

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 14, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer
G. Leah Davis
Cliff Thomas
Lucy Dolan
Jeanne Rast
Charlotte Rentz
Larry Martin
3. Approval of Minutes
 - 3.I. Minutes of April 14, 2020
Background:
This item was approved with conditions at the June 9, 2020 meeting. Staff is requesting the Planning Commission approve the minutes as submitted.
 1. MINUTES 4-14-2020_draft
 - 3.II. Minutes of June 9, 2020
 1. MINUTES - 06-09-2020_draft
 - 3.III Minutes of June 25, 2020
.
 1. MINUTES - 06-25-2020_draft
4. New Business
 - 4.I. 817 Custer Street Site Plan Review
Background:
Ardina Pierre is requesting site plan review to construct a new two and a half story, 2,622-sf single-family home at 817 Custer Street, Parcel Identification Number 14 009800080204. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:
 1. Application - 817 Custer Street_Redacted_pt.1pdf
 2. 817 Custer Street - Plans
 3. 817 Custer Street - TreeProtection&ReplacementPlans
 4. 817 Custer Street - Arborist Report
 5. Planners Report Site Plan Review 817 Custer
 6. 817 Custer Street - Tree Preservation Plan Checklist

4.II. 3273 Old Jonesboro Road Site Plan Review

Background:

Terrence Adams is requesting site plan review to construct a new two story single-family dwelling at 3273 Old Jonesboro Road, Parcel Identification Number 14 009400040442. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3273 Old Jonesboro Road_Site Plan_Redacted
2. Planners Report Site Plan Review 3273 Old Jonesboro_

4.III 244 Mt. Zion Road (*formerly 250 Mt. Zion Rd.*) Site Plan Review

Background:

Justin Honore is requesting site plan review to construct a new two story single-family dwelling at 244 Mt. Zion Road (formerly 250 Mt. Zion Rd), Parcel Identification Number 14 009400090090. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 244 Mount Zion Road_Redacted
2. Planners Report Site Plan Review 244 Mt Zion_

4.IV 3206 Oakdale Road Site Plan Review

Background:

Ranjan Avasthi is requesting site plan review to construct a new three and a half story single-family dwelling at 3206 Oakdale Road, Parcel Identification Number 14 009900031545. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3206 Oakdale Road_Redacted
2. Planners Report Site Plan Review 3206 Oakdale Rd
3. 3206 Oakdale Road - Tree Conservation Plan_Checklist_7-09-20

4.V. Major Street Plan Text Amendment

Background:

Consideration of an amendment to the Major Street Plan.

The City of Hapeville received a proposal to change the Major Street Plan by abandoning Sherman Road to allow for a new consolidated site plan with properties across Sherman Road along North Central Avenue. The City would retain a utility easement for underground utilities on the site.

The Mayor and Council approved the request to abandoned Sherman Road on June 2, 2020.

Documents:

1. Planners Report Major Street Plan Change 040920
2. Major Street Plan Aug 18 2020
3. 01-70001-C-2.0 Site Plan-C-2.0

4.VI Townhome Density in U-V (Urban Village) Text Amendment

. Background:

Consideration of a text amendment to Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses) and Article 22.1 (Dimensional Requirements), Section 93-22.2-1 (Chart of dimensional requirements).

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The proposed text amendment corrects the text to reflect the requirements of the most current ordinances.

Documents:

1. Planner's Report Text Amendment U-V Townhome Density
 2. Ordinance - Text Amendment Town homes in UV (02421599xA0B3B)
 3. Exhibit A - Chart
5. Next Meeting Date - Tuesday, August 11, 2020 at 6PM
 6. Adjourn

Planning Commission Meeting

Videoconference

Join from a PC, Mac, iPad, iPhone or Android device:

URL: <https://zoom.us/j/642783342>

877 853 5247 (Toll Free) Webinar ID: 642 783 342

April 14, 2020 6:00PM

MINUTES

1. Call to Order:

Chairman Brian Wismer called the meeting to order at 6:00pm.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

3. Welcome

4. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of March 10, 2020 as submitted. Motion Carried: 6-0.

5. Old Business

5.I. 3234 Dogwood Drive

Special Use Permit

Background:

Claudette Eley requested approval of a special use permit to operate a personal care home at 3234 Dogwood Drive, Parcel Identification Number 14-0094-0001-013-0. The property is zoned V, Village and is subject to the zoning regulations under Sec. 93-1.1-5 of the City of Hapeville Zoning Ordinance. *This item was tabled at the March 10, 2020 meeting.*

Staff Comment: The City of Hapeville received a request for a Special Use Permit to operate a personal care home within an existing structure. The structure has previously operated as a mortuary and is currently vacant. Per the provided site plan and floor plan, the property has eight regular parking spaces, one handicapped space, and a one-car garage.

The building is approximately 8,000 square feet and would have up to ten dwelling units with 24 residents.

The proposed use of a personal care home is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. There are concerns regarding the number of overnight residents, parking, and traffic movement during peak transition times. From a zoning compliance perspective, the special use permit application may be recommended by the Planning Commission and approved by the City Council with the following conditions:

1. The number of total residents must be restricted by the limits imposed by State law.
2. A shared parking agreement to accommodate overflow parking should be arranged with nearby property owners (within 400 ft) and approved by the Board of Appeals.
3. The applicant should demonstrate with a dimensioned site plan that drop-offs and pick-ups of adult day care clients will not impede access of the shared driveway.
4. The owner must furnish a list of all residents living in the facility with disabilities and special needs to the Hapeville Police and Fire Departments with every new admission to and patient permanent exit from the facility.
5. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

Applicant Comment: Ms. Eley stated that the facility includes a private driveway on the northside of the property for drop off and emergency vehicles. The driveway which serves level 2 is for residents and visitors. There is a 2-lane driveway on the southside of the property. The facility will include a common area on each floor for the residents.

Chairman Brian Wismer suggested restricting the parking of vehicles for all permanent residents.

Commissioner Lucy Dolan expressed concern regarding the pickup and drop offs on level one and inadequate parking.

Commissioner Leah Davis inquired regarding the total number of parking spaces. Staff confirmed there is a total of 10 spaces.

Commissioner Larry Martin expressed concern with pickup and drop off and cars possibly stacking on Dogwood Drive.

Commissioner Charlotte Rentz agreed that permanent residents should not be allowed to have a vehicle on site and agreed with requiring a shared parking agreement.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to waive public comment.

Discussion: Commissioner Larry Martin confirmed that all written public comments would be read into the record. **Motion Carried: 6-0.**

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to recommend the Mayor and Council grant the special exception request to operate a personal care home at 3234 Dogwood Drive subject to the applicant providing a shared parking agreement to accommodate the overflow parking.

Discussion: Discussion ensued regarding residents having a permanent parking space. Commissioner Martin stated the applicant can work through any issues related to resident parking.

Motion Carried: 6-0.

5.II. 3140 Dogwood Drive

Subdivision Plat Review

Background:

Wilson Smith requested subdivision plat approval to subdivide an existing 0.28-acre lot located at 3140 Dogwood Drive, Parcel Identification Number 14 0094 0002 005 5. The property is zoned R-SF, Residential Single Family. *This item was tabled at the March 10, 2020 meeting pending submittal of revised drawings.*

The subdivision plat, as submitted, had a number of deficiencies and cannot be approved at this time.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to deny the subdivision plat application for 3140 Dogwood Drive. **Motion Carried: 6-0.**

5.III. Off-Street Parking Entrance & Exit Points

Text Amendment

Background:

Consideration of a text amendment to amend Chapter 93 (Zoning), Article 23 (Off-street parking and loading), Section 93-23-2 (Entrance and exit points) for the purpose of updating the requirements for curb breaks at entrance and exit points for off-street parking access. *This item was tabled at the March 10, 2020 meeting.*

Staff comment: The text amendment updates the requirements for curb breaks at entrance and exit points for off-street parking access. The proposed changes would eliminate minimum curb break requirements, allow exceptions to maximum widths without the need for a Variance from the Board of Appeals, address three lane entrances and exits, and add safety protections for crossing pedestrians.

Commissioner Larry Martin expressed concerns with the proposed driveway width, the language that pertains to concrete pavers and adding signage for pedestrians.

MOTION ITEM: Leah Davis made a motion, Lucy Dolan seconded to give a favorable recommendation to Mayor and Council for the Text Amendment for Off-Street Parking Entrance and Exit Points to include all the changes identified in the Planner's report and all minor grammatical changes discussed.

Discussion: Commissioner Martin stated the ordinance should be changed to remove the sign requirements for pedestrian safety as this may distract drivers. Commissioner Rentz asked if any specifications were available for the pedestrian sign. Dr. Patterson stated the sign would be an incidental sign such as an entry/exit sign. Chairman Wismer asked staff to relate the concerns regarding the pedestrian sign issue to Council.

Motion Carried: 5-1; Larry Martin opposed.

6. New Business

6.I. 3264 Springhaven Avenue

Rezoning Request

Background:

Alex Popham of Epic Development requested approval to rezone the property located at 3264 Springhaven Avenue on Land Lot 98 of the 14th District, Fulton County (City of Hapeville), Parcel Identification Number 14-0098-0009-048-4 from V, Village to P-D, Planned Unit Development for the purpose of constructing a residential subdivision.

Staff Comment: The proposed land use is a planned residential community consisting of primarily of approximately 62 single-family homes, arranged around shared amenities and with pedestrian access to public streets and shared greenspaces.

The property itself is vacant. It is bordered to the north and east by single-family and two-family neighborhoods, and an extended-stay hotel to the southwest.

There is a pipe creek running northwest to southeast through the middle of the parcel, bisecting it. Accordingly, there is a Zone A flood hazard present and the project will require mitigation to be approved by the City Engineer.

The proposed development with the P-D zoning would have a higher density, however, it would allow for a smaller dwelling footprint and arguably address a gap in the lower price point for new housing. The site layout is designed to increase social interaction and walkability and would strength the character of the area.

Staff recommends approval. Per the City Code, the Design Review Committee will establish setbacks and other site requirements for the project.

Applicant Comment: Mr. Alex Popham of Epic Development stated the development will include 62 homes with a common amenity and recreational improvements and gathering

space. The homes will feature a diverse color palette and create a village feel for the community.

Commissioner Dolan expressed concerns related to parking and possible sewer issues and protection of wildlife. Mr. Popham explained that each home will have 2 parking spaces per unit. In addition, there will be on-street parking along Springhaven Avenue. Also, they intend to work with a wildlife rehabilitation center to relocate any wildlife.

Chairman Wismer inquired if there are any plans to use pervious materials on the alleyways. Mr. Jonathan Hicks stated that no pervious surfaces are planned partially because if they are not meticulously maintained they can become a liability, but they are planning to utilize an underground detention system to mitigate water runoff.

Commissioner Rentz inquired if the parking along Springhaven and North Avenue would be parallel parking and if a sidewalk would be installed along the perimeter of the project. Mr. Popham stated parallel parking is proposed along Springhaven Avenue and North Avenue and new sidewalks will be installed. Commissioner Rentz asked if the open space would be located along North Avenue and the location of the wall. Mr. Popham stated the retaining wall will be installed for the detention pond. The plans included several amenities including a swimming pool, which is tentative.

Commissioner Cliff Thomas asked if a traffic study was completed. Mr. Popham stated that a traffic study has not been completed.

Chairman Wismer asked if a market study for demand had been completed. Mr. Popham stated that a market study for affordability was completed.

Commissioner Martin stated he does not support the zoning recommendation as it pertains to affordability. Mr. Martin also stated that the project is not in line with the Council's vision for medium density and the area as proposed is best suited for light retail. Mr. Martin support the Village zone lot width of 50' and is concerned that this development will increase traffic, create noise and water runoff issues.

Chairman Wismer spoke in favor of the proposed design and the overall development. Mr. Wismer also stated that single-family developments supports home ownership and this development offers a unique opportunity for the community.

Mr. Popham added that Epic Development's is driven by design and the City will be proud of the overall development.

Public Comment

Susan Bailey, President of Azalea Park Neighborhood Assoc., in favor of the development.

Anne Newman, 811 North Avenue, does not support the development.

Sharron Hope, 793 North Avenue, does not support the development.

End of Public Comment

Brian Eskew, Hapeville Fire Marshal, stated he worked with Mr. Popham regarding life safety access and the plan as proposed meets code.

Commissioner Davis stated support of the overall development but expressed concern regarding the density as it relates to the proposed square footage of the homes.

Chairman Wismer asked the applicant if a market research had been completed as it relate to the demand of homes this size. Mr. Popham stated that a market research was completed, and the proposed 1,200 square feet fits within the demand for this area.

Vice Chairman Rast stated there is a perception that a smaller footprint or lower price point means lower quality as opposed to a high-end development.

Commissioner Davis inquired regarding the number of homeowners versus renters. Mr. Popham explained the homes are intended to be sold not rented and their target market is for potential homeowners. Ms. Davis stated that she would like to see some restrictions put in place to limit the number of rental homes. Mr. Popham stated he would look into this concern.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request for 3264 Springhaven Avenue from V, Village to P-D, Planned Unit Development.

Discussion: Commissioner Martin stated that he supports the Village zone density.

Motion Carried: 5-1; Larry Martin opposed.

6.II. Single-Family Attached Developments (SFA)

Text Amendment

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-10 (Single Family Attached Developments (SFA, Special Provisions) for the purpose of amending special provisions for single-family attached developments.

The text amendment would remove Sec. 93-2-10(3) in its entirety and allow site design and building construction to instead be regulated by our Architectural Design Standards and the International Residential Code.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the text amendment for Single-Family Attached Developments as proposed. Motion Carried: 6-0.

6.III. 3571, 3581, 0 South Fulton Avenue

Site Plan Review

Background:

Kenneth Ellsworth requested site plan review to construct eight townhomes to be located at 3571, 3581, and 0 South Fulton Avenue, Parcel Identification Numbers 14-0098-0021-074-4, 14-0098-0021-075-1, 14-0098-0021-076-9. Each unit will be approximately 2,268-sf and will be three stories high with a 2-car garage. The properties are zoned RMU, Residential Mixed- Use and are 0.338 acres.

Staff Comment: The project will include a common greenspace and walking paths. Each townhome will be approximately 2,268 square feet and 41'-6" (three stories) high. All three parcels are currently vacant and cleared, having been intended for townhome development in the past.

There was brief discussion regarding the street trees along South Fulton Avenue.

Public Comment: None.

MOTION ITEM: Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan request for 3571, 3581, 0 South Fulton Avenue subject to the deficiencies outlined in the City Engineer and City Planner's reports.

Discussion: Chairman Wismer stated the issue related to item #1 in the Planner's report must be addressed.

MOTION ITEM: Lucy Dolan amended the motion to include item #1 outlined in the Planner's report which states:

The applicant should provide building setbacks/build-to line, ensuring the development is no further than 15' from the property line. Cliff Thomas seconded.

Motion Carried: 6-0.

7. Next Meeting Date - May 12, 2020 at 6:00 PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to adjourn the meeting at 9:21 p.m. **Motion Carried: 6-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

**Planning Commission Meeting
700 Doug Davis Drive, Hapeville, Georgia 30354
June 9, 2020 6:00 PM**

MINUTES

1. Call to Order

Chairman Brian Wismer called the meeting to order at 6:07 p.m.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman (teleconference)
Leah Davis
Lucy Dolan (teleconference)
Larry Martin
Charlotte Rentz (teleconference)
Cliff Thomas

3. Approval of Minutes

3.1. Minutes of April 14, 2020

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to approve the minutes of April 14, 2020 with noted change. Motion Carried: 6-0.

4. Old Business

4.1. Willingham Drive at Colville Avenue

Site Plan Review

Background:

Miller Lowry of Miller Lowry Development requested approval of a revised site plan for a mixed-use townhome development for the property located at Willingham Drive, South Central Avenue and Colville Avenue, Parcel Identification Numbers 14 012700020429 and 14 012700020379. This item was previously approved by the Planning Commission on May 14, 2019.

The original plans, approved with variances from the Board of Appeals, were for a 20-townhome development with two commercial buildings. The updated plans removed one of the commercial buildings to make room for five additional townhomes, while also providing for a slightly rearranged layout of the remaining townhomes. The property is zoned V, Village and is within the A-D, Arts District overlay.

City of Hapeville's Economic Development Consultant, David Burt, spoke on behalf of the applicant. Mr. Burt has worked closely with the applicant on behalf of the Development

Authority and the City.

The original site plan indicated an optional gate between the residential and commercial buildings. The revised plan indicates the gate is required. In addition, staff recommended a second entry gate on the west side of Willingham Drive which will be set into the property which will allow for stacking. Signage will also be placed at the entrance on Willingham Drive to indicate resident access only.

In addition, staff asked the Commission to allow the applicant to work with the arborist and staff to maximize the tree save plan along Willingham Drive and accommodate the proposed sidewalk.

Staff Recommendation

The revised site plan shows a change in the arrangement of the residential buildings, additional townhomes along Willingham Drive, revised driveway layout, and significantly modified commercial building from the previously approved site plan. There remain a few deficiencies:

- The closest distance between townhomes must be shown on the plans for units 17 and 18.
- The wall/fence plans along South Central Avenue must be shown and approved by the Design Review Committee.
- The Tree Conservation Plan must adhere to the Tree Conservation Ordinance. Trees in the right of way do not qualify as part of the tree save count.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for the property located at Willingham Drive at Colville Avenue subject to the deficiencies outlined in the staff report. In addition, the location of the sidewalk must adhere to staff approval. Motion Carried: 6-0.

5. New Business

5.1. Sign Ordinance

Text Amendment

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3.3 (Signs and Murals) for the purpose of updating the Sign Ordinance.

Chairman Wismer inquired regarding the restriction of balloons and festoons as it relates to helium balloons and string lights. Dr. Patterson stated the intent is not to prohibit helium balloons or decorative string lights.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to recommend approval of the sign ordinance text amendment to the Mayor and Council. Motion Carried 6-0.

6. Next Meeting Date – Thursday, June 25, 2020 at 6 p.m.

Staff requested a called Planning Commission meeting to review the final plat for The Landings at Virginia Park located at Elkins Street and Orchard Street. The called meeting will be held on Thursday, June 25, 2020 at 6 p.m.

5. Adjourn

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to adjourn the meeting at 7:16 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

**Planning Commission Meeting
700 Doug Davis Drive, Hapeville, Georgia 30354
June 25, 2020 6:00 PM**

MINUTES

1. Call to Order

Chairman Brian Wismer called the meeting to order at 6:08 p.m.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman (teleconference)
Leah Davis
Lucy Dolan (teleconference)
Larry Martin
Charlotte Rentz (teleconference)
Cliff Thomas

3. New Business

3.1 The Landings @ Virginia Park (S.E. Corner of Elkins and Orchard St.) Final Plat Review

Background:

Roger Fisher of Fisher Allen Group submitted a final subdivision plat to combine four parcels located at the southeast corner of Elkins Street at Orchard Street, Parcel Identification Numbers 14 012700040229, 14 012700040237, 14 012700040245, 14 012700040120 to form one parcel. The properties are zoned R-5, One Family Attached/Detached. The present land use is single-family residential and vacant. The proposed use of the property is attached single-family dwellings. The combination of the four (4) lots will total .71 acres or 30,961-sf. The properties have been developed with 12 townhomes called The Landings at Virginia Park. The Planning Commission approved the preliminary plat on September 11, 2018.

Chairman Wismer stated the curb cuts reflected on the final plat must be updated.

Barring all deficiencies outlined in the City Planner and City Engineer's reports, the final plat may be approved.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to approve the final plat for The Landings at Virginia Park located at the southeast corner of Elkins Street at Orchard Street subject to the deficiencies listed in the City Engineer and City Planner's report and provided the plat is updated to reflect the current curb cuts along Elkins Street and Orchard Street. Motion Carried: 6-0.

4. Next Meeting Date – Tuesday, July 14, 2020 at 6 p.m.

5. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to adjourn the meeting at 6:13 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

26-PC-05-08

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

Name of Applicant ARDINA T. PIERRE

Mailing Address: 817 CUSTER STREET, HAPEVILLE, GA 30354

Telephone [REDACTED] Mobile # Email

Property Owner (s) ARDINA T. PIERRE

Mailing Address 817 CUSTER STREET, HAPEVILLE, GA 30354

Telephone [REDACTED] Mobile #

Address/Location of Property: 817 CUSTER STREET, HAPEVILLE, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0098-0008-020-4

Present Zoning Classification: V Size of Tract: 0.209 acre(s)

Present Land Use: Residential Neighborhood Conservation Area

Please check the following as it applies to this application

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

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

Applicant's signature [Signature]

Date: 3-26-2020

Sworn to and subscribed before me

This 26TH day of MARCH

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

PLEASE, SEE ATTACHMENT

See
Attached
↓

**Statement of Purpose Summary to the City of Hapeville's
Economic Development Department In Support of an
Application to the Planning Commission:**

From: Mrs. Ardina T. Pierre
817 Custer Street, Hapeville, GA 30354

6-9-2020

To whom it may concern,

I, Mrs. Ardina T. Pierre, Owner of the subject property located at 817 Custer St, Hapeville, GA 30354, am hereby submitting this written summary of my intent to redevelop my property into a New Single Family Residential Home in Hapeville, GA.

My home on this property is a one story concrete block & frame over crawl space with a small front porch & a back stoop with steps. it is only 1100 square feet in area & was built in the 1950's. It's current condition does not justify renovation as its indoor environmental quality has diminished with time & overall condition inside & outside would require a near complete replacement to bring it to a level & quality that matches the demands of today's building codes, living standards & marketability. My house is in desperate need of repair, alteration and renovation to make it livable in accordance with my neighborhood's recently built single family home standards. Furthermore, the overall material condition, room sizes, proportions & features do not allow for a reasonable remodeling project to be cost effective. My only option is to replace the existing home.

My property is located at the very edge of a Neighborhood Conservation Area abutting a Commercial/Mixed use area to the North & East of my property; shown inside Subarea C on the Special Design Areas Map Sec. 81-1-3 of the City of Hapeville's Architectural Design Standards.

While investigating all possible design options, the most feasible solution is to have a detached garage in the back of my property, accessible through a carriage porch which allows for upper living space to be built over it. This will conserve space on the main level to allow a standard plan to include a main level bedroom; of critical physical need for me.

Most newly built homes in my neighborhood have 2-car garages; attached or detached. Furthermore, my property is too narrow to afford me enough width to have a back side-entry attached two-car garage integrated with the house plan. Alternatively, the back end of my property will allow for a standard 2-car garage of up to 21' wide by 24' long to be built with ample distance between the garage & the back side of the house for turn around space.

Furthermore, I propose to improve all other areas of the property that have no bearing on any zoning setbacks. By so doing, I plan to raise the overall value of not just my home but also that of my entire neighborhood.

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

AUTHORIZATION OF PROPERTY OWNER

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

817 Custer St
Hapeville, GA 30854

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 ARDINA T. PIERRE

Address of Applicant 817 CUSTER STREET, HAPEVILLE, GA 30854

Telephone of Applicant 404-272-1066

ARDINA T. PIERRE

Signature of Owner

ARDINA T. PIERRE

Print Name of Owner

Personally Appeared Before Me this 26TH day of MARCH, 2020.

Adrienne Faison Senter
Notary Public



Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

 X 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.

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

 X 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.

 X 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).

X

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.

X

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

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

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

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

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

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

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

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

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

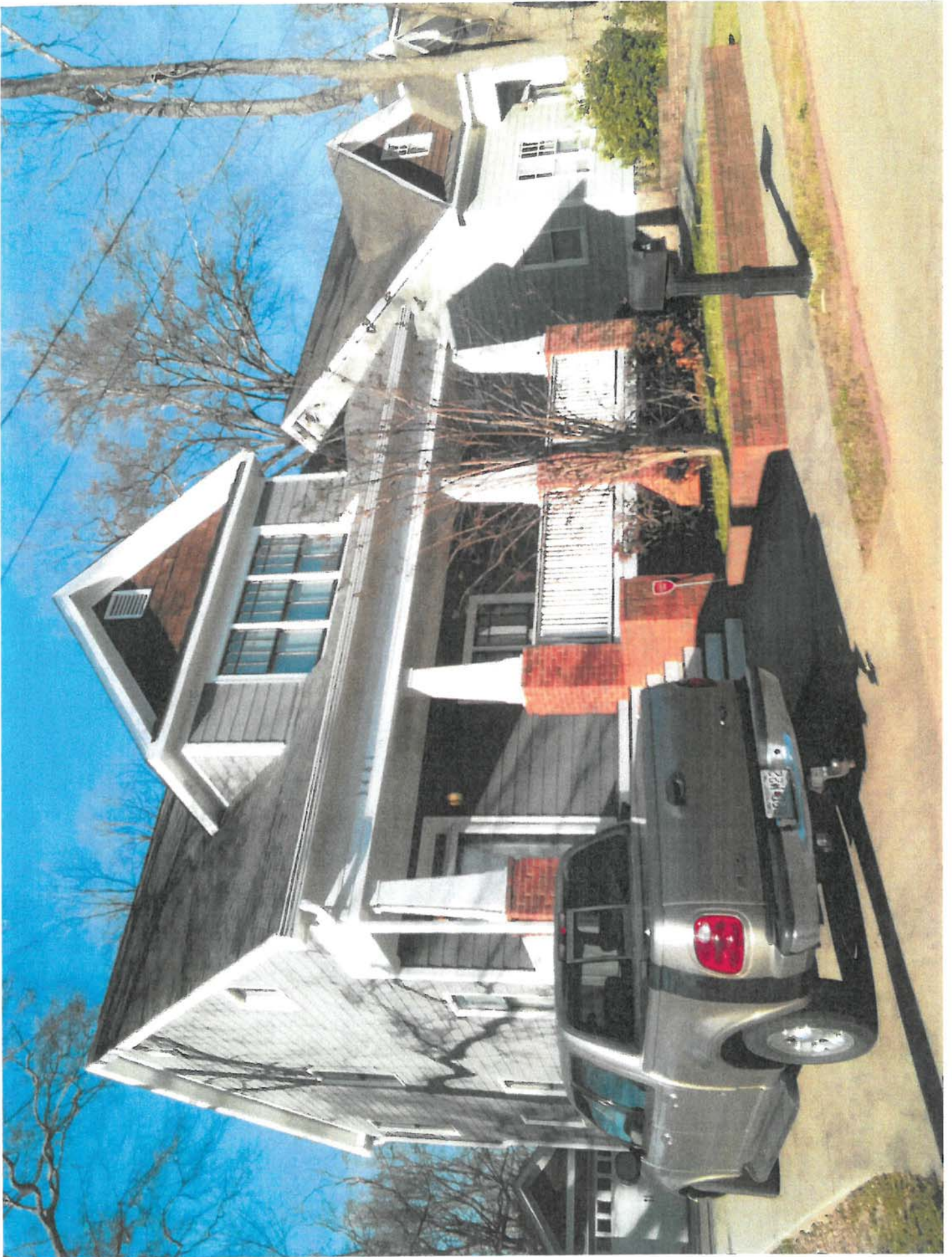
Applicant Signature: ARDINA T. PIERRE
 Date MARCH 26, 2020

EXAMPLES









EXISTING





NEW SOUTHWEST (LEFT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW SOUTHEAST (FRONT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW NORTHEAST (RIGHT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW NORTHWEST (REAR) ELEVATION
SCALE : 3/16" = 1'-0"

PROPOSED MAIN EXTERIOR MATERIAL FINISHES:
3 FT HIGH CONTINUOUS GENUINE 4" STACK STONE WATER TABLE
1 FOOT ON CENTER VERTICAL EXTERIOR BOARD & BATTEN SIDING
30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLES

CLIENT:
**ARDINA PIERRE
RESIDENCE**
817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

**NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE**

ARCHITECT :

SAMI

SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

This Drawing is the legal property of: SAMI LLC.
It is not to be reproduced or copied in whole or in
part. It is to be used for the specific project/ site
identified herein. It is not to be used in any other
project. It must be returned at Architect's request.

This Drawing is a legitimate instrument of service to
document to the owner, contractor and bldg official
the basic ingredients of the project identified herein.

This Drawing does not warrant the constructability
or suitability for a particular purpose of the building.
It is an organizing tool to guide the building team &
to coordinate the various disciplines throughout the
process and/or phases of constructing the building.

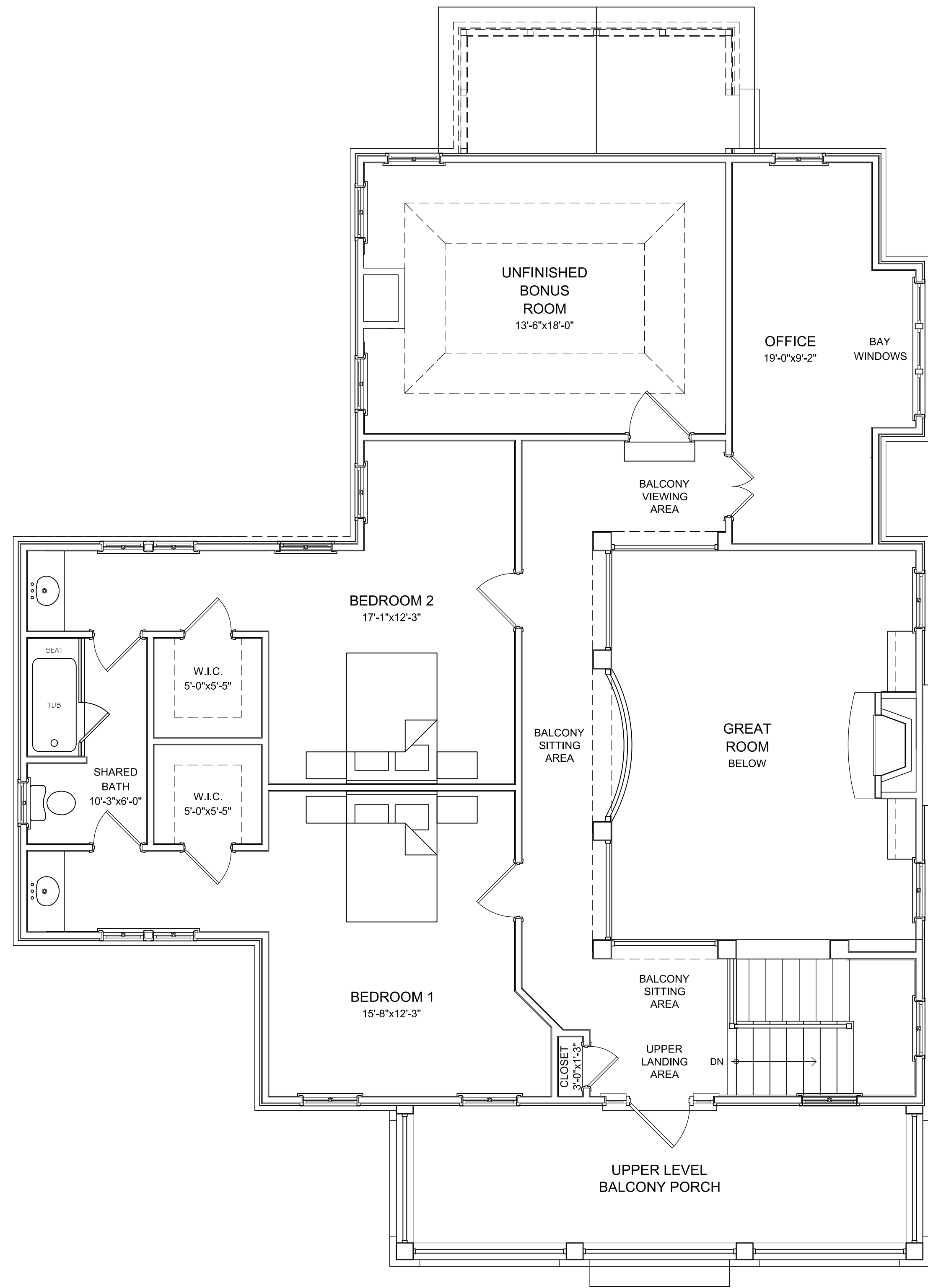
Contractor must verify all existing conditions onsite,
conduct all necessary tests required by bldg officials;
not limited to soil bearing capacity, structural tests,
hydrology studies, boundary & topographic surveys;
before entering into any construction undertaking.

SUBMITTAL DATES :	DESCRIPTION :
JAN 12, 2020	PROJECT FOUNDATION
MAR 08, 2020	DESIGN REVIEW MEETING
MAR 26, 2020	CITY REVIEW SUBMITTAL
APR 14, 2020	CITY REVIEW SUBMITTAL
MAY 10, 2020	SITEPLAN COORDINATION
MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

**PROPOSED
ELEVATIONS
OF NEW
RESIDENCE**

Project No: 2002	Sheet No: A-2
Date: JUN 08, 2020	
Drawn by: S.F.	
Checked by: A.P.	

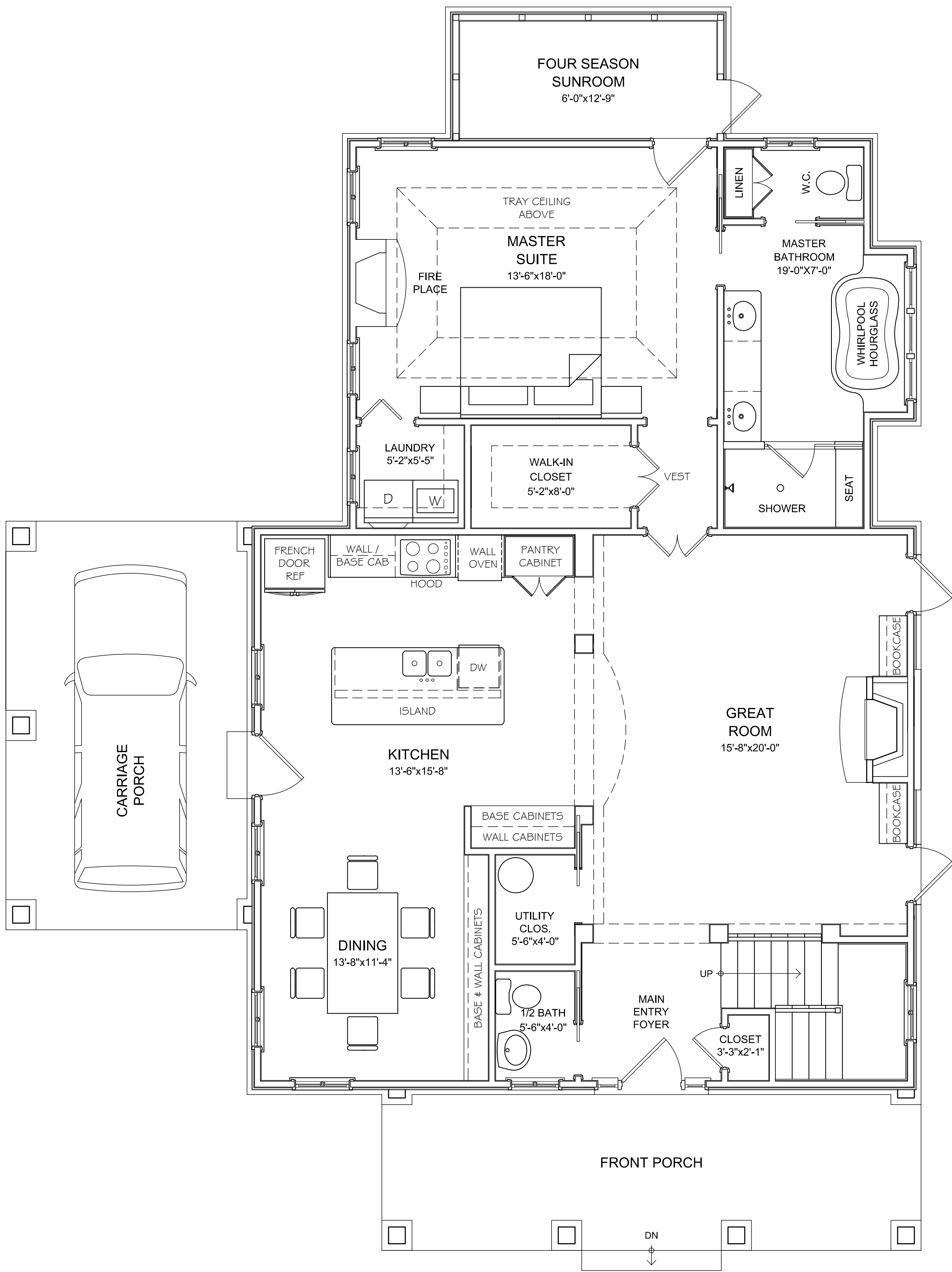
NOT RELEASED FOR CONSTRUCTION ©



NEW UPPER LEVEL PLAN

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

HOUSE UPPER LEVEL
FLOOR AREA: 1042 S.F.



NEW MAIN LEVEL PLAN

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

HOUSE MAIN LEVEL
FLOOR AREA: 1580 S.F.

CLIENT:

ARDINA PIERRE
RESIDENCE

817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE

ARCHITECT :



SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

This Drawing is the legal property of: SAMI LLC.
It is not to be reproduced or copied in whole or in part. It is to be used for the specific project/ site identified herein. It is not to be used in any other project. It must be returned at Architect's request.

This Drawing is a legitimate instrument of service to document to the owner, contractor and bldg official the basic ingredients of the project identified herein.

This Drawing does not warrant the constructability or suitability for a particular purpose of the building. It is an organizing tool to guide the building team & to coordinate the various disciplines throughout the process and/or phases of constructing the building.

Contractor must verify all existing conditions onsite, conduct all necessary tests required by bldg officials; not limited to soil bearing capacity, structural tests, hydrology studies, boundary & topographic surveys; before entering into any construction undertaking.

SUBMITTAL DATES :	DESCRIPTION :
JAN 12, 2020	PROJECT FOUNDATION
MAR 08, 2020	DESIGN REVIEW MEETING
MAR 26, 2020	CITY REVIEW SUBMITTAL
APR 14, 2020	CITY REVIEW SUBMITTAL
MAY 10, 2020	SITEPLAN COORDINATION
MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

PROPOSED
MAIN LEVEL &
UPPER LEVEL
FLOOR PLANS

Project No: 2002

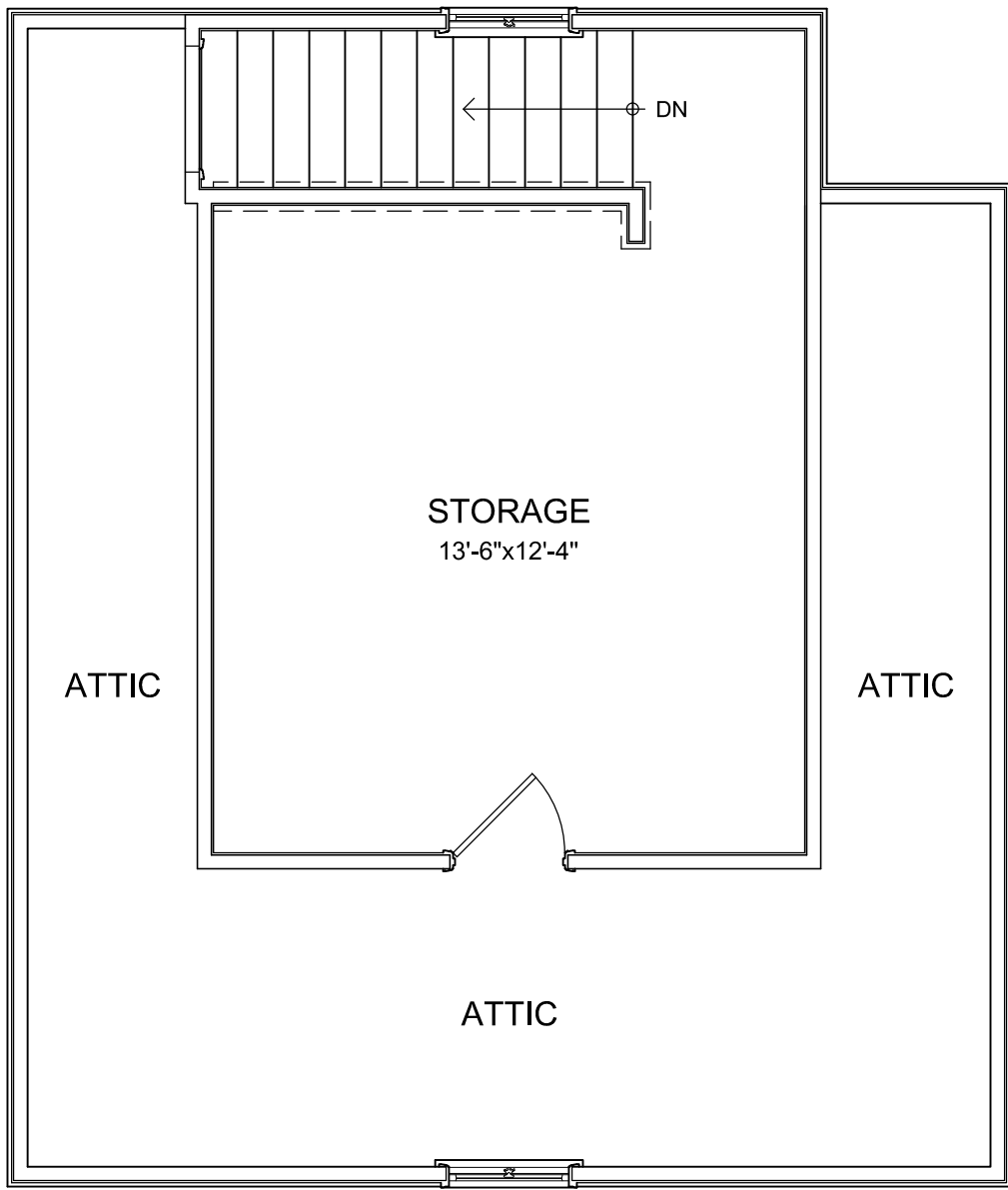
Sheet No:

Date: JUN 08, 2020

Drawn by: S.F.

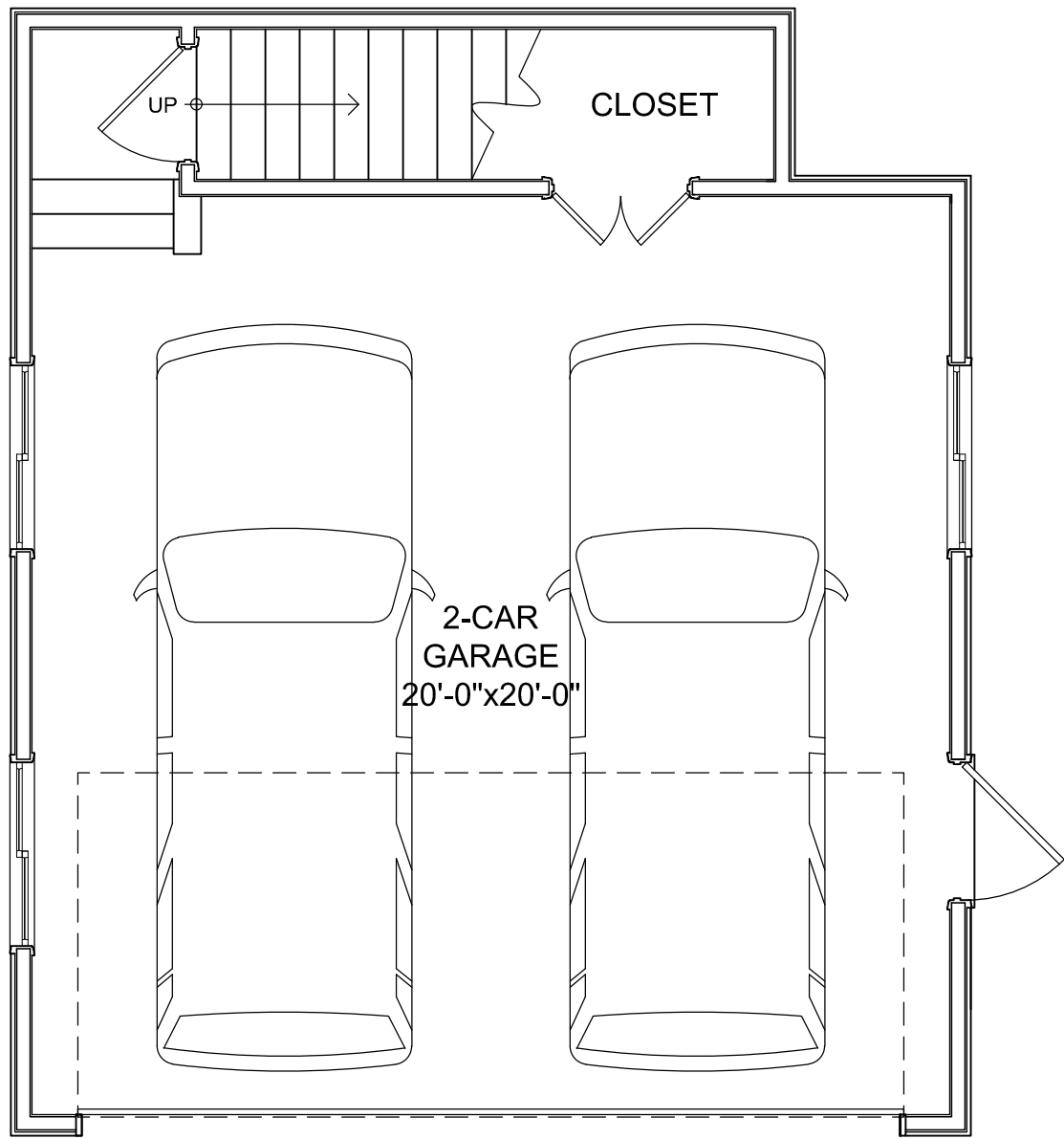
Checked by: A.P.

A-1



ROOF ATTIC STORAGE FLOOR PLAN

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



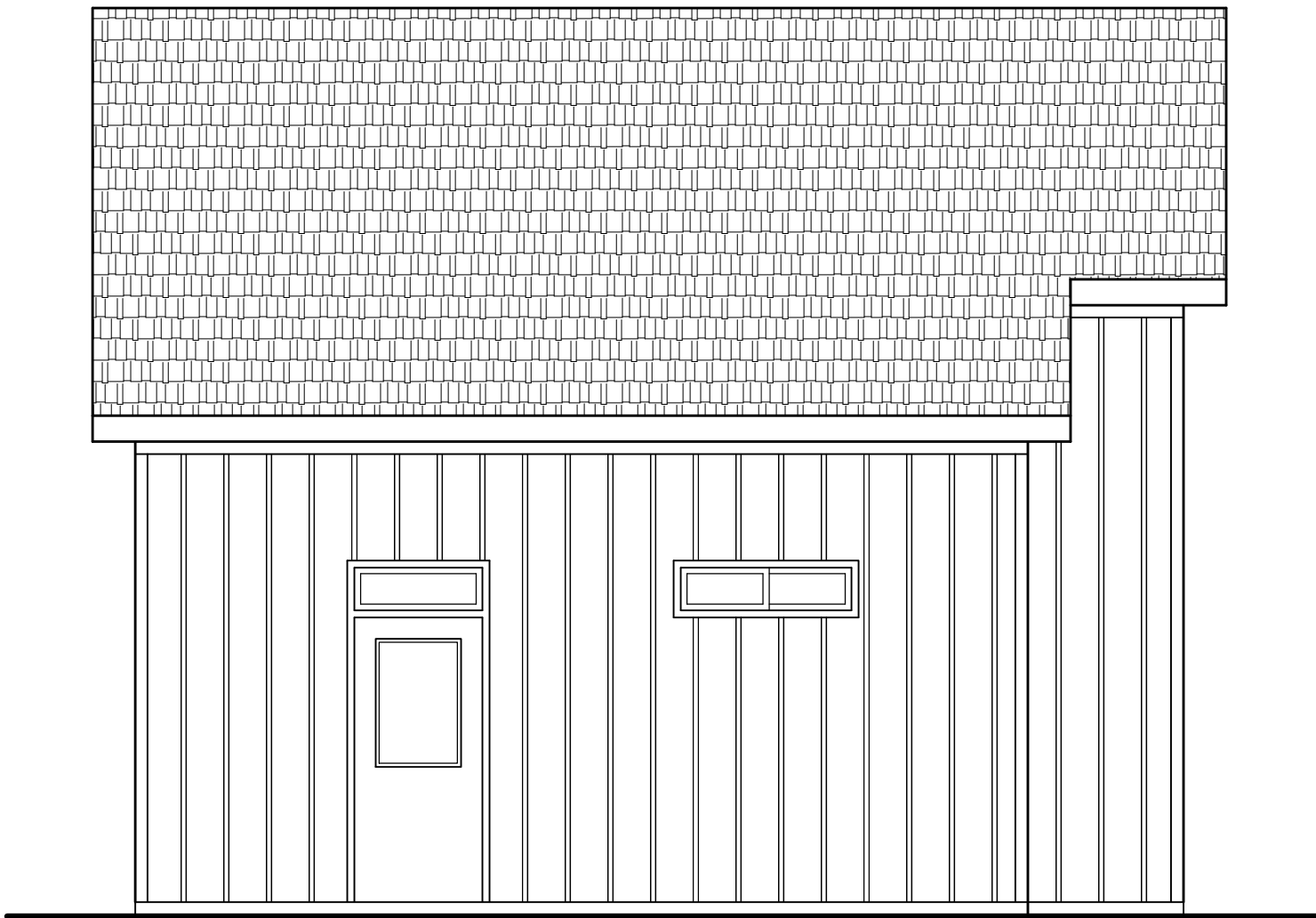
MAIN GARAGE LEVEL FLOOR PLAN

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

DETACHED GARAGE PLANS

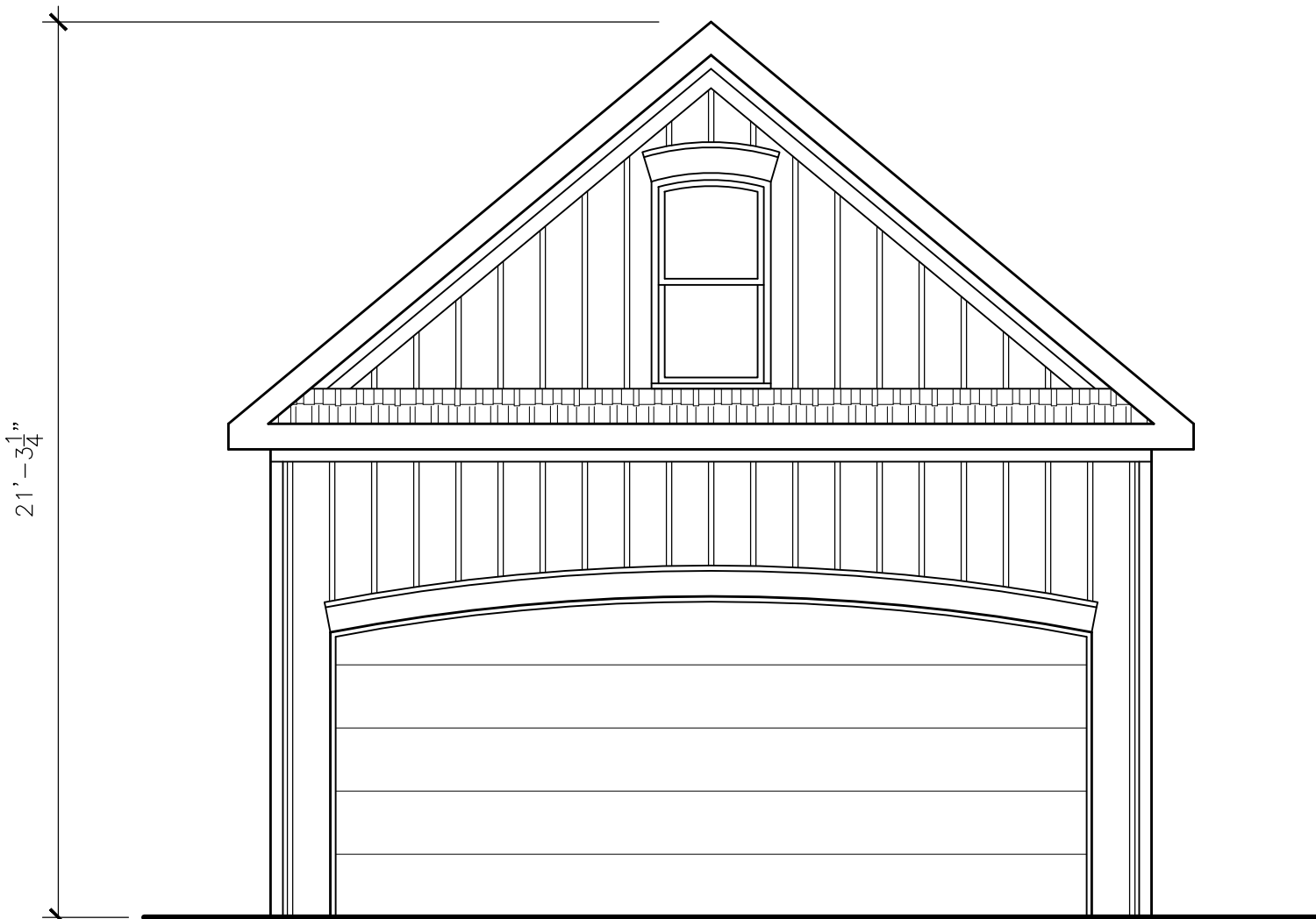
SCALE : 1/4" = 1'-0"

GARAGE MAIN FLOOR AREA: 459 S.F.
GARAGE UPPER STORAGE AREA: 179 S.F.



NORTHEAST (RIGHT) ELEVATION

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

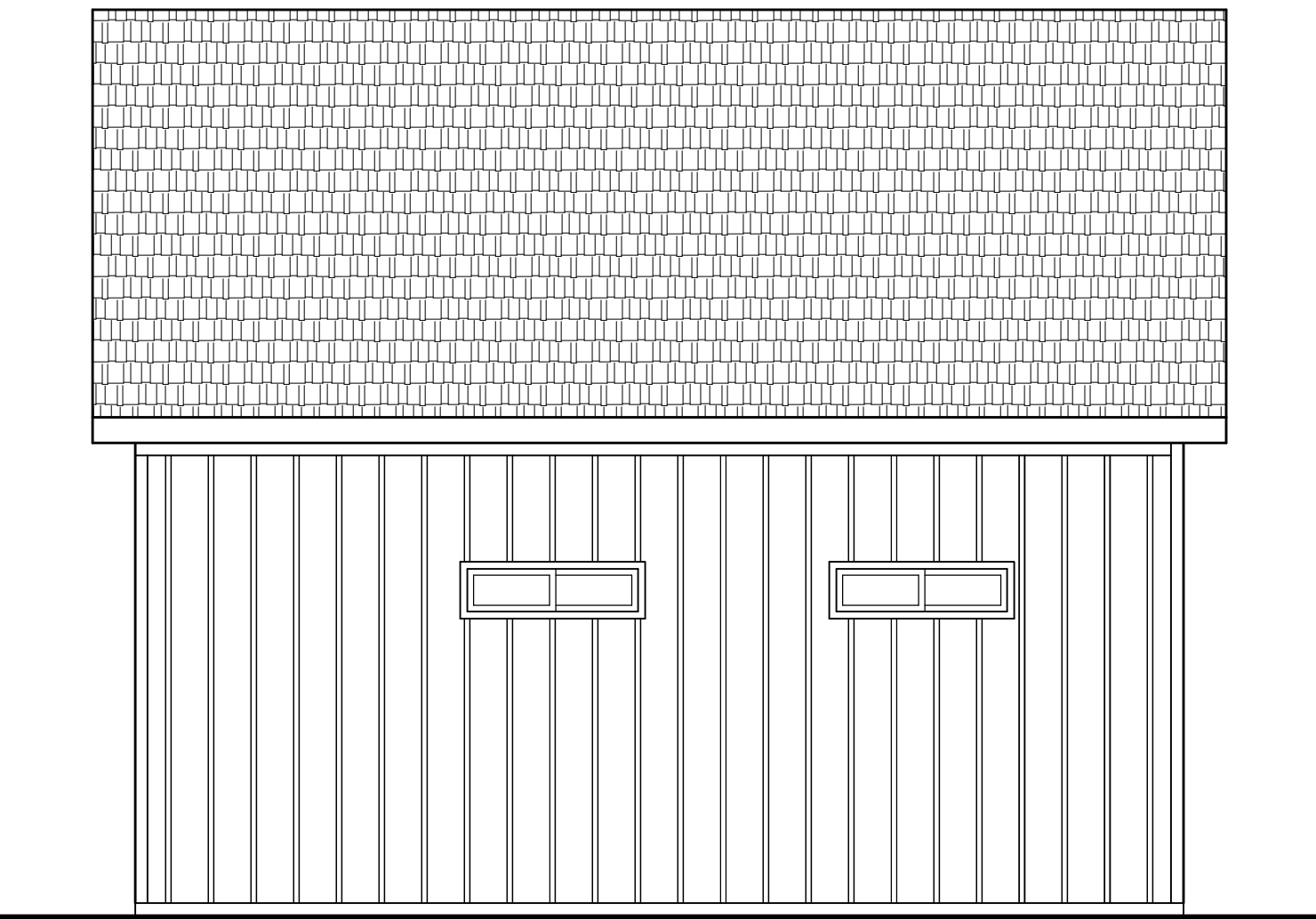


SOUTHEAST (FRONT) ELEVATION

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

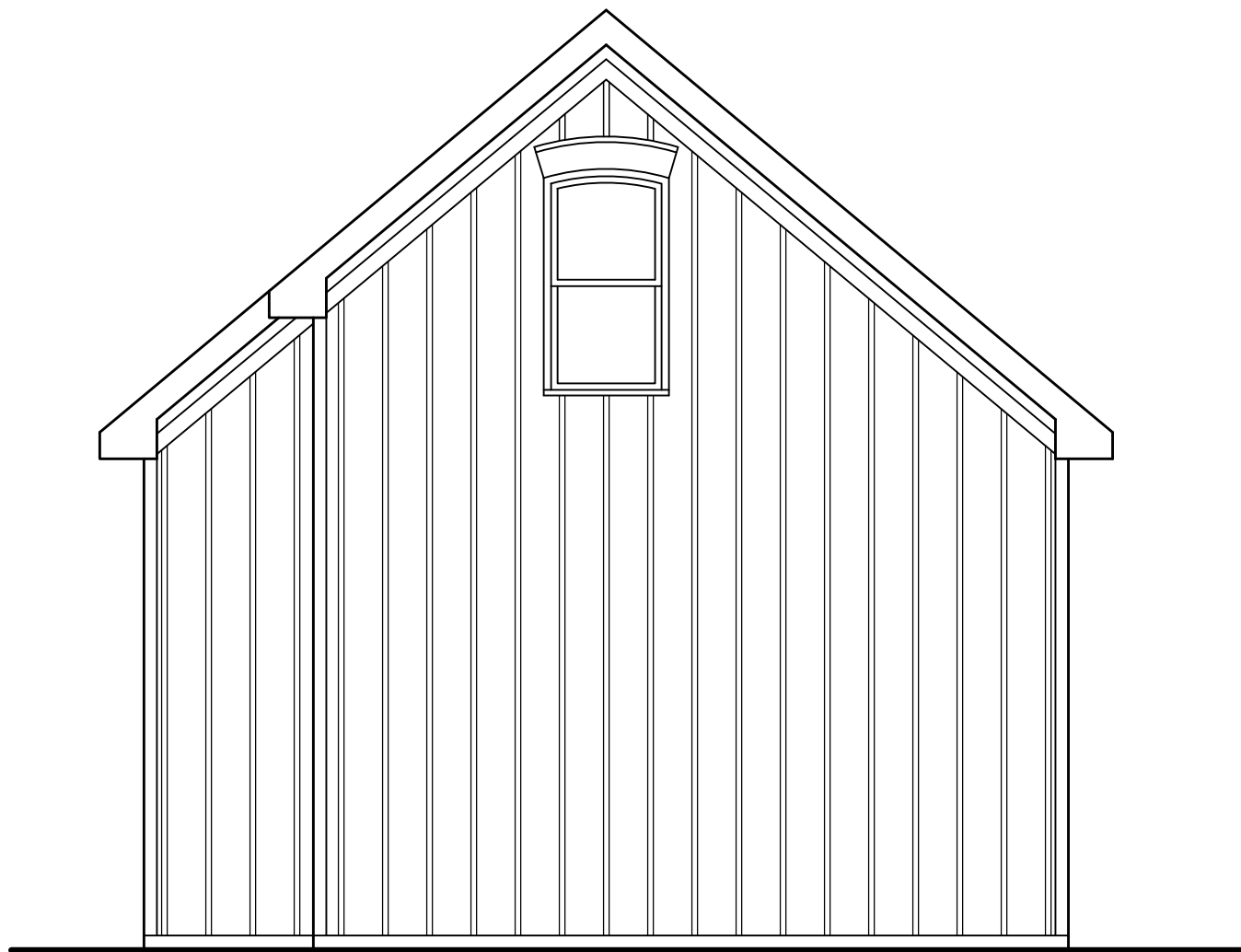
DETACHED GARAGE ELEVATIONS

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



SOUTHEAST (LEFT) ELEVATION

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



NORTHWEST (REAR) ELEVATION

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

PROPOSED MAIN EXTERIOR MATERIAL FINISHES:

1 FOOT ON CENTER VERTICAL EXTERIOR BOARD & BATTEN SIDING
(ALL TRIM, DETAILS & COLORS TO MATCH THE MAIN RESIDENCE)
30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLES

CLIENT:

ARDINA PIERRE
RESIDENCE

817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE

ARCHITECT :



SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

This Drawing is the legal property of: SAMI LLC.
It is not to be reproduced or copied in whole or in
part. It is to be used for the specific project/ site
identified herein. It is not to be used in any other
project. It must be returned at Architect's request.

This Drawing is a legitimate instrument of service to
document to the owner, contractor and bldg official
the basic ingredients of the project identified herein.

This Drawing does not warrant the constructability
or suitability for a particular purpose of the building.
It is an organizing tool to guide the building team &
to coordinate the various disciplines throughout the
process and/or phases of constructing the building.

Contractor must verify all existing conditions onsite,
conduct all necessary tests required by bldg officials;
not limited to soil bearing capacity, structural tests,
hydrology studies, boundary & topographic surveys;
before entering into any construction undertaking.

SUBMITTAL DATES :	DESCRIPTION :
JAN 12, 2020	PROJECT FOUNDATION
MAR 08, 2020	DESIGN REVIEW MEETING
MAR 26, 2020	CITY REVIEW SUBMITTAL
APR 14, 2020	CITY REVIEW SUBMITTAL
MAY 10, 2020	SITEPLAN COORDINATION
MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

PROPOSED
DETACHED
GARAGE
PLANS &
ELEVATIONS

Project No: 2002

Sheet No:

Date: JUN 08, 2020

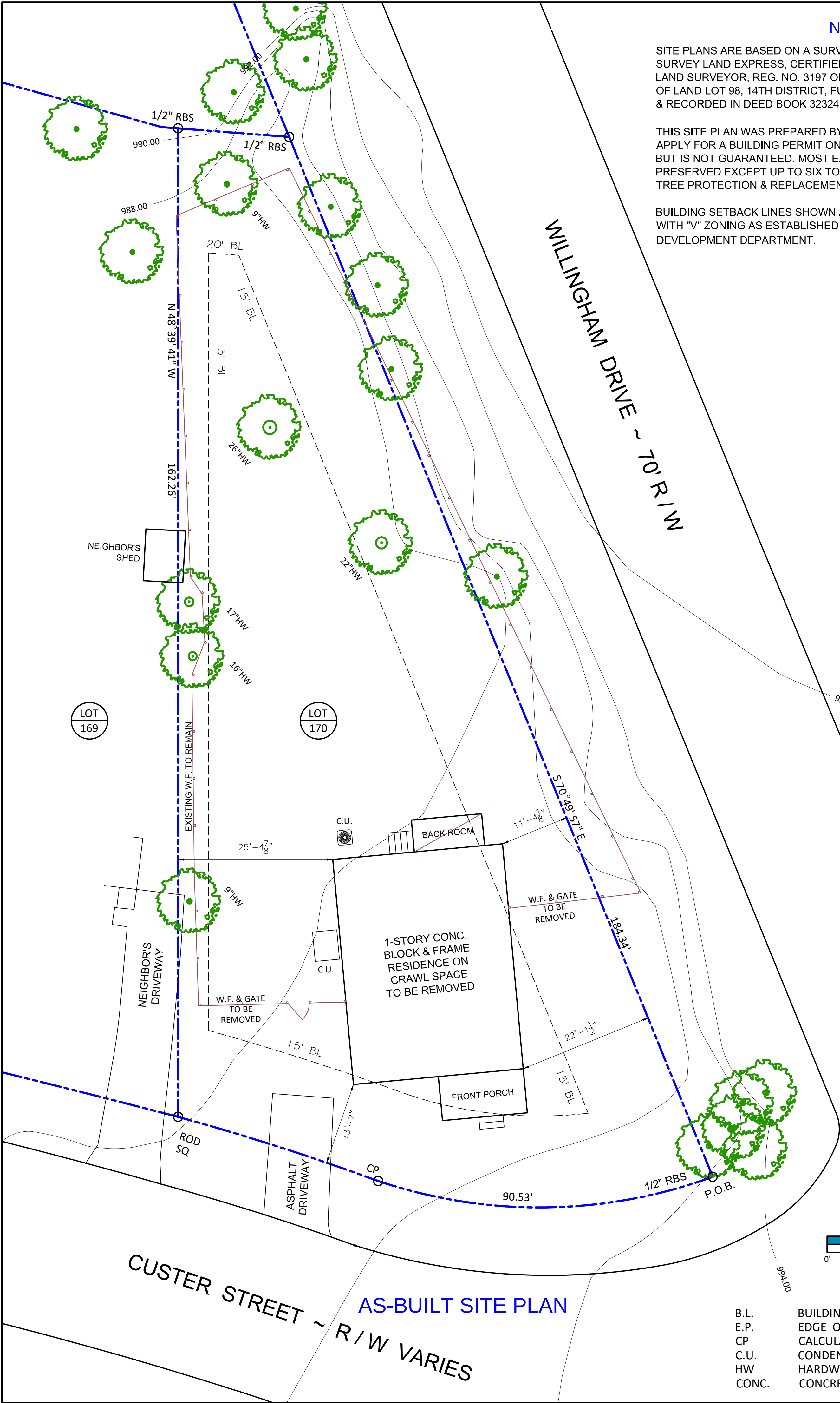
Drawn by: S.F.

Checked by: A.P.

A-3

NOT RELEASED FOR CONSTRUCTION



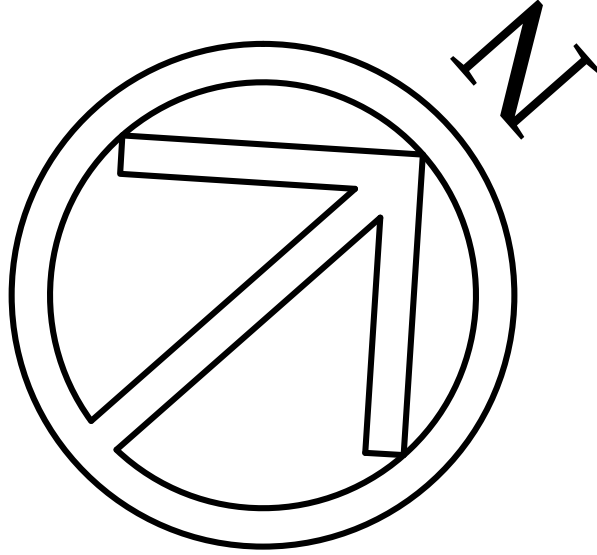


NOTES :

SITE PLANS ARE BASED ON A SURVEY CONDUCTED ON APRIL 17, 2019 BY SURVEY LAND EXPRESS, CERTIFIED BY EUGENE A. STEPANOV, REGISTERED LAND SURVEYOR, REG. NO. 3197 ON APRIL 25, 2019. PLAT LOCATED ON LOT 170, OF LAND LOT 98, 14TH DISTRICT, FULTON COUNTY, GA. PLAT BOOK 8, PAGE 111 & RECORDED IN DEED BOOK 32324, PAGE 565, FULTON COUNTY RECORDS.

THIS SITE PLAN WAS PREPARED BY THE ARCHITECT TO HELP THE OWNER APPLY FOR A BUILDING PERMIT ONLY. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. MOST EXISTING HARDWOOD TREES ARE TO BE PRESERVED EXCEPT UP TO SIX TO BE REPLACED AS SHOWN. REFER TO THE TREE PROTECTION & REPLACEMENT PLAN BY THE CERTIFIED ARBORIST.

BUILDING SETBACK LINES SHOWN ARE EXISTING SETBACKS IN ACCORDANCE WITH "V" ZONING AS ESTABLISHED BY THE CITY OF HAPEVILLE'S PLANNING & DEVELOPMENT DEPARTMENT.



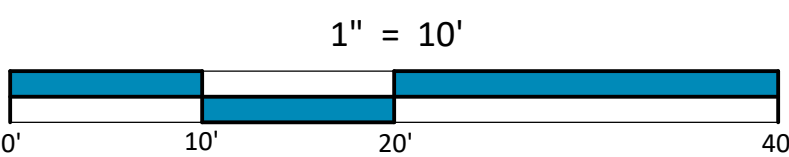
SITE INFORMATION :

PROPERTY AREA (SQUARE FEET): 9,098.0 SQ. FT.
PROPERTY AREA (ACRES): 0.209 ACRES.
EXISTING IMPERVIOUS AREA: 1,443.0 SQ. FT.
PROPOSED IMPERVIOUS AREA: 2,640.0 SQ. FT.
ALLOWABLE IMPERVIOUS AREA: 6,368.5 SQ. FT.

BUILDING INFORMATION :

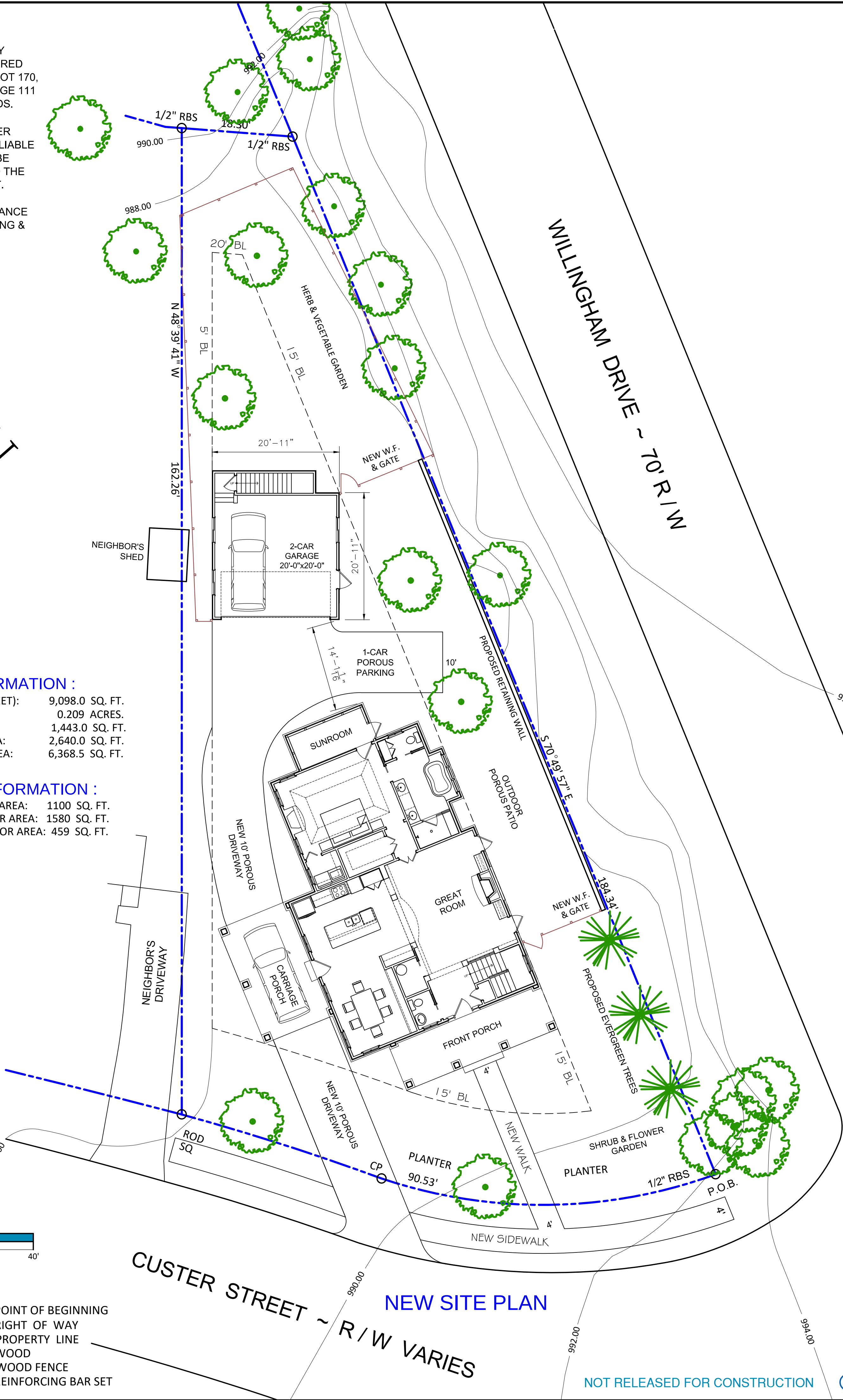
EXISTING HOUSE FLOOR AREA: 1100 SQ. FT.
NEW HOUSE MAIN FLOOR AREA: 1580 SQ. FT.
NEW GARAGE MAIN FLOOR AREA: 459 SQ. FT.

GRAPHIC SCALE :



ABBREVIATIONS:

B.L.	BUILDING SETBACK LINE	P.O.B.	POINT OF BEGINNING
E.P.	EDGE OF PAVEMENT	R / W	RIGHT OF WAY
CP	CALCULATED POINT	P.L.	PROPERTY LINE
C.U.	CONDENSING UNIT	WD.	WOOD
HW	HARDWOOD TREE	W.F.	WOOD FENCE
CONC.	CONCRETE	RBS	REINFORCING BAR SET



CLIENT:

ARDINA PIERRE
RESIDENCE
817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE

ARCHITECT :

SAMI

SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

This Drawing is the legal property of: SAMI LLC.
It is not to be reproduced or copied in whole or in part.
It is to be used for the specific project/ site identified herein.
It is not to be used in any other project.
It must be returned at Architect's request.

This Drawing is a legitimate instrument of service to document to the owner, contractor and bldg official the basic ingredients of the project identified herein.

This Drawing does not warrant the constructability or suitability for a particular purpose of the building.
It is an organizing tool to guide the building team & to coordinate the various disciplines throughout the process and/or phases of constructing the building.

Contractor must verify all existing conditions onsite, conduct all necessary tests required by bldg officials; not limited to soil bearing capacity, structural tests, hydrology studies, boundary & topographic surveys; before entering into any construction undertaking.

SUBMITTAL DATES :	DESCRIPTION :
JAN 12, 2020	PROJECT FOUNDATION
MAR 08, 2020	DESIGN REVIEW MEETING
MAR 26, 2020	CITY REVIEW SUBMITTAL
APR 14, 2020	CITY REVIEW SUBMITTAL
MAY 10, 2020	SITEPLAN COORDINATION
MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

EXISTING &
PROPOSED
SITE PLANS

Project No: 2002

Sheet No:

Date: JUN 08, 2020

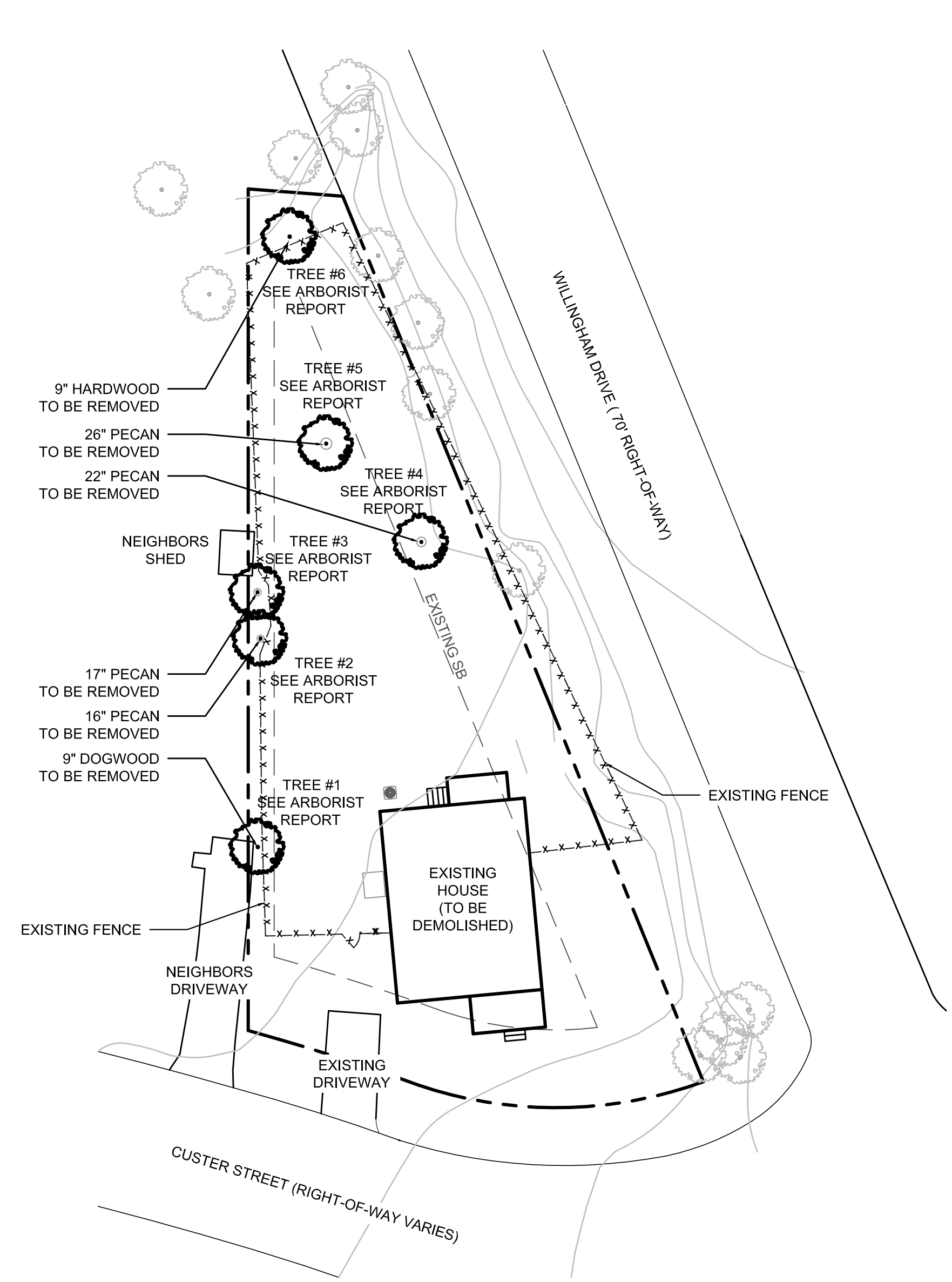
Drawn by: S.F.

Checked by: A.P.

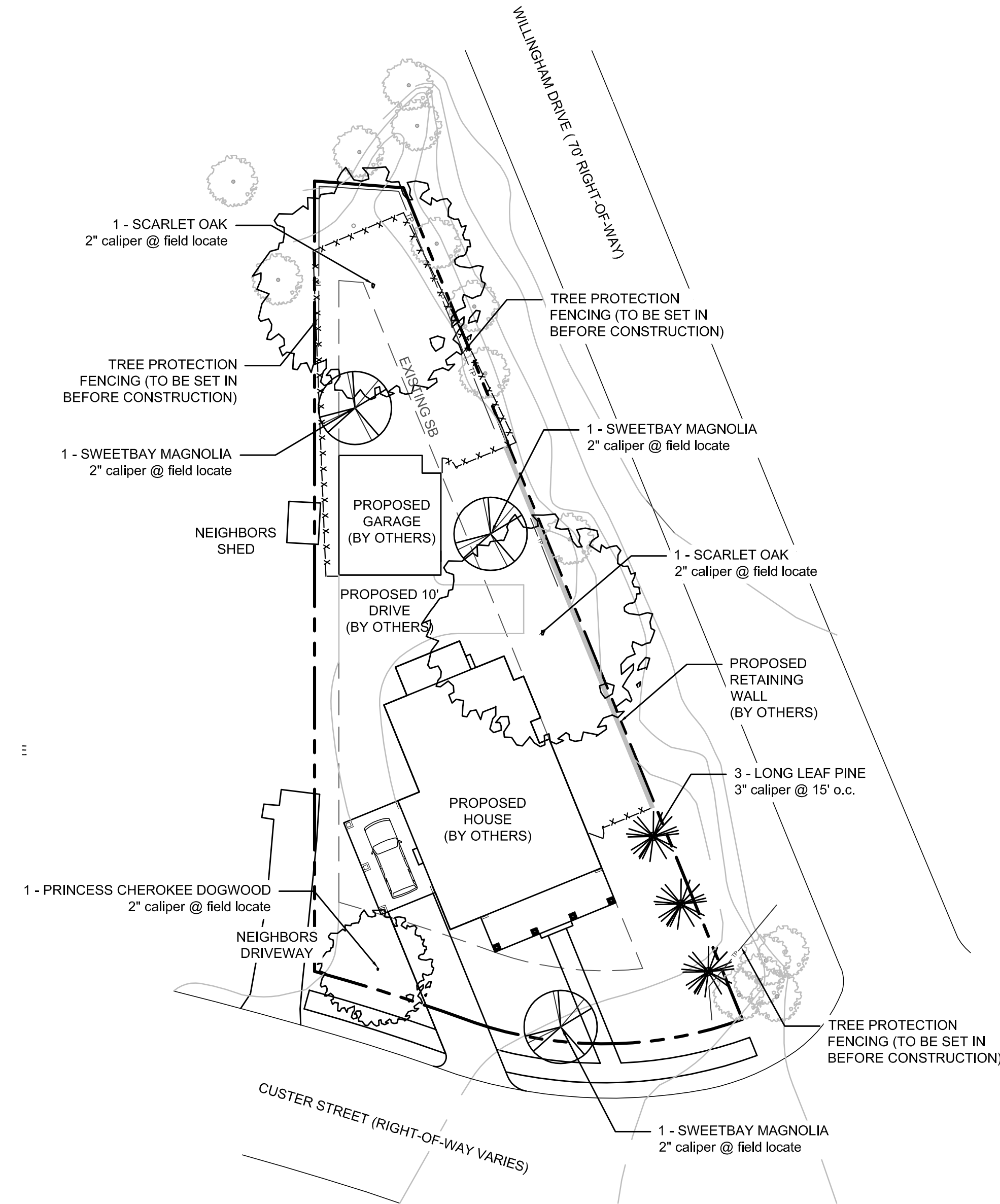
G-1

NOT RELEASED FOR CONSTRUCTION

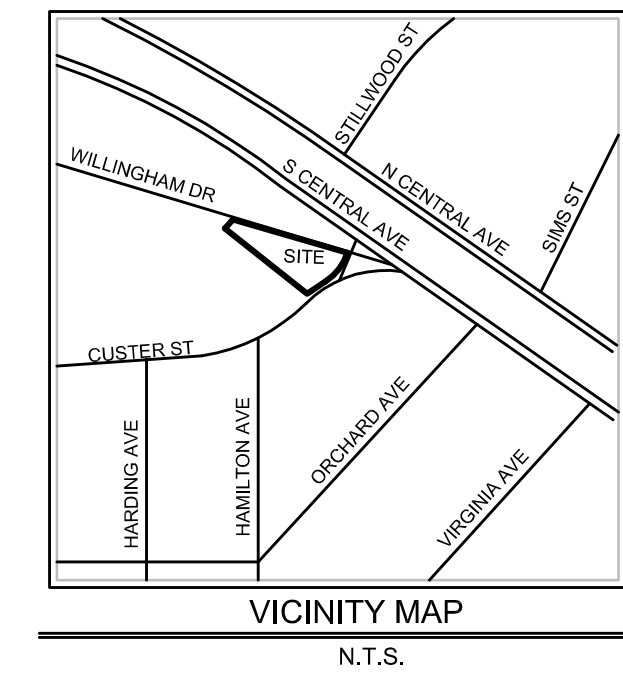




EXISTING TREES ON SITE
SCALE: 1" = 20'



PROPOSED TREES TO BE PLANTED
SCALE: 1" = 20'



Tree Density Summary

City of Hapeville Tree Density Requirement:

Property Acreage x 100 inches = Required inches per acre
Site Acreage: .209 acres

Tree Denisty Calculation:

.209 acres x 100 inches = **20.9 inches required for site**

Existing Tree Density on Site:

All trees are to be removed during construction process; **0 existing inches on site**

Recompense Provided:

3 - Longleaf Pine's @ 3" caliper = 9 inches provided
1 - Princess Cherokee Dogwood's @ 2" caliper = 2 inches provided
2 - Scarlet Oak's @ 2" caliper = 4 inches provided
3 - Sweetbay Magnolia's @ 2" caliper = 6 inches provided

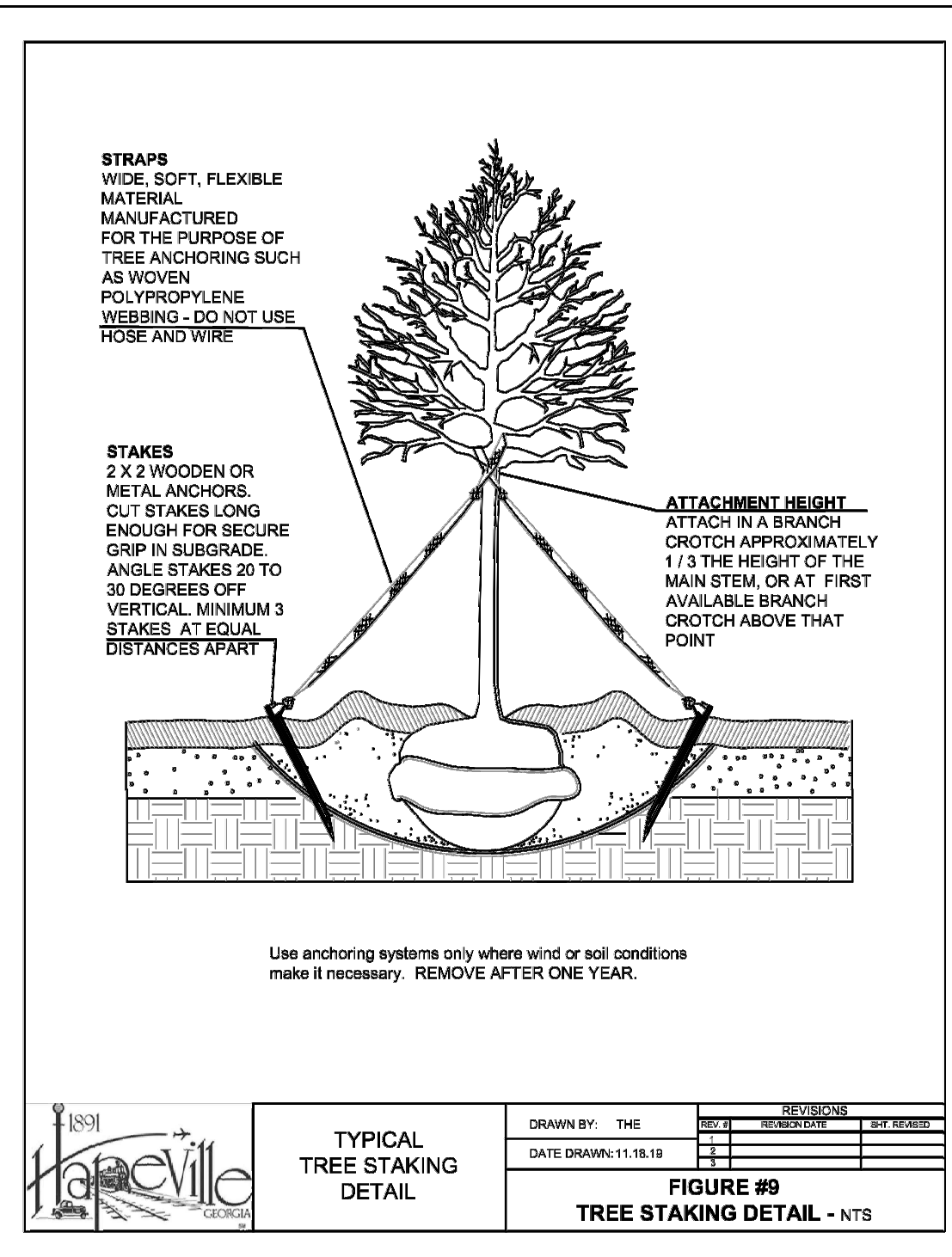
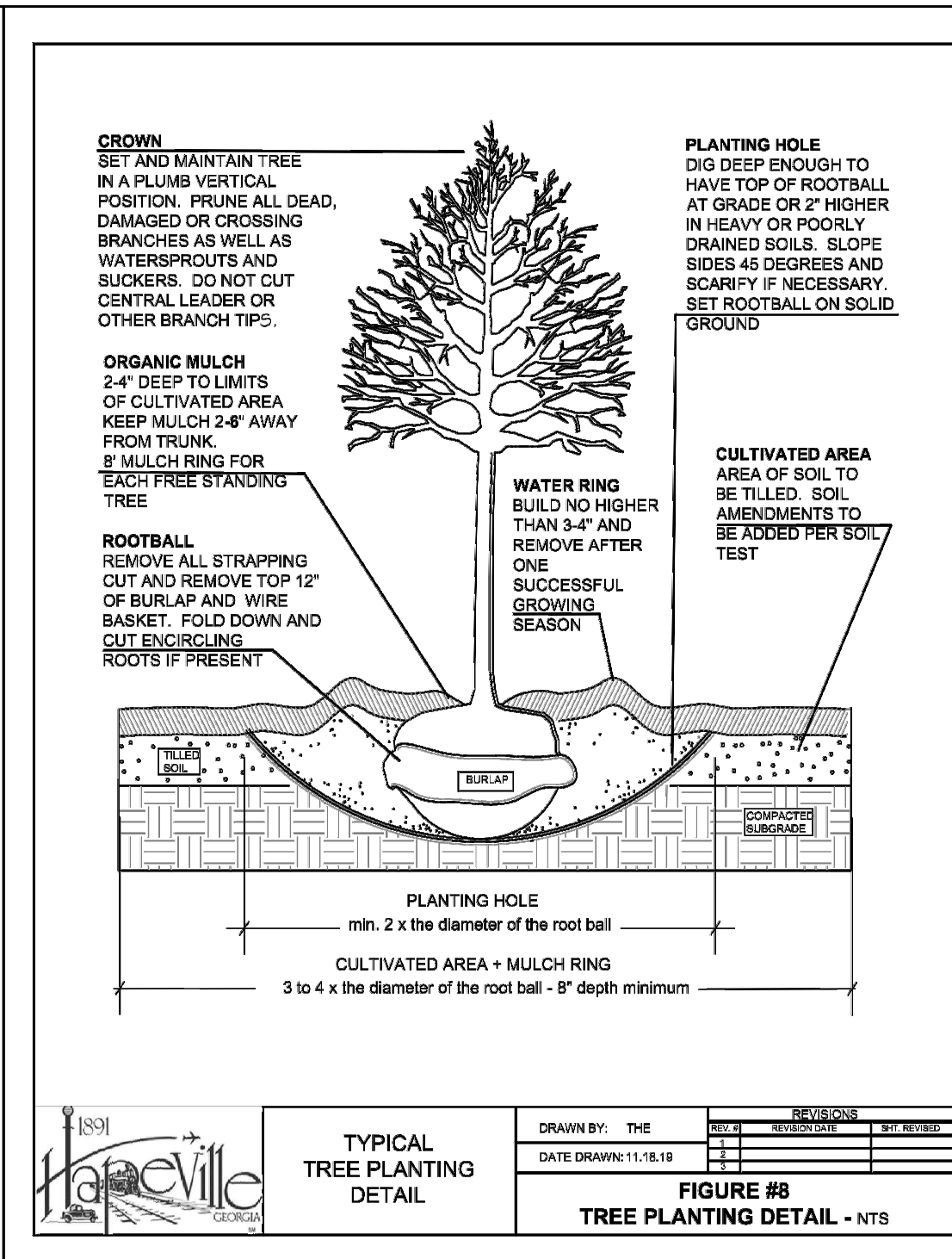
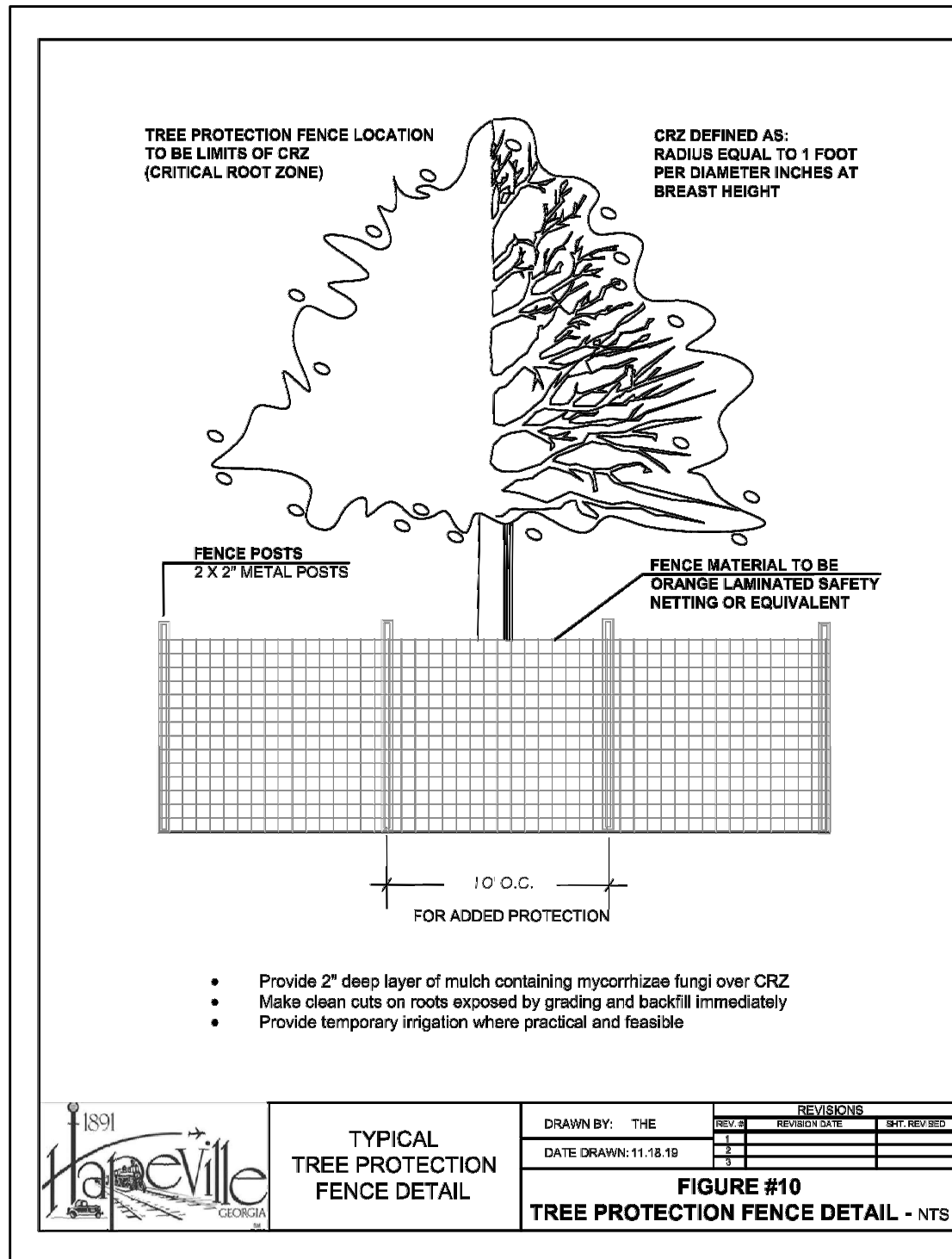
Total inches = **21 inches provided**

21 inches provided > 20.9 inches required

Tree Density Requirement satisfied

Landmark Tree Summary

There are no Landmark Trees on site.



PLANT MATERIALS LIST

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	1	Cornus florida Cherokee Princess'	Cherokee Princess Flowering Dogwood	2" caliper	Straight, single leader, good & healthy form (11% of total trees)
	3	Pinus palustris	Longleaf Pine	3" caliper	Full to ground, good & healthy form (33% of total trees)
	2	Quercus coccinea	Scarlet Oak	2" caliper	Straight, single leader, good & healthy form (22% of total trees)
	3	Magnolia virginiana 'Sweetbay'	Sweetbay Magnolia	2" caliper	Full to ground, good & healthy form (33% of total trees)

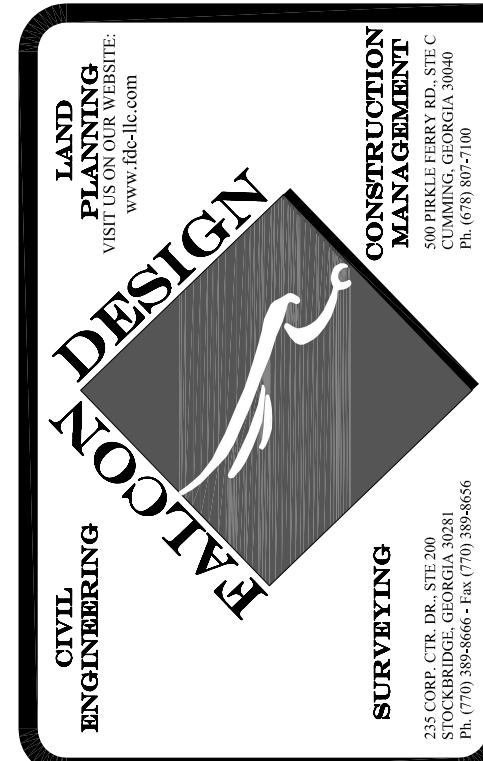
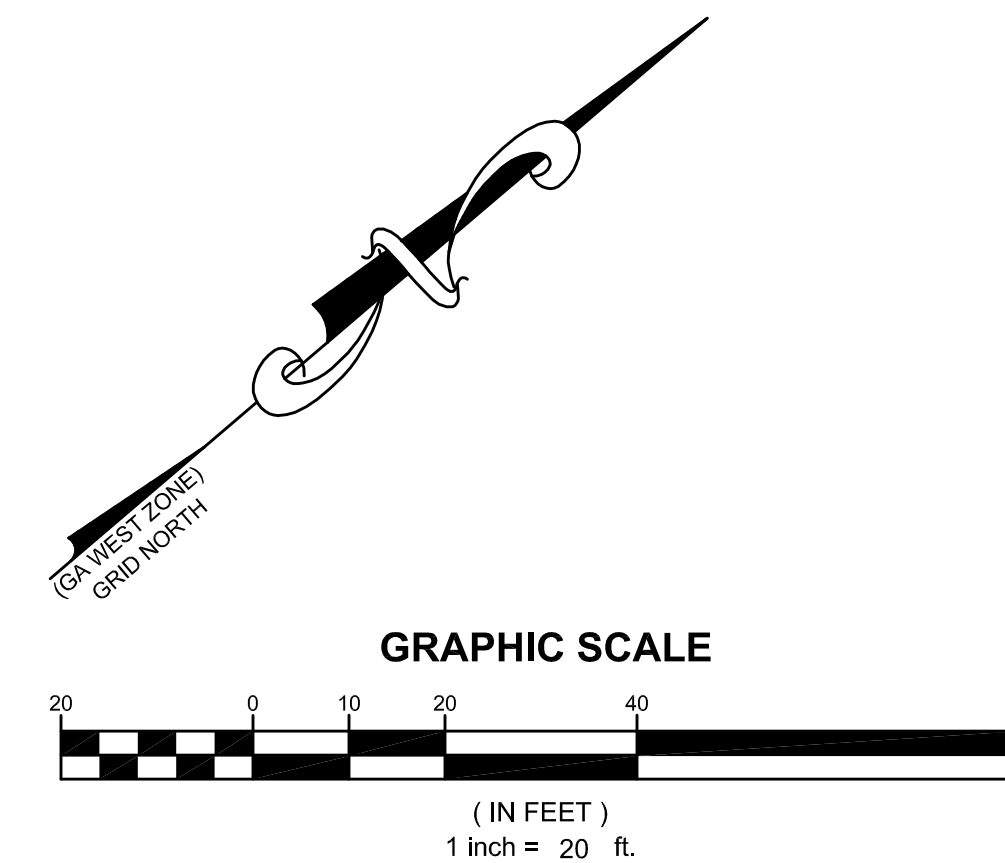
TREE RECOMPENSE PLAN PERFORMED BY CERTIFIED ARBORIST ALEX MCDONALD. INTERNATIONAL SOCIETY OF ARBORICULTURE # SO-10407A

SITE DEVELOPER: SAMI FREIJI
2844 DELCOURT DRIVE, DECATUR GA 30033
PHONE: 404 728 8840
24 HOUR CONTACT: SAME AS ABOVE

SITE PLANS ARE BASED ON A SURVEY CONDUCTED ON APRIL 17, 2019 BY SURVEY LAND EXPRESS, CERTIFIED BY EUGENE A. STEPANOV, REGISTERED LAND SURVEYOR, REG. NO. 3197 ON APRIL 25, 2019. PLAT LOCATED ON LOT 170, OF LAND LOT 98, 14TH DISTRICT, FULTON COUNTY, GA, PLAT BOOK 8, PAGE 111 & RECORDED IN DEED BOOK 32324, PAGE 565, FULTON COUNTY RECORDS.

THIS SITE PLAN WAS PREPARED BY THE ARCHITECT TO HELP THE OWNER APPLY FOR A BUILDING PERMIT ONLY. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. MOST EXISTING HARDWOOD TREES ARE TO BE PRESERVED EXCEPT UP TO FIVE TO BE REMOVED AS SHOWN.

BUILDING SETBACK LINES SHOWN ARE EXISTING SETBACKS IN ACCORDANCE WITH "V" ZONING; AS SET FORTH BY THE CITY OF HAPEVILLE'S PLANNING & DEVELOPMENT DEPARTMENT.



TREE PROTECTION PLAN
FOR
817 CUSTER STREET
LOCATED IN:
LAND LOT 98
14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GA

REVISIONS			
1.			
2.			
3.			
4.			

Know what below.
Call before you dig.
UNIVERSITY MICROFILMS
SERIALS ACQUISITION CENTER
300 N ZEEB RD
ANN ARBOR MI 48106-1500
OR DAL 811

DATE:	6-8-20
SCALE:	1"=20'
FILE NUMBER:	TPP50
DRAWN BY:	AM

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

SHEET NUMBER
1.0

ARBORIST REPORT

FOR:

817 CUSTER STREET

HAPEVILLE, GA 30354

PREPARED FOR:

ARDENA PIERRE

PREPARED BY:

ALEX MCDONALD

CERTIFIED ARBORIST

#SO-10407A

amcdonald@fdc-llc.com

(404) 242 9985

TREE #1: 9" DOGWOOD TREE IN GOOD CONDITION. TO BE REMOVED.



TREE #2:16" PECAN TREE IN GOOD CONDITION. TO BE REMOVED.



TREE #3:17" PECAN TREE IN GOOD CONDITION. TO BE REMOVED.



TREE #4: 22" PECAN TREE IN GOOD CONDITION. SOME VINES GROWING UP THE SIDE OF MAIN TRUNK. TO BE REMOVED.



TREE #5: 26" PECAN TREE IN GOOD CONDITION. SOME LARGE CODOMANENT STEMS. TO BE REMOVED.



TREE #6: 9" BOX ELDER IN POOR CONDITION. COMPLETELY TOPPED, AND ALL FOLIAGE IS STEMMED FROM WATERSPROUTS AFTER IT WAS TOPPED. TO BE REMOVED.





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

DATE: July 8, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 817 Custer Street**

BACKGROUND

The City of Hapeville has received a site plan application from Ardina Pierre to construct a new two and a half story, 2,622 SF single-family dwelling and a 459 (638 SF) detached garage located at 817 Custer Street. The dwelling will have three bedrooms and two and a half bathrooms and will be 32'4" high from the average ground line across the front of the building.

The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

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

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

- (3) Single-family detached dwellings;

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

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

							Minimum Front Yard Setback		Minimum		Maximum		
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	50	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
Accessory Structures								5	5	2	25		

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 existing 1 story dwelling is shown.***
- ***The proposed site plan shows a 2 ½ story, 2,622, 32' 4" single family dwelling and a 2 car detached garage,***
- ***Though the building set back line is shown, actual setbacks must be provided. The roof eaves may not encroach in the setback.***

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

- ***The site plan shows a 10' porous driveway. Details are required. Gravel driveways are not allowed.***

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

- ***An 20' x 20', 21' 3 ¼" high detached garage is shown on the plans with a turnaround/parking pad. The parking is shown as porous. Gravel may not be used. Detail is required.***

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

- ***Existing and proposed grades are shown at two-foot intervals.***

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***The arborist report shows 6 trees (9" pecan, 16" pecan, 17" pecan, 22" pecan, 26" pecan, and 9" box elder) that will be removed. The Tree Conservation Plan is not quite compliant with the ordinance (see attached). The plans were not stamped and signed by a Georgia registered landscape architect, certified arborist, forester or surveyor. The type of irrigation was not indicated.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***No landscape plan beyond the tree plan has been provided.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***A proposed retaining wall is indicated along Willingham Drive but with no detail. A wood fence and gate are indicated around the property but does not indicate height. All walls and fences must be compliant with Code.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
 - k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

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

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 9,098 sq. ft. or 0.209 acres. The minimum lot size is 4,000 sq. ft.***

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

- **The site plan shows proposed lot coverage as 2640 SF, but does not detail the house, garage, driveway, etc. Applicant must provide breakdown. 70% impervious surface is allowed.**

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

- ***The proposed dwelling will have 3 bedrooms and 2 1/2 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required floor area is 1,000 SF. The proposed dwelling is 2,622 SF of living area, which is compliant.***

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

- ***A two car garage and parking pad are provided.***

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

- ***The applicant has proposed the construction of a new single-family dwelling.***
- **The applicant has not provided a development schedule.**

Sec. 93-2-6. - Distance between buildings.

All accessory buildings shall be at least 15 feet from principal buildings. All multifamily buildings shall be at least 15 feet apart. All single-family attached buildings shall be at least ten feet from any other principal building.

- **The detached garage is 14' 1 1/16 from the principal building. The proposed garage is 20' 11" and encroaches in the distance requirement.**

Sec. 93-2-7. - Vision clearance at corners.

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.

- **Compliant. Building and fence are set back more than 20'.**

Sec. 93-2-8. - Frontage on corner lots and double frontage lots.

On lots having frontage on more than one street, the minimum front yard shall be provided for each street in accordance with the provisions of this chapter; except, however, on residentially zoned corner lots, the height limitation shall apply to the yard area of such lot which is defined as "rear yard" in [section 93-1-2](#).

- **Compliant**

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

(1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.
- (b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.
- (c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such

structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

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

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

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

(e) *Ordinance setbacks otherwise remain in effect.* Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.

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

Height.

(a) *Scale of accessory buildings.* The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Architectural style and exterior finish.

(a) *Compatibility with principal dwelling.* Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of

the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

(b) *Roof design.* Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Utility services.

(a) *Water supply.* Running water is permitted to all accessory buildings.

Use.

(a) See section 93-2-26 (accessory dwelling units (ADU)).

(b) *Evidence of separate dwelling unit.* The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

(a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

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

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Table C—Distance from Dwelling for Very Large Accessory Buildings

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

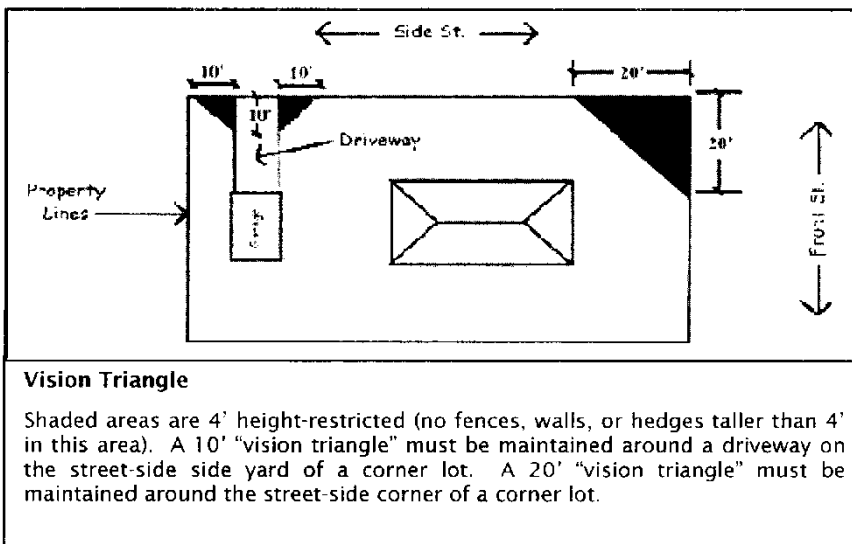
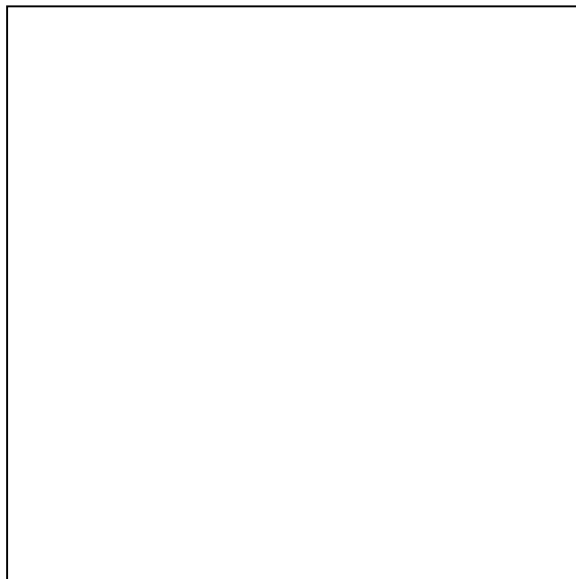
60 percent	50 feet
70 percent	70 feet
80 percent	80 feet
90 percent	90 feet
100 percent	100 feet

Table D—Maximum Number of Accessory Buildings

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

(2) *Fences and freestanding walls.* Height limitations for fences and freestanding walls:

1. 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:
2. In the C-R, V, and UV zoning districts, the following shall apply:
 - a. A fence in any front yard area shall not exceed four feet in height.
 - b. A fence in any side or rear yard area shall not exceed 6 feet in height, or eight feet in height on the property line that abuts a residential or C-T zoning district.



(3) *Materials and landscaping.*

b. Fences in the C-R, V, and UV zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction.

(4) *General fence regulations.*

a. Reserved.

b. The use of chain-link material is permitted only in rear yard areas on interior lots not adjacent to public right-of-ways. Fences along public right-of-ways must be constructed from ornamental metal, ornamental masonry, wood, or other ornamental material specially made for fence construction.

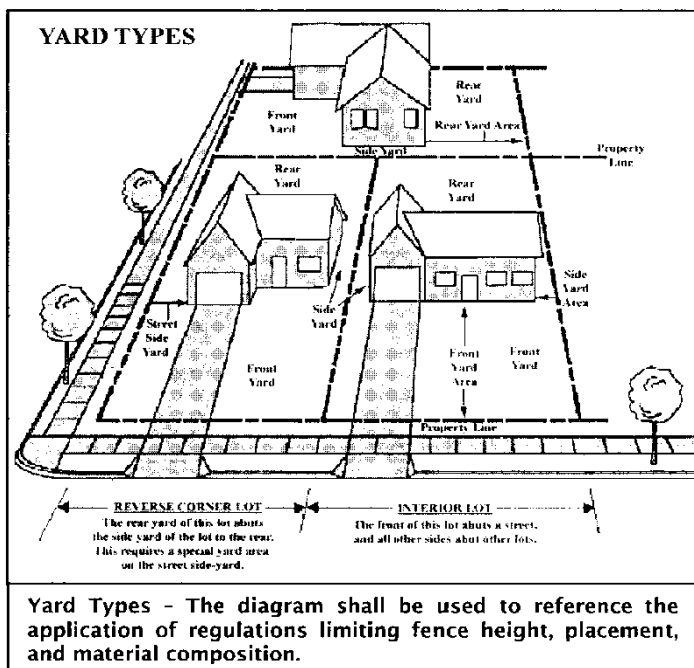
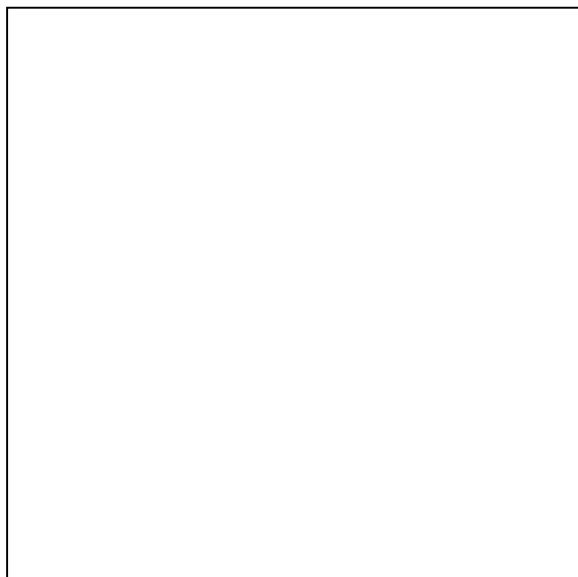
c. On corner lots, chain-link fences are not permitted along the property line where it abuts a neighbor's front property line or along the frontage adjacent to the public right-of-way.

d. It shall be unlawful to erect a fence of materials not specifically designed for fence construction. Materials prohibited for fence construction include, but are not limited to, tin roofing material, plastic roofing material, doors, or automobile parts.

e. All fences shall be lawfully constructed, kept in good repair, and maintained in sound condition.

f. Fences required for swimming pools shall comply with Georgia State Minimum Standards Swimming Pool Code, 1994 Edition, Georgia Swimming Code Amendments, 2000.

g. Portions of fences with separations between slats of less than 50%, easily visible from a public right-of-way, shall be constructed with the framing supports fronting the interior of the lot along those sections.



FINDINGS

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

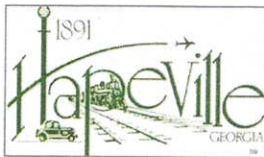
1. ***Provide side, front, and rear setbacks. Ensure the roof eaves do not encroach in the setback.***
2. ***Provide detail for driveway and parking pad – gravel driveways are not allowed.***

3. ***Have tree conservation plan stamped and signed by a Georgia registered landscape architect, certified arborist, forester or surveyor and include type of irrigation***
4. ***Ensure all walls and fences must be compliant with Code.***
5. ***Detail impervious surface square footages.***
6. ***Provide location and size of proposed landscape material other than trees.***
7. ***Provide an updated development schedule.***
8. ***Reduce the size of the garage to 20' (from 20'11") to allow for the 15' distance between the accessory structure and the principal building.***
9. ***The distance of the neighbor's shed to the detached garage is not provided. A minimum of 10' is required.***

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



Location Map – 817 Custer Street



TREE CONSERVATION PLAN CHECKLIST

817 Custer
St

wp

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.

General Requirements:

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

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

Tree Conservation Plan:

- n/a 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species. *none to be retained*
- n/a 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
4. 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.
5. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
6. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
7. Show tree protection fence detail.
- no trees remain 8. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).
- n/a 9. 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).
10. 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.)
11. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

14. Other comments:

Tree Replacement Plan:

n/a 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.

n/a 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

n/a 3. Show calculations for total inch for inch landmark tree replacements

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

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

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

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

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

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

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

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

9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages) ensure no issue w/ power lines if any

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

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

n/a 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.

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.

 n/a 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.

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

 n/a 16. Show parking lot striping on the tree replacement plan.

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

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

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

 n/a 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.

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

 25. Other comments:

Tree Conservation Plan Notes:

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

20-PC-07-12

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

Name of Applicant TERRENCE ADAMSMailing Address: PO Box 46551 ATL GA 30320

Telephone _____ Mobile # _____ Email _____

Property Owner (s) TERRENCE ADAMS / TANGU WHISKEY GOLFMailing Address PO Box 46551 ATL GA 30320

Telephone _____ Mobile # _____

Address/Location of Property: 3273 OLD JONESBOROParcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094-0004-044-2Present Zoning Classification: R-5F Size of Tract: .16 acre(s)Present Land Use: Vacant

Please check the following as it applies to this application

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

Other (Please State) _____

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

Applicant's signature _____

Date 6/2/2020

Sworn to and subscribed before me

This 2nd day of June

Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

A new single-family home being built in an area of new homes.



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3273 OLD JONES ROAD RD
HAPEVILLE GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

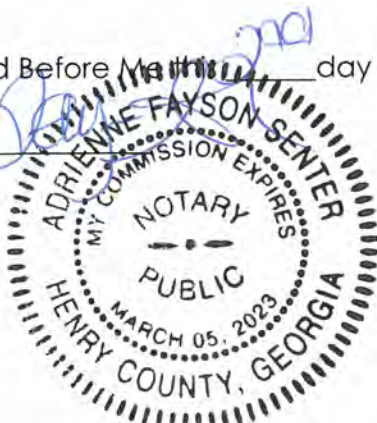
Name of Applicant TERRENCE ADAMS

Address of Applicant PO Box 46551 ATLANTA GA 30320

Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner
TERRENCE ADAMS
Print Name of Owner

Personally Appeared Before Me this 11th day of June, 2020.

[Signature]
Notary Public


Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

fb

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.

fb

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

fb

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.

fb

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).

fb

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.

fb

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.

fb

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

fb

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).

fb

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.

fb

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.

fb

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.

fb

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.

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

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

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.

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

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

Total floor area ratio and/or residential density distribution.

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

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

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

Applicant Signature: _____

Date May 22 2020



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION - LOT 6- WALNUT GROVE - 0.16 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District, of Fulton County, Georgia, being Lot 6, Walnut Grove Subdivision, as shown on Plat Book 320 Page 48, said plat recorded in Fulton County Clerk of Superior Court, and being more particularly described as follows:

COMMENCING at a point located on the westerly right-of-way of Old Jonesboro Road (40' R/W) and the northerly right-of-way of Walnut Street (40' R/W); Thence following along said northerly right-of-way of Walnut Street following a curve to the right a distance of 31.20 feet to a point, said curve having a radius of 15.00 feet and being subtended by a chord bearing North 30°25'07" East a chord distance of 25.87 feet to a point; Thence continuing to follow said westerly right-of-way of Old Jonesboro Road, proceed North 29°08'46" West a distance of 110.13 feet to a point (Iron Pin Set #4 Capped Re-Bar), said point is THE TRUE POINT OF BEGINNING;

Then, from true point of beginning thus established, leaving said westerly right-of-way of Old Jonesboro Road, proceed South 60°50'14" West a distance of 37.92 feet to a point; Thence proceed North 90°00'00" West a distance of 100.00 feet to a point (Iron Pin Found #4 Re-Bar); Thence proceed North 29°09'46" West a distance of 24.37 feet to a point, Thence proceed North 61°07'03" East a distance of 125.25 feet to a point, located on the westerly right-of-way of Old Jonesboro Road (Iron Pin Set #4 Capped Re-Bar), Thence proceed, along the westerly right-of-way of Old Jonesboro Road, South 29°09'46" East a distance of 72.49 feet to a point (Iron Pin Set #4 Capped Re-Bar); said point also being THE TRUE POINT OF BEGINNING;

Together with and subject to all covenants, easements, and restrictions of record.

Tract described on a subdivision plat, as shown on Plat Book 320 Page 48, said plat recorded in Fulton County Clerk of Superior Court, containing 0.16 acres of land (6,989 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., Job number 71272, dated 04/27/2020, being shown as Lot 6, Walnut Grove Subdivision.

Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

SURVEY NOTES:

- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 7) DISTANCES SHOWN ARE HORIZONTAL.
- 8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367, EFFECTIVE DATE: 09-18-2013.
- 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "PLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- 15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 43-5-67 AS AMENDED BY HB76 (2017)), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 16) BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- 17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMBERLAIN GPS/HDPS NETWORK.
- 18) ANGULAR ERROR: 10 SECONDS PER ANGLE
- 19) RAW FIELD PRECISION: 1:25,429
- 20) ADJUSTED BY LEAST SQUARES
- 21) PLAT CLOSURE: 1:112,966

NOTE:
SUBDIVISION PLAT FOR WALNUT GROVE PLATBOOK
320 PAGE 48 BY ROBERT MURKINLEY RECORDED
IN FULTON COUNTY CLERK OF SUPERIOR COURT.

- TREE NOTES:**
- 1) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
 - 2) ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING
 - 3) ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
 - 4) NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

S&2-P CURB INLET PROTECTION
TO BE INSTALLED AT
DOWNSTREAM CURB INLETS.

NOTE:
NO DUMPSTERS, PORTABLE TOILETS,
PARKING, MATERIAL STORAGE, OR STOCKPILE
AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

LOT 6

EXISTING TREE CHART LOT 6

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK	OAK
	40	18	47																							
	50	22.5	58.75																							
	7853.75	1590.36	10843.08																							
	2833	1352	4040																							
	36.07	85.01	37.26																							
	REMOVED	REMOVED	REMOVED																							

TREE CANOPY CALCULATIONS LOT 6

RLS (ACRES)	LSF (SQ FT)	RC (SQ FT) / UNITS	MC (SQ FT) / UNITS	AC UNITS	RCL (SQ FT) / UNITS	RCM (SQ FT) / UNITS	RCS (SQ FT) / UNITS	MC (SQ FT) / UNITS	TOTAL (SQ FT) / UNIT
0.16	9989	6495 / 18	0/0	0.00	4000 / 16	500 / 2	000 / 0	0/0	4740 / 19
# OF TREES					4	1	0		6

NOTE: ZERO (0) TREES TO BE PRESERVED, THREE (3) TREES TO BE REMOVED, AND FIVE (5) TREES TO BE PLANTED.

LEGEND:

- IRON PIN SET
OPEN TOP PIN
CRIMP TOP PIN
REINFORCING BAR (REBAR)
CAPPED REBAR
CENTERLINE
RIGHT-OF-WAY
CONCRETE
POWER POLE
LIGHT POLE
GAS VALVE
GAS METER
SANITARY SEWER
PROPOSED
OVERHEAD UTILITY LINE(S)
SANITARY SEWER MAN HOLE
MAN HOLE TELEPHONE
CATCH BASIN
JUNCTION BOX
DRAIN INLET
SINGLE WING CATCH BASIN
POINT OF BEGINNING
POINT OF COMMENCEMENT
WATER VALVE
WATER METER
SANITARY SEWER CLEANOUT
HEAD LAND LINE
HEAD WALL
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
SANITARY SEWER EASEMENT
FIRE HYDRANT
DRAINAGE EASEMENT
ELECTRIC POWER BOX
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
TREE STRUCTURAL
ROOT PLATE
TREE CRITICAL
ROOT STRUCTURE
TREE CRITICAL ROOT
STRUCTURE IMPACTED
PRESERVED TREES
DISTURBED/REMOVED TREES
REPLACEMENT/PLANTED TREES

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA = 0.16 AC.
STORAGE REQUIRED CALCULATION:
0.16 AC X 67CY = 12.1 CY REQUIRED
S&1-NS STORAGE PROVIDED:
116 LF X 0.263CY/LF = 30.5 CY

TREE LEGEND:

- OAK
HOLLY
POPLAR
JUNIPER
PINE
LUSTERIN
HICKORY
GRAPE MYRTLE
MAPLE
SPRUCE-FUR
SWEETGUM
BIRCH
NOT IDENTIFIED
WILLOW
DOGWOOD
TBD-HARDWOOD
REPLACEMENT TREE - LARGE
REPLACEMENT TREE - MEDIUM
REPLACEMENT TREE - SMALL

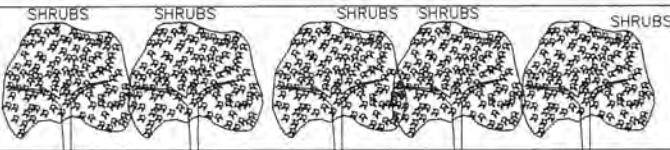
TABLE 2a FROM HAPEVILLE TREE CONSERVATION ORDINANCE

TREE SIZE	CANOPY (sq.ft)	CANOPY CREDITS	DIMENSIONS (APPROX)	COST @ \$375/CREDIT	TREES PER ACRE @ 50% CANOPY	MINIMUM SIZE AT PLANTING*
SMALL	250	1	16X16	\$375.0	87	1.5"
MEDIUM	500	2	22.5X22.5	\$750.0	43.6	2 TO 2.5"
LARGE	1000	4	31.5X31.5	\$1500.0	21.7	2 TO 2.5"

*THE HAPEVILLE ARBORIST MAY APPROVE A SMALLER MINIMUM SIZE TREES FOR DIFFICULT TO OBTAIN NATIVE SHADE TREES AND WITH DOCUMENTED MAINTENANCE PLANS.
ALL PROPOSED TREES SHALL BE HARDWOOD TREES SUCH AS OAKS, MAPLES, OR HICKORY TREES.

NOTE:
CONTRACTOR TO FIELD VERIFY
UTILITY TIE-IN TO EXISTING
FACILITIES AND COORDINATE
REMOVAL WITH EACH UTILITY.

NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN
10 FEET OF THE PROPOSED GARAGE.



NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE PHOTINIA "RED ROBIN" OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

TERRENCE ADAMS

3273 OLD JONESBORO RD
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 6: 14 009400040442

9,989 SQ FT
0.16 ACRES

CURRENT ZONING:
R-SF
FRONT SETBACK = 15'
SIDE = 5'
REAR SETBACK = 20'

DISTURBED AREA:
0.18 ACRES

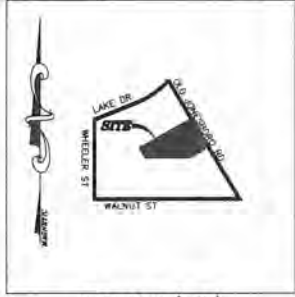
NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS

BUILDING HEIGHTS:
FROM REAR GRADE = 27.8'
FROM FRONT GRADE = 24.8'
DRIVEWAY WIDTHS = 12.2'

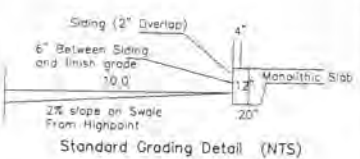
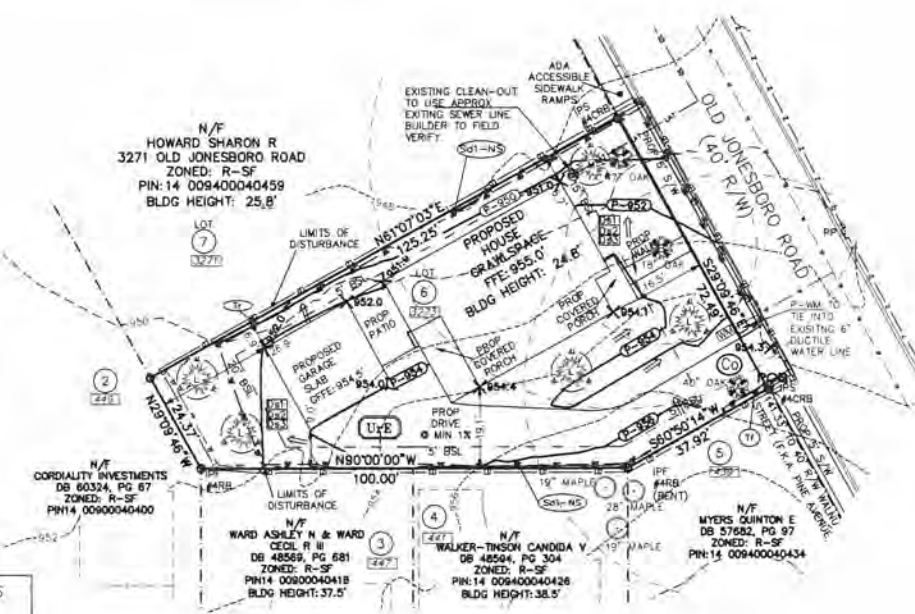
EROSION CONTROL LEGEND

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4 DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du DUST CONTROL
S&1-NS TYPE "NON-SENSITIVE" SILT FENCE
S&1-S TYPE "SENSITIVE" SILT FENCE
S&1-F INLET SEDIMENT TRAP
Cd-HB CHECK DAM HAY BALE
Co CONSTRUCTION ENTRANCE
LD LIMITS OF DISTURBANCE
LOD LIMITS OF DISTURBANCE
Tr TREE FENCE PROTECTION FENCE
TF TREE FENCE PROTECTION FENCE
CONTOUR LEGEND
-980- EXISTING CONTOURS
P-980 PROPOSED CONTOURS
X 983.3 PROPOSED SPOT ELEVATION
X 983.3 HP HIGH POINT SPLIT DRAINAGE SPOT



SITE MAP (NTS)

LOT 11: ZONING: R-SF
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,366 SQ FT
GARAGE: 484 SQ FT
DRIVE/WALKS: 1,724 SQ FT
PORCHES: 209 SQ FT
PATIO: 173 SQ FT
LOT AREA: 9,989 SQ FT
0.16 AC.
IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,956 SQ FT
TOTAL IMP. 39.6%



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS EDWARD PEAY, JR.
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004466
ISSUED: 01/24/2016 EXPIRES: 01/24/2021

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATERS(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL RULES PERTAINING TO THE ACT OF 2003.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

05/19/20

TERRENCE ADAMS

DATE: 04/27/20
SCALE: 1" = 20'
SECTION: 14th DISTRICT
BLOCK: 94
LOT: 6
SUBDIVISION: 14th DISTRICT
PHASE: 1
I HAVE THIS DATE EXAMINED THE "S&2" OFFICIAL EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 13121C0367 EFFECTIVE DATE: 09/19/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. 3/2/2021

JOB # 71272

SHEET 1 OF 3

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

TERRENCE ADAMS

3273 OLD JONESBORO RD
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 6: 14 009400040442

9,989 SQ FT
0.16 ACRES

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

1. LOT 2 is in the 14th District, Land Lot 94. The address is 448 Walnut Street, Hapeville, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The construction will begin OCTOBER 2018 and final stabilization will take approximately ninety (90) days.
2. This lot is zoned R-SF.
3. MAPS:

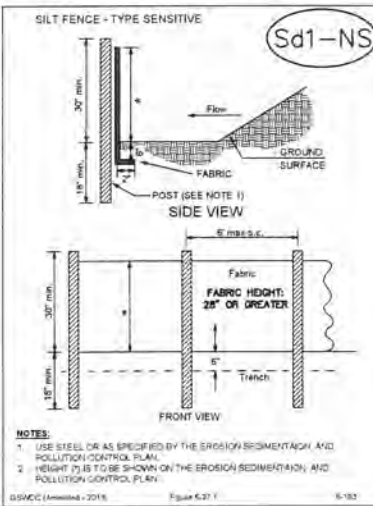
SYMBOL	MAP	UNIT	SLOPE	EROSIBILITY	PERMEABILITY	EROSION	K
1	Urban Land - Non-Complex		10-25%			0.5-2.0	
4. USDA online soil map shows soil type as above in chart, but all lots were more graded. Soil type is as shown.
5. VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
6. HYDROLOGY STUDY: See Reference Plan.
7. RECEIVING WATERS: A tributary of the South River.
8. RUNOFF COEFFICIENTS: Pre-Construction = 0.60, Post-Construction = 0.70.
9. BUFFER REQUIREMENTS: This lot does not have state waters having a 100' undisturbed buffer and does not contain wetlands.
10. Water and sewer provided by Fulton County Water & Sewer Department.

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
5. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

	OCT 2018	NOV 2018	DEC 2018	JAN 2019
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMPs				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMPs				

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.



PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

PETROLEUM BASED PRODUCTS - Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS - All products in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING - NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES - These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS - No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal practices.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- a. A copy of Notices of Intent submitted to EPA; and
- b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- c. The design professional's report of the results of the inspection conducted in accordance with Part V.A.6 of this permit;
- d. A copy of all monitoring information, results and reports required by this permit;
- e. A copy of all inspection reports generated in accordance with Part V.D.4.a of this permit;
- f. A copy of all violation summaries and violation summary reports generated in accordance with Part V.D.2 of this permit; and
- g. Daily rainfall information collected in accordance with Part V.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

1. All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
2. CRITICAL AREAS:
 - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence type 'C' to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all critical areas.
 - Silt-C double row silt fencing is required adjacent to 100' or flood limits.
3. DISPOSAL OF DEBRIS:
 - All garbage debris will be removed from the site prior to any filling operation.
 - All uncollectible materials to be buried off site. Stumps and construction debris to be disposed of properly. Contractor to coordinate with owner regarding disposal areas.
 - Non-empty activities shall not be conducted within the 25' or 50-foot undisturbed stream buffers as measured from the point of greatest vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. The contractor will provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal. Concrete washout of trucks, concrete mixer chutes, hoppers and road of wheelbarrows to be done in adequate pit deep enough to contain washout water. WASHOUT DRAIN IS PROHIBITED. Ensure washout water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are stored for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on site provided and maintained by a state licensed sanitary waste management contractor or as required by local regulations.

Temporary fueling tanks shall have a GA EPA approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains, and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. These products shall be collected in suitable containers and recycled or disposed of as appropriate.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. Waste will be disposed of in a suitable container. Disposal will be in compliance with local, state and federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance. Asphalt substances shall be applied as issued. Local, State and manufacturer's recommended methods for spill cleanup shall be clearly posted/procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, oil filter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

SOIL CLEANUP AND CONTROL PRACTICES

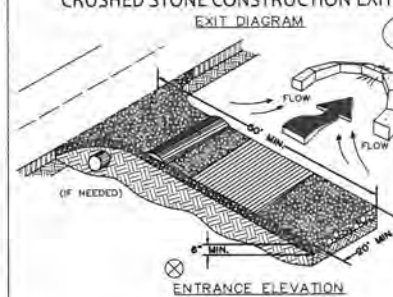
1. Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
2. Material and equipment necessary for spill cleanup will be kept in the material storage area. Typical materials and equipment include, but is not limited to, brooms, shovels, mop, gloves, rags, goggles, oil filter, and properly labeled plastic and metal waste containers.
3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
4. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-425-2675.
5. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-425-2675.
6. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
7. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

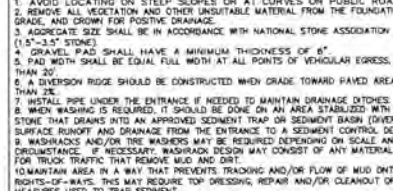
OWNER / DEVELOPER RESPONSIBILITIES

1. Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
2. Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
3. Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
4. Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GARI0001.
5. Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professionals. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
6. All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
7. Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
8. Owner/Developer required to complete an NOI form per requirements in the GARI0001, part VI.
9. THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPA HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL. BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

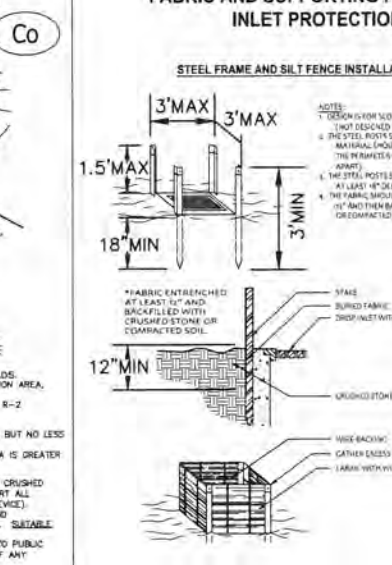
CRUSHED STONE CONSTRUCTION EXIT



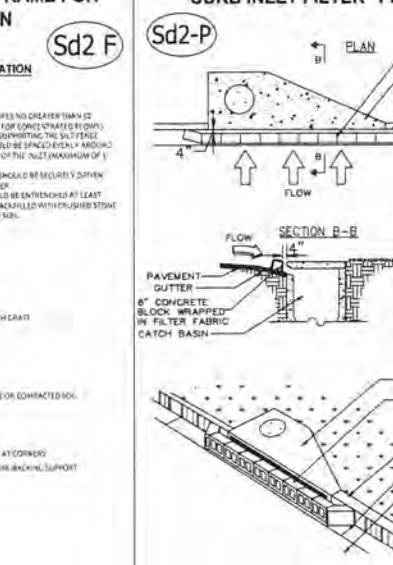
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION



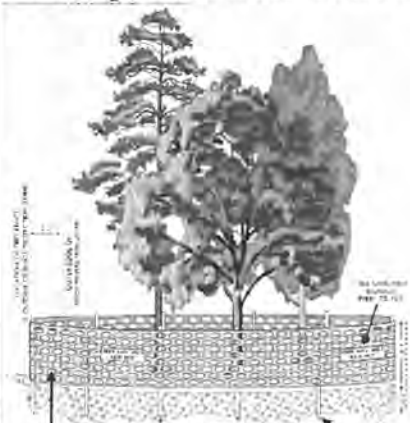
CURB INLET FILTER "PIGS IN BLANKET"



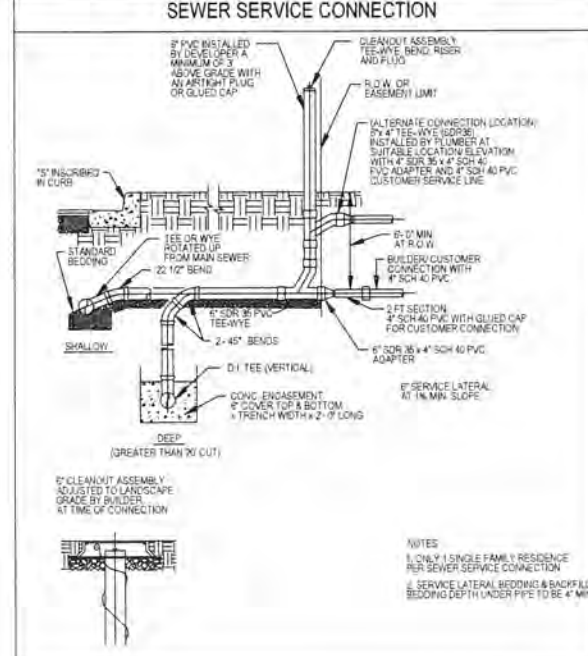
SEWER SERVICE CONNECTION



Tree protection fence



SEWER SERVICE CONNECTION



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS EDWARD PEAY, JR.
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000004498
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

SHEET 2 OF 3

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph: (678) 355-9905
Fax: (678) 355-9805
www.frontlinesurveying.com

DATE: 04/27/20
SCALE: 1" = 20'
SECTION: 14th DISTRICT
BLOCK: 94
LOT: 6
SUBDIVISION: TERRENCE ADAMS
SURVEYOR: [Signature]
DATE: 04/27/20
EFFECTIVE DATE: 09/29/2013
JOB #: 71272

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
TERRENCE ADAMS
3273 OLD JONESBORO RD
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 6: 14 009400040442

1. I HAVE THIS DATE EXAMINED THE "AS SHOWN" MAP AND FOUND THAT BY GRAPHIC FLOTTING ONLY THE REFERENCE PARCEL (S) IS/ARE IN AN AREA HAVING SPECIAL FLOOD HAZARD. MAP ID: 1312100367
EFFECTIVE DATE: 09/29/2013

9,989 SQ FT
0.16 ACRES

NOTE
1. METER BOX LID TO BE CAST IRON - (VESTAL MFG. CO. OR APPROVED EQUIVALENT)
2. METER BOX TO BE NDS D1200 OR APPROVED EQUIVALENT.

NOTES:

- 1.) IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
- 2.) THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
- 3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
- 4.) THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT.
- 5.) THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
- 6.) THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
- 7.) THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A WOODEN SMITH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- 8.) NO HAND PITCHING ALLOWED.
- 9.) PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
- 10.) REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

PAVEMENT OR GROUND SURFACE

OTHER UTILITIES

3/4" COVER

WATER MAIN

TAPPING SADDLE

CORPORATION STOP

COPPER SERVICE LINE

1" BALL CURB VALVE

METER BOX COVER

METER

1" BACKFLOW PREVENTER

1" x 3/4" ELBOW WITH 3/4" STANDPIPE TO BE REMOVED WHEN PLUMBER CONNECTS SERVICE LINE

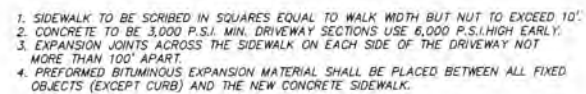
RIGHT-OF-WAY

NOTE: FITTINGS TO METER TO BE FLARED
FITTINGS PAST METER TO THREAD

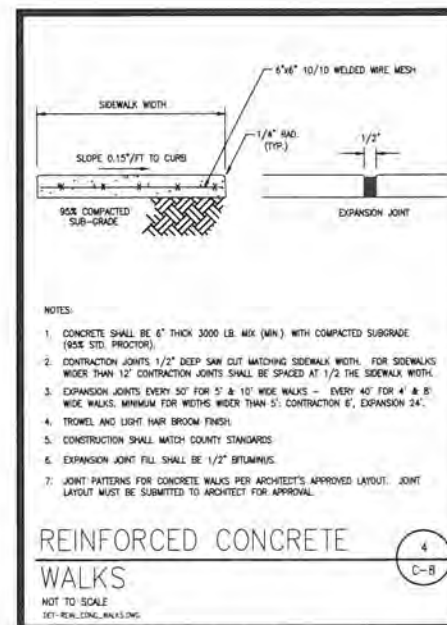
1" WATER METER INSTALLATION (TYP. SECTION)



Source: Assessment and Policy and Standards Manual 1/01/2009

STANDARDS DRIVEWAY
AND SIDEWALK

NOT TO SCALE
DATE NOV. 1972
DESIGNED
CHECKED
DRAWN FC
REVISIONS 8/84 JCDJ

REINFORCED CONCRETE
WALKS

NOT TO SCALE
DET - REIN. CONC. WALL 4.5 CM

 **GSWCC** GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

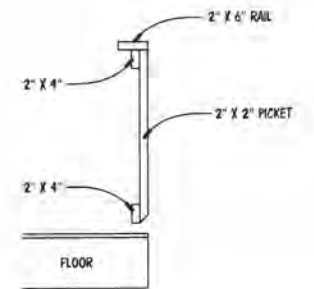
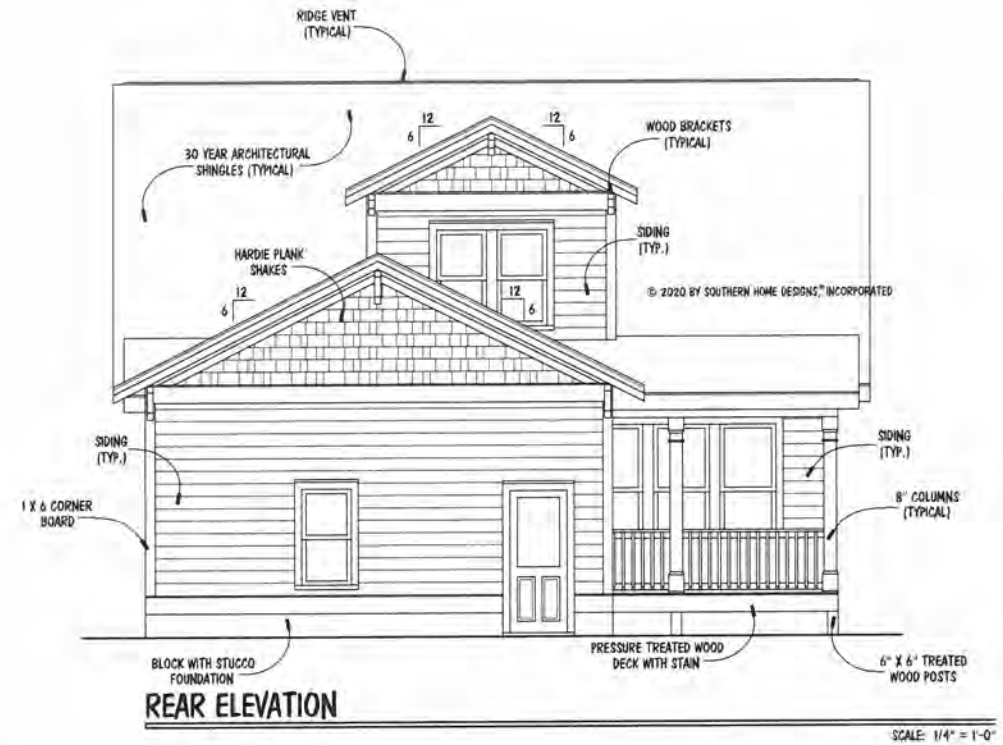
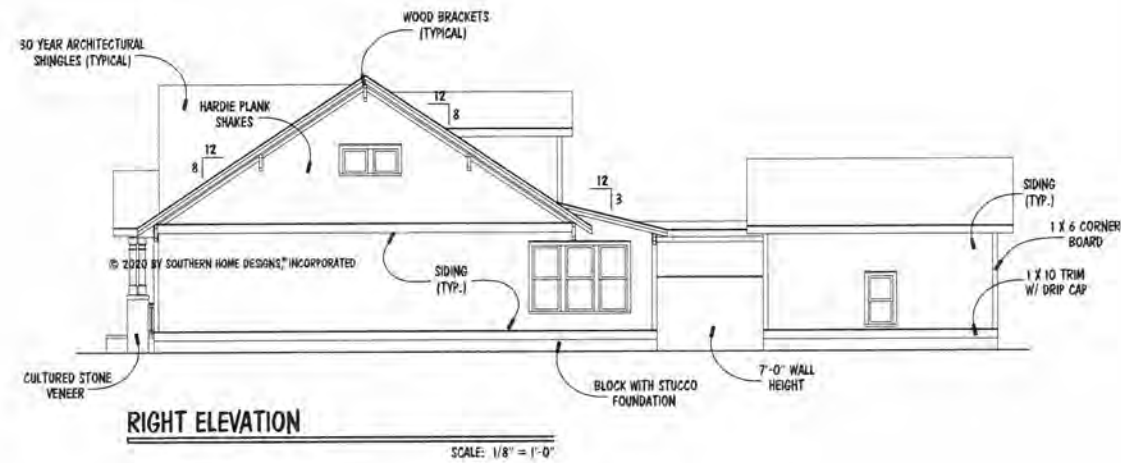
THOMAS EDWARD PEAY, JR.
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000004495

ISSUED: 01/24/2018 EXPIRES: 01/24/2021

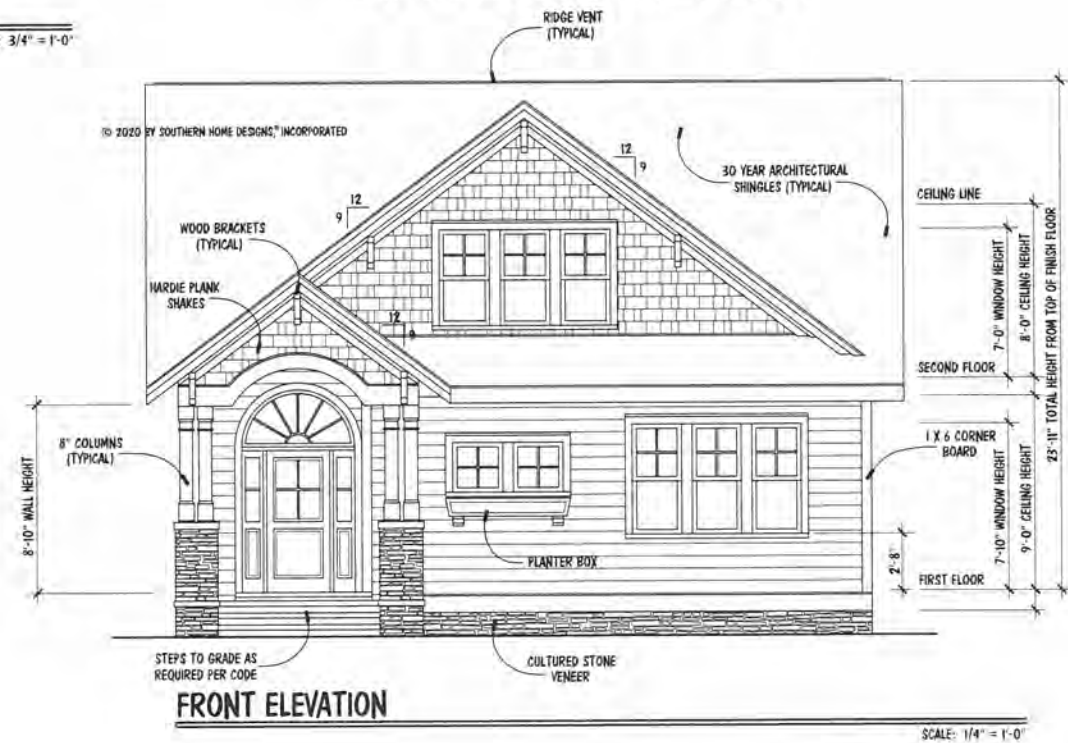
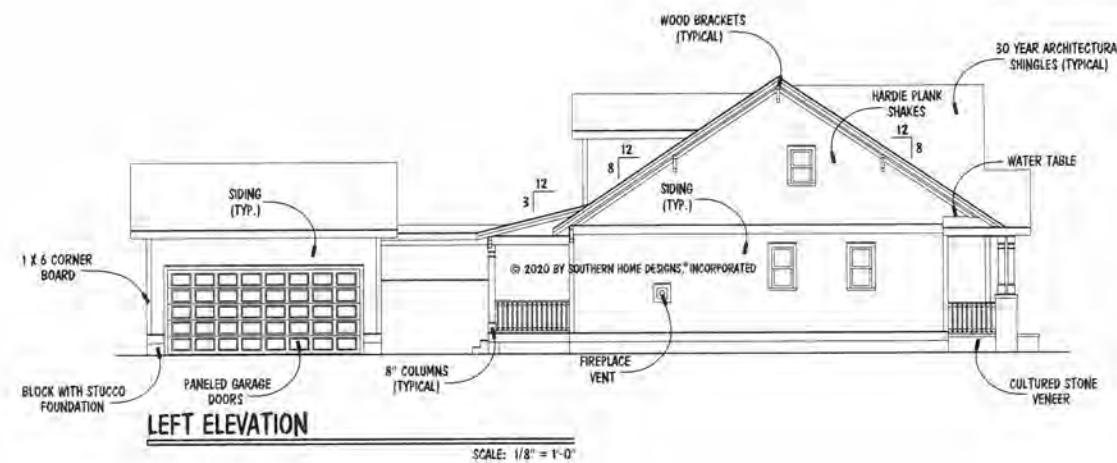
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR: TERRENCE ADAMS	AND LOT 94	14th DISTRICT
	SUBDIVISION LOT 6	-BLOCK- UNIT
I HAVE THIS DATE 04/06/2002 FOR THE SPECIAL FLOOD HAZARD MAP. AND FLOODING ONLY BY GRAPHIC FLOODING ONLY. THE TERRACE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		EFFECTIVE DATE: 09/10/2003
MAP ID: 132103087		

JOB # 71272



NOTES:

- BUILDING STYLE (A NATIONAL FOLK STYLE HOME)
- 5" ALUMINUM GUTTERS WITH ROUND DOWNSPOUTS
- WINDOW & DOOR TRIM IS TO BE 1X4 TRIM WITH 2" RECESS
- WINDOWS ARE TO HAVE APPLIED BULLNOSE TO SIMULATE TRADITIONAL WINDOWS
- TWIN WINDOWS ARE TO HAVE 6" MULLION MIN. BETWEEN WINDOWS
- FRONT WINDOWS ARE TO BE SIMULATED DIVIDED LITE (SDL) & ARE TO BE MIN. 2'-6" FROM FLOOR TO SILL
- NO WINDOW GRILLS ON SIDES & REAR ELEVATIONS
- NO WINDOWS OR DOORS ARE TO HAVE GRILLS BETWEEN GLASS (GGG)
- DECK IS TO BE PRESSURE TREATED WOOD WITH STAIN
- ROOF OVERHANGS ARE TO BE 12"
- FRONT WINDOWS ARE TO BE 2'-6" MIN. BETWEEN FLOOR AND WINDOW SILL



© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

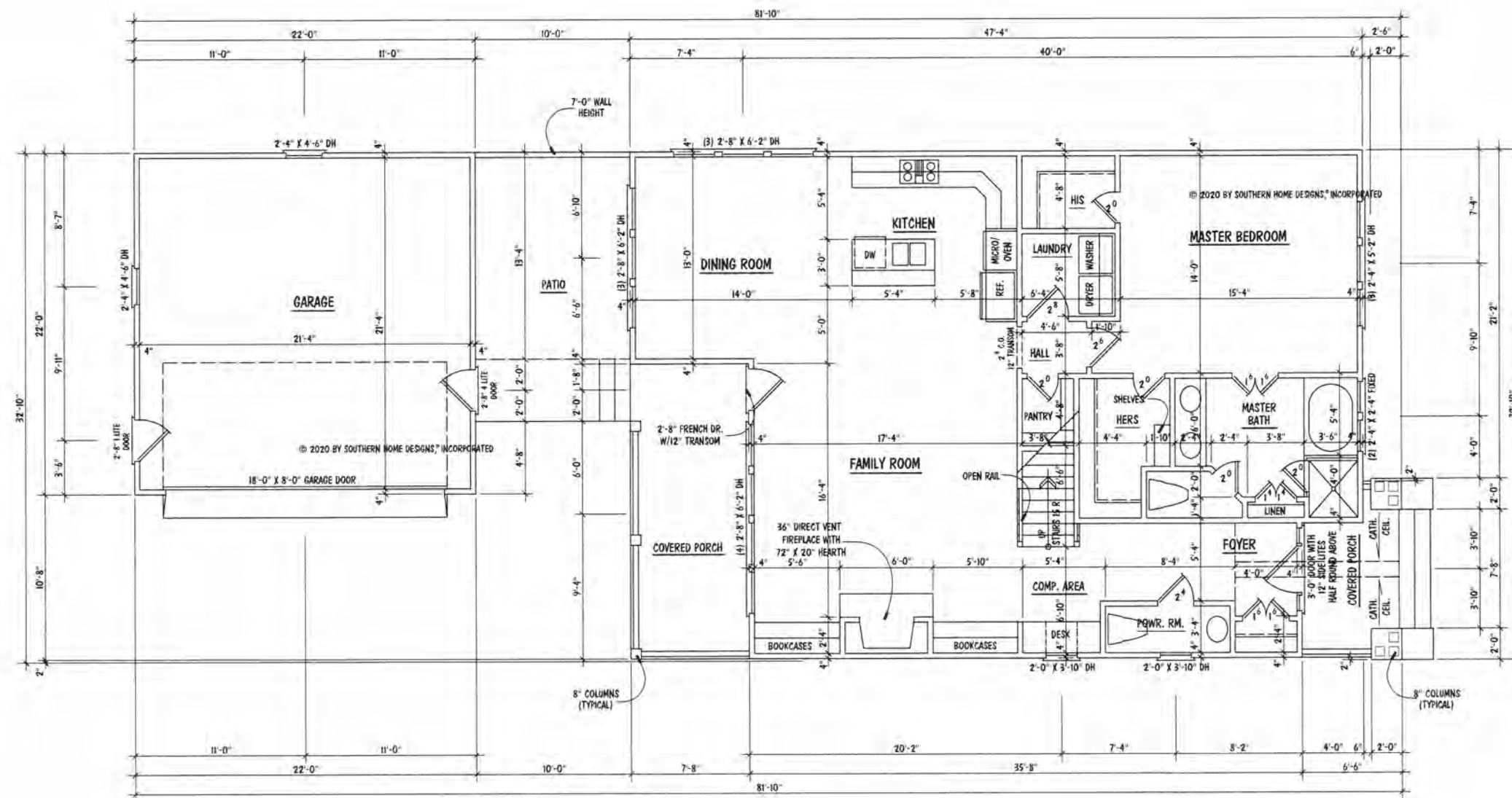
Houseplan Works.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED
BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS
BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED
FROM ANY FURTHER RESPONSIBILITIES.

Southern Home Designs
UNINCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@shdplans.com

THE
COTTAGE III
REVISED 05.13.20

Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:
DATE: 05-01-20
SHEET: A-1
PLAN #: 20-050120



- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-10" A.F.F. (TYP.) U.N.O.
 - SET WINDOWS IN MASTER BATH @ 7'-0" A.F.F.
 - STAIRS: UP 15 R @ 7.98" (TYP.), 1ST FLOOR TO 2ND FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	1366
SECOND FLOOR	624
TOTAL	1990
MISCELLANEOUS	
GARAGE	484
FRONT PORCH	61
REAR PORCH	146
PATIO	173

FIRST FLOOR PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@ncrr.com

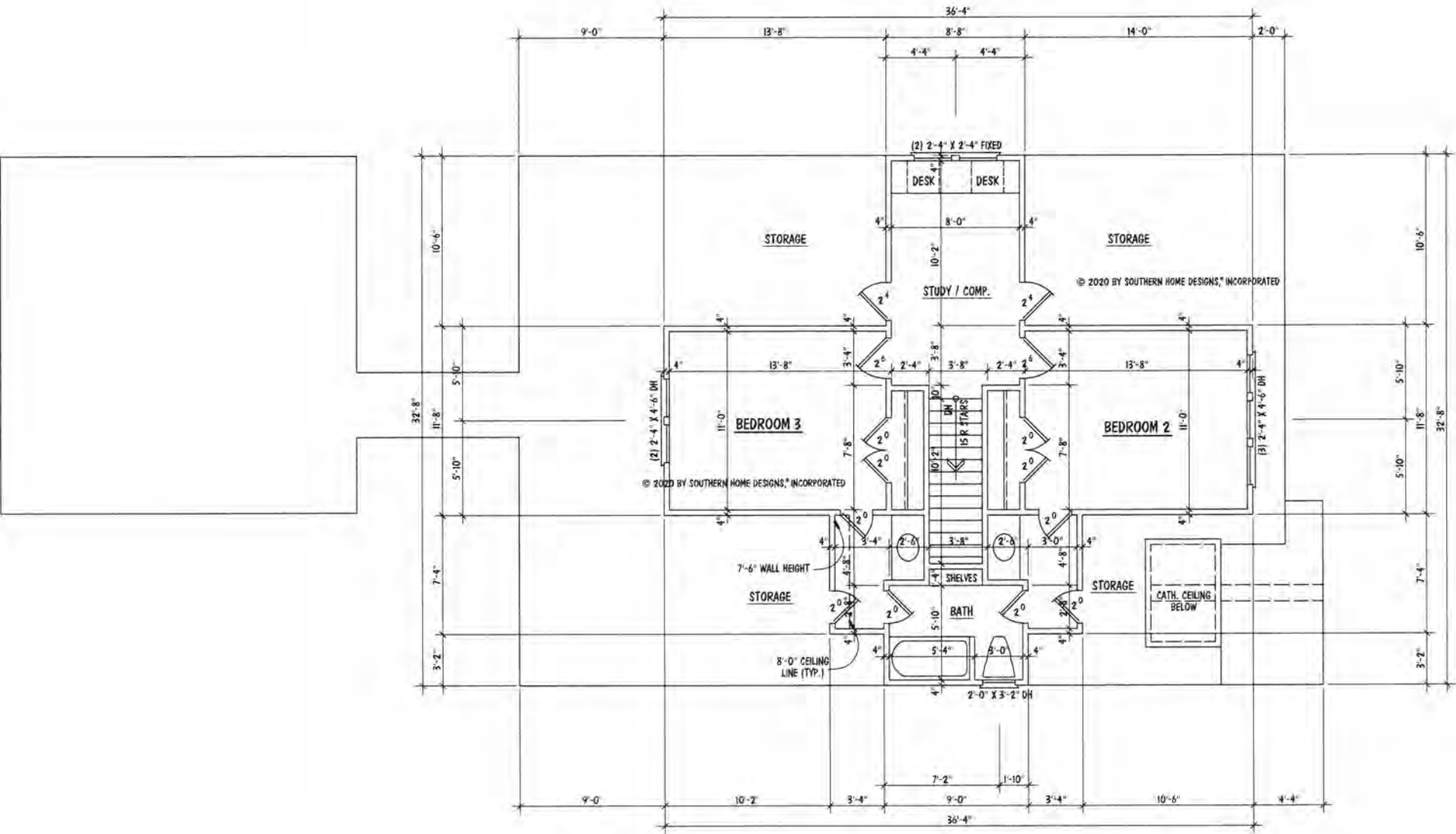
THE
COTTAGE III
REVISED 05.13.20

Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:
DATE: 05-01-20
SHEET: A-2
PLAN #: 20-050120

Houseplan Works.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED FROM ANY FURTHER RESPONSIBILITIES.

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.



- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-0" A.F.F. (TYP.) U.N.O.
 - STAIRS: DN 15 R @ 7.98" (TYP.), 2ND FLOOR TO 1ST FLOOR

SECOND FLOOR PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

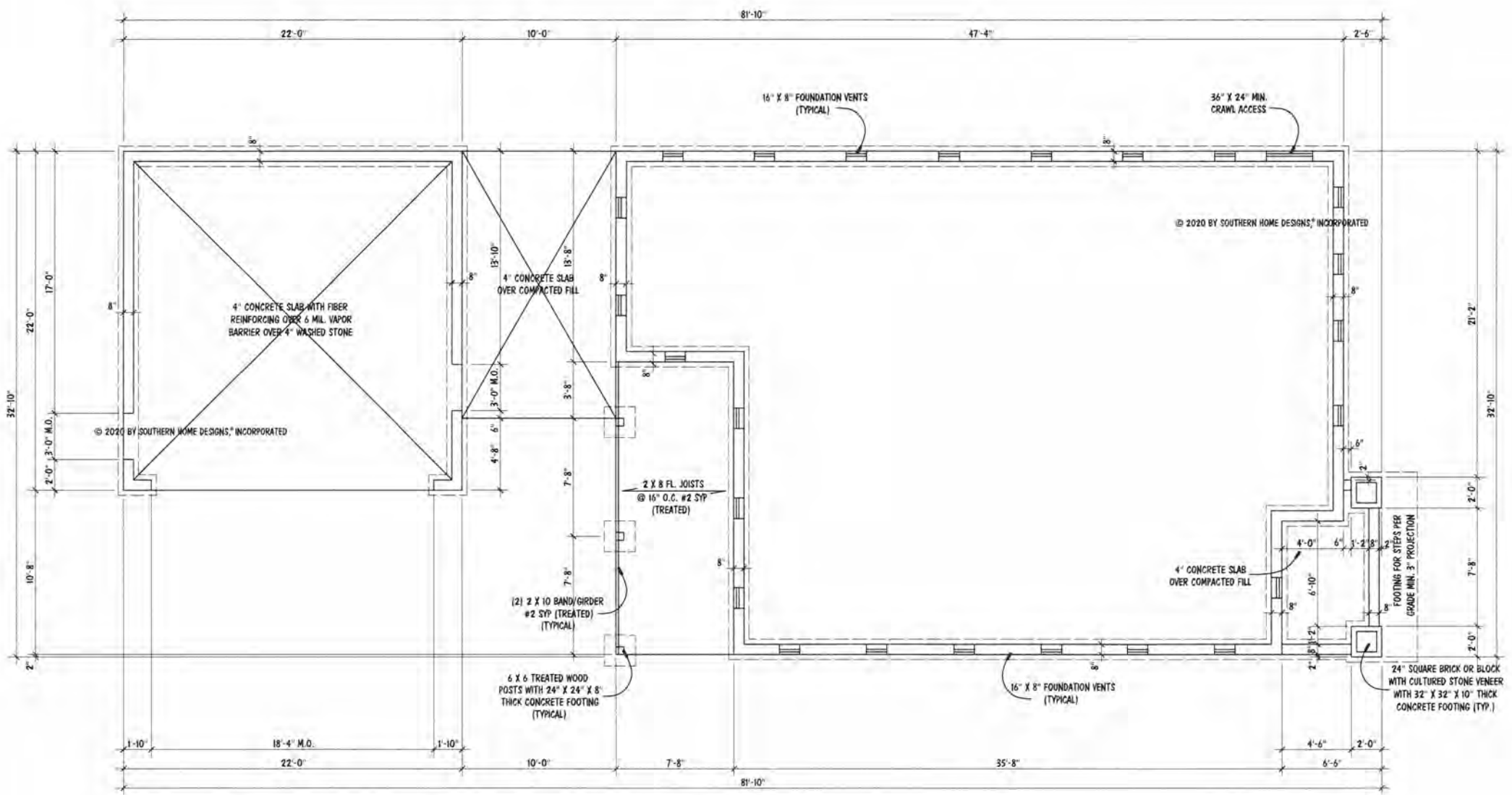
Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

THE
COTTAGE III
REVISED 05-13-20

Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.360.7400 Office 919.360.7464 Fax
Web: shdplans.com Email: shd@nc.sr.com

Houseplan **Works**.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED FROM ANY FURTHER RESPONSIBILITIES.

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.



CRAWL SPACE VENTILATION
1366 SQ. FT. OF CRAWL AREA / 150 = 9.11 SQ. FT. OF FREE VENT AREA REQUIRED
SEE SECTION R408.1 OF 2018 NCB/C (2015 IRC)
FREE VENT AREA REQUIRED MAY BE REDUCED TO 1/1500 IF APPROVED VAPOR BARRIER IS INSTALLED OVER 100% OF CRAWL FLOOR AREA AND VENTS ARE INSTALLED TO PERMIT CROSS-VENTILATION OF CRAWL SPACE.
SEE SECTION R408.1.1.

FOUNDATION PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

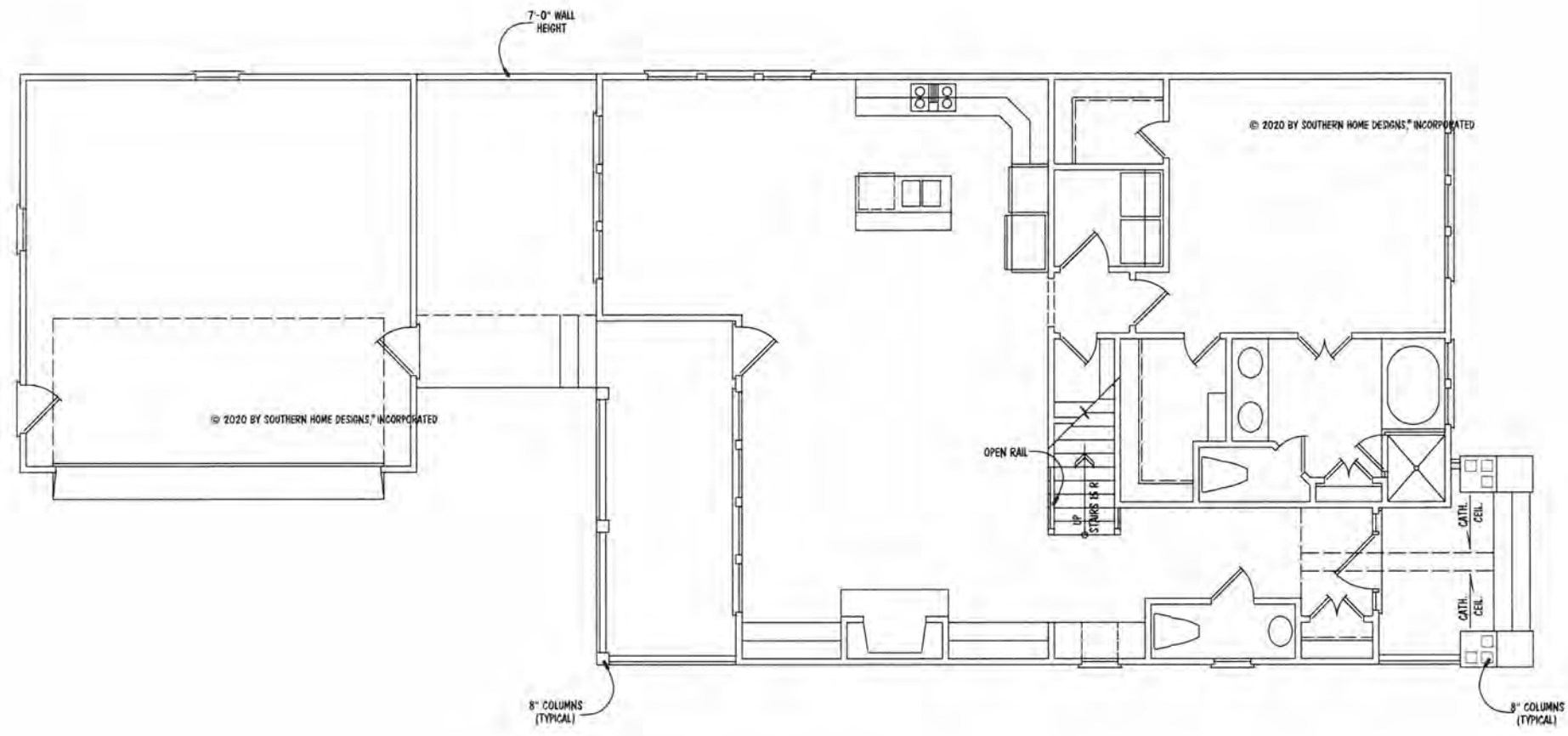
Houseplan **Works**.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED
BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS
BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED
FROM ANY FURTHER RESPONSIBILITIES.

Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@shdncrr.com

THE
COTTAGE III
REVISED 05-13-20

Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:	
DATE:	05-01-20
SHEET:	S-1
PLAN #:	20-050120

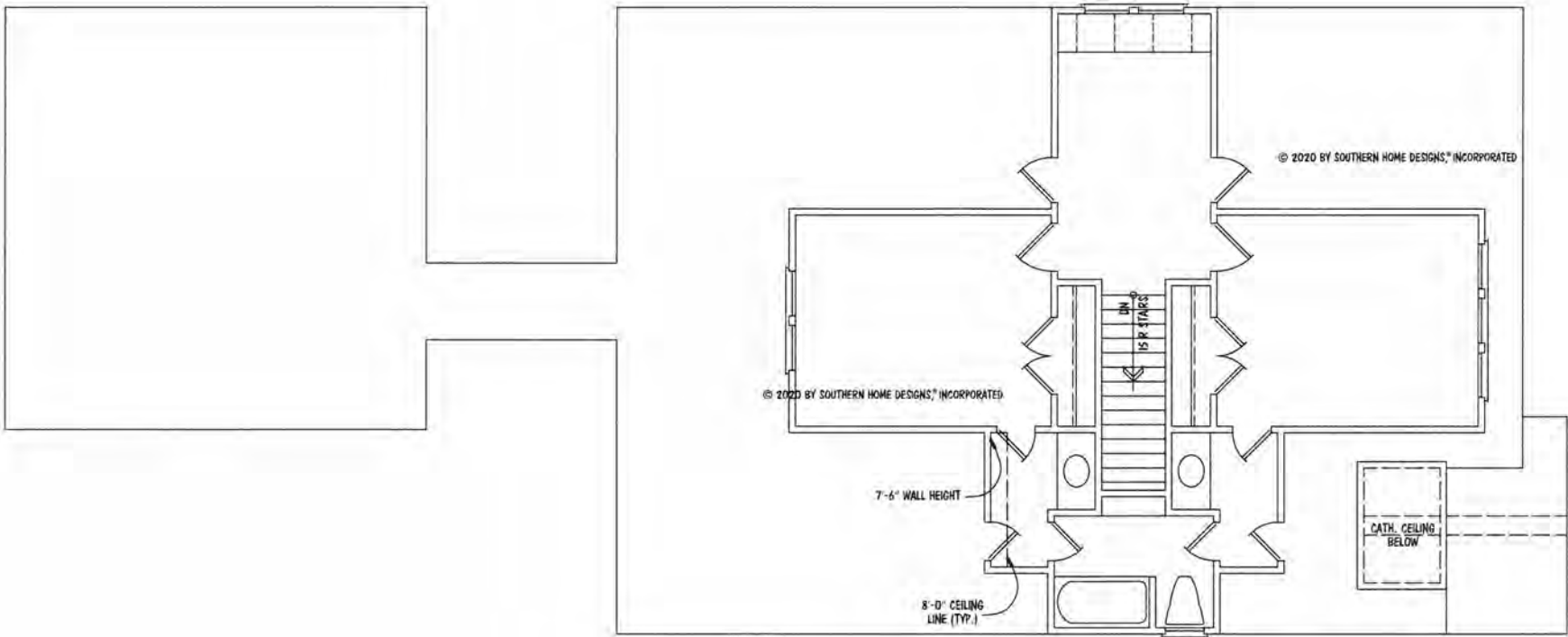


FIRST FLOOR STR. PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

Terrence Adams 3273 Old Jonesboro Road, Hopeville, GA 512.589.6117		Southern Home Designs UNINCORPORATED 301 South Salem Street, Suite 101, Apex, NC 27502 919.380.7400 Office 919.380.7464 Fax Web: shdplans.com Email: shd@ncrr.com		Houseplan Works .com ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED FROM ANY FURTHER RESPONSIBILITIES.		© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.	
ENGR. #:		DATE: 05-01-20		SHEET: S-2		PLAN #: 20-050120	



SECOND FLOOR STR. PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

ENGR. #:	
DATE:	05-01-20
SHEET:	S-3
PLAN #:	20-050120

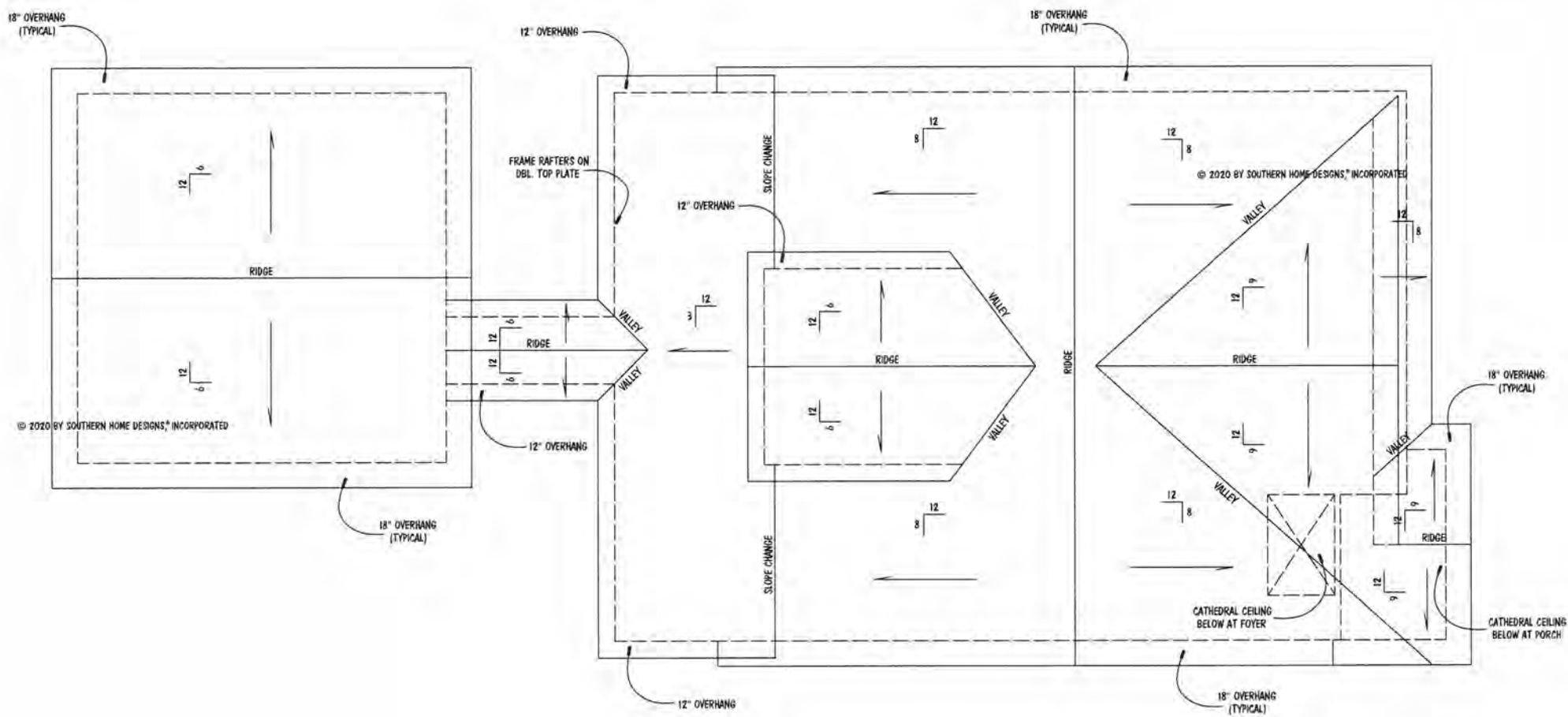
Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

THE
COTTAGE III
REVISED 05-13-20

Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@nc.rr.com

Houseplan **Works**.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED FROM ANY FURTHER RESPONSIBILITIES.

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.



NOTES:

- MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'-10"

ATTIC VENTILATION:

2097 SQUARE FEET = 6.99 REQUIRED
300

THE NET FREE AREA OF VENTILATION REQUIRED IS TO BE

6.99 SQUARE FEET.

ROOF FRAMING PLAN

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

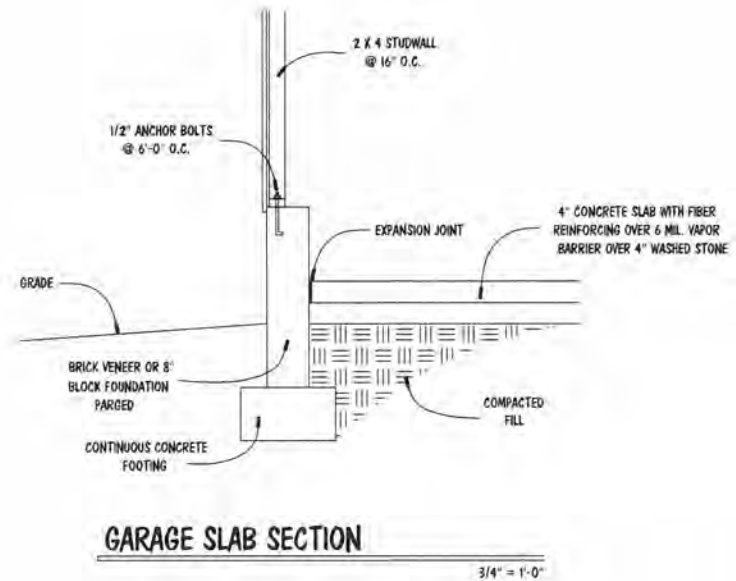
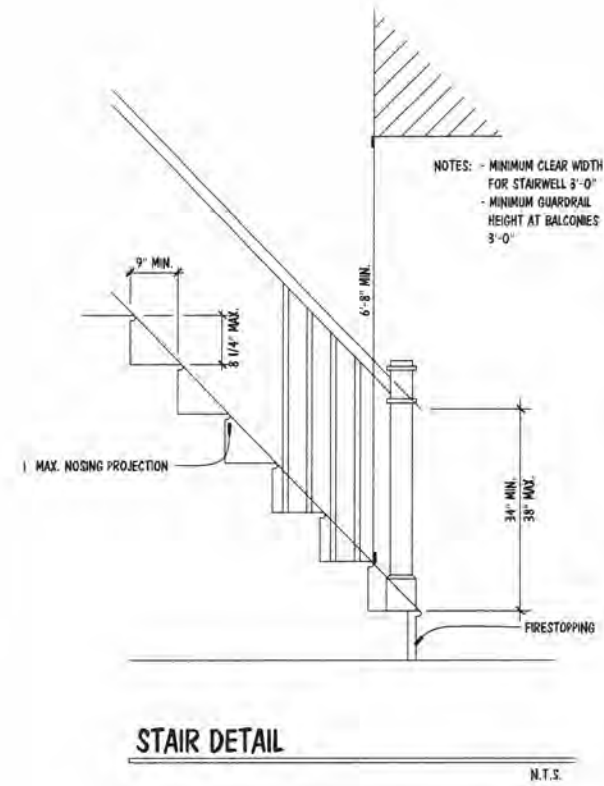
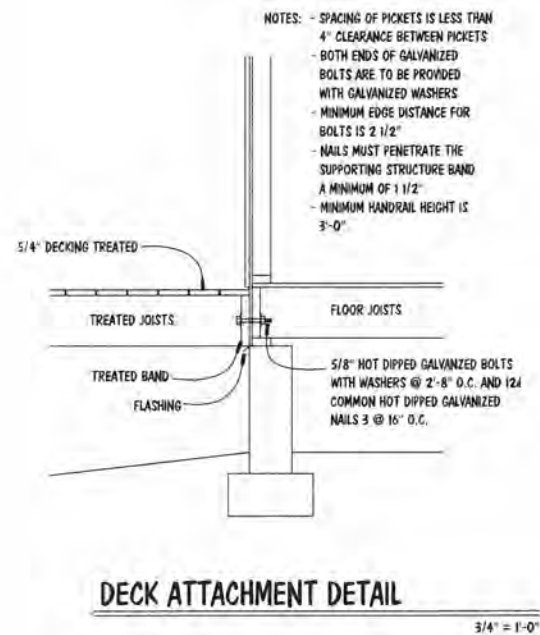
Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

THE COTTAGE III
REVISED 05-13-20

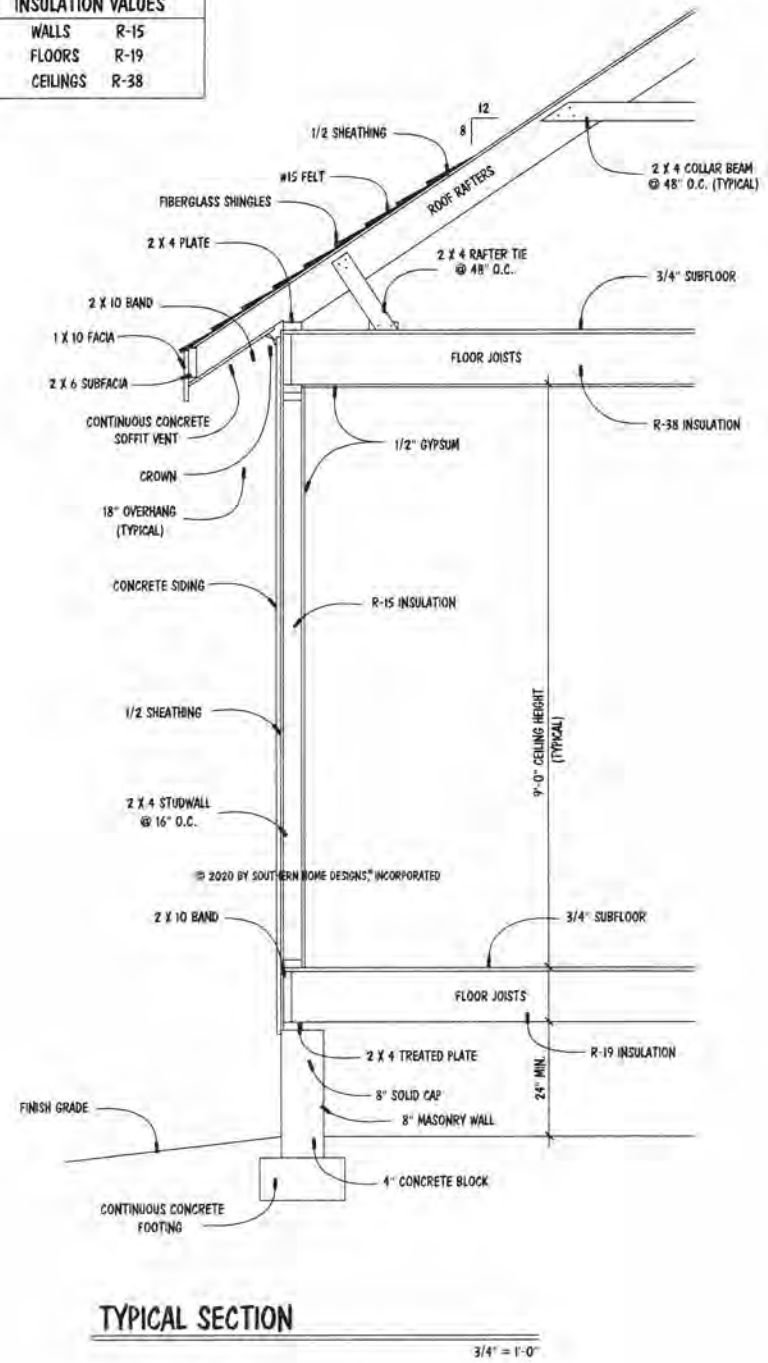
Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@nc.rr.com

Houseplan Works.com
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED FROM ANY FURTHER RESPONSIBILITIES.

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.



INSULATION VALUES	
WALLS	R-15
FLOORS	R-19
CEILINGS	R-38



STR. DETAIL PLAN

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
 THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE
 THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE
 SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE
 OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN
 HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

Houseplan **Works**.com

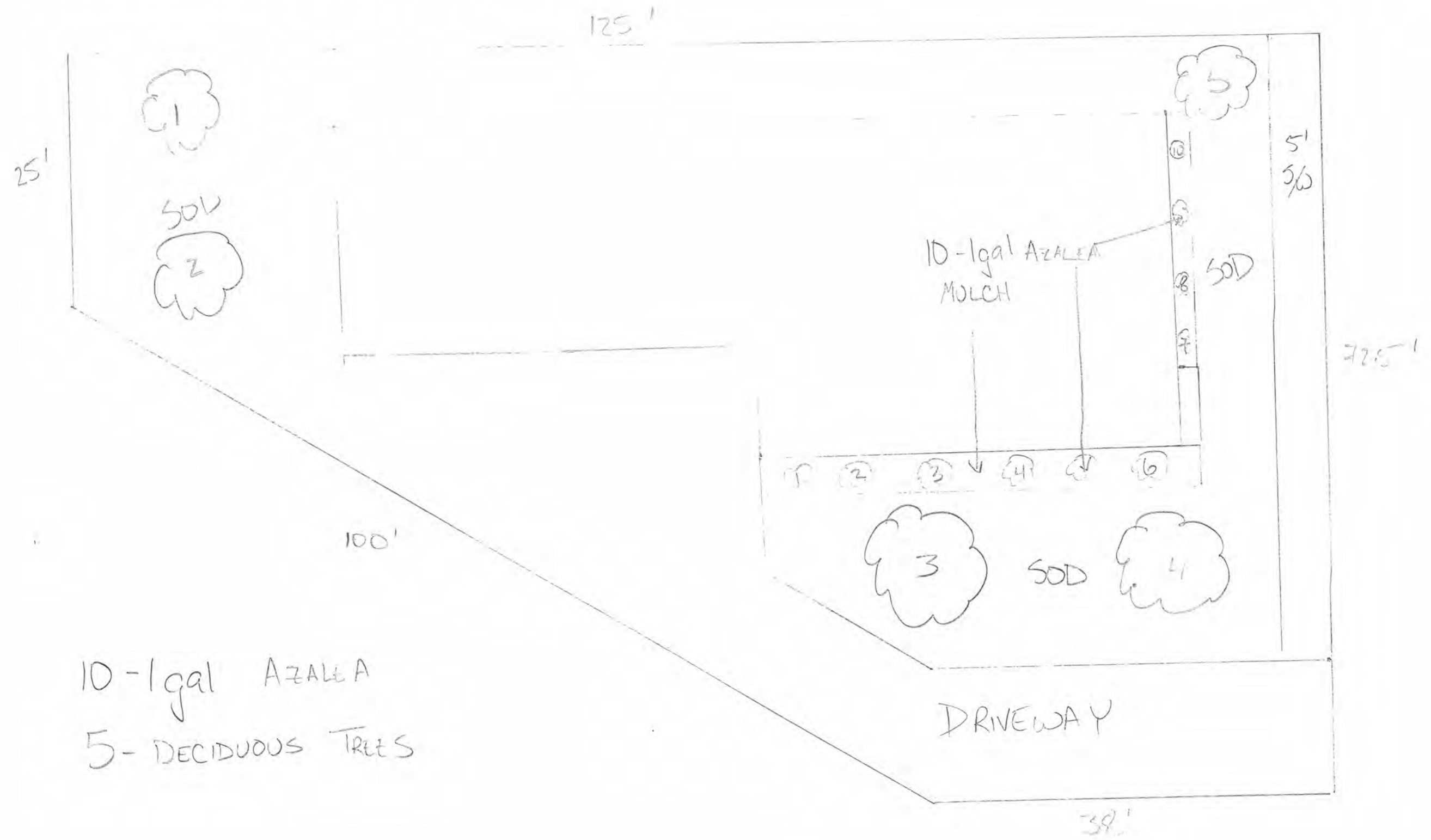
ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED
 BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS
 BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED
 FROM ANY FURTHER RESPONSIBILITIES.

Southern Home Designs
 INCORPORATED
 301 South Salem Street, Suite 101, Apex, NC 27502
 919.380.7400 Office 919.380.7464 Fax
 Web: shdplans.com Email: shd@nc.frc.com

THE
 COTTAGE III
 REVISED 05-13-20

Terrence Adams
 3273 Old Jonesboro Road, Wokeville, GA
 512.589.6117

ENGR. #:
 DATE: 05-01-20
 SHEET: A-4
 PLAN #: 20-050120





DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: July 6, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3273 Old Jonesboro Rd**

BACKGROUND

The City of Hapeville has received a site plan application from Terrence Adams to construct a new two story single-family dwelling located at 3273 Old Jonesboro Rd. The dwelling will have 1,990 square feet of living area, three bedrooms and two and half bathrooms, and will be 24.8' high from the foundation. A 484 SF detached garage will provide two covered spaces, connected to the street via a nine-foot-wide driveway.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

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

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

REQUIREMENTS

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

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

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
- a. The locations, size and height of all existing and proposed structures on the site.
- ***The plans show the location of a new 1.5 story, 1,990 SF single-family dwelling. Per the elevations, the structure will be 24'8" high from the foundation.***
 - ***Setback dimensions of the new primary structure are as follows:***
 - ***Front setback is 16.5'.***
 - ***North side setback is 6.7'.***
 - ***South side setback is 19.1'.***
 - ***Rear setback for the house is not provided but is outside of 20' minimum setback. The applicant must provide the rear setback from the property line.***
 - ***Setbacks for the garage are: side setback 6.9' and beyond the 20' minimum setback. The applicant must provide the rear setback from the property line.***
 - ***The distance between the back of the dwelling and the garage must be provided.***
 - ***The height of the garage must be provided.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The width of the driveway is not shown.***
 - ***The plans show a proposed 5' sidewalk.***
 - ***The plans show a proposed walk to the front entrance.***
 - ***Design cross sections have been included.***
- c. The locations, area and number of proposed parking spaces.
- ***A new driveway will provide access to an existing rear two-car garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Existing and proposed grades are shown at two-foot intervals.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***The plans show more than 3 trees per the existing tree chart. The applicant must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***A detailed landscape plan must be provided showing the saved trees, new trees (size and species) and other landscaping. The site plan also shows shrub fence between the sidewalk which is not shown anywhere on the submitted landscape plan.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences or earth berms are shown as existing or proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 9,989 sq. ft. or 0.16 acres. The minimum lot size is 4,000 sq. ft.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Proposed lot coverage is 3,956 SF (proposed house 1,366 SF, garage 484 SF, Driveway/walks 1,724 SF, porches 209 SF, and patio 173 SF) 39.6%. Maximum lot coverage allowed is 70%.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***The proposed dwelling will have 3 bedrooms and 2 1/2 bathrooms. Single-family dwellings must have at least 3 bedrooms and 2 bathrooms.***

- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required floor area is 1,000 SF. The proposed dwelling will have 1,990 SF of living area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***The plans indicate a new two car garage for parking.***
- (5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The plans show an out of date construction schedule which must be updated.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

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

1. *The applicant must provide the rear setback from the property line for the garage and the dwelling.*
2. *The distance between the back of the dwelling and the garage must be provided.*
3. *The height of the garage must be provided.*
4. *The width of the driveway is not shown.*
5. *The applicant must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit.*
6. *A detailed landscape plan must be provided showing the saved trees, new trees (size and species) and other landscaping. The site plan also shows shrub fence between the sidewalk which is not shown anywhere on the submitted landscape plan.*
7. *The plans show an out of date construction schedule which must be updated.*

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



Location Map – 3273 Old Jonesboro Rd

20-PC-126-11

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

Name of Applicant Justin Honore

Mailing Address: 3800 Boulder Forest Ln, Ellenwood, GA 30294

Telephone [REDACTED] Mobile # [REDACTED] Email justin.handadventures@gmail.com

Property Owner (s) Honore & Adams Ventures LLC

Mailing Address 3800 Boulder Forest Ln, Ellenwood, GA 30294

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 250 Mount Zion Rd SW, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400090090

Present Zoning Classification: R1, SFR Detached Size of Tract: .184 acre(s)

Present Land Use: Vacant

Please check the following as it applies to this application

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

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

Justin Honore
Applicant's signature

State of TEXAS County of TARRANT

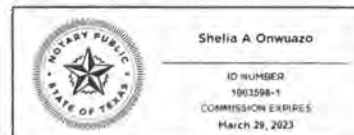
Date: 05/20/2020

Sworn to and subscribed before me

This 20th day of May, 2020.
personally appeared Justin Honore who presented satisfactory evidence of identity

Shelia A Onwuazo
Notary Public Electronic Notary Public

Notarized online using audio-video communication



1003598-1 03/29/2023

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

WRITTEN SUMMARY

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

We intend to build a new construction, 2 story, detached SFR on this lot. We also own the 2 adjacent lots and our ultimate goal is to (at a later time) build a total of 3 of these types of homes for new future residents of the wonderful city of Hapeville. We hope to not only add to the available inventory of new construction homes, but also to increase the property values of the current residents around our new homes to be built. We do not intend to occupy the properties. We will sell the homes as completed.

Construction is estimated to take 3-4 months from start to finish. We intend to ensure the homes are completed with quality craftsmanship and are aesthetically pleasing to not only future home buyers but our current neighbors as well.

Additionally, we very much value God's gift of nature and fully intend to not only adhere to the recently implemented Tree Conservation ordinance, but also to make the landscaping around the home, lush and aesthetically pleasing to not only future home buyers but our current neighbors as well.

We very much look forward to working hand-in-hand with the city of Hapeville Economic Development Department to achieve our goals and we most certainly hope that our goals are in-line with yours. We thank you in advance for your consideration and very much welcome your input.

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

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
250 Mount Zion Rd SW

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.

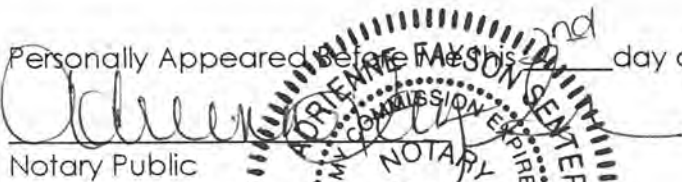
Name of Applicant Justin Honore

Address of Applicant
3800 Boulder Forest Ln, Ellenwood, GA 30294

Telephone of Applicant
[REDACTED]


Signature of Owner

Honore & Adams Ventures LLC
Print Name of Owner

Personally Appeared before me this 2nd day of June, 2020.

Notary Public



City of Hapeville
Economic Development Department
Planning Commission
3468 North Fulton Ave
(404) 669-8269

RE: Written Summary of the necessity of this action to accompany the Planning Commission application for site plan review for:

250 Mount Zion Rd SW
Parcel ID: 14 009400090090

I, Justin Honore (applicant), on behalf of Honore & Adams Ventures LLC (property owner), am taking the action of submitting a Planning Commission application in order to begin the approval and permitting process by submitting our site plan for review.

I thank you in advance for your consideration and very much look forward to working together with the department and it's entire team.

Very Respectfully,

Justin Honore
Honore & Adams Ventures

Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

JH

_____ 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.

JH

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

JH

_____ 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.

JH

_____ 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).

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

- JH
____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- JH
____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- JH
____ 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.
- JH
____ Site area (square feet and acres).
- JH
____ 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.
- JH
____ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- JH
____ Total floor area ratio and/or residential density distribution.
- JH
____ Number of parking spaces and area of paved surface for parking and circulation
- JH
____ 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: *Justin Hannon*
Date 05/20/2020



Michelle Smith | Role: **Fbook_Sup** | Sign Out | My Account | Report Jobs | ?
Fulton County - Production 2019.1.47

Dashboard
Maintain
Activity Center
Property Records
Inquire
Admin

RE
PP
Owner Name
Address
Parcel
Advanced
Sales Search
Lists

Profile-
Sales
Residential
Commercial
Permits
OBY
Values
Assessed Values
Value History
Land
Agricultural
Full Legal
Sketch
Payment Summary
Payment
Payment Details
Photos
Appeals
TCO1
TCO2
TCO 2009
Appeals History
Tax Summary
Property Level
Tax History
Tax Code
Mailing Address
Commercial Use
Detail Level Exemption
Personal Property
PP Values
MODS
Details
Returned Mail
Tax Comments
PP Value History
Levy
Bankruptcy
FIFA Transfer
CPI View Current Years
CPI View Prior Years 1
CPI View Prior Years 2
Deferrals
Special Asmt
BILP
Exemption
FC Taxes
Pay Contract
Online Appeal Data
Income & Expense
Income & Expense Values
By Filing Year
Administrative
By Year and Class

PARID: 14 009400090000
JUR: 000
ADAMS CRAIG

CITYNAME: HAPEVILLE
NBHD: 1442

ROLL: RE
244 MOUNT ZION RD

1 of 1
Tax Year: 2020

Parcel

Needs Recalc?
Parcel ID
Alt ID
Address
Unit
City
Zip Code
Neighborhood
Improvement Strata
Class
Land Use Code
Living Units
Acres
Zoning
Location
Fronting
Parking Type
Parking Quantity
Street1/Street2
Topo1/Topo2/Topo3
Util1/Util2/Util3
Restrict1/Restrict2/Restrict3
Note Code 1
Note Code 2
Notes

N
14 -0094-0009-009-0
1157048
244 MOUNT ZION RD

HAPEVILLE
-
1442
R1
R3
101-Residential 1 family
1
.1779
R1-
8-NEIGHBORHOOD OR SPOT
9 - 9
3-ON AND OFF STREET
2
1-PAVED-
2-ABOVE STREET-/-
1-ALL PUBLIC-/-
-/-
-
ID (A CAR)
AN CANNOT GET TO RG1, BACK YRD

Legal

Legal Description
Tax District
Lot
Block

30

Owners

Owner
Address
City
State
Country
Zip
Year Record Added
Return Value

ADAMS CRAIG
ATLANTA
GA
30354
3

Actions

Edit Current Record
Printable Version

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
2. VERIFY ALL DIMENSIONS, DATINGS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATION: CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
5. REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED; CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE. TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELLED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE Laid ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PHOS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

PRODUCT QUALITY:

1. CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
2. ZERO VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
3. ZERO VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:

1. NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:

1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE E02.7 (1) & (2).
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
3. PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R502.11.
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (6).
5. SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS: ACCORDING TO IRC SEC'S R602 & R603.
6. ATTIC VENTILATION PER IRC SEC R603.

FLOOR PLAN NOTES:

EGRESS:

1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED 5/8" THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:

1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREA & CEILING HEIGHT:

1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
2. HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:

1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:

1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10.2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

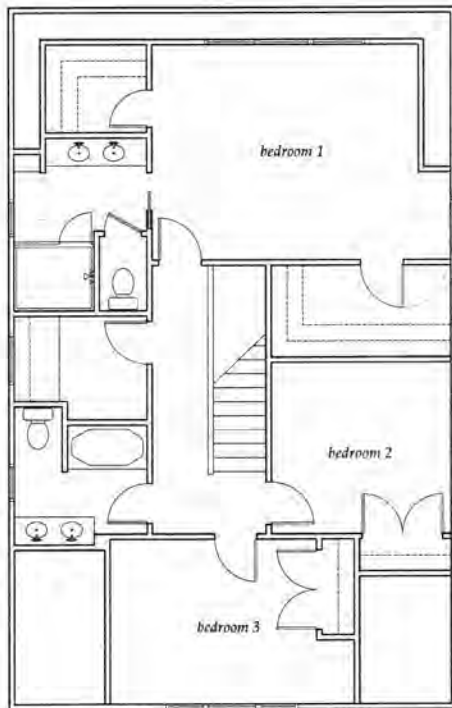
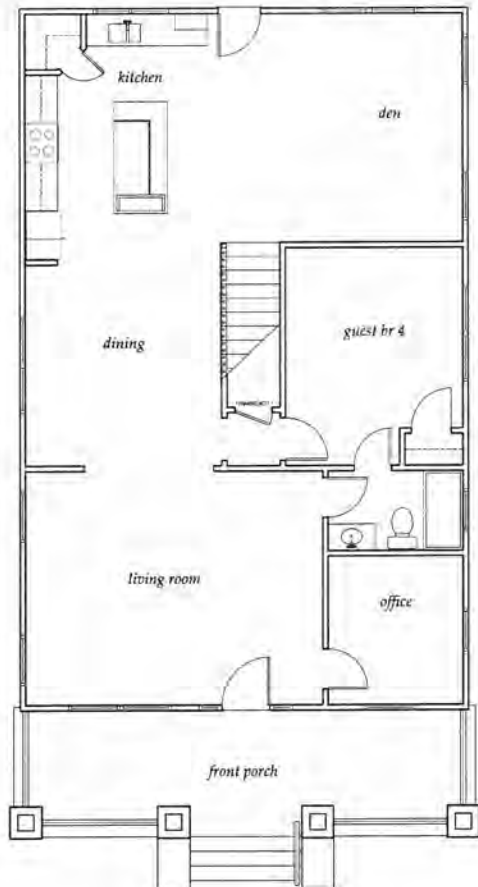
OWNERSHIP OF DOCUMENTS:

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection Act of 1990.



FRONT ELEVATION

3/16"=1'-0"



These Drawings Provided for
Architectural Design Only
Field Verify all Dimensions
Released For Construction

FLOOR PLANS

3/16"=1'-0"

THE HAYES III

CONTENTS

- A0 - Title Page
- A1 - First and Second Floor Plan
- A2 - Elevations
- A3 - Electric Layout, Roof Plan
- A4 - Wall Section & Porch Section
- A5 - Building Section & Foundation Layout

SQUARE FOOTAGE

- 1st Floor - 1232 SF
- 2nd Floor - 1036 SF
- Total SF - 2268 SF

BUILDING HEIGHT

26'- 10" AFF

CODES

2018 International Residential Code

SCOPE OF WORK:

THIS PROJECT IS FOR THE DESIGN AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND INCLUDES BUILDING OF MASONRY FOUNDATION, WOOD FRAMING FOR FLOOR, WALLS, CEILING AND ROOF AND THE INSTALLATION OF DOORS AND WINDOWS, WALL SHEATHING, EXTERIOR SIDING AND INTERIOR FINISH MATERIALS INCLUDING INSULATION AND ELECTRICAL FIXTURES. INTERIOR TRIM AND KITCHEN CABINETRY AND COUNTER TOPS AND APPLIANCES SHALL BE INSTALLED. PLUMBING AND HVAC DUCT WORK AND DIFFUSERS SHALL BE INSTALLED.

THE GENERAL CONTRACTOR SHALL PROVIDE A NEW 150 A / 240 V ELECTRICAL SERVICE ELECTRICAL PANEL BOX AND COPPER WIRING, RECEPTACLES A, FIXTURES AND SWITCHES. THE GENERAL CONTRACTOR SHALL PROVIDE A NEW FURNACE AND COOLING SYSTEM AND DUCT WORK AND ALL NECESSARY DIFFUSERS. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY WATER PIPING AND NEW SANITARY PIPING AND NECESSARY FIXTURES FOR THE BATHS AND KITCHEN. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE PRE-ENGINEERED FRAMING FOR THE FLOORS, CEILING AND ROOF ASSEMBLIES.

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

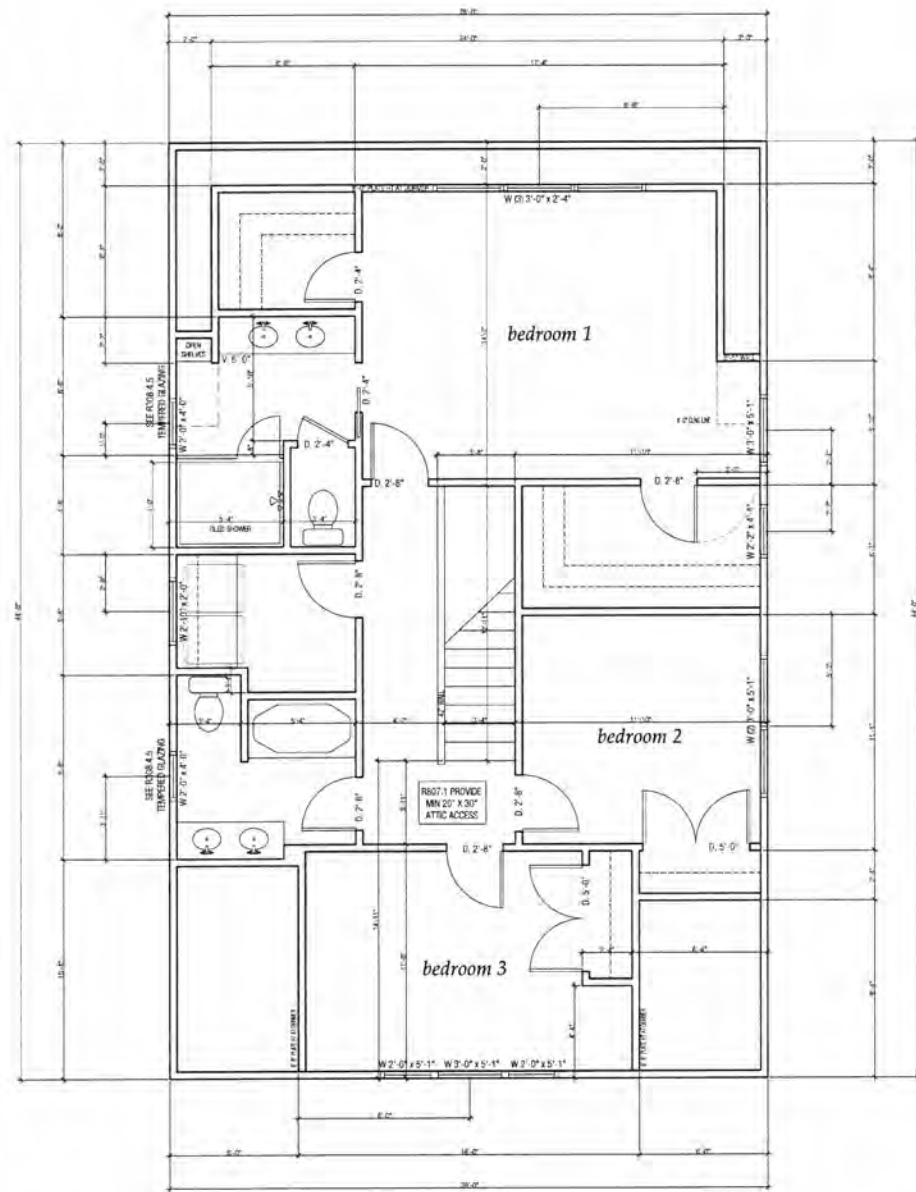
Date of Issue: June 17, 2020

DO NOT COPY
Reproduction, either in whole or in part, including any direct copying and/or publication of drawings herein, for any reason without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans by no way transfers any ownership to the buyer, which for a limited license to use these construction plans to construct one, and only one, dwelling unit. Additional construction sets may be ordered. The buyer is contacted more for any building unit. Contact Home Patterns LLC 864-278-0068 with further questions regarding reproduction and copyright issues.

BUILDING CODE INFORMATION
Although Home Patterns LLC strives to provide the most complete and up-to-date information, it is impossible for Home Patterns LLC to, in good faith, guarantee that this plan will meet all local building requirements. Home Patterns LLC provides a house plan that strives to meet critical and common national building codes International Residential Code 2012 One & Two Family Dwelling Code. Present and local building codes and zoning regulations may or may not be met with such drawings. Such regulations and laws may include building requirements, flood zone measures, seismic conditions, etc. Some states, cities or municipalities may require a professional's seal or stamp. The home plan buyer is responsible for working closely with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to alter plans but does not accept responsibility for such alterations. Home Patterns LLC will make reasonable efforts to review national code compliance, however the plan is sold as is with no guarantee of strict local code compliance. An additional administrative fee would be charged and/or made locally by the professional with experience of local and state specific conditions and codes.

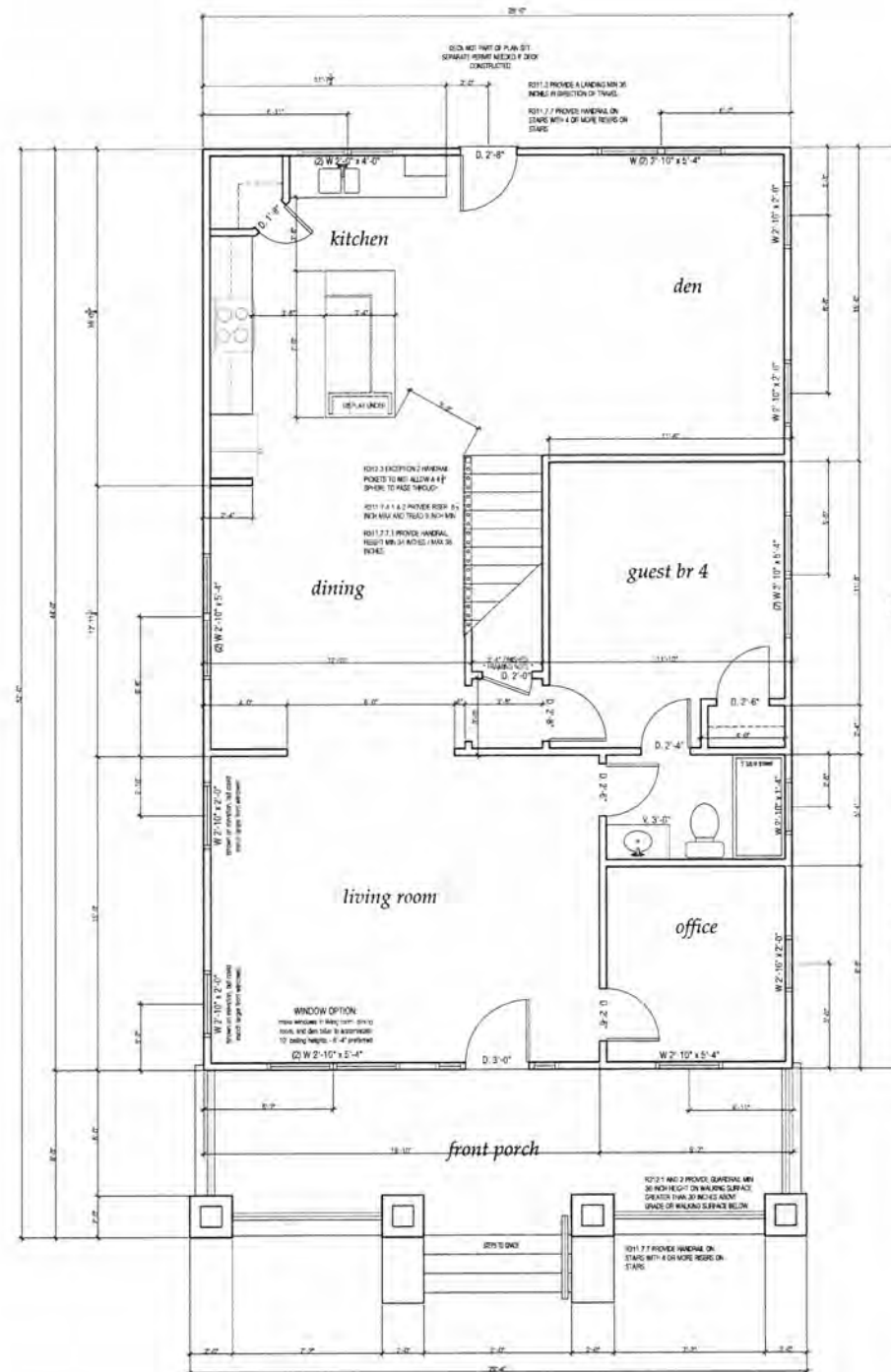
License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

sheet no.
A0



SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: June 17, 2020

DO NOT COPY
Reproduction, either in whole or in part, including any direct
copying and/or presentation of derivative works, for any
purpose without the prior written permission of Home Patterns
LLC is strictly prohibited. The purchase of construction plans
from any source is not a license to construct. The buyer, should for a
licensed home builder, these construction plans to construct
one, and only one, dwelling unit. Additional construction plan
sets do not entitle the buyer to construct more than one
dwelling unit. Contact Home Patterns LLC (864) 278 0068
with further questions regarding reproduction and copyright
issues.

BUILDING CODE INFORMATION
Although Home Patterns LLC strives to create the most
complete package available, it is impossible for Home
Patterns LLC to, in good faith, guarantee that this plan will
meet all local building requirements. Home Patterns LLC
provides a house plan that adheres to most critical and
common national building codes (International Residential
Code 2012 One & Two Family Dwelling Code). Present and
local building codes and zoning regulations may or may not
be met with said drawings. Such regulations and laws may
include insulating requirements, floor area restrictions,
lot area restrictions, etc. Some states, cities, or
municipalities may require a professional's seal or stamp.
The home plan buyer is responsible for working directly with
a local professional for these services. Home Patterns LLC
grants permission for all home plan buyers to consult with
local architects, engineers, or builders to ensure local code
compliance. Home Patterns LLC grants permission to alter
plans but does not assume responsibility for such alterations. Home
Patterns LLC will make reasonable efforts to ensure national
code compliance. However the plan is sold as is with no
guarantee of strict local code compliance. All structural
determinations should be verified and/or made locally by
trained professionals with experience of local and site
specific conditions and codes.

License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

sheet no.
A1



ELEVATION NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



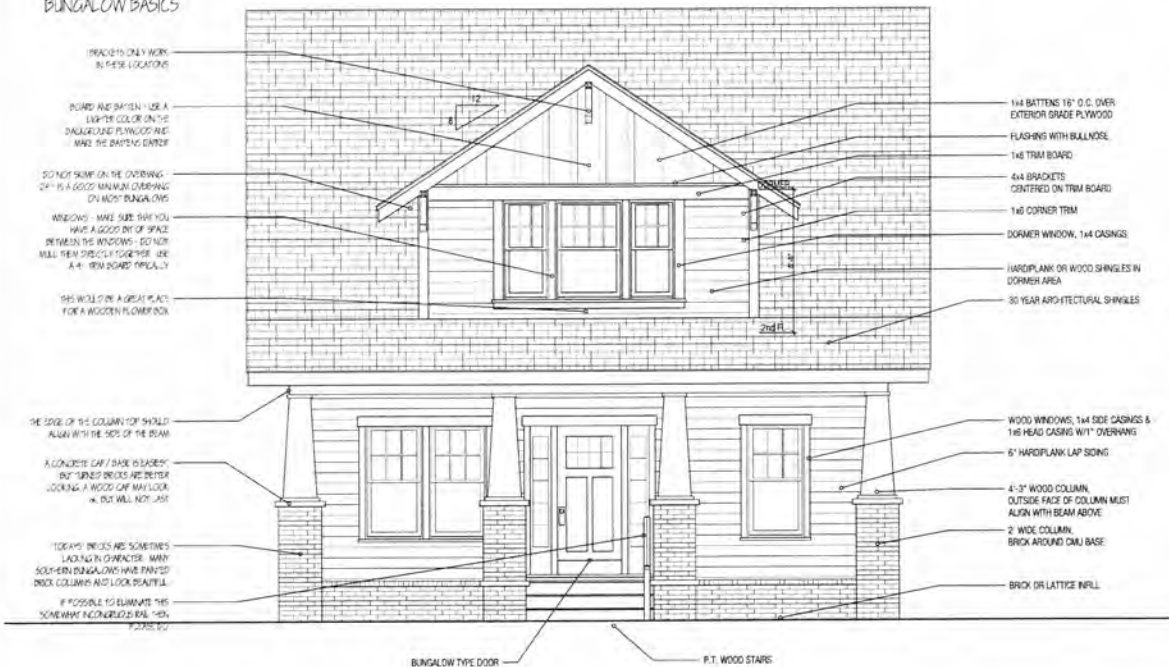
BACK ELEVATION

1/4"=1'-0"

SIDE 1 ELEVATION

1/4"=1'-0"

BUNGALOW BASICS



FRONT ELEVATION

1/4"=1'-0"

SIDE 2 ELEVATION

1/4"=1'-0"



Revisions/Additions By Others:

Date of Issue: June 17, 2020

DO NOT COPY
Reproduction, either in whole or in part, including any direct copying and/or preparation of derivative works, for any reason without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans is not a transfer of any services to the buyer. Except for a limited license to use these construction plans to construct one, and only one, dwelling unit. Additional construction plans sets do not entitle the buyer to construct more than one dwelling unit. Contact Home Patterns LLC (864-278-1006) with further questions regarding reproduction and copyright issues.

BUILDING CODE INFORMATION
Although Home Patterns LLC strives to create the most complete package available, it is impossible for Home Patterns LLC to, in good faith, guarantee that this plan will meet all local building requirements. Home Patterns LLC provides a house plan that adheres to most critical and common national building codes (International Residential Code 2012 One & Two Family Dwelling Code). Present and local building codes and zoning regulations may or may not be met with said drawings. Such regulations and laws may include building requirements, floor area measures, seismic conditions, etc. Some states, cities, or municipalities may require a professional's seal or stamp. The home plan buyer is responsible for working directly with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to alter plans but bears no responsibility for said alterations. Home Patterns LLC will make reasonable efforts to ensure national code compliance. However the plan is sold as is with no guarantee of strict local code compliance. All structural determinations should be verified and/or made locally by the local professionals with experience of local and site-specific conditions and codes.

License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

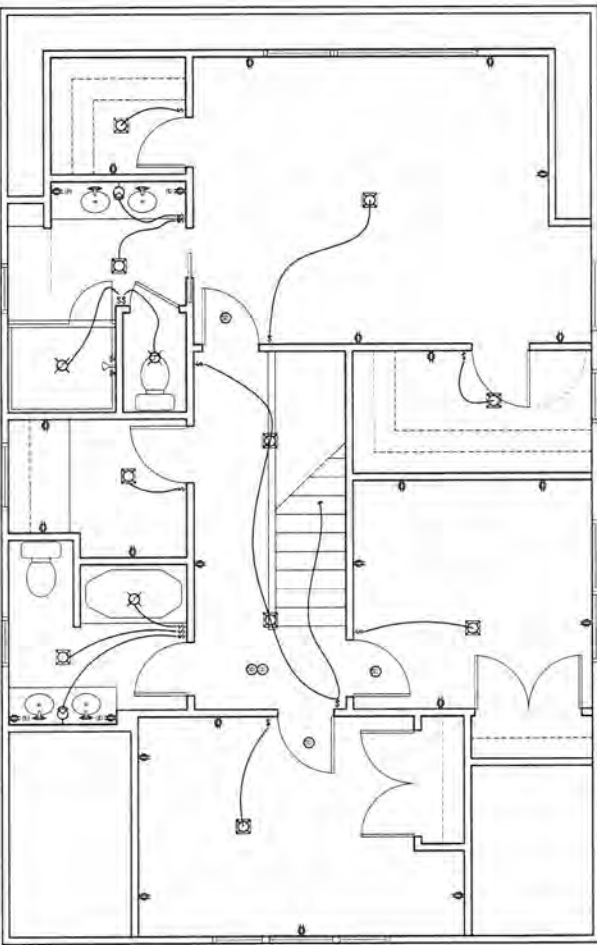
sheet no.

A2

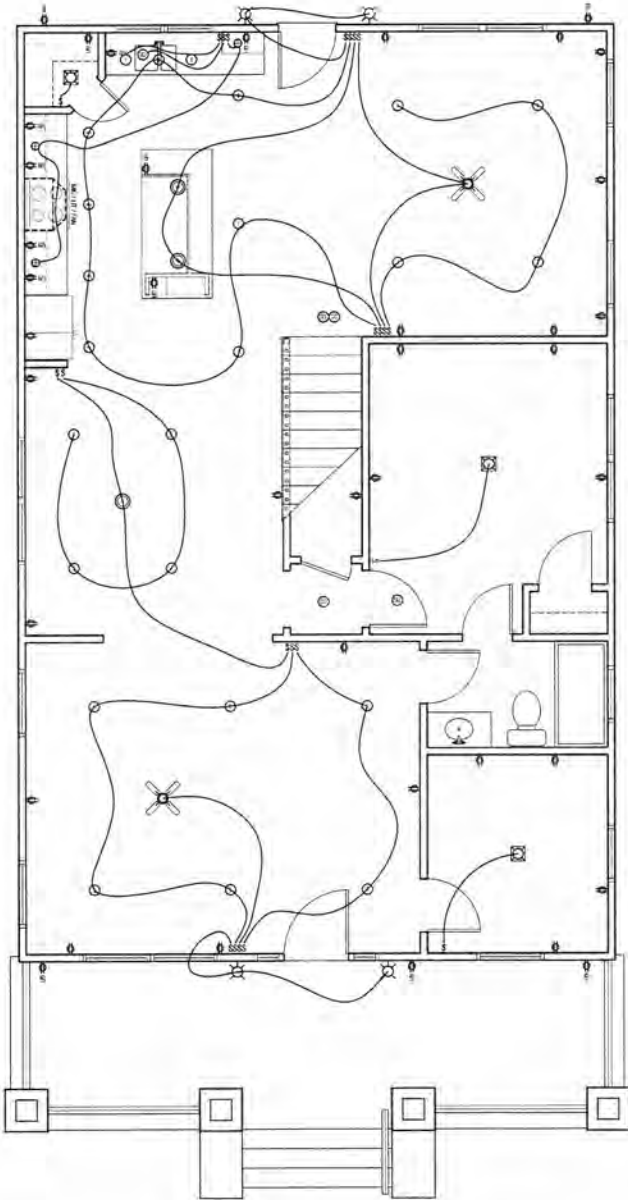
HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

ELECTRICAL NOTES

- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PREWIRE FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.
- G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR PREPARE LOCATED BY HOMEOWNER/SALESPERSON.

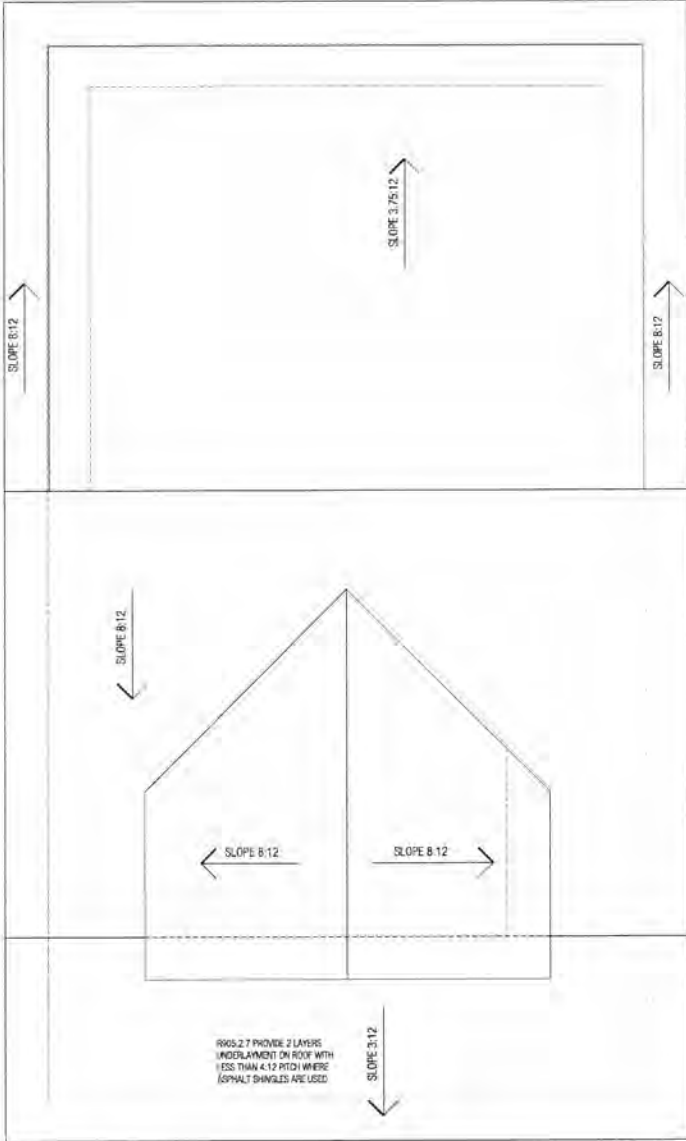


ELECTRICAL SYMBOLS KEY	
	SWITCH
	LED RECESSED CAN
	INCANDESCENT RECESSED CAN
	RECESSED WALL WASHER LIGHT
	UNDER CABINET LIGHT
	SURFACE MOUNTED INCANDESCENT
	SURFACE MOUNTED LED
	VANITY LIGHT FIXTURE
	WALL SCONCE
	INCANDESCENT WALL-MOUNTED WATERPROOF FIXTURE
	PULL CHAIN LIGHT
	CEILING FAN / LIGHT COMBO
	PENDANT FIXTURE
	BATH EXHAUST
	LIGHT & BATH EXHAUST
	STANDARD WALL OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	WEATHERPROOF EXT. HR. OUTLET
	GARAGE DOOR OPENER / LIGHT
	EXTERIOR FLOOD LIGHTS
	GARAGE DISPOSAL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRIC VEHICLE CHARGE POINT
INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.	
PROVIDE GFCI ELECTRICAL FIXTURES AT ALL AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR.	
UNDER COUNTER KITCHEN LIGHTING TO DIMMER SPEC.	
INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILING.	
INSTALL INCANDESCENT CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS.	
USE ANY NIGHT CAN LIGHTS IF BUILDING ENERGY STAR QUALIFIED HOME. VANTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE. DO NOT USE FLEXIBLE PLASTIC PIPE. IT WILL NOT LAST.	
SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES.	



ROOFING, FLASHING, AND GUTTER NOTES

- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PERFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WINTERGAURD AT ALL ROOF EAVES (LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAURD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.
- D. EAVE FLASHING: INSTALL CONTINUOUS DRP EDGE FLASHING AT ALL EAVES, EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE FELT TO LAP OVER DRP EDGE. ALL DRP EDGE TO LAP FASGIA BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DRP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- F. LEVEL WALL FLASHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAURD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER, ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "WIG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSTION ROOFING OVER "WIG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSTION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SISING TO ROOF.
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.



ELECTRICAL LAYOUT PLAN

1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"

Revisions/Additions By Others:

Date of Issue: June 17, 2020

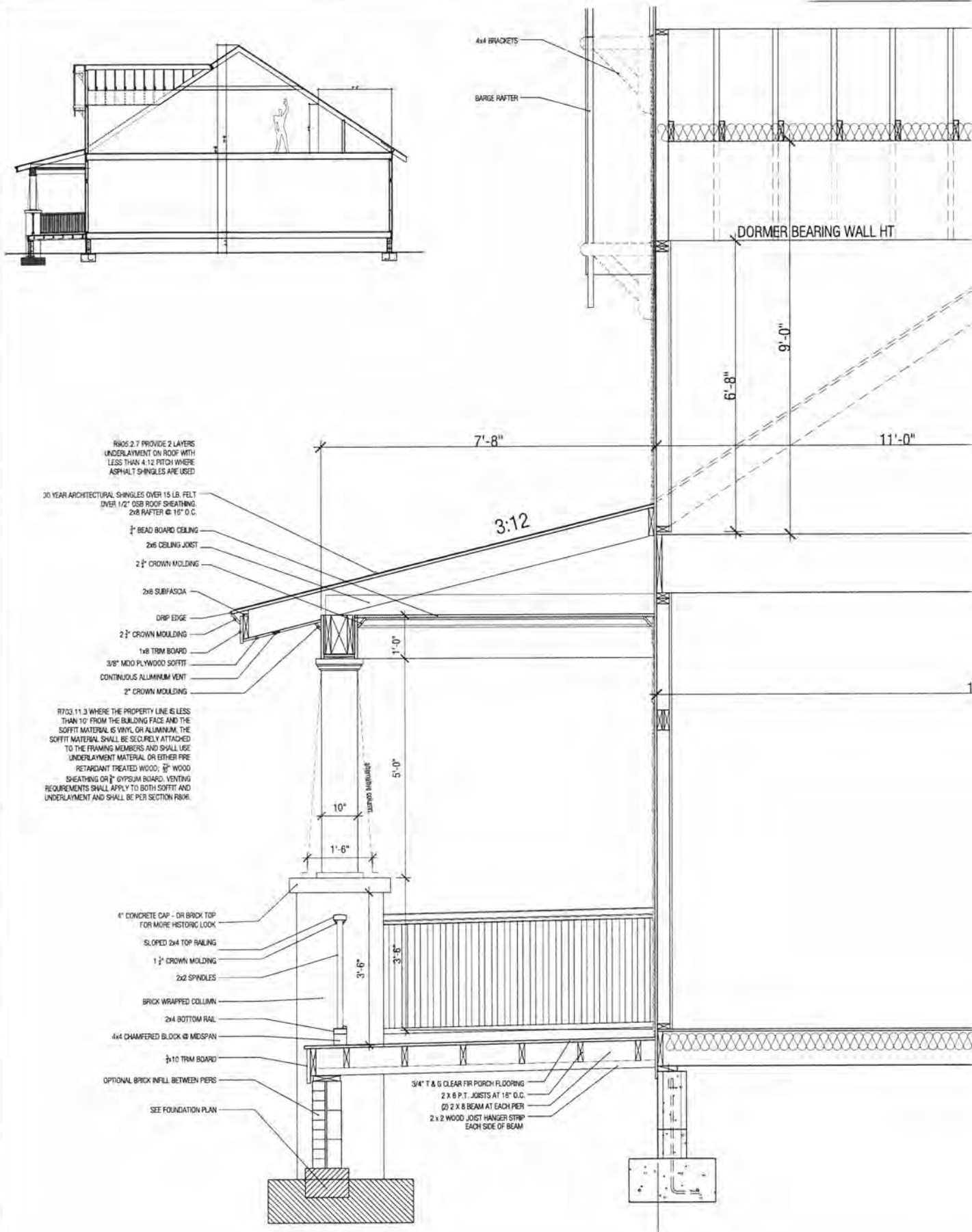
DO NOT COPY
Reproduction, either in whole or in part, including any direct copying and/or reproduction of derivative works, for any purpose without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans is not a warranty or endorsement of the design or construction of any and only one, dwelling unit. Additional construction plans with some written the right to construct more than one dwelling unit. Contact Home Patterns LLC (864 275 0365) with further questions regarding reproduction and copyright issues.

READING CODE INFORMATION
Although Home Patterns LLC strives to create the most complete package available, it is responsible for Home Patterns LLC to, in good faith, guarantee that this plan will meet all local building requirements. Home Patterns LLC provides a house plan that is intended to meet all local and common national building codes (International Residential Code 2012 and A-100 Family Dwelling Code). Present and local building codes and zoning regulations may or may not be met with said drawings. Such regulations and laws may include including requirements, local code measures, seismic conditions, etc. Some states, cities, or municipalities may require a professional's seal or stamp. The home plan buyer is responsible for working directly with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to alter plans but does not accept responsibility for such alterations. Home Patterns LLC will make reasonable efforts to insure national code compliance, however the plan is sold as is with no guarantee of strict local code compliance. All structural alterations should be verified and/or made locally by a licensed professional with experience of local and site specific conditions and codes.

License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

sheet no.
A3

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM



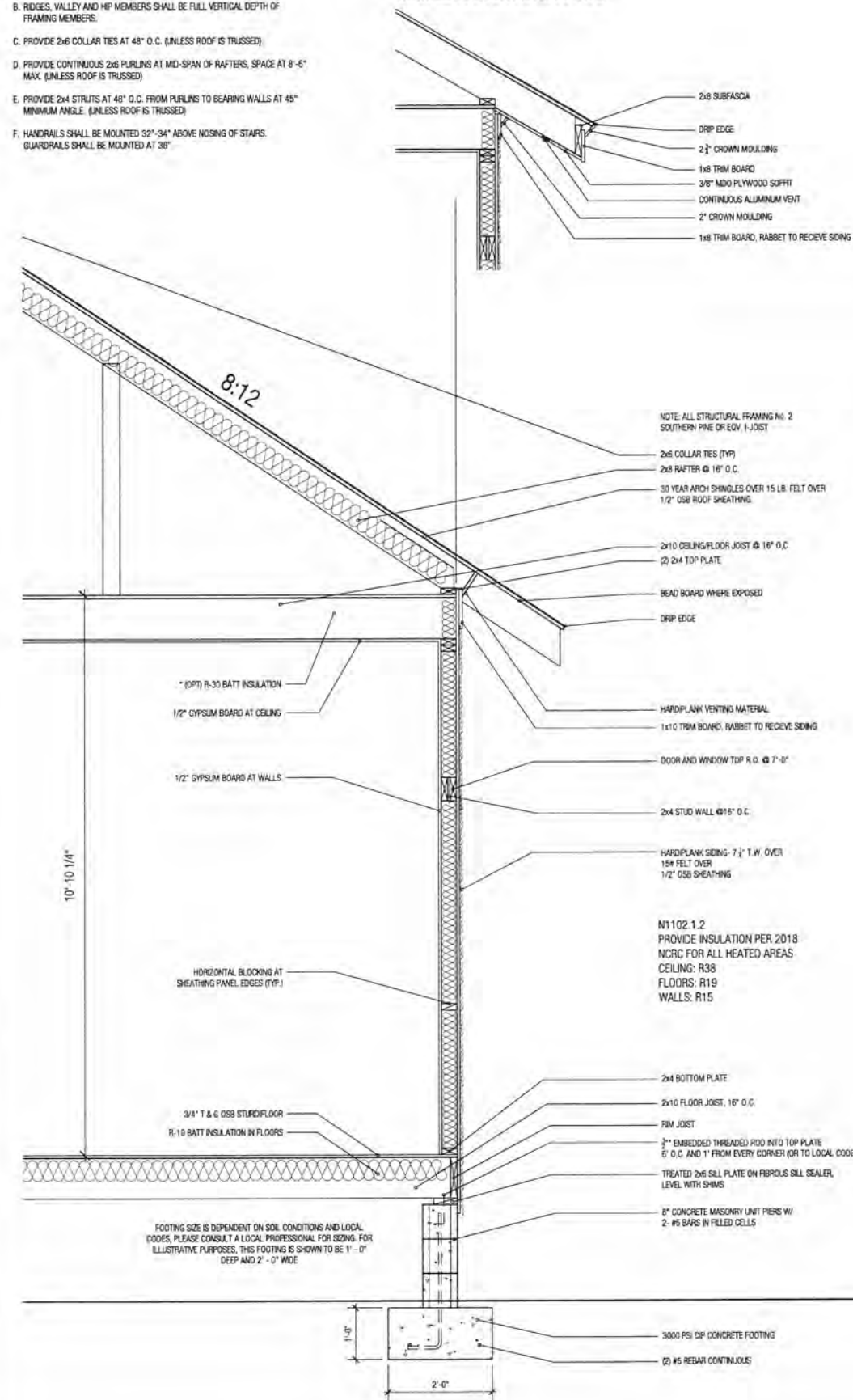
PORCH SECTION

1/2"=1'-0"

SECTION NOTES

- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
- RIDGES, VALLEY AND HP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED).
- PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED).
- HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"

CLOSED RAFTER ALTERNATIVE



WALL SECTION

3/4"=1'-0"

Revisions/Additions By Others:

Date of Issue: June 17, 2020

DO NOT COPY
Reproduction, either in whole or in part, including any direct copying and/or preparation of derivative works for any reason without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans or the use of any drawings or documents by the buyer, client or a third party to use these construction plans to construct any, and only one, dwelling unit. Additional construction plans will be not be made for the same or similar plans. Home Patterns LLC will not be responsible for any errors or omissions. Contact Home Patterns LLC (864) 278-0068 for further questions regarding reproduction and copyright issues.

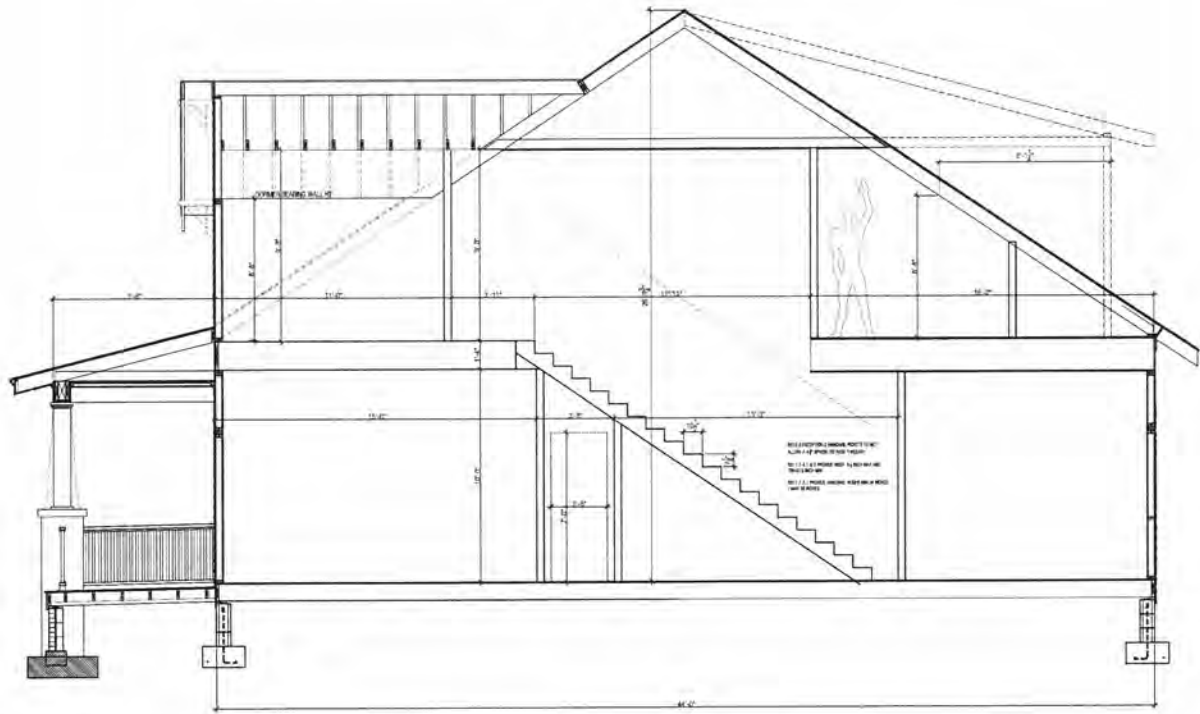
BUILDING CODE INFORMATION
Although Home Patterns LLC strives to create the most complete package available, it is impossible for Home Patterns LLC to, in good faith, guarantee that this plan will meet all local building requirements. Home Patterns LLC provides a house plan that strives to meet official and common national building codes (International Residential Code 2012 One & Two Family Dwellings Code). Plans and local building codes and zoning regulations may or may not be met with said drawings. Such regulations and laws may include insulating requirements, flood zone measures, seismic conditions, etc. Some states, cities, or municipalities may require a professional's seal or stamp. The home plan buyer is responsible for working directly with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to other parties but does not assume responsibility for such alterations. Home Patterns LLC will make reasonable efforts to ensure national code compliance. However, the plan is sold as is with no guarantee of strict local code compliance. All structural determinations should be verified and/or made locally by a professional with experience of local and site specific conditions and codes.

License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

sheet no.

A4

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM



SECTION A - STAIRS AND BUILDING SECTIONS

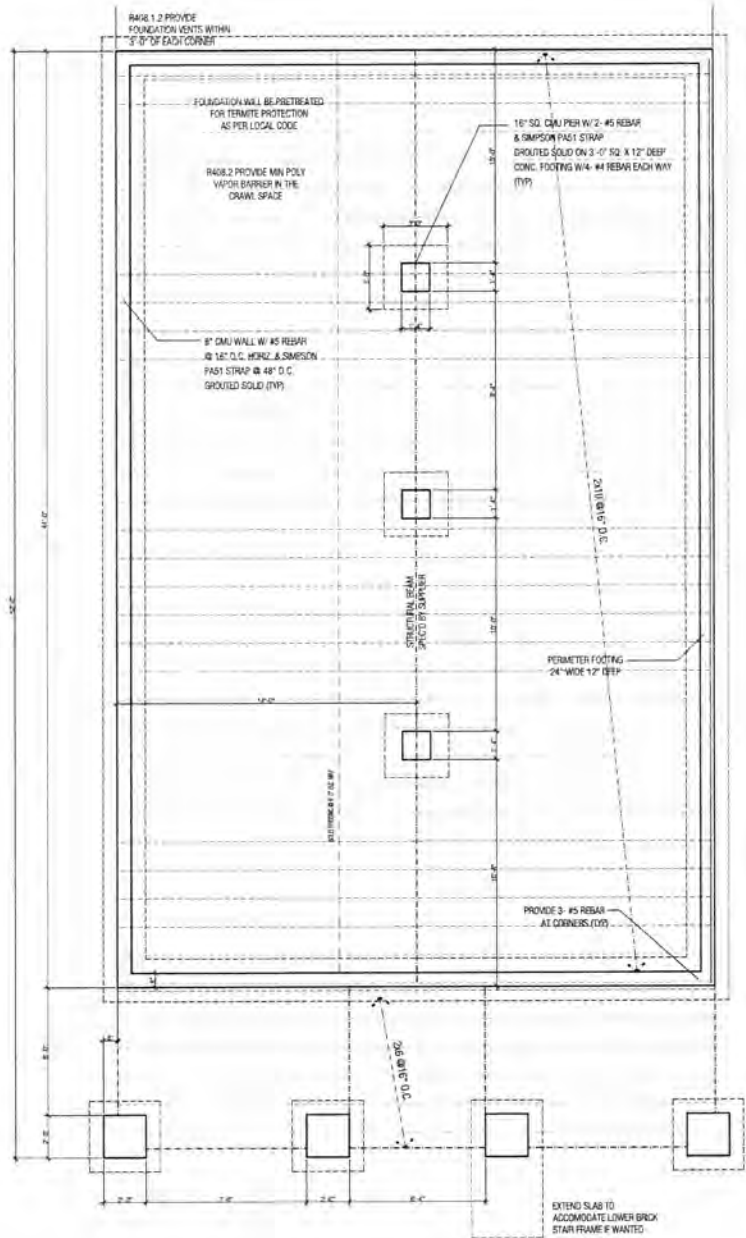
1/4"=1'-0"

MECHANICAL, OPTIONAL BASEMENT, AND FOUNDATION NOTES

- A. LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. AC UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBIC VIEW, I.E. AT THE REAR OF THE HOUSE.
- B. PLACE FLOOR DRAIN NEAR MECHANICALS.
- C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
- D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
- E. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 6" GRAVEL FILL MINIMUM WITH 6X6 - W1.4XW1.4WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
- F. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- G. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
- H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
- I. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
- J. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- K. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.
- L. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
- M. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
- N. FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.
- O. FINAL SUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.
- P. INCLUDED HOSE BIBS LOCATED BY HOMEOWNER/SALESPERSON.

FOUNDATION PLANLAYOUT IS FOR ILLUSTRATIVE PURPOSES - TO SHOW THE DESIRED ARCHITETURAL PROPORTIONS. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL STRUCTURAL REQUIREMENTS.

FRAMING LAYOUT IS FOR ILLUSTRATIVE PURPOSES. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL FRAMING SIZES AND SPANS. FOR ILLUSTRATIVE PURPOSES, THIS PLAN SHOWS 2x12 JOISTS @ 16" ON CENTER - A COMMONLY USED SIZING AND SPACING. PLACEMENT OF STRUCTURAL BEAMS, WALLS, AND COLUMNS ARE INDICATED, BUT SIZING SHOULD BE DETERMINED BY LOCAL CERTIFIED PROFESSIONALS.



FOUNDATION PLAN

1/4"=1'-0"

Revisions/Additions By Others:

Date of Issue: June 17, 2020

DO NOT COPY
Reproduction, either in whole or in part, including any direct copying and/or preparation of derivative works, for any reason without the prior written permission of Home Patterns LLC is strictly prohibited. The purchase of construction plans in any way transfers any ownership to the buyer, except for a limited license to use these construction plans to construct one, and only one, dwelling unit. Additional construction plans will be sold at the discretion of the builder to construct more than one dwelling unit. Contact Home Patterns LLC (864) 278-0068 with further questions regarding reproduction and copyright issues.

BUILDING CODE INFORMATION
Although Home Patterns LLC strives to create the most complete package available, it is impossible for Home Patterns LLC to, in good faith, guarantee that the plan will meet all local building requirements. Home Patterns LLC provides a notice that states that it does not intend to meet or exceed any local building codes or regulations that may not be met with said drawings. Such regulations and laws may include, but are not limited to, flood zone mapping, seismic conditions, etc. Some states, cities, or municipalities may require a professional's seal or stamp. The buyer must be responsible for working directly with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to other plans that show no responsibility for such alterations. Home Patterns LLC will make reasonable efforts to ensure national code compliance, however the plan is sold as is with no guarantee of strict local code compliance. All structural alterations should be verified and/or checked locally by trained professionals with experience of local and site specific conditions and codes.

License Use #2060
DO NOT COPY
Licensed Location:
250 Mount Zion Rd
Hapeville GA

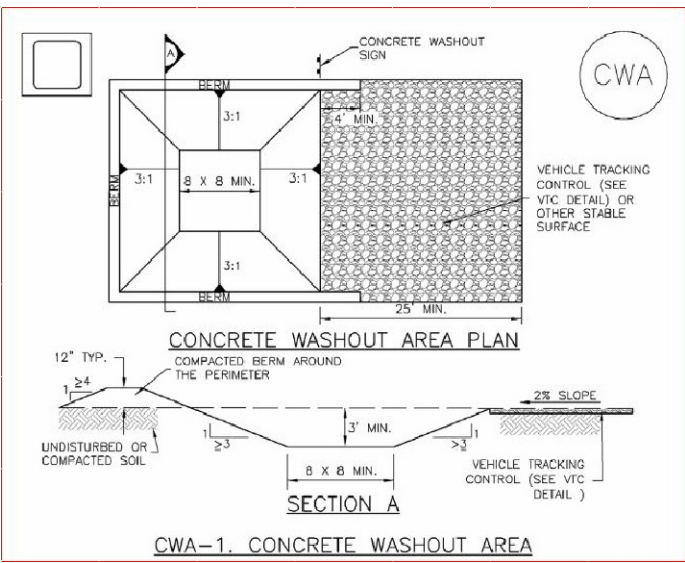
sheet no.
A5

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

CWA-1. CONCRETE WASHOUT AREA

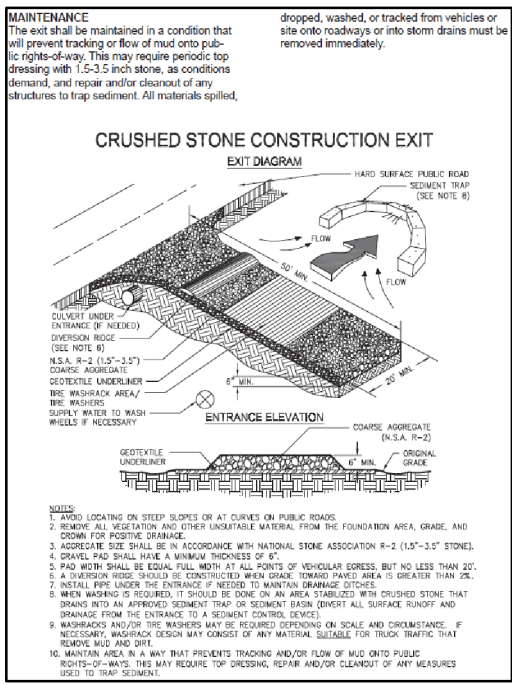
CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.



CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



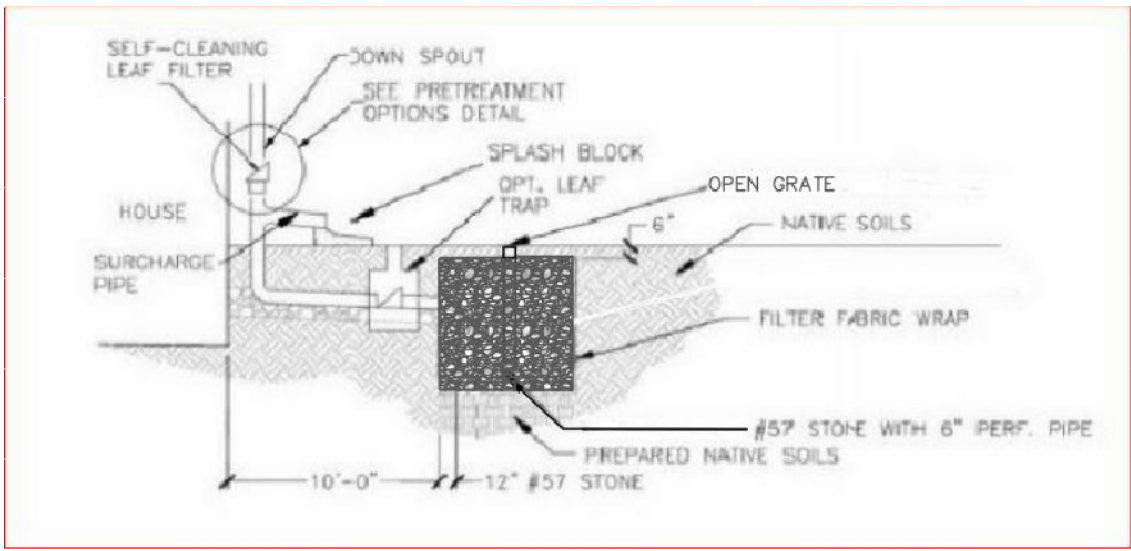
NO GRADED SLOPE
SHALL EXCEED 2H:1V

Root Protection Notes:

minimal use of machinery around root zone to be practiced
hand prune any roots encountered during foundation excavation
pruning to trees must conform to ANSI A300 standards
no removal of more than 20% of live crown
no cuts to create a lop-sided condition
provide 18" mulch bed around structural root plate
provide 2" plywood sheets on grade to create pathway for men and material transport
no footings in the Structural Root Plate

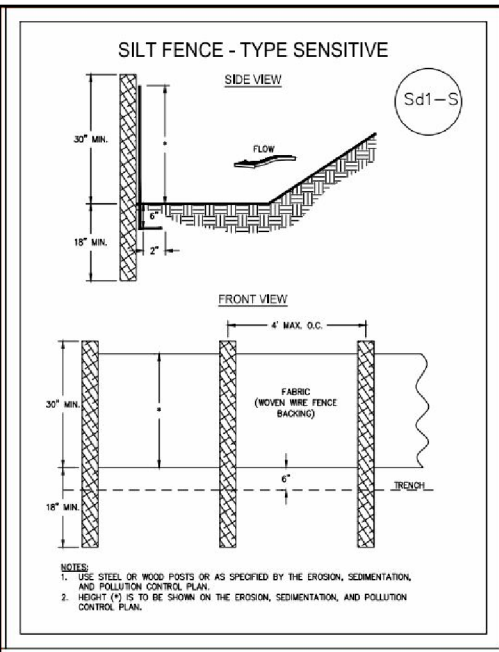
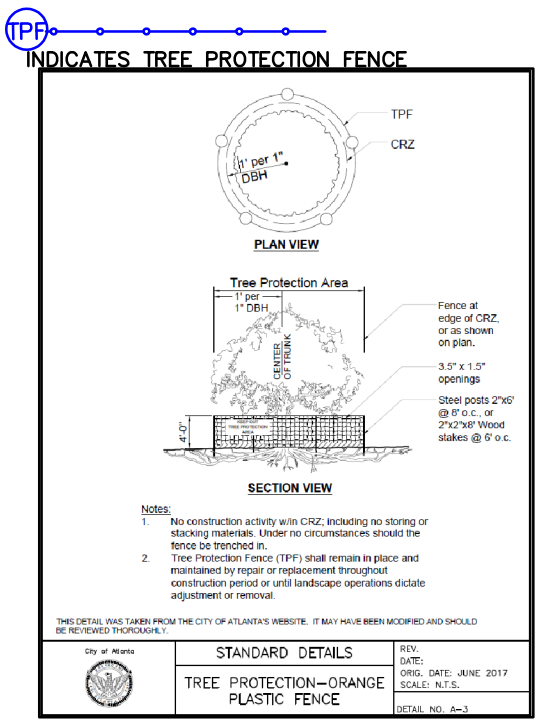
EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES



2 TREES DESTROYED:
18" OAK
28" PECAN

TREE DENSITY:
0.184 ACRES X 100 INCHES = 18.4" REQUIRED
EXISTING TREES PRESERVED WITH NO IMPACT TO CRZ: 34"
DENSITY IN COMPLIANCE



Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

Figure 1. Straw Bale Barrier Installation Requirements

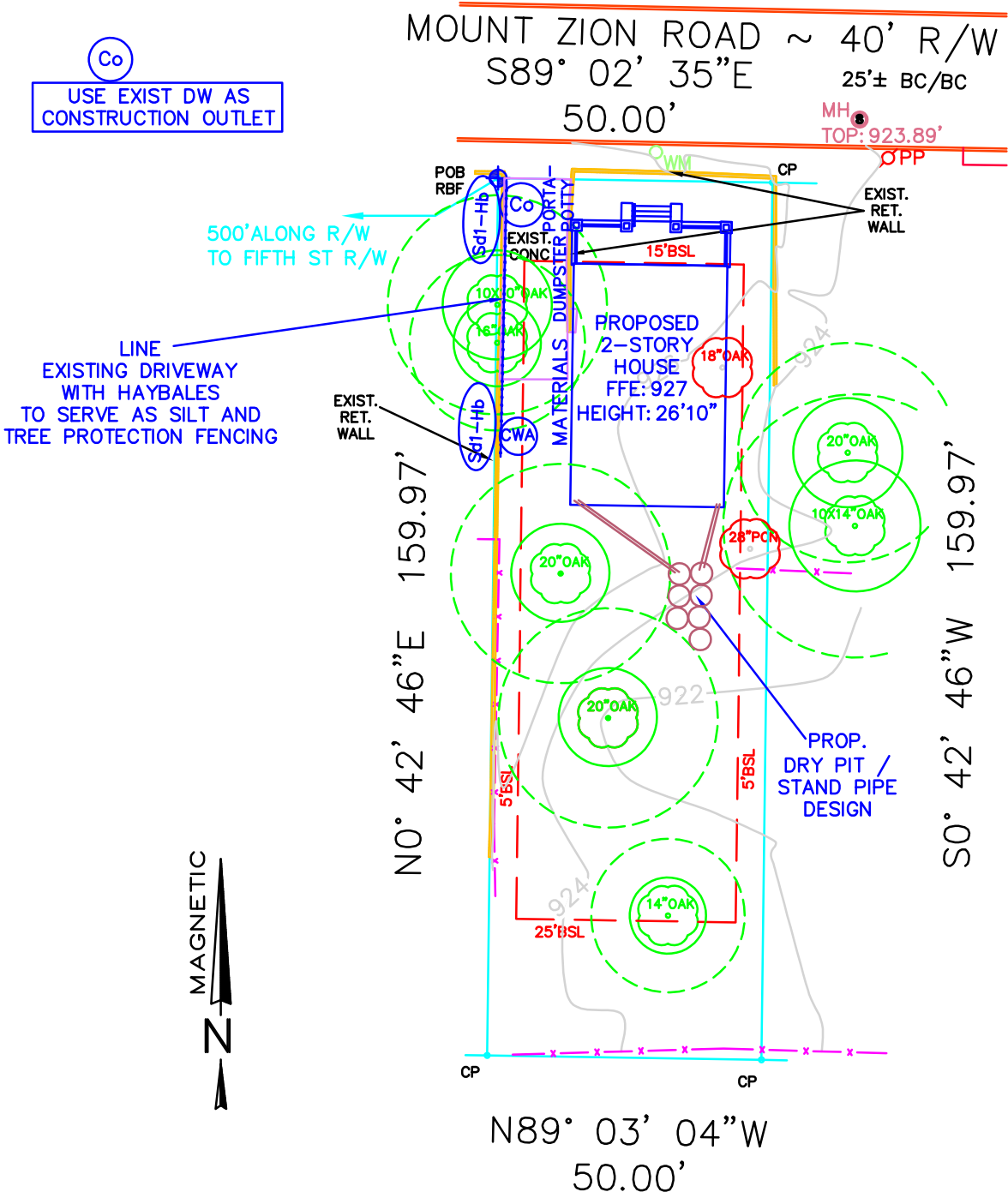
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or (4) above a septic field. Insure outlet daylight at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components. leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
1967 SF= 0.045 AC

PROPOSED F.A.R.:
1ST FLOOR: 1232 SF
2ND FLOOR: 1036 SF
TOTAL = 2268 SF / 7998 AC = .28 F.A.R.



Hole Depth (inches)	4" Perforated Standpipe				
	Gravel Filled Hole Diameter (inches)				
	24	30	36	42	48
	Contributing Area Captured (square feet)				
24	30	45	65	85	114
30	36	54	82	110	142
36	45	69	98	132	171
42	53	81	114	154	199
48	61	92	130	176	228
60	78	115	163	219	285



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

DATE: July 6, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 244 Mt Zion Road**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new two story single-family dwelling located at 244 Mt. Zion Rd. The dwelling will have 2,268 SF square feet of living area, four bedrooms and three bathrooms, and will be 26'10" high from the foundation. No driveway detail or parking pad is delineated in the site plan.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-6-1. - Intent.

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

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

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

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

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) 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.

(4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.

(5) Customary home occupations as defined in section 93-1-2.

(6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

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

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

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

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

- ***The plans show the location of a new 2 story, 2,268 SF single-family dwelling. Per the site plan, the structure will be 26'10" high from the foundation.***
- ***Though the building set back line is shown, actual setbacks must be provided.***

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

- ***No driveway information is included except in the impervious area section (431 SF). The applicant must provide the location and width for the driveway and information on existing sidewalk.***

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

- **No parking information is included. The applicant must provide the location and width and impervious surface calculations for parking pads.**
 - d. Existing and proposed grades at an interval of five feet or less.
- **Existing grades are shown at two-foot intervals. Proposed grades must be shown.**
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **The plans show a number of trees on or near the property and indicates that two trees will be destroyed (18" Oak and a 28" Pecan), however, the plans show impact to critical root zones beyond these two trees. The applicant must provide a Tree Conservation and Protection Plan per the City's Tree Conservation Ordinance.**
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **No landscape plan has been provided. The applicant must provide a landscape plan.**
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **An existing retaining wall is shown at the front and side of the property.**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **A dry pit/stand pipe design is shown on the site plan.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
- (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,998 sq. ft. or 0.184 acres. The minimum lot size is 6,750 sq. ft.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - **Proposed lot coverage is listed as 1,740 SF or 21.7%. Maximum allowed is 40%.**
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - **The proposed dwelling will have 4 bedrooms and 3 bathrooms.**
 - d. Floor area in nonresidential use by category.
- **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
- **The minimum required floor area is 1,000 SF. The proposed dwelling will have 2,268 SF of living area, which is compliant.**
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- **Not provided. Applicant must provide parking space information.**
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- **The applicant has proposed the construction of a new single-family dwelling.**
- **Proof of ownership of the property has been provided.**
- **The applicant has provided a development schedule.**

FINDINGS

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

1. ***Provide actual setbacks must be provided***
2. ***Provide the location and width for the driveway and information on existing sidewalk.***
3. ***Provide the location and width and impervious surface calculations for parking pads.***
4. ***Show proposed grades.***
5. ***Provide a Tree Conservation and Protection Plan per the City's Tree Conservation Ordinance.***
6. ***Provide a landscape plan.***

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



Location Map – 244 Mt Zion

20-PC-05-09

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

Name of Applicant Ranjan Avasthi

Mailing Address: 3210 Oakdale rd Atlanta, GA 30354

Telephone [REDACTED] Mobile # N/A Email Ravasthi@hotmail.com

Property Owner (s) Ranjan Avasthi

Mailing Address 3210 Oakdale rd Atlanta, GA 30354

Telephone [REDACTED] Mobile # N/A

Address/Location of Property: 3206 Oakdale rd. Atlanta, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0099-0003-154-5

Present Zoning Classification: Residential Size of Tract: 0.276 acre(s)

Present Land Use: Residential

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

Applicant's signature

[Signature]

Date: 4-14-20

Sworn to and subscribed before me

This 14th day of April
[Signature]
Notary Public



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

WRITTEN SUMMARY

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

Single family dueling.

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

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

AUTHORIZATION OF PROPERTY OWNER

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

3206 Oakdale Rd. Atlanta, 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 Ranjan Avasthi

Address of Applicant

3210 Oakdale rd Atlanta, GA 30354

Telephone of Applicant

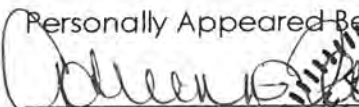


Signature of Owner

Ranjan Avasthi

Print Name of Owner

Personally Appeared Before Me on 14th day of April, 2020.


Notary Public



Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.



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



The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



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

RF

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.

ML

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.

FL

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

FL

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).

FL

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.

FL

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.

FL

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.

FL

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.

RL

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

RL

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

RL

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.

RL

Site area (square feet and acres).

RL

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.

RL

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

RL

Total floor area ratio and/or residential density distribution.

RL

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

RL

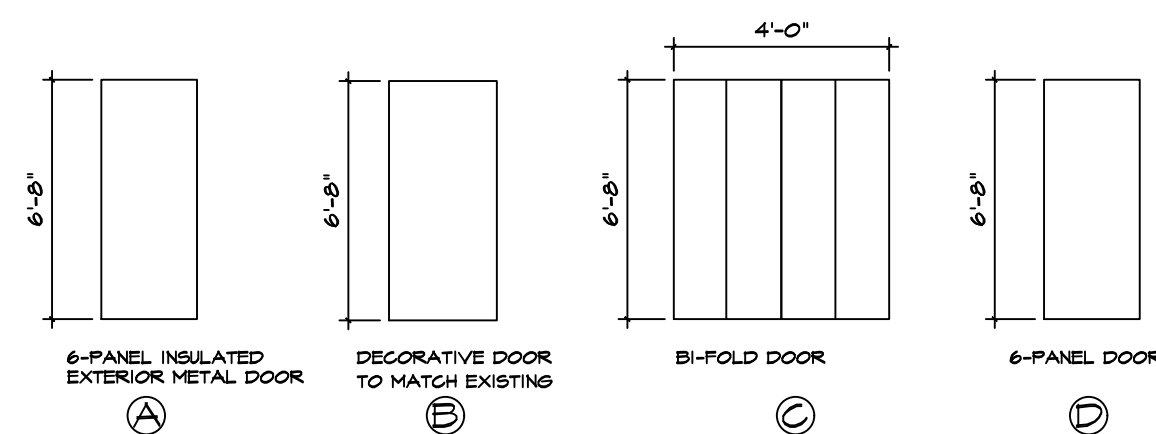
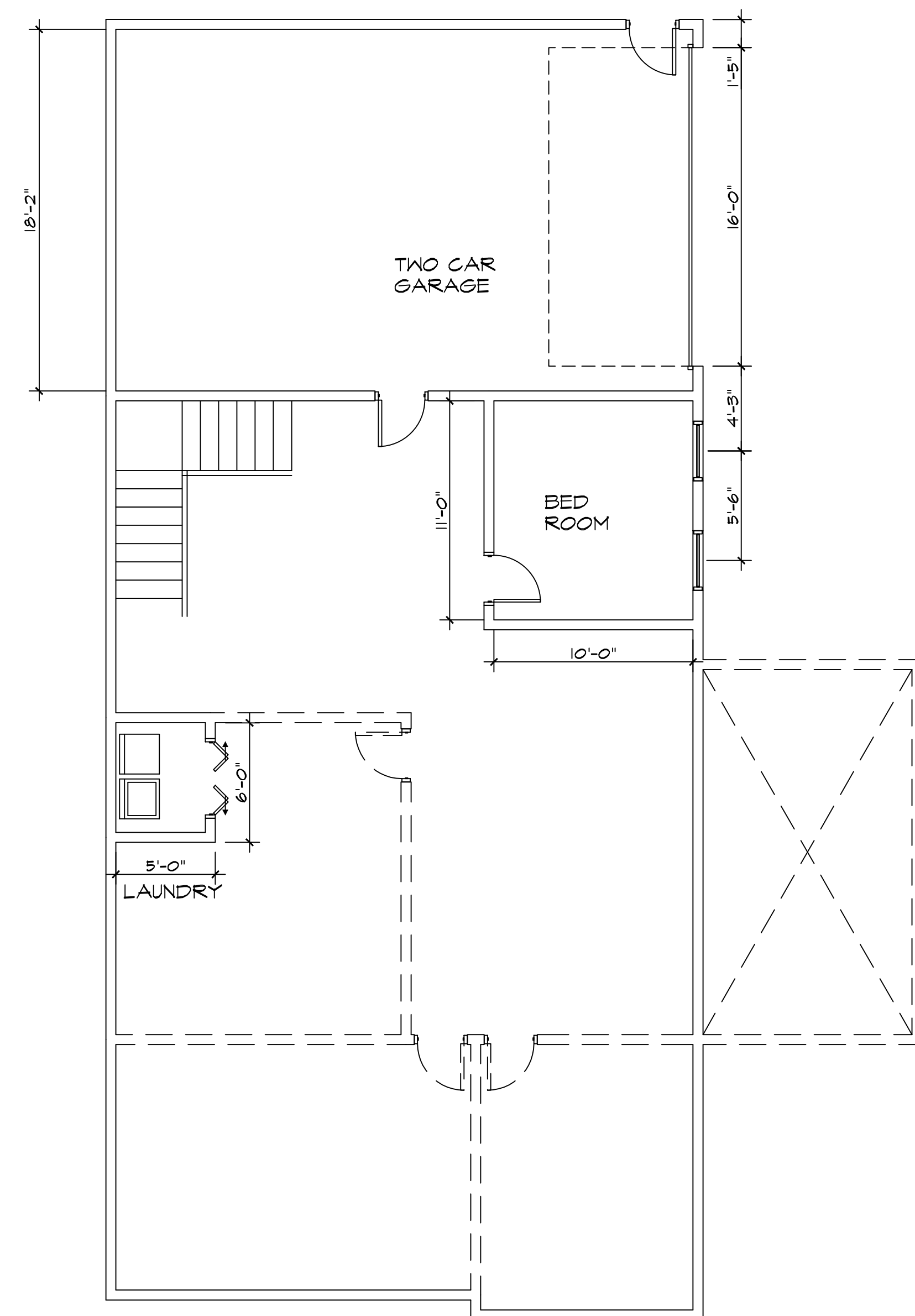
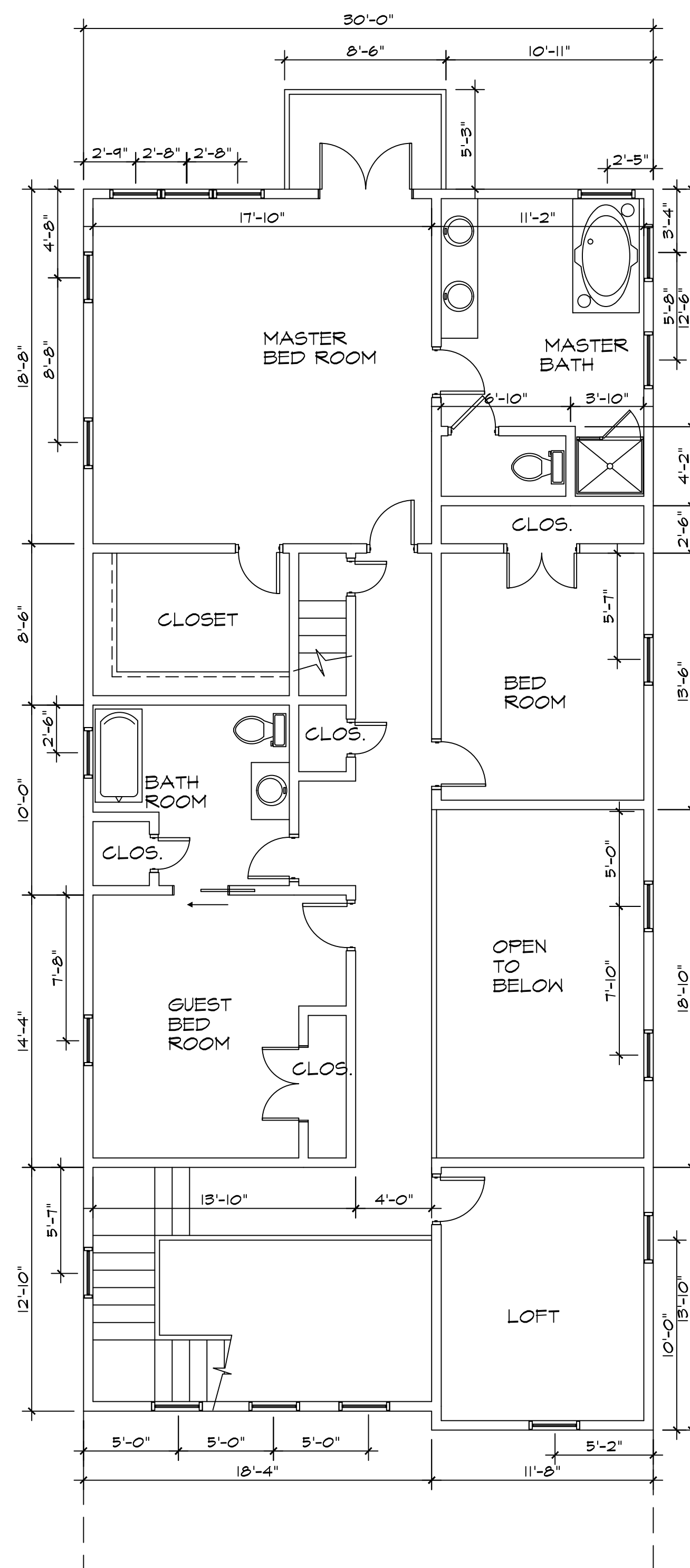
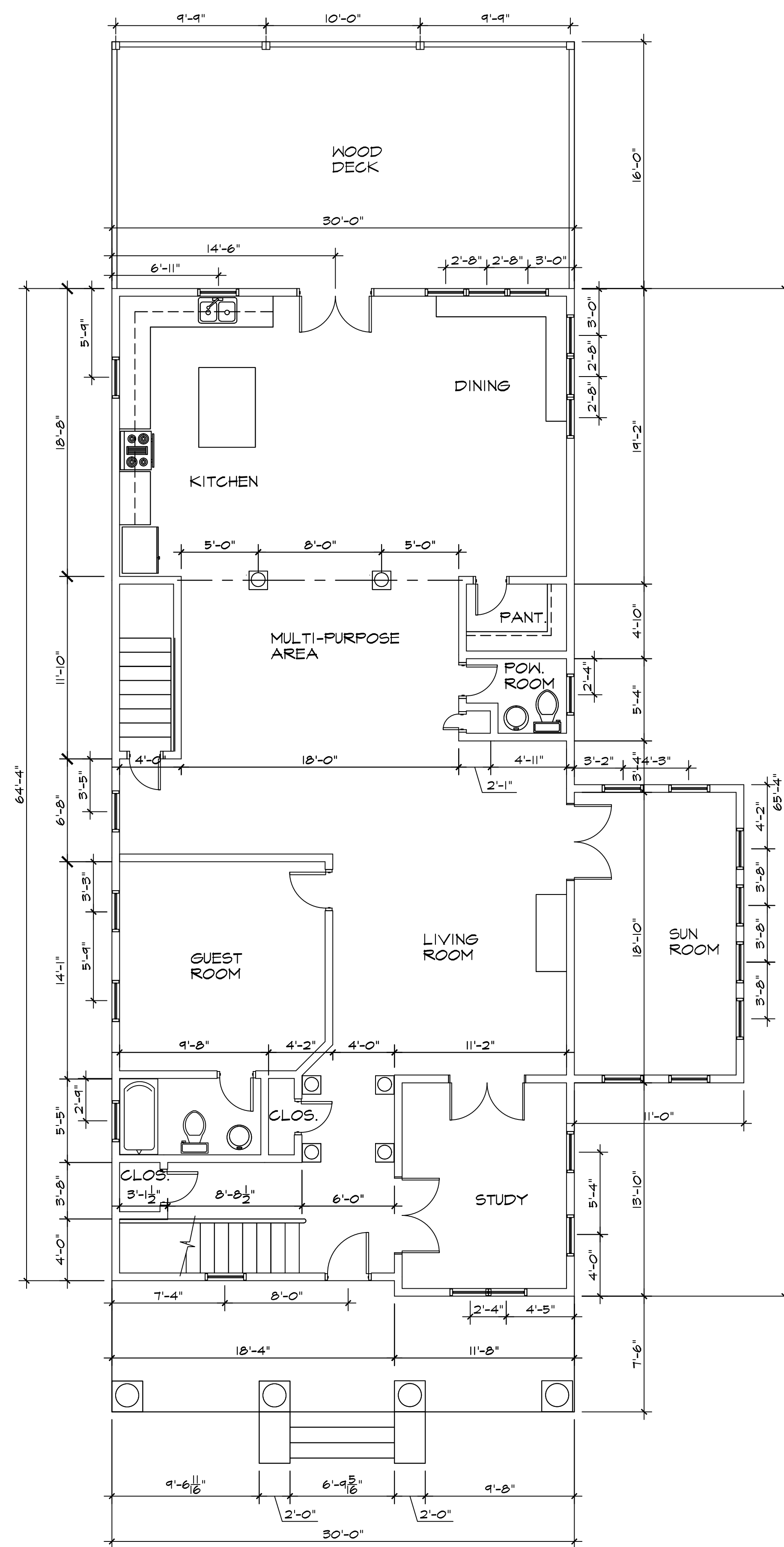
At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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.

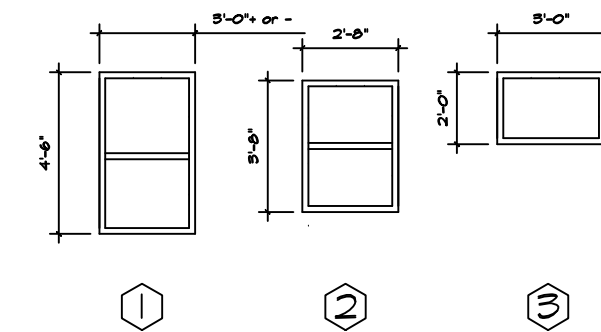
Applicant Signature: _____

Date 4-13-20

RL



NOTE:
THE FRONT DOOR SHALL BE WOOD WITH A RECTANGULAR LITE
DIVISION BETWEEN 1/4 AND 3/4 THE LENGTH OF THE SLAB.



NOTE:
NEW WINDOWS SHALL BE DOUBLE HUNG ONE OVER ONE,
WINDOWS MAD OF UNCLAD WOOD.

[illegible]

Use and Interpretation of This Drawing

1. Except as may be otherwise shown or noted, Work not completely delineated hereon in accordance with the applicable Legend shall be constructed of the same materials, and subject to the same requirements, as Work that is shown similarly but more completely elsewhere on this or other Drawings furnished for this Project by the Architect.

2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicable to the Work indicated hereon, except as may be otherwise shown or noted, each issue of this Drawing is intended as a "Written Interpretation of the Contract Documents", or as an "Order for a Minor Change in the Work", or both; to supersede previous issues of this Drawing in the event of conflict. No oral interpretation or modification shall become a Contract Document unless a claim is made by written notice to the Architect within the period established by the Construction Contract, which is 21 days after the date of the alleged error or omission. The Architect's written interpretation or modification of the Contract Documents is set forth in the following: (Reference to the Contract Documents is made by the following: AIA Document A-201, Fourth Edition, 1987. [Reference to the General Conditions Paragraphs 1.1.1, 4.2.1, 4.3.7 and 7.1.1.1.]).

3. THE RELEASE STATUS OF THIS DRAWING is indicated by the statement following the lowermost box below in which the architect has placed an "X" or a "✓".

☐ "PROGRESS PRINT" - NO PART OF THIS DRAWING IS RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.

(The above two lines are voided by the appearance below in this block of a dated signature of a member of the Architect's staff.)

☐ "PARTIAL RELEASE" - ONLY TO THE EXTENT NOTED HEREON, PARTS OF THIS DRAWING ARE RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.

By 199
(Date of First Partial Release)
[X] " FULL RELEASE " - THIS DRAWING HEREBY IS FULLY RELEASED BY THE ARCHITECT FOR PURPOSES OF CONSTRUCTION OF THIS PROJECT ONLY.
By 199

Revisions after Partial or Full Release

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

Project No.
XX.XXX

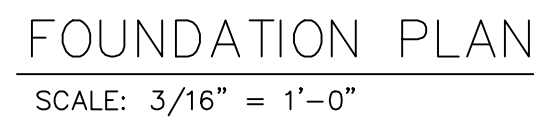
Title sheet:

- LOWER, MAIN & UPPER
- FLOOR PLANS

Drawing No.  =

Of 2 Sheet

RELEASE FOR CONSTRUCTION



Use and Interpretation of This Drawing

1. Except as may be otherwise shown or noted, Work not completely delineated hereon in accordance with the applicable Legend shall be constructed as the same is indicated by the Architect. The Contract Documents, or as an alternative, the applicable Legend, shall govern in the event of any conflict. Similarly, but more completely elsewhere on this or other Drawings furnished for the use of the Architect.

2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicable to Work indicated hereon, except as may be otherwise shown or noted, each issue of this Drawing is intended as an amendment to the Contract Documents, or as an alternative, the applicable Legend, and shall be read in conjunction with the issues of this Drawing. In instances of conflict, the later issue of this Drawing will govern. The Architect reserves the right to make any change or modification to the Work indicated hereon, or to the Contract Documents, or as an alternative, the applicable Legend, without notice to the Contractor. The Architect warrants that the Work indicated hereon shall conform to the applicable Legend, and that the Work indicated hereon shall conform to the applicable Legend, and that the Work indicated hereon shall conform to the applicable Legend.

3. The RELEASE STATEMENT OF THIS DRAWING is indicated by the statement following the DATE box below in which the architect has placed an "X" or a "V".

☒ "PROGRESS PLOT"	NO PART OF THIS DRAWING IS DRAWN OR REPRODUCED BY ARCHITECT FOR THE PURPOSE OF OBTAINING OR ATTEMPTING TO OBTAIN ANY PATENT OR OTHER INTELLECTUAL PROPERTY RIGHTS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY SUCH VIOLATION OF PATENT OR OTHER INTELLECTUAL PROPERTY RIGHTS.
☐ "PARTIAL RELEASE"	ONLY TO THE EXTENT NOT HEREON, PARTS OF THIS CONTRACT DOCUMENTS ARE RELEASED BY ARCHITECT FOR THE PURPOSES OF CONSTRUCTION OF THIS PROJECT.

DATE: 10/1/2019 (Date of First Partial Release)

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:

3206 OAKDALE ROAD
HAPEVILLE GA

Project No.

XX.XXX

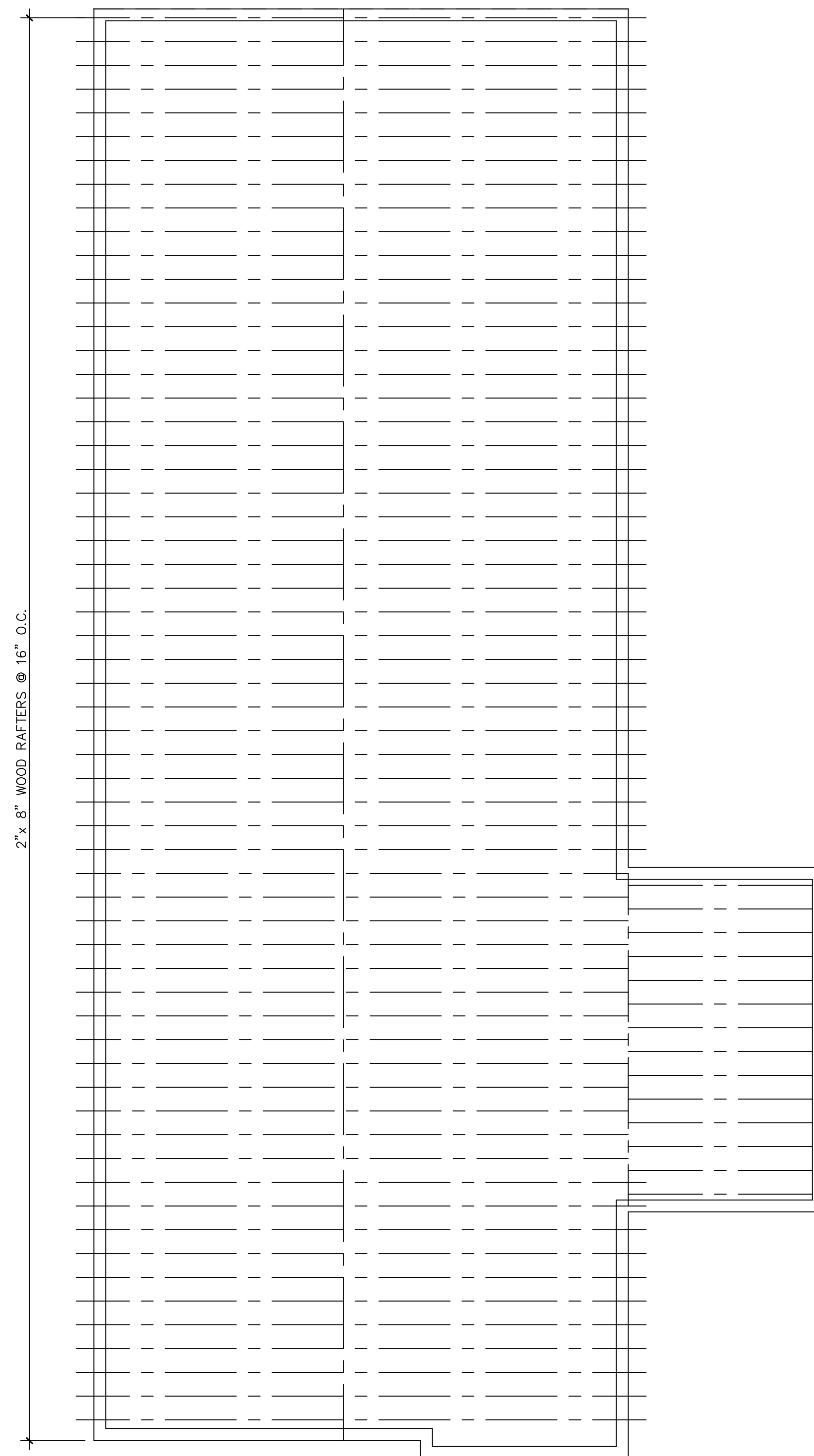
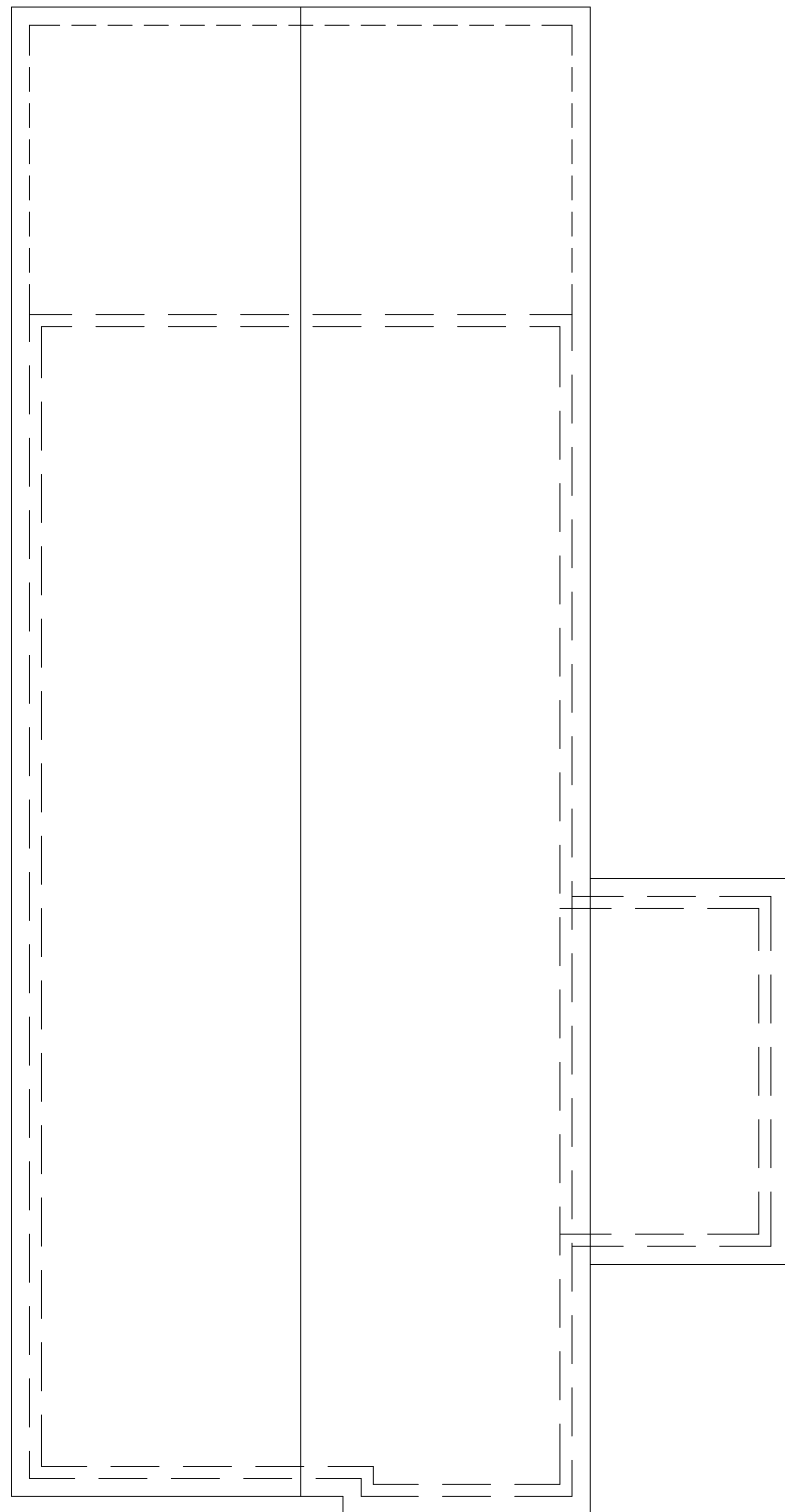
Title sheet:

—FOUNDATION & FRAMING

—PLANS

Drawing No. A—2

Of 2 Sheets.

[illegible]

Use and Interpretation of This Drawing

1. Except as may be otherwise shown or noted, Work not specifically defined herein in accordance with the applicable Legend shall be constructed of the materials, and subject to the same requirements, as Work that is shown in the applicable Legend.

2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicable to Work indicated herein, except as may be otherwise shown or noted, each issue of this Drawing issued as a "Notice to Proceed" under the Contract, and each "Order for a Minor Change in the Work," or both to supersede previous issues of this Drawing, shall constitute a "Change Order" under the Contract and will become a Contract Document unless a claim to be written to, in or to the Contract Documents is made within the time specified in the Contract Documents, Article 21.1, "Time for Completion of Claims." The provisions of the Contract, AA Document A-201, "fourteenth" edition, 1987 (Reference: "AIA Document A-201, 1987 Edition," dated January 1, 1987, and dated January 1, 1994), shall apply.

3. THE RELEASE STATEMENT OF THIS DRAWING is indicated by the statement following the XXXXXXXXXX box below in which the architect has drawn an "X" or a "V".

"PROGRESS PRINT" - NO PART OF THIS DRAWING IS PROVIDED BY ARCHITECT FOR CONSTRUCTION OF THE PROJECT.

(The above two lines are circled by the architect below in this block of text.)

"PARTIAL RELEASE" - ONLY TO THE EXTENT NOTED HEREON, PARTS OF THIS DRAWING ARE RELEASED BY ARCHITECT FOR CONSTRUCTION OF THE PROJECT FOR PURPOSES.

199
(date of First Partial Release)
THIS DRAWING IS NOT TO BE USED FOR PURPOSES OF CONSTRUCTION OF THE PROJECT ONLY

Full Release

199

X

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

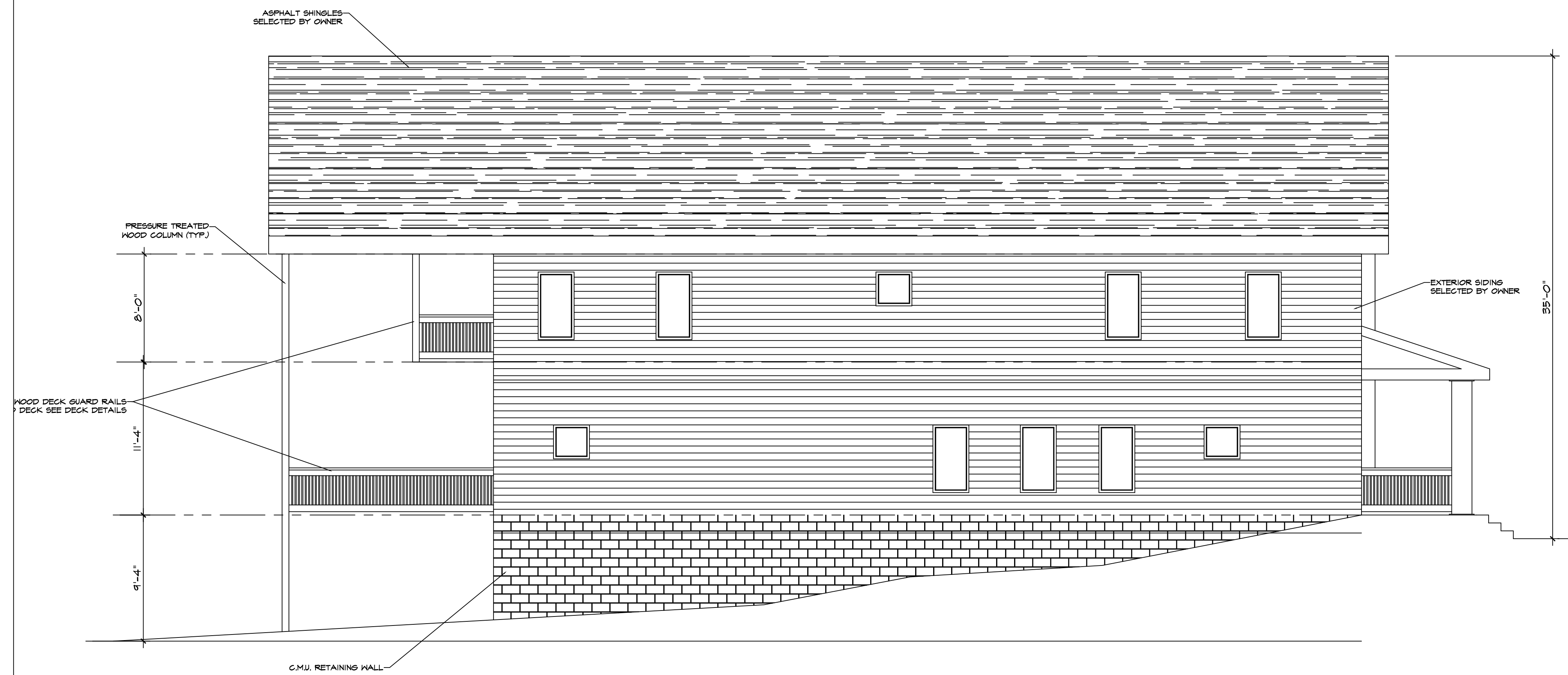
Project No.
XX.XXX

Title sheet:

- ROOF & ROOF FRAMING
- PLANS

Drawing No. A-3
.....
Of 2 Sheets.

RELEASE FOR CONSTRUCTION



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

[illegible]

Use and Interpretation of This Drawing

1. Except as may be otherwise shown or noted, Work not completely delineated herein in accordance with the applicable Legend shall be constructed in the manner, location and subject matter indicated by the applicable Legend. If not shown, similarly but more completely elsewhere on this or other Drawings furnished for the Project.

2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicable to Work indicated herein, except as may be otherwise shown or noted, each issue of this Drawing is intended as a "Notice to Proceed" of the Contract Documents, and shall be "Order for a Minor Change in the Work," or both; to supersede previous issues of this Drawing, and shall be the basis for the construction of the Work. It shall become a Contract Document unless a claim is made by written notice to the Architect within 30 days of the date of the last issue of this Drawing. If no such claim is made, unless otherwise agreed by a Contract Document made by written notice to the Architect within 30 days of the date of the last issue of this Drawing, the last issue of this Drawing shall be the basis for the construction of the Work. (Reference: General Conditions Paragraphs 1.1.1, 4.2.1.1, 4.3.7 and 7.4.1.1.)

3. THE RELEASE STATUS OF THIS DRAWING is indicated by the statement following the legend code below in accordance with the Legend Code 7.2 or 7.4:

PROGRESS PRINT	NO PART OF THIS DRAWING IS RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.
(The above two lines are voided by the appearance below in this block of the word "PARTIAL RELEASE")	
PARTIAL RELEASE	ONLY TO THE EXTENT NOTED HEREON, PARTS OF THIS DRAWING ARE RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.
DATE OF RELEASE	199
FULL RELEASE	THIS DRAWING HEREBY IS RELEASED BY ARCHITECT FOR PURPOSES OF CONSTRUCTION OF THIS PROJECT.
DATE OF RELEASE	199

Revisions after Partial or Full Release

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

Project No.
XX.XXX

Title sheet:

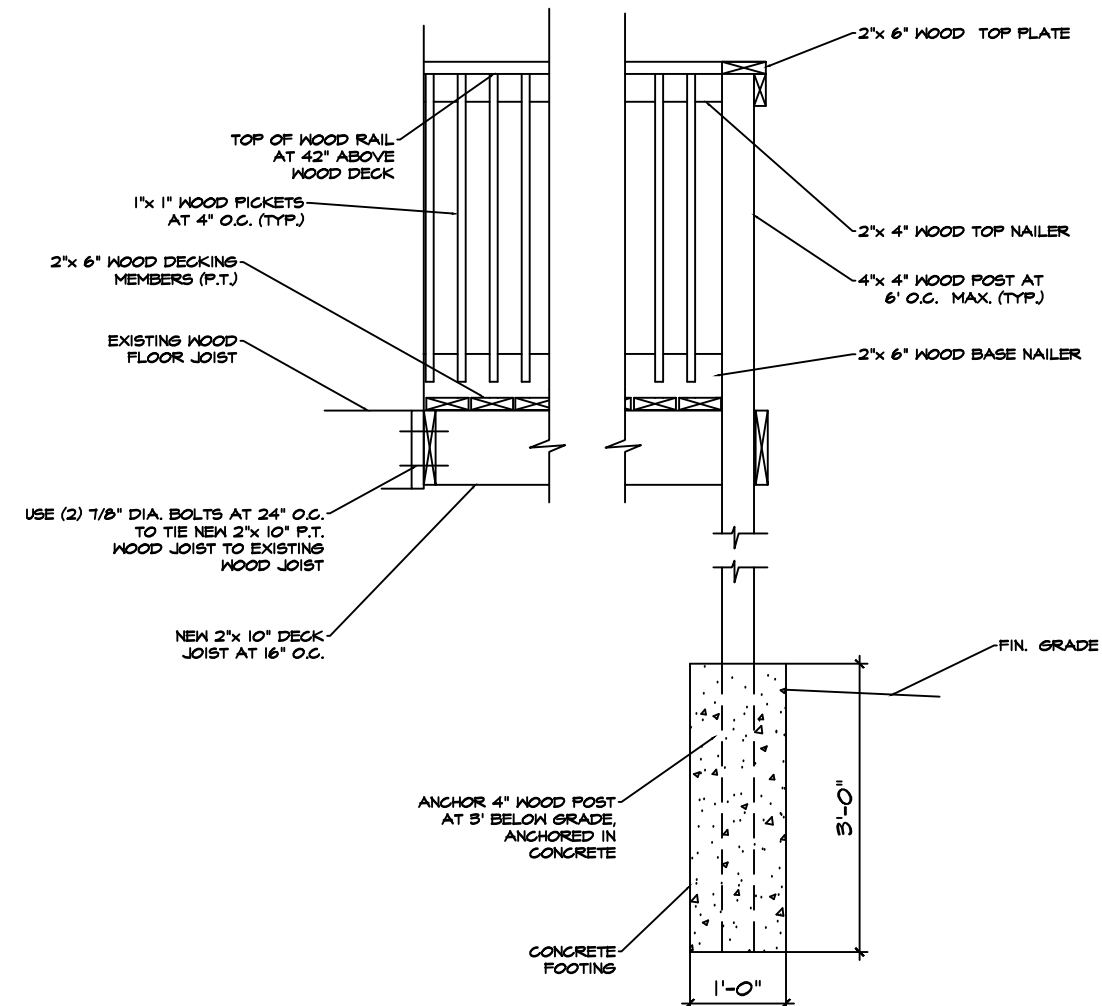
-EXTERIOR ELEVATIONS

Drawing No. 
 Of 2 Sheets.

RELEASE FOR CONSTRUCTION

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

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





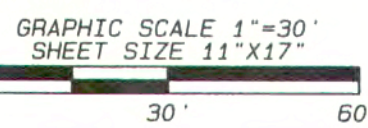
Title sheet:

-SITE PLAN & DETAILS

Drawing No. C = |

.....

Or 2 Sheets.



THIRD PART DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF
Rocky Acquisition LLC
USE BY THIRD PARTIES IS AT THEIR OWN RISK

AS-BUILT AND TOPOGRAPHIC SURVEY
SURVEY FOR
Ashok K Avasthi &
Sue Anne Avasthi
BEING
0 OAKDALE RD HAPEVILLE GA 30354
LOCATED IN
LAND LOT 99, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA.

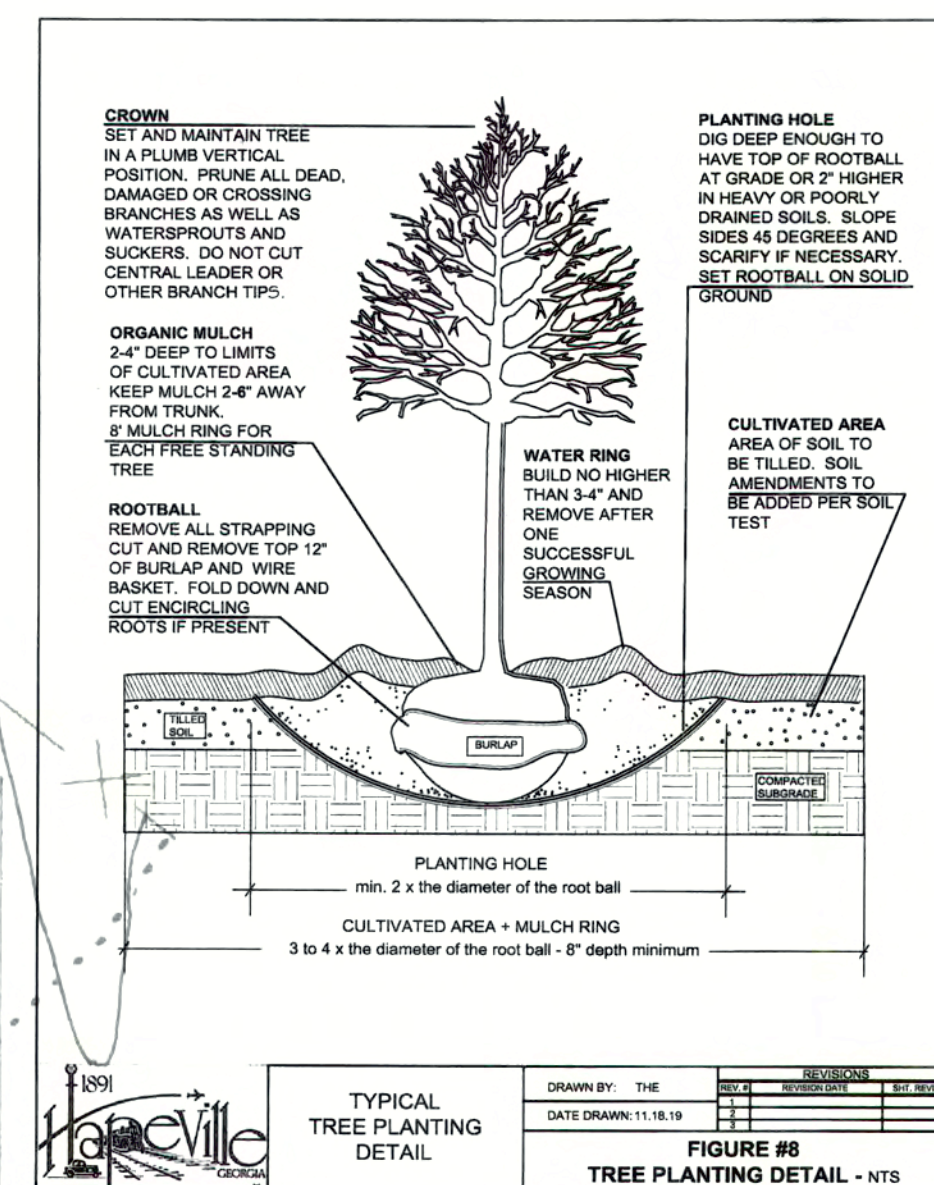
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
Caldwell@CompassSurveying.com
Survey Firm LSF001073

SYMBOLS	
	FIRE HYDRANT
	UTILITY POLE
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	UNDERGROUND UTILITY
	AIR CONDITIONER
	GAS METER
	LIGHT POLE
	GUY WIRE
	IRON PIN SET
	IRON PIN FOUND

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

RELEASED FOR CONSTRUCTION



□ — □ — □ Tr
x — x — x Sd:

EXISTING CHAIN LINK FENCE TO REMAIN

A circular professional seal for Paul Lucius Ozo. The outer ring contains the text "GEORGIA" at the top and "LANDSCAPE ARCHITECT" at the bottom, separated by two stars. Inside the ring, the word "REGISTERED" is at the top and "No. 1010" is in the center. The name "PAUL LUCIUS OZO" is written along the bottom inner edge of the seal.

Speaking for the Trees
 1258 Hill St SE
 Atlanta, GA 30315
 770-823-5374
christie@speakingfortrees.com
speakingfortrees.com

INVOICE

BILL TO
 Ranjan Avasthi
 3206 Oakdale Rd
 Hapeville, Ga 30354

INVOICE # 1275
DATE 06/15/2020
DUE DATE 06/15/2020
TERMS Due on receipt



DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
------	----------	-------------	-----	------	--------

	Arborist Site Visit	Tree Prescription for 3206 Oakdale Rd, Hapeville Ga.	1	125.00	125.00
--	----------------------------	--	---	--------	--------

Arborist Site Visit to check the health and condition on the 24' at the front left corner of the property and 28" Water Oak, Quercus nigra, located on the left property line, that are undergoing construction for a new home. Both trees are currently in good condition. All treatments lined up below are for both trees. 24" has an impact of 26.3% 28" has an impact of 26.3%

	Watering	The contractor/homeowner shall set up a rain gauge just outside the tree save area. This gauge shall be checked weekly on the same day every week. When there is less than 1" the CRZ of the tree should be watered until there is 1" in the rain gauge. This should be recorded in a watering log book that needs to be kept in the job box.	1	0.00	0.00
--	-----------------	---	---	------	------

	Plant Growth Regulator	Plant growth regulators assist plants with going through construction and last for 3-4 years. DO NOT REAPPLY for that period of time.	1	500.00	500.00
--	-------------------------------	---	---	--------	--------

	Granular Fertilizer	Install a granular, slow-release fertilizer to the CRZ of the tree (s) listed.	1	100.00	100.00
--	----------------------------	--	---	--------	--------

	Barrier Insecticide	Application on the truck and low branches to prevent an invasion of beetles during times of tree stress.	8	200.00	1,600.00
--	----------------------------	--	---	--------	----------

If clients request a refund on any prepaid RX's, Speaking for the Trees will keep 20% of the total for arborist site visits and administrative costs.

10% late fees will be applied on invoices over 30 days.

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
------	----------	-------------	-----	------	--------

July, September 2020
March, May, July and September 2021
March, May 2022

Thank you for your business and your commitment to

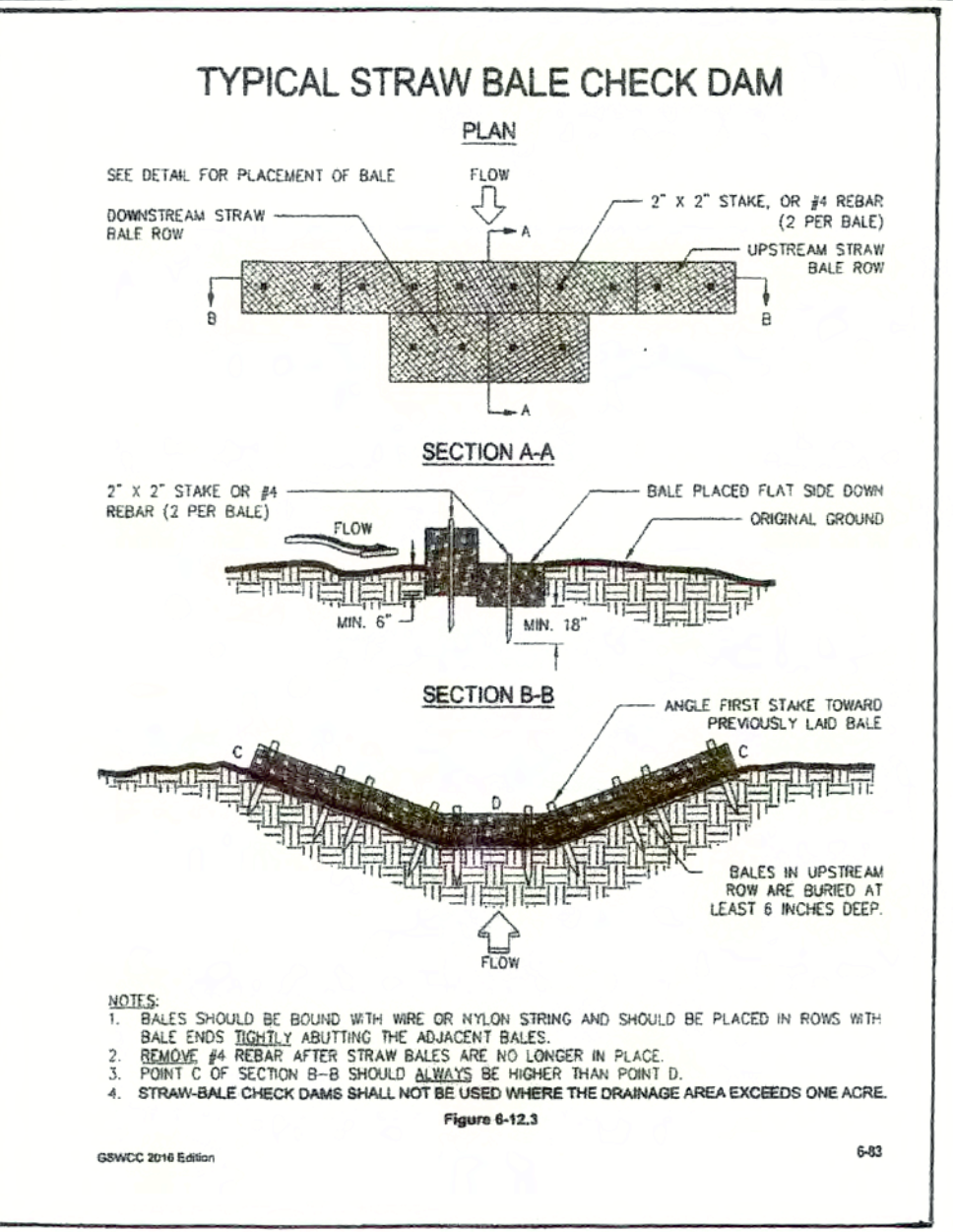
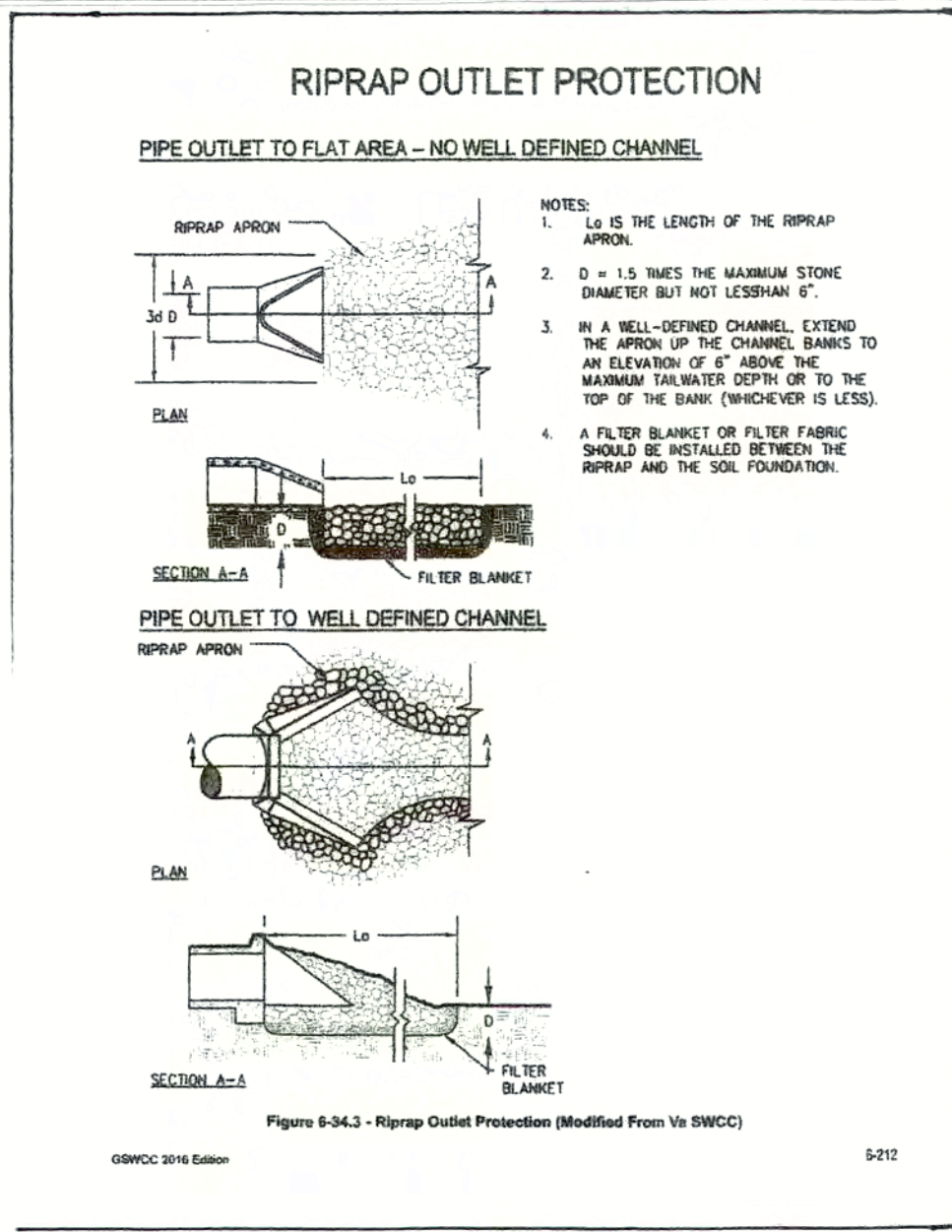
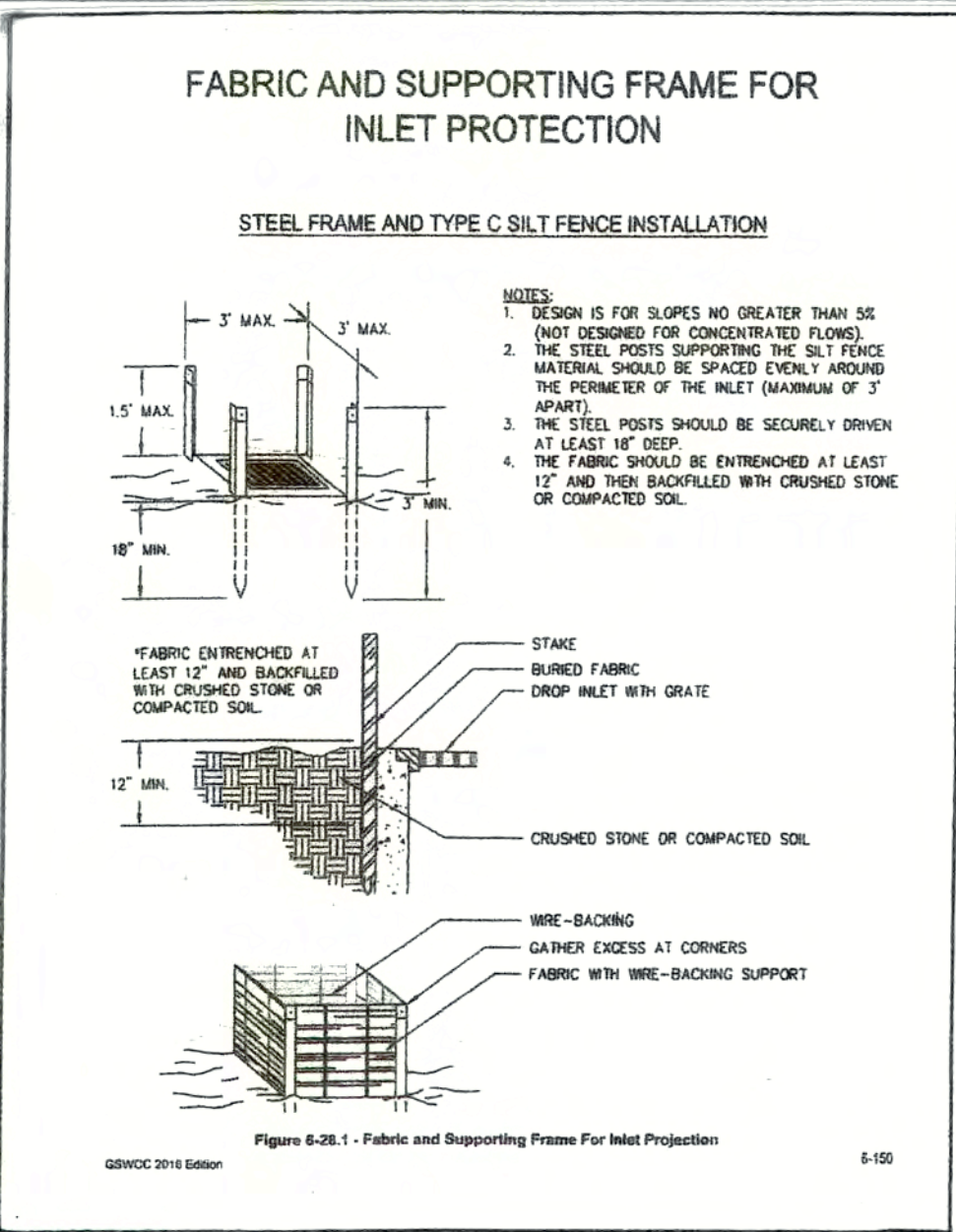
healthier trees!

BALANCE DUE

\$2,325.00

If clients request a refund on any prepaid RX's, Speaking for the Trees will keep 20% of the total for arborist site visits and administrative costs.

10% late fees will be applied on invoices over 30 days.



EROSION AND SEDIMENT CONTROL MEASURES & NOTES

EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE INSTALLED PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION AND GEORGIA DEPARTMENT OF TRANSPORTATION.

CONTACT THE CITY OF DECATUR DESIGN, ENVIRONMENTAL & CONSTRUCTION DIVISION 404-370-4104 WITH QUESTIONS AND SCHEDULE SITE REVIEW OF EROSION CONTROL AND TREE PROTECTION MEASURES.

- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES. VERIFY WITH LOCAL GOVERNMENTAL AGENCY PRIOR TO BEGINNING OF WORK.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE "C" TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2013 EDITION & 2016 SUPPLEMENTAL SPECIFICATIONS AND MODIFICATIONS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRED AS NECESSARY BY THE GENERAL CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTION.
- DISTURBED AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- NO GRADED SLOPE SHALL EXCEED 3:1.
- NO SEDIMENT SHALL EXIT SITE OR VIA VEHICLES, CLEAN UP SHALL OCCUR IMMEDIATELY.
- SILT FENCE SHALL BE TYPE "C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.
- SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.



I CERTIFY UNDERPENALTY OF LAW THAT THIS PLAN WAS PREPARED AND A SITE VISIT TO THIS LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

Paul L. Ozio
PAUL L. OZIO
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 0000029511
EXPIRES 02/01/2022

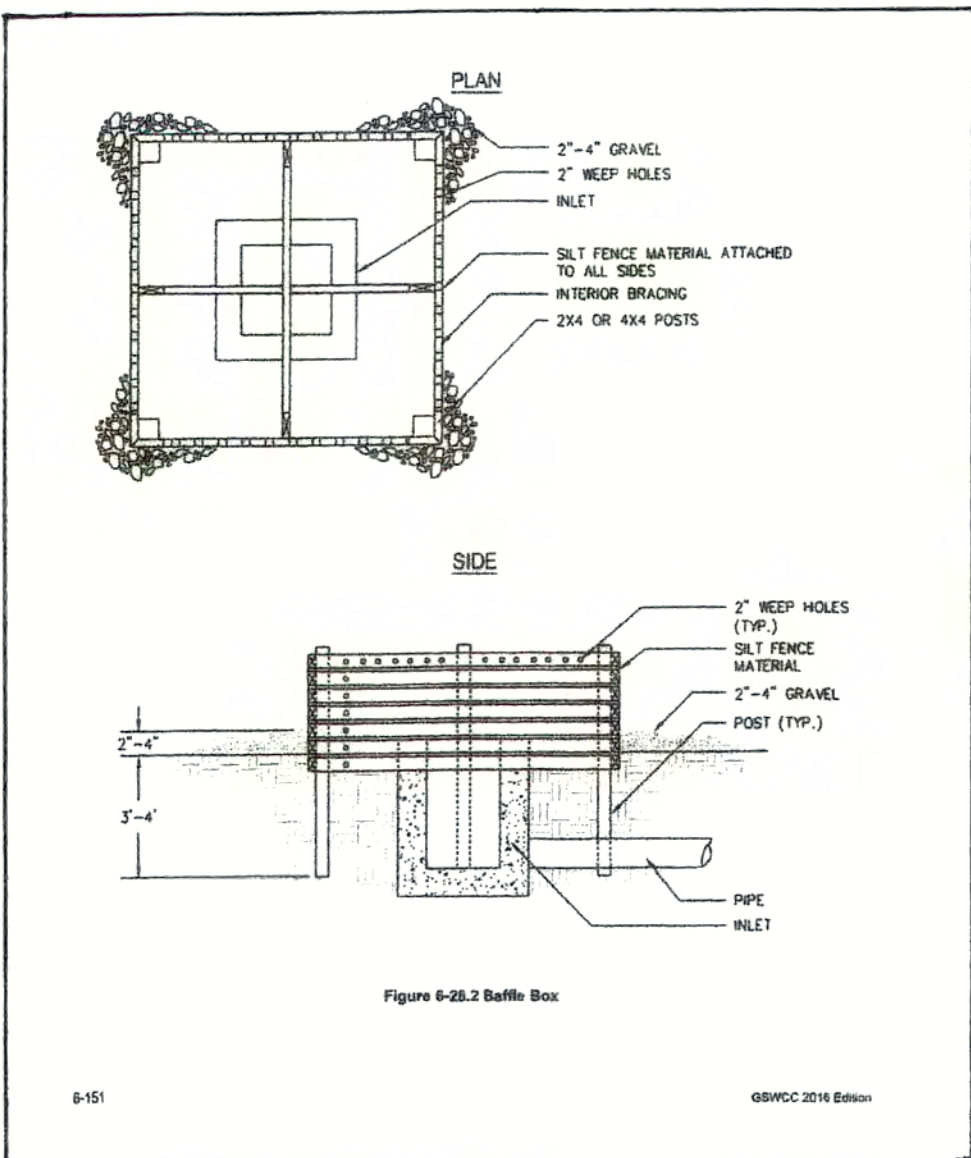


Table 6-4.2 Soil Planting Requirements

Grass	Verbiage	Resource Area	Growing Season
Bermudagrass	Common	M-L-P	warm weather
Tall fescue	Common	P-C	warm weather
St. Augustine	Common	P-C	warm weather
St. Augustine	Common	C	warm weather
Zoysia	Common	P-C	warm weather
Tall fescue	Common	M-L-P	cool weather

Table 6-4.3 Fertilizer Requirements for Soil

Type of Soil	Fertilizer (N-P-K)	Rate (lb/1000 sq ft)	Hydrogen Dressing Rate (lb/1000 sq ft)
cool season grasses	first second maintenance	6-12-12 1000 6-12-12 1000 10-10-10 400	50-100 30
warm season grasses	first second maintenance	6-12-12 1500 6-12-12 800 10-10-10 400	50-100 30

Table 6-4.4 Fertilizer Requirements for Seed

Type of Soil	Fertilizer (N-P-K)	Rate (lb/1000 sq ft)	Hydrogen Dressing Rate (lb/1000 sq ft)
cool season grasses	first second maintenance	6-12-12 1000 6-12-12 1000 10-10-10 400	50-100 30
warm season grasses	first second maintenance	6-12-12 1500 6-12-12 800 10-10-10 400	50-100 30

Table 6-4.1 Fertilizer Requirements

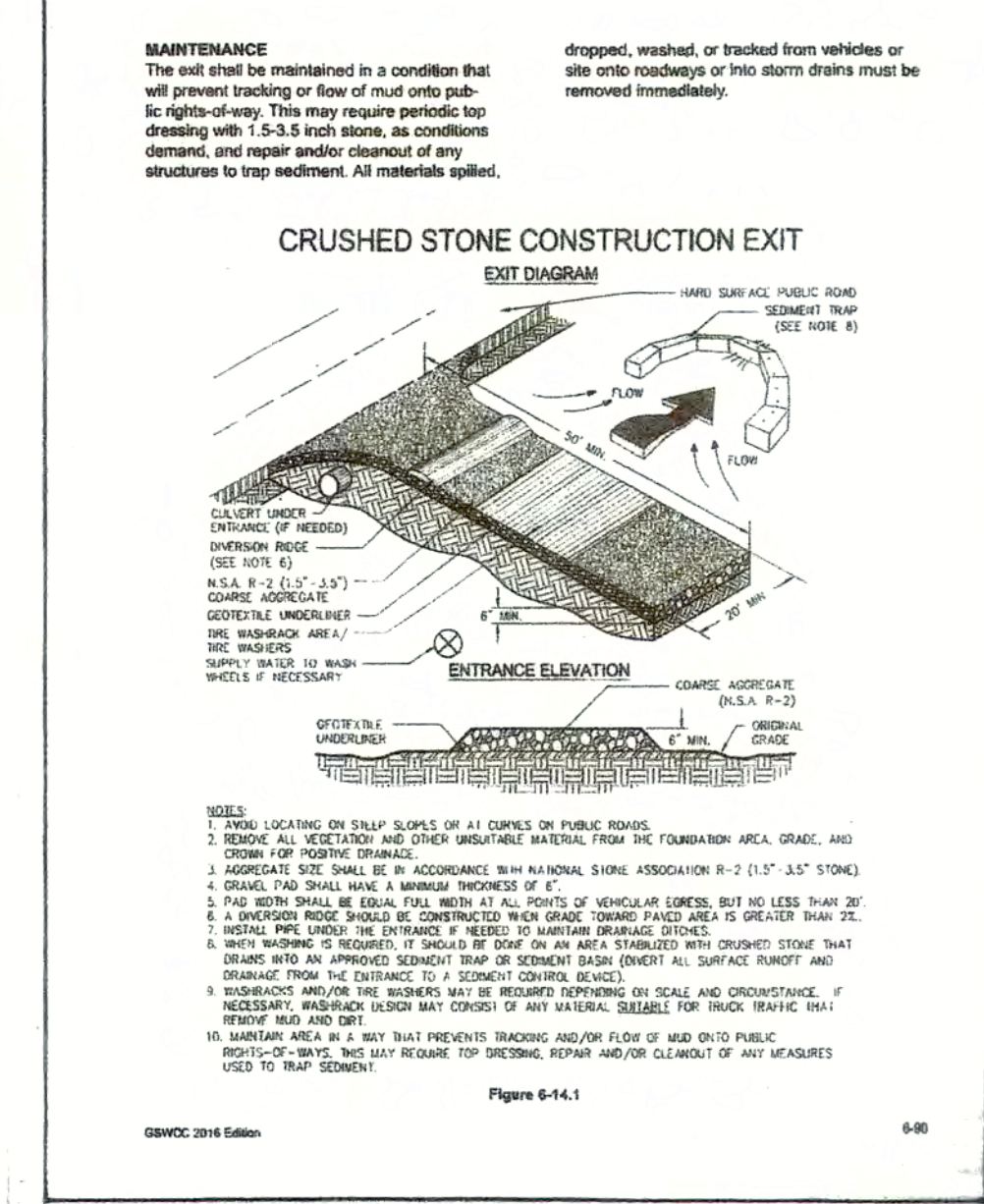
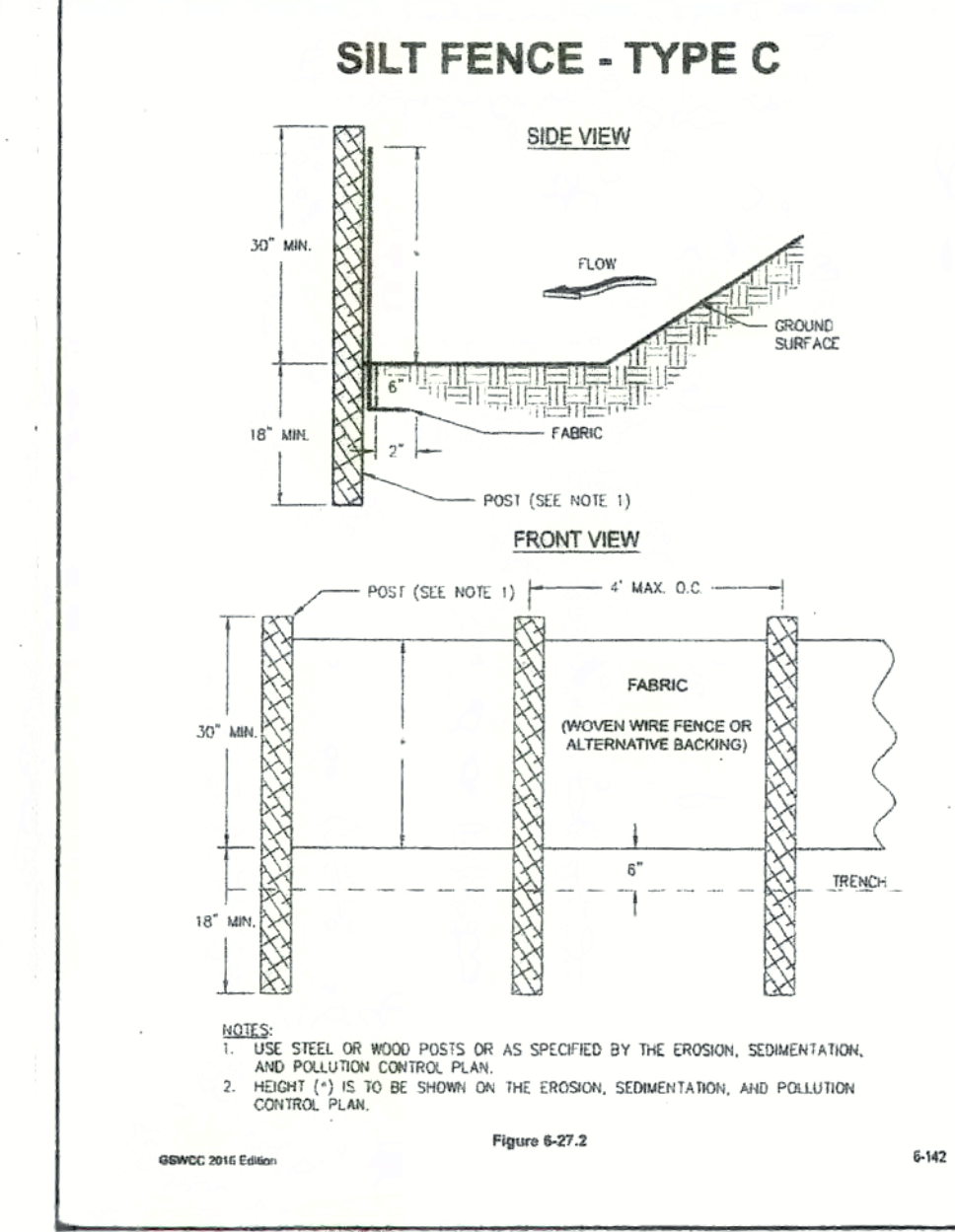
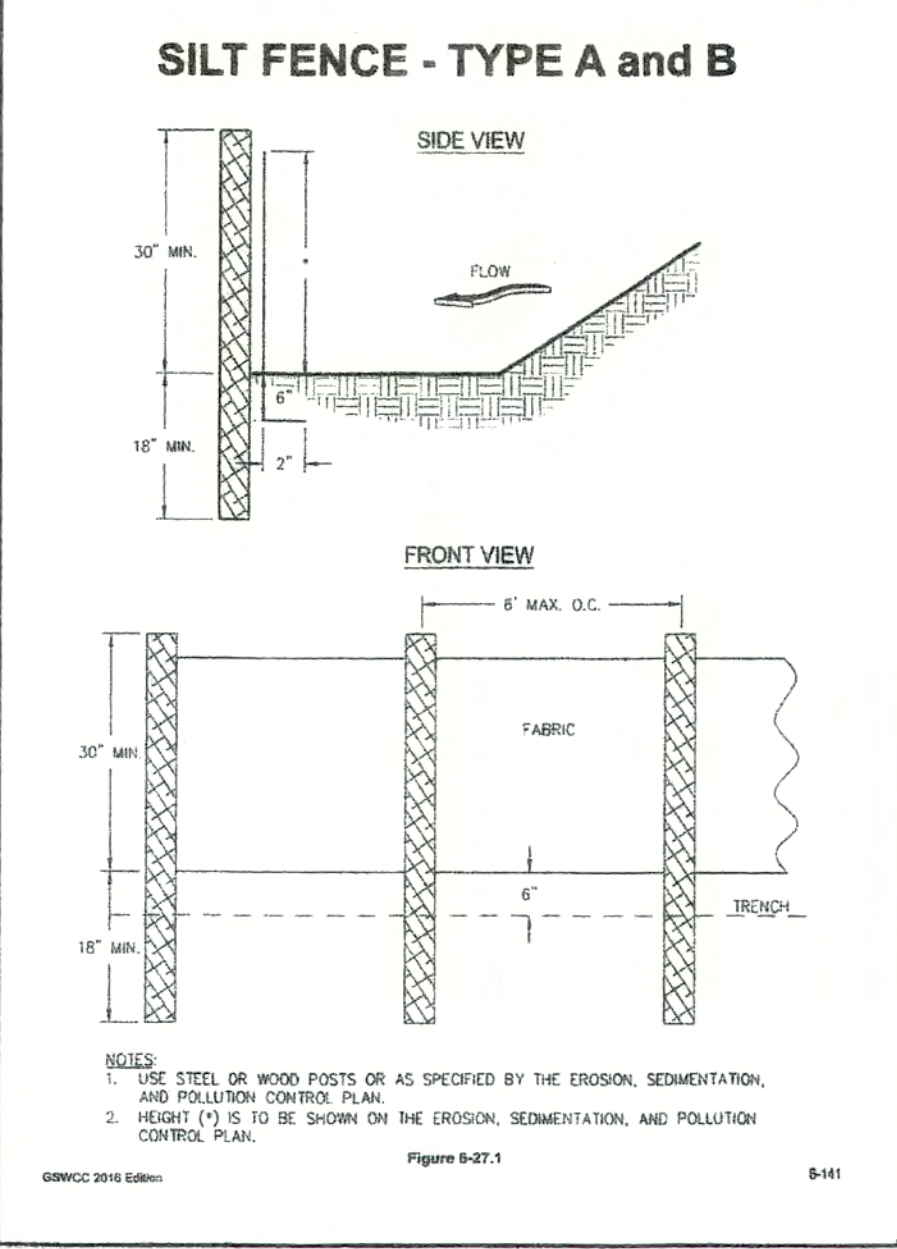
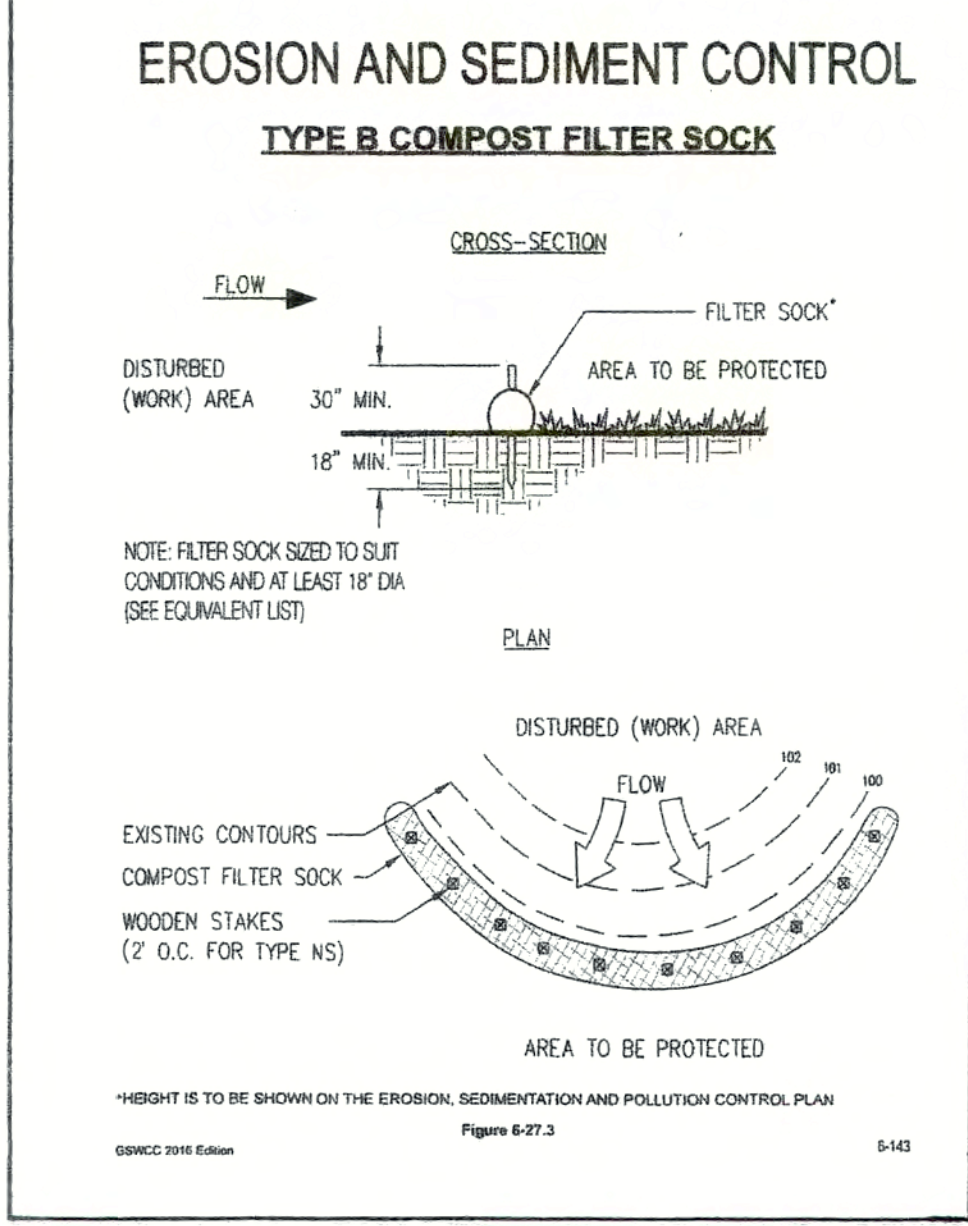
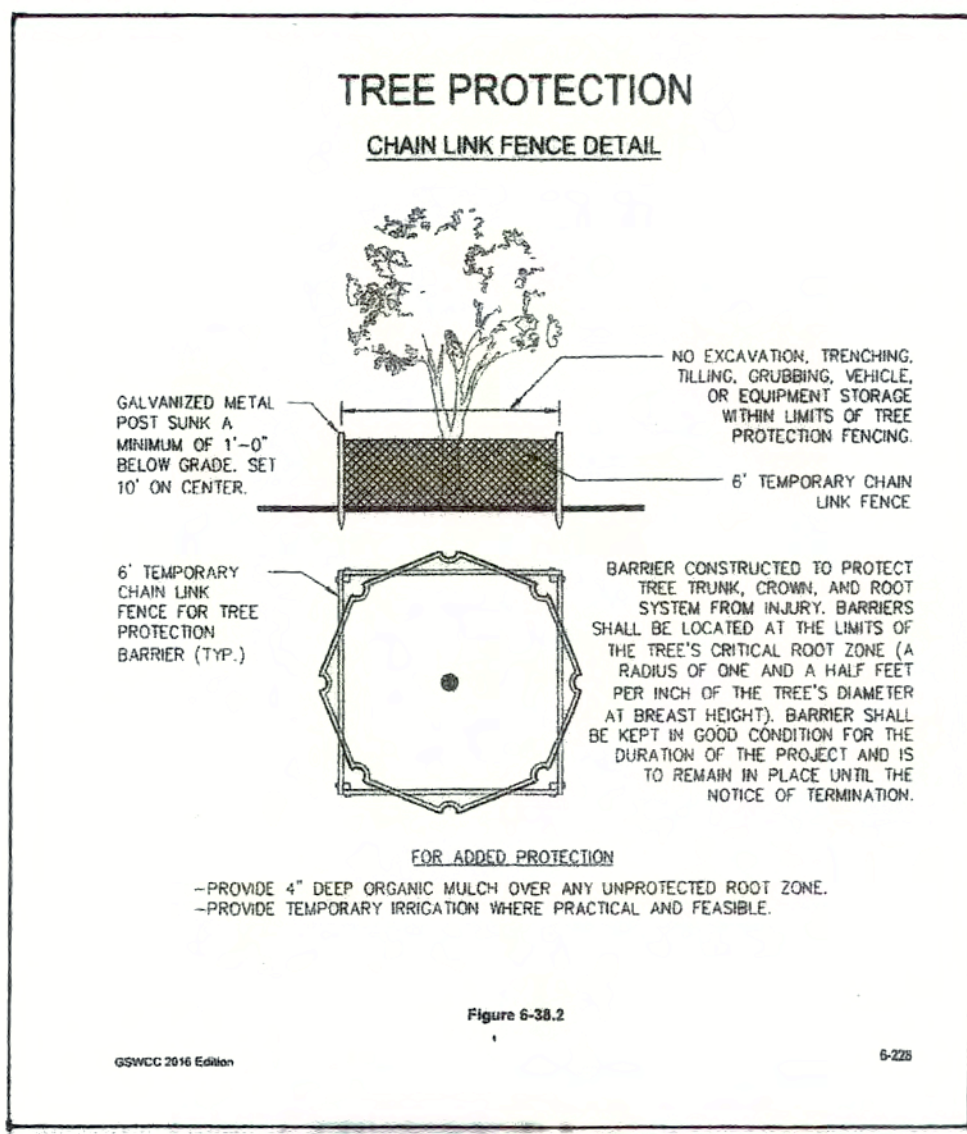
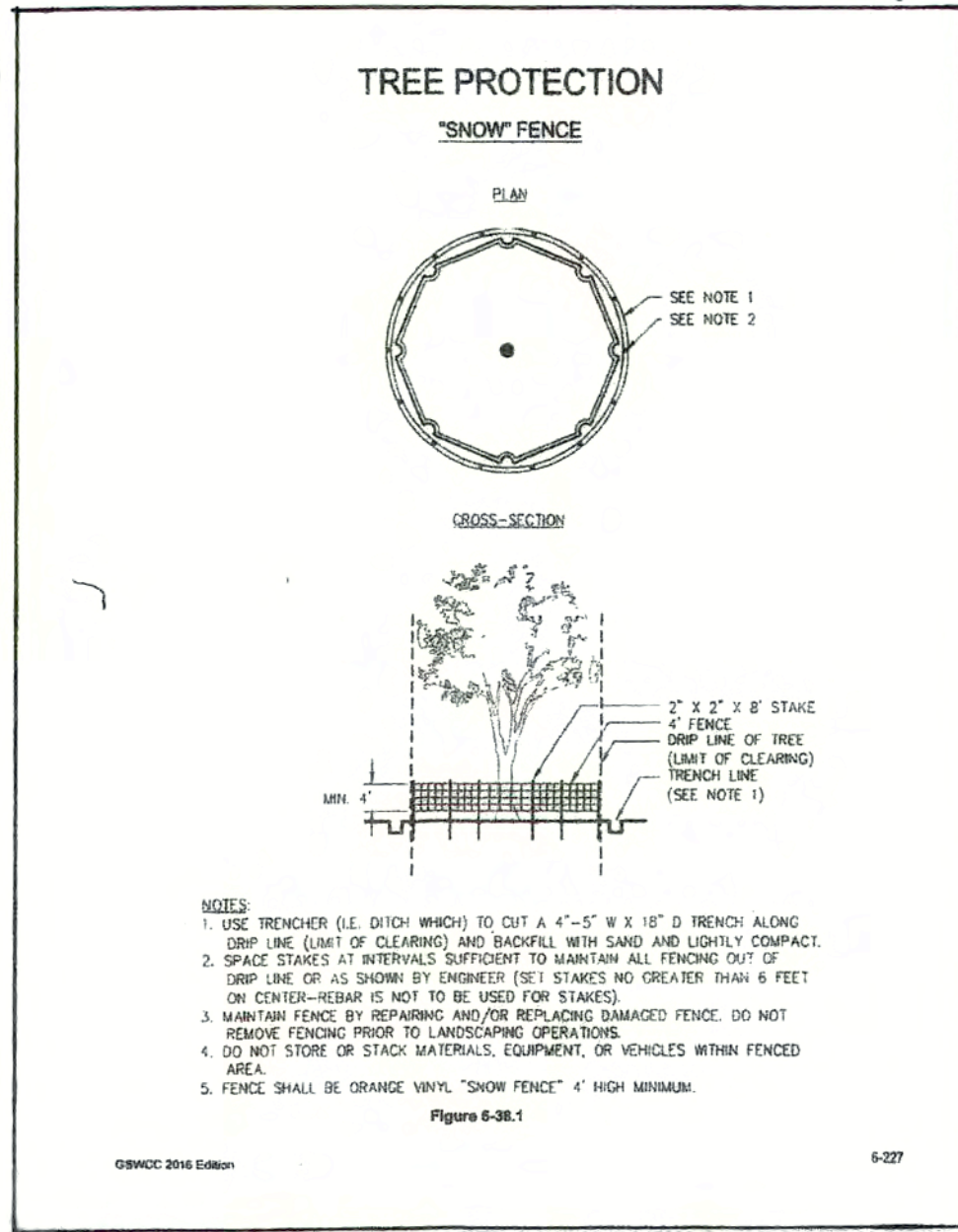
TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT RATE	N TOP DRESSING RATE
1. Cool season grasses	First Second Maintenance	6-12-12 1000 6-12-12 1000 10-10-10 400	50-100 30
2. Cool season grasses and legumes	First Second Maintenance	6-12-12 1000 6-12-12 1000 10-10-10 400	50-100 30
3. Ground covers	First Second Maintenance	10-10-10 1300 10-10-10 1300 10-10-10 1100	50-100 30
4. Pine seedlings	First	20-10-5 one 21 gram packet per seedling placed in the planting hole	50-100 30
5. Shrub Landscape	First Maintenance	6-10-10 700 6-10-10 700	30 30
6. Temporary cover crop seeded stone	First	10-10-10 800 10-10-10 800	30 30
7. Warm season grasses	First Second Maintenance	6-12-12 1500 6-12-12 800 10-10-10 400	50-100 30
8. Warm season grasses and legumes	First Second Maintenance	6-12-12 1500 6-12-12 800 10-10-10 400	50-100 30

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Co	COASTAL BURE ENVIRONMENTAL (NEW VEGETATION)			Planting vegetation on dunes that are eroded, artificially constructed, or re-nourished.
Ds1	RESTORED AREA STABILIZATION (NEW VEGETATION ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion-reducing cover.
Ds2	RESTORED AREA STABILIZATION (NEW VEGETATION ONLY)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	RESTORED AREA STABILIZATION (NEW VEGETATION ONLY)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	RESTORED AREA STABILIZATION (EXISTING)			A permanent vegetative cover using seeds on highly erodible or critically eroded lands.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION ERT			A crushed stone pad located at the construction site used to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that detains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, basins, ditches or similar structures.



AVASTHI RESIDENCE
3210 OAKDALE ROAD
HAPEVILLE, GEORGIA 30354

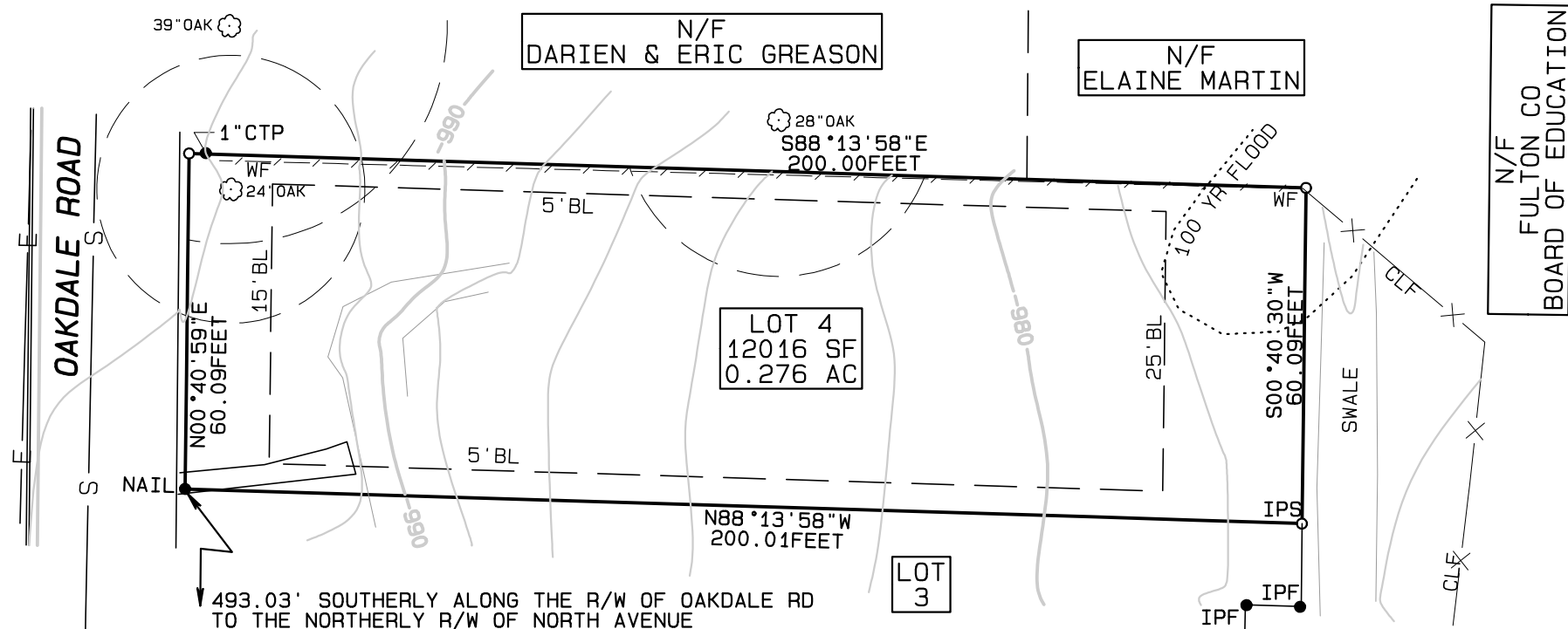
SHEET TITLE:
EROSION CONTROL DETAILS
SCALE 1" = 10' - 0"

OZIO LANDSCAPE ARCHITECTS LLC
LANDSCAPE ARCHITECTURE
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paul@oziolandscapearchitects.com

REVISIONS:

JUNE 14, 2020

RELEASED FOR CONSTRUCTION



LEGEND

AC	-	ACRES
BL	-	BUILDING SETBACK LINE
C&G	-	CURB AND GUTTER
CONC	-	CONCRETE
SCO	-	SEWER CLEAN OUT
DB, PG	-	DEED BOOK, PAGE
-E-	-	ELECTRIC LINE
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
GW	-	GUY WIRE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LP	-	LIGHT POLE
MH	-	SANITARY SEWER MANHOLE
N/F	-	NOW OR FORMERLY
PB, PG	-	PLAT BOOK, PAGE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
RW	-	RIGHT OF WAY
SF	-	SQUARE FEET
SWCB	-	SINGLE WING CATCH BASIN
UP	-	UTILITY POLE
UGU	-	UNDERGROUND UTILITY
WF	-	WOOD FENCE
WM	-	WATER METER
WV	-	WATER VALVE

SYMBOLS

- FIRE HYDRANT
- UTILITY POLE
- ⊗ SEWER MANHOLE
- WATER METER
- ⌵ WATER VALVE
- ⊗ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊠ GAS METER
- ⌵ LIGHT POLE
- ⌵ GUY WIRE
- IRON PIN SET
- IRON PIN FOUND

REFERENCES

CLERK OF SUPERIOR COURT FOR
FULTON COUNTY
SHOWN AS LOT 4 IN PLAT
BOOK 306, PAGE 34

PRECISION NOTE

THE FIELD DATA DATED 5-05-2020
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 94,733 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.01 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 351,388 FEET. TOPCON QS 3A USED FOR
ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS PARTLY IN A FEMA FLOOD AREA AND IS
SHOWN ON FIRM PANEL 13121C0366F, HAPEVILLE, CITY OF
HAPEVILLE, CITY OF, 09/18/2013

THIRD PART DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF
Rocky Acquisition LLC
USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY; THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM NAVE 1988 AND HORIZONTAL DATUMS IS
ASSUMED UNLESS OTHERWISE SPECIFIED.

ZONING IS R1
LOT FRONTAGE FEET 60, MIN. LOT AREA SF 10,000,
FLOOR AREA/DU SF 1000, MAX LOT COVERAGE 40%
MINOR COLLECTOR FRONT YARD 15 FT, SIDE 5 FT
REAR 25 FT, STORIES 2.5, HEIGHT 35, PARKING 2 DU

TECHNICAL STANDARDS

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



GRAPHIC SCALE 1"=30'
SHEET SIZE 11"X17"

0' 30' 60'

SHEET 1 OF 1

DATE: 3-26-2019

JOB#AUSTELL4730

DRAWN BY BAC

AS-BUILT AND TOPOGRAPHIC SURVEY
SURVEY FOR

Ashok K Avasthi &
Sue Anne Avasthi

BEING

3210 OAKDALE RD HAPEVILLE GA 30354

LOCATED IN

LAND LOT 99, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236

Tel 404-550-9512

BCaldwell@CompassSurveying.com
Survey Firm LSF001073



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

DATE: July 6, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3206 Oakdale Road**

BACKGROUND

The City of Hapeville has received a site plan application from Ranjan Avasthi to construct a new three and a half story single-family dwelling located at 3206 Oakdale Road. **** The application and plans do not indicate actual square feet of living area**, four bedrooms and three and a half bathrooms, and will be 35' from the average ground line across the front of the building and approximately 40'8" from the rear ground level.

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

*** The limitation for heights is 35' from the average ground line across the front of the building and two and a half stories. This dwelling likely measures three and a half stories as the average level of the adjoining ground to the basement exceeds five feet. The applicant is invited to provide actual measurements of the adjoining ground.*

REVIEW

The following code sections are applicable to this application:

ARTICLE 1. - TITLE, DEFINITIONS AND APPLICATION OF REGULATIONS

Sec. 93-1-2. - Definitions.

Story. The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, the space between any floor and the ceiling next above it. **A basement shall be counted as a story for height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet.** A cellar shall not be counted as a story for height measurement.

Story, half. A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of that story.

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

Sec. 93-6-1. - Intent.

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

The regulations of this zone are intended to:

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

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

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

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) 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.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum			
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

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

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

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

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

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

- **The existing site conditions survey provided states the survey is for 3210 Oakdale and not 3206 Oakdale. A correction block is listed, however, the correct survey must be submitted on all sheets.**
- **The plans show the location of a new 3 ½ story, UNKNOWN square footage single-family dwelling. Per the site plan, will be 35' from the average ground line across the front of the building and approximately 40'8" from the rear ground level. The applicant must provide the square footage of the proposed dwelling.**
- **Though the building set back line is shown, actual setbacks must be provided.**

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

- **A 9' driveway is shown along the southern boundary of the property.**

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

- **An 18'2" x 30' attached/basement garage is shown on the plans with a turnaround/parking pad.**

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

- **Existing grades are shown at two-foot intervals. Proposed grades must be shown.**

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

- **The plans show one 24" oak on the property that will be impacted and a neighboring 28" oak that will also be impacted. The Tree Replacement plan must adhere to the tree replacement plan, which requires the following: the silt fence and tree protection fence must be placed around the structural root plate (basal plate). The impact to the CRZ of the onsite 24" oak does not allow it to be counted toward conservation. In addition, the concrete sidewalk encroaches on the SRP and must be moved to not adverse impact the tree. We recommend shifting the house to the south a few feet to minimize impacts to the boundary tree and to the onsite tree. To adhere to the Tree Ordinance, a total of 28" of trees must be provided, not the 4" shown on the plans. Refer to checklist.**

- 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.

- **The landscape plan has been provided but does not specify location and size of proposed plant material.**

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

- **Not applicable to residential development.**

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***The site plan indicates an existing 6' wooden fence along the north side of the property, a chain link fence to the rear of the property and new 4' metal picket fence at the front of the property and 6' wooden fence to the south side of the property.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 12,016 sq. ft. or 0.276 acres. The minimum lot size is 6,750 sq. ft.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Proposed lot coverage: 4,467 SF (house, front porch, garage, covered read deck -2,872 sf, driveway - 1,426 SF, and front walk steps and columns - 169 SF)***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***The proposed dwelling will have 4 bedrooms and 3 1/2 bathrooms.***
 - d. Floor area in nonresidential use by category.

- **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required floor area is 1,000 SF. The proposed dwelling will exceed 1,000 SF of living area, which is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***A two car garage and parking pad are provided.***
- (5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The applicant has proposed the construction of a new single-family dwelling.***
 - ***The applicant must provide proof of ownership – the name does not match the County Tax Records.***
 - ***The applicant has not provided a development schedule.***

FINDINGS

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

1. ***Replace survey on all sheets with correct address.***
2. ***Provide average level of the adjoining ground to determine basement categorization.***
3. ***Provide square footage of single-family dwelling***
4. ***Provide side, front, and rear setbacks.***
5. ***Show proposed grades.***
6. ***Provide location and size of proposed landscape material other than trees.***
7. ***Provide an updated development schedule.***
8. ***Provide proof of ownership as Tax records do not show the applicant as the owner.***
9. ***Comply with Tree Conservation Ordinance (see checklist and comments above)***

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



Location Map – 3206 Oakdale Road



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.

General Requirements:

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

Must provide 24" of trees - Impacted CRZs

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

do not count

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

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

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

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

12. Other comments:

Tree Conservation Plan:

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

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

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

① a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

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

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

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

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.

✓ 9. Show tree protection fence detail.

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

n/a 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).

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

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

Cannot count 24" oak - CRZ impacted

_____ 14. Other comments:

Tree Replacement Plan:

- N/A n/a 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.
- n/a 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

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

24"
must
be provided

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.

 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.

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

n/a 16. Show parking lot striping on the tree replacement plan.

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

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

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

n/a 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.

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

 22. Show planting and staking details.

 23. Note type of irrigation to be used.

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

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

 25. Other comments:

Concrete walkway impacts Structural Root Plate.

Footings of back deck may impact roots of adjoining tree. Consider moving house to south and east to limit impact.

Tree Conservation Plan Notes:

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

Tree Conservation Plan Notes:

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



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Major Street Plan
DATE: April 8, 2020

BACKGROUND

The City of Hapeville has received a proposal from Chick Fil A Inc. for a new consolidated site plan with properties across Sherman Road along North Central (see attached survey and proposed plat). This would require a change to the Major Street Plan for the City of Hapeville by abandoning Sherman Road resulting in a sale to the adjacent property owners. The City would retain a utility easement for existing underground utilities on the site.

The Major Street Plan is a comprehensive tool that identifies transportation routes throughout the City and facilitates auto, bus, bicycle, and attendant pedestrian movement. As the Official Major Street Plan of Hapeville, Georgia is adopted by the Planning Commission and the Mayor & Council, any proposed change should be approved by those bodies, respectively.

Sec. 93-2-4. - Major street plan.

(a) For the purposes of this chapter, all streets in the city are hereby divided into four classes:

- (1) Major streets, 50 to 90 feet of right-of-way minimum.
- (2) Arterial streets, 40 to 70 feet of right-of-way minimum.
- (3) Minor and collector streets, 40 to 50 feet of right-of-way minimum.
- (4) Alleys, ten to 20 feet of right-of-way minimum.

(b) The classification of each street in the city is as shown on a map entitled "Official Major Street Plan of Hapeville, Georgia," adopted by the planning commission and the mayor and council and certified by the city clerk. This map is hereby made a part of this chapter and shall be retained in the office of the city clerk.

Sherman Road is classified as a minor street on the Official Major Street Plan (see next page).

RECOMMENDATION

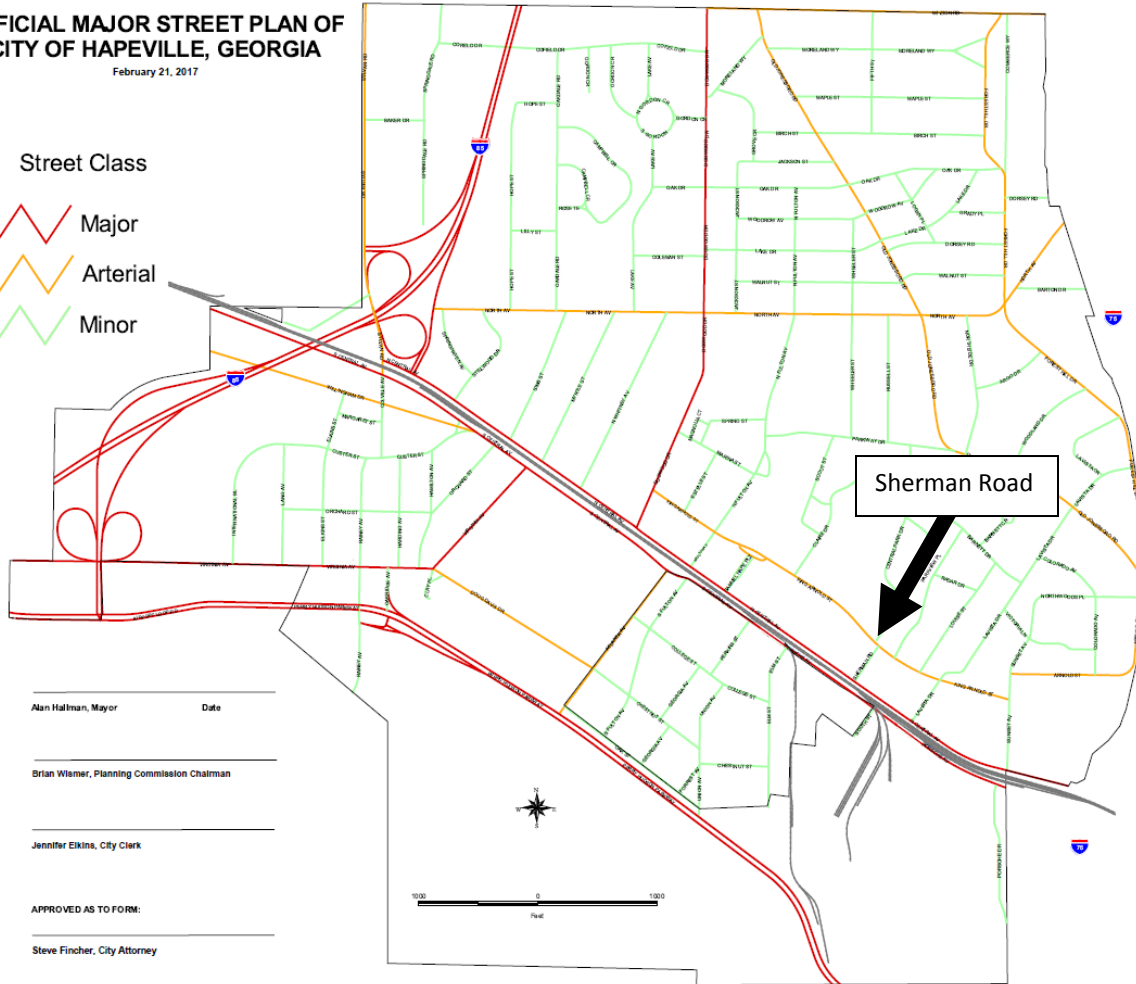
Given the potential redevelopment opportunities along N Central Ave, the proximity of Lavista Dr as a minor street connecting N Central and King Arnold, and the condition of the road, staff supports the change to the Major Street Plan and the abandonment of Sherman Road.

OFFICIAL MAJOR STREET PLAN OF CITY OF HAPEVILLE, GEORGIA

February 21, 2017

Street Class

-  Major
-  Arterial
-  Minor



Alan Hallman, Mayor

Date

Brian Wismer, Planning Commission Chairman

Jennifer Elkins, City Clerk

APPROVED AS TO FORM:

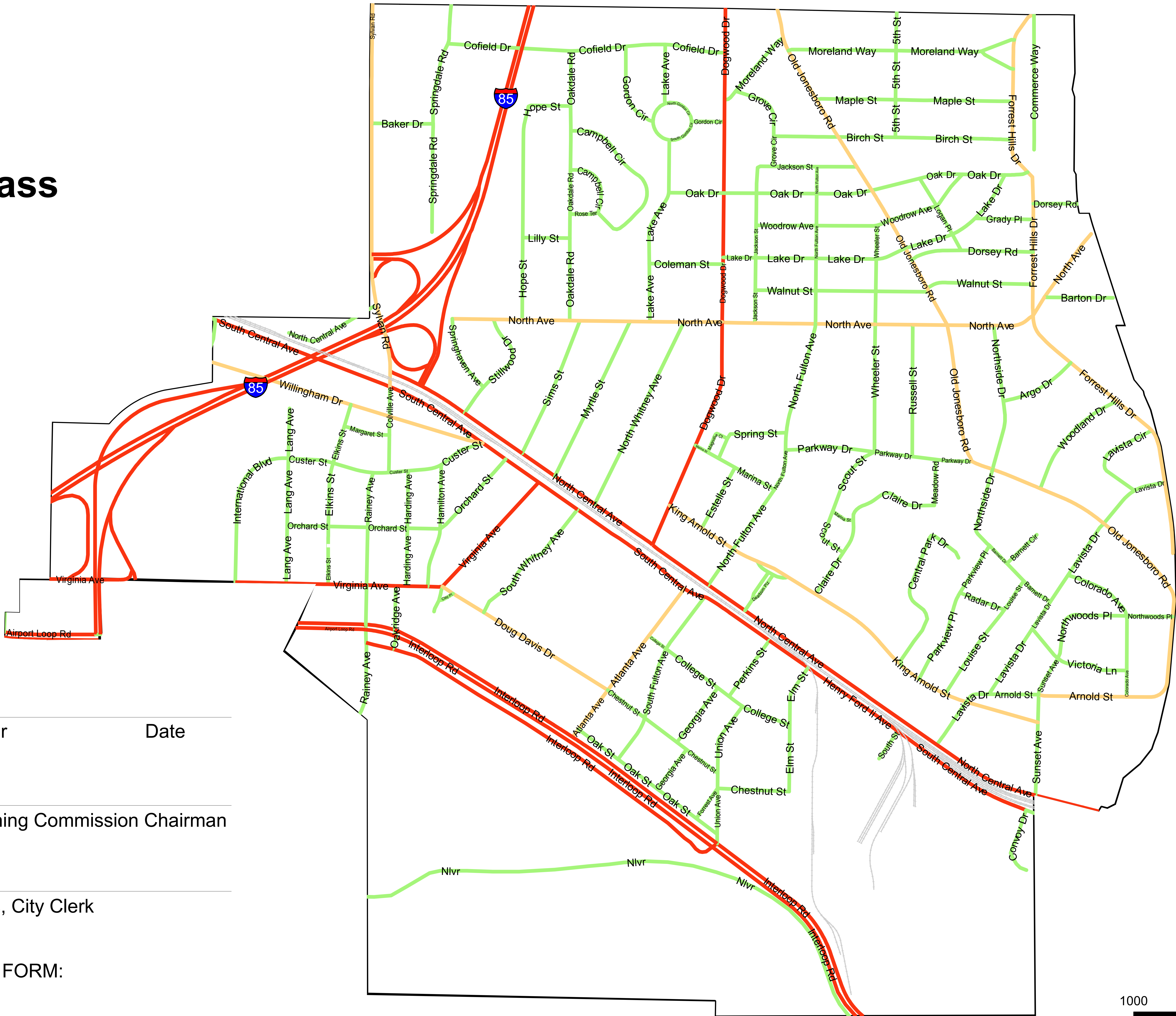
Steve Fincher, City Attorney

OFFICIAL MAJOR STREET PLAN OF CITY OF HAPEVILLE, GEORGIA

August 18, 2020

Street Class

- Major
- Arterial
- Minor



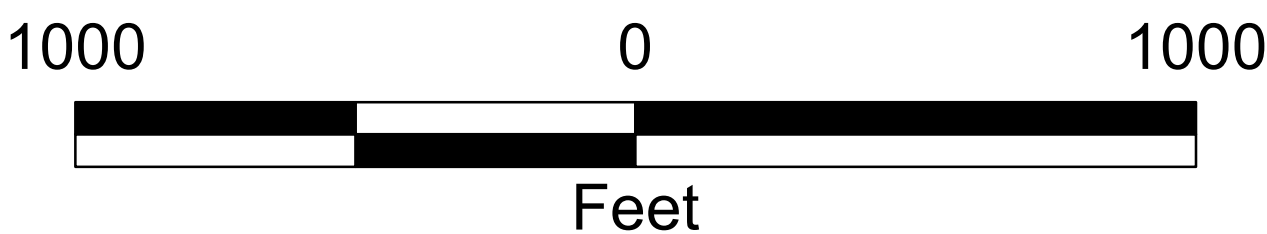
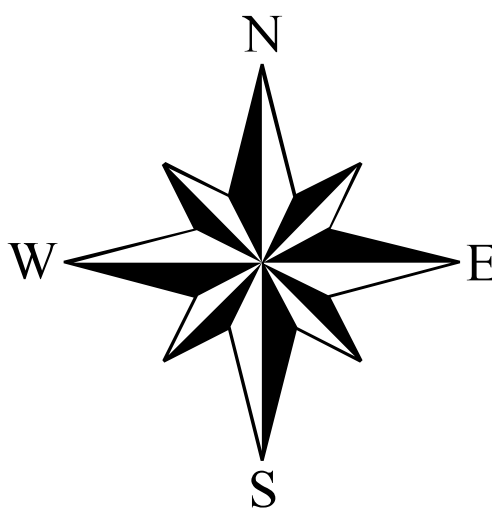
Alan Hallman, Mayor
Date

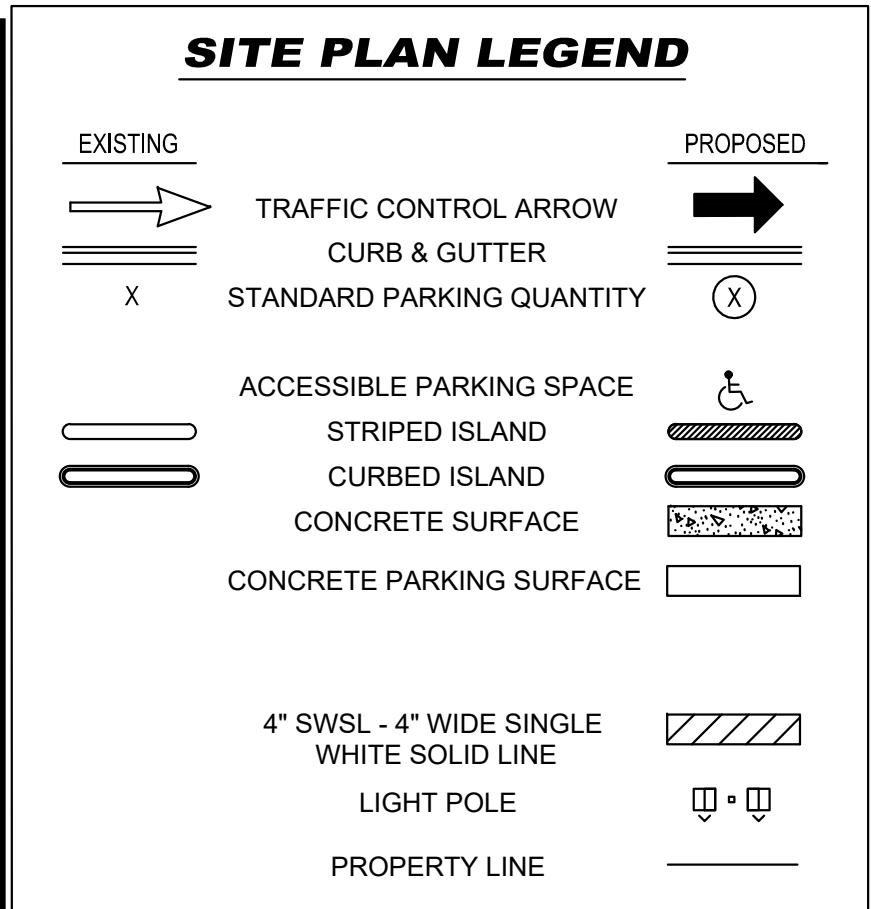
Brian Wismer, Planning Commission Chairman

Crystal Griggs-Epps, City Clerk

APPROVED AS TO FORM:

City Attorney





AREA SUMMARY

EXISTING AREA TABULATION:

IMPERVIOUS AREA BUILDING PAD, ASPHALT PAVEMENT, CONCRETE, GRAVEL	139746.62 SF : 3.21 ACRES (91.2)
PERVIOUS AREA GRASS/LANDSCAPE	13504.92 SF: 0.31 ACRES (8.8%)
TOTAL AREA	153251.54 SF: 3.52 ACRES (100%)

PROPOSED AREA TABULATION:

IMPERVIOUS AREA BUILDING, PAVEMENT, CONCRETE	127388.86 SF: 2.92 ACRES (83%)
PERVIOUS AREA GRASS/LANDSCAPE	25862.68 SF: 0.59 ACRES (17%)
TOTAL AREA	153251.54 SF: 3.52 ACRES (100%)

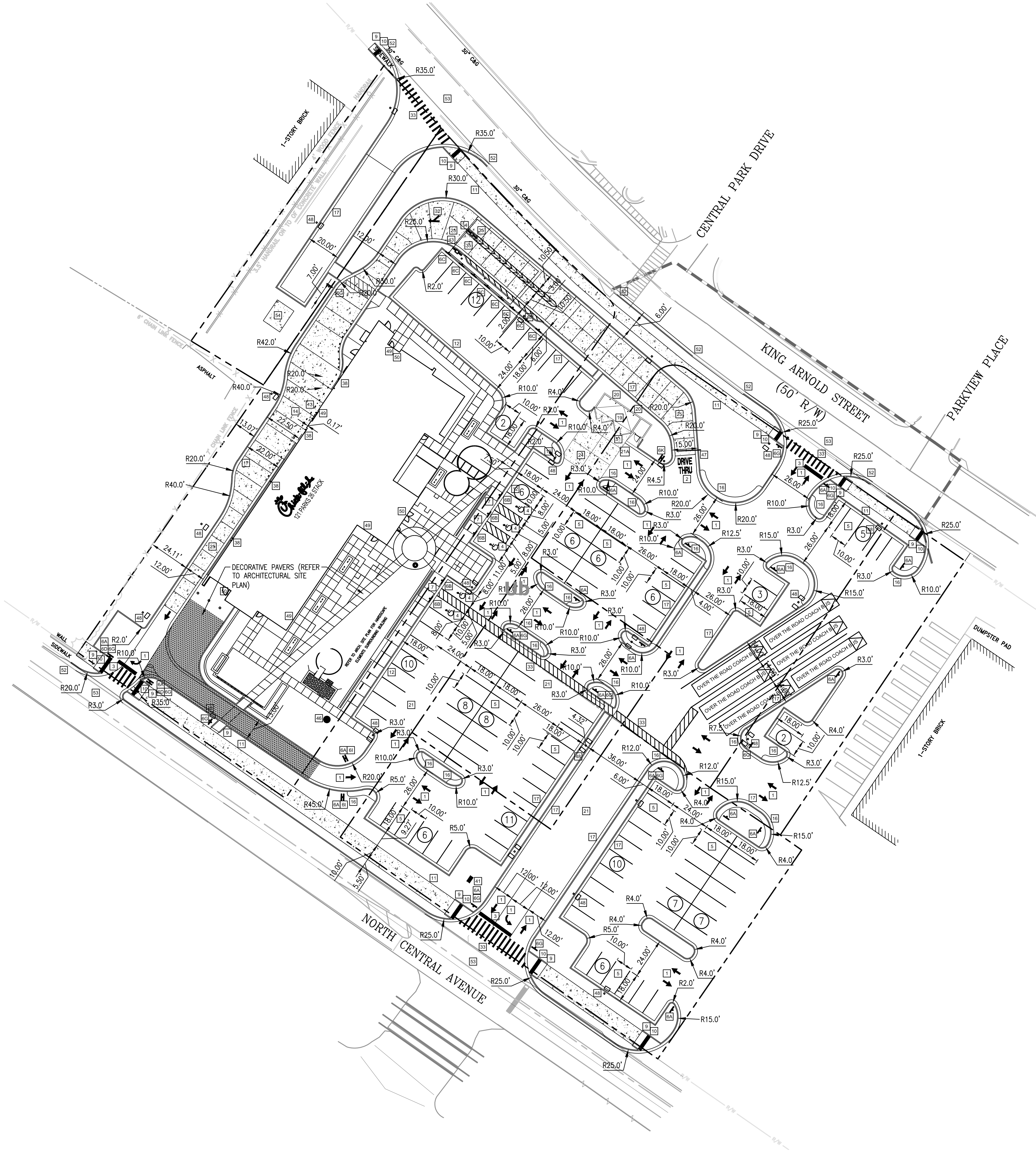
PARKING REQUIREMENTS

PARKING RATIO = 3 SPACES PER 1000 SF
TOTAL SPACE INSIDE = 11,324 SF
PATIO SPACE = 818
PARKING SPACES REQUIRED = 36
TOTAL SPACES PROVIDED = 121

DEVELOPMENT DATA

SITE ZONING: U-V-c

SETBACKS	BUILDING	LANDSCAPE
EAST -	0 FEET	0 FEET
SOUTH -	0-15 FEET	5 FEET
NORTH -	0-15 FEET	5 FEET
WEST -	15 FEET	5 FEET



SITE PLAN DESIGN NOTES & KEY PLAN

1 DIRECTIONAL ARROW

2 DRIVE-THRU GRAPHICS

3 STOP LINE GRAPHIC

4 PAINTED ACCESSIBILITY SYMBOL

5 STANDARD PARKING STALL & STRIPING DETAIL, NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE.

6 DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND DETAILS 5-8 ON C9.0)
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
6A STOP SIGN (R1-1 36"x36")
6B HANDICAP SIGN
6C MOBILE ORDERING SIGN
6D NO LEFT TURN SIGN
6E ONE WAY SIGN (R6-1 OR R6-2)

7 SIDEWALK ACCESSIBLE RAMP

8 CURB RAMP w/ FLARED SIDES

8A CURB RAMP w/ SHORT FLARED SIDES

9 NOT USED

10 TRUNCATED DOMES

11 TYPICAL CONCRETE SIDEWALK

12 SIDEWALK WITH CURB & GUTTER SECTION

13 DRIVE-THRU PLAN VIEW

14 DRIVE-THRU ISOMETRIC VIEW

15 SOLID PLASTIC WHEEL STOP (NOT USED)

16 LANDSCAPE & IRRIGATION PROTECTOR

17 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING

18 EXPANSION JOINT

19 REFUSE ENCLOSURE FOUNDATION PLAN

19A REFUSE ENCLOSURE FOUNDATION PLAN (ALT)

19B REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN

20 CONCRETE BOLLARD

21 TYPICAL PAVEMENT SECTION

21A PAVEMENT EDGE DETAIL

22 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

23 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT

24 CONCRETE APRON @ TRASH ENCLOSURE

25 CONCRETE PAVING @ DRIVE THRU LANE

26 ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)

27 TYPICAL ADA RAMP AND HANDRAIL

28 CONTRACTION JOINT

29 KEYED CONSTRUCTION JOINT

30 LONGITUDINAL BUTT JOINT

30A BUTT JOINT

31 EXPANSION JOINT

32 MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS

33 CROSSWALK

34 DRIVE-THRU ORDER POINT ISLAND CURB

35 MENU BOARD LOOP DETECTION SYSTEM

36 ENTRY DOOR FROST SLAB DETAIL

37 SAN. C.O. OUTSIDE BUILDING

38 BUILDING DOWNSPOUT CONNECTION DETAIL

39 TYPICAL SECTION AT INLET/CATCH BASIN DETAIL

40 STORM WEEP HOLE DETAIL

41 CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE)

42 PRE-SELL MENU BOARD (NOT USED)

43 MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS)

44 CHICK-FIL-A "ENTER" SIGN (NOT USED)

45 CHICK-FIL-A "EXIT" SIGN (NOT USED)

46 20' FLAG POLE (REFER TO SIGN PACKAGE)

47 CLEARANCE BARS

48 LIGHT POLE & BASE

49 BITUMASTIC EXPANSION JOINT, TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS, TYPICAL.

50 SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.

51 GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION

52 SAWCUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION, PROVIDE EXPANSION JOINT BETWEEN INTERFACE.

53 THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY.

54 TRANSFORMER PAD

55 SINGLE YELLOW LINE

56 BIKE RACK

57 SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED)

1 C-9.0

2 C-9.0

2 C-9.0

1 C-9.0

5-8 C-9.0

3 C-9.1

2 C-9.1

1 C-9.1

4 C-9.1

9 C-9.0

10 C-9.0

8 C-9.3

9 C-9.3

5 C-9.1

11 C-9.0

2 C-9.3

3 C-9.3

4 C-9.3

5 C-9.2

3 C-9.2

11 C-9.1

10 C-9.1

7 C-9.1

12 C-9.1

2 C-9.2

8 C-9.2

9 C-9.1

8 C-9.1

1 C-9.2

4 C-9.2

6 C-9.1

6 C-9.2

7 C-9.2

58.6 C-9.3

1 C-9.3

11 C-9.2

10 C-9.2

12 C-9.2

10 C-9.3

6F RIGHT TURN ONLY

6G PEDESTRIANS CROSSING

6H CIRCLE BUILDING FOR DRIVE THRU

6I DO NOT ENTER SIGN (R5-1)

6J LANES MERGE SIGN

6K D/T ARROW SIGNS

30 15 0 30 60

(IN FEET)

1 inch = 30 ft.

NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL

GREYDEN PROJECT # 19-064

PRINTED FOR

DATE

DRAWN BY

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

SITE PLAN

SHEET NUMBER

CHICK-FIL-A

461 N Central Ave.

Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE

NO. DATE DESCRIPTION

GREYDEN PROJECT # 19-064

PRINTED FOR

DATE

DRAWN BY

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

SITE PLAN

SHEET NUMBER

C-2.0

Chick-fil-A

5200 Buffington Road

Atlanta, Georgia 30349-2998

Seal

11-8-19

GREYDEN

ENGINEERING • PLANNING

125 Townpark Dr., Suite 300

Kennesaw, GA 30144

PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A

461 N Central Ave.

Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
-----	------	-------------

GREYDEN PROJECT # 19-064

PRINTED FOR

DATE

DRAWN BY

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

SITE PLAN

SHEET NUMBER

C-2.0

Page 135 of 152



**Department of Planning and Zoning
Planner's Report**

DATE: March 4, 2020
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: **Text Amendment – Correction & Clarification – Townhome Density in U-V.**

BACKGROUND

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The following text amendment corrects the text to reflect the requirements of the most current ordinances.

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-3 – Permitted Uses

The following are permitted within the U-V zone:

Change:

- (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (19) of this section.

To:

- (15) Single-family attached dwellings with at least two units attached, but no more than 12 units attached and subject to the density restrictions in subsection (23) of this section.

ARTICLE 22.1. - DIMENSIONAL REQUIREMENTS

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

Change the “Max Unit Per Bldg. Lot” for “UV” “Single-family Attached Patio/Townhomes and Live-Work Unit” from:

a.

To:

I.

Change reference for "I." from:

I. Reserved.

To:

I. Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 11.2 (“U-V ZONE**
7 **(URBAN VILLAGE)”), SECTION 93-11.2-3 (“PERMITTED USES”) AND CHAPTER 93**
8 **(“ZONING”), ARTICLE 22.1 (“DIMENSIONAL REQUIREMENTS”), SECTION 93-22.1-**
9 **1 (“CHART OF DIMENSIONAL REQUIREMENTS”) OF THE CODE OF**
10 **ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR**
11 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
12 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**
13

14 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
15 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
16 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
17

18 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
19 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
20 the legislative body of the City; and,
21

22 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
23 amending such provisions by specific reference to the section number of the City’s Code; and,
24

25 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
26 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
27 remain effective until they have been repealed, modified or amended; and,
28

29 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
30 by ordinance; and,
31

32 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
33 satisfied, including, but not limited to, notice and public hearings; and,
34

35 **WHEREAS**, the governing authority of the City finds it desirable to amend and clarify
36 requirements regarding townhomes in the Urban Village Zone.
37

38 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
39 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
40

41 **Section One.** Chapter 93 (Zoning), Article 11.2 (U-V Zone (Urban Village)), Section 93-
42 11.2-3 (Permitted Uses) of the City Code of Ordinances is hereby amended by striking subsection
43 (15) in its entirety, and replacing it with the following language:
44

45 (15) Single-family attached dwellings with at least two units attached, but no more than 12
46 units attached and subject to the density restrictions in subsection (23) of this section.

DRAFT

Section Two. Chapter 93 (Zoning), Article 22.1 (Dimensional Requirements), Section 93-22.1-1(Chart of dimensional requirements) of the City Code of Ordinances is hereby amended by striking the UV zone, Single-Family Attached Patio/Townhomes and Live-Work Unit row in its entirety and the category reference legend in its entirety, and replacing it with the following language:

See Exhibit "A", attached and incorporated herein.

Section Three. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Six. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2020.

CITY OF HAPEVILLE, GEORGIA

DRAFT

Alan Hallman, Mayor

ATTEST:

Crystal Griggs-Epps, City Clerk

APPROVED BY:

City Attorney

DRAFT

City of Hapeville Article 22.1 Dimensional Requirements

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/D U Square Feet	Floor Area/D U Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
R-O	Single-family Detached	60	10,000	10,000	1,600	40	30	30	6	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
R-1	Single-family Detached	50	6,750	6,750	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25	2 DU	
R-2	Single-family Detached	60	8,500	8,500	1,000	40	15	15	6	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	5	25	2 DU	

DRAFT

	Two-Family Attached—Duplex		8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
R-3	Single-family Detached	60	8,500	8,500	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached—Duplex	60	8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached Patio/Townhomes	60	10,000	2,500	1,000	60	15	15	5	0	2½	35	2 DU	a.
	Accessory Structure(s)								5	5	2	25		
R-4	Single-family Detached	60	8,500	8,500	1,000	60	15	15	8	25	2½	35	2 DU	1
	Accessory								5	6	2	25		

DRAFT

	Structure(s)													
	Two-Family Attached Duplex	60	8,500	4,250	1,000	60	15	15	5	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached Public/Townhomes	60	10,000	2,500	1,000	50	15	15	5	20	2½	35	2 DU	a.
	Accessory Structure(s)								5	5	2	25		
	Multifamily—2 Stories or Less	100	10,000	3,000	730	50	20	20	10	25	2	30	2 DU	20
	Accessory Structure(s)								5	5	2	25		
	Multifamily—2 Stories or More	200	5 acres	2,000	730	50	20	20	10	25	4	40 b.	2 DU	20
	Accessory Structure(s)								5	5	2	25		
R-5	Single-family	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1

DRAFT

	Detached													
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached 4 to 8 Units	40	10,000	2,500	1,000	70	15	15	5	10	2½	35	2 DU	a.
	Accessory Structure(s)							15	5	5	25			
R-SF	Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
R-I	Single-family Detached	40	4,000	4,000	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached—Duplex	40	4,000	2,000	1,000	50	15	15	5	20	2½	35	2 DU	1
	Accessory								5	5	2	25		

DRAFT

	Structure(s)													
	Single-family Attached Patio/Townhomes	40	10,000	2,500	1,000	60	15	15	5	10	2½	35	2 DU	a.
	Accessory Structure(s)								5	5	2	25		
V	Single-family Detached	50	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	26		
	Single-family Attached—4 to 8 Units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	a.
	Accessory Structure(s)								5	5	2	25		
	Condominiums	200	43,500	2,500	1,000	70	15	15	10	25		40 b..	2 DU	12
	Accessory Structure(s) Conditional								5	5	2	25		Conditiona I

DRAFT

	Nonresidential	50	10,000	10,000	1,000	70	15	15	15	25		40 b..	c., d., e.	N/A
C-R	Single-family Detached	60	8,500	8,500	1,000	40	15	15	8	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2½	25		
	Two-Family Attached—Duplex	60	8,500	4,250	1,000	40	15	15	6	20	2½	35	2 DU	1
	Single-family Attached Patio/Townhomes	50	10,000	2,500	1,000	60	15	15	5	0	2½	35	2 DU	a.
	Multifamily—2 Stories or Less	100	30,000	3,000	480	50	15	15	10	25	2	35	2 DU	1
	Nonresidential with floor areas not exceeding 6,000 sf	100	8,500		1,000	60	15	15	15	25	2½	40 b.	c., d., e.	
	Nonresidential with floor areas in exceeding 6,000 sf	200	5 acres	1,000	500	50	15	15	15	25		40 b.	c., d., e.	

DRAFT

C-1	Nonresidential					80	15	15	0	0		40 b.	c., e.	
C-2	Nonresidential					80	15	15	0	0		40 b.	c., d., e.	
D-D	Nonresidential					80	15	15	0	0		40 b.	c., e.	
I-1	Light Industrial					80	20	20	10	20		40 b.	c., d., e., f.	
I-2	Heavy Industrial					80	20	20	10	20		40 b.	c., d., e., f.	
N-C	Single-family Detached	60	8,500	8,500	1,000	40	15	15	8	25	2½	35	2 DU	1
	Accessory Structure(s)								5	5	2	25		
	Single-family Attached Duplex	80	8,500	4,250	1,000	60	15	15	5	20	2½	35	2 DU	2
	Single-family Attached Patio/Townhomes	60	10,000	2,500	1,000	60	15	15	5	20	2½	35	2 DU	a.
	Accessory								5	5	2	25		

DRAFT

	Structure(s)													
	Multifamily—2 Stories or Less	100	10,000	3,000	480	50	20	20	10	26	2	35	2 DU	20
	Multifamily - 3 Stories or Greater	125	10,000	3,000	730	50	20	20	10	25	4	40 b.	2 DU	30
	Nonresidential	100	8,500		1,000	60	15	15	15	25	4	40 b.	c., d., e., f.	
UV	Single-family Detached	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1
	Accessory Structure(s)								0	0	2	25		
	Single-family Attached - Duplex	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family Attached Patio/Townhomes and Live-Work Unit	20	1,200		1,000	90	0/15	0/15	0	0	3	45	1 DU	l.
	Accessory Structure(s)								0	0	2	25		

DRAFT

	Multifamily	20	2,000		600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU	
	Nonresidential	20	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	
RMU	Single-family Detached	30	2,400	m	1,000	100	0/16	0/15	0	0	2½	35	1.5 DU	1
	Accessory Structure(s)								0	0	2	25		
	Single-family Attached - Duplex	30	2,400	m	1,000	100	0/15	0/15	0	0	2½	35	1 DU	2
	Single-family Attached Patio/Townhomes and Live-Work Unit	20	1,200	m	1,000	100	0/15	0/15	0	0	3	45	1 DU, h	a.
	Accessory Structure(s)								0	0	2	25		
	Multifamily—Condominium	20	2,000	m	600	100	0/15	0/15	0	0	6 b.	m	1 DU	
	Non-Residential	20	2,000			100	0/15	0/15	0	0	6 b.	m	d., e., i., j., k.	

DRAFT

- 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.

DRAFT

Section Two. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

DRAFT

47

48

49 _____
Crystal Griggs-Epps, City Clerk

50

51

52 **APPROVED BY:**

53

54

55

56

57 _____
City Attorney