

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 10, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas
3. Approval of Minutes
3.I. Minutes of October 13, 2020
 1. MINUTES - 10-13-2020_draft
4. Old Business
4.I. 244 Mt. Zion Road Site Plan Review
5. New Business
5.I. 236 Mt. Zion Road Site Plan Review
Background:

Justin Honore submitted a request for site plan review to construct a new single--family dwelling with a detached garage at 236 Mt. Zion Road, Parcel Identification Number 14 0094-0009-011-6. The property is zoned R--1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 236 Mt. Zion Road_Redacted
2. PLANS - 236 Mount Zion_10.30.20 Revision
3. Planners Report Site Plan Review 236 Mt Zion Revised

5.II. 560 Lake Drive Site Plan Review

Background:

Gregory Evans of GDK Investments, LLC is requesting site plan review to construct a two-story single-family dwelling at 560 Lake Drive, Parcel Identification Number 14 0094-0001-063-5. The property is zoned R-SF, Residential-Single Family.

Documents:

1. APPLICATION - 560 Lake Drive_site plan_Redacted
2. PLANS - 560 Lake Drive
3. 0 LakeDr(Radcliffe)
4. Planners Report Site Plan Review 560 Lake Dr

5.III Property bounded by N. Central/LaVista/Sunset/King Arnold St. Conditional Use Permit

Background:

Will Casaday of SCP Acquisitions, LLC is requesting a Conditional Use Permit to construct a mixed-use, multifamily development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village.

Documents:

1. APPLICATION - N. Central, LaVista, Sunset, King Arnold St._CUP_redacted
2. PLANS - N. Central, LaVista, Sunset, King Arnold_CUP
3. Planners Report North Central Sunset Ave Conditional Use Permit
4. Fire Marshal Report - N. Central Avenue_CUP

5.IV 461 North Central Avenue Preliminary Subdivision Plat

Background:

Joseph Latimer of Dwarf House Group is requesting preliminary plat review for the properties located at 451 North Central Avenue, 461 North Central Avenue, 436 King Arnold Street, 440-448 King Arnold Street, 466 King Arnold Street and 3580 Sherman Road, Parcel Identification Numbers 14-0095-0003-030-1, 14-0095-0003-015-2, 14-0096-0003-025-0, 14-0096-0003-024-3, 14-0096-0003-027-6, 14-0096-0003-026-8. The properties are zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 N. Central Avenue_preliminary plat_Redacted
2. PLANS - 461 N. Central Avenue_preliminary plat
3. Planner's Report 461 North central Subdivision
4. Enginerr's Report - 461 N. Central Ave Prelim Plat Review -1

5.V. 461 North Central Avenue Special Exception Request

Background:

Joseph Latimer of Dwarf House Group is requesting a special exception to permit a drive-through window at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 North Central Ave._Special Exception_Redacted
2. PLANS - 461 North Central Avenue_special exception
3. Planners Report 461 North Central Special Permit

5.VI 461 North Central Avenue Site Plan Review

Background:

Joseph Latimer of Dwarf House Group is requesting site plan review to construct a 10,642 square foot building at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 North Central Ave._Site Plan_Redacted
2. Plans - 461 North Central Avenue_site plan
3. Planners Report Site Plan Review 461 north central
4. Engineer's report - 461 N. Central Ave Site Plans Review -1.pdf
5. Fire Marshal Report - 461 N. Central Avenue

5.VII. 3165 and 3167 Dogwood Drive and 0 Lake Avenue Preliminary Subdivision Plat

Background:

W. Barry Dunlop is requesting preliminary plat review for the properties located at 3165 and 3167 Dogwood Drive and 0 lake Avenue, Parcel Identification Numbers 14-0099-0003-112-3, 14-0099-0003-042-2, 14-0099-0003-113-1. The properties are zoned V, Village and R-1, One-Family Detached.

Documents:

1. APPLICATION - 3165 & 3167 Dogwood Drive, 0 Lake Avenue_Preliminary Plat_Redacted
2. PLANS - 3165 AND 3167 Dogwood Drive and 0 Lake Avenue
3. TREE REPORT (applicant) - 3165 and 3167 Dogwood Drive
4. Planner's Report 3165 Dogwood Subdivision
5. Engineer's report - 3165 Dogwood Dr Prelim Plat Review -1

5.VIII 3165 and 3167 Dogwood Drive, 0 Lake Avenue Site Plan Review

. Background:

W. Barry Dunlop is requesting site plan review to construct a 23-unit townhome development at 3165 and 3167 Dogwood Drive and 0 Lake Avenue, Parcel Identification Numbers 14-0099-0003-112-3, 14-0099-0003-042-2 and 14-0099-0003-113-1. The properties are zoned V, Village and R-1, One Family Detached.

Documents:

1. APPLICATION - 3165 and 3167 Dogwood Drive, 0 Lake Avenue_Site Plan
2. PLANS - 3165 and 3167 Dogwood Drive, 0 Lake Avenue
3. Planners Report Site Plan Review 3165 Dogwood
4. Engineer's Report - 3165 Dogwood Dr Site Plans Review -1.pdf
5. Fire Marshal Report - 3165 Dogwood Dr._site plan

5.IX Zoning Map Amendment Text Amendment

. Background:

Consideration of a text amendment to update the zoning map and to rezone parcels bounded by North Avenue, Hope Street and I-75 from R-3, Single Family Attached to R-1, One-Family Attached.

Documents:

1. Ordinance to Amend Zoning Map 11-17-2020 (02578734xA0B3B)
2. Hapeville Zoning Map_20201117
3. Planners Report R3 to R1 Rezoning

5.X. 2021 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2021 Planning Commission meeting schedule.

Documents:

1. 2021 Meeting Dates and Deadline Schedule

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Documents:

1. Hapeville Sidewalk Map
2. Sidewalk Repair-Priority Inventory (PDF)
3. Planners Report sidewalk

7. Next Meeting Date - Tuesday, December 15, 2020 at 6:00 PM

8. Adjourn



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

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

October 13, 2020 6:00 PM

MINUTES

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan - Teleconference
Charlotte Rentz
Larry Martin - Absent
Cliff Thomas

3. Minutes of August 11, 2020

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of August 11, 2020 as submitted. Motion Carried: 5-0.

4. Old Business

4.I. 244 Mt. Zion Road

Site Plan Review

Background:

Justin Honore requested review of a revised site plan to construct a new two-story single-family dwelling with a detached garage at 244 Mt. Zion Road, Parcel Identification Number 14 009400090090. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

This item was previously approved by the Planning Commission on July 14, 2020.

The applicant modified the original plan to include a garage. The revised drawings were incomplete and must be revised.

The following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Leah Davis seconded to table the site plan application for 244 Mt. Zion Road until November 10, 2020. MOTION CARRIED: 5-0.

5. New Business

5.I. 236 Mt. Zion Road

Site Plan Review

Background:

Justin Honore submitted a request for site plan review to construct a new single-family dwelling with a detached garage 236 Mt. Zion Road, Parcel Identification Number 14 009400090116. The property is zoned R-1, One Family Detached is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The plans submitted were incomplete and must be revised.

The following action was taken:

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to table the site plan application for 236 Mt. Zion Road until November 10, 2020. MOTION CARRIED: 5-0.

5.II. 417 Walnut Street

Site Plan Review

Background:

Daniel Love is requesting site plan review to construct a new single-family dwelling with an attached garage at 417 Walnut Street, Parcel Identification Number 14-0094-0006-070-5. The property is zoned R-SF, Residential Single-family and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

The dwelling will have four finished bedrooms and three finished bathrooms. The dwelling will have 2,158-sf of heated floor area and an attached 557-sf two-car garage.

The plans indicated 10 trees over 6" caliper onsite including a 43" Oak Landmark which will remain but is not counted toward the tree preservation. The applicant is requesting a variance for the 43" hardwood as the location of the hardwood would prohibit any development on the site.

The applicant provided revised plans to address the width of the proposed driveway and curb cut and the development schedule outline.

The sidewalk plans and elevations will be reviewed by the Design Review Committee.

MOTION ITEM: Charlotte Rentz made a motion, Cliff Thomas seconded to approve the site plan application for 417 Walnut Street and recommend the Board of Appeals grant the variance to reduce the recompense for the 43" hardwood tree. MOTION CARRIED: 5-0.

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Discussion ensued regarding the City's current sidewalk requirements for new development. City Planner, Dr. Patterson, explained the City currently has a sidewalk inventory list which identifies the location and condition of sidewalks. The goal is to prioritize and create a standard for sidewalk locations. Staff is requesting feedback and guidance to present to the Design Review Committee and City Council.

Commissioner Wismer commented that he originally raised the question because of infill development.

Commissioner Dolan stated that when considering a sidewalk plan, it is important to consider a way to track foot traffic throughout the city. Ms. Dolan also stated the City should be mindful of quality of life.

Commissioner Rast stated it is important to consider the goal for the sidewalk plan, whether the overall goal is for walking/exercise or access to Downtown.

Commissioner Davis commented that it is important to consider safety, quality of life and public input.

After further discussion, staff will forward a copy of the Sidewalk Inventory Map to the Commission and place this item on the November 10, 2020 agenda for further discussion.

7. Next Meeting Date – Tuesday, November 10, 2020 at 6:00 PM

8. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to adjourn the meeting at 6:57 p.m. **MOTION CARRIED:** 5-0

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

20-PC-10-16

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Justin Honore

Mailing Address: 140 Barrington Parkway Stockbridge, GA. 30281

Telephone [REDACTED] Mobile # [REDACTED] Email justin@honoreman.com

Property Owner (s) Honore Enterprises Inc.

Mailing Address 140 Barrington Parkway Stockbridge, GA. 30281

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 0 Mount Zion Rd SW, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400090116

Present Zoning Classification: R1, SFR Detach 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.

Applicant's signature

Date: _____

Sworn to and subscribed before me

This 18th day of August, 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:

0 Mount Zion Rd SW
Parcel ID: 14 009400090116

I, Justin Honore (applicant), on behalf of Honore Enterprises, Inc. (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 Enterprises, Inc.

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 lots and our ultimate goal is to (at a later time) build a total of 3 of these types of h residents of the wonderful city of Hapeville. We hope to not only add to the availa construction homes, but also to increase the property values of the current reside homes to be built. We do not intend to occupy the properties. We will sell the ho

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

Additionally, we very much value God's gift of nature and fully intend to not recently implemented Tree Conservation ordinance, but also to make the landsc lush and aesthetically pleasing to not only future home buyers but our current nei

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

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:

0 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
140 Barrington Parkway Stockbridge, GA. 30281

Telephone of Applicant
[REDACTED]

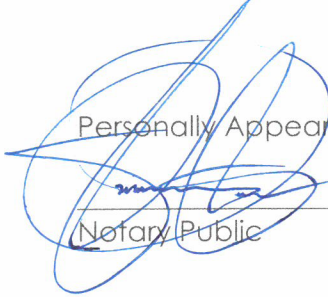


Signature of Owner

Honore Enterprise Inc.

Print Name of Owner

Personally Appeared Before Me this 18th day of August, 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)

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: _____
Date _____

Date: 10/28/2020

Project Number: ----

Review Type: Planner's Report

Reviewer's Name: Lynn Patterson

Title: Site Plan Review-236 Mt Zion Road Revisions

To Whom it may concern,

Responses to Planner's Report made on 10/06/2020 will be answered in "RED". Corresponding sheets will be called out pertaining to each comment in the response provided, and revision clouds will be marked delta 2 for changes made to sheets for easy navigation.

Note from Design Team: Majority of the concerns come from un-coordinated drawings from different consultants. Changes made for initial plan review comments have affected overall lot coverage components including porch, deck, pad etc. S1 drawing originally drawn not to scale and has been corrected. Landscape and survey plans to be updated and added back to drawings set.

Narrative of Changes

Requirements:

Sec. 93-2-16. Site plan Review

- 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. No detail other than setbacks for the garage is provided.
 - Actual Building height from foundation is 26'- 2" (see elevations sheet A2)
 - New Sheet A7 has the garage plan, elevations & section
- No survey has been provided.
 - A survey will be provided with submission.
- The site plan setbacks and the architectural site plan are not consistent.
 - o Front setback (15' req), per the Architectural Site Plan is 21'
 - o Side setbacks (5' req) are shown as 10'10" and 10'8" which are NOT consistent with Site Plan p 1 (11'). The requirement for Architectural Design Standards is greater than 10' for the proposed height of the building.

Drawing S1 has been removed and all information and updates have been done to C1 & C2.

- Due to site property lines being on an angle, portion of the building is within 10' on one side and 11' on the other and gradually becomes 10'-8" and 10'-9" on the other. See C1.

Design Standard requirements: "Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet."

- All portions of the building are greater than 10' from the side or rear lot and do not exceed 35 feet.

- o Rear setbacks (25' req) are shown as 85'. Back porch dimensions not provided.
 - Back porch dimensions 6'-6" x 16'-10" See C1
- o Garage set back from the property line is 58' and 11' from the primary structure.
 - C1 has been updated with all new dimensions.
- b. The location and general design cross-section characteristics of all driveways, curb cuts, and sidewalks including connections to building entrances.
 - 10' concrete driveway shown.
 - There is an existing concrete sidewalk but it is not shown on the plans.
 - Existing sidewalk drawn and labeled on C1.
 - Location of the walkway from front door inconsistent between S1 and Site Plan
 - C1 is the only site plan currently.
- c. The locations, area, and the number of proposed parking spaces.
 - Parking count on C1
 - No dimensions or other information is provided for the proposed garage.
 - Dimensions on C1 and new Sheet A7 with garage details.
- d. Existing and proposed grades at an interval of five feet or less.
 - Noted
 - Existing grades are shown at two-foot intervals. Proposed grades must be shown.
 - Added new grade to C1
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - See Arborist Report
 - Noted
- f. The location and approximate size of all proposed plant material to be used in landscaping, by types such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
 - Provided
- 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.
 - That is for Property 244 only, not 236. See C1 & C2
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
 - A dry pit/standpipe design is shown on the site plan.
- (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.
 - Section Provided on sheet A7 detail 6 -Site Section

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.

(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. No detail for the garage has been provided.

- New garage details on sheet A7

(4) Project data.

a. Site area (square feet and acres).

The total site area is 7,901 sq. ft. or 0.181 acres. The minimum lot size is 6,750 sq. ft. 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.

- Provided information 2,868 SF or 38.6%. The maximum allowed 40% is 3,160 SF.

Proposed lot coverage does not include garage calculation. Front walk calculation is not the same as provided on the architectural site plan (to the street) and therefore incomplete.

The driveway is shown as 10' for this plan, 1' narrower than 236 244 Mt Zion but coverage is described as the same at 860 SF. The driveway appears to be 10 X 84' (on the property).

Please confirm.

The parking pad is listed at 300 but appears to be 20x16.5 or 330 SF. Please confirm.

Front porch is listed as 239 SF {10x28 =280 SF}

- House is listed as 1232 SF

- Deck 141 SF

Correct lot coverage must be provided.

-See C1 Lot coverage has been corrected and updated. The above comment referenced 236 Mt Zion as the 1' larger driveway. We've corrected the statement as the referenced project is 244 (which has been updated to 10' driveway as well).

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.

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. Applicants must provide parking space information.

-Parking space information provided on C1 SEE CLOUDED TEXT BY PARKING PAD AND GARAGE

(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:

Inconsistencies and incomplete information remain with regard to the site plan.

RECOMMENDATIONS	
Done	Staff Recommendation
✓	Site plan information is different between the C-1 and S1 and must be corrected.
✓	Provide correct setbacks on the site plan.
✓	Provide information for the detached garage.
✓	Provide back porch dimensions.
✓	Provide the location and width information on the existing sidewalk and correct walkway location.
✓	Lot coverage must be recalculated and corrected.
✓	Show proposed grades.
✓	See Arborist Comments for Tree Ordinance compliance.

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



Existing photo for reference

- 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, DATUMS, 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 EVALUATIONS 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 LEVELED 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 PROS - 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 FOR MOLDEN IDE-FREE PLYWOOD.
 2. ZERO-TOXIC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
 3. ZERO-TOXIC, 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 602.7 (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 & R602.11
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 R502 & R602
6. ATTIC VENTILATION PER IRC SEC R806.

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 BY THE FACE OF THE DOOR & THE STOP. IF 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 AREAS & 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.

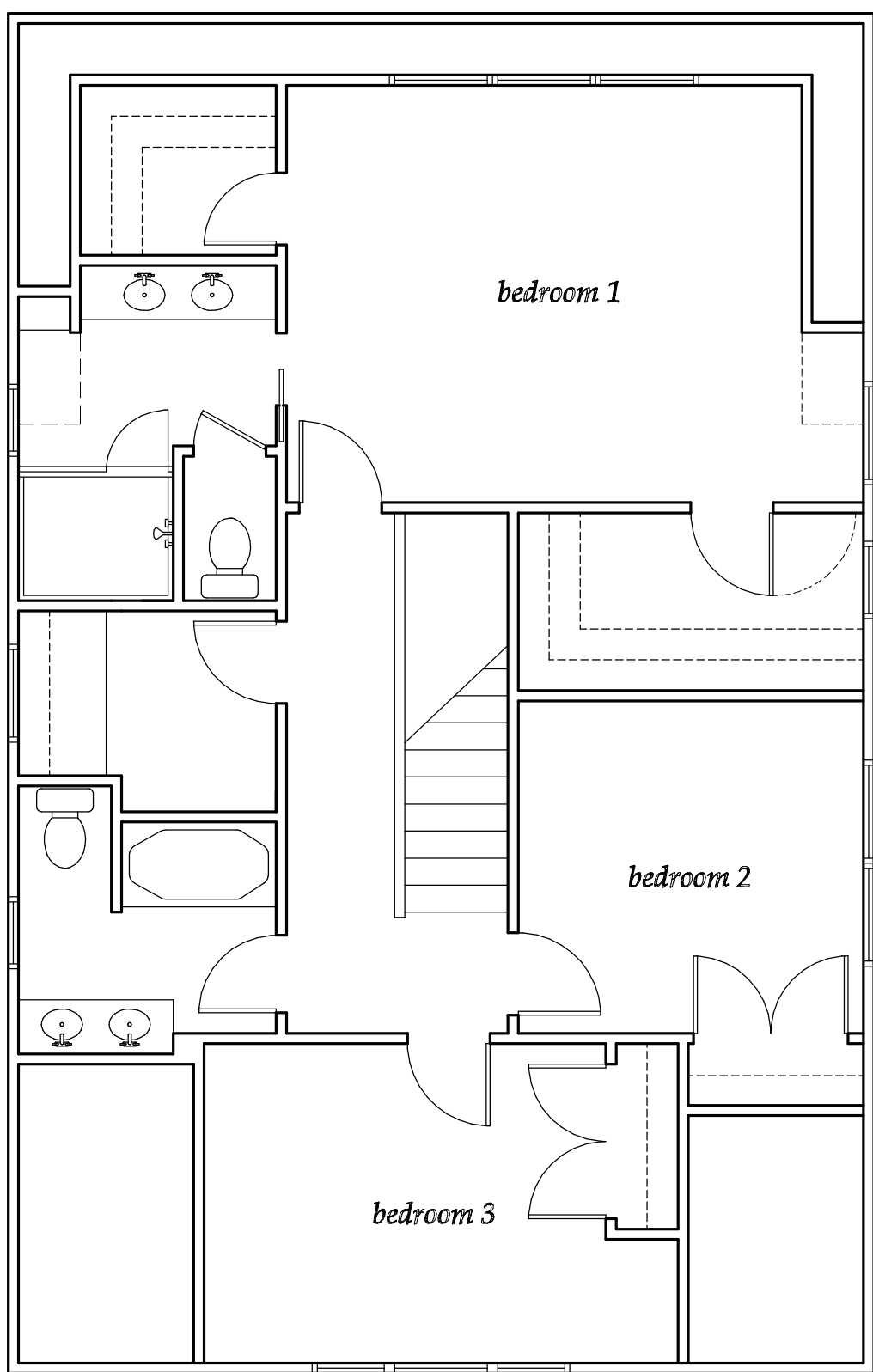
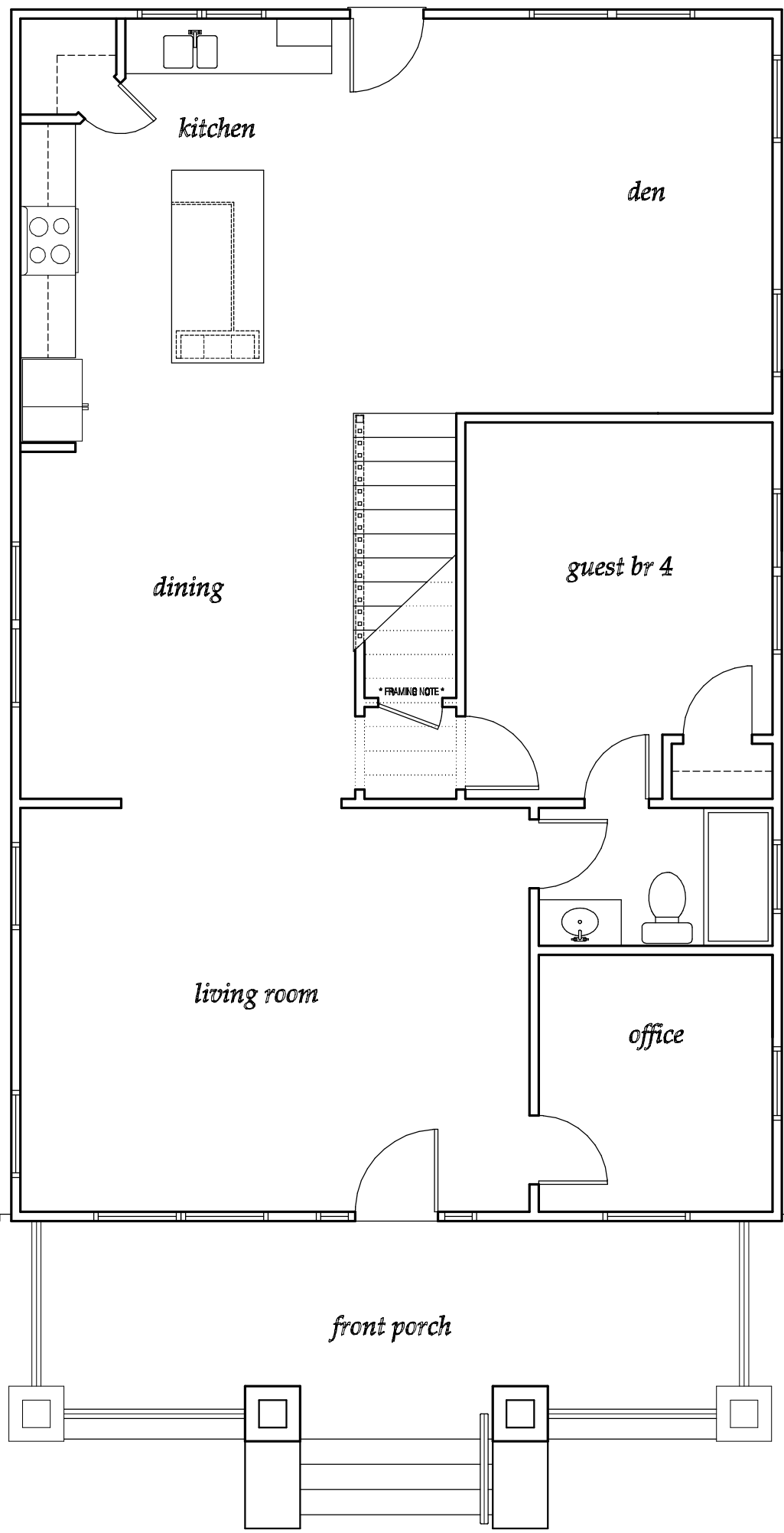
MINIMUM FIREPLACE REQUIREMENTS:

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



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

FLOOR PLANS

3/16"=1'-0"

236 MOUNT ZION ROAD

CONTENTS

- A0- Cover Sheet
- A1- First and Second Floor Plan
- A2- Elevations
- A3- Electric Layout, Roof Plan
- A4- Wall Section & Porch Section
- A5- Building Section & Foundation Layout
- A6- Details
- A7- Garage Section & Elevation

SQUARE FOOTAGE

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

BUILDING HEIGHT

26'-02" 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.

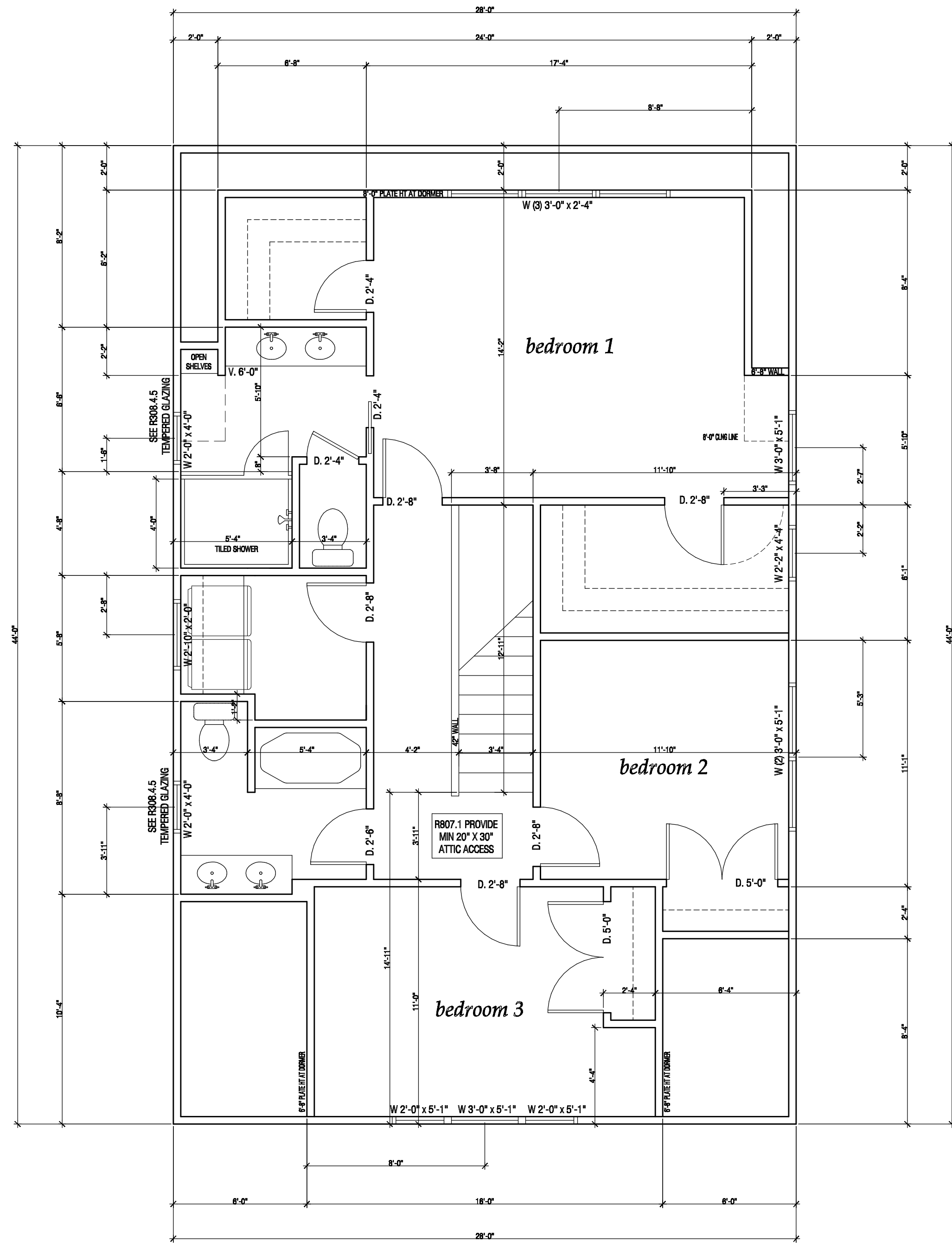
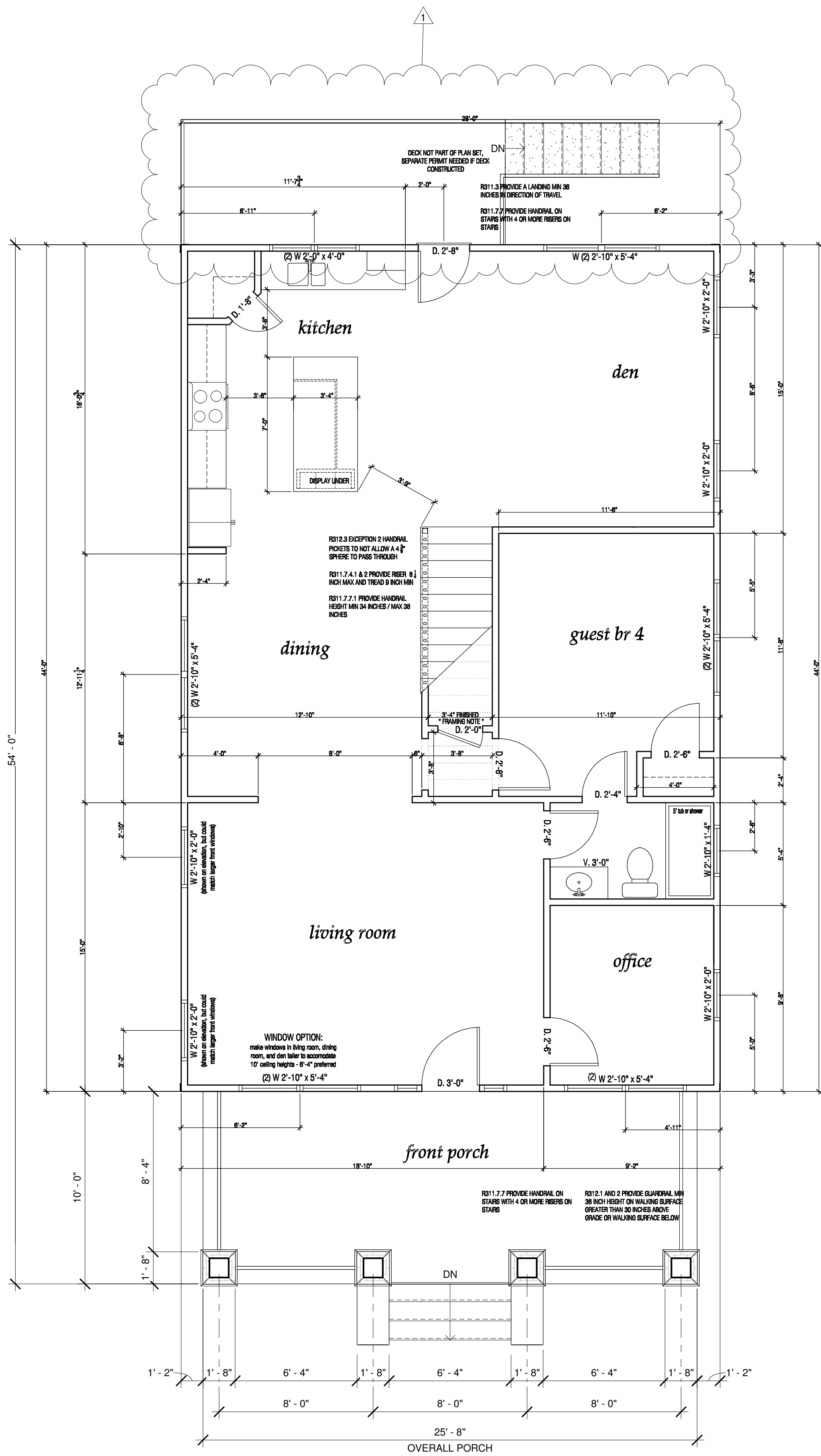
THE GENERAL CONTRACTOR SHALL PROVIDE A NEW 150 A / 240 V ELECTRICAL SERVICE ELECTRICAL PANEL BOX AND COPPER WIRING, RECEPTACLES A, FIXTURES AND SWITCHES. THE GENERAL CONTRACTOR SHALL PROVIDE A NEW FURNACE AND COOLING SYSTEM AND DUCT WORK AND ALL NECESSARY DIFFUSERS. THE GENERAL CONTRACTOR SHALL PROVIDE 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.

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Residence
236 Mt Zion Rd
Cover Sheet

Stamp

No.	Description	Date
1	Revision 1	10/26/20
Project number: BW-02		
Date: 10/26/2020		
Drawn by: Author		
Checked by: Checker		
A0		
Scale: As indicated		


$$1/4'' = 1' - 0'$$

$$1/4'' = 1' - 0''$$

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Residence
236 Mt Zion Rd
Floor Plans

Stamp

[illegible]

Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

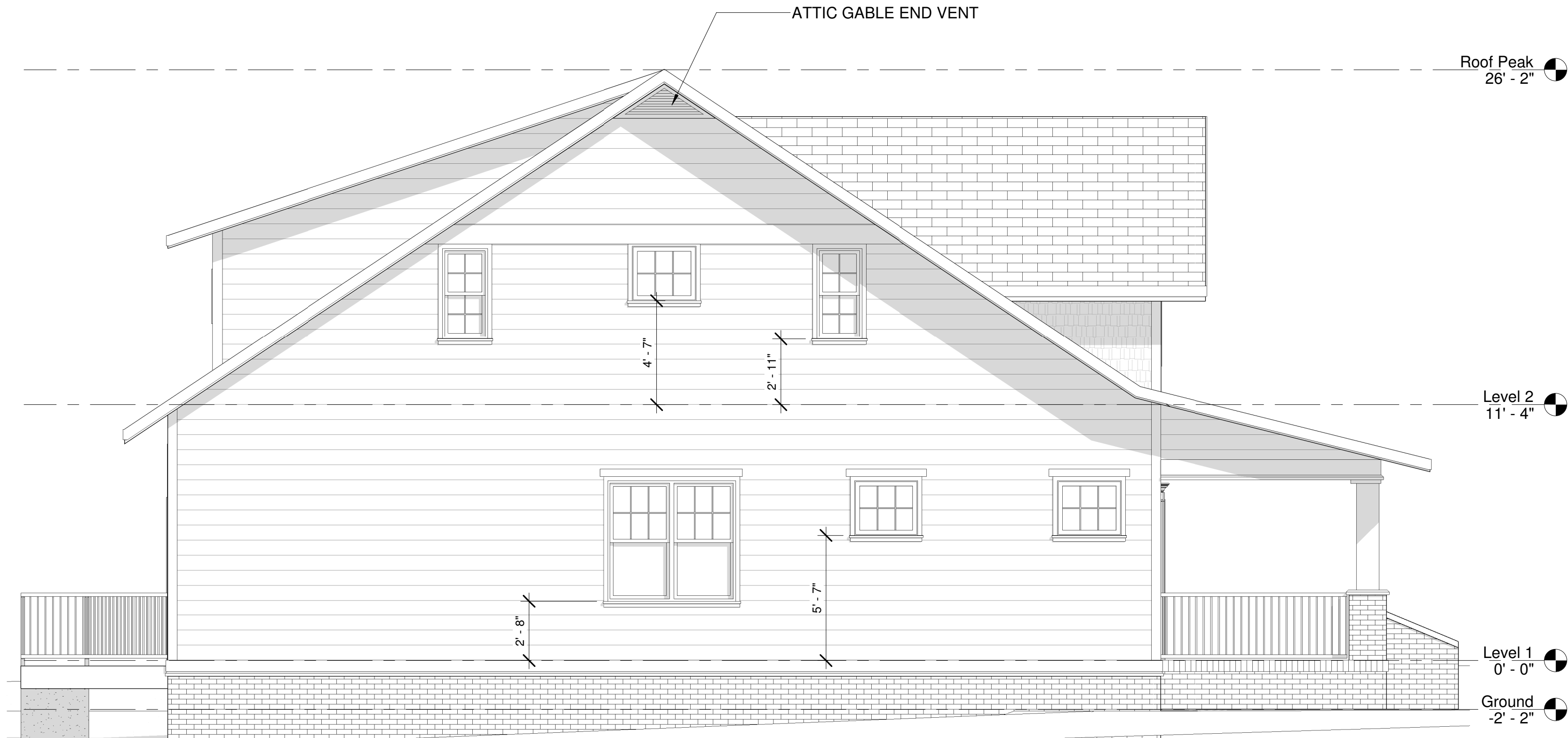
A1

Scale: $1/4" = 1'-0"$





③ REAR ELEVATION
1/4" = 1'-0"



⑤ SIDE 1 ELEVATION
1/4" = 1'-0"

WINDOW CALCS

71sf Shaker Shingles + 21sf trimming + 44sf window = 136sf 2nd floor facade	32% window on 2nd floor
128sf siding + 32sf trimming + 77sf window + 21sf door = 238sf 1st floor facade (not including porch)	30% window on 1st floor



② FRONT ELEVATION
1/4" = 1'-0"



④ SIDE 2 ELEVATION
1/4" = 1'-0"

NOTES:

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE 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 THE 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.

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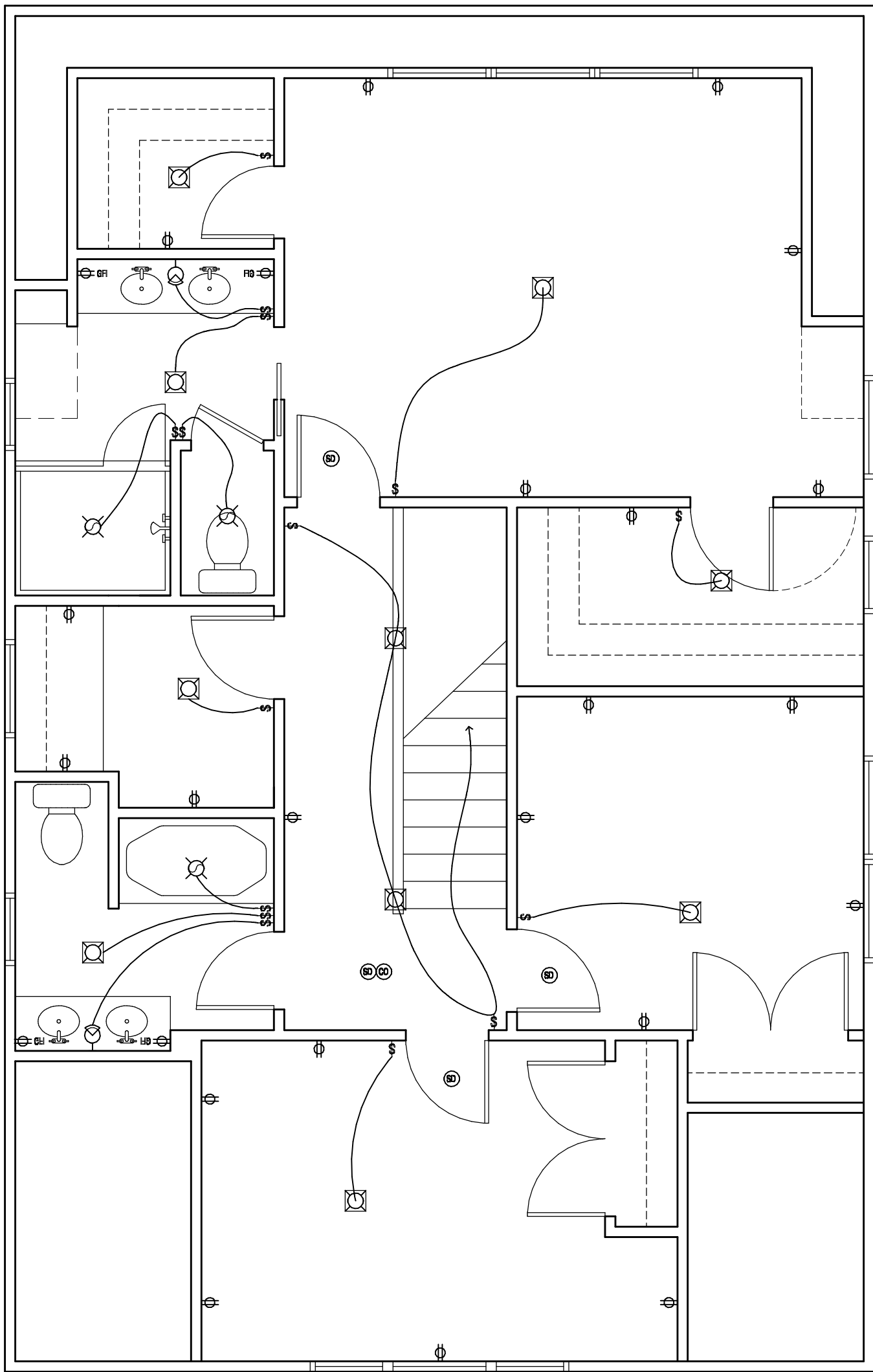
Residence
236 Mt Zion Rd
Elevations

No.	1	Revision 1
Date	10/26/20	
Description		
Project number:	BW-02	
Date:	10/26/2020	
Drawn by:	Author	
Checked by:	Checker	
Scale:	1/4" = 1'-0"	



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 MICRO/WAVE 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 HOMEOWNERS/SALESPERSON.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNERS/SALESPERSON.



ELECTRICAL SYMBOLS KEY

- Ⓢ SWITCH
- ① LED RECESSED CAN
- Ⓢ INCANDESCENT RECESSED WATERTIGHT CAN
- Ⓢ RECESSED WALL WASHER LIGHT
- Ⓢ UNDER CABINET LIGHT
- Ⓢ SURFACE MOUNTED INCANDESCENT
- SURFACE MOUNTED LED
- Ⓢ VANITY LIGHT FIXTURE
- Ⓢ WALL SCONCE
- Ⓢ INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
- Ⓢ PULL CHAIN LIGHT
- Ⓢ CEILING FAN / LIGHT COMBO
- Ⓢ PENDANT FIXTURE
- Ⓢ BATH EXHAUST
- Ⓢ LIGHT & BATH EXHAUST
- Ⓢ STANDARD WALL OUTLET
- Ⓢ GROUND FAULT INTERRUPT OUTLET
- Ⓢ FLOOR OUTLET
- Ⓢ 220 VOLT OUTLET
- Ⓢ WEATHERPROOF EXT OR OUTLET
- Ⓢ GARAGE DOOR OPENER / LIGHT
- Ⓢ EXTERIOR FLOOD LIGHTS
- Ⓢ GARBAGE DISPOSAL
- Ⓢ SMOKE DETECTOR
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ ELECTRIC VEHICLE CHARGE POINT

INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.

PROVIDE EXPOSED ELECTRICAL FIXTURES AT WET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR.

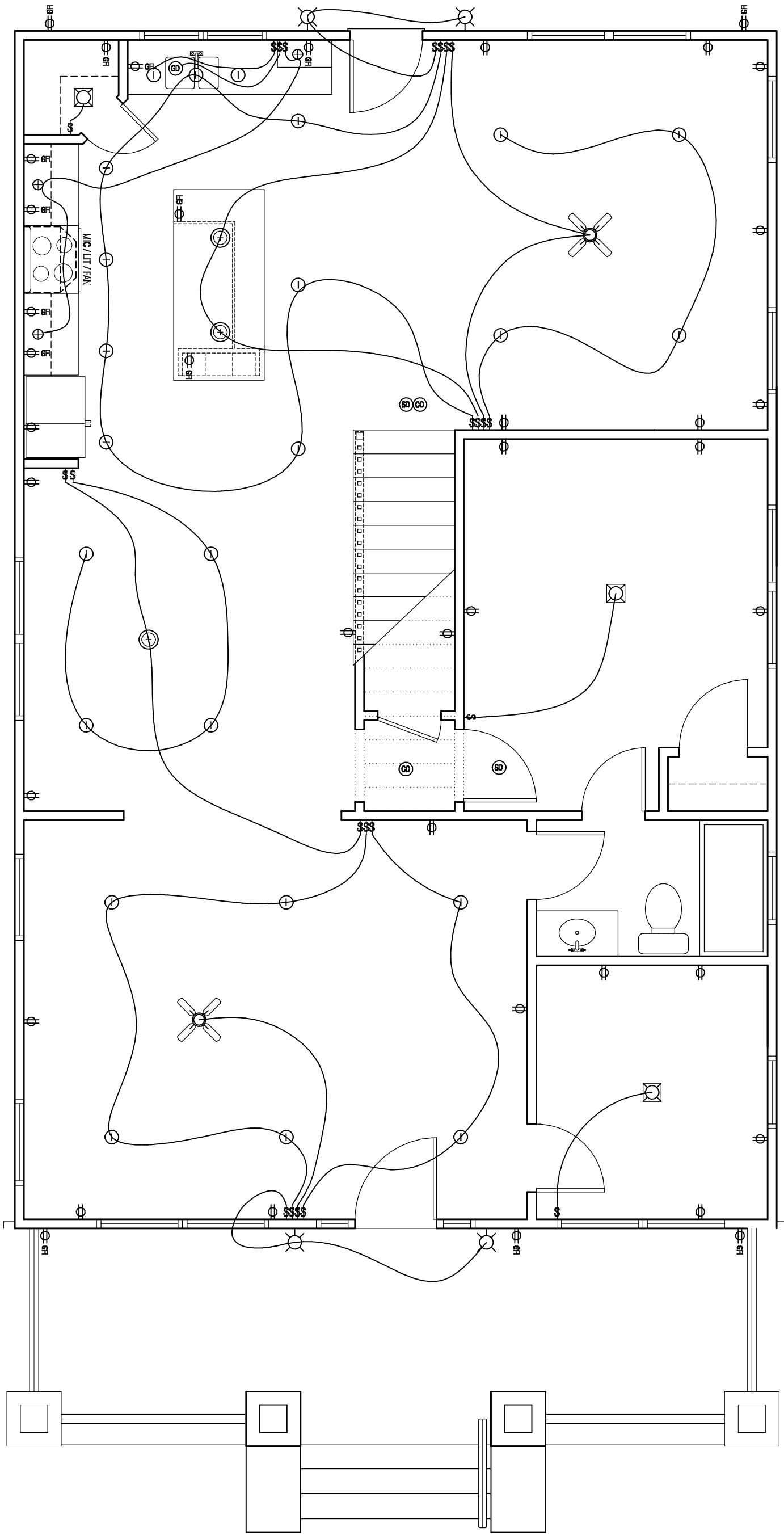
UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC.

INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS

INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS

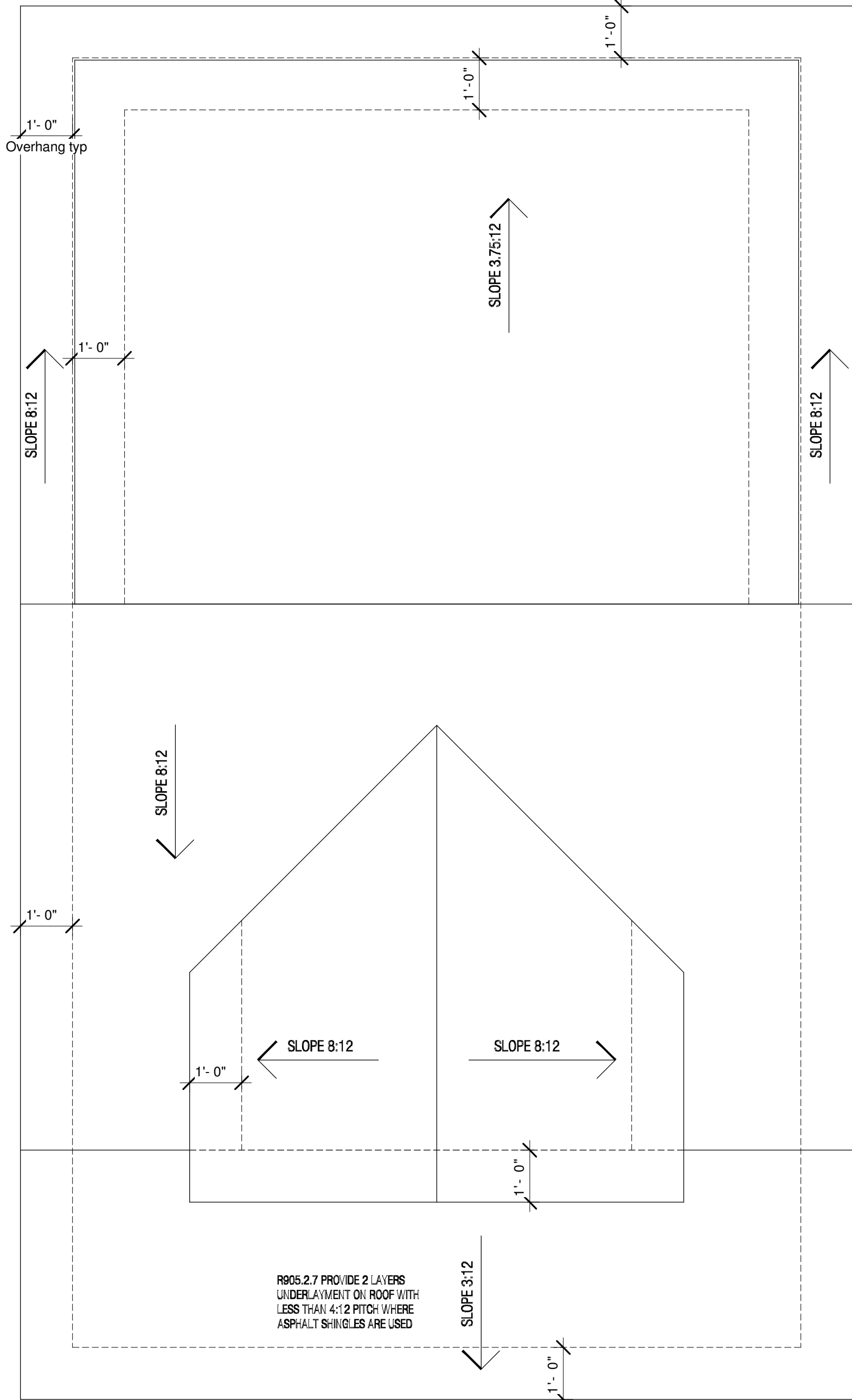
USE AIR TIGHT CAN LIGHTS, IF BUILDING EXTERIOR STAR EXHAUST FANS - EXHAUST TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE. DO NOT USE FLEXIBLE PLASTIC PIPE, IT WILL NOT LAST

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 PREFORMED 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 CERTANTEED 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 DRIP EDGE FLASHING AT ALL EAVES, EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASCIA BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DRIP 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 ON TO 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 CERTANTEED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTANTEED "W/G" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "W/G". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDE WALLS. 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 MANUFACTURES RECOMMENDATIONS.



ELECTRICAL LAYOUT PLAN

1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"

Residence
236 Mt Zion Rd
Electric Layout/Roof Plan

Stamp

No. Description Date

Project number: BW-02
Date: 10/26/2020
Drawn by: Author
Checked by: Checker

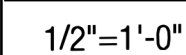
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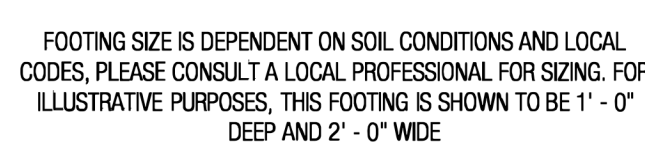


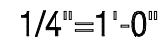
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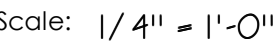


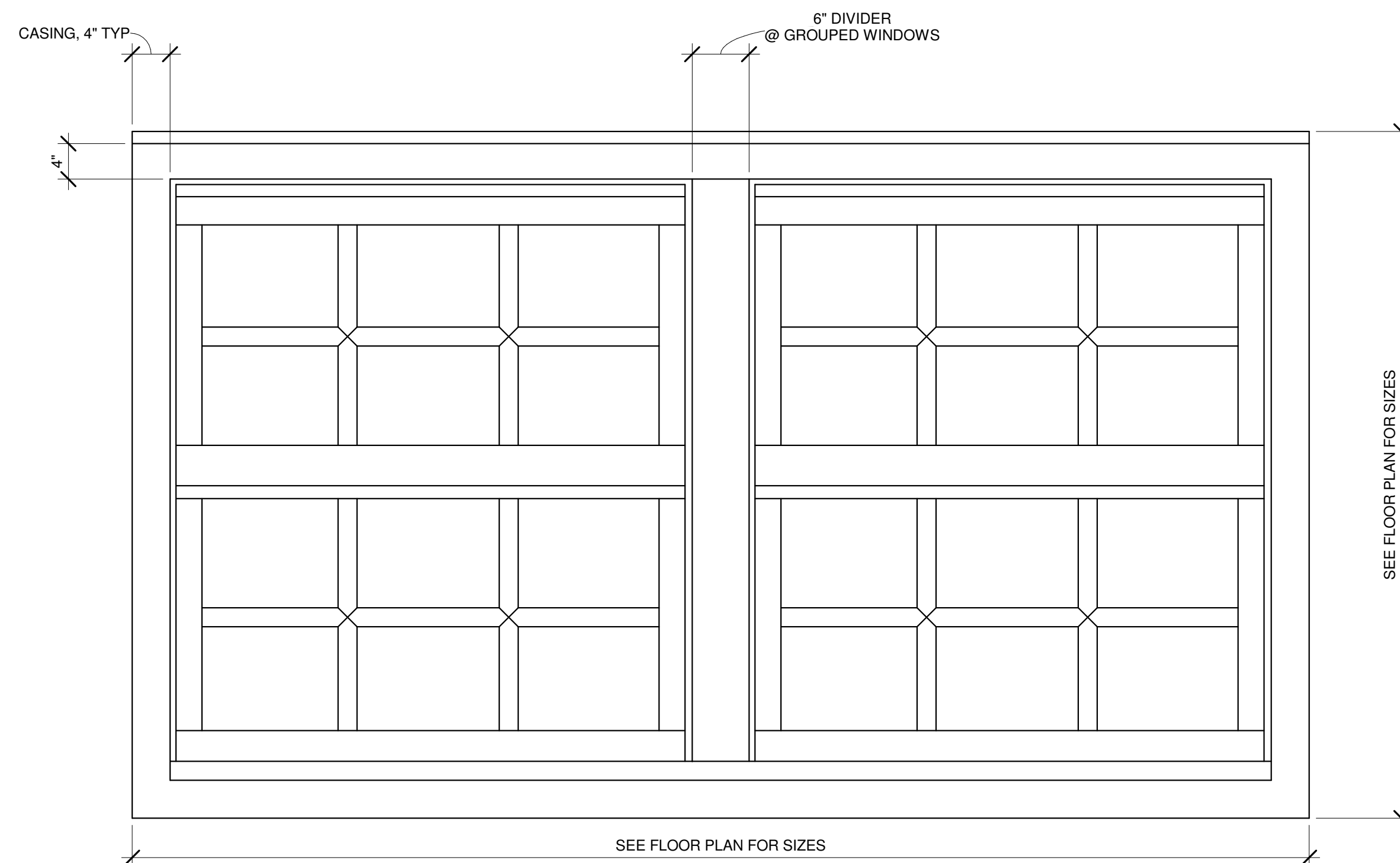
3/4"=1'-0"



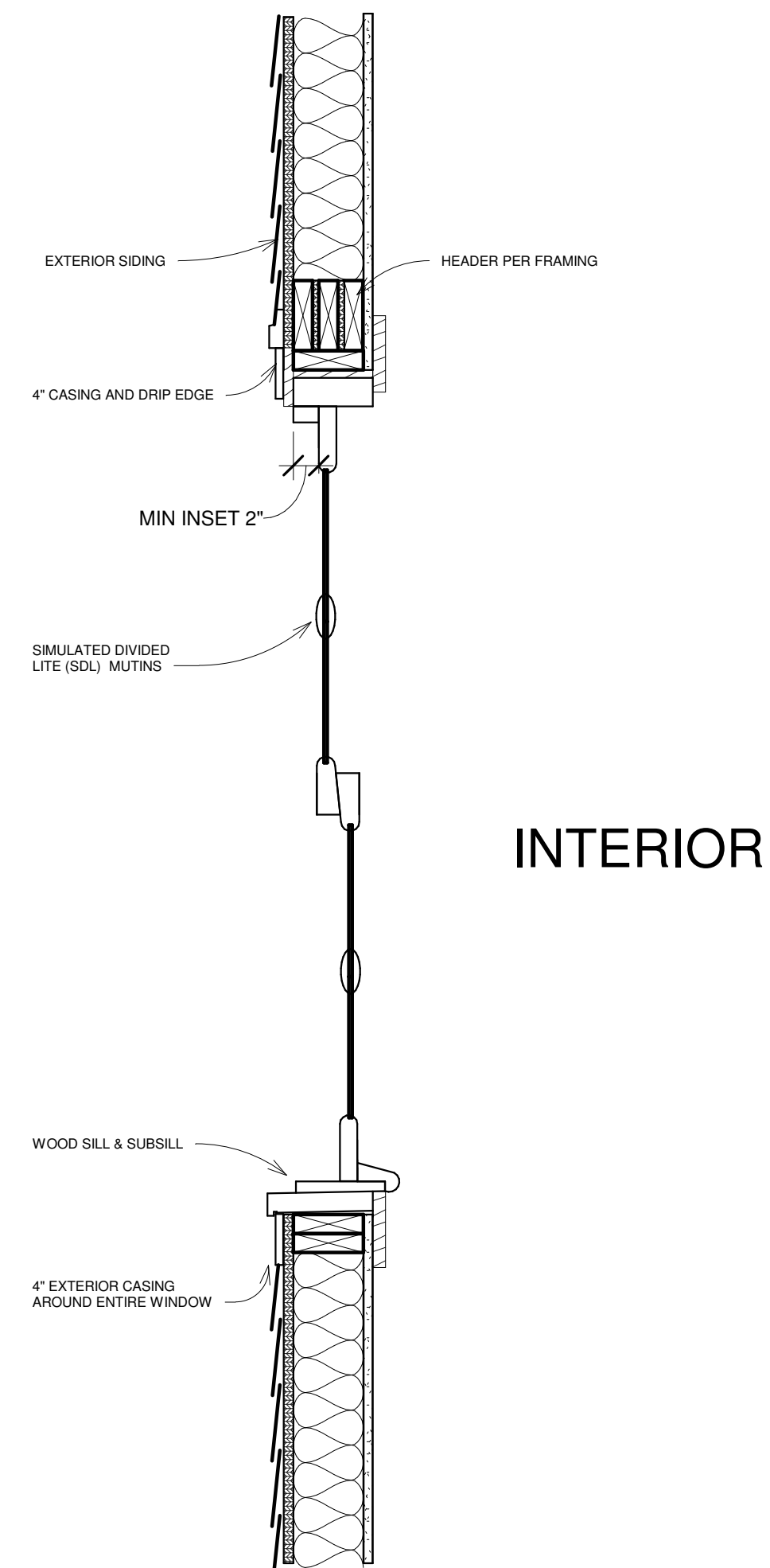


- $$1/4'' = 1' - 0''$$

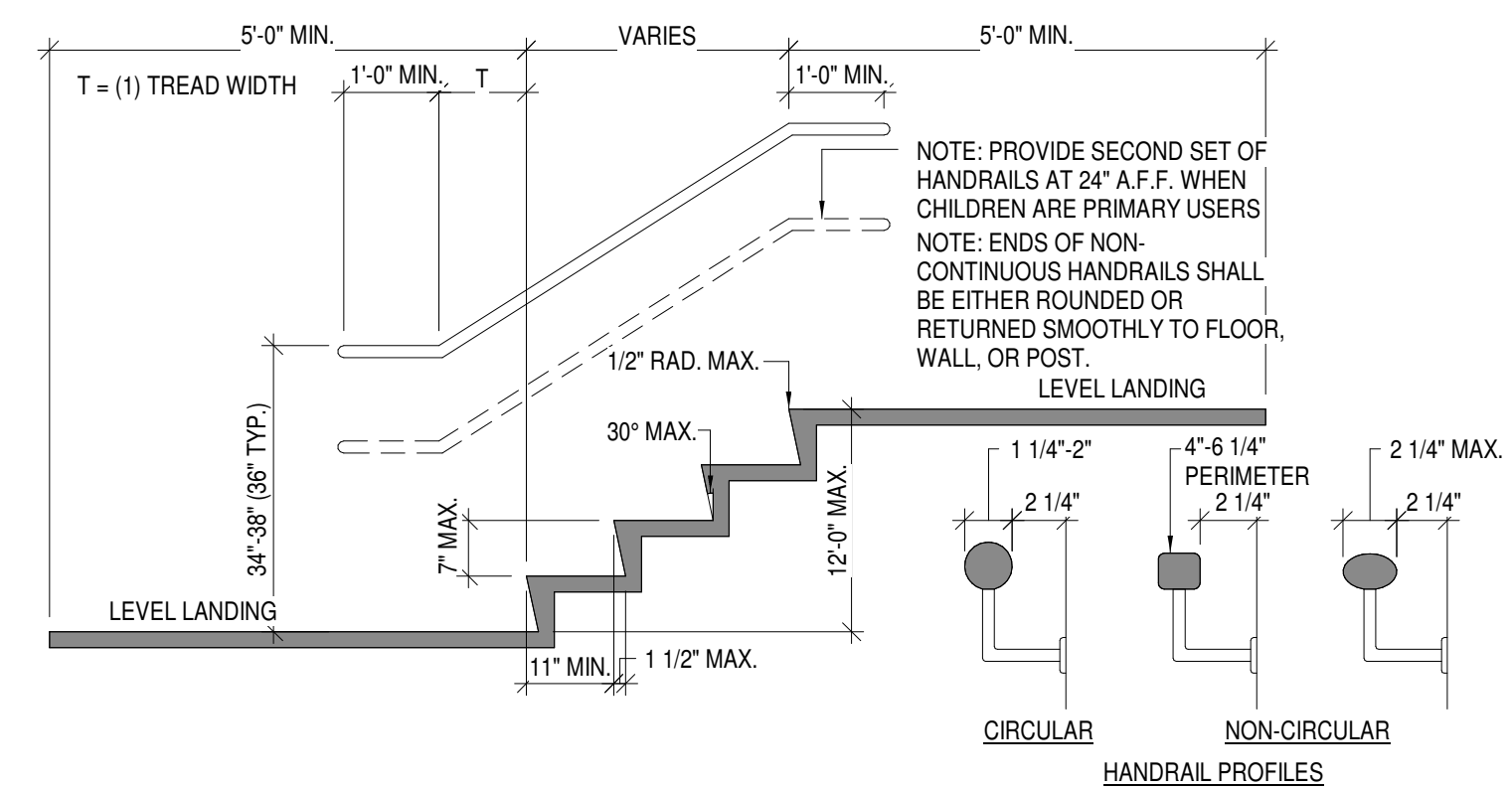




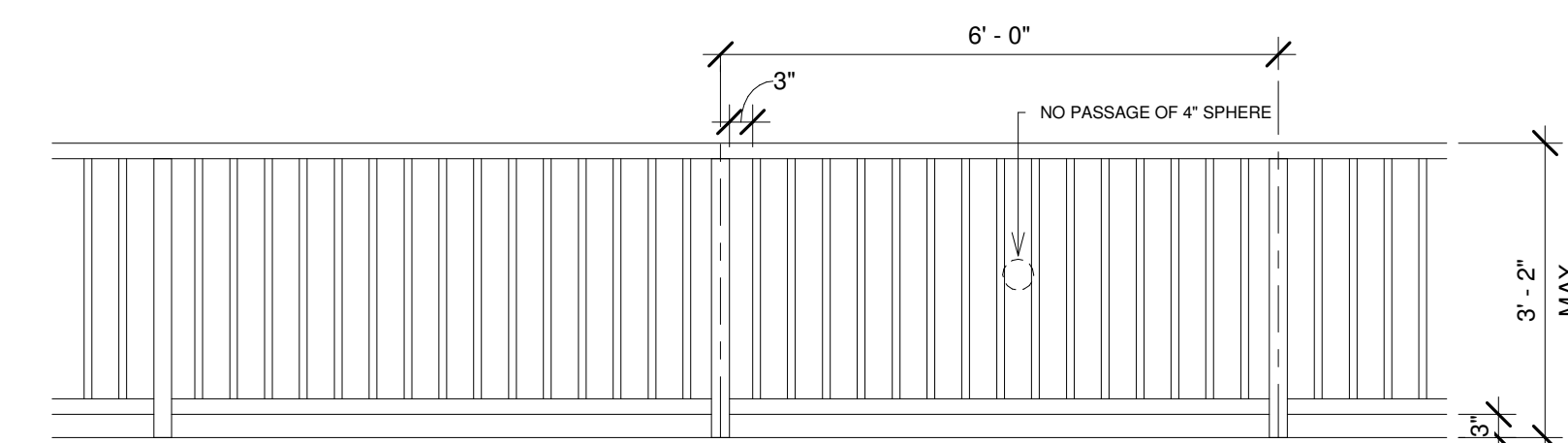
TYPICAL WINDOW ELEVATION



② Window Detail
1" = 1'-0"



STAIR HANDRAIL
SCALE: 1/2" = 1'-0"



GAURDRAIL
SCALE: 1/2" = 1'-0"

IRC 2018 R312

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Residence
236 Mt Zion Rd
Details Sheet

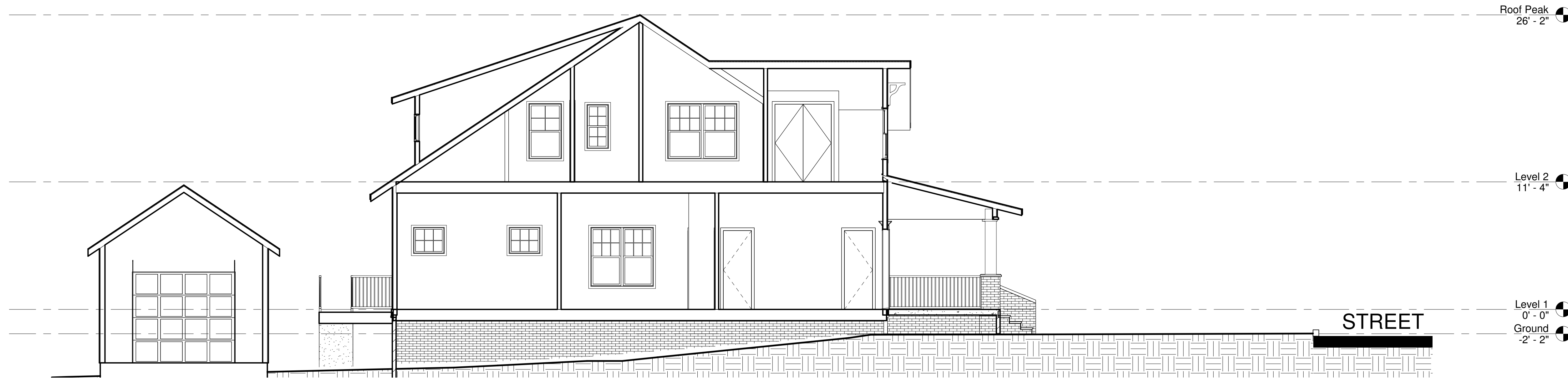
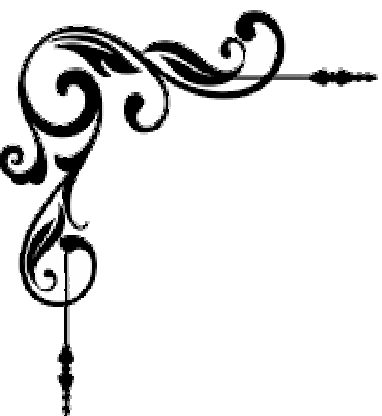
Stamp

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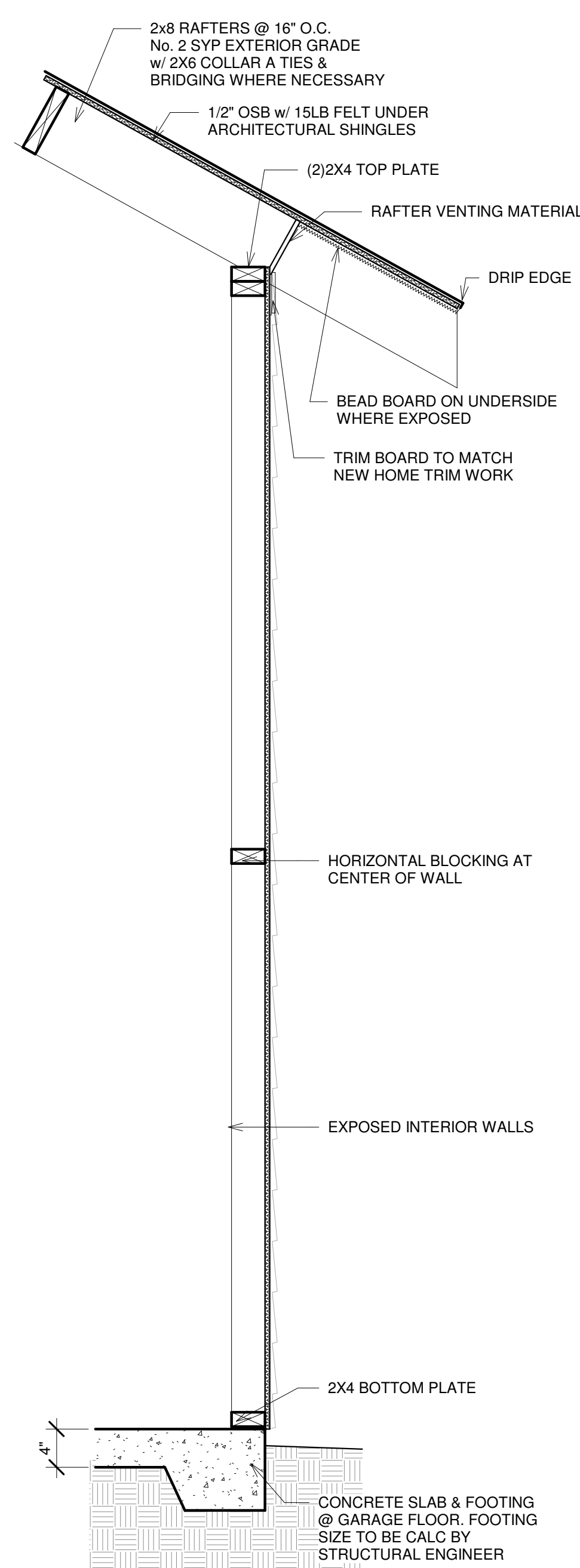
Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

A6

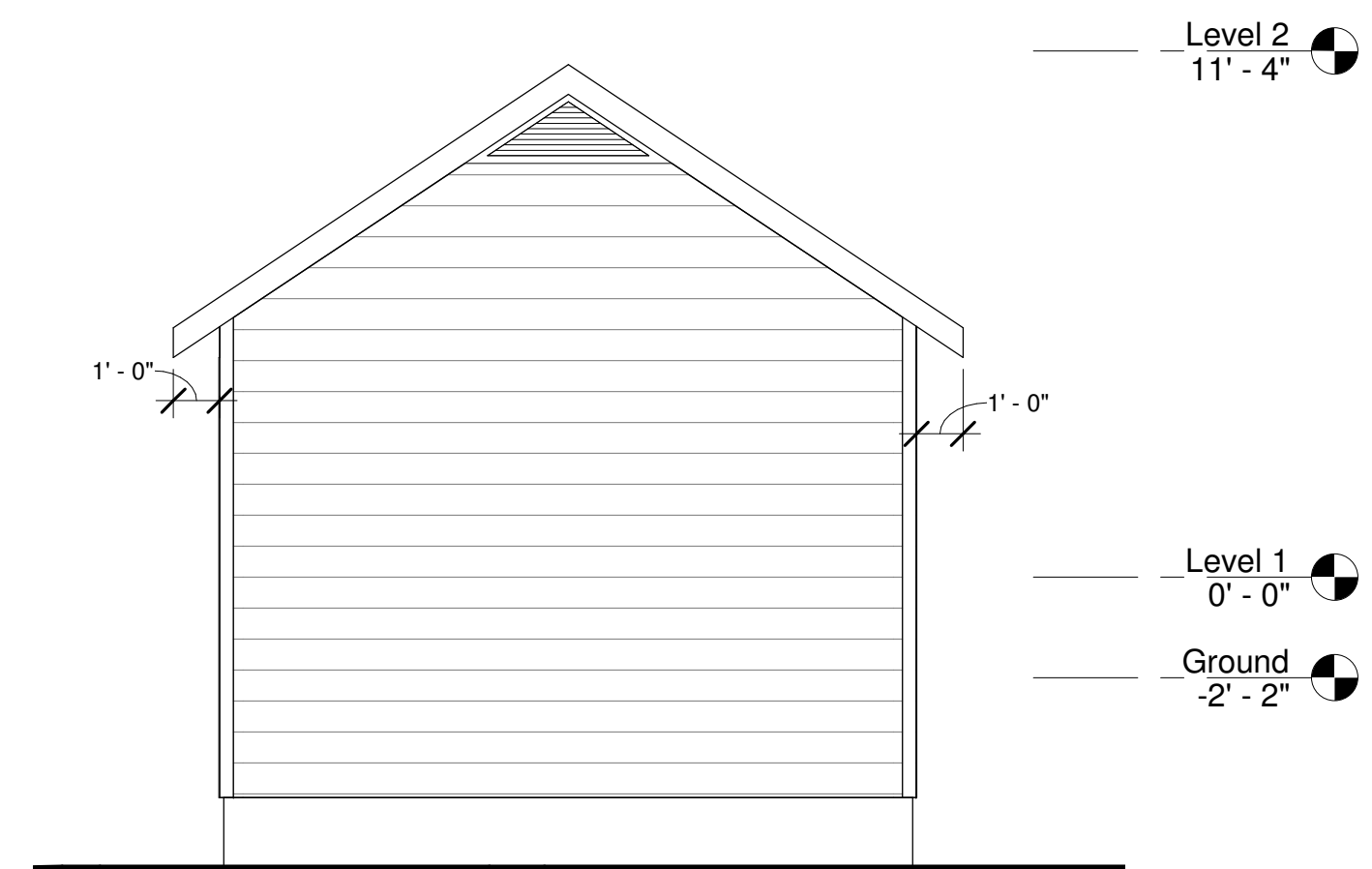
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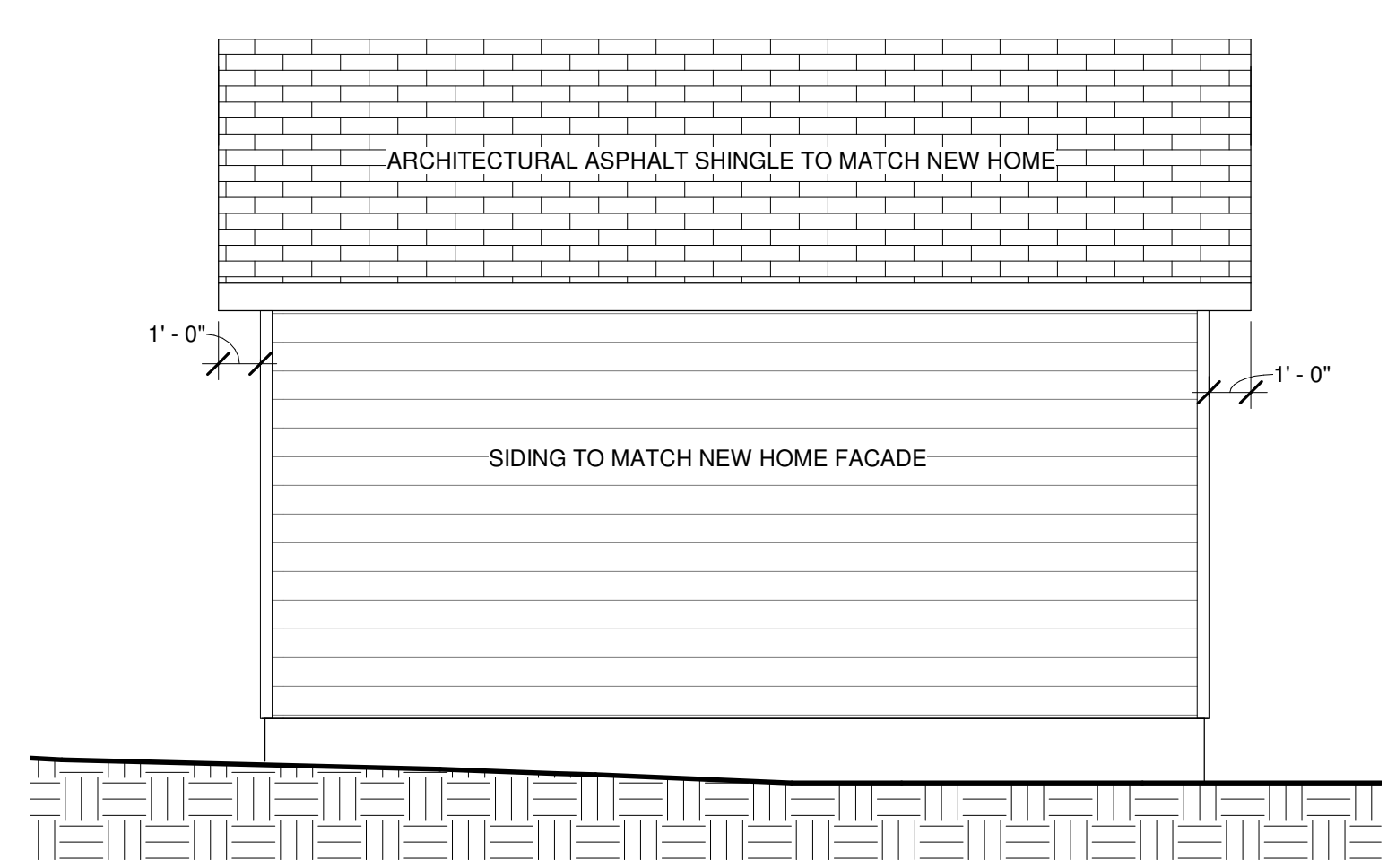
⑥ Site Section
3/16" = 1'-0"



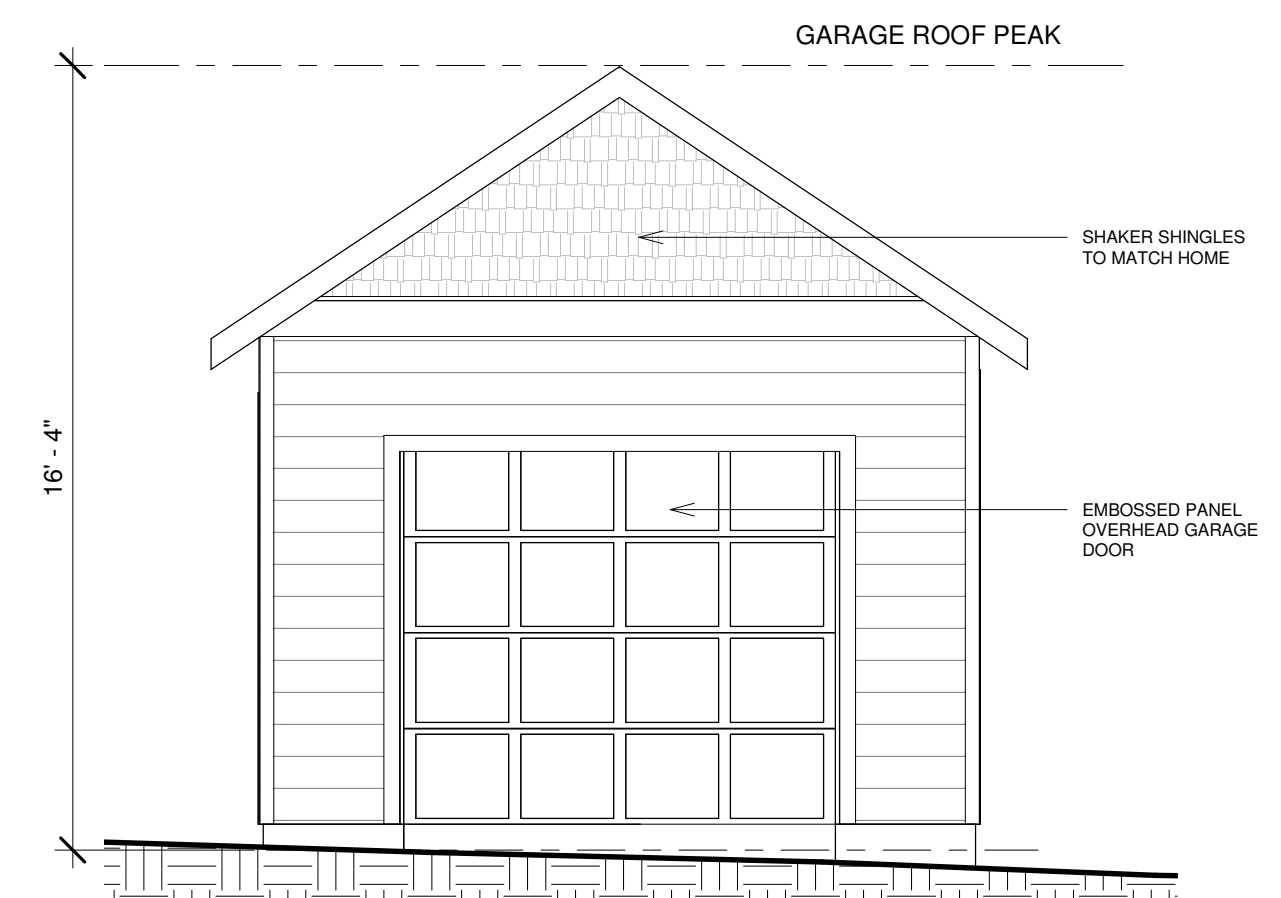
⑤ Garage Section
1" = 1'-0"



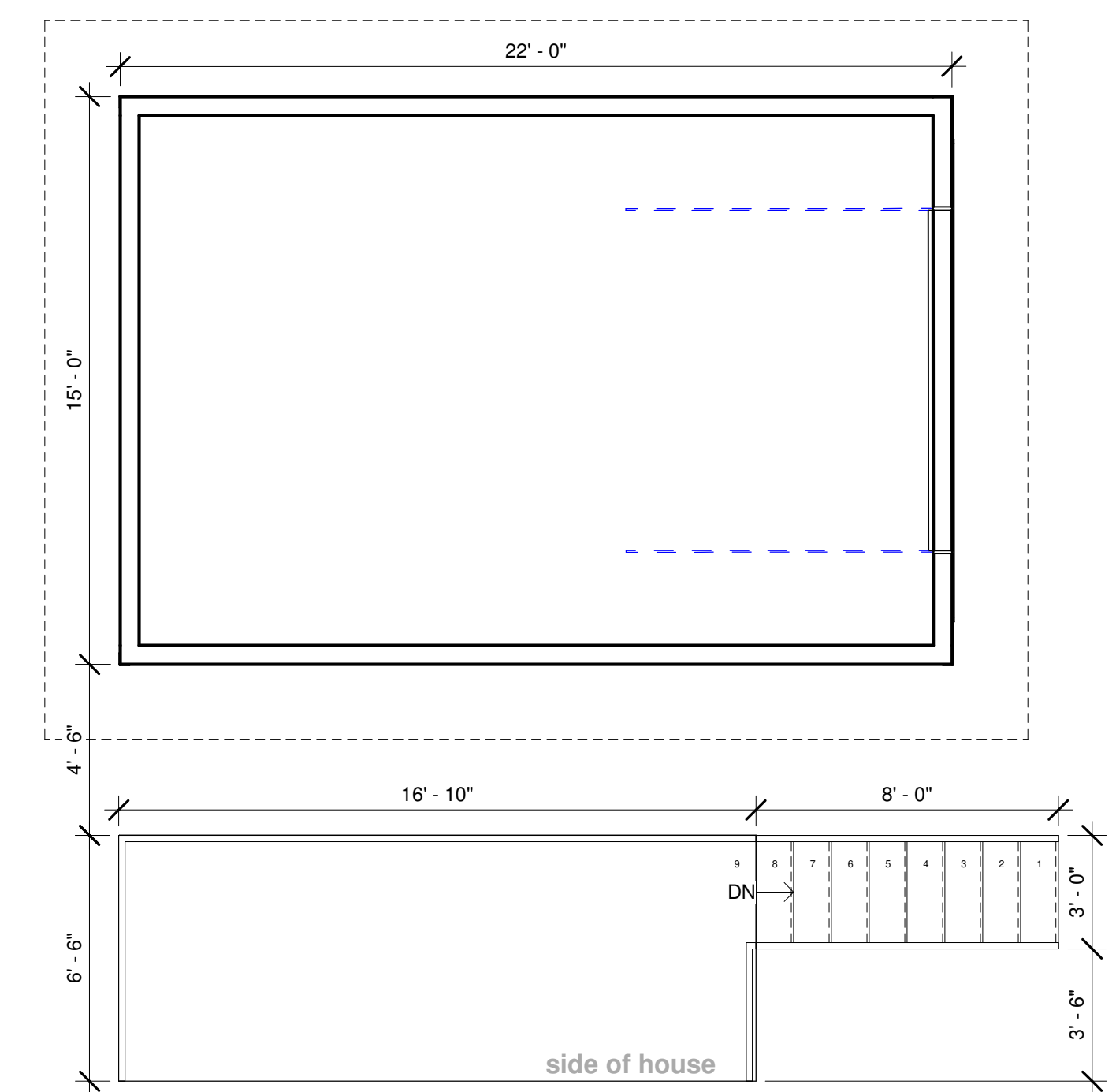
③ Garage Back Elevation
1/4" = 1'-0"



② Garage Side 1 & 2
1/4" = 1'-0"



④ Garage Front Elevation
1/4" = 1'-0"



① Garage & Porch Plan
1/4" = 1'-0"

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Residence
236 Mt Zion Rd
Garage & Site Section & Elevation

Stamp

No.	Description	Date
1	Revision 1	10/26/20

Project number: BW-02
Date: 10/26/2020
Drawn by: tip
Checked by: HPDS
Scale: As indicated
A7



Heritage Tree Assessment for 244-236 Mt Zion Hapeville, GA

August 25, 2020

Petty Brothers Contracting, LLC
5255 Biffle Downs Road
Stone Mountain, GA 30088

Today I assessed the trees onsite on lots 244, 240 and 236. I measured the trees and only 1 tree was 28" or larger overstory it is located on lot 236. There are not any other heritage trees on any of the 2 lots.

It is not a heritage tree as it has grown into a chain link fence. It is a 28.5" Water Oak located on the back left of the lot. I think these are meant to be 3 lots and this tree would be on the furthest left lot. There are 2 other trees onsite still state still standing but both are well under 28".



Findings based on a Level 2 assessment of the property.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified
1258 Hill St SE
Atlanta GA 30315
770-823-5374
Christie@speakingfortrees.com



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

DATE: November 3, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 236 Mt Zion Road, Revised**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new two story single-family dwelling with a detached garage located at 236 Mt. Zion Rd. The dwelling will have 2,268 SF square feet of living area, four bedrooms and three bathrooms, and will be 26'2" high from the foundation. A 15' x 22' detached garage is included in the plan.

The property is zoned R-1, One Family Residential and is subject to the requirements for Subarea E, 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 26'2" high from the foundation. Project Data on C1 still shows 26' 10" (item #5)*
 - **No survey has been provided.**
 - The site plan setbacks and the architectural site plan are not consistent.
 - Front setback (15' req), per Architectural Site Plan is 21'
 - Side setbacks (5' req) are shown as 10'9" and 10'8". Requirement for Architectural Design Standards is greater than 10' for the proposed height of the building.
 - Rear setbacks (25' req) are shown as 85'.
 - Garage set back from property line is 58' and 11' from primary structure.
 - The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - **10' concrete driveway shown.**
 - **There is an existing concrete sidewalk.**
 - **Walkway from front door must go to the sidewalk per Architectural Design Standards (this is not a full ADS review).**

- c. The locations, area, and number of proposed parking spaces.
- ***There is a single car garage and adequate driveway length/concrete pad to accommodate 2 parking spaces.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Compliant***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***See Arborist Report***
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***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.
- ***None***
 - 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. No detail for the garage has been provided.***

- (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. No detail for the garage has been provided.**
- (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,901 sq. ft. or 0.181 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.
 - **Provided information 3,120 SF or 39.4%. Maximum allowed is 40% or 3,160 SF.**
 - **Driveway 705 SF**
 - **Parking pad 321SF**
 - **Front porch 280 SF**
 - **House 1232 SF**
 - **Deck 109 SF**
 - **Front walk 94 SF**
 - **Garage 339 SF**
 - **Rear walk steps 40 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 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.
- **Compliant**
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- **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:

Inconsistencies and incomplete information remain with regard to the site plan.

- 1. Provide a survey***
- 2. Correct building height on C-1 under project data.***
- 3. See Arborist Comments for Tree Ordinance compliance.***

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



Location Map – 236 Mt Zion

20-PC-11-19

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant GDK Investments LLC
Mailing Address: 94 Howell St NE Atlanta, Ga 30312
Telephone _____ Mobile # _____ Email gevan.s@gdevansllc.com
Property Owner (s) GDK Investments LLC
Mailing Address 94 Howell St NE Atlanta, Ga 30312
Telephone _____ Mobile # _____
Address/Location of Property: 560 Lake Dr Hapeville, Ga 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094-0001-063-5
Present Zoning Classification: R-SF Size of Tract: 0.1099633 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: 10-13-20

Sworn to and subscribed before me

This 13 day of Oct., 2020.

Notary Public

ANTOINETTE MITCHELL
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/10/2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

This will be a two story single family home built in an architectural design style that is found in Hapeville. This home will be 1786 heated sq ft. O Lake Dr is currently a vacant lot.

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:

5600 Lake Dr
Hapeville, Ga 30354

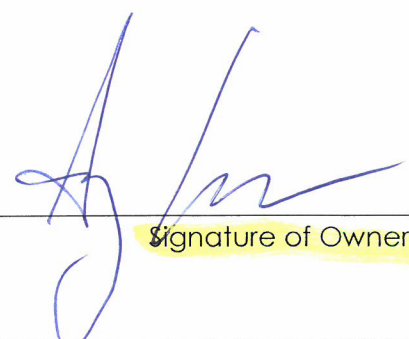
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant GOK Investments LLC

Address of Applicant
94 Howell St NE Atlanta, Ga 30312

Telephone of Applicant [REDACTED]


Signature of Owner

Print Name of Owner

Personally Appeared Before Me this 13 day of Oct., 2020.


Notary Public

ANTOINETTE MITCHELL
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
08/10/2022

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)

GE

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.

GE

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

GE

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.

GE

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

GE

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.

GE

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.

GE

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

GE

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).

GE

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.

GE

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.

GE

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.

GE

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.

GE

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

GE

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

GE

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.

GE

Site area (square feet and acres).

GE

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.

GE

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

GE

Total floor area ratio and/or residential density distribution.

GE

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

GE

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 _____

Legal Description
560 Lake Drive Hapeville, GA

All that tract or parcel of Land lying and being in Land Lot 94 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Begin at a ½" rebar found at the point of intersection of the east right of way line of Jackson Street (40 foot right of way) with the south right of way line of Lake Drive (40 foot right of way) thence along the south right of way of Lake Drive, S89°27'23"E a distance of 64.36 feet to a ½" rebar found; thence leaving said right of way, S00°48'32"W a distance of 73.88 feet to a point; thence S89°32'20"W a distance of 64.40 feet to a 5/8" rebar found on the east right of way of Jackson Street; continuing along said right of way N00°49'34"E a distance of 75.01 feet to a ½" rebar found and the Point of Beginning.

Said tract of parcel Containing 4,792 square feet or 0.11 acres.

© Copyright 2020
WLB ASSOCIATES, INC.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.
This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Site Address:
560 Lake Drive
Hapeville, Ga

Zoning: R-SF
Front Yard: 15'
Side Yard: 7'
Rear Yard: 20'

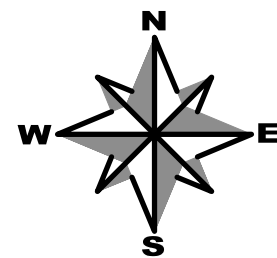
The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from FULTON County records on 10/10/2020.

Area Summary: 0.11 acres

Survey References:
SUBDIVISION PLAT BOOK 403 PAGES 9-10



GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley Browne
GA. R.L.S. NO. 2776

Oct 13, 2020
Date

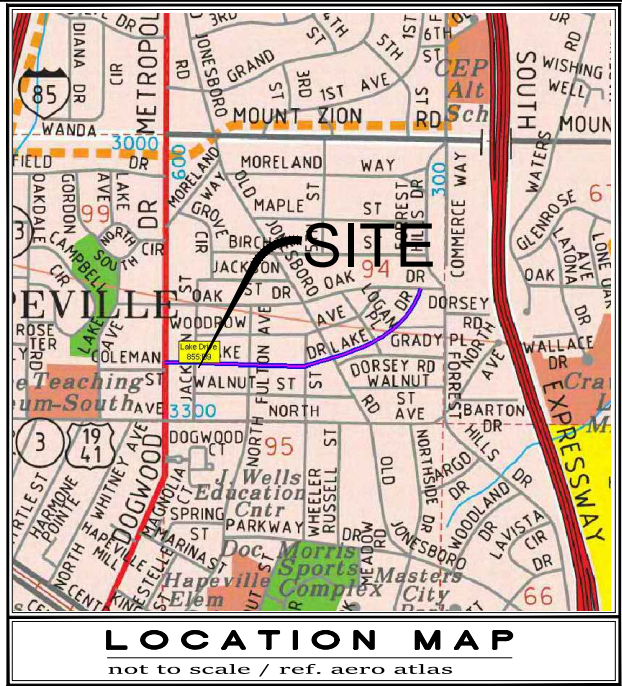


"Flood Hazard Statement"

By graphic plotting only. The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367E. Last revised September 18, 2013.

Utilities:

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 and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.



SURVEY NOTES:

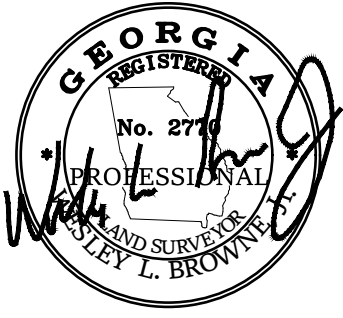
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

LEGEND

IPF	IRON PIN FOUND	—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—X—	FENCE
CMP	CORRUGATED METAL PIPE	T	TELEPHONE LINE
R/W	RIGHT OF WAY	G	GAS LINE
C	CENTER LINE	W	WATER LINE
P	PROPERTY LINE	SS	SANITARY SEWER LINE
FES	FLARED END SECTION	P	POWER LINE
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SM	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PO	POWER POLE	D.I.	DRAIN INLET
SH	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
SV	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	WV	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
BM	BENCHMARK	N/F	NOW OR FORMERLY
PC	PROPERTY CORNER	PT	PERC. TEST (BOREHOLE)
		RRT	4x4 TRANSFORMER
			RAIL ROAD TIE WALL

SHEET

1
of
4



SURVEY OF:

560 LAKE DRIVE

FOR:
GDK INVESTMENT

DATE	DESCRIPTION
REVISIONS	
SURVEY CREW	FIELD BK / PG
WB	N/A
FIELD WORK	DATE
10/9/2020	October 12, 2020
DRAWN BY	SCALE
WB	1"=10'
	APPROVED BY
	WB

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT

Office: (678) 743-4665 Fax: (678) 298-9871
www.wlbassociates.com

NOTE:
IF THE SIDEWALK IS DAMAGED OR DESTROYED DURING CONSTRUCTION,
IT SHALL BE REPAIRED OR REPLACED,

Zoning: R-SF

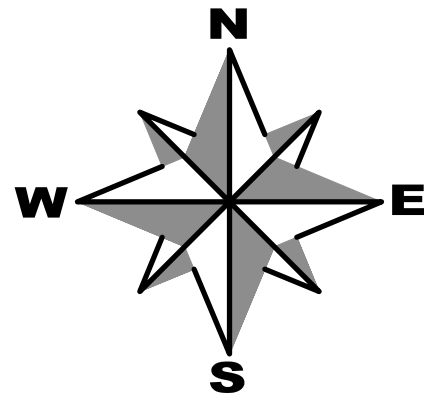
Front Yard: 15'

Side Yard: 5'

Rear Yard: 20'

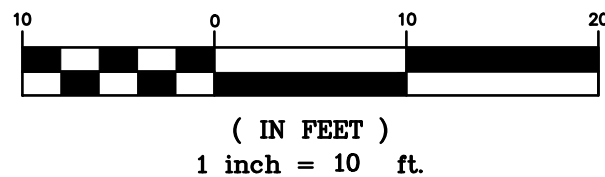
PROPOSED SETBACK:
JACKSON STREET
11' SETBACK

GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



LOT COVERAGE:

WALKWAY.....279 sq.ft.
DRIVEWAY.....403 sq.ft.
PORCH.....224 sq.ft.
HOUSE.....906 sq.ft.
PATIO.....144 sq.ft.
TOTAL.....1956 sq.ft.

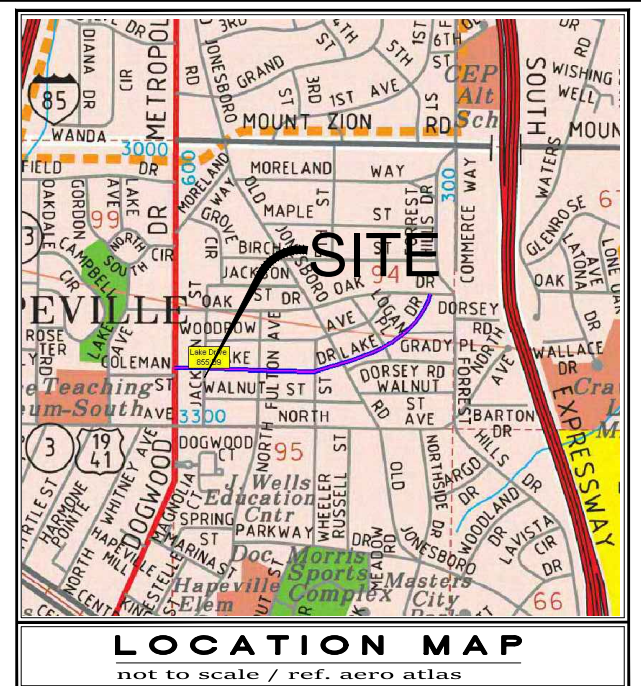
1956
4789=41%

- 1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established
- 2) Silt Fence - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (Sd1-S).
- 3) Maintenance Statement - Erosion control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
- 4) Statement - Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection
- 5) No graded slope shall exceed 2h:1v
- 6) "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."
- 7) "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."

DIRT STATEMENT - CUT/FILL CALCULATIONS
CUT = 5 CY
FILL = 15 CY
NET FILL = 10 CY

OWNER /Developer
24 HR CONTACT

GREG EVANS
404.569.4454
732 Highland Ave
Atlanta, GA 30312



"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNERDO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

EROSION AND SEDIMENT CONTROL NOTES:

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

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

"SILT FENCE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL 2016 EDITION (Sd1-S).

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

"EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY, AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR.

(ADDITIONAL) GRADING AND DRAINAGE NOTES:

"ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS.

"PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1301 TO CONTACT THE INSPECTOR.

"NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

"ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES.

"THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

"THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION.

"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL SLOPES USING THESE LENGTHS.

"TOPSOIL, EQUIPMENT, AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER.

"UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS.

"SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS.

"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNERDO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

"Flood Hazard Statement",

By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367F. Last revised September 18, 2013.



SHEET

2
of
4



SITE PLAN OF:
560 LAKE DRIVE

(REDUCE JACKSON ST, SETBACK FROM 15' TO 11')

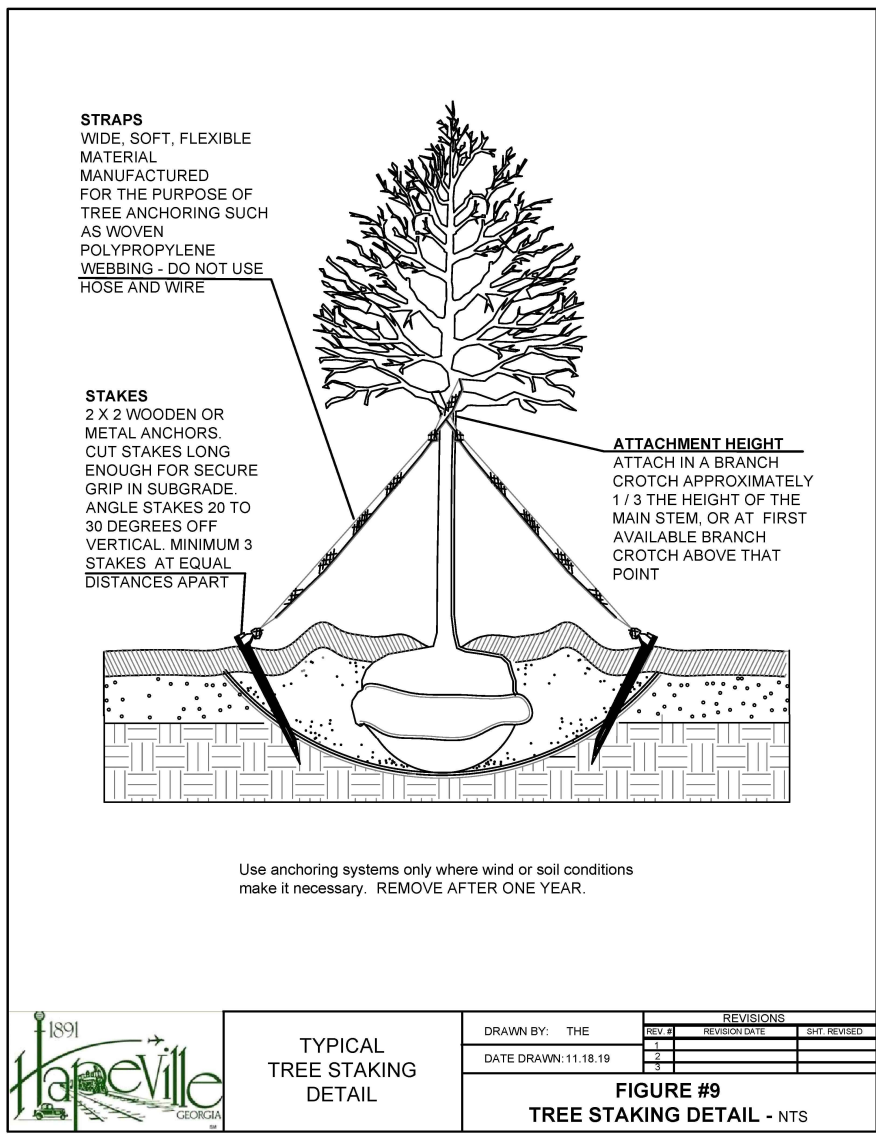
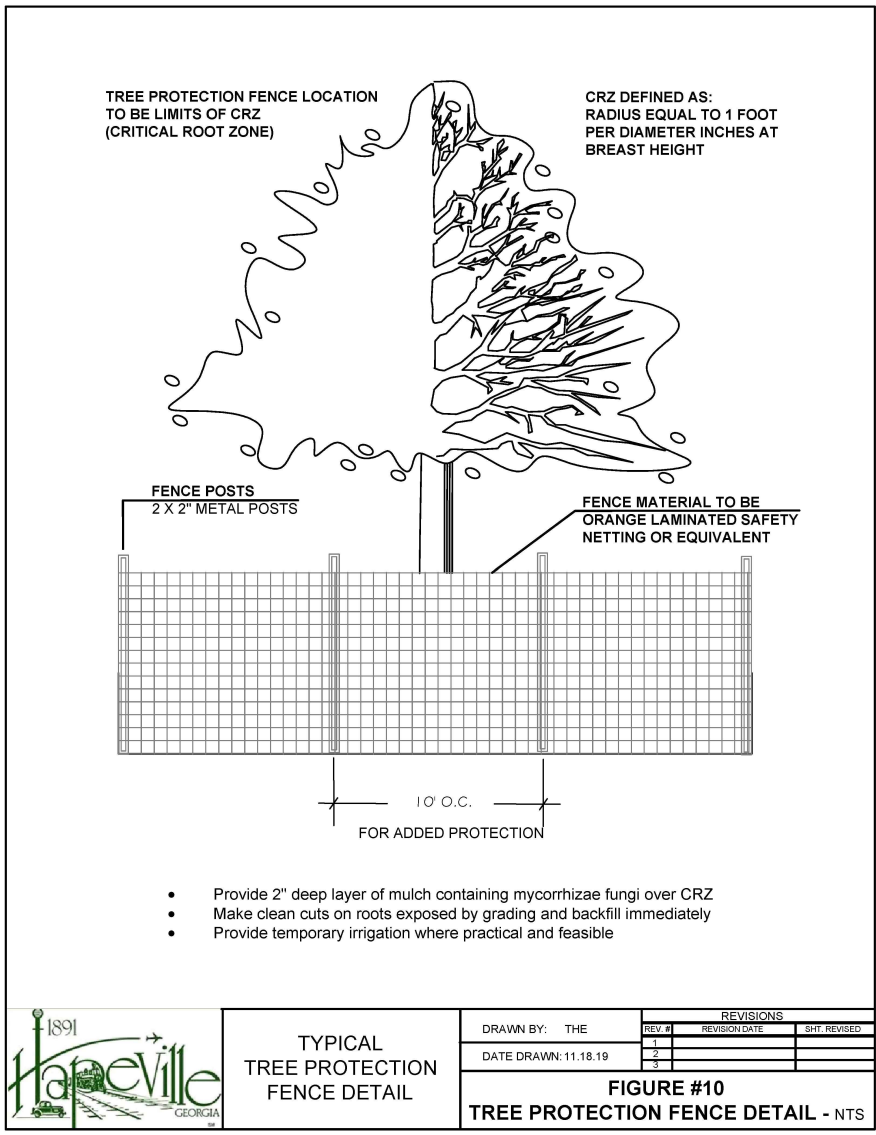
FOR:
GDK INVESTMENT

DATE		DESCRIPTION			
		REVISIONS			
SURVEY CREW	FIELD BK / PG	L.L.	DIST.	SECTION	COUNTY
WB	N/A	94	14th	N/A	FULTON
SCALE					
1"=10'					
FIELD WORK	DRAWN BY	DATE	JOB No.	APPROVED BY	
10/9/2020	WB	October 12, 2020	2020-1020	WB	

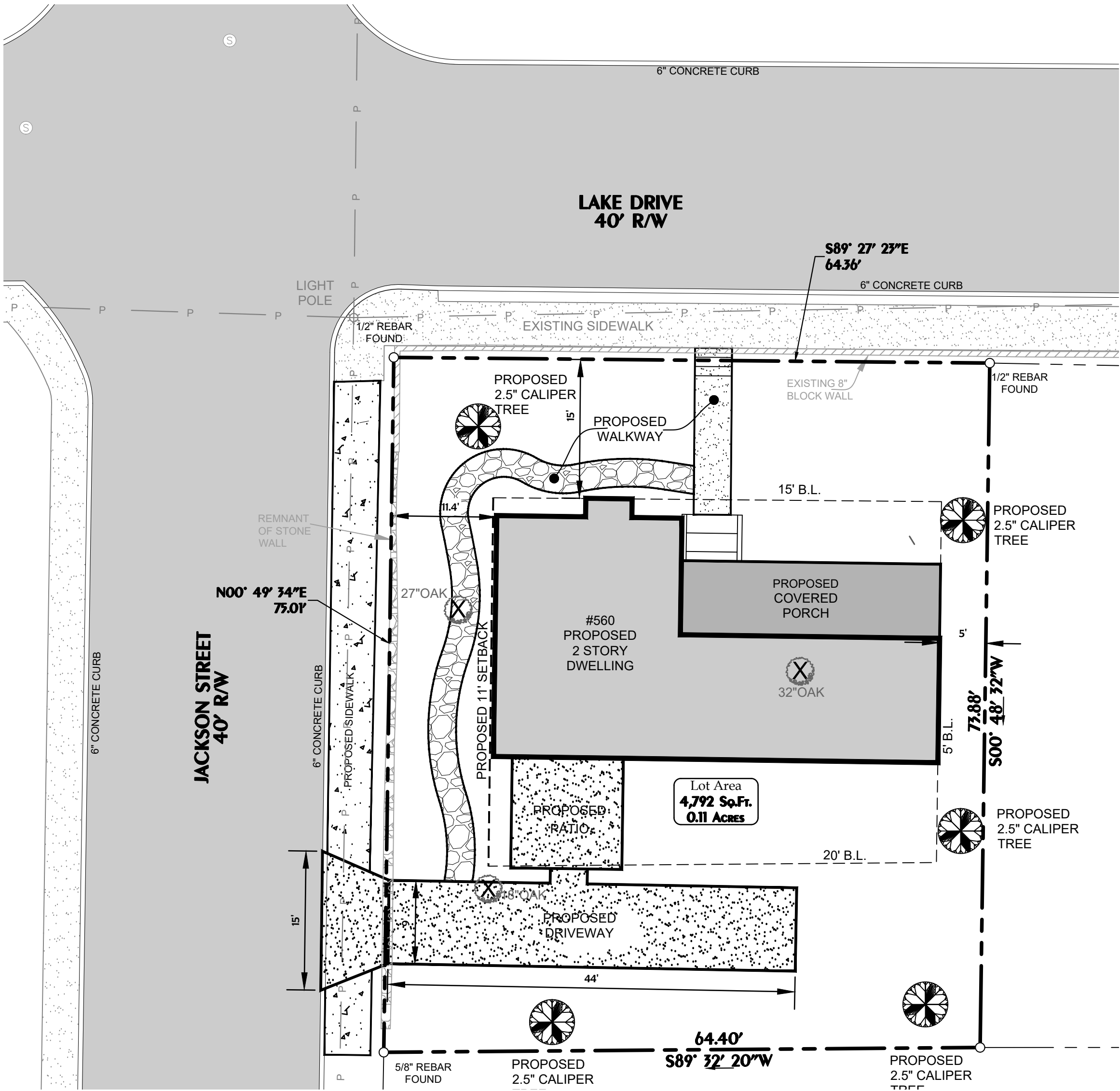
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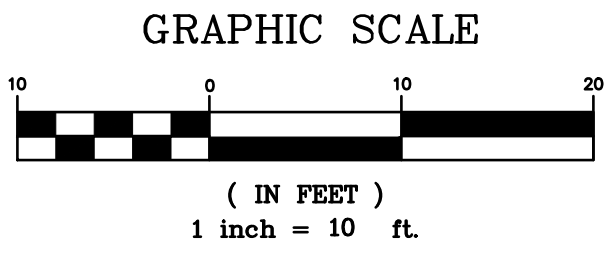
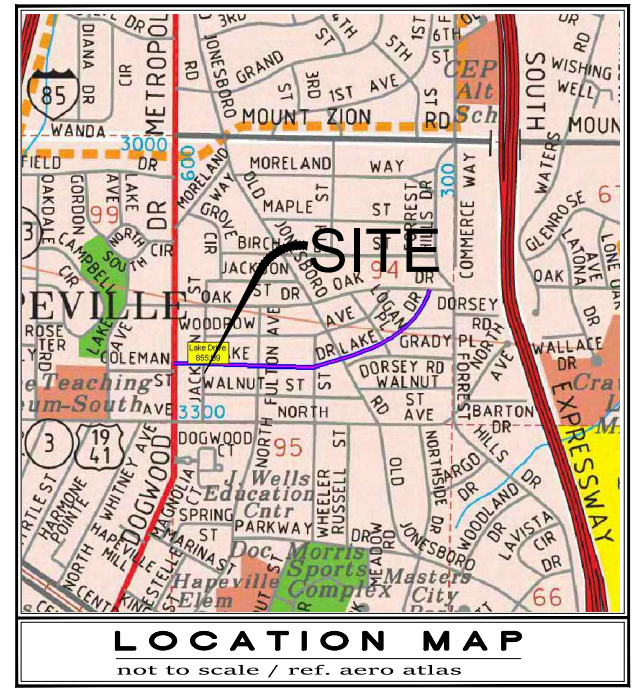
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LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT
Office: (678) 743-4665 Fax: (678) 298-9871
www.wlbassociates.com



OWNER /Developer
24 HR CONTACT
GREG EVANS
404.569.4454
732 Highland Ave
Atlanta, GA 30312



"Flood Hazard Statement",
By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367F. Last revised September 18, 2013.



- X TREES TO BE REMOVED
- TREES TO BE REPLANTED

(0) TREES TO REMAIN WITH NO IMPACT:

- (3) TREE TO BE REMOVED:
(1) 27" OAK
(1) 32" OAK
(1) 18" OAK (LANDMARK TREE)
77" TO BE REMOVED

REQUIRED TREES

100"x0.11=11" REQUIRED

TREES TO REMAIN=0" WITH NO IMPACT

REPLANT (5) 2.5" OVER STORY TREE

(2) 2.5" RIVER BIRCH (BETULA NIGRA)

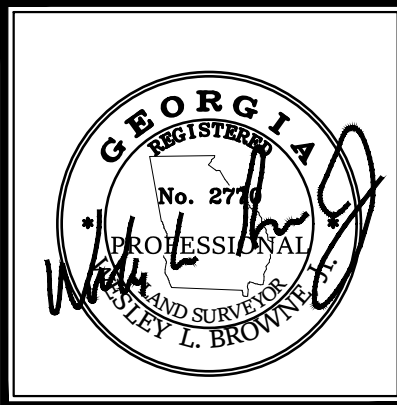
(2) 2.5" RED MAPLE (ACER RUBRUM)

(1) 2.5" WHITE OAK (QUERUS ALBA)

Total(5) 12.5" REPLANTED

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

SHEET
4
of
4



LANDSCAPE PLAN

560 LAKE DRIVE

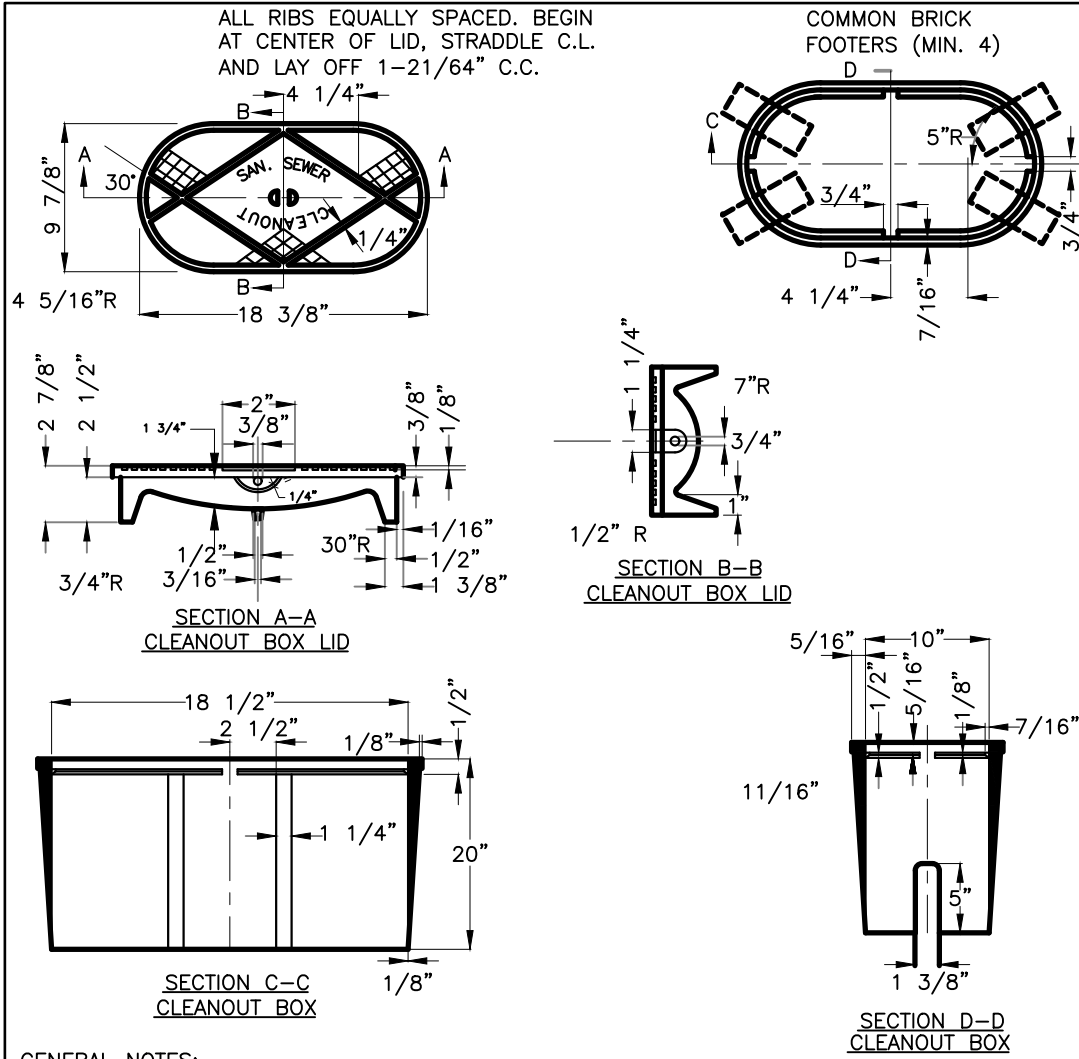
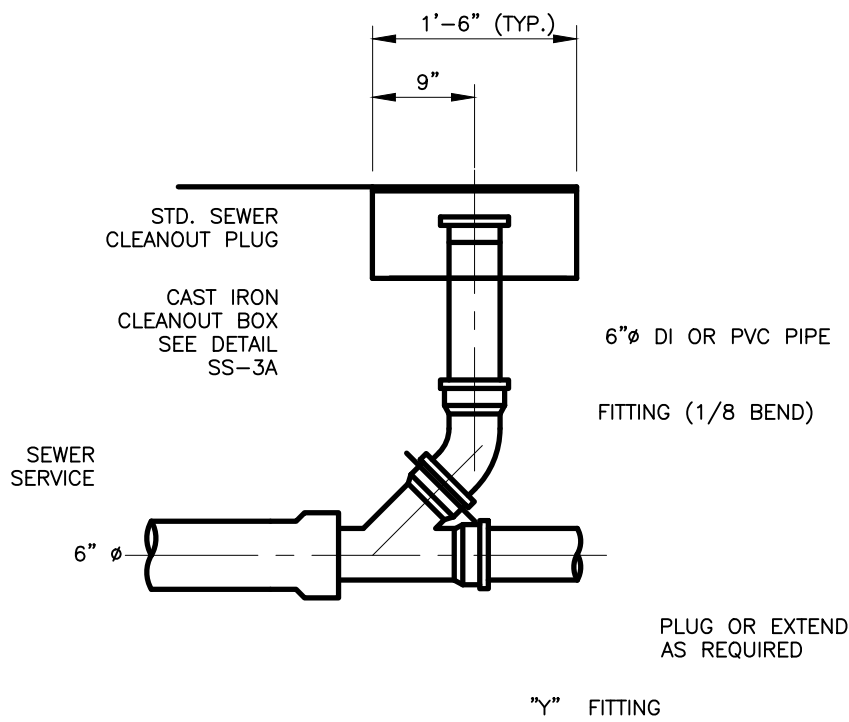
FOR:
GDK INVESTMENT

DATE	DESCRIPTION				
REVISIONS					
SURVEY CREW	FIELD BK / PG	L.L.	DIST.	SECTION	COUNTY
WB	N/A	94	14th	N/A	FULTON
					SCALE
					1"=10'
FIELD WORK	DRAWN BY	DATE		JOB No.	APPROVED BY
10/9/2020	WB	October 12, 2020		2020-1020	WB

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NOTE: TOP OF CLEANOUT BOX SHALL BE FLUSH WITH FINAL SURFACE IN SIDEWALKS AND PAVED AREAS



- GENERAL NOTES:
- UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
 - CASTINGS SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE, CHIPPED AND GROUND AS NEEDED TO REMOVE FINIS AND ROUGH PLACES.
 - FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.W.A. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.
 - WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.

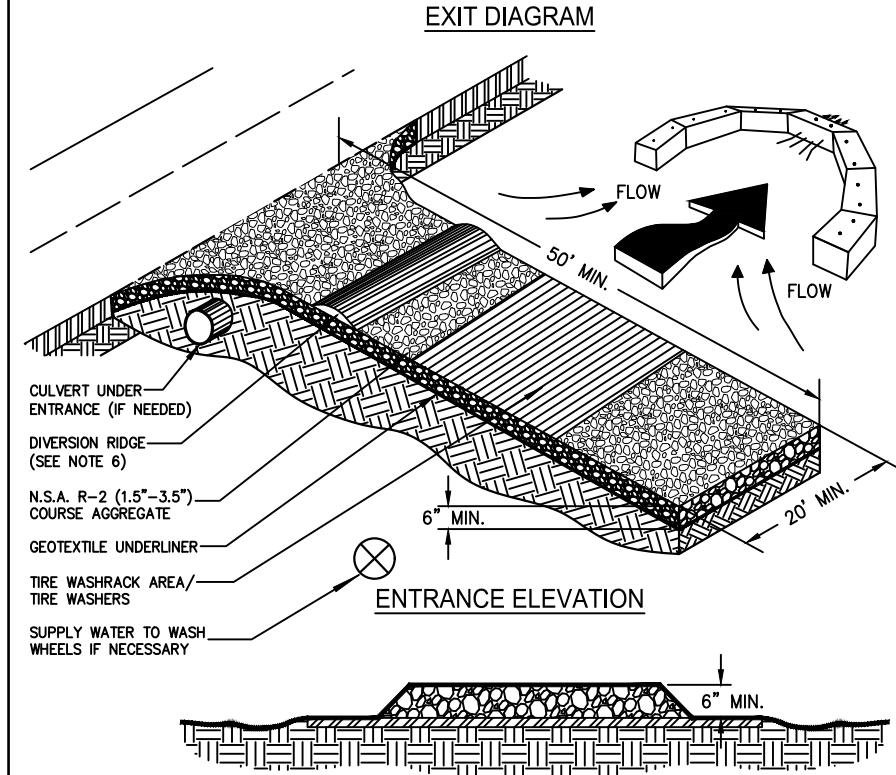
THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

STANDARD DETAILS

SANITARY CLEANOUT BOX

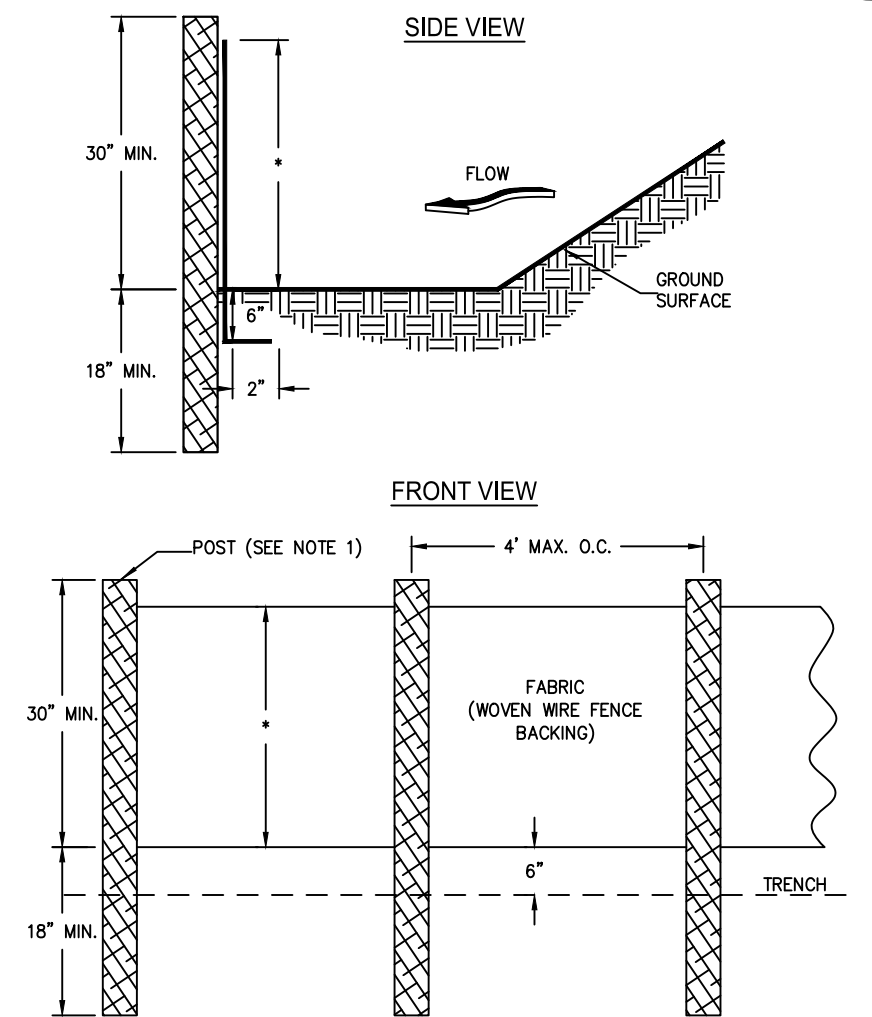
REV.
DATE: OCT. 2011
ORIG. DATE: NOV 2004
SCALE: N.T.S.
DETAIL NO. SS-G_SC005

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE



- NOTES:
- USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SEEDING SCHEDULE

SCHEDULE APPLICABLE FOR TEMPORARY AND PERMANENT GRASSING

CONTRACTOR TO PROTECT ALL DISTURBED AREAS BY TEMPORARY RESEEDING UNTILL PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM OR TWO WEEKS AFTER DISTURBANCE).

SOIL PREPERATION

ADD TO SOIL:
COMMERCIAL 16-20-10 FERTILIZER @ 650 LBS/AC OR AS SPECIFIED BY SOIL REPORTS
AFTER SOIL pH ANALYSIS, LIME AS SPECIFIED ON pH LEVEL CHART.

TO RAISE THE pH LEVEL

THIS CHART INDICATES THE AMOUNT OF LIME TO ADD IN OUNCES PER SQUARE YARDS AND IN POUNDS PER 1000 SF.

METER SANDY SOIL SANDY LOAMMED LOAM HEAVY SOIL
READING ADD LIME ADD LIME ADD LIME ADD LIME

4.0 2.25 OZ 3 OZ 4.4 OZ 5.33 OZ
1000 SF 24 LBS 19 LBS 28 LBS 33 LBS

5.0 1.8 OZ 2.25 OZ 3.0 OZ 3.6 OZ
1000 SF 11 LBS 14 LBS 28 LBS 33 LBS

6.0 0.5 OZ 1 OZ 1.2 OZ 1.4 OZ
1000 SF 3.5 LBS 6 LBS 8 LBS 9 LBS

NOTE: NEUTRAL pH IS 7.0

SEEDING RATES

SEASON DATES TYPE OF GRASS RATE

SUMMER MAY 15 - AUG 30 BERMUDA 100 LBS/AC

COOL SEPT 1- NOV 15 FESCUE 300 LBS/AC
MAR 15 - MAY 15

WINTER NOV 15 - MAR 15 ANNUAL RYE GRASS 300 LBS/AC

COVER SEED AREA WITH LIGHT LAYER OF WHEAT STRAW MULCH

GRADING PLAN

- WATERS OF THE STATE DOES NOT EXISTS WITHIN 200 FEET OF THIS SITE.
- NOTE: MAINTENANCE STATEMENT.
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR
- (A) SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF ATLANTA.
- GRASSING TO BEGIN WITHIN 14 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTINUED FOR A PERIOD OF 14 DAYS OR LONGER. (A) DISTURBED AREAS LEFT IDLE TO 30 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2) DISTURBED AREAS LEFT IDLE FOR 30 DAYS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (DS3). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN 14 DAYS.
- DURING UNSUITABLE GROWING SEASONS, MUCH WILL BE USED AS A TEMPORARY COVER (DS1) ON SLOPES THAT ARE 3/1 OR STEEPER, MULCH MUST BE ANCHORED.

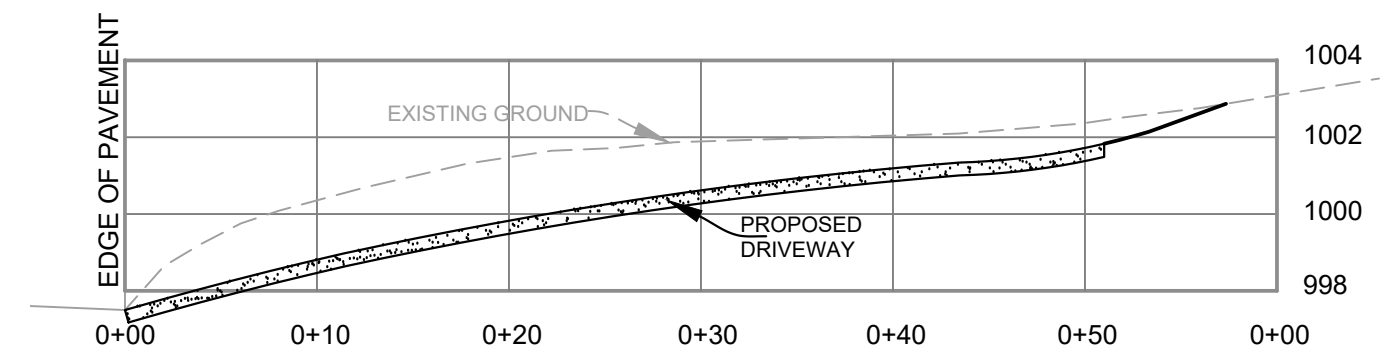
*THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNERDO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

*ALL UNSUITABLE SOILS AND TOP SOILS WILL BE STOCKPILED ON-SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF ALL GROUND COVER.

*ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION

*CONTRACTOR TO ANTICIPATE THAT ONE GRASSING ATTEMPT OF THE DISTURBED AREAS WILL NOT BE ADEQUATE TO PROVIDE A SUFFICIENT STAND OF GROUND COVER. MULTIPLE ATTEMPTS AT GRASSING OF DISTURBED AREA SHOULD BE ANTICIPATED FOR THIS PROJECT. GRASSING PROCEDURES WILL BE CARRIED OUT ON REGULAR AND TIMELY INTERVALS UNTIL A GOOD AND COMPLETE STAND OR GROUND COVER HAS BEEN ESTABLISHED

ADDITIONAL NOTES:
1. NO GRADED SLOPE SHALL EXCEED 2h:1v SLOPE.
2. DIRT WILL BE STOCKPILED ON SITE.



SCALE:
1"=10' H
1"=5' V

DRIVEWAY / APRON SECTION

SHEET

3
of
4



SITE NOTES & DETAILS

560 LAKE DRIVE

FOR:
GDK INVESTMENT

DATE	DESCRIPTION
SURVEY CREW	FIELD BK / PG L.L.
N/A	N/A
94	14th
N/A	N/A
FIELD WORK	DRAWN BY
N/A	WB
DATE	JOB No.
October 12, 2020	2020-1020
SCALE	APPROVED BY
NTS	WB

W.L.B ASSOCIATES, INC.



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TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360) ^b										
JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
19.2	Southern pine	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern pine	#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern pine	#2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9
	Southern pine	#3	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8
24	Southern pine	SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. Note: Check sources for availability of lumber in lengths greater than 20 feet. a. End bearing length shall be increased to 2 inches. b. Deadload limit for townhouse in Seismic Design Category C and all structures in Seismic Design Categories D0, D1, and D2 shall be determined in accordance with Section R301.2.2.1.										
TABLE R802.4(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)										
CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf							
			2 × 4	2 × 6	2 × 8	2 × 10				
			Maximum ceiling joist spans							
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)				
12	Southern pine	SS	12-11	20-3	Note a	Note a				
	Southern pine	#1	12-5	19-6	25-8	Note a				
	Southern pine	#2	11-10	18-8	24-7	Note a				
	Southern pine	#3	10-1	14-11	18-9	22-9				
16	Southern pine	SS	11-9	18-5	24-3	Note a				
	Southern pine	#1	11-3	17-8	23-4	Note a				
	Southern pine	#2	10-9	16-11	21-7	25-7				
	Southern pine	#3	8-9	12-11	16-3	19-9				
19.2	Southern -pine	SS	11-0	17-4	22-10	Note a				
	Southern pine	#1	10-7	16-8	22-0	Note a				
	Southern pine	#2	10-2	15-7	19-8	23-5				
	Southern pine	#3	8-0	11-9	14-10	18-0				
24	Southern pine	SS	10-3	16-1	21-2	Note a				
	Southern pine	#1	9-10	15-6	20-5	24-0				
	Southern pine	#2	9-3	13-11	17-7	20-11				
	Southern pine	#3	7-2	10-6	13-3	16-1				
Check sources for availability of lumber in lengths greater than 20 feet. For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. a. Span exceeds 26 feet in length.										



TABLE R802.5.1(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load=20 psf, ceiling not attached to rafters, L/Δ = 180)												
RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf						DEAD LOAD = 20 psf			
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans a									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
16	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	Note b
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-1	13-7	17-2	20-1	23-10
	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
19.2	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b
	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7
24	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
Check sources for availability of lumber in lengths greater than 20 feet. For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the such as rafter ties, is provided at that location. When ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the factors given below where: H/CH = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls. H/R = Height of roof ridge measured vertically above the top of the rafter support walls. b. Span exceeds 26 feet in length.												
TABLE R602.5(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS												
Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs												
HEADER AND GIRDERS SUPPORTING	SIZE	BUILDING Width (feet)										
		20		28		35						
		span	NJ	span	NJ	span	NJ	span	NJ	span	NJ	
One floor only	2-2 x 4	3-1	1	2-8	1	2-5	1					
	2-2 x 6	4-6	1	3-11	1	3-6	1					
	2-2 x 8	5-9	1	5-0	2	4-5	2					
	2-2 x 10	7-0	2	6-1	2	5-5	2					
	2-2 x 12	8-1	2	7-0	2	6-3	2					
	3-2 x 8	7-2	1	6-3	1	5-7	2					
	3-2 x 10	8-9	1	7-7	2	6-9	2					
	3-2 x 12	10-2	2	8-10	2	7-10	2					
	4-2 x 8	9-0	1	7-8	1	6-9	1					
	4-2 x 10	10-1	1	8-9	1	7-10	2					
	4-2 x 12	11-9	1	10-2	2	9-1	2					
	2-2 x 4	2-2	1	1-10	1	1-7	1					
Two floors	2-2 x 6	3-2	2	2-9	2	2-5	2					
	2-2 x 8	4-1	2	3-6	2	3-2	2					
	2-2 x 10	4-11	2	4-3	2	3-10	3					
	2-2 x 12	5-9	2	5-0	3	4-5	3					
	3-2 x 8	5-1	2	4-5	2	3-11	2					
	3-2 x 10	6-2	2	5-4	2	4-10	2					
	3-2 x 12	7-2	2	6-3	2	5-7	3					
	4-2 x 8	6-1	1	5-3	2	4-8	2					
	4-2 x 10	7-2	2	6-2	2	5-6	2					
	4-2 x 12	8-4	2	7-2	2	6-5	2					
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. a. Spans are given in feet and inches. b. Tabulated values assume #2 grade lumber. c. Building width is measured perpendicular to the ridge. For width between those shown, spans are permitted to be interpolated. d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.												

0 LAKE DRIVE
HAPEVILLE, GA 30354

APPLICABLE CODES	
GA AMENDMENTS	
2018 INTERNATIONAL BUILDING CODE	2020
2018 INTERNATIONAL RESIDENTIAL CODE	2020
2018 INTERNATIONAL FIRE CODE	NONE
2018 INTERNATIONAL PLUMBING CODE	2020
2018 INTERNATIONAL MECHANICAL CODE	2020
2018 INTERNATIONAL FUEL GAS CODE	2020
2017 NATIONAL ELECTRICAL CODE	NONE
2015 INTERNATIONA ENERGY CODE	2020
2018 SWIMMING POOL & SPA CODE	2020

GENERAL NOTES			
PROJECT DESCRIPTION/SUMMARY			
NEW SINGLE FAMILY HOUSE WITH UPPER & LOWER PORCH AND REAR DECK			
HEATED AREA		NON-HEATED AREA	
FIRST FLOOR	924 SF	UPPER PORCH	208 SF
SECOND FLOOR	862 SF	LOWER PORCH	208 SF
TOTAL	1786 SF	REAR DECK	144 SF
TERMITE:	SEVERE	STORIES:	2
WEATHER:	MODERATE	HEIGHT:	30'
FROST LINE DEPTH:	12"	FLOOD HAZARD:	NO
MEAN ANNUAL TEMP:	66.2°	TYPE DEAD LOADS:	10 psf
WINTER DESIGN TEMP:	22°	TYPE LIVE LOADS:	40 psf
GROUND SNOW LOAD:	5 psf	TYPE ROOF LOADS:	20 psf
SEISMIC DESIGN CATEGORY:	B	WIND SPEED 90 mph & CATEGORY	C

DRAWING INDEX	
A1.1	EXTERIOR ELEVATIONS
A2.1	CRAWL FOUNDATION PLAN
A3.1	FIRST & SECOND FLOOR PLAN
A4.1	FIRST FLOOR FRAMING & CEILING FRAMING PLAN
A4.2	ROOF PLAN & ROOF FRAMING PLAN
A5.1	WALL SECTION & DECK DETAIL

Designed By:
JAZ Development Company, Inc.
Designer* Builder
P O BOX 1326 MABLETON, GA 30126
(678) 2 3 4 - 8 0 9 4

Prepared For:
GD EVANS & ASSOCIATES

RELEASED FOR
CONSTRUCTION

Drawn By: R. BETHELY
Date: 10/12/2020
Project No:
Scale: NOTED

Address:
**0 LAKE DRIVE
HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE

Sheet Title:
COVER

Sheet:

Address:
**0 LAKE DRIVE
HAPEVILLE, GA 30354**

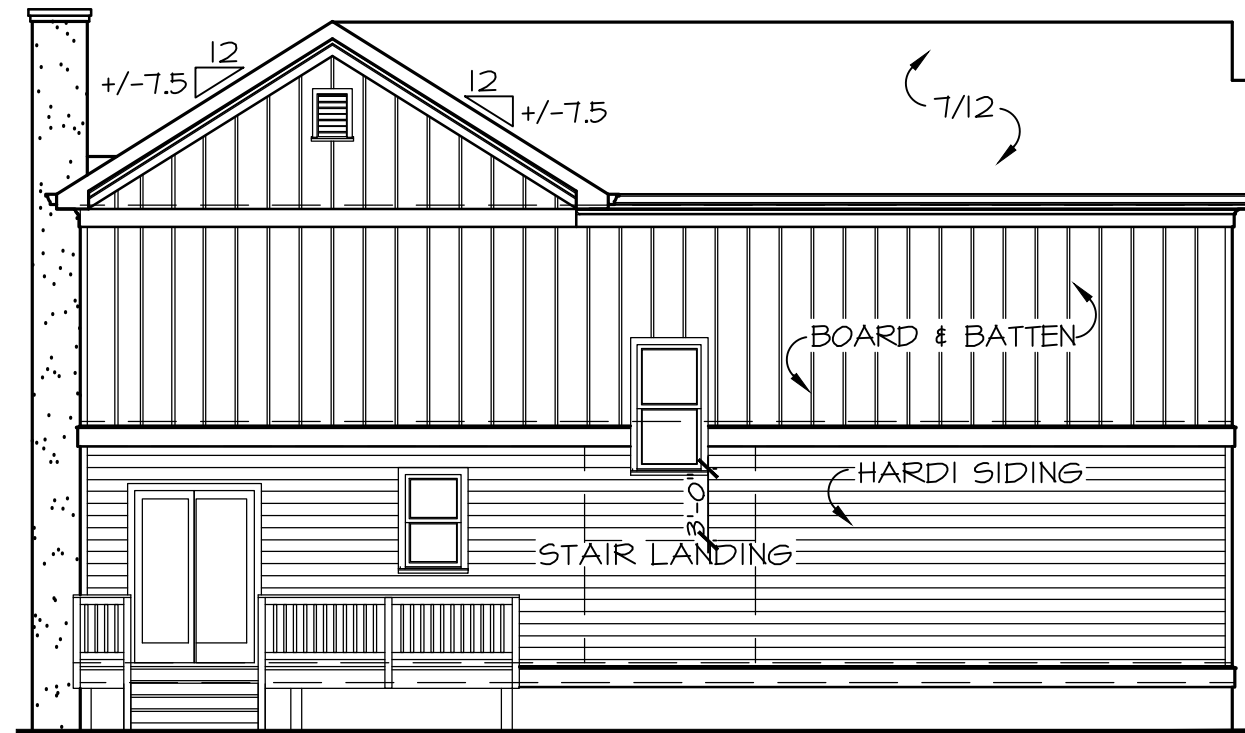
Model Name:
RADCLIFFE
Sheet Title:
FRONT ELEVATION

Sheet:
A1.1



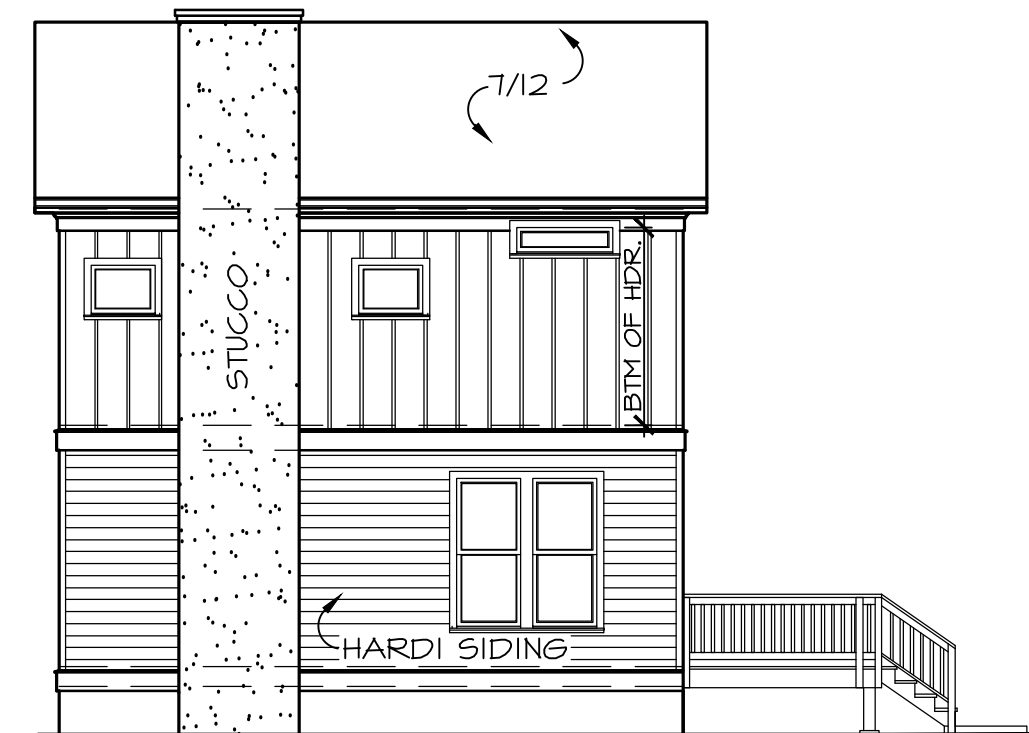
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

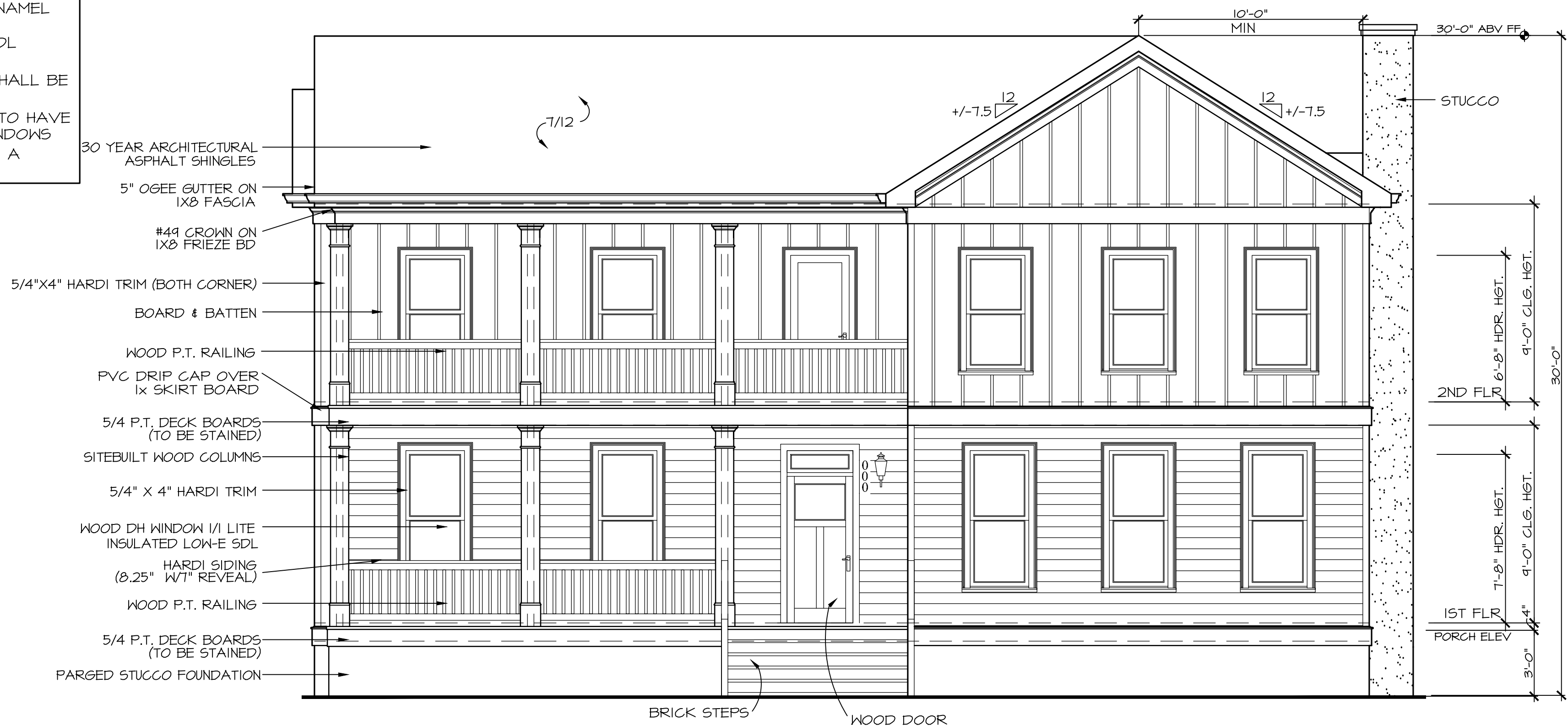


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

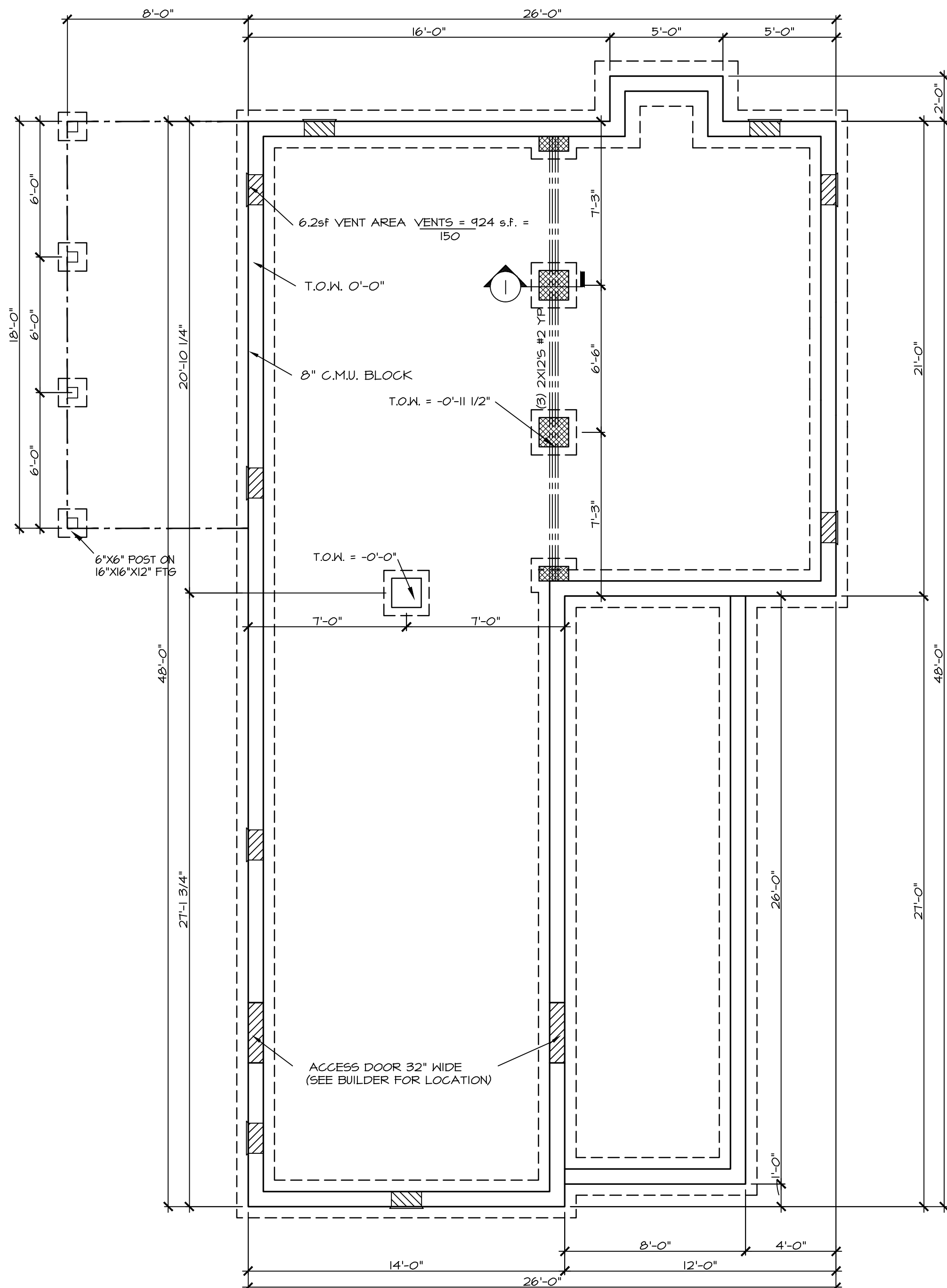
NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN WINDOWS
6. ALL WINDOWS TO HAVE A WOOD SILL



FRONT ELEVATION

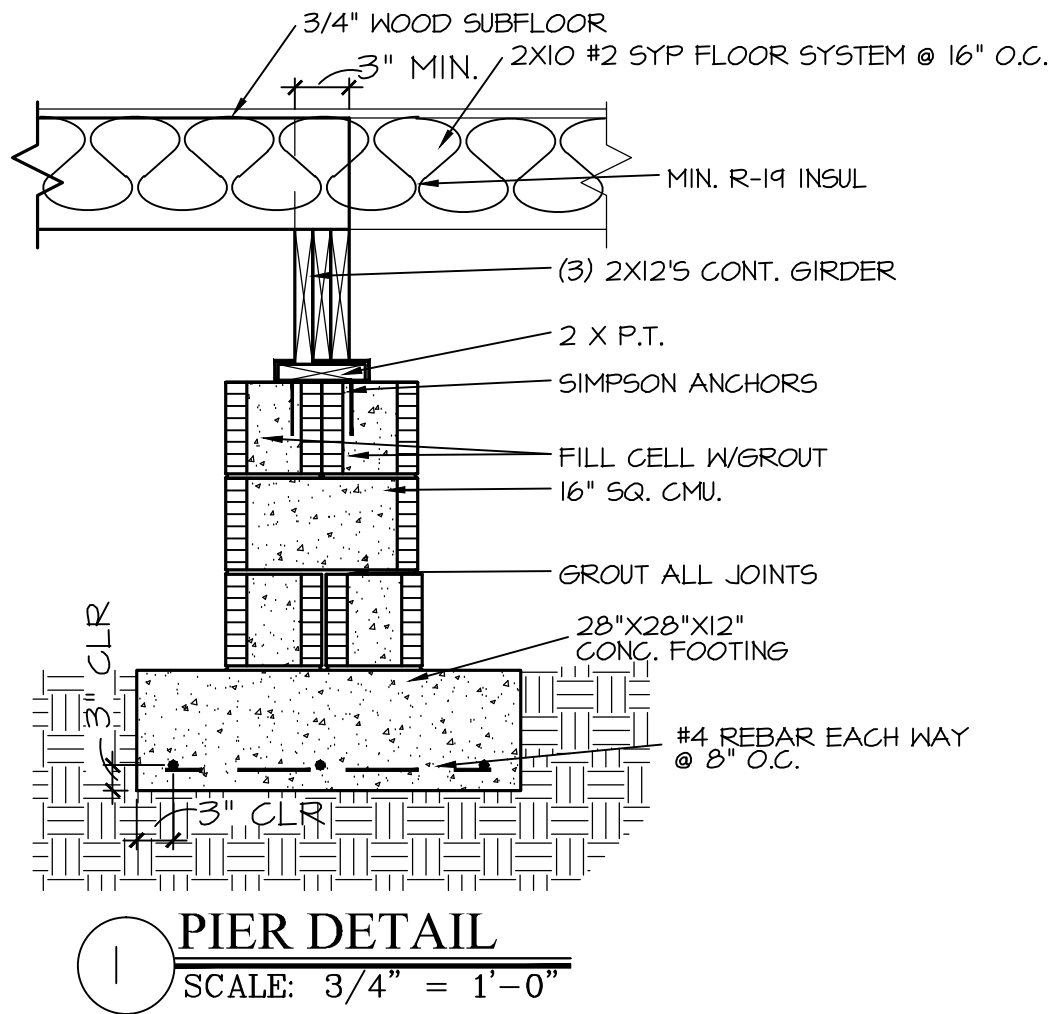
SCALE: 1/4" = 1'-0"



CRAWL FOUNDATION

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

NOTE:
INSTALL UFER GROUND
(SEE BUILDER FOR LC



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Company, Inc.
Designer*Builder
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(678) 234-8094

Prepared For:
**GD EVANS
& ASSOCIATES**

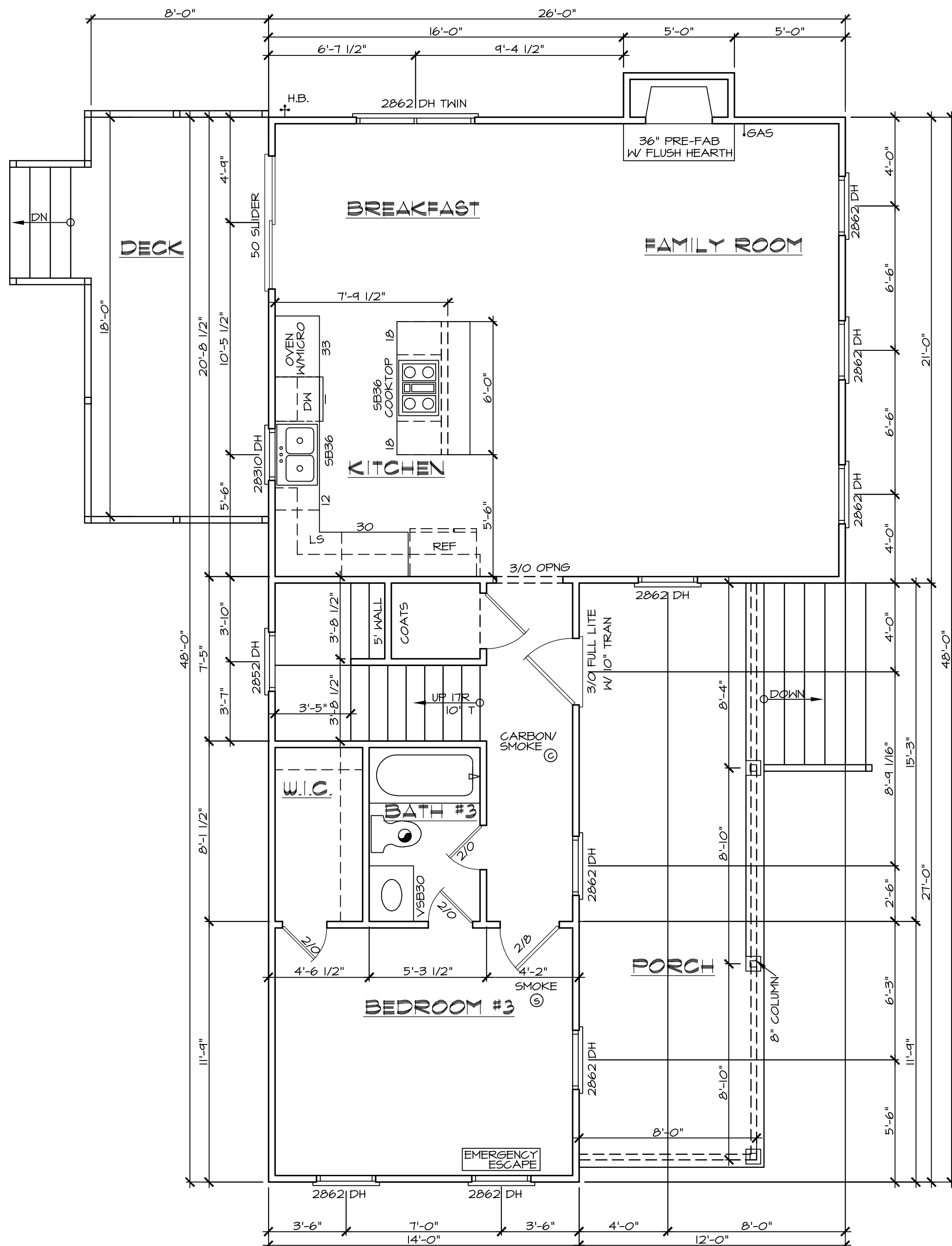
**RELEASED FOR
CONSTRUCTION**

Drawn By: R. BETHELY
Date: 10/12/2020
Project No:
Scale: NOTED

Address:
**O LAKE DRIVE
HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE
Sheet Title:
CRAWL FOUNDATION PLAN

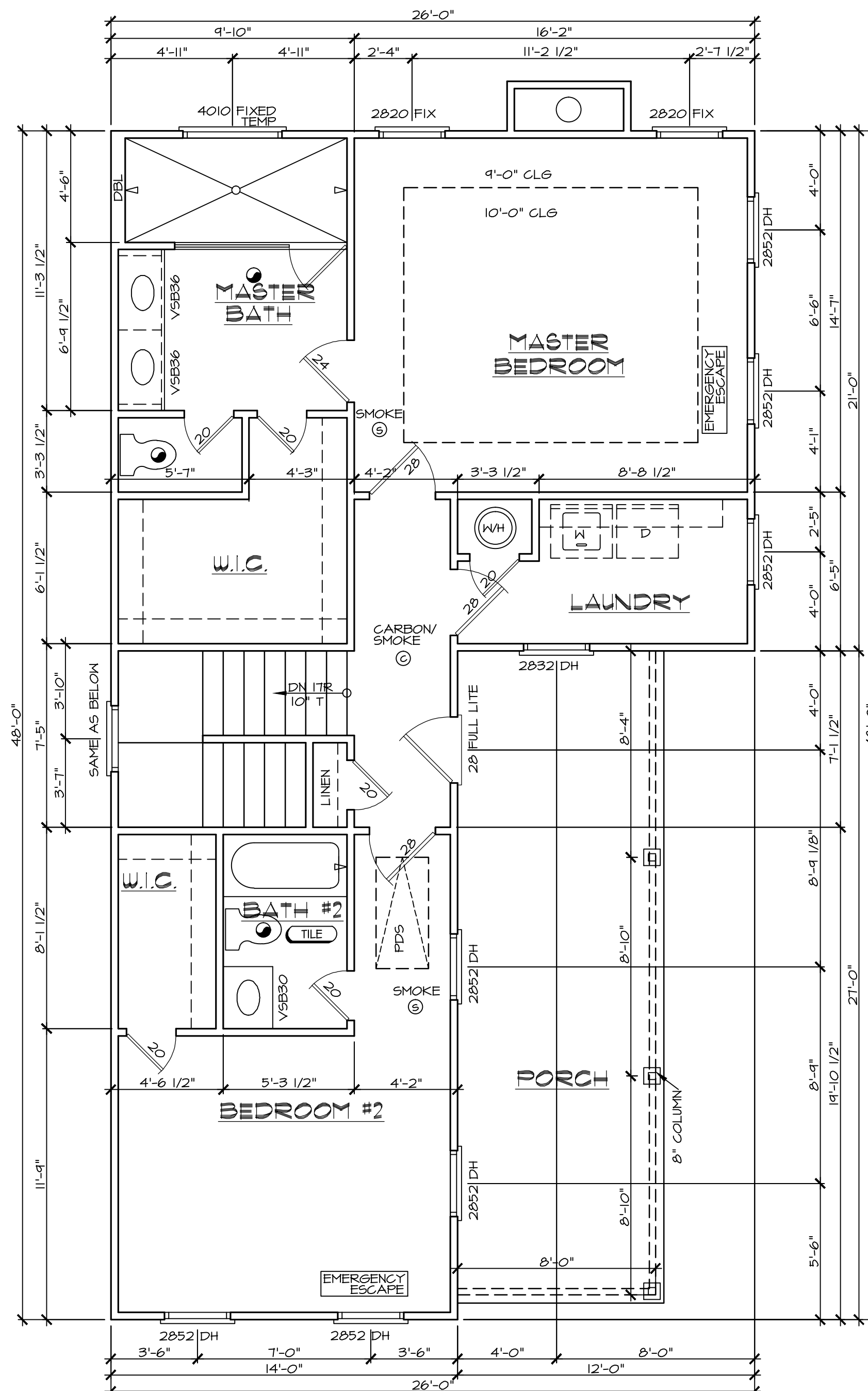
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A2.1



FIRST FLOOR PLAN

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

AREA SUMMARY	
	HEATED SQ. FT.
FIRST FLOOR	924 SQ. FT.
SECOND FLOOR	862 SQ. FT.
TOTAL	1786 SQ. FT.
LOWER PORCH	208 SQ. FT.
UPPER PORCH	208 SQ. FT.
REAR DECK	144 SQ. FT.



SECOND FLOOR PLAN

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

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Prepared For:
**GD EVANS
& ASSOCIATES**

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CONSTRUCTION

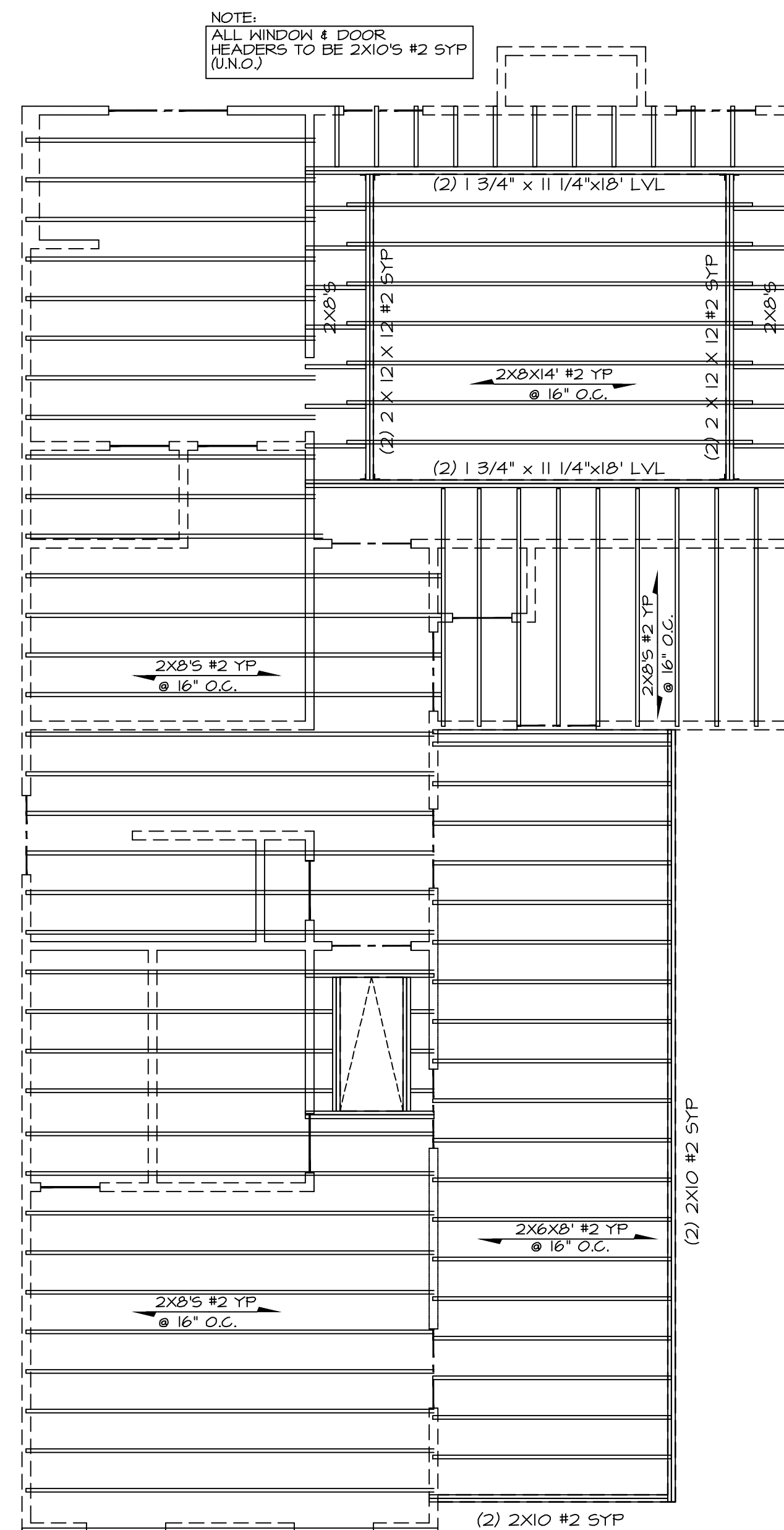
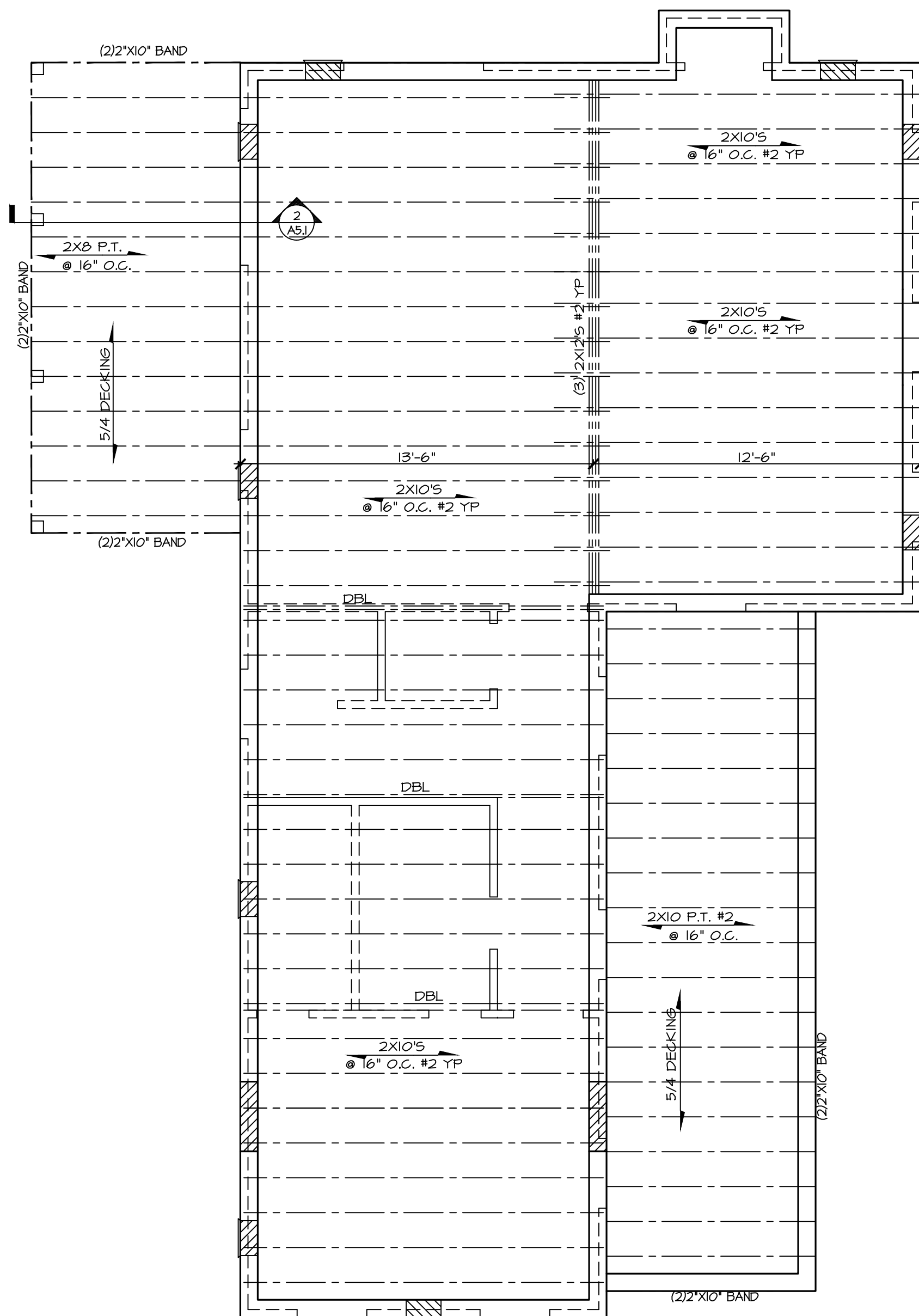
Drawn By: **R. BETHELY**
Date: **10/12/2020**
Project No:
Scale: **NOTED**

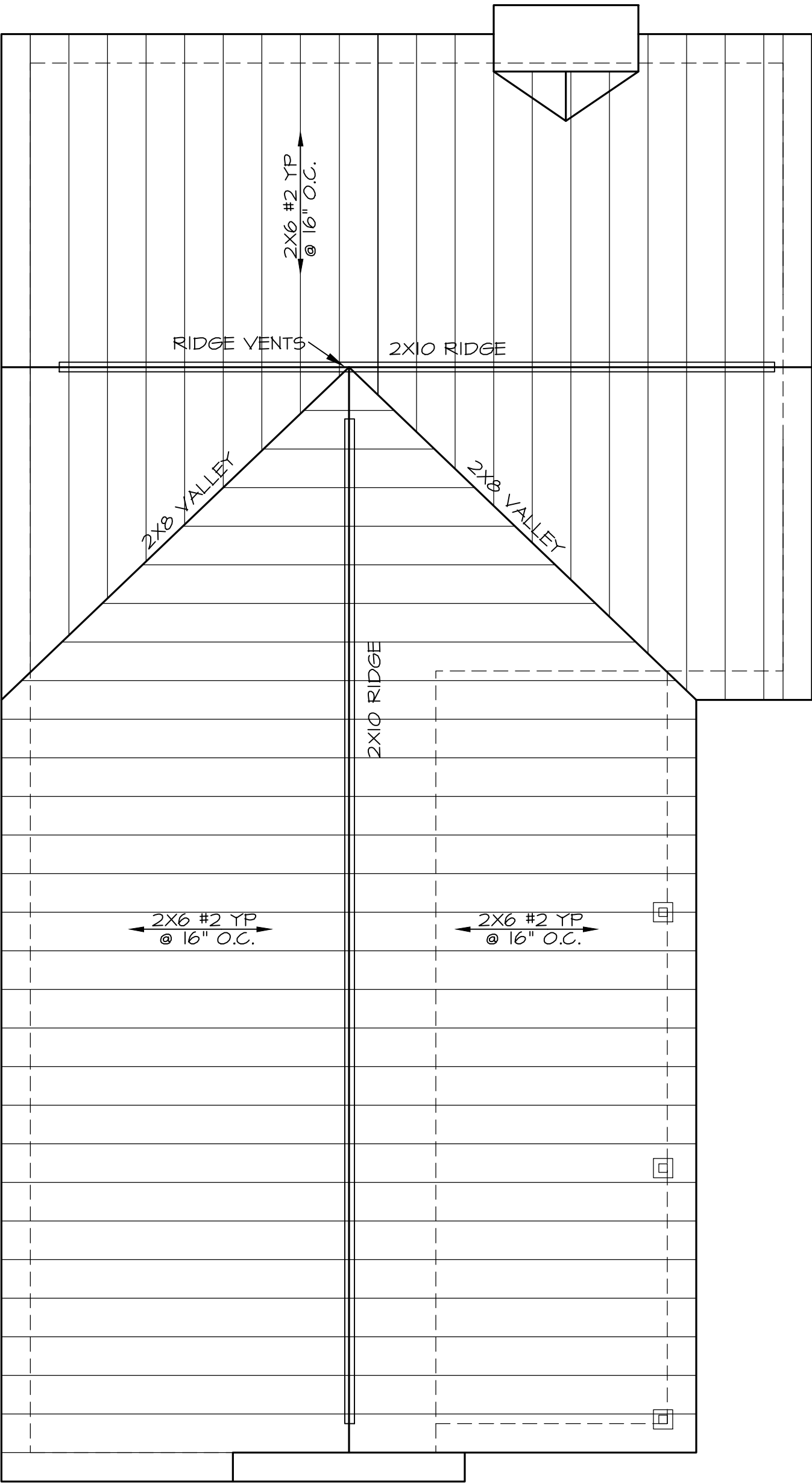
Address:
**0 LAKE DRIVE
HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE

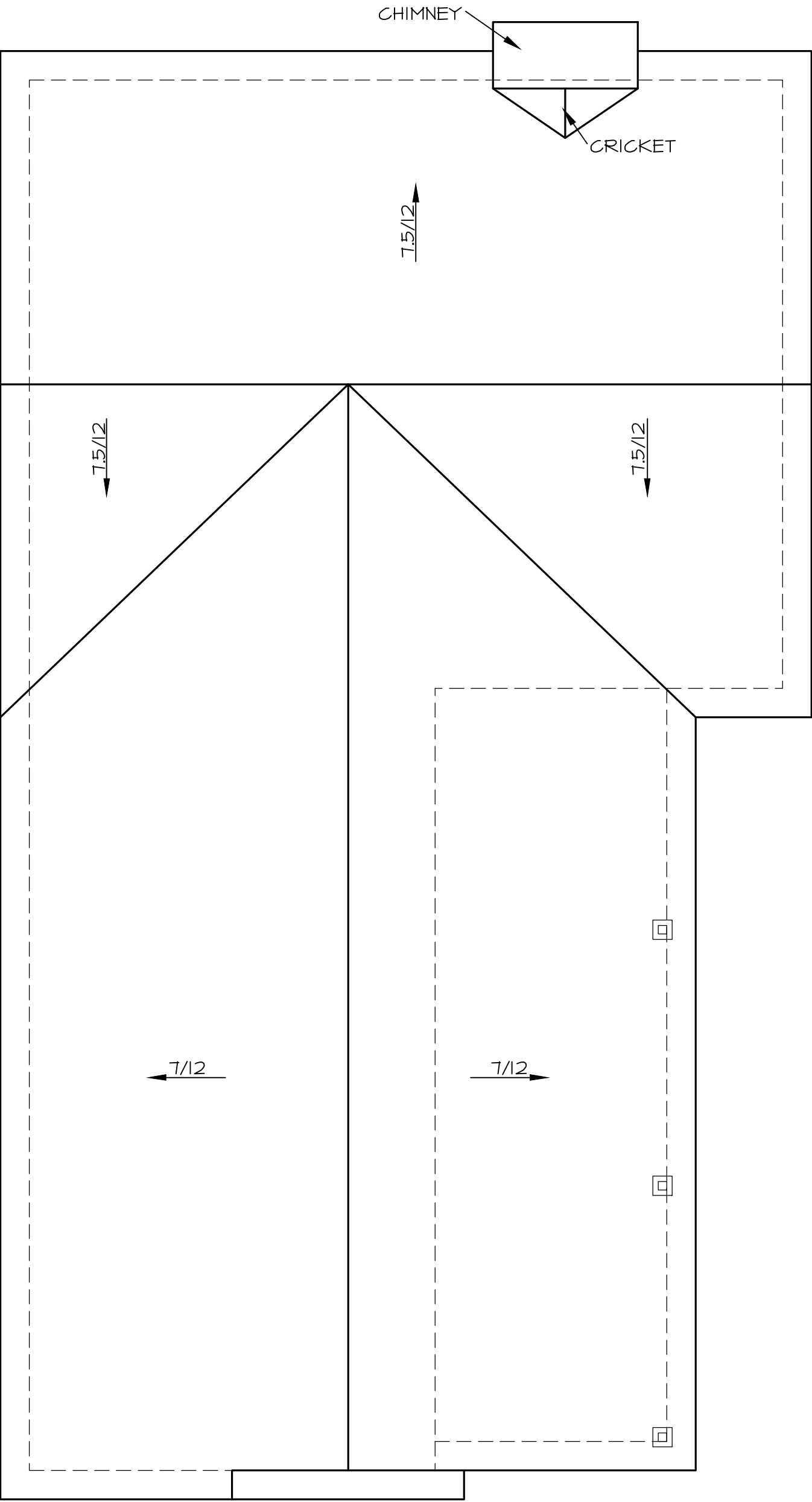
Sheet Title:
FIRST & SECOND FLOOR PLAN

Sheet:
A3.1





ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

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Company, Inc.
Designer*Builder
P O BOX 1326 MABLETON, GA 30126
(678) 234-8094

Prepared For:
**GD EVANS
& ASSOCIATES**

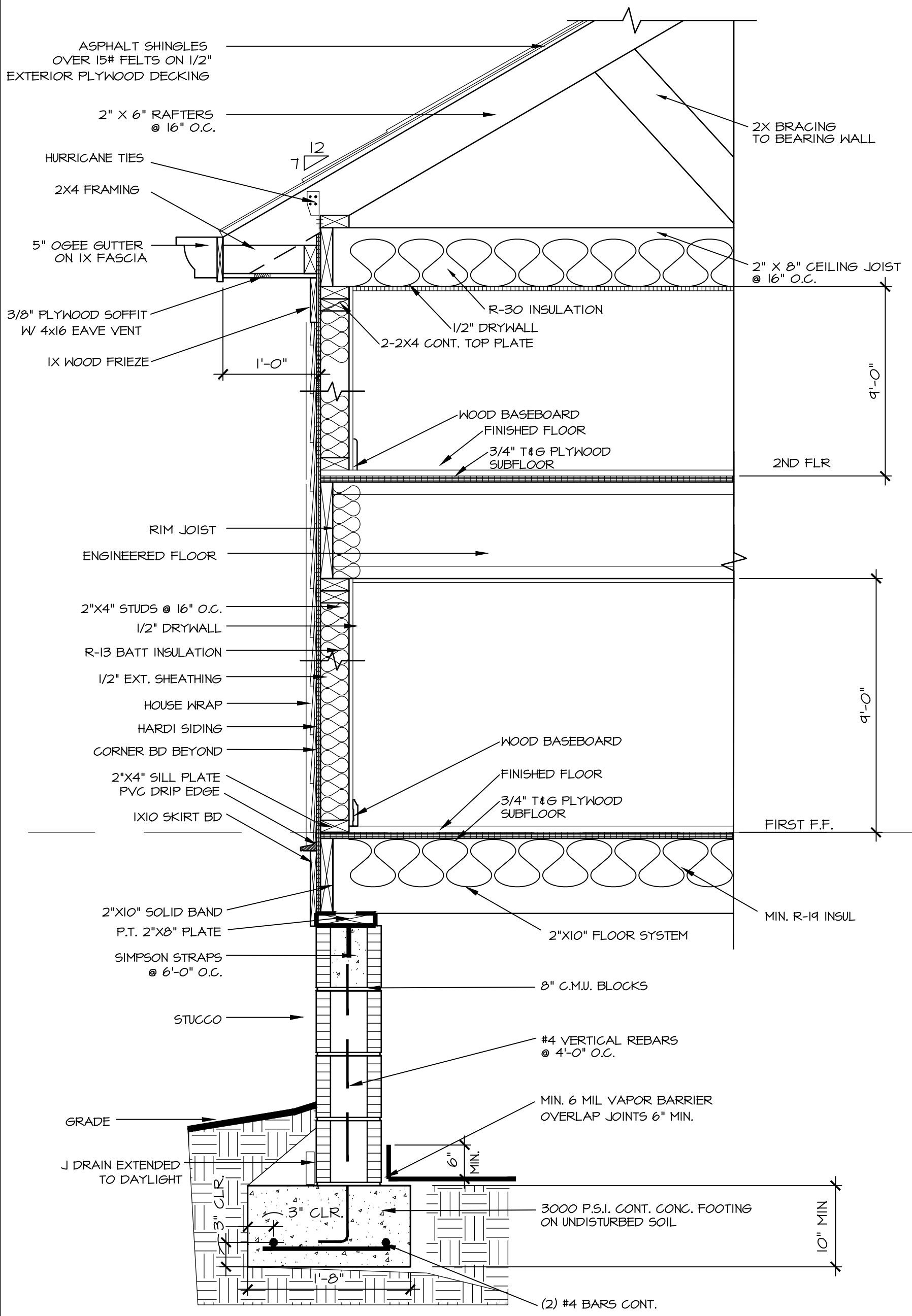
**RELEASED FOR
CONSTRUCTION**

Drawn By: R. BETHELY
Date: 10/12/2020
Project No:
Scale: NOTED

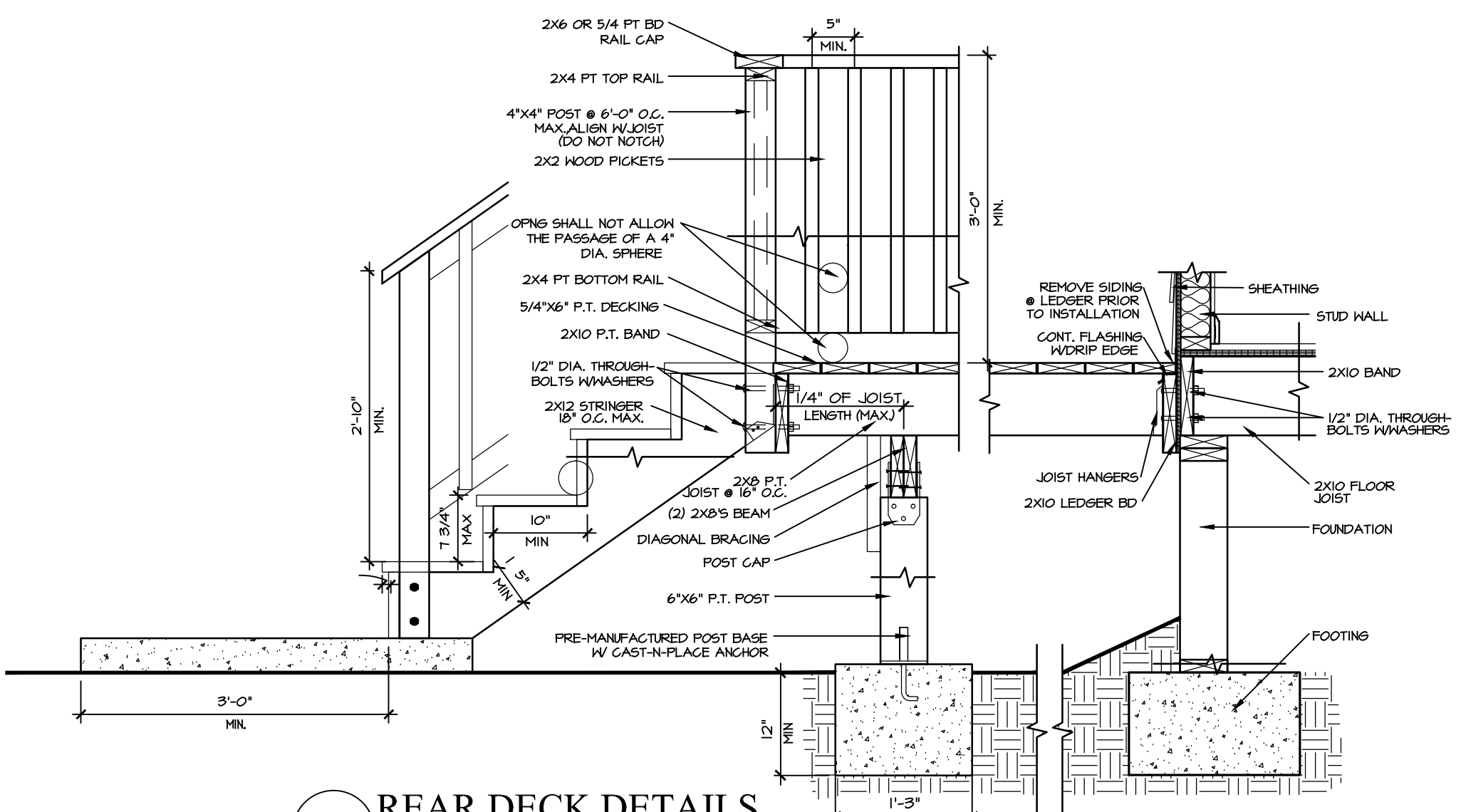
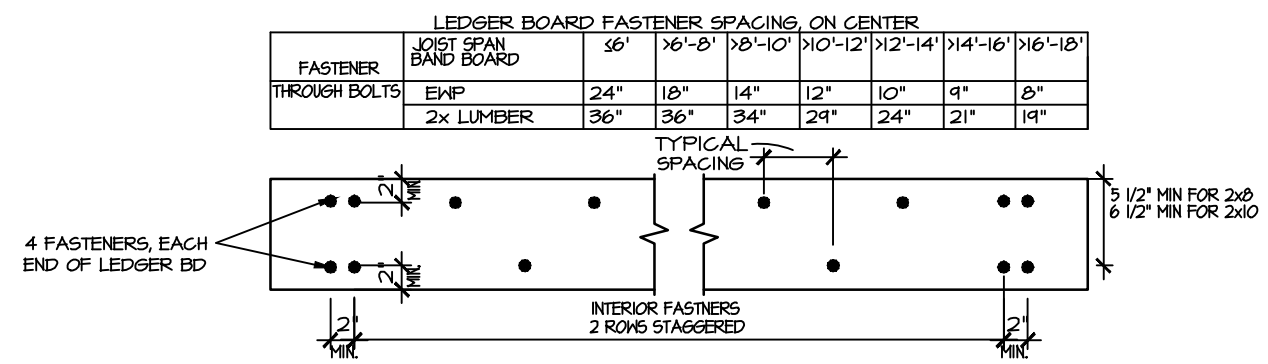
Address:
**O LAKE DRIVE
HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE
Sheet Title:
ROOF PLAN & ROOF FRAMING PLAN

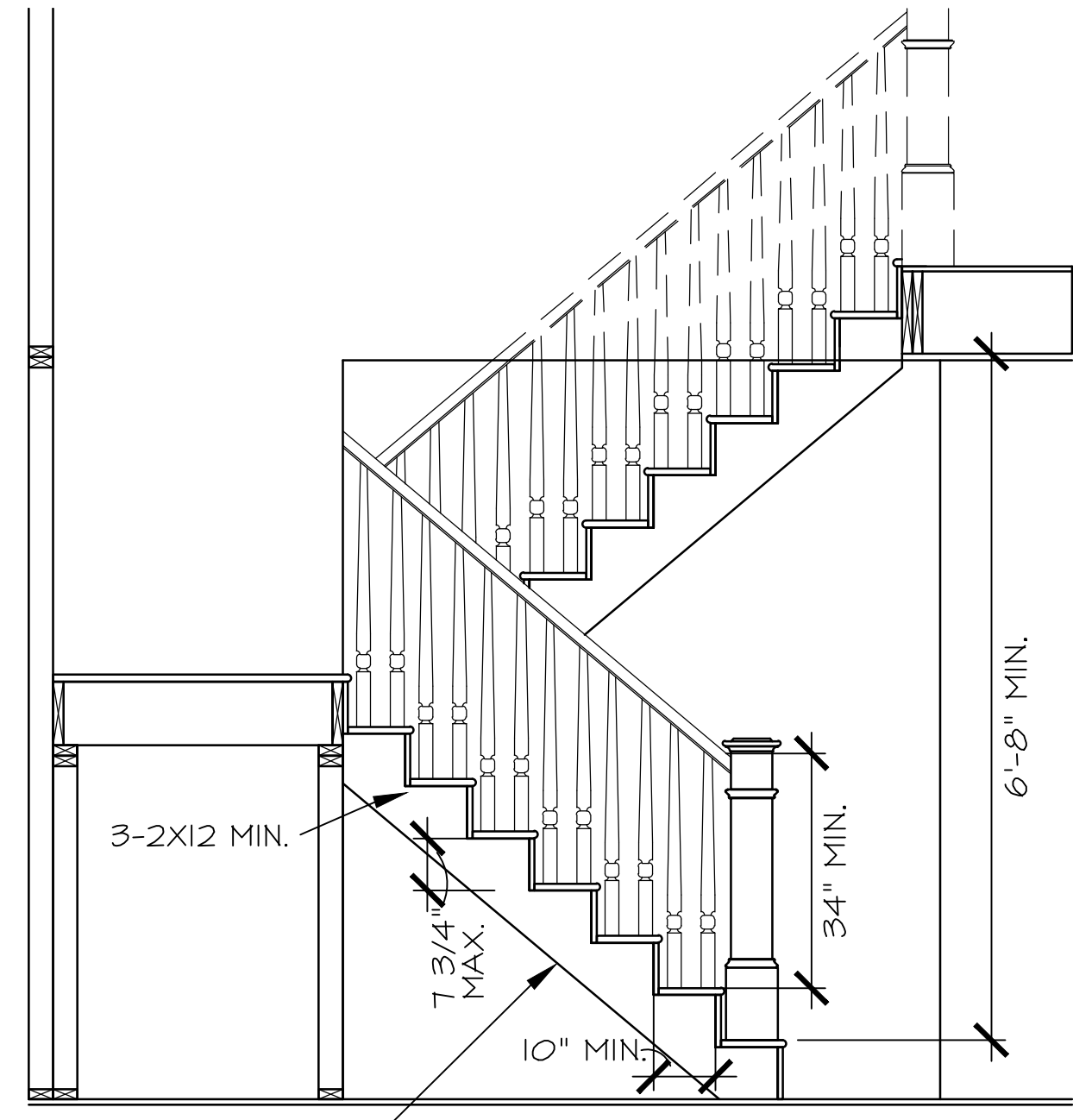
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A4.2



1 WALL SECTION
SCALE: 1" = 1'-0"



2 REAR DECK DETAILS
SCALE: 3/4" = 1'-0"



3 SECTION @ STAIRS
SCALE: 1/2" = 1'-0"

NOTE
APPLY DRYWALL ON
ACCESIBLE AREA

Designed By:

JAZ Development Company, Inc.

Designer*Builder

P O BOX 1326 MAPLETON, GA 30126

(678) 234-8094

Prepared For:

GD EVANS & ASSOCIATES

RELEASED FOR CONSTRUCTION

Drawn By: R. BETHELY

Date: 10/12/2020

Project No:

Scale: NOTED

Address:

O LAKE DRIVE

HAPEVILLE, GA 30354

Model Name:

RADCLIFFE

Sheet Title:

SECTION & DETAILS

Sheet:

A5.1



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: November 3, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 560 Lake Drive**

BACKGROUND

The City of Hapeville has received a site plan application from GDK Investments to construct a two-story single-family dwelling at 560 Lake Drive. The dwelling will be 1,786 SF. and will include three bedrooms and 3 bathrooms. Parking will be provided by a 9' driveway at the rear of the dwelling.

The property is zoned R-SF, Single Family Residential and is subject to the requirements for Subarea E, 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;
- (2) Group homes, subject to the restrictions in section 93-2-19;

- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
40	4,000	4,000	3 bdr/ 2 bath	1,000	70	15	15	5	20	2 ½	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 subject tract contains an existing 8" block wall at the front of the property.***
- ***The plans indicate the dwelling will be 2-stories tall, and 30' high from grade.***
- ***The architectural drawings indicate the dwelling will be 1,786 SF in area.***
- ***Setback dimensions provided:***
 - ***Front Setback Required: 15'***
Front setback is 15'. The front footprint building does not match the architectural drawings.
 - ***Side Setback Required (corner lot): 15'***
Side (west) setback is proposed at 11'. The architectural drawings show a chimney on the side of the dwelling which would encroach further into the setback. This will require a Variance from the Board of Appeals.
 - ***Side Setback Required : 5'***
Side (east) setback is 5'. Architectural drawings indicate rear of house extends further than the porch, however, the building footprint does not match. Furthermore, roof eave encroaches in the setback.
 - ***Rear setback is within the 20' Build to Line and appears to be 30' from the property line.***

Though not a complete review, the Architectural Design Guidelines for Subarea E limit the height of dwellings between 5 and 10' to an adjacent property line to 25 feet.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***The 9' driveway is located at the rear of the lot, accessed from Jackson Street.***
- ***There is an existing 4' wide sidewalk at the front of the lot. A 5' sidewalk is proposed along Jackson Street.***
- ***The plans include a walkway extending from the porch to the sidewalk.***
- **The applicant should provide general design cross section characteristics for the sidewalk and driveway.**
- c. The locations, area and number of proposed parking spaces.
- ***The 9' driveway is located at the rear of the lot, accessed from Jackson Street. The 43' long driveway could accommodate two parked cars.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Existing grades are shown at intervals of two feet.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **One 32" Oak (landmark), one 27" Oak (landmark), and one 18" Oak are shown on the lot and will be removed. The designation for the landmark trees were left off of the site plan and the 18" Oak was erroneously marked as Landmark. There is no designated recompense for the 60" required. The Arborist report addresses compliance with the Tree Conservation Ordinance in more detail.**
- 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 provided shows only 12.5" of 2.5" caliper trees and references evergreen trees that are not shown on the plans. No other landscaping is indicated.**
- 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, residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***The front block wall appears to remain.***
- 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 4,792 SF or 0.11 acres. The minimum lot size is 4,000 SF.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Proposed lot coverage is 906 SF for the house, 224 SF for the porch, 144 SF for the patio, 403 sq. ft. for the driveway, and 279 SF for the walkway for a total 1,956 SF or 40.8%. 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.
- ***One single family dwelling unit with 3 bedrooms and 3 bathrooms is proposed.***
 - d. Floor area in nonresidential use by category.
- ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
- ***One 1,786 SF. (heated area) single family dwelling unit is proposed. Minimum required is 1000 SF.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- ***43' long x 9' wide driveway is proposed***

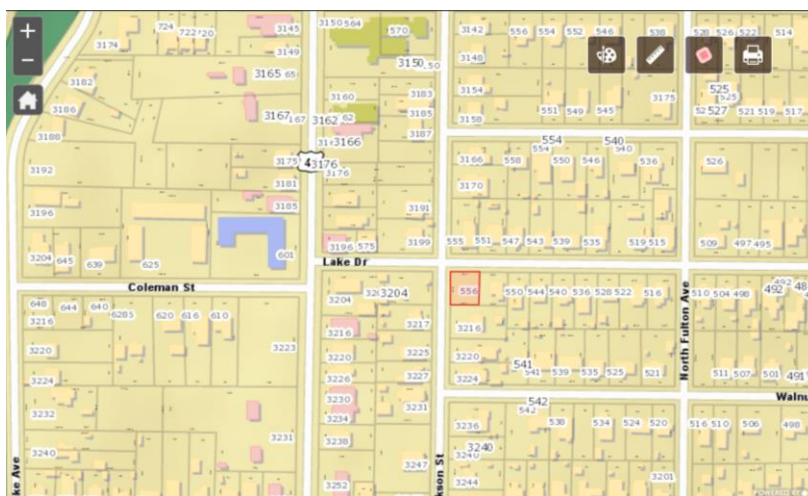
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning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

Compliant

RECOMMENDATION

The site plan is deficient in the following areas that must be addressed prior to staff recommendation for approval of the site plan.

- The west side setback encroaches in the required 15' setback. A variance is required.
- The east side setback roof eave encroaches in the required 5' setback and the height of the dwelling exceeds the requirement found in the Architectural Design Standards.
- The building footprint does not match the architectural drawings.
- The tree replacement plan is not compliant with the Tree Conservation Ordinance.
- The applicant should provide general design cross section characteristics for the sidewalk and driveway.



Location Map – 560 Lake Drive

20-PC-11-20

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant SCP Acquisitions, LLC

Mailing Address: 3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

Telephone 404-400-1322 Mobile # [REDACTED] Email wcasaday@southcitypartners.com

Property Owner (s) Louis Levenson | Patricia L. Murray c/o Jay V. Dell, JR

Mailing Address 125 Broad Street SW, Atlanta, GA 30303 | 1040 Founders Row, Ste. B, Greensboro, GA 30642

Telephone 404-659-5000 | 706-453-4800 Mobile # _____

Address/Location of Property: See Exhibit A

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

Present Zoning Classification: U-V Urban Village Size of Tract: See Exhibit A acre(s)

Present Land Use: Vacant Land & Commercial Uses

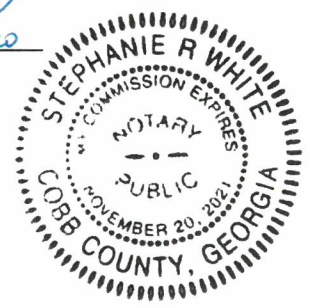
Please check the following as it applies to this application

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

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

[Signature]
Applicant's signature
Date: 10/12/2020

Sworn to and subscribed before me
This 12 day of October, 2020.
[Signature]
Notary Public



Mixed-Use Parcels

Parcel ID	Parcel Address	Acres	Owner
10 009600060125	369 NORTH CENTAL AVE	2.0517	Patricia L. Murray
14 009600060133	325 SUNSET AVE	1.7052	Patricia L. Murray
14 099600060059	377 NORTH CENTRAL AVE	0.7820	Louis Levenson
14 009600060034	397 NORTH CENTRAL AVE	1.2070	Louis Levenson
14 009600060026	400 KING ARNOLD ST	1.1490	Louis Levenson
14 009600060091	376 KING ARNOLD ST - TRACT 5	0.7700	Louis Levenson
14 009600060041	383 NORTH CENTRAL AVE	0.4960	Louis Levenson
Total Mixed-Use Parcels:		8.1610	

Townhome & Single Family Parcels

Parcel ID	Parcel Address	Acres	Owner
14 009600060091	376 KING ARNOLD ST - TRACT 5A	0.5770	Louis Levenson
14 009600060141	325 SUNSET AVE	0.7240	Louis Levenson
14 006600010076	3394 LAVISTA DRIVE	0.1920	Louis Levenson
Total Townhome & Single Family Parcels:		1.4930	

Total Site Acreage	9.6540
---------------------------	---------------

Contemplating between 270 – 300 Multifamily Units

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.)

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 274 luxury apartments, 5,000 SF of retail/restaurant space, and approximately 22 adjacent townhomes across approximately 9.445 combined acres in Hapeville, Georgia.

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:

377 NORTH CENTRAL AVE, 383 NORTH CENTRAL AVE, 397 NORTH CENTRAL AVE, 325 SUNSET AVE

400 KING ARNOLD ST, 376 KING ARNOLD ST, & 3394 LA VISTA DR, HAPEVILLE, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

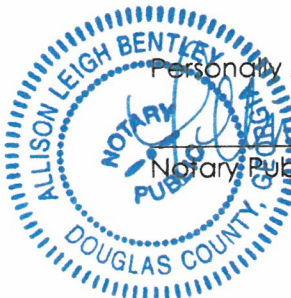
Name of Applicant SCP Acquisitions, LLC

Address of Applicant
3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

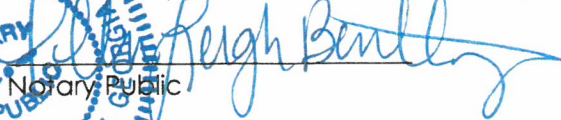
Telephone of Applicant
[REDACTED]


Signature of Owner

Louis Levenson
Print Name of Owner



Personally Appeared Before Me this 9 day of October, 2020.


Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
325 Sunset Avenue & 369 North Central Ave
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 SCP Acquisitions, LLC

Address of Applicant
3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

Telephone of Applicant
[REDACTED]

Patricia L. Murray
Signature of Owner

Patricia L. Murray
Print Name of Owner

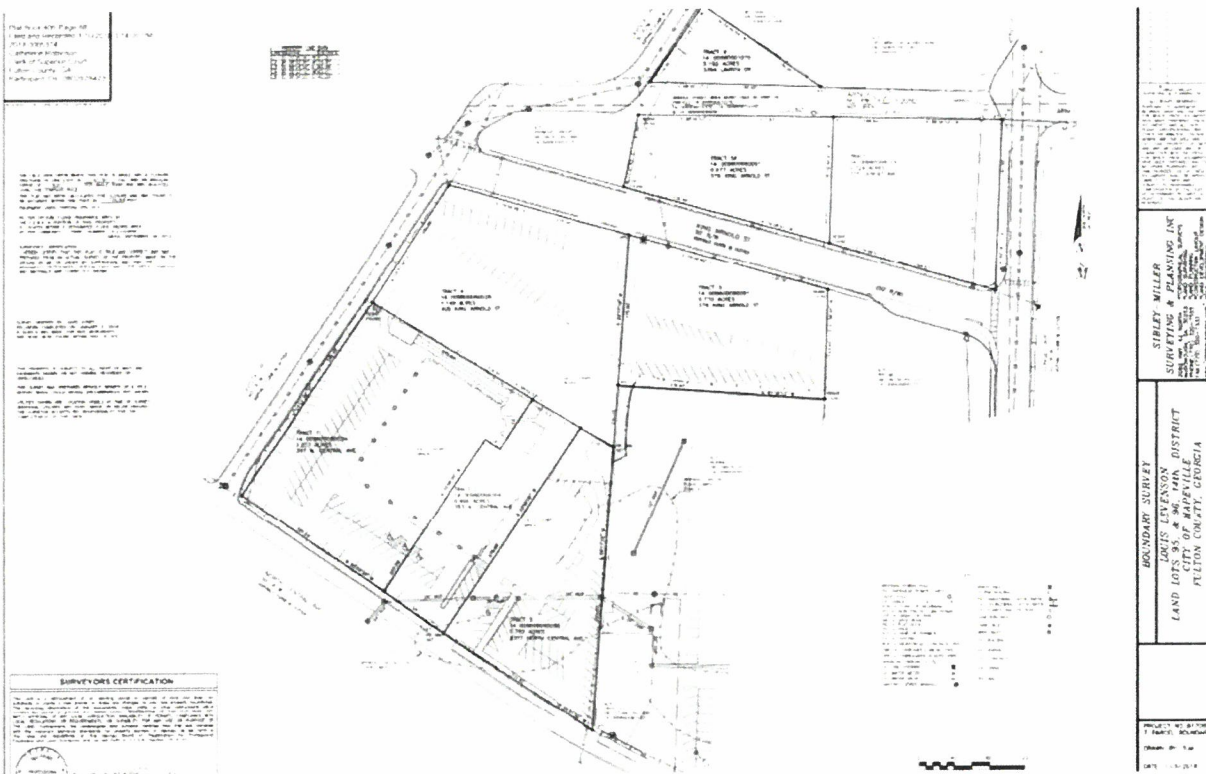
Personally Appeared Before Me this 9th day of October, 2020.

[Signature]
Notary Public



Legal Description of Property

Tracts 1, 2, 3, 4, 5, 5A, 6 and 7 as show on that Boundary Line Survey for Louis Levenson filed in Plat Book 406, page 68, Fulton County, Georgia records:



Legal Description of the Land

Tract 1:

ALL that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeasterly side of North Central Avenue, said pin located 579.48 feet Southeasterly from the corner formed by the intersection of the Northeasterly side of North Central Avenue with the East side of LaVista Drive, as measured along the Northeasterly side of North Central Avenue; running thence North 01 degree 14 minutes 08 seconds East, 195.87 feet to an iron pin found; thence South 89 degrees 28 minutes 04 seconds West, 87.05 feet to an iron pin found; thence North 03 degrees 26 minutes 22 seconds East, 240.01 feet to an iron pin set; thence South 86 degrees 49 minutes 50 seconds East, 230.82 feet to an iron pin set; thence South 01 degree 07 minutes 43 seconds West, 475.56 feet to an iron pin found on the Northeasterly side of North Central Avenue; thence Northwesterly along the Northeasterly side of North Central Avenue, 140.17 feet to a point; thence Southwesterly along North Central Avenue, 1.3 feet to a point; thence Northwesterly along the Northeasterly side of North Central Avenue, 21.18 feet to an iron pin found and the point of beginning; being improved property known as 369 North Central Avenue, Hapeville, GA 30354

Tract 2:

ALL that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the Southwest corner of King Arnold Street and Sunset Avenue (formerly Sunset Street), if said street lines were extended to form an angle instead of a curve; running thence South along the West side of Sunset Avenue, 390.83 feet to an iron pin found; thence North 78 degrees 42 minutes 54 seconds West along the North line of property now or formerly owned by Wendy's, 193.15 feet to an iron pin found; thence North 01 degree 07 minutes 43 seconds East, 399.9 feet to an iron pin found on the Southwesterly side of King Arnold Street; thence Southeasterly along the Southwesterly side of King Arnold Street, 191.51 feet to a point on the West side of Sunset Avenue, if extended, and the point of beginning; LESS AND EXCEPTING that portion of the above described property used in rounding the corner of King Arnold Street and Sunset Avenue.

Known as 325 Sunset Avenue, Hapeville, GA 30354

Plat Book 406 Page 68
Filed and Recorded 1/10/2018 3:14:00 PM
2018-0005374
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0802928423

RESERVED FOR CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,787 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13121C0369F DATED: SEPTEMBER 18, 2013

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

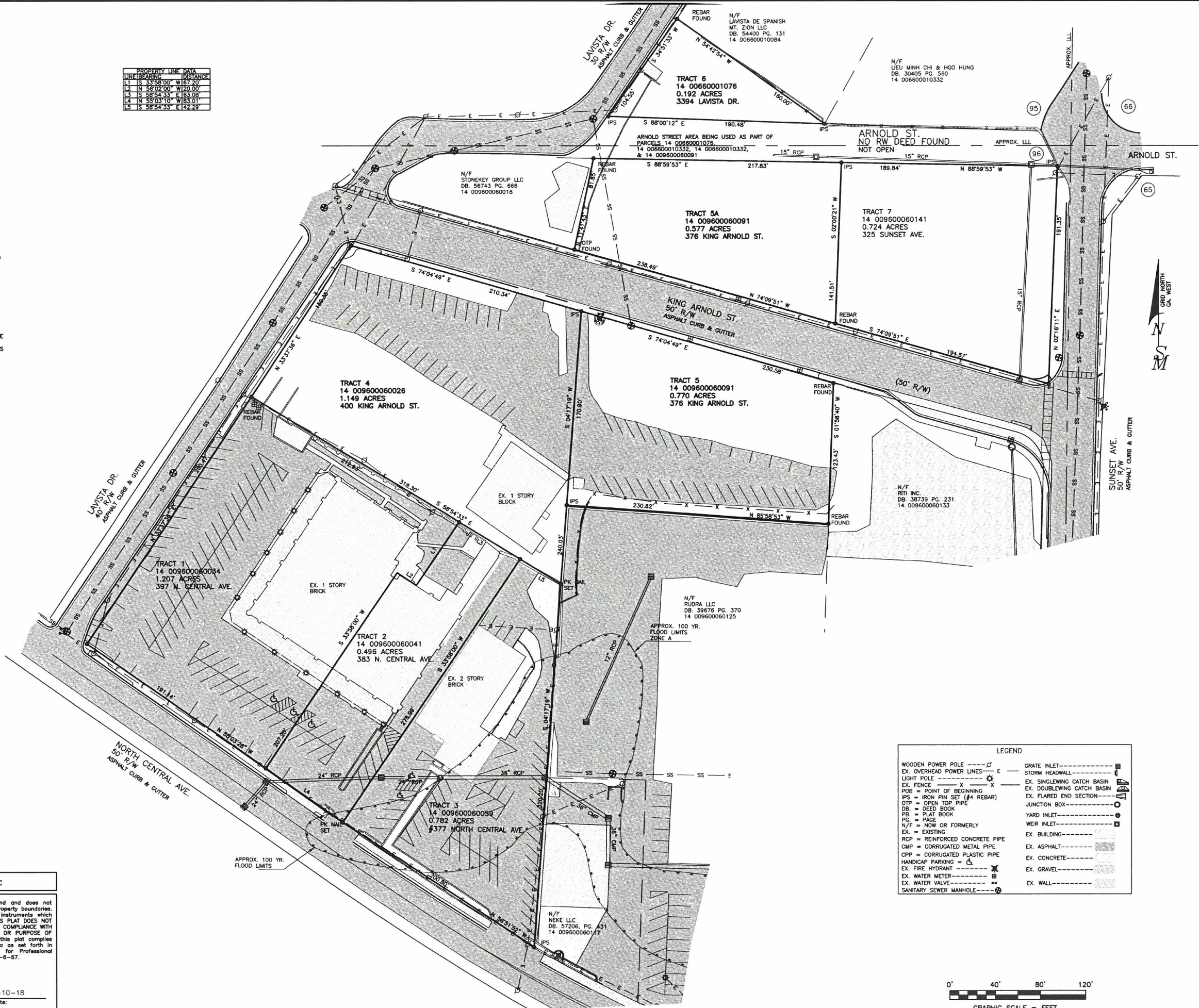
SURVEY ORDERED BY: DAVID AYNES
FIELDWORK COMPLETED ON: JANUARY 2, 2018
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

LINE	BEARING	DISTANCE
1	S 33°29'00" W	67.20
2	N 58°02'00" W	20.00
3	S 88°54'33" E	63.08
4	N 59°03'10" W	83.01
5	S 58°54'33" E	42.29



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Tim L. Miller GA. RLS # 3150
Date: 1-10-18

REVISIONS		
NO.	DATE	DESCRIPTION

SIBLEY-MILLER
SURVEYING & PLANNING, INC.

(ALL RIGHTS RESERVED)
PURSUANT TO AGREEMENT
BETWEEN SMS&P AND THE PARTY
FOR WHICH THESE DOCUMENTS
HAVE BEEN PREPARED, THESE
DOCUMENTS AND ALL DATA,
PLANS, SPECIFICATIONS, AND
OTHER INFORMATION CONTAINED
HEREIN ARE THE SOLE AND
EXCLUSIVE PROPERTY OF SMS&P,
AND MAY BE USED ONLY IN
CONNECTION WITH THE PROJECT
FOR WHICH THESE DOCUMENTS
HAVE BEEN PREPARED AND FOR
NO OTHER PURPOSES. ANY
UNAUTHORIZED USE OF THESE
DOCUMENTS SHALL BE WITHOUT
LIABILITY TO SMS&P AND
SUBJECT TO REASONABLE
COMPENSATION BY THE USER
AS DETERMINED BY SMS&P. ALL
RIGHTS OF THIS DESIGN ARE
RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2082 HWY. 42 NORTH
*TOPOGRAPHICAL SURVEYS
*LAND PLANNING
*LAND SURVEYING
*CONSTRUCTION LAYOUT DESIGN
*CIVIL ENGINEERING
www.sibleymiller.com

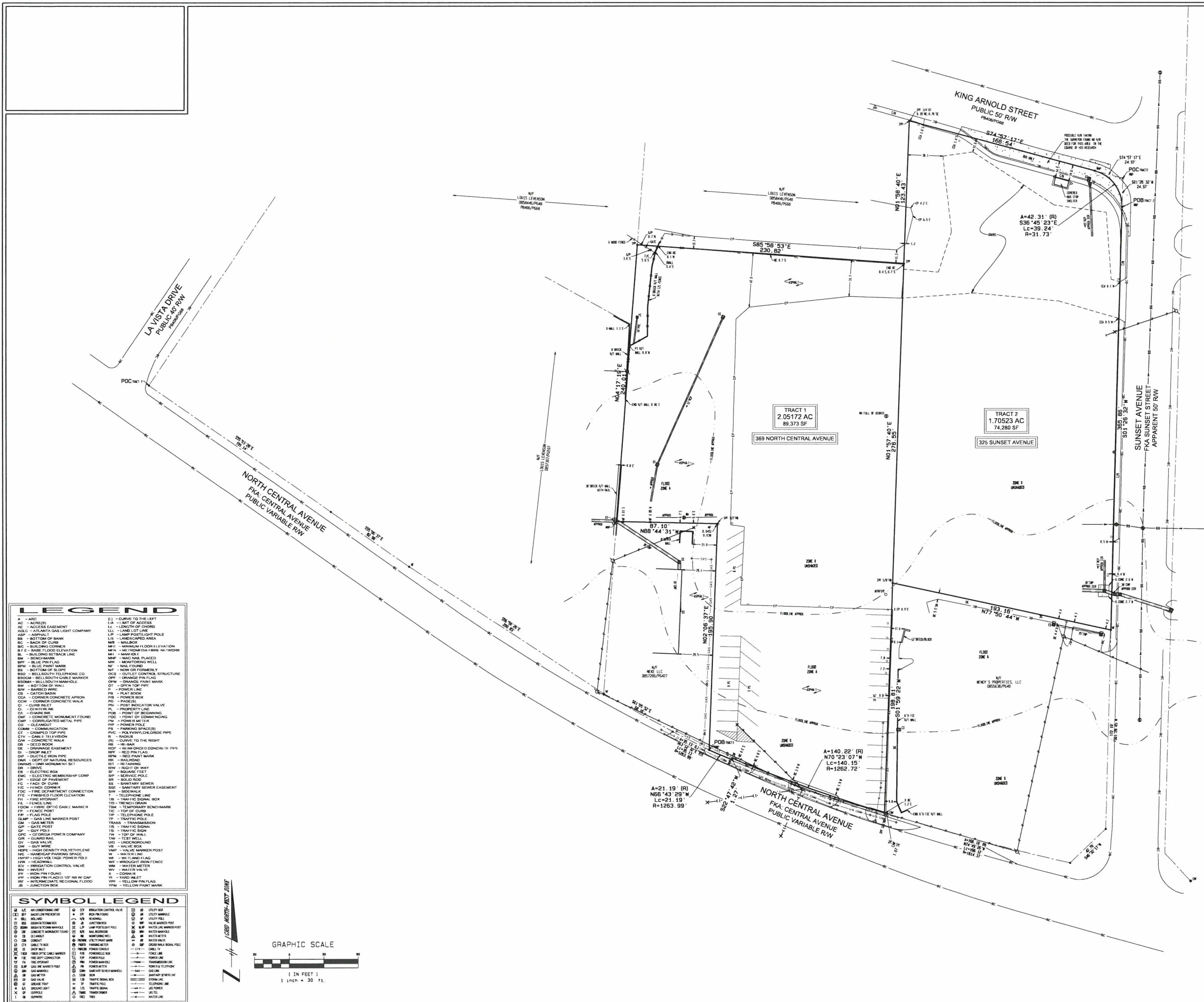
BOUNDARY SURVEY
LOUIS LEVENSON
LAND LOTS 95, & 96, 14th. DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

PROJECT NO.: B17085
7 PARCEL BOUNDARY

DRAWN BY: TLM

DATE: 1-3-2018

SCALE: 1" = 40'



ALTANSPS LAND TITLE SURVEY FOR
VERNAY LABORATORIES
LOCATED IN
LAND LOT 96
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

[illegible]

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-5192
FAX: (678) 694-6878
WWW.NBENGINE.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DATE SURVEYED:	03/19/1988
DATE UPDATED:	N/A
SURVEYED BY:	JH
DATE DRAFTED:	03/23/1988
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	VTH, BCP
FIELD BOOK #:	2737
JOB NUMBER:	200315
FOLDER NUMBER:	200315
CODG FILE:	200315
DISC FILE:	200315
COUNTY/LAND/O/S:	FULTON/36/14
PLAT FILE:	C
SHEET:	2 OF 2



DENSITY STUDY
Scale: 1" = 60'



Site Data:
0.192 Acres

Single Family
Home

Site Data:
1.49 Acres

22 Town Homes
1,500 sf Average

Site Data:
8.11 Acres

5,000 sf Retail
274 Units
810 sf Average
221,940 sf NRSF

2 Story Office
10,000 sf plate
20,000 sf Total

Parking Data:
18 Street Spaces for Retail
4 Garages Under Carriage Units
10 Tuck Under Garages Bldg 3
4 Tandem Spaces behind Carriage Garages
362 Surface Spaces
380 Total Spaces
1.38 sp/du



**THE PRESTON
PARTNERSHIP, LLC.**

A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 1000
ATLANTA, GA

770.396.7248

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

SEAL

PROJECT

Hapeville Multifamily
Hapeville, GA

FOR

South City Partners
Atlanta, GA

ISSUES & REVISIONS DATE

DATE 06 August 2020

JOB NUMBER 2006301

DRAWN BY DAG

CHECKED BY DAG

SHEET TITLE DENSITY STUDY

SHEET NUMBER

DS-01

COMMENTS

NOT FOR CONSTRUCTION

24X36 © 2019 THE PRESTON PARTNERSHIP, LLC.



View 2 – King Arnold



View 1 – North Central

September 9, 2020



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

To: Adrienne Senter
From: Lynn M. Patterson
Date: November 3, 2020
RE: Conditional Use Permit – 369 North Central Ave, 0 Sunset Ave, 377 North Central Ave, 383 North Central Ave, 397 North Central Ave, 400 King Arnold Street

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from SCP Acquisitions, LLC to construct a mixed use apartment and retail development. Prior to submission of the site plan and required approvals, the property will be replatted such all parcels will be consolidated. The properties are zoned U-V, Urban Village. The properties are developed with multiple structures which will be demolished as part of the project.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

- (9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).

Sec. 93-11.2-3. - Permitted uses.

- (19) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

The Master Plan for the project includes property between North Central and King Arnold, bounded by LaVista and Sunset with apartments, retail and commercial space as well as single family attached homes and a single family home across King Arnold. The total acreage is 9.435 acres with a maximum residential density of 377

units across all parcels. The proposed multi-family project will have approximately 275 to 295 residential units and 5,000 SF of retail and 20,000 SF of commercial space across 7.93 acres, which is compliant. An additional 22 to 25 townhomes and a single-family home are planned across King Arnold.

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and Council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

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

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
 - (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property for a vertically mixed use (apartments, retail and commercial space) would not adversely affect the public health, safety or general welfare of the surrounding area. The density of the apartments supports the goals for more transit oriented development, creates a more substantial demographic base to help attract retail operations, such as pharmacies, grocers, and other retailers, as well as other businesses. The location of the project along the City's eastern gateway is consistent with the adopted LCI plan.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;

- The consolidated lots can accommodate the proposed density while satisfying the dimensional requirements of the Ordinance.
- (3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed use in the future land use map. This encourages higher densities and multi-family developments. Directly across Sunset Avenue is St. John's Catholic School. There is a residential neighborhood to the north. Along King Arnold, Sunset and North Central Avenue, there are a mix of residential and commercial in the vicinity. The proposed use for a multifamily facility is compatible.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
Multi-family housing units are neither a nuisance nor do they create hazardous conditions.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
As with a development, particularly higher density development, there is expected to be an increase in traffic. The proximity of the development to North Central Avenue and Interstate 75 and the potential for a commuter rail line may lessen the impact. The on street parking along LaVista to accommodate the retail has been reviewed with the Department Heads to minimize traffic conflicts. Proposed interior parking and on street parking is adequate at the site. The number of curb cuts from North Central has been reduced to 2 and there is access from King Arnold Street as well.
 - (6) Conformance of the special use to other requirements of the ordinance.
The conceptual site plan has been designed to meet the requirements of the U-V District as well as the Architectural Design Standards.

RECOMMENDATION

The proposed use of mixed use apartment, retail and commercial development is compatible with the U-V Zoning District and meets the intent of the district, the LCI Plan and the Comprehensive Plan. The conditional use application is recommended for approval.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: North Central Ave and LaVista Dr.

Date: November 5, 2020

Currently working on Fire Department access to the buildings and fire mains (fire hydrants and sprinkler lines). If you should need any more information, please let me know. Thanks.

20-PC-11-21

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

Name of Applicant Joseph Latimer

Mailing Address 5200 Buffington Road, Atlanta GA 30349

Telephone _____ Mobile [REDACTED]

Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.

Mailing Address 5200 Buffington Roaf, Atlanta GA 30349

Telephone _____ Mobile [REDACTED]

Address/Location of Property:

461 North Central Ave., Hapeville GA 30354

Present Zoning Classification: U-V-c

Present Land Use: Restaurant & parking. Prior structures have been demolished.

Parcel ID #: 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 14009600030268,

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

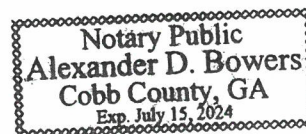
S. Joseph Latimer
Applicant's signature

Date: 10/13/2020

Sworn to and subscribed before me

This 13 day of Oct., 20 20.

Alexander D. Bowers
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

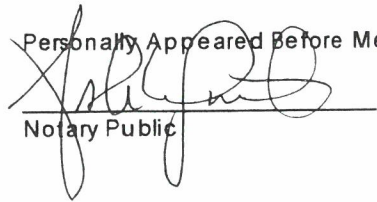
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.

Hapeville GA 30354

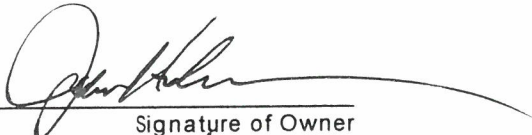
City of Hapeville, County of Fulton, State of Georgia

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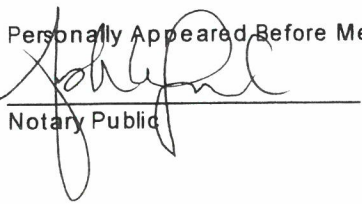
Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner
JOHN HOLDER
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman 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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

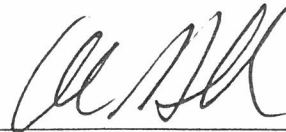
City of Hapeville, County of Fulton, State of Georgia

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 Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]



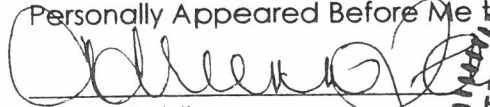
Signature of Owner

Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this

15th day of October, 2020


Notary Public



WRITTEN SUMMARY

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

Proposing a combination of parcels into one parcel for the redevelopment of of the Dwarf House. The final project area, once Sherman Road is obtained, will consist of one large parcel owned by STC Brands Inc. and two smaller lease parcels for parking areas.

We are requesting a preliminary plat approval.

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- Sgt The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- Sgt Date, approximate north point and graphic scale.
- Sgt The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- Sgt Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- Sgt The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- Sgt Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- Sgt The acreage of the land to be subdivided.
- Sgt Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: S. Joseph Latimer

Date 10/13/2020

Property Description

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northern right-of-way of Central Avenue with the western right-of-way of Sherman Road, said PK nail found having Georgia State Plane coordinates of N:1,329,986.15; E:2,224,374.05; Thence along said western right-of-way of Sherman Road the following courses and distances: Thence North 54 degrees 57 minutes 04 seconds West a distance of 149.85 feet to a 5/8-inch rebar found; Thence leaving said right-of-way, North 34 degrees 40 minutes 33 seconds East a distance of 192.59 feet to a 1/2-inch rebar found (capped OES #902); Thence North 58 degrees 49 minutes 35 seconds West a distance of 49.80 feet to a 1/2-inch rebar found; Thence North 34 degrees 57 minutes 16 seconds East a distance of 199.16 feet to a pk nail found; Thence South 42 degrees 16 minutes 52 seconds East a distance of 50.00 feet to a pk nail set; Thence South 42 degrees 16 minutes 52 seconds East a distance of 44.01 feet to a pk nail set; Thence along a curve to the left having a radius of 1160.17 feet and an arc length of 97.96 feet, being subtended by a chord bearing of South 45 degrees 28 minutes 22 seconds East for a distance of 97.93 feet to a pk nail set; Thence South 48 degrees 05 minutes 21 seconds East a distance of 62.20 feet to a pk nail set; Thence South 55 degrees 21 minutes 37 seconds East a distance of 149.53 feet to a 1/2-inch rebar found (capped OES #902); Thence South 34 degrees 00 minutes 25 seconds West a distance of 196.03 feet to a x-mark found; Thence North 54 degrees 28 minutes 52 seconds West a distance of 63.87 feet to a 5/8-inch rebar set; Thence South 34 degrees 32 minutes 08 seconds West a distance of 75.00 feet to a x-mark found; Thence North 54 degrees 54 minutes 20 seconds West a distance of 100.00 feet to a pk nail found; Thence South 34 degrees 21 minutes 46 seconds West a distance of 75.01 feet to a drill hole found at the intersection of the northern right-of-way of Central Avenue with the eastern right-of-way of Sherman Road; Thence along said right-of-way of Central Avenue, North 54 degrees 46 minutes 25 seconds West a distance of 39.74 feet to a PK nail found and the **TRUE POINT OF BEGINNING**.

Said tract of land contains 2.678 Acres (116,641 sf).



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Preliminary Plat Review for 461 North Central Avenue
DATE: November 4, 2020

BACKGROUND

Joseph Latimer, on behalf of Dwarf House Entities (STC Brands) submitted a subdivision application to combine four parcels (see Table 1) to form one parcel of 2.678 acres within the U-V, Urban Village zoning district. The proposed use of the property is the redevelopment of the Dwarf House restaurant and associated parking.

Table 1

Parcel ID	Acreage (SF)
14 009500030301	.217
14 009500030152	1.235
14 009600030276	.288
14 009600030268	
14 009600030219	.613
Total Acreage	2.678

CODE REQUIREMENTS

Preliminary Plat

(2) The preliminary plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

New address provided as 461 North Central Avenue

b. Date, approximate north point and graphic scale.

Complete

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer's Report

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

See Engineer's Report

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

Not applicable (alley shown on plat was abandoned by the Mayor & Council on February 18, 2020).

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

Not shown

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

The combination of the four (4) lots will total 2.678 acres.

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

Complete

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

(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

The City Council adopted a new major street plan that abandoned Sherman Road on August 18, 2020.

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

Not applicable

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Not applicable

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

The parcel has double frontage – on North Central Avenue and King Arnold Street.

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

Not applicable

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

Not applicable

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

Not applicable

(9) Intersections.

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

Not applicable

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

Not applicable

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

Not applicable

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

Not applicable

(12) Dead-end streets.

Not applicable

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

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

Not applicable

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

Not applicable

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

Not applicable

(b) Blocks.

Not applicable

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

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

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Compliant

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

Compliant. Minimum lot size is 2,000 sf for non residential with a 20 ft road frontage. The proposed lot size is 2.678 acres of 116,641 sf.

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

Compliant

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

Compliant

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

No applicable

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not applicable

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not applicable

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

The lot will have double frontage on North Central and King Arnold Streets. A driveway is planned through the parcel to access both streets and reduce traffic on North Central. The intent of this parcel is to allow vehicle access through the parcel.

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

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

Not applicable

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

See engineer's report

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

Not applicable

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

No objection is present to prevent platting and development.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Compliant

(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
Not applicable.

(g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Not applicable

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Variances proposed:

1. *To allow for the double frontage on North Central Ave and King Arnold Street. The current property (461 North Central) has had triple frontage (North Central, King Arnold and Sherman Road (now abandoned). The proposed lot consolidation expands the property to accommodate a larger footprint, common space and parking. The double frontage will allow for ease of access.*

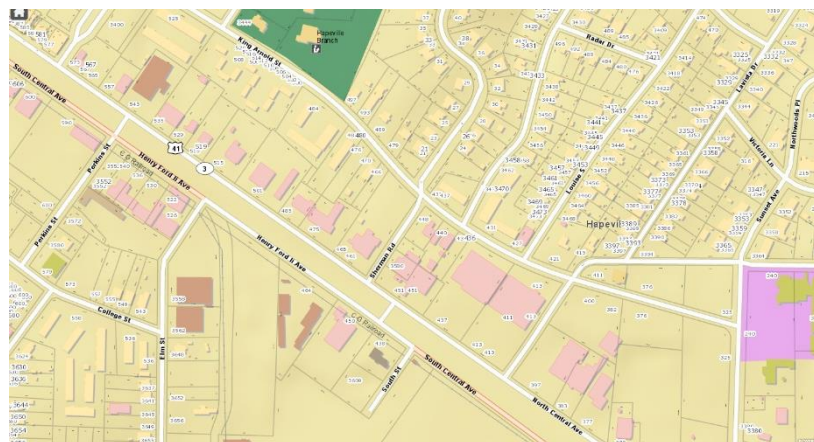
(i) Zoning or other regulations.

Compliant

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

RECOMMENDATION

Per the above review by both the City Engineer and the City Planner and the satisfaction of any outstanding issues, the preliminary plat may be approved by the Planning Commission with the variance specified.



November 5, 2020

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

Re: 461 North Central Avenue
Chick-fil-A
Preliminary Plat Review No. 1
K&W Ref. No. 201051.50

Dear Ms. Senter:

As requested, I have reviewed the preliminary plat for 461 North Central Avenue for the commercial site located on a 2.68 acre parcel on Dogwood Drive, within a UVc Zoning District. This review is for compliance with the preliminary plat requirements of Chapter 90 of the City ordinances. The initial submittal was received on October 27, 2020. The plans were prepared by GeoSurvey under the surveyor seal of David Hester and dated April 15, 2020. My comments are as follows:

1. The subdivision application shows the property zoning as UVc, but the preliminary plat shows zoning as C-2. It is not clear which zoning is correct.
2. The zoning of the adjacent property to the west of tract 1 and tract 2 should be shown.
3. The recombination plat shows the absorption of the right of way for Sherman Road. The City should verify the abandonment of this right of way is acceptable to the City.
4. Since this application is stated as preliminary plat approval, the Owners certification and Surveyor certification shown on the drawing do not need to be on the preliminary plat.
5. An apparent existing water main along Sherman Road should be shown within a minimum 10 feet wide easement through the property if the water main is to remain in service. If it will be private or abandoned, an appropriate notation on the plat should be added.
6. An existing 8 inch sanitary sewer is shown partially in the right of way of Sherman Road and appears to only serve Tract 2. If the sewer is intended to serve other future parcels, it should be shown within a minimum 20 feet wide easement. Otherwise, it will be considered private and the responsibility of the property owner for operation and maintenance. If it will be private, a notation on the plat should be added.

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

Very truly yours,
KECK & WOOD, INC.



Michael J. Moffitt, P.E.

20-PC-11-17

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Mailing Address: 5200 Buffington Rd. Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED] Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House, LTD; Dwarf House Property Co., INC.; 451 N. Central, LLC; John Martin Holder, Jr.

Mailing Address 5200 Buffington Rd, Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: varies, see attached owner forms

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

Present Zoning Classification: U-V-c Size of Tract: proposed 3.5 a cre(s)

Present Land Use: Commercial

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.

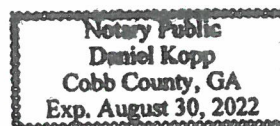
S. Joseph Latimer
Applicant's signature

Date: 10/7/2020

Sworn to and subscribed before me

This 7th day of October, 2020.

Daniel Kopp
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

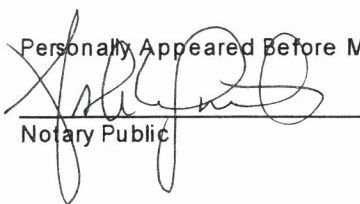
Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.

Hapeville GA 30354

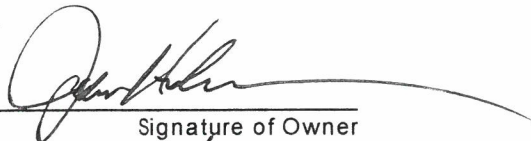
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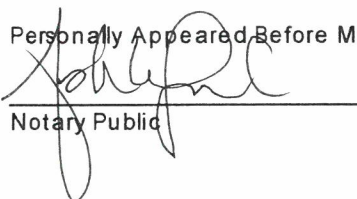
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

JOHN HOLDER
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman 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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

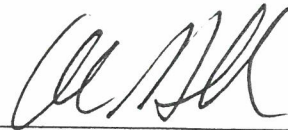
City of Hapeville, County of Fulton, State of Georgia

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 Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]



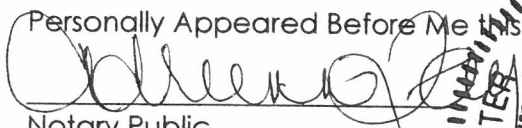
Signature of Owner

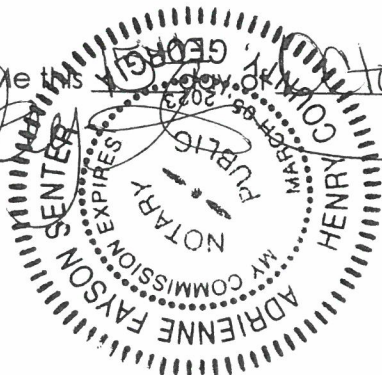
Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this

5th day of October, 2020


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.)

This project is for the redevelopment of the Dwarf House in Hapeville, GA. The combination of parcels surrounding Sherman road will allow for the creation of one larger parcel for the redevelopment. Chick-fil-A is currently in the process of obtaining the abandoned Sherman Road. We are asking for the approval to combine the Sherman Road land with the other parcels owned by entities of Chick-fil-A to create a single parcel. There will still be, for the foreseeable future, two lease parcels which will remain as parking and drive aisles. We are also asking for a few variances to be verified during site plan review but could consist of increaseing the building setback line to align with other buildings along this corridor, the building orientation, increased parking over the 110% maximum, and parking on the lease parcels. As part of this development we are also asking for a conditional/special use permit to continue to allow a drive thru on the site.

The proposed building will be a combinations of styles throughout the history of the ownership and will act as a tribute to Truett Cathy's devotion to serving quality products to his consumers. The site will have outdoor play and eating areas, bus parking for tours, an expanded drive thru with canopies for face to face ordering and meal delivery. The landscaping will be greatly improved upon and underground detention will be provided for stormwater.

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)

PD 4 JL

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.

JL

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

P-30' JL

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.

JL

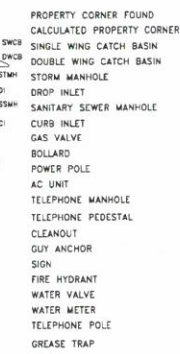
Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall 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).

- 5L 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.
- C-20 5L 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.
- C-30 5L Existing and proposed grades at an interval of five (5) feet or less.
- L-100 5L 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).
- L-100 5L 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.
- 5L 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.
- 5L 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.
- C-20 5L 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.

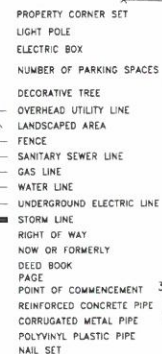
- C-3.0 JL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- S-8ⁿ
PRIVATE JL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- A-3.0¹ JL Typical elevations of proposed building 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.
- C-2.0 JL Site area (square feet and acres).
- G-0.0¹ JL 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.
- G-0.0²
~~G-0.0~~ JL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- C-2.0 JL Total floor area ratio and/or residential density distribution.
- C-2.0 JL Number of parking spaces and area of paved surface for parking and circulation
- JL 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.

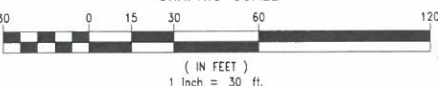
Applicant Signature: S. Joseph Latimer
Date 10/7/2020



LEGEND



GRAPHIC SCALE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

LINE	BEARING	DISTANCE
L1	S 42°14'20" E	94.00
L2	S 34°48'29" W	126.59
L3	S 34°07'07" W	215.19
L4	N 34°21'48" E	125.00
L5	S 48°06'48" E	8.79
L6	S 34°48'29" W	8.83

SURVEYOR CERTIFICATION:

TO: DWARF HOUSE GROUP, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 16. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

SIGNED: *David E. Buice*
DATE: 5/25/19
REGISTRATION NO. 2350

CURVE	ARC LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	87.90	1160.17	15.45	S 55°22'32" E	87.93
C2	14.43	10.00	15.45	S 55°22'32" E	13.21

LAND DESCRIPTION OF TRACT 6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE S54°04'18"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET A DISTANCE OF 182.46 FEET TO A 1/2" REBAR WITH CAP SET AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S33°59'19"W A DISTANCE OF 186.06 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE N34°15'22"W A DISTANCE OF 64.08 FEET TO A MAG NAIL SET; THENCE N34°21'48"E A DISTANCE OF 50.00' TO A 1/2" REBAR WITH CAP FOUND; THENCE N55°04'51"W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY N34°00'22"E A DISTANCE OF 130.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 22.14 FEET HAVING A RADIUS OF 14.00 FEET SUBTENDED BY A CHORD OF N79°18'55"E A DISTANCE OF 19.91 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY S55°22'32"E A DISTANCE OF 148.53 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 26.888 SQUARE FEET OR 0.617 ACRES.

SITE

LOCATION MAP

NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C03677 & 13121C03687, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IT IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE 56 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD83.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
 - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
 - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD FRONTS OF SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF WASTE DUMP, SUMP, OR SANITARY LANDFILL ON SUBJECT PROPERTY.
 - THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY THE PUBLIC UTILITY COMPANIES SERVICING THIS AREA AND ARE SHOWN HEREON AS THEY WERE PAINTED AND/OR MARKED ACCORDINGLY.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
- THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS POSSIBLE FROM INFORMATION AVAILABLE.
- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE EXTENDED INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE SOUTH 34°48'29" WEST, A DISTANCE OF 8.83' TO THE POINT OF BEGINNING; THENCE SOUTH 34°48'29" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 126.59 FEET TO A POINT; THENCE SOUTH 34°07'47" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 215.19 FEET TO A MAG NAIL SET ON THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE LEAVING NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, NORTH 54°53'19" WEST, ALONG NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE A DISTANCE OF 149.85 FEET TO A 1" ROD FOUND; THENCE LEAVING NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE NORTH 34°39'31" EAST, ALONG PROPERTY LINE OF APOGEE MANAGEMENT, LLC, RECORDED IN DEED BOOK 56214, PAGE 54, A DISTANCE OF 192.59 FEET TO A 1/2" REBAR SET; THENCE NORTH 58°44'13" SOUTH, ALONG SAID PROPERTY LINE, A DISTANCE OF 50.00 FEET TO A 1/2" REBAR FOUND (REBAR 0.19 FEET SOUTH EAST FROM TRUE CORNER); THENCE LEAVING SAID PROPERTY LINE NORTH 35°00'29" EAST, ALONG PROPERTY LINE OF SOUND THACH AND LAI THU KIM RECORDED IN DEED BOOK 48602, PAGE 90, A DISTANCE OF 189.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET; THENCE SOUTH 42°14'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT A DISTANCE OF 97.95 FEET, HAVING A RADIUS OF 1160.17 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°28'57" EAST, FOR A DISTANCE OF 97.93 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG SAID RIGHT-OF-WAY OF KING ARNOLD STREET AND SHERMAN ROAD, ALONG A CURVE TO THE RIGHT A DISTANCE OF 14.43 FEET, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°33'38" EAST, FOR A DISTANCE OF 13.21 FEET, TO THE POINT OF BEGINNING. CONTAINING 63,266 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET, SAID THE POINT BEING THE POINT OF BEGINNING; THENCE NORTH 34°21'48" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 55°04'51" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE SOUTH 34°21'48" WEST, ALONG SAID PROPERTY LINE AND PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 55°04'51" WEST, ALONG SAID PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12,499 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°15'22" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 58°03'38" EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°47'04" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG SAID PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG SAID PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG SAID PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND. CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357



FOR THE FIRM COLUMBIA ENGINEERING, L.P. 000902

ALTA/NSPS SURVEY FOR

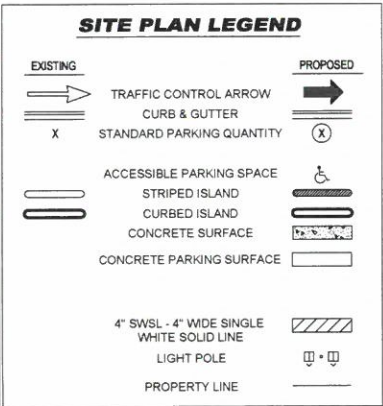
DWARF HOUSE GROUP, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
451, 461 NORTH CENTRAL AVENUE, 3580 SHERMAN ROAD, 436, 440, 448 KING ARNOLD STREET
LAND LOTS 95 AND 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

REVISIONS	DATE
RAILROAD CROSSING	05/09/18
ADDED BUICE TRACK	05/30/19

DRAWING TITLE

ALTA/NSPS
SURVEY

FILE NAME 5041_00_SV	DRAWING NO.
DRAWN BY: SJ	
PROJECT NO. 5041.00	
FIELD DATE 05/22/19	1 OF 1
PLAT DATE 04/05/18	
SCALE: 1"=30'	



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%)

FAR = 7%

PARKING REQUIREMENTS

PARKING RATIO = 3 SPACES PER 1000 SF

TOTAL SPACE INSIDE = 11,324 SF

PATIO SPACE = 818

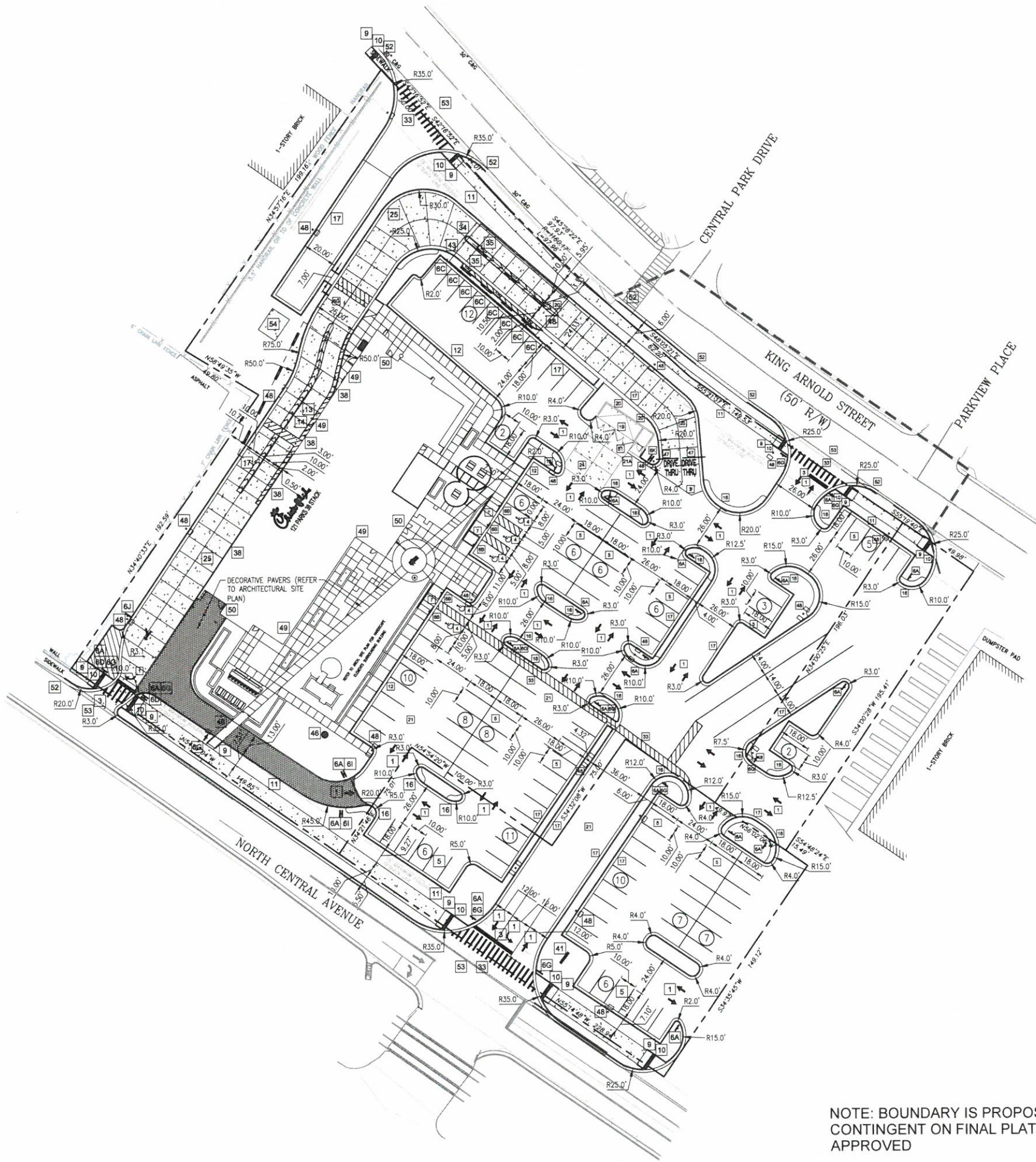
PARKING SPACES REQUIRED = 36

TOTAL SPACES PROVIDED = 121

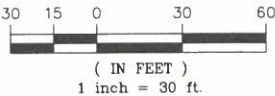
DEVELOPMENT DATA

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



NOTE: BOUNDARY IS PROPOSED AND
CONTINGENT ON FINAL PLAT BEING
APPROVED



SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- PAINTED ACCESSIBILITY SYMBOL
- STANDARD PARKING STALL & STRIPING DETAIL. NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE
- 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
- STOP SIGN (R1-1 36"x36")
- HANDICAP SIGN
- MOBILE ORDERING SIGN
- NO LEFT TURN SIGN
- ONE WAY SIGN (R6-1 OR R6-2)
- RIGHT TURN ONLY
- PEDESTRIANS CROSSING
- CIRCLE BUILDING FOR DRIVE THRU
- DO NOT ENTER SIGN (R5-1)
- LANES MERGE SIGN
- DT ARROW SIGNS
- SIDEWALK ACCESSIBLE RAMP
- CURB RAMP w/ FLARED SIDES
- CURB RAMP w/ SHORT FLARED SIDES
- NOT USED
- TRUNCATED DOMES
- TYPICAL CONCRETE SIDEWALK
- SIDEWALK WITH CURB & GUTTER SECTION
- DRIVE-THRU PLAN VIEW
- DRIVE-THRU ISOMETRIC VIEW
- SOLID PLASTIC WHEEL STOP (NOT USED)
- LANDSCAPE & IRRIGATION PROTECTOR
- 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING
- EXPANSION JOINT
- REFUSE ENCLOSURE FOUNDATION PLAN
- REFUSE ENCLOSURE FOUNDATION PLAN (ALT)
- REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN
- CONCRETE BOLLARD
- TYPICAL PAVEMENT SECTION
- PAVEMENT EDGE DETAIL
- TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
- CONCRETE APRON @ TRASH ENCLOSURE
- CONCRETE PAVING @ DRIVE THRU LANE
- ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)
- TYPICAL ADA RAMP AND HANDRAIL
- CONTRACTION JOINT
- KEYED CONSTRUCTION JOINT
- LONGITUDINAL BUTT JOINT
- BUTT JOINT
- EXPANSION JOINT
- MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS
- CROSSWALK
- DRIVE-THRU ORDER POINT ISLAND CURB
- MENU BOARD LOOP DETECTION SYSTEM
- ENTRY DOOR FROST SLAB DETAIL
- SAN. C.O. OUTSIDE BUILDING
- BUILDING DOWNSPOUT CONNECTION DETAIL
- TYPICAL SECTION AT INLET/CATCH BASIN DETAIL
- STORM WEEP HOLE DETAIL
- CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE)
- PRE-SELL MENU BOARD (NOT USED)
- MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS)
- CHICK-FIL-A "ENTER" SIGN (NOT USED)
- CHICK-FIL-A "EXIT" SIGN (NOT USED)
- 20' FLAG POLE (REFER TO SIGN PACKAGE)
- CLEARANCE BARS
- LIGHT POLE & BASE
- BITUMASTIC EXPANSION JOINT. TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS. TYPICAL
- SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
- GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION
- SAW CUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION. PROVIDE EXPANSION JOINT BETWEEN INTERFACE
- 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
- TRANSFORMER PAD
- SINGLE YELLOW LINE
- BIKE RACK
- SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED)



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



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

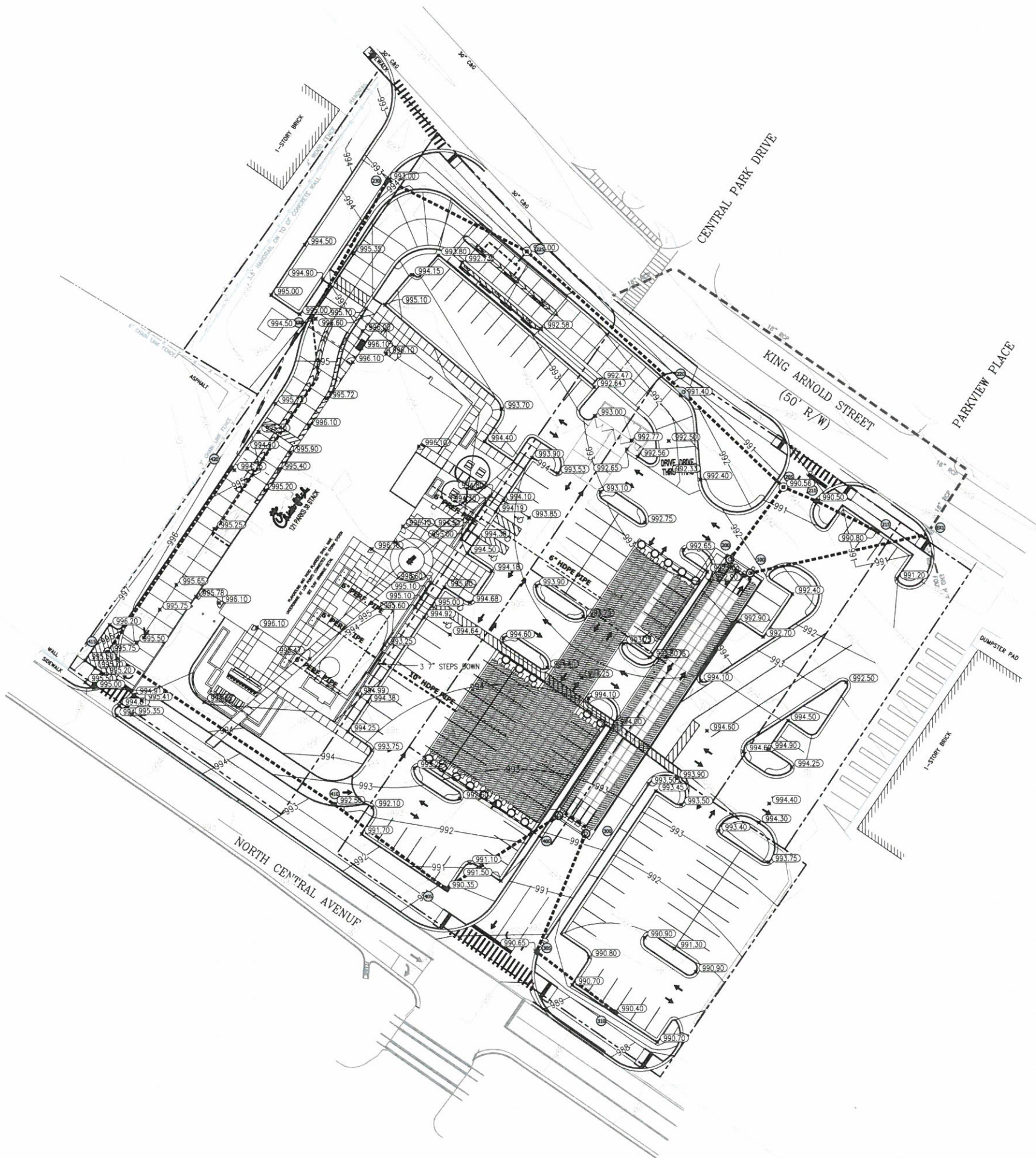
FSU# 70001

REVISION	SCHEDULE	DATE	DESCRIPTION
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GREYDEN PROJECT # 19-064
PRINTED FOR IFF
DATE
DRAWN BY

SHEET
SITE PLAN

SHEET NUMBER
C-2.0



PLAN LEGEND

1000 — PROPOSED CONTOUR
1000 - - - EXISTING CONTOUR
x 0.00 PROPOSED SPOT ELEVATION
CONCRETE



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c/o Joseph Latimer
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Atlanta, Georgia 30349-2998



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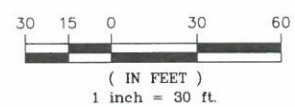
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

GREYDEN PROJECT # 19-064
PRINTED FOR: JFP
DATE: 1/1
DRAWN BY:

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SHEET
GRADING AND DRAINAGE PLAN

IFP SHEET NUMBER
C-3.0



CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMPs AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
2. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
3. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
4. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
5. CONTRACTOR MUST ATTEND CITY PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
6. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, INCLUDING DECELERATION LANE CONTACT AND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
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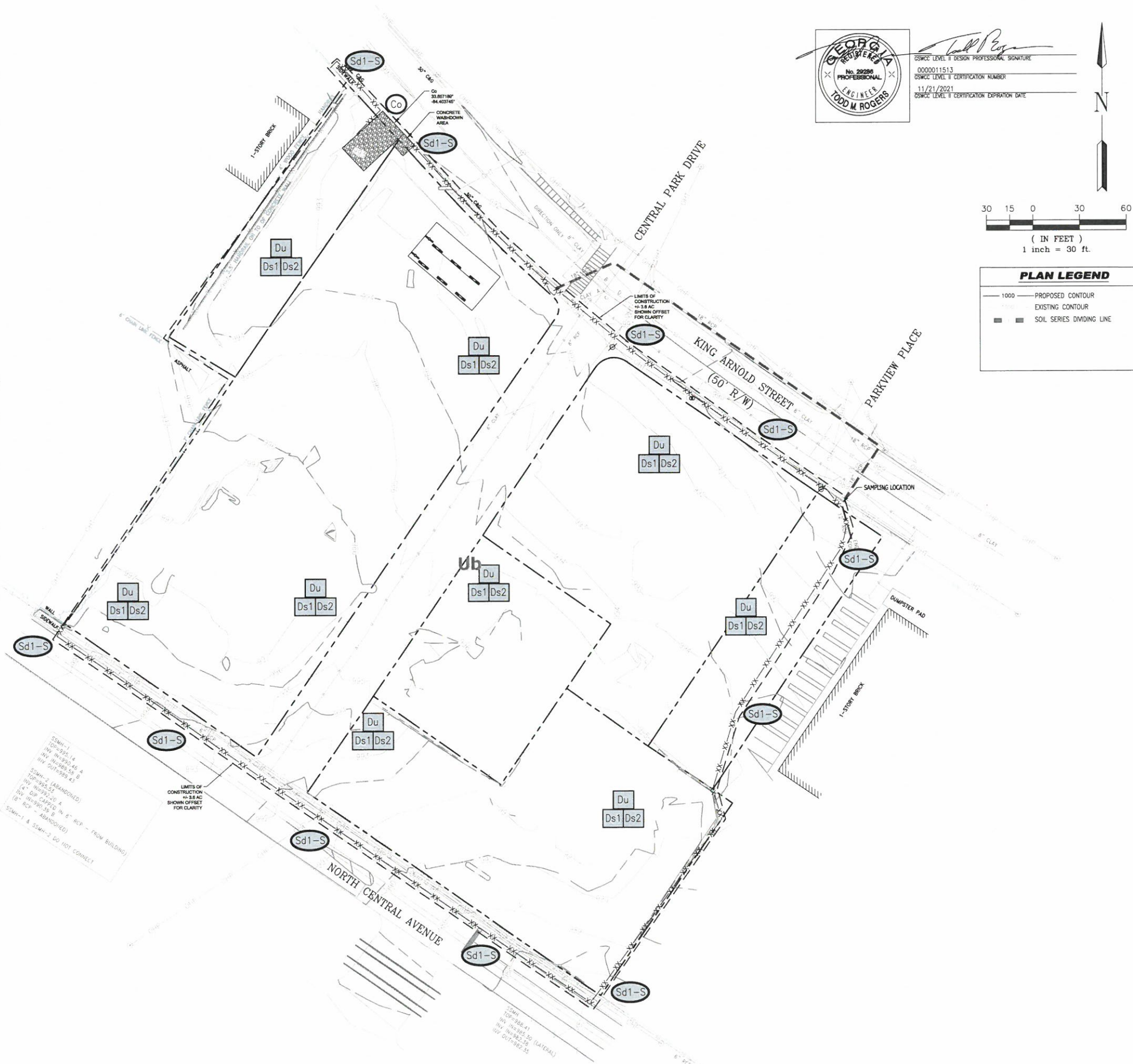
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN

ENGINEERING • PLANNING

125 Townpark Dr., Suite 300
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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

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DATE

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SHEET

INITIAL PHASE

EROSION

CONTROL PLAN

IFP SHEET NUMBER

C-3.3

CONSTRUCTION ACTIVITY NOTES:

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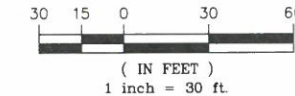
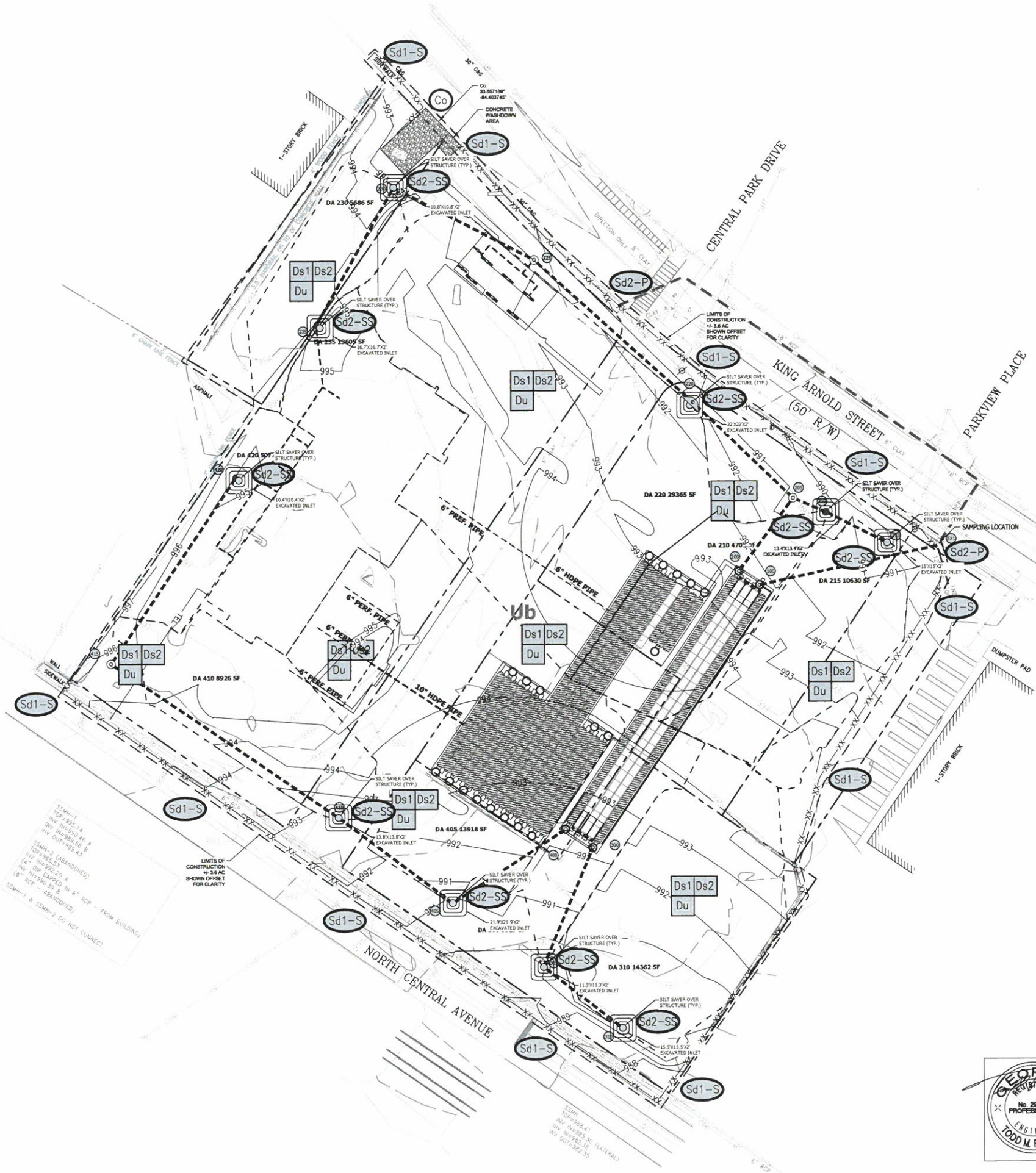
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



PLAN LEGEND	
1000	PROPOSED CONTOUR
EXISTING CONTOUR	
100.00	PROPOSED SPOT ELEVATION
■	SOIL SERIES DIVIDING LINE



Chick-fil-A

5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING
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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 # 18-064
PRINTED FOR IFP
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GSWCC LEVEL 1 DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL 1 CERTIFICATION NUMBER
11/21/2021
GSWCC LEVEL 1 CERTIFICATION EXPIRATION DATE

SHEET
INTERMEDIATE
PHASE EROSION
CONTROL PLAN

SHEET NUMBER
C-3.4

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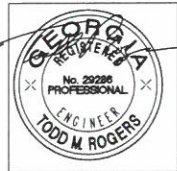
SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%

SSMH-14
TOP=995.14
INV. (HUB)=995.40 A
TOP=995.14
INV. (HUB)=995.40 B
INV. (OUT)=995.40
SSMH-2 (ABANDONED)
TOP=995.13
INV. (HUB)=995.20 A
TOP=995.13
INV. (HUB)=995.20 B
INV. (HUB)=995.20 C
SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF
CONSTRUCTION
± 3.8 AC
SHOWN OFFSET
FOR CLARITY

SSMH-4
TOP=995.41
INV. (HUB)=995.35 (LATERAL)
INV. (HUB)=995.35
TOP=995.35



GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL II CERTIFICATION NUMBER
11/21/2021
GSWCC LEVEL II CERTIFICATION EXPIRATION DATE

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
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CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE
REV. DATE DESCRIPTION

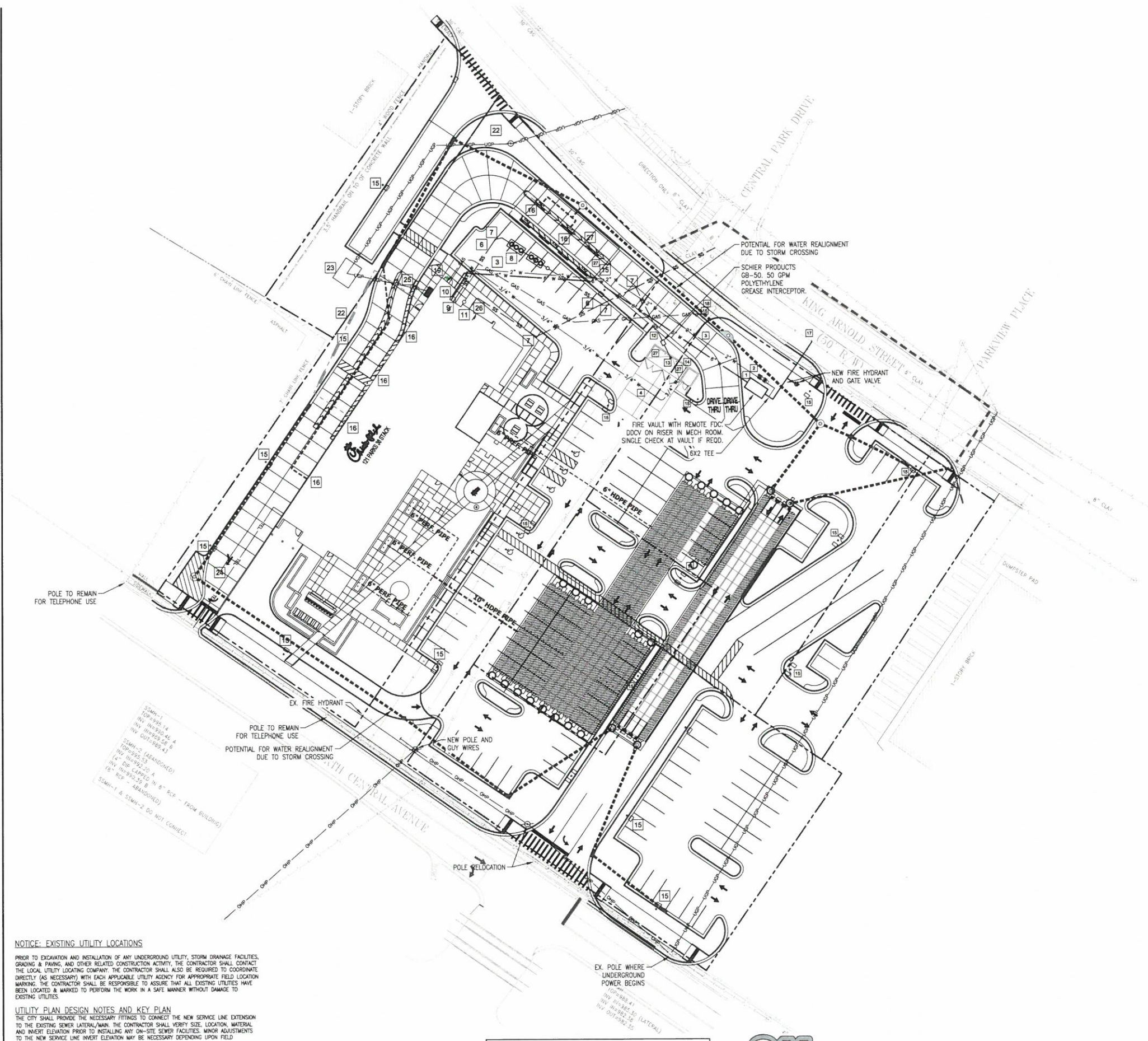
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SHEET
FINAL PHASE
EROSION
CONTROL PLAN

SHEET NUMBER

C-3.5



NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

UTILITY PLAN DESIGN NOTES AND KEY PLAN

THE CITY SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER LATERAL/MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY ON-SITE SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.

CAUTION/WARNING:

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEMATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. PRODUCE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TOO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

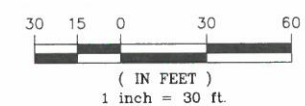
CONSTRUCTION NOTE

PRIOR TO ANY UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL HIRE AN EXTENSIVE UNDERGROUND UTILITY LOCATE COMPANY TO VERIFY ALL EXISTING UTILITY LOCATIONS. INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM MUNICIPALITY RECORDS AND ACTUAL LOCATIONS COULD VARY IN THE FIELD.

1. PAY DOMESTIC METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 2" WATER METER. DOMESTIC 2" COPPER LINE TO BLDG. RPZ OR DOV BFP REQUIRED AFTER METER. GC W/INSPECTIONS FOR THE TAPS.
2. PAY IRRIGATION METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 1" COPPER LINE WITH 1" IRRIGATION METER AND RPZ OR DOV BFP TO SERVE SITE. GC W/INSPECTIONS FOR THE TAPS.
3. INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
4. 3/4" TO DUMPSTER POST HYDRANT.
5. INSTALL 6" WASTEWATER SERVICE LATERAL.
6. 6" WASTEWATER SERVICE LINE AT 1.0% SLOPE (MIN.)
7. INSTALL 6" CLEAN OUT EVERY 100' MINIMUM. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED OR AS REQUIRED BY THE LOCAL PLUMBING CODE (WHICHEVER IS MORE STRINGENT).
8. TWO PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS CITY WATER AND SEWER DEPARTMENT SPECIFICATIONS PRIOR TO INSTALLATION AND ORDERING. REFER TO PLUMBING PLAN SHEET P-1-4.
9. 4" KITCHEN WASTE LINE.
10. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P-1-4 FOR LOCATION).
11. 4" RESTROOM WASTE LINE.
12. 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
13. DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
14. 5/8" FREEZE-PROOF HOSE BIBB. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
15. LIGHT POLE AND BASE.
16. DOWNSPUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS). CONNECT TO 6" PVC COLLECTION SYSTEM AND ROUTE TO NEAREST STORM DRAIN WITH CLEAN OUTS AT EACH BEEL. SEE GRADING PLAN.
17. EXISTING WATER LINE PER SURVEY. CONTRACTOR TO FIELD VERIFY SIZE, TYPE, AND LOCATION.
18. PROPOSED GAS SERVICE BY ATLANTA GAS LIGHT. CONTRACTOR SHALL COORDINATE INSTALLATION TO INSURE THE APPROPRIATE BENDS ARE INCORPORATED TO MAINTAIN A MINIMUM OF 2.0' CLEARANCE BELOW ALL STORM SEWER, WATER, AND WASTEWATER LINES OR SERVICES WHEN CROSSING.
19. COORDINATE GAS METER INSTALLATION WITH ATLANTA GAS LIGHT.
20. 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
21. 6" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
22. UNDERGROUND PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
23. INSTALL PAD MOUNTED TRANSFORMER PER GEORGIA POWER POWER STANDARDS.
24. UNDERGROUND PRIMARY TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
25. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. CONTRACTOR SHALL INSTALL AND PAY ALL AFFILIATED COST RELATED TO WORK. SEE SERVICE UTILITY NOTES, THIS SHEET. (REFER TO MEP PLANS).
26. 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS).
27. BOLLARD.

UTILITY PLAN LEGEND

EXISTING	PROPOSED
48	GAS
49	WATER
50	FIRE
51	ELECTRICITY
52	TELEPHONE
53	SANITARY SEWER
54	THRUST BLOCK
55	FIRE HYDRANT ASSEMBLY
56	MANHOLE
57	CLEANOUT
58	POST INDICATOR VALVE
59	VALVE
60	STRUCTURE LABEL
61	WATER METER
62	LIGHTING
63	TRANSFORMER PAD
64	FIRE DEPT. CONNECTION (FDC)



c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



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461 N Central Ave.
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FSU# 70001

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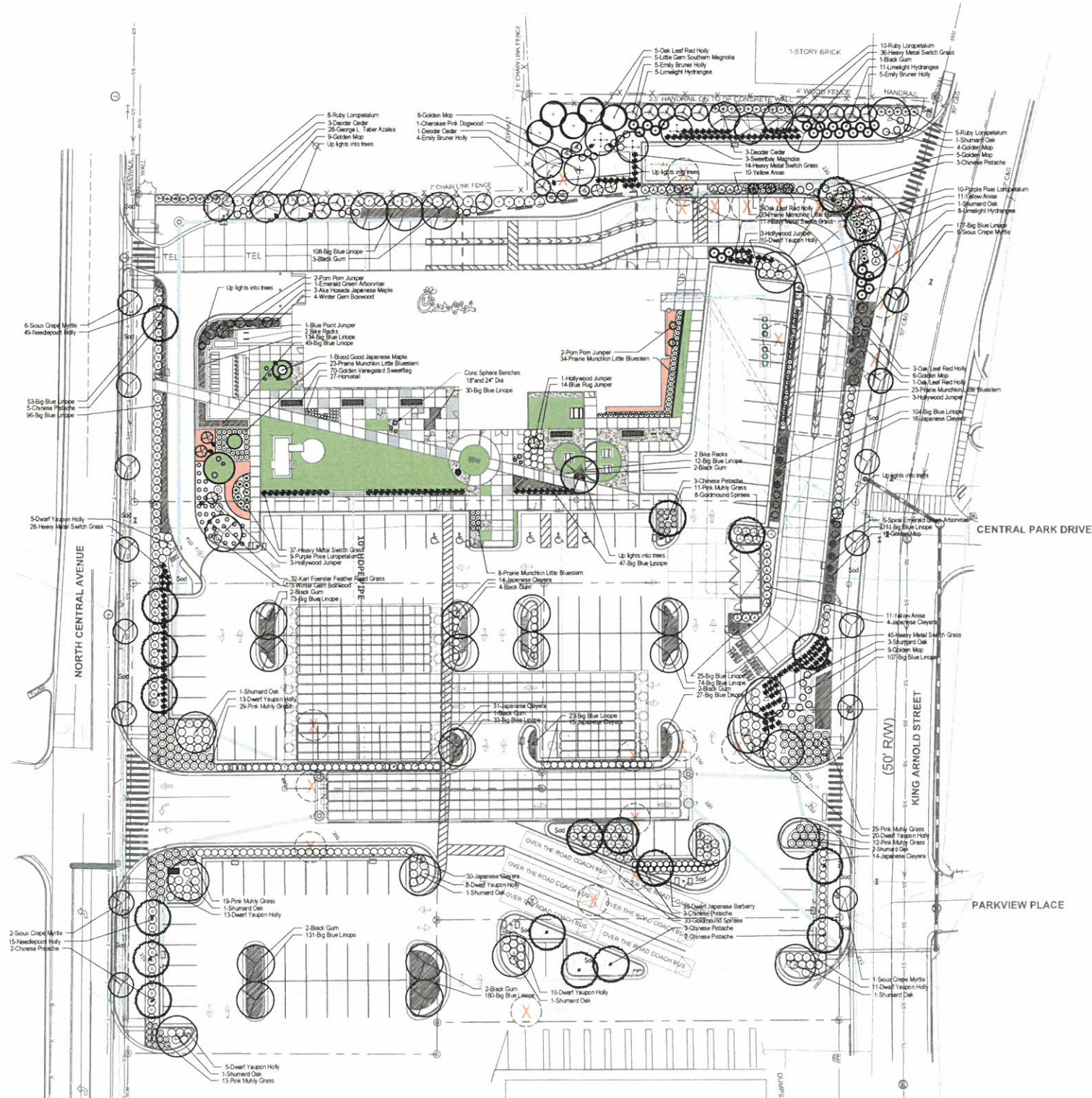
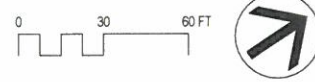
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SHEET
PLUMBING SITE
UTILITY PLAN

IFP SHEET NUMBER
PS-1.0

 EXISTING TREE TO BE REMOVED

UPLIGHTS - FX LUMINAIRE A-CT5-SV-L10-K30-FL-BZ QUANTITY = 20



HAPEVILLE, GA

REQUIRED

1. Min 5 LS
2. Screen for

- | | | | |
|----|--|---|----------------|
| 3. | N Central Ave 240'x98' = 338 LF x 5' width = 1,690 SF @ 1 Tree/250 SF | = | 6.8 or 7 Trees |
| 4. | King Arnold 72'x272'x16' = 360 SF x 5' width = 1800 SF @ 1 tree/250 SF | = | 7.2 or 7 Trees |

2. Screen from
3. N. Central

- | | | | | |
|---|---------------|--------------------|---|---------|
| 3 | N Central Ave | 7 Chinese Pistache | = | 7 Trees |
| 4 | King Arnold | 6 Chinese Pistache | | |
| | | 1 Shumard Oak | = | 7 Trees |

- 2 All separate
- 3 Trees must

- 5 Certificate of compliance is required.

- 34 Total Trees

3 Plazas are

- PROVIDED** 1 See shaded area for open space.

Other op...

- | | | | |
|---|-------|---------------------|--|
| 3 | Trees | 3 Dogwood | |
| 4 | | 4 Black Gum | |
| | | 3 Sweetbay Magnolia | |

REQUIRED

1. 5' Landscape area
2. Min. Street tree, mu

2. Min Street tree max 40 LF on center evenly spaced between street lights
3. Min 3.5' Cal, 7 ft clear trunk
4. 10' min width of sidewalk

N Central
King Arms

- E. Tree Density Requirements**

PROVIDED 1. Q

- | | | | |
|----|--|---|------|
| 1 | Japanese Maple 8' Hgt | 3 | |
| 7 | Doan's Cedar 12' Hgt | 4 | = 28 |
| 1 | Dogwood | 2 | = 2 |
| 14 | Emily Bruner Hxly 6' Hgt | 3 | = 28 |
| 15 | Crope Myrtle 8' 10' Hgt | 3 | = 45 |
| 5 | Little Gem Magnolia 8' Hgt | 3 | = 15 |
| 3 | Sweetbay Magnolia | 3 | = 9 |
| 19 | Black Gum | 4 | = 76 |
| 21 | Platane | 4 | = 84 |
| 13 | Shumard Oak | 4 | = 52 |
| 1 | Emerald Green Arborvitae 8-8' Hgt | 2 | = 2 |
| 6 | Spiral Emerald Green Arborvitae 8' Hgt | 2 | = 12 |
| | Total | = | 356 |

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
1	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	7-8 Hgt. Specimen	Selected by LA at nursery
1	Acer palmatum 'Aka Hotsuki'	Aka Hotsuki Japanese Maple	4 Hgt.	Specimen
7	Crataegus dorsalis	Dowdy Crater	12'-12 Hgt.	Single Straight Leader
1	Cornus florida 'Cherokee Chief'	Cherokee Pink Dogwood	2' Cal.	B & B
1	Ilex x Emily Bruner	Emily Bruner Holly	6-7 Hgt.	Single Straight Leader
15	Lagerstroemia indica x 'Ivory Snow'	Sour Gum Sweet Myrtle	9-10' Hgt. Standard	Single Trunk, upright canopy, matched
1	Magnolia grandifolia 'Little Gem'	Little Gem Southern Magnolia	3' Cal., 10 Hgt.	Multi-stem
1	Magnolia virginiana	Swedish Magnolia	37" Cal, 10' Hgt.	
19	Nyssa sylvatica	Black Gum	4" Cal, 14' Hgt.	
21	Platanus chinensis	Chinese Platanus	4" Cal, 14' Hgt.	B & B
1	Quercus shumardi	Shumard Oak	4" Cal, 14' Hgt.	B & B
1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-8 Hgt.	B & B - single straight leader
6	Thuja occidentalis 'Smaragd' Spiral	Spiral Emerald Green Arborvitae	6 Hgt. Topiary	Spiral Cut, Matched
	Shrubs			
70	Acorus gramineus 'Ogoni'	Golden Variegated Sweetflag	1 Gal.	Sheared in spheres of varying sizes
25	Berberis thunbergii 'Variegata Pyrami' (Atropurpurea Nana)	Dark Japanese Barberry	3 Gal, 12'-18" O.A.	
1	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	1 Gal.	
32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	Shear into Spheres
1	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	7' Tall - 24"-30" Hgt.	
124	Cleyera japonica	Japanese Cleyera	3 Gal.	
24	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	Dwarf! Yaupon Holly
64	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
96	Ilex vomitoria 'Nana'	Dwarf! Yaupon Holly	3 Gal.	
1	Ilex x 'Confia'	Oak Leaf Red Holly	6-8 Hgt., hard pruned into pyramid shape	3 Gal.
32	Illicium parviflorum	Yellow Anise	3 Gal.	
4	Juniperus chinensis 'Blue Point Pom Pom'	Pom Pom Juniper	6" Hgt. Topiary	
1	Juniperus chinensis 'Touhou'	Hollywood Juniper	3 Gal.	3 Gal.
1	Juniperus chinensis, 'Blue Point'	Blue Point Juniper	3 Gal.	
14	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 Gal, 15'-18" Spr.	
7	Loropetalum chinense 'Purple Pixie'	Purple Pixie Loropetalum	3 Gal.	3 Gal, 24"-36" Hgt.
23	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
113	Muhlenbergia caerulea	Pink Mule Grass	3 Gal.	
171	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	Plant 30" OC
108	Schizachyrium scoparium 'Praine Munchkin'	Praine Munchkin Little Bluestem	1 Gal.	
41	Spiraea japonica 'Goldmound'	Goldmound Spiraea	3 Gal.	
	Groundcovers			
27	Equisetum hyemale	Horseail	1 Gal.	Plant 18" O.C.
1584	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
4065	Gynodon dactylon	Wedge Bermuda Grass	5F. Sod	



manley
LAND DESIGN
Landscape Architecture

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CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

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NO.	DATE	DESCRIPTION

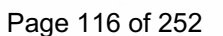
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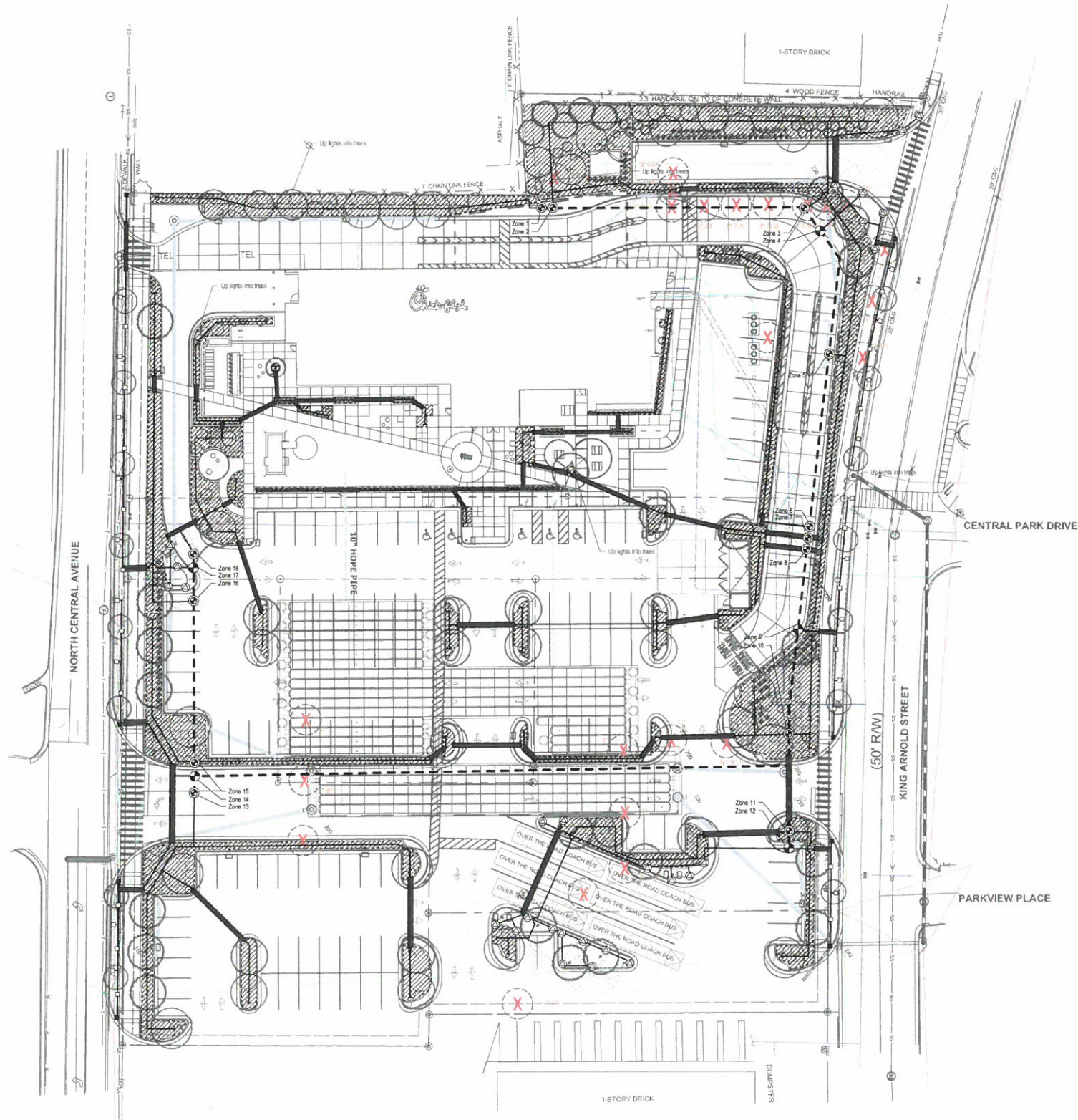
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SHEET

LANDSCAPE PLAN

SHEET NUMBER **L-100**





IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

[M]	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
[S]	1" MANUAL SHUTOFF VALVE	1 REQUIRED
[BF]	BACKFLOW PREVENTER	AS REQUIRED BY CITY
[PR]	1" PRESSURE REGULATOR	AS REQUIRED
[EV]	1" ELECTRICAL MASTER VALVE	1 REQUIRED
[L]	LANDSCAPE DRIPLINE	RAINBIRD XFD-09-18
[R]	ROTARY SIDE STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANLCS or (RCS)
[L]	ROTARY LEFT OR RIGHT END STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANST
[V]	45-270 ADJUSTABLE ARC ROTARY NOZZLE - 8'-14" RADIUS	RAINBIRD RD1800-S-P45-R-VAN14
[E]	1" ELECTRIC VALVE	RAINBIRD 100-PGA
[Z]	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-100-PRB-COM
[C]	AUTOMATIC CONTROLLER	RAINBIRD ESP-ME3 (120V required); expansion modules as needed
[RFS]	RAINFREEZE SENSOR	RAINBIRD WR2-RFC
[L]	1" LATERAL LINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1" LATERAL LINES
[M]	1.5" MAINLINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1.5" MAINLINE
[S]	IRRIGATION SLEEVE - 4" SCH 40 PVC	4" SCH 40 PVC SLEEVE UNDER PAVEMENT installation of sleeves by contractor in location as shown on plan.

NOTE:
SEE SHEET L-201 FOR IRRIGATION DETAILS
SEE SHEET L-202 FOR IRRIGATION SPECIFICATIONS
Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.
Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

- IRRIGATION NOTES**
1. Irrigation contractor is responsible for locating and protecting all underground utilities prior to trenching.
 2. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
 3. Irrigation meter and backflow preventor to be provided by the general contractor.
 4. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
 5. Automatic controller to be located in the storage room. Rainfreeze sensor shall be located on the trash enclosure respectively; Rainfreeze Sensor to be located free from obstructions and exposed to the weather.
 6. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
 7. 45 psi required per rotor station, 30 psi required per spray station, 40 psi required per drip station. All spray and rotor bodies to have PRS (in-stem pressure regulation) as indicated in the legend.
 8. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
 9. 4" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
 10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
 11. All lateral and sub-main pipe (class 200 PVC pipe) to have a minimum of 12" and a maximum of 18" cover.
 12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
 13. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
 14. All lines to be thoroughly flushed before installation of sprinkler heads.
 15. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect. Refer to the Irrigation Legend for product specs.
 16. Irrigation is to be installed as designed, unless otherwise approved by the Landscape Architect.
 17. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-304-1145.
 18. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
 19. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

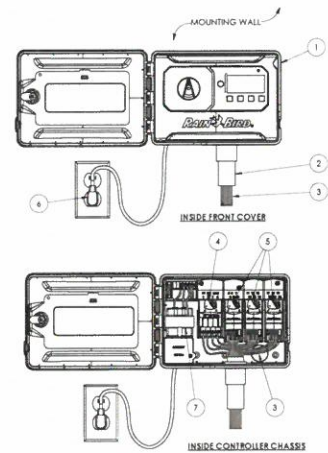
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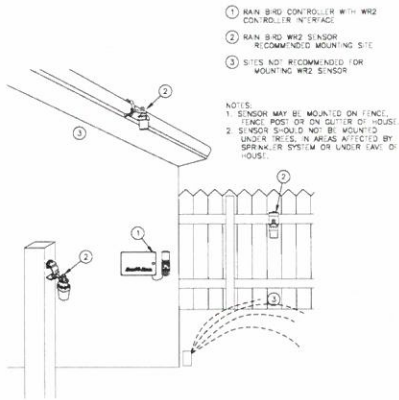
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SHEET
IRRIGATION PLAN

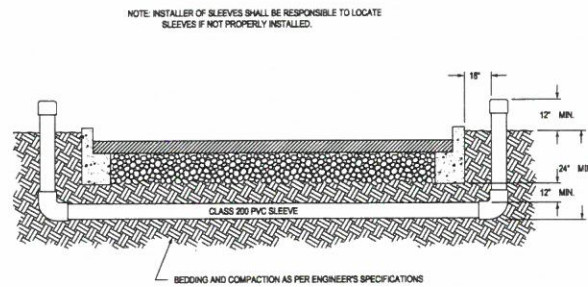
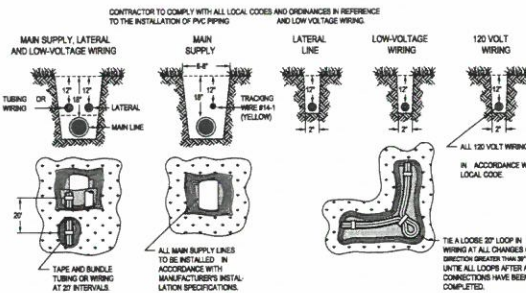
SHEET NUMBER
L-200



- GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT.
 2. 1-INCH PVC 1/2" 40 CONDUIT AND FITTINGS.
 3. WIRES TO REMOTE CONTROL VALVES.
 4. STANDARD MODULE FOR 4-STATION CONTROLLERS.
 5. OPTIONAL MODULES FOR 22-STATION CONTROLLER.
 6. STANDARD 120 V PLUG.
 7. 120 VAC, 60 HZ INTERNAL TRANSFORMER.



- NOTE:
1. SENSOR MAY BE MOUNTED ON FENCE, STAKE POST OR ON GUTTER OF HOUSE.
 2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER LEAK OF HOUSE.



NOTE: INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO LOCATE SLEEVES IF NOT PROPERLY INSTALLED.

1 IRRIGATION CONTROLLER: ESP-ME3

SCALE: NTS (LOCATE IN STORAGE ROOM)

2 WR2 WIRELESS RAIN/FREEZE SENSOR

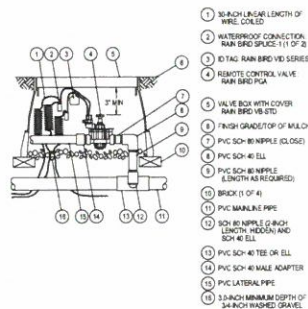
SCALE: NTS (LOCATE AT DUMPSTER WALL)

3 IRRIGATION TRENCHING AND PIPE DEPTH

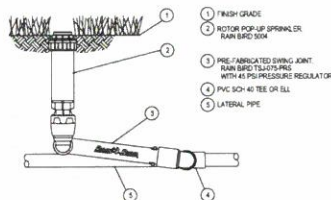
SCALE: NTS

4 IRRIGATION SLEEVING

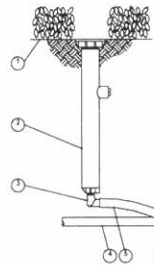
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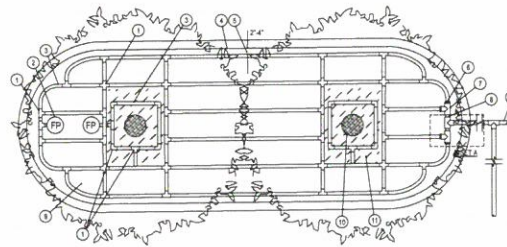
1. SEARCH LINEAR LENGTH OF WIRE COILED.
2. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
3. 1/2" TAG: RAIN BIRD VES SERIES.
4. REMOTE CONTROL VALVE: RAIN BIRD VES.
5. VALVE BOX WITH COVER: RAIN BIRD VES.
6. FINISH GRADE/TOPOF MULCH: RAIN BIRD VES.
7. PVC SCH 40 PIPE (CLOSE).
8. PVC SCH 40 ELL.
9. PVC SCH 40 MALE ADAPTOR (LENGTH AS REQUIRED).
10. BRICK (1 OF 2).
11. PVC MANHOLE PIPE.
12. 3/4" IN. NIPPLE (8 INCH LENGTH, HIDDEN AND 20" 40 ELL).
13. PVC SCH 40 TEE OR ELL.
14. PVC SCH 40 MALE ADAPTOR.
15. PVC LATERAL PIPE.
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.



1. FINISH GRADE.
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 5000.
3. PRE-FABRICATED SWING JOINT: RAIN BIRD 5000.
4. PVC SCH 40 TEE OR ELL.
5. LATERAL PIPE.



1. FINISH GRADE/TOPOF MULCH.
2. POP-UP SPRAY (SPRINKLER): RAIN BIRD 1800.
3. 1/2" IN. MALE NPT X 1/2" IN. MALE NPT: RAIN BIRD 1800.
4. PVC SCH 40 TEE OR ELL.
5. SWING PIPE: 1/2" IN. LENGTH: RAIN BIRD 1800.



- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEBSITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIP LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 5. WHEN USING T-MAN INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

Pipe Pressure (psi)	1/2" Spacing (ft)			18" Spacing (ft)		
	1/2"	3/4"	1"	1/2"	3/4"	1"
30	100	150	200	275	410	545
40	120	180	240	330	495	655
50	140	210	280	390	585	770
60	160	240	320	450	670	880

1. BARE X BARE INSERT ELL, TEE OR CROSS: RAIN BIRD 1/2" ELL (TYPICAL), RAIN BIRD 1/2" TEE (TYPICAL), RAIN BIRD 1/2" CROSS (TYPICAL).
2. FLUSH POINT (TYPICAL): SEE RAIN BIRD DETAIL "X" TO FLUSH POINT.
3. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL, POTABLE X TO DRIP LATERAL.
4. PARKING ISLAND CURB: PARKING ISLAND CURB.
5. PERIMETER DRIP LATERAL PIPE TO BE INSTALLED 2'-4" FROM PARKING ISLAND CURB.
6. BARE X MALE FITTING: RAIN BIRD 1/2" MALE FITTING (TYPICAL).
7. PVC SCH 40 TEE OR ELL (TYPICAL).
8. PVC SUPPLY MANHOLE.
9. BRUSH OR GROUND COVER BED: TREE (TYPICAL).
10. MULCH BED FOR TREE.
11. 3-INCH DEPTH OF MULCH.
12. FINISH GRADE.
13. PVC DRIP MANHOLE FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND).
14. PVC RISER PIPE.

5 IRRIGATION VALVE: 100-PGA

SCALE: NTS

6 POP-UP ROTOR: 5000 SERIES W/T MPR NOZZLE

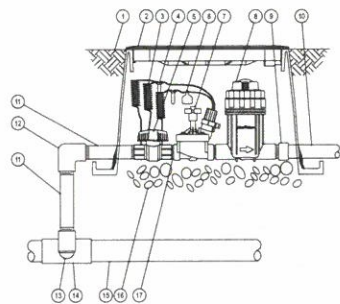
SCALE: NTS

7 POP-UP SPRAY: 1800 SERIES

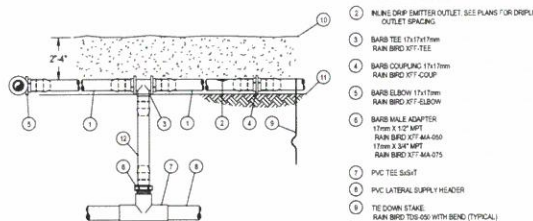
SCALE: NTS

8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW

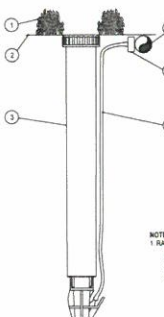
SCALE: NTS



1. FINISH GRADE/TOPOF MULCH.
2. VALVE BOX WITH COVER: RAIN BIRD VES.
3. SEARCH LINEAR LENGTH OF WIRE COILED.
4. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
5. 1/2" TAG: RAIN BIRD VES SERIES.
6. REMOTE CONTROL VALVE: RAIN BIRD VES.
7. VALVE BOX WITH COVER: RAIN BIRD VES.
8. FINISH GRADE/TOPOF MULCH: RAIN BIRD VES.
9. PVC SCH 40 PIPE (CLOSE).
10. PVC SCH 40 ELL.
11. PVC SCH 40 MALE ADAPTOR (LENGTH AS REQUIRED).
12. BRICK (1 OF 2).
13. PVC MANHOLE PIPE.
14. 3/4" IN. NIPPLE (8 INCH LENGTH, HIDDEN AND 20" 40 ELL).
15. PVC SCH 40 TEE OR ELL.
16. PVC SCH 40 MALE ADAPTOR.
17. PVC LATERAL PIPE.
18. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.
19. PVC SCH 40 TEE OR ELL (CLOSE INCLUDED IN: XCZ-PRB-100-COM KIT).



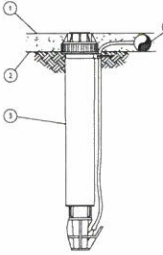
- NOTES:
1. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. SAVE YOUR HANDS: USE THE RAIN BIRD FITTING TOOL AT INSERTION TOOL FOR FITTING ASSEMBLY.



1. PLANT MATERIAL.
2. FINISH GRADE.
3. MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP 1800.
4. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" SERIES TUBING OR RAIN BIRD 1/2" SERIES TUBING OR RAIN BIRD 1/2" SERIES TUBING.
5. 1/4" FILL-FITTING BARE CONNECTION: RAIN BIRD 1/4" FILL-FITTING BARE CONNECTION.
6. 1/4" DISTRIBUTION TUBING: RAIN BIRD 1/4" DISTRIBUTION TUBING.
7. PVC TEE BOLT.
8. PVC LATERAL SUPPLY HEAD: RAIN BIRD 1/2" WITH BEND (TYPICAL).
9. TE DOWN STAKE.
10. FINISH GRADE.
11. RAIN BIRD 1/2" SERIES BLANK TUBING LENGTH AS REQUIRED.

NOTE:

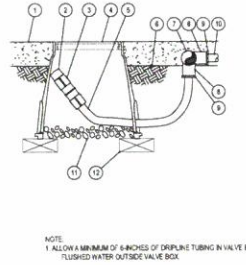
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES: 30 SQUARE NOZZLES (FORMERLY 30PSI), 5 SERIES MPR NOZZLES (ALL CONFIGURATIONS), 6 SERIES MPR NOZZLES (8" 18" AND 30").



1. MULCH.
2. FINISH GRADE.
3. OPERATION INDICATOR: RAIN BIRD MODEL: OPERING.
4. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL, POTABLE X TO DRIP LATERAL.

NOTE:

1. USE XERI-MAN TOOL, AN TOOL, TO INSERT BARE TRANSFER FITTING DIRECTLY INTO DRIP LATERAL TUBING.
2. WHEN NOZZLE IS SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, GET THE ARC TO W PATTERN. THE FLOW FROM THE NOZZLE 0.3 GPM SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.



1. MULCH.
2. FLUSH CAP FOR EASY FIT: COMPRESSION FITTING: POTABLE RAIN BIRD MOUNT CAP.
3. EASY FIT COUPLING: RAIN BIRD MOUNT COUPLER.
4. BUTTERFLY VALVE: RAIN BIRD BUTTERFLY VALVE.
5. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" SERIES DRIP LATERAL, POTABLE X TO DRIP LATERAL.
6. PVC EXHAUST HEAD: RAIN BIRD 1/2" EXHAUST HEAD.
7. PVC SCH 40 TEE OR ELL.
8. BARE X MALE FITTING: RAIN BIRD 1/2" MALE FITTING (TYPICAL).
9. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL, POTABLE X TO DRIP LATERAL.
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.
11. BRICK (1 OF 2).

NOTE:

1. ALLOW A MINIMUM OF 6 INCHES OF DRIP LATERAL TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

9 DRIP VALVE: XCZ-PRB-100-COM

SCALE: NTS

10 DRIP: ON-SURFACE RISER ASSEMBLY

SCALE: NTS

11 DRIP: XERI-POP MICRO SPRAY

SCALE: NTS

12 DRIP: OPERATION INDICATOR

SCALE: NTS

13 DRIP: DRIP LINE FLUSH POINT

SCALE: NTS



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

MLD PROJECT #	2020013
PRINTED FOR	PERMIT
DATE	10/19/20
DRAWN BY	SLM

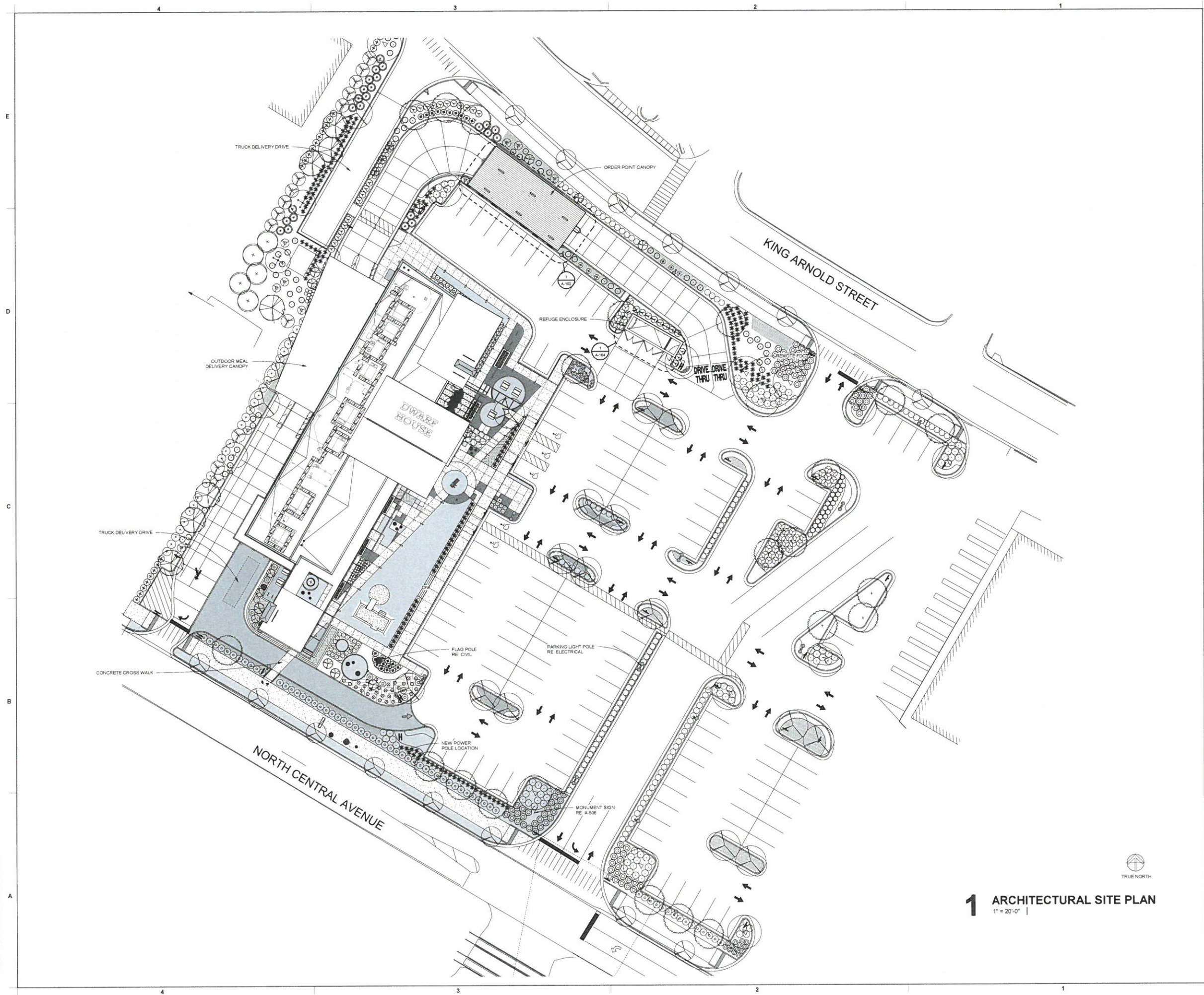
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SHEET

PERMIT IRRIGATION DETAILS

SHEET NUMBER
L-201

BIM 360 VISA 70001 - Hapeville DH Rebuild - Hapeville FSR Custom FSR (Hapeville Dwarf House Arch V2) v4
10/15/2020 3:41:51 PM
70001A-100-ARCHITECTURAL SITE PLAN



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



SELSECHER SCHAEFER ARCHITECTS

2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
918.587.2282 | F 918.587.2285
WWW.SELSERSCHAEFER.COM

CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 NORTH CENTRAL AVENUE
HAPEVILLE GEORGIA 30354

FSR#70001

BUILDING TYPE / SIZE
RELEASE

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19036
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SHEET ARCHITECTURAL SITE
PLAN
SHEET NUMBER
A-100



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



SELSELSCHAEFER ARCHITECTS

2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
918.587.2282 | F 918.587.2285
WWW.SELSELSCHAEFER.COM

CHICK-FIL-A HAPEVILLE DWARF HOUSE 461 NORTH CENTRAL AVENUE HAPEVILLE, GEORGIA 30354

FSR#70001

BUILDING TYPE / SIZE
RELEASE

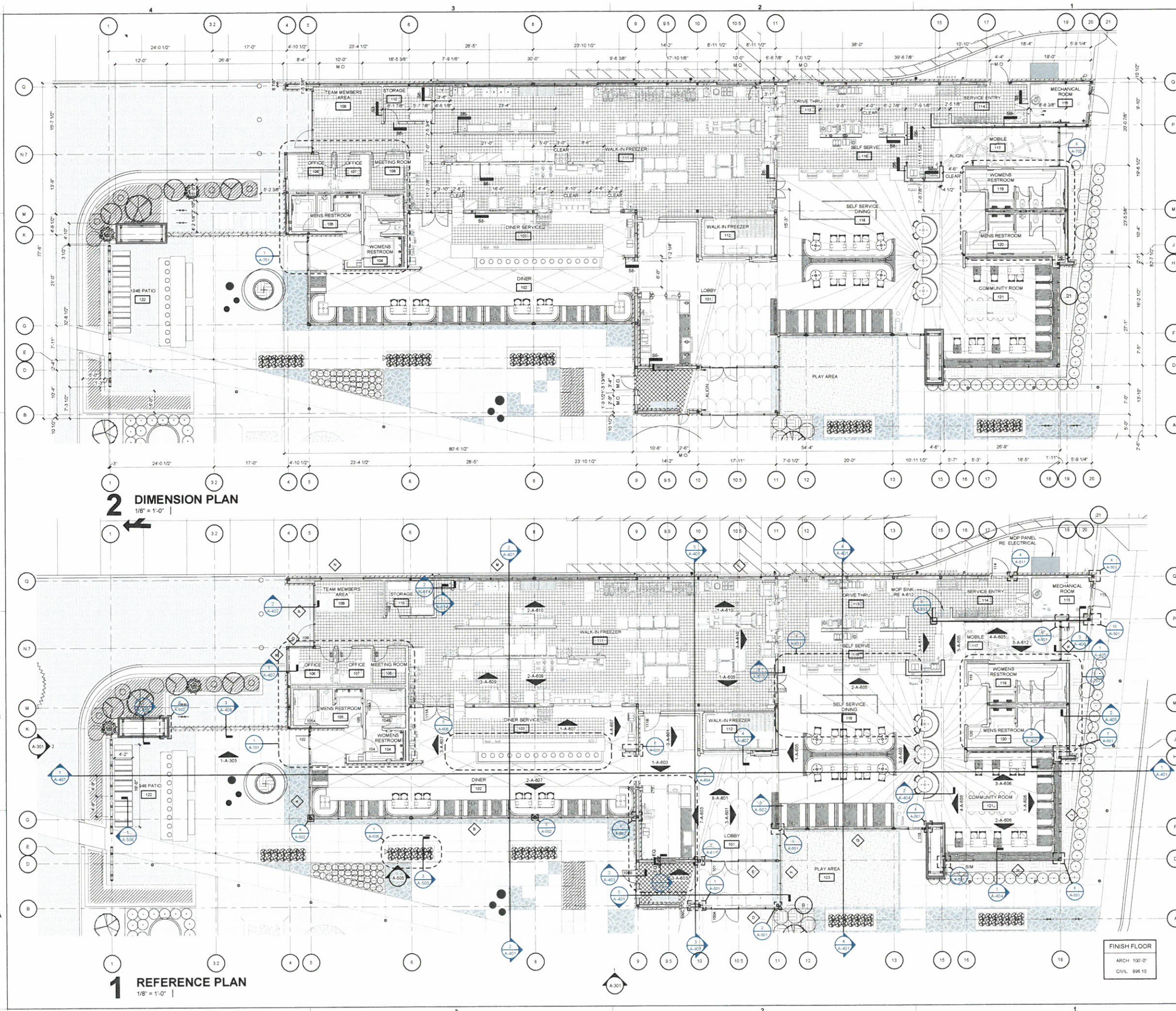
REVISION SCHEDULE
NO. DATE DESCRIPTION

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SHEET
FLOOR PLAN

SHEET NUMBER
A-201



RIM 360/ICA 70001 Hapeville DW Rebuild FSR Custom FSR Hapeville Dwarf House Arch V20.rvt
7/8/2020 10:56:16 PM
70001-A-201-FLOOR PLAN



EAST - FRONT ELEVATION



WEST - REAR ELEVATION

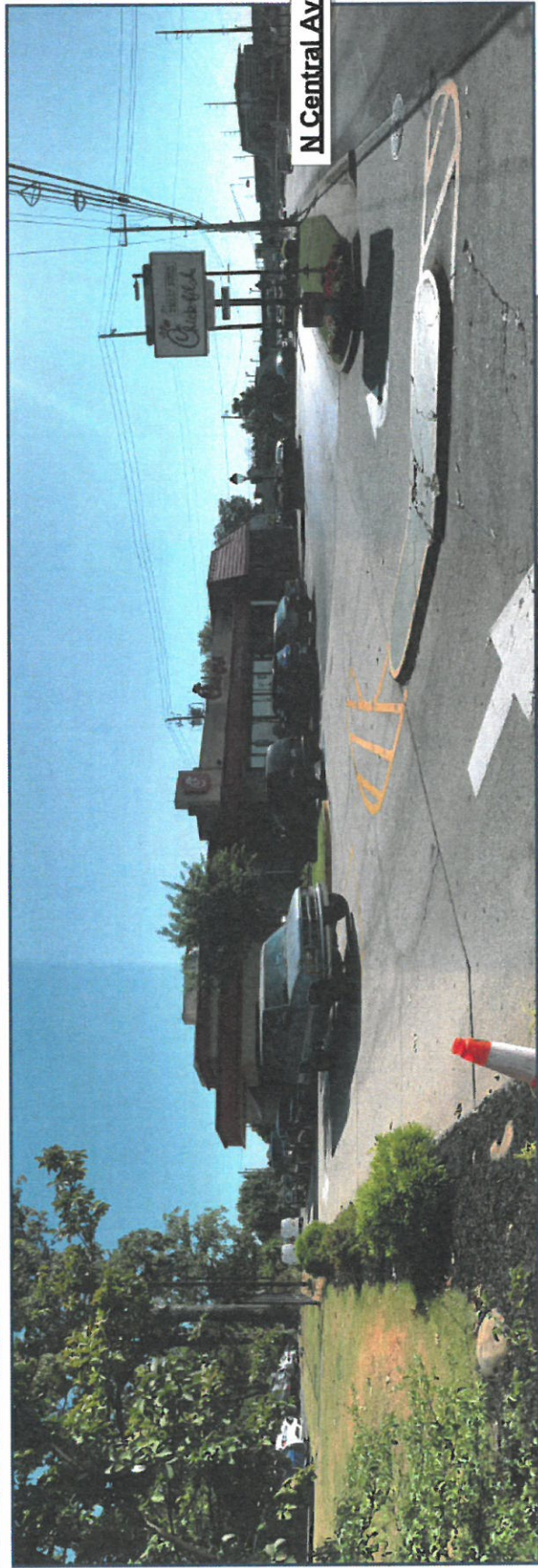


SOUTH - NORTH CENTRAL AVENUE ELEVATION



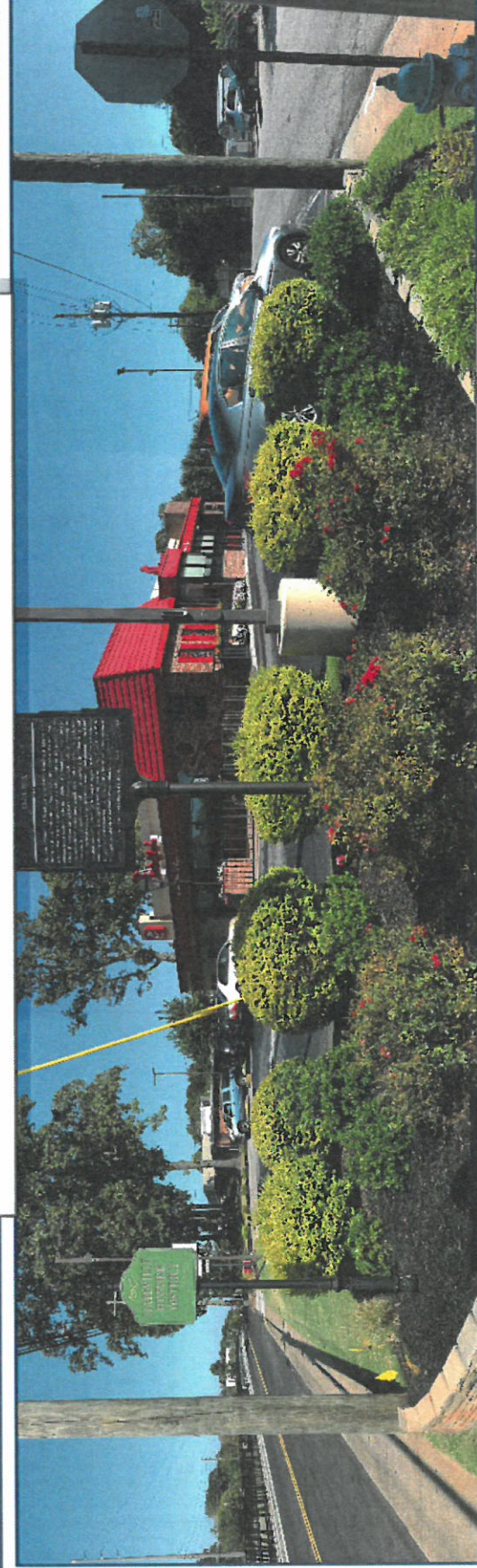
NORTH - KING ARNOLD STREET ELEVATION

CHICK-FIL-A HAPEVILLE DWARF HOUSE
 DESIGN REVIEW ELEVATIONS
 OCTOBER 21, 2020



N Central Ave

1 - View From SW Corner Dwarf House Site



2 - View From South Corner Dwarf House Site



King Arnold St

3 - View From NE Corner Dwarf House Site



King Arnold St

4 - View From North Corner Dwarf House Site



5 - View From West Side Dwarf House Site



6 - Existing Dwarf House



7 - Irrigation Meter Along N Central Ave



8 - Hydrant @ N Central Ave & Sherman Road



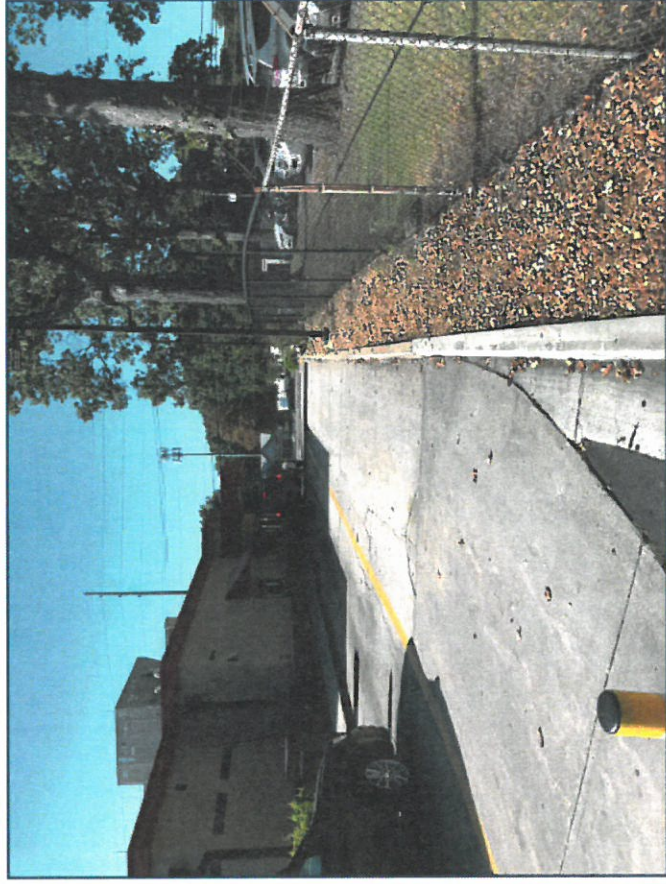
9 - Power & Phone From Sherman Rd To Building



10 - Rear Of Dwarf House



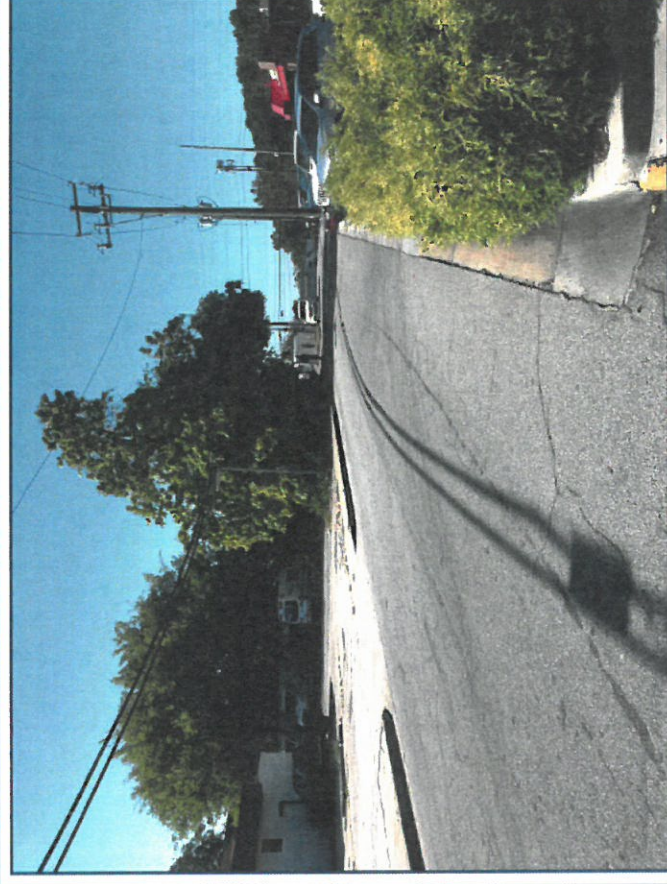
11 - Refuse Enclosure & Grease Trap



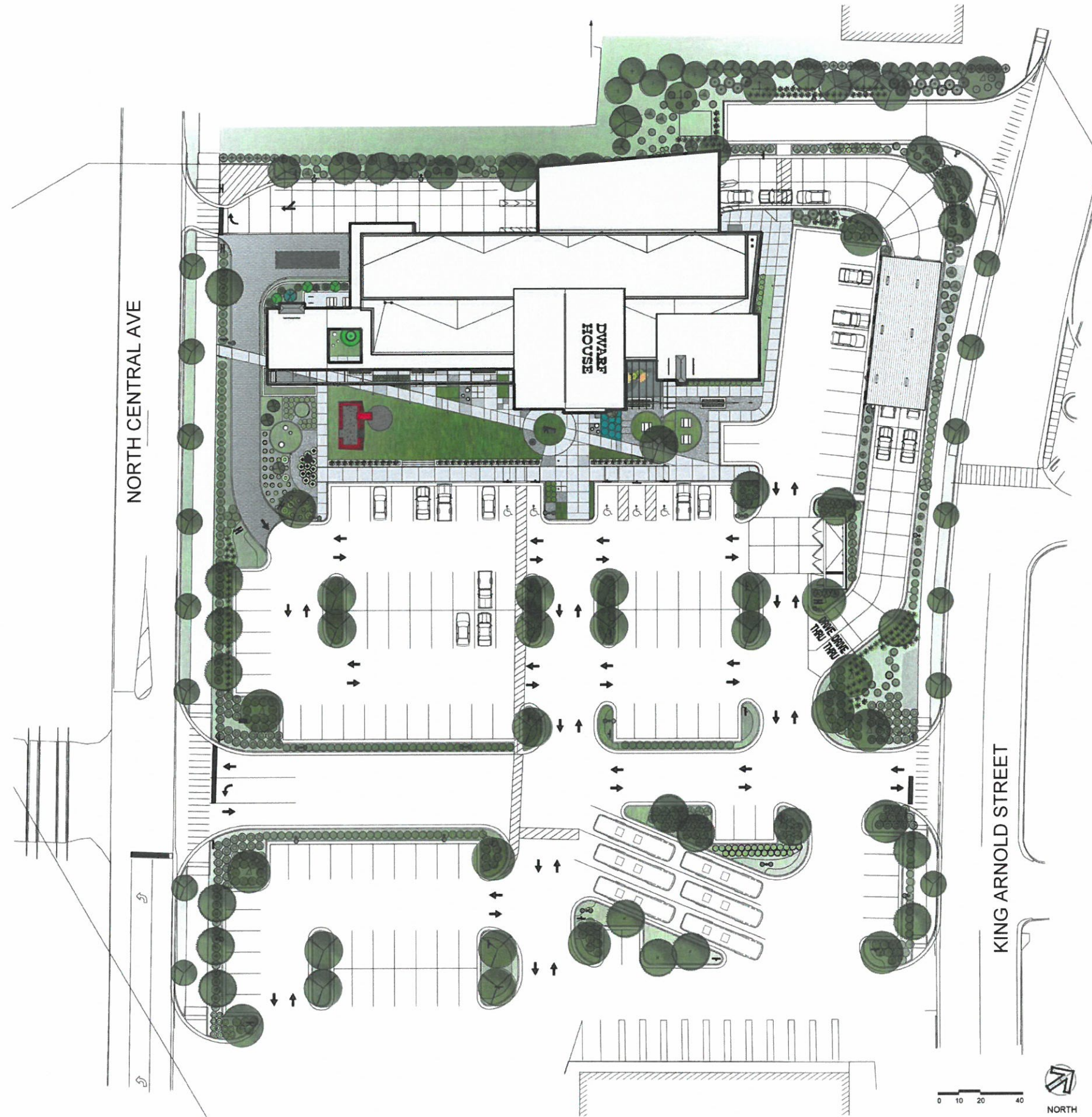
12 - Drive-Thru Pick-Up



13 - Flume Near Refuse Enclosure



14 - Sherman Road Toward South





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

DATE: November 5, 2020
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Special Exception Request – 461 North Central Avenue Drive Through**

BACKGROUND

The City of Hapeville has received a special exception application from Joseph Latimer on behalf Dwarf House to permit a drive-through window accessory to the redevelopment of the Chick Fil A restaurant at 461 North Central Avenue. There is currently a drive through for the restaurant, which will be demolished and rebuilt as an expanded facility on-site. The drive through would be in the same location as the current building (west side) and queuing capacity will be increased.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

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

Sec. 93-11.2-3. - Permitted uses.

- (9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

Sec. 93-24-10. - Special exceptions.

- (a) Special exceptions and special property use permits shall be decided by the mayor and council.
- (b) The planning commission shall review and make nonbinding recommendations to the mayor and council on special exceptions and special property use permits.
- (c) Special exceptions may be sought for:
 - (1) Reduction of the number and size of parking spaces and off-street loading space requirements;
 - (2) Location of off-street parking space and off-street loading spaces; and
 - (3) Location and number of drive-throughs.
- (d) When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable:
 - (1) The proposed design and location of the particular development;
 - (2) The possible traffic generating characteristics of the proposed development;
 - (3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate;
 - (4) The availability of public utilities, facilities and services; and
 - (5) The character, and effect of the parking demands of the proposed development.
- (e) After considering the above-listed factors and after reviewing the planning commission recommendation, the mayor and council shall take any actions or establish any reasonable conditions of approval, such as planted buffers, as will accomplish the intent and purpose of this chapter.

FINDINGS

The intent of the U-V zoning district is to encourage pedestrian and neighborhood uses in the commercial area of Hapeville while discouraging land uses that are automobile or transportation related. While the U-V district does permit drive-through restaurants with special exception, it requires that such a drive through must address pedestrian orientation and safety in their design. During design of the site, staff worked closely with the Chick Fil A team to reduce potential pedestrian conflicts along North Central Avenue.

As the site of the original Dwarf House, the expansion and originality of the new design, and the incorporated public space, this redevelopment of the Chick Fil A restaurant will be a tourist destination for the City. The project will aid in the revitalization of the main entry corridor to Hapeville adding to the welcoming gateway that showcases the office, hotel and mixed-use potential along North Central Avenue and provides a smooth transition and wayfinding into downtown Hapeville.

As the redevelopment of the site emphasizes pedestrian safety, better queueing and traffic flow, and public space, the site plan specifically addresses pedestrian orientation and safety and the drive-through is a continuation of the previous structure/use, staff recommends approval.

Note: The Board of Appeals will hear the request for the expanded restaurant footprint at their November 2020 meeting.

20-PC-11-17

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Mailing Address: 5200 Buffington Rd. Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED] Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House, LTD; Dwarf House Property Co., INC.; 451 N. Central, LLC; John Martin Holder, Jr.

Mailing Address 5200 Buffington Rd, Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: varies, see attached owner forms

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

Present Zoning Classification: U-V-c Size of Tract: proposed 3.5 a cre(s)

Present Land Use: Commercial

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.

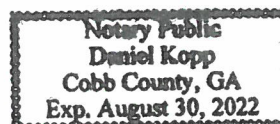
S. Joseph Latimer
Applicant's signature

Date: 10/7/2020

Sworn to and subscribed before me

This 7th day of October, 2020.

Daniel Kopp
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

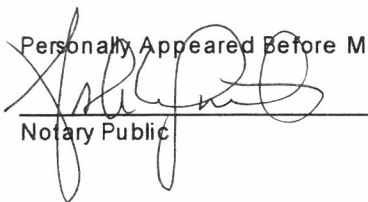
Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.

Hapeville GA 30354

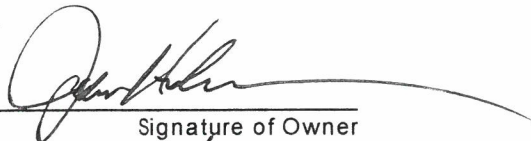
City of Hapeville, County of Fulton, State of Georgia

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 Joseph Latimer

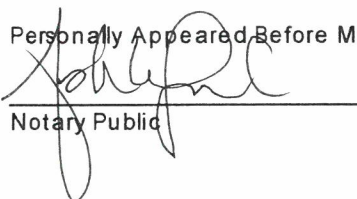
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

JOHN HOLDER
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman 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 Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

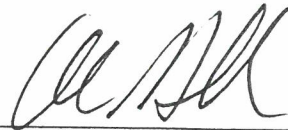
City of Hapeville, County of Fulton, State of Georgia

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 Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]



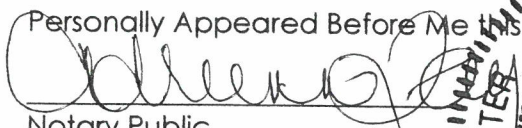
Signature of Owner

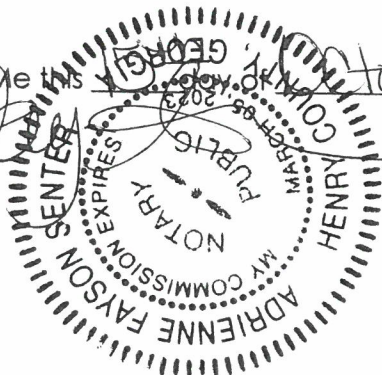
Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this

5th day of October, 2020


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.)

This project is for the redevelopment of the Dwarf House in Hapeville, GA. The combination of parcels surrounding Sherman road will allow for the creation of one larger parcel for the redevelopment. Chick-fil-A is currently in the process of obtaining the abandoned Sherman Road. We are asking for the approval to combine the Sherman Road land with the other parcels owned by entities of Chick-fil-A to create a single parcel. There will still be, for the foreseeable future, two lease parcels which will remain as parking and drive aisles. We are also asking for a few variances to be verified during site plan review but could consist of increaseing the building setback line to align with other buildings along this corridor, the building orientation, increased parking over the 110% maximum, and parking on the lease parcels. As part of this development we are also asking for a conditional/special use permit to continue to allow a drive thru on the site.

The proposed building will be a combinations of styles throughout the history of the ownership and will act as a tribute to Truett Cathy's devotion to serving quality products to his consumers. The site will have outdoor play and eating areas, bus parking for tours, an expanded drive thru with canopies for face to face ordering and meal delivery. The landscaping will be greatly improved upon and underground detention will be provided for stormwater.

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)

PD 4 JL

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.

JL

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

P-30 JL

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.

JL

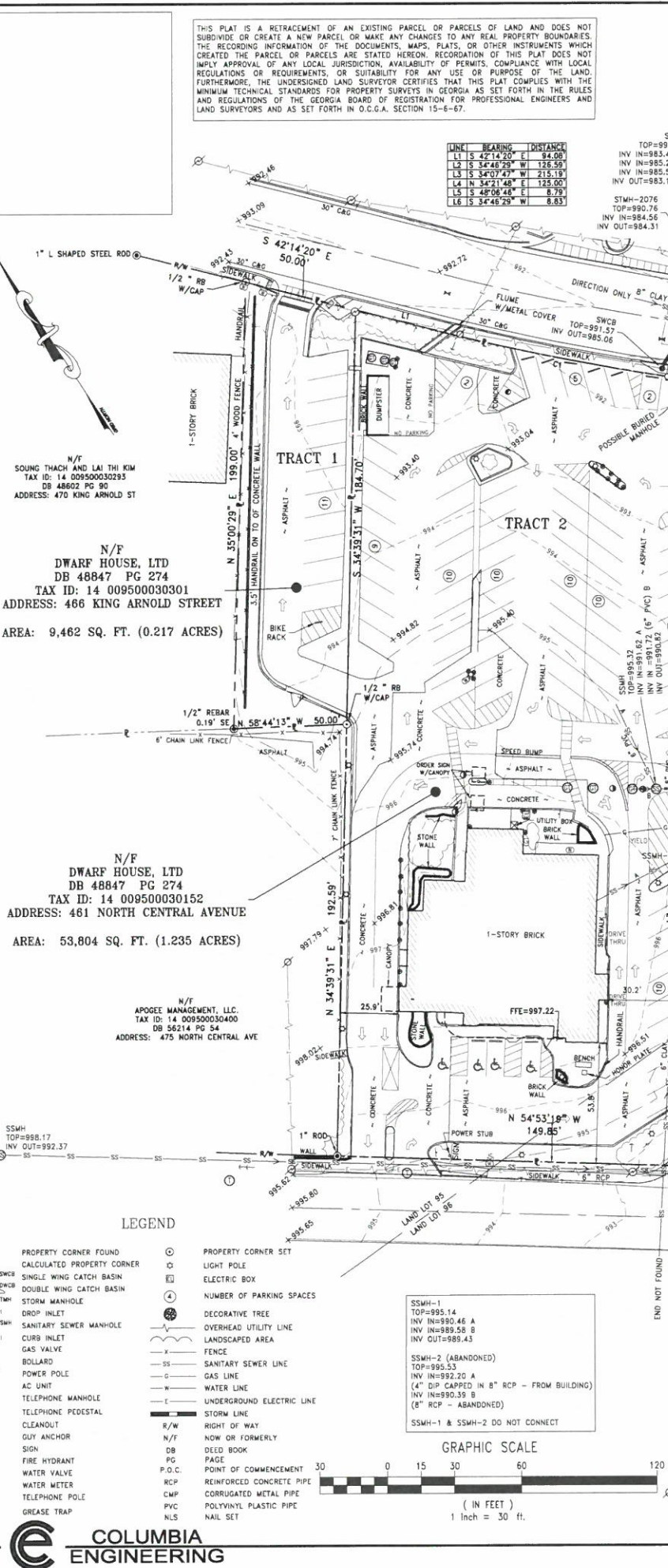
Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall 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).

- 5L 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.
- C-20 5L 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.
- C-30 5L Existing and proposed grades at an interval of five (5) feet or less.
- L-100 5L 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).
- L-100 5L 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.
- 5L 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.
- 5L 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.
- C-20 5L 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.

- C-3.0 JL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- S-8ⁿ
PRIVATE JL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- A-3.0¹ JL 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.
- C-2.0 JL Site area (square feet and acres).
- G-0.0¹ JL 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.
- G-0.0²
~~G-0.0~~ JL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- C-2.0 JL Total floor area ratio and/or residential density distribution.
- C-2.0 JL Number of parking spaces and area of paved surface for parking and circulation
- JL 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: S. Joseph Latimer
Date 10/7/2020



SURVEYOR CERTIFICATION:

TO: DWARF HOUSE GROUP, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 16. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

SIGNED: *David E. Buice*
DATE: 5/25/19
REGISTRATION NO. 2350

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	87.90	1160.17	S 42°14'20" E	87.93
C2	14.43	10.00	S 06°33'58" E	13.21

LAND DESCRIPTION OF TRACT 6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 95 OF THE 14TH DISTRICT AND BEING IN THE CITY OF HAPEVILLE, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE S54°04'18"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET A DISTANCE OF 182.46 FEET TO A 1/2" REBAR WITH CAP SET AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S33°59'19"W A DISTANCE OF 198.06 FEET TO A 3-CUT IN PVC PIPE SET; THENCE N34°15'22"W A DISTANCE OF 64.08 FEET TO A MAG NAIL SET; THENCE N34°21'48"E A DISTANCE OF 50.00' TO A 1/2" REBAR WITH CAP FOUND; THENCE N55°04'51"W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY N34°00'22"E A DISTANCE OF 130.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 22.14 FEET HAVING A RADIUS OF 14.00 FEET SUBTENDED BY A CHORD OF N79°18'55"E A DISTANCE OF 19.91 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY S55°22'32"E A DISTANCE OF 148.53 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 26.888 SQUARE FEET OR 0.617 ACRES.

SITE

LOCATION MAP

NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C03677 & 13121C03687, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IT IS IN A AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE 56 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD83.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
 - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
 - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD FRONTS OF SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF WASTE DUMP, SUMP, OR SANITARY LANDFILL ON SUBJECT PROPERTY.
 - THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY THE PUBLIC UTILITY COMPANIES SERVICING THIS AREA AND ARE SHOWN HEREON AS THEY WERE PAINTED AND/OR MARKED ACCORDINGLY.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
- THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE EXTENDED INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE SOUTH 34°48'29" WEST, A DISTANCE OF 8.83' TO THE POINT OF BEGINNING; THENCE SOUTH 34°48'29" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 126.59 FEET TO A POINT; THENCE SOUTH 34°07'47" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 215.19 FEET TO A MAG NAIL SET ON THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE LEAVING NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, NORTH 54°53'19" WEST, ALONG NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE A DISTANCE OF 149.85 FEET TO A 1" ROD FOUND; THENCE LEAVING NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE NORTH 34°39'31" EAST, ALONG PROPERTY LINE OF APOGEE MANAGEMENT, LLC, RECORDED IN DEED BOOK 56214, PAGE 54, A DISTANCE OF 192.59 FEET TO A 1/2" REBAR SET; THENCE NORTH 58°44'13" SOUTH, ALONG SAID PROPERTY LINE, A DISTANCE OF 50.00 FEET TO A 1/2" REBAR FOUND (REBAR 0.19 FEET SOUTH EAST FROM TRUE CORNER); THENCE LEAVING SAID PROPERTY LINE NORTH 35°00'29" EAST, ALONG PROPERTY LINE OF SOUND THACH AND LAI THI KIM RECORDED IN DEED BOOK 48602, PAGE 90, A DISTANCE OF 189.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET; THENCE SOUTH 42°14'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT A DISTANCE OF 97.95 FEET, HAVING A RADIUS OF 1160.17 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°28'57" EAST, FOR A DISTANCE OF 97.93 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT A DISTANCE OF 14.43 FEET, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°33'58" EAST, FOR A DISTANCE OF 13.21 FEET, TO THE POINT OF BEGINNING. CONTAINING 63,266 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET, SAID THE POINT BEING THE POINT OF BEGINNING; THENCE NORTH 34°21'48" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 55°04'51" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE SOUTH 34°21'48" WEST, ALONG SAID PROPERTY LINE AND PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 55°04'51" WEST, ALONG SAID PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12,499 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°15'22" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 58°03'38" EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°47'04" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 100.00 FEET TO A 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 55°02'47" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE, A DISTANCE OF 229.04 FEET TO THE POINT OF BEGINNING. CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA
ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357



FOR THE FIRM COLUMBIA ENGINEERING, L.P. #000902

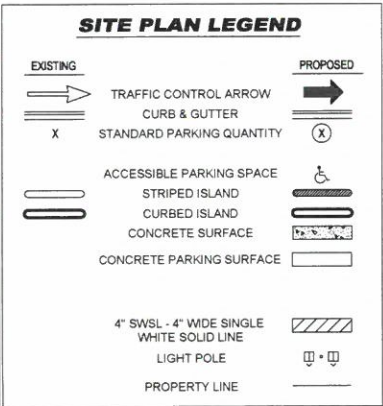
ALTANSPS SURVEY FOR

DWARF HOUSE GROUP, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
451, 461 NORTH CENTRAL AVENUE, 3580 SHERMAN ROAD, 436, 440, 448 KING ARNOLD STREET
LAND LOTS 95 AND 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

REVISIONS	DATE
RAILROAD CROSSING	05/09/18
ADDED BUICE TRACK	05/30/19

DRAWING TITLE
ALTANSPS
SURVEY

FILE NAME 5041_00_SV	DRAWING NO.
DRAWN BY: SJ	
PROJECT NO. 5041.00	
FIELD DATE 05/22/19	1 OF 1
PLAT DATE 04/05/18	
SCALE: 1"=30'	



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%)

FAR = 7%

PARKING REQUIREMENTS

PARKING RATIO = 3 SPACES PER 1000 SF

TOTAL SPACE INSIDE = 11,324 SF

PATIO SPACE = 818

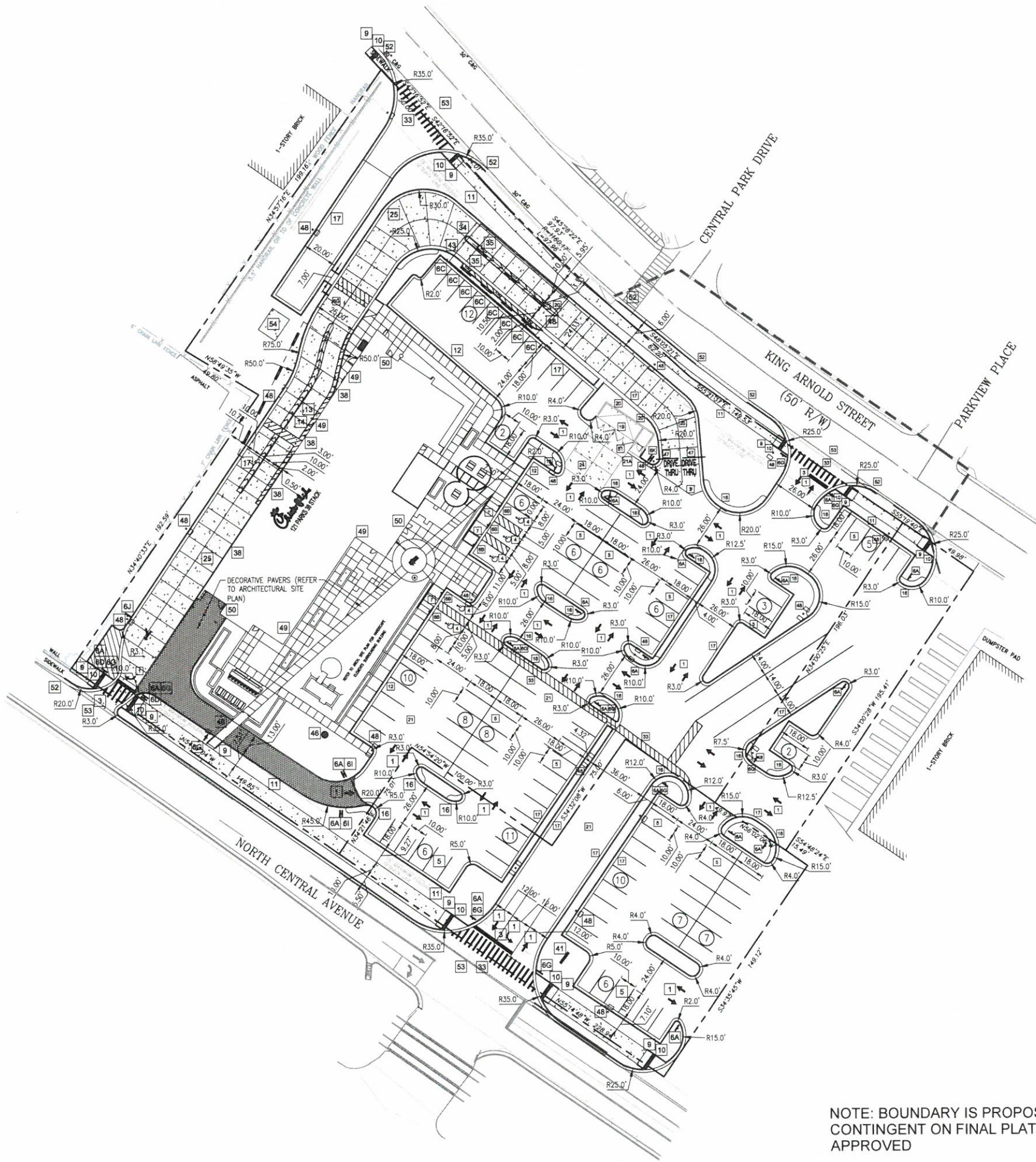
PARKING SPACES REQUIRED = 36

TOTAL SPACES PROVIDED = 121

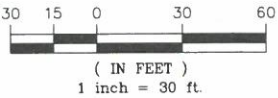
DEVELOPMENT DATA

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



NOTE: BOUNDARY IS PROPOSED AND
CONTINGENT ON FINAL PLAT BEING
APPROVED



SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- PAINTED ACCESSIBILITY SYMBOL
- STANDARD PARKING STALL & STRIPING DETAIL. NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE
- 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)
- 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 DT ARROW SIGNS
- 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)



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



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	DATE	DESCRIPTION
1			

GREYDEN PROJECT # 19-064

PRINTED FOR JFP

DATE

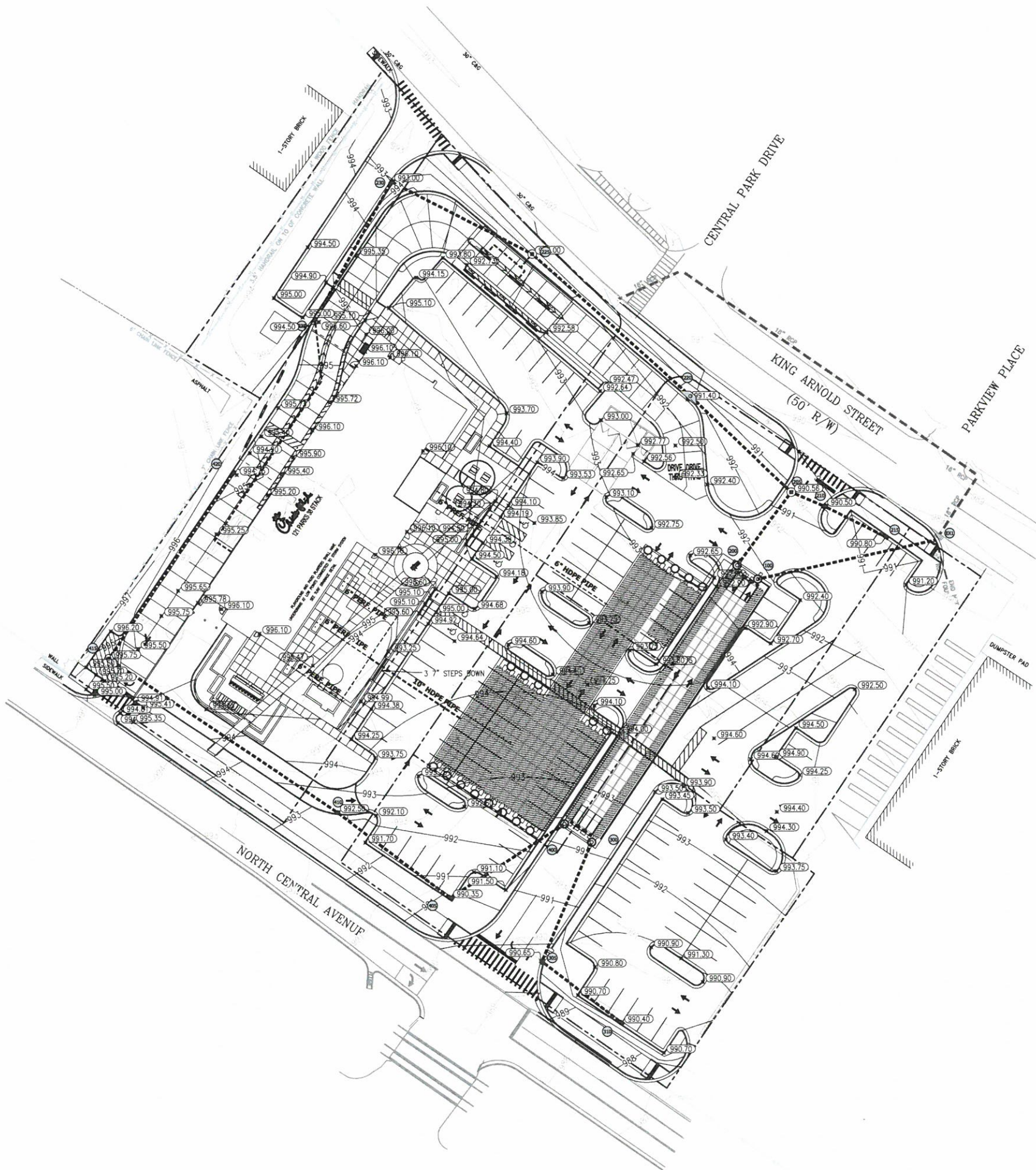
DRAWN BY

INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES PRODUCED BY THE ABOVE NAMED PROJECT MAY NOT BE REPRODUCED OR ANY MANNER WITHOUT EXPRESS WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES

SHEET

SITE PLAN

SHEET NUMBER
C-2.0



PLAN LEGEND

1000 — PROPOSED CONTOUR
1000 - - - EXISTING CONTOUR
x 0.00 PROPOSED SPOT ELEVATION
CONCRETE



c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



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

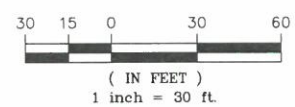
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

GREYDEN PROJECT # 19-064
PRINTED FOR JFP
DATE 11/1/19
DRAWN BY

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SHEET
GRADING AND DRAINAGE PLAN

IFP SHEET NUMBER **C-3.0**



CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMPs AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
2. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
3. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
4. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
5. CONTRACTOR MUST ATTEND CITY PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
6. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, INCLUDING DECELERATION LANE CONTACT AND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE C OR APPROVED EQUAL.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
16. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
17. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
18. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
19. THE CITY MAY REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

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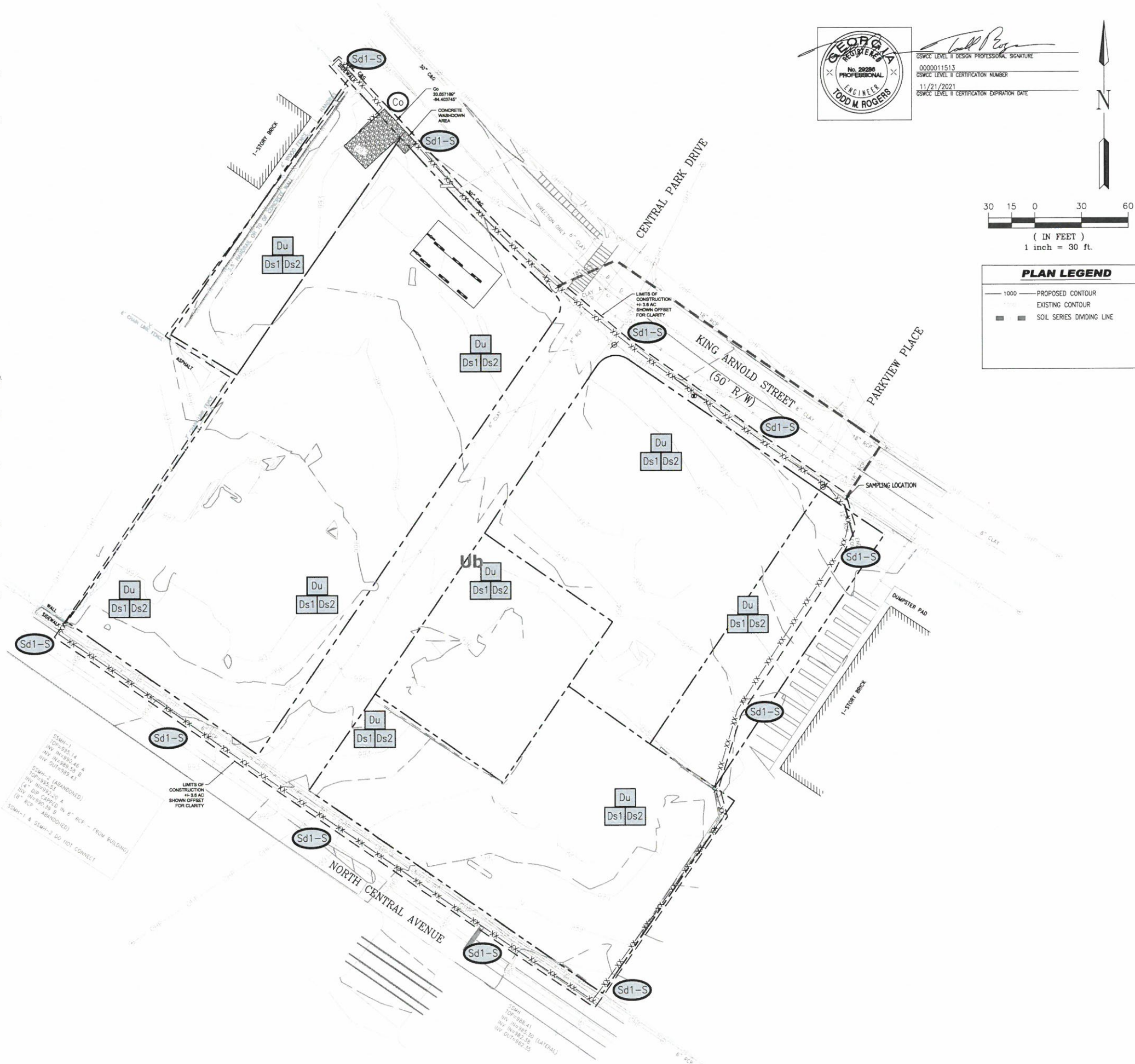
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL II CERTIFICATION NUMBER
11/21/2021
GSWCC LEVEL II CERTIFICATION EXPIRATION DATE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



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	DATE	DESCRIPTION
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GREYDEN PROJECT # 19-064
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DATE
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SHEET
INITIAL PHASE
EROSION
CONTROL PLAN

IFP SHEET NUMBER
C-3.3

CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMP'S AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
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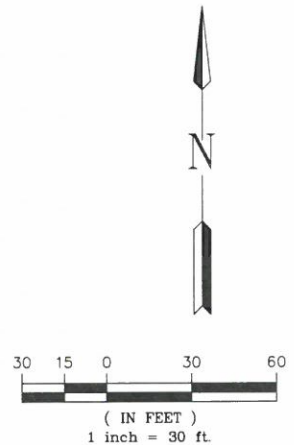
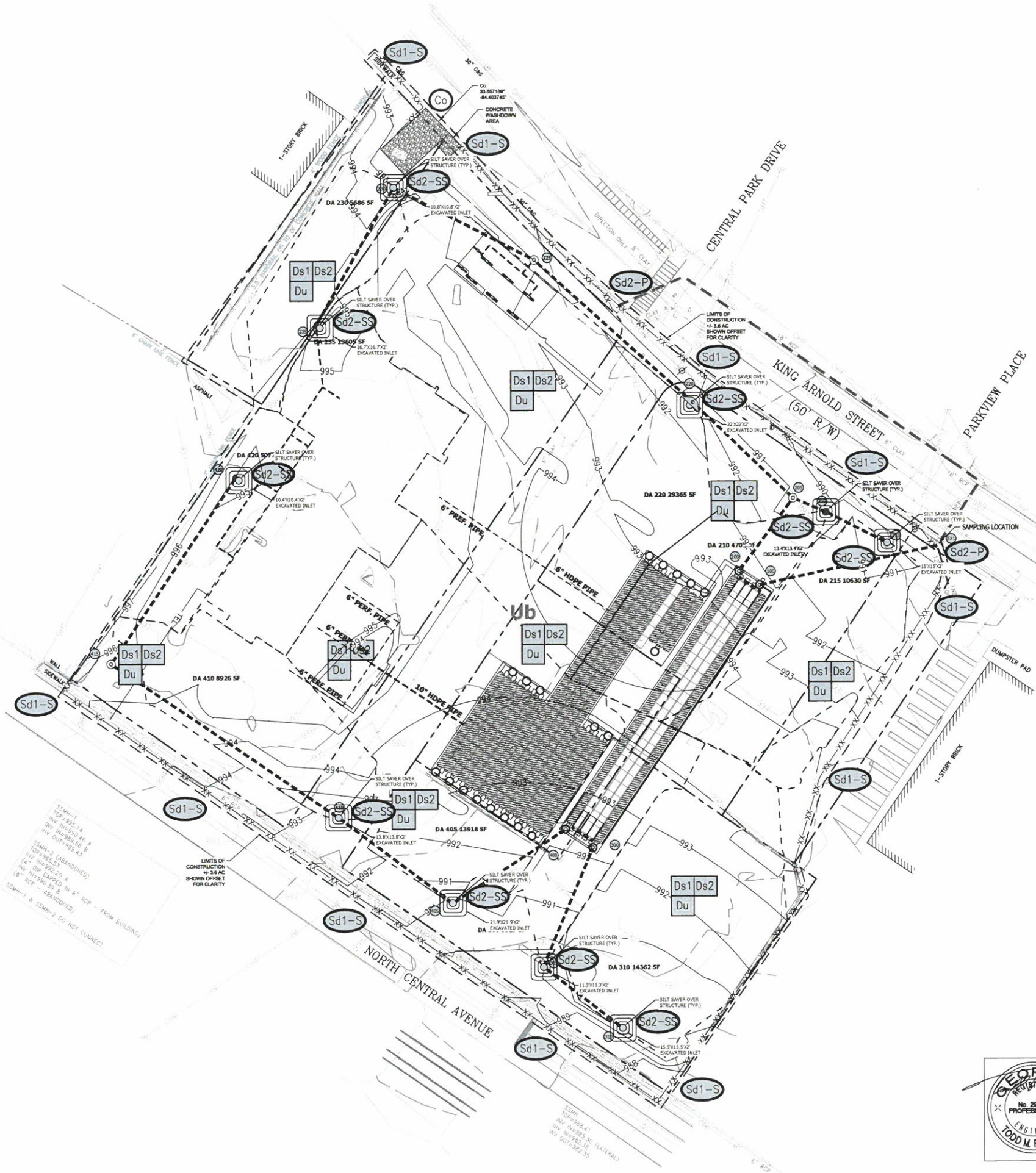
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



PLAN LEGEND	
1000	PROPOSED CONTOUR
EXISTING CONTOUR	
100.00	PROPOSED SPOT ELEVATION
■	SOIL SERIES DIVIDING LINE



Chick-fil-A

5200 Buffington Road
Atlanta, Georgia 30349-2998



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	DESCRIPTION
NO.	DATE	

GREYDEN PROJECT # 18-064
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SHEET
INTERMEDIATE
PHASE EROSION
CONTROL PLAN

SHEET NUMBER

C-3.4



SWCC LEVEL 1 DESIGN PROFESSIONAL SIGNATURE
0000011513
SWCC LEVEL 1 CERTIFICATION NUMBER
11/21/2021
SWCC LEVEL 1 CERTIFICATION EXPIRATION DATE

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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%

SSMH-14
TOP=995.14
INV. HUB=995.40 A
TOP=995.40 B
INV. HUB=995.66 B
INV. OUT=995.43

SSMH-2 (ABANDONED)
TOP=995.13 A
INV. HUB=995.20 A
TOP=995.20 B
INV. HUB=995.39 B
16" RCP - ABANDONED
16" RCP - ABANDONED

SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF
CONSTRUCTION
± 3.8 AC
SHOWN OFFSET
FOR CLARITY

SSMH-4
TOP=995.41
INV. HUB=995.35 (LATERAL)
INV. HUB=995.35
INV. TOP=995.35



GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL II CERTIFICATION NUMBER
11/21/2021
GSWCC LEVEL II CERTIFICATION EXPIRATION DATE

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
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PH: 770-573-4801 FAX: 678-302-6362

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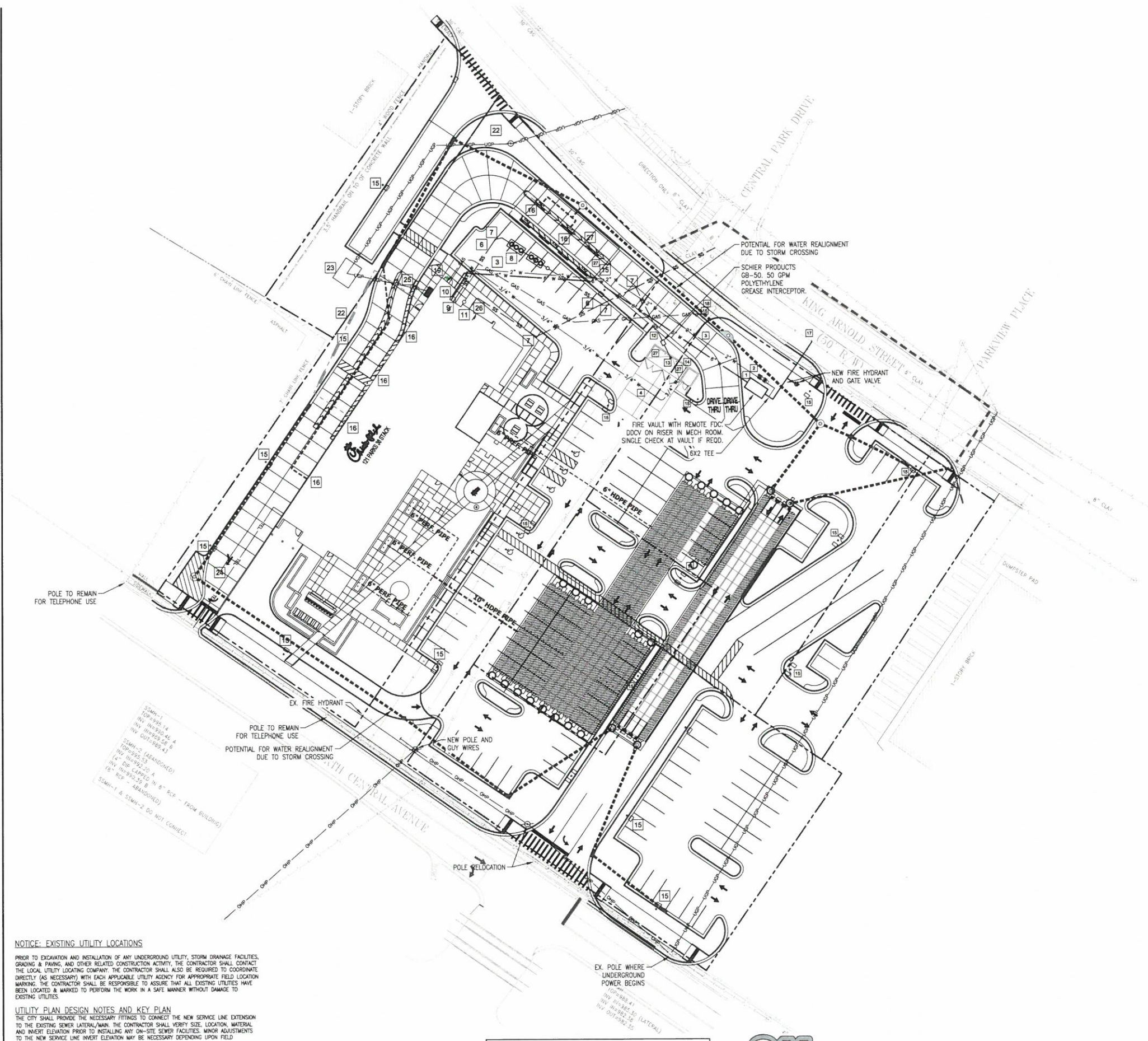
REVISION SCHEDULE
REV. DATE DESCRIPTION

GREYDEN PROJECT # 19-064
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SHEET
FINAL PHASE
EROSION
CONTROL PLAN

IFP SHEET NUMBER
C-3.5



NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

UTILITY PLAN DESIGN NOTES AND KEY PLAN

THE CITY SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER LATERAL/MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY ON-SITE SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.

CAUTION/WARNING:

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEMATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TOO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

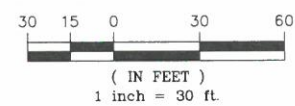


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Or Call 800-282-7411

CONSTRUCTION NOTE
PRIOR TO ANY UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL HIRE AN EXTENSIVE UNDERGROUND UTILITY LOCATE COMPANY TO VERIFY ALL EXISTING UTILITY LOCATIONS. INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM MUNICIPALITY RECORDS AND ACTUAL LOCATIONS COULD VARY IN THE FIELD.

1. PAY DOMESTIC WATER/TAPPING FEES TO THE CITY OF HAPEVILLE. 2" WATER METER. DOMESTIC 2" COPPER LINE TO BLDG. RPZ OR DOV BFP REQUIRED AFTER METER. GC W/INSPECTIONS FOR THE TAPS.
2. PAY IRRIGATION METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 1" COPPER LINE WITH 1" IRRIGATION METER AND RPZ OR DOV BFP TO SERVE SITE. GC W/INSPECTIONS FOR THE TAPS.
3. INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
4. 3/4" TO DUMPSTER POST HYDRANT.
5. INSTALL 6" WASTEWATER SERVICE LATERAL.
6. 6" WASTEWATER SERVICE LINE AT 1.0% SLOPE (MIN.)
7. INSTALL 6" CLEAN OUT EVERY 100' MINIMUM. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED OR AS REQUIRED BY THE LOCAL PLUMBING CODE (WHICHEVER IS MORE STRINGENT).
8. TWO PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS CITY WATER AND SEWER DEPARTMENT SPECIFICATIONS PRIOR TO INSTALLATION AND ORDERING. REFER TO PLUMBING PLAN SHEET P-1-4.
9. 4" KITCHEN WASTE LINE
10. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P-1-4 FOR LOCATION).
11. 4" RESTROOM WASTE LINE
12. 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
13. DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
14. 5/8" FREEZE-PROOF HOSE BIBB. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
15. LIGHT POLE AND BASE
16. DOWNPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS). CONNECT TO 6" PVC COLLECTION SYSTEM AND ROUTE TO NEAREST STORM DRAIN WITH CLEAN OUTS AT EACH BEG. SEE GRADING PLAN.
17. EXISTING WATER LINE PER SURVEY. CONTRACTOR TO FIELD VERIFY SIZE, TYPE, AND LOCATION.
18. PROPOSED GAS SERVICE BY ATLANTA GAS LIGHT. CONTRACTOR SHALL COORDINATE INSTALLATION TO INSURE THE APPROPRIATE BENDS ARE INCORPORATED TO MAINTAIN A MINIMUM OF 2.0' CLEARANCE BELOW ALL STORM SEWER, WATER, AND WASTEWATER LINES OR SERVICES WHEN CROSSING.
19. COORDINATE GAS METER INSTALLATION WITH ATLANTA GAS LIGHT.
20. 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
21. 6" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
22. UNDERGROUND PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
23. INSTALL PAD MOUNTED TRANSFORMER PER GEORGIA POWER POWER STANDARDS.
24. UNDERGROUND PRIMARY TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
25. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. CONTRACTOR SHALL INSTALL AND PAY ALL AFFILIATED COST RELATED TO WORK. SEE SERVICE UTILITY NOTES, THIS SHEET. (REFER TO MEP PLANS).
26. 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
27. BOLLARD

UTILITY PLAN LEGEND	
EXISTING	PROPOSED
48	GAS
49	WATER
50	FIRE
51	ELECTRICITY
52	TELEPHONE
53	SANITARY SEWER
54	THRUST BLOCK
55	FIRE HYDRANT ASSEMBLY
56	MANHOLE
57	CLEANOUT
58	POST INDICATOR VALVE
59	VALVE
60	STRUCTURE LABEL
61	WATER METER
62	LIGHTING
63	TRANSFORMER PAD
64	FIRE DEPT. CONNECTION (FDC)



c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



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ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
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Hapeville, GA 30354

FSU# 70001

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SHEET
PLUMBING SITE
UTILITY PLAN

IFP SHEET NUMBER
PS-1.0

LEGEND

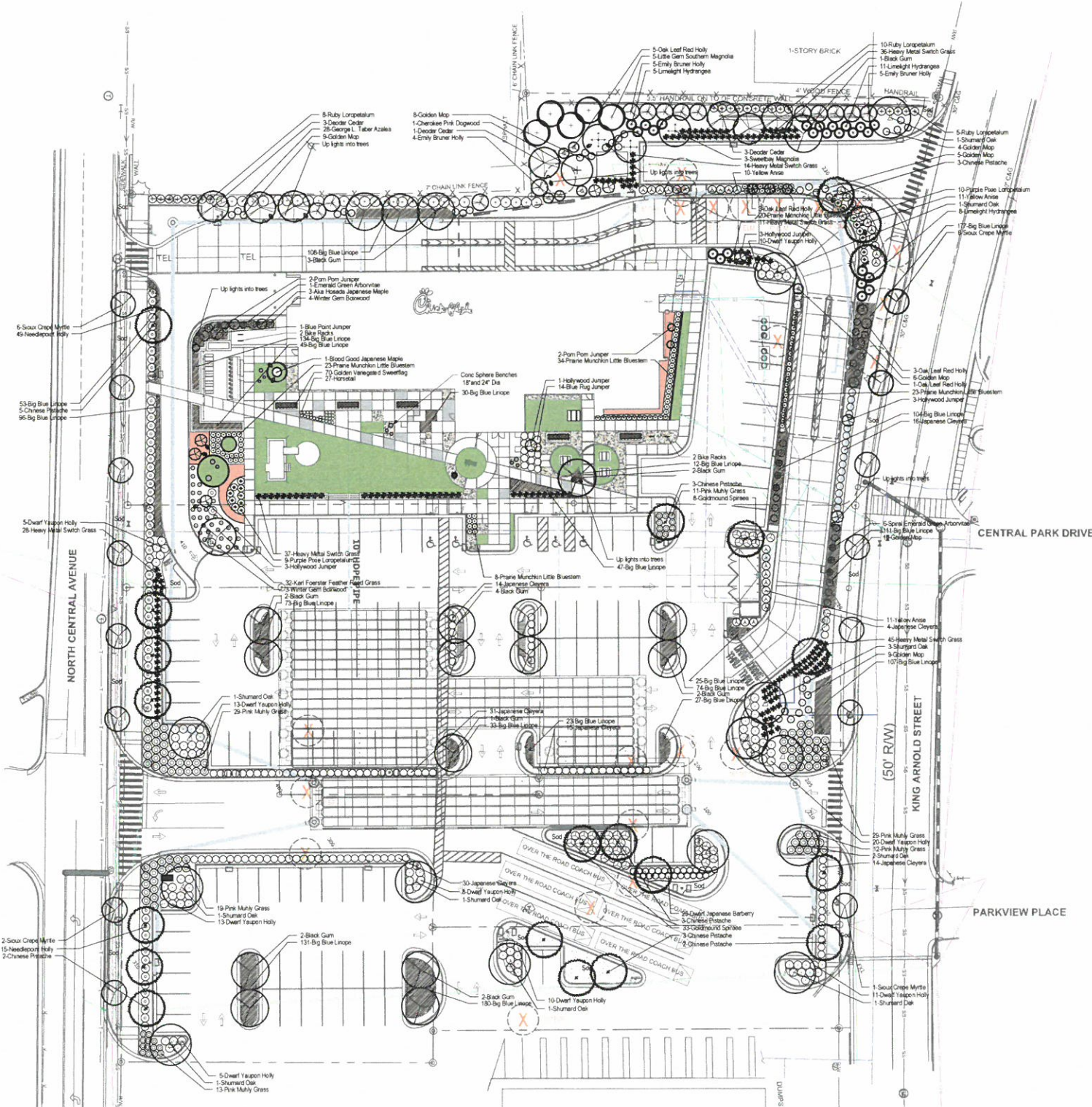


EXISTING TREE TO BE REMOVED



UPLIGHTS - FX LUMINAIRE A-CT5-SV-L10-K30-FL-BZ QUANTITY = 20

0 30 60 FT



LANDSCAPE REQUIREMENTS

HAPEVILLE, GA

A. VUA Perimeter Landscaping	
REQUIRED	1. Min 5' S-strip at perimeter of site
	2. Screen from ROW and adjacent uses to 3' hgt. (at maturity)
	3. N Central Ave 240'-96' x 338' LF x 5' width = 1,690 SF @ 1 tree/250 SF = 6.8 or 7 Trees
	4. King Arnold 72'-272'-16' x 380' LF x 5' width = 1800 SF @ 1 tree/250 SF = 7.2 or 7 Trees

B. VUA Interior Landscape	
REQUIRED	1. 5' Landscape Strip provided
	2. Screen from ROW with Needpoint Holly and Loropetalum
	3. N Central Ave 7 Chinese Pistache = 7 Trees
	4. King Arnold 6 Chinese Pistache = 7 Trees
	1 Shumard Oak

C. Open Space and Greenspace	
REQUIRED	1. 10% of total VUA 83,808 SF (exclusive of perimeter areas)=8381 @ 1 Tree/250 SF = 33.5 or 34 Trees
	2. All separate LS areas to have min of 2 living plant materials other than trees
	3. Trees must be 15' hgt at maturity, min 2" DBH
	4. Shrubs to be 1' hgt except when acting as screen to residential then 3' hgt at planting, maintain at 5' hgt
	5. Certificate of compliance is required

D. Public Sidewalks and Street Trees	
REQUIRED	1. 5' Landscape area next to curb
	2. Min Street tree max 40' LF on center evenly spaced between street lights
	3. Min 3' Cal. 7' clear trunk
	4. 10' min width of sidewalk

E. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

F. Tree Density Requirements	
REQUIRED	1. See shaded area for open space
	2. Proposed plaza = 17,376 SF
	3. Other open space = 14,142 SF
	4. Total Open Space = 31,518 SF
	5. 3 Dogwood
	6. 4 Black Gum
	7. 3 Sweetbay Magnolia
	8. 2 Shumard Oak
	12 Total

G. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

H. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

I. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

J. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

NO EXISTING TREES ON SITE WILL REMAIN. ALL TREES TO BE REMOVED. NO SPECIMEN TREES ARE EXISTING ON SITE. SEE ARBORIST TREE REPORT DATED APRIL 16, 2020 BY ARBORGUARD.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
1	Acer palmatum 'var. atropurpureum' Bloodgood	Blood Good Japanese Maple	7-8' Hgt Specimen	Selected by LA at nursery
3	Acer platanum 'Aka Hosoda'	Aka Hosoda Japanese Maple	4' Hgt	Specimen
7	Cedrus deodara	Deodar Cedar	11-12' Hgt	Single Straight Leader
1	Cornus kousa 'Cherokee Chief'	Cherokee Pink Dogwood	2' Cal	B & B
14	Ilex x Emily Bruner	Emily Bruner Holly	6-7' Hgt	Single Straight Leader
15	Lagerstroemia indica 'faen' 'Sioux'	Sioux Crepe Myrtle	9-10' Hgt. Standard	Single Trunk, upright canopy, matched
5	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	3" Cal. 10' Hgt	Multi-stem
3	Magnolia virginiana	Sweetbay Magnolia	3" Cal. 10' Hgt	B & B, single straight leader
19	Nyssa sylvatica	Black Gum	4" Cal. 14' Hgt	B & B
21	Pistacia chinensis	Chinese Pistache	4" Cal. 14' Hgt	B & B
13	Quercus shumardii	Shumard Oak	4" Cal. 14' Hgt	B & B, single straight leader
1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-8' Hgt	Spiral Cut, Matched
6	Thuja occidentalis 'Smaragd' Spiral	Spiral Emerald Green Arborvitae	6' Hgt Topiary	
Shrubs				
70	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	1 Gal	
25	Berberis thunbergii 'Common Pygmy' (Atropurpurea Nana)	Dwarf Japanese Barberry	3 Gal. 12"-18" O.A	Sheared in spheres of varying sizes
7	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	7 Gal	
32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	
51	Chamaecyparis pfitzeri 'Golden Mop'	Golden Mop	7 Gal - 24"-30" Hgt	Shear into Spheres
124	Cleyera japonica	Japanese Cleyera	3 Gal	
24	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal	
64	Ilex cornuta 'Needpoint'	Needpoint Holly	3 Gal	
96	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal	
12	Ilex x 'Conat'	Oak Leaf Red Holly	6-8' Hgt, hard pruned into pyramid shape	
32	Illicium parviflorum	Yellow Anise	3 Gal	
4	Juniperus chinensis 'Blue Point' Pom Pom	Pom Pom Juniper	6" Hgt. Topiary	
10	Juniperus chinensis 'Tortuosa'	Hollywood Juniper	7 Gal	
1	Juniperus chinensis 'Blue Point'	Blue Point Juniper	3 Gal	
14	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 Gal - 15"-18" Spr	
19	Loropetalum chinense 'Purple Pixie'	Purple Pixie Loropetalum	3 Gal	
23	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal - 24"-30" Hgt	
113	Muhlenbergia capillaris	Pink Muly Grass	3 Gal	
171	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal	
108	Schizachyrium scoparium 'Praine Munchkin'	Praine Munchkin Little Bluestem	1 Gal	Plant 30" OC
41	Sporaea japonica 'Goldmound'	Goldmound Spirea	3 Gal	
Groundcovers				
27	Equisetum hyemale	Horseshoe	1 Gal	Plant 18" OC
1584	Liriodendron 'Big Blue'	Big Blue Linco	1 Gal	Plant 18" O.C
4065	Oxydodon dactylon	Hybrid Bermuda Grass	SF Sod	
Other				



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770.442.1123 fax

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Alpharetta, Georgia 30009

manleylanddesign.com



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FSU# 70001

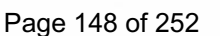
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NO. DATE DESCRIPTION

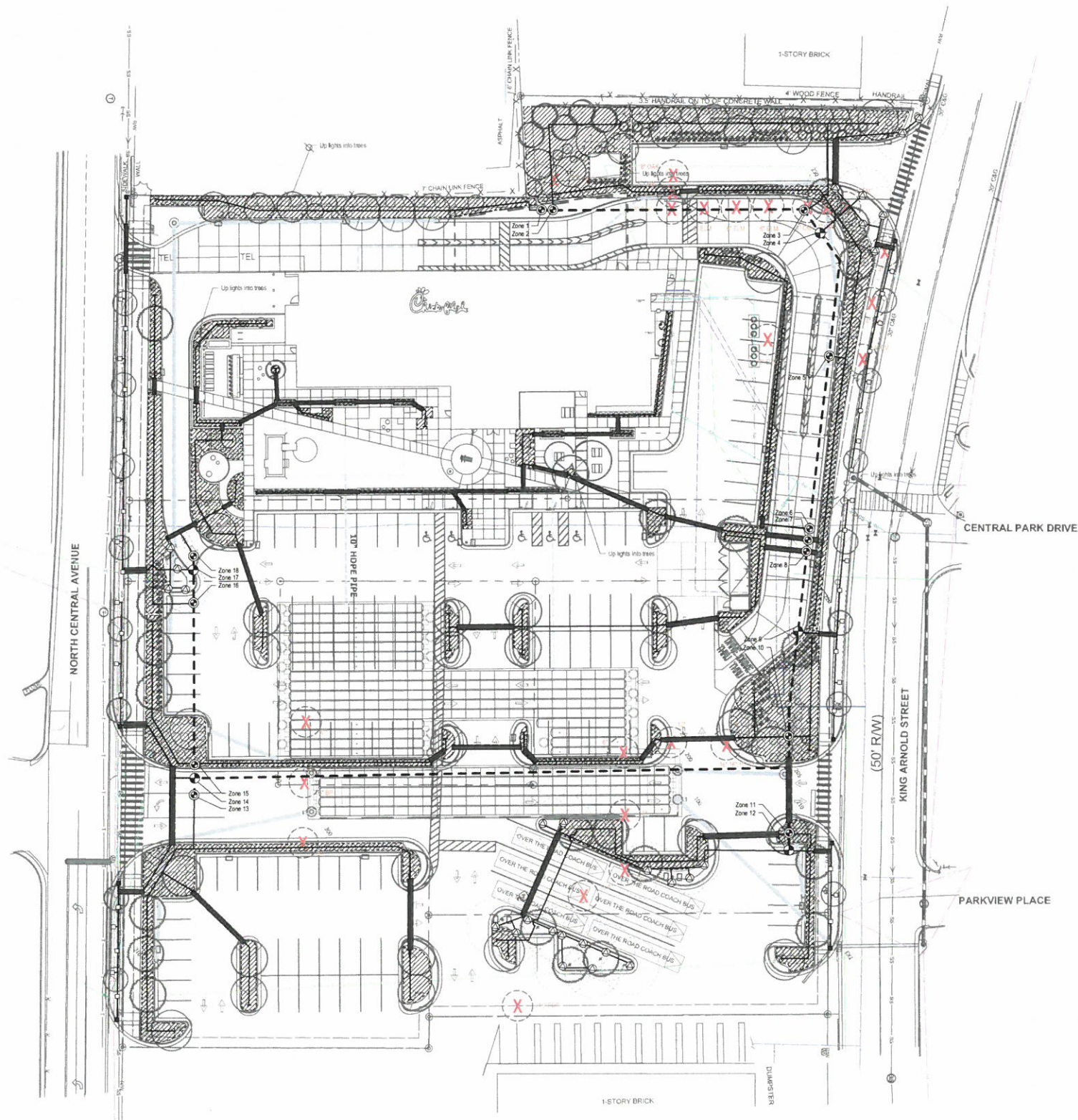
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SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-100



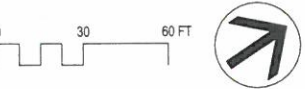


IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

[M]	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
[S]	1" MANUAL SHUTOFF VALVE	1 REQUIRED
[BF]	BACKFLOW PREVENTER	AS REQUIRED BY CITY
[PR]	1" PRESSURE REGULATOR	AS REQUIRED
[EV]	1" ELECTRICAL MASTER VALVE	1 REQUIRED
	LANDSCAPE DRIPLINE	RAINBIRD XFD-09-18
	ROTARY SIDE STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANLCS or (RCS)
	ROTARY LEFT OR RIGHT END STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANSST
	45-270 ADJUSTABLE ARC ROTARY NOZZLE - 8'-14" RADIUS	RAINBIRD RD1800-S-P45-R-VAN14
	1" ELECTRIC VALVE	RAINBIRD 100-PGA
	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-100-PRB-COM
[C]	AUTOMATIC CONTROLLER	RAINBIRD ESP-ME3 (120V required); expansion modules as needed
	RAINFREEZE SENSOR	RAINBIRD WR2-RFC
	1" LATERAL LINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1" LATERAL LINES
	1.5" MAINLINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1.5" MAINLINE
	IRRIGATION SLEEVE - 4" SCH 40 PVC	4" SCH 40 PVC SLEEVE UNDER PAVEMENT installation of sleeves by contractor in location as shown on plan.

NOTE:
SEE SHEET L-201 FOR IRRIGATION DETAILS
SEE SHEET L-202 FOR IRRIGATION SPECIFICATIONS
Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.
Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

- IRRIGATION NOTES**
1. Irrigation contractor is responsible for locating and protecting all underground utilities prior to trenching.
 2. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
 3. Irrigation meter and backflow preventor to be provided by the general contractor.
 4. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
 5. Automatic controller to be located in the storage room. Rainfreeze sensor shall be located on the trash enclosure respectively; Rainfreeze Sensor to be located free from obstructions and exposed to the weather.
 6. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
 7. 45 psi required per rotor station, 30 psi required per spray station, 40 psi required per drip station. All spray and rotor bodies to have PRS (in-stem pressure regulation) as indicated in the legend.
 8. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
 9. 4" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
 10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
 11. All lateral and sub-main pipe (class 200 PVC pipe) to have a minimum of 12" and a maximum of 18" cover.
 12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
 13. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
 14. All lines to be thoroughly flushed before installation of sprinkler heads.
 15. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect. Refer to the Irrigation Legend for product specs.
 16. Irrigation is to be installed as designed, unless otherwise approved by the Landscape Architect.
 17. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-304-1145.
 18. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
 19. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.



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FSU# 70001

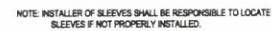
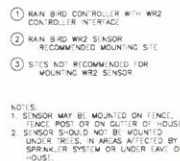
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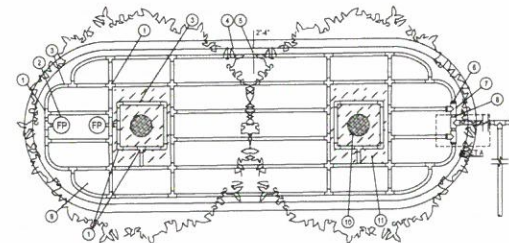
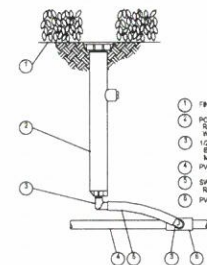
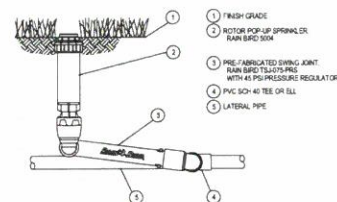
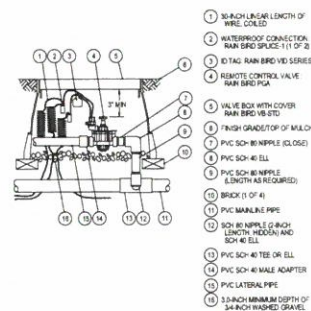
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SHEET
IRRIGATION PLAN

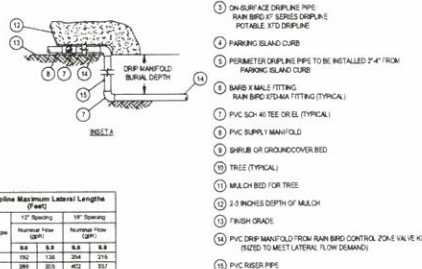
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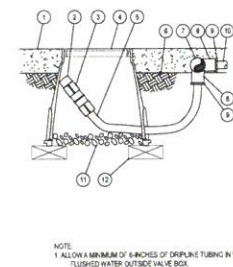
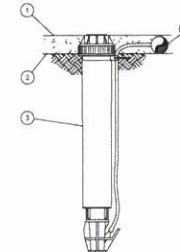
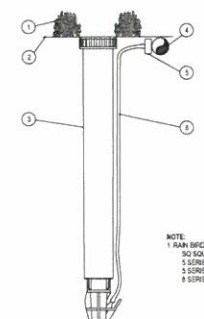
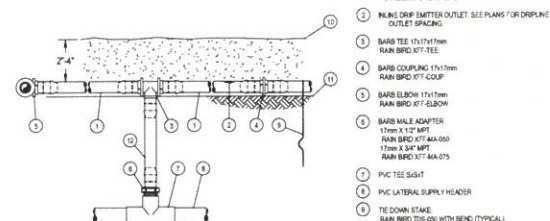
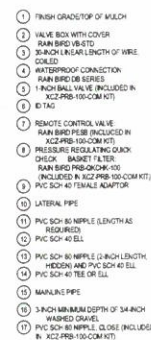
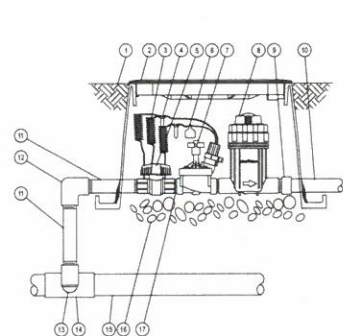
4 IRRIGATION SLEEVING



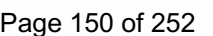
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	Normal Flow (gph)		Normal Flow (gph)	
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20	192	136	254	21
30	265	205	452	33
40	350	249	498	45
50	387	281	573	67
60	436	378	637	87



8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW
SCALE: NTS



13 **DRIP: DRIPLINE FLUSH POINT**
SCALE: NTS





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30349-2998



SELSER SCHAEFFER ARCHITECTS

2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
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CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 NORTH CENTRAL AVENUE
HAPEVILLE GEORGIA 30354

FSR#70001

BUILDING TYPE / SIZE
RELEASE[illegible]

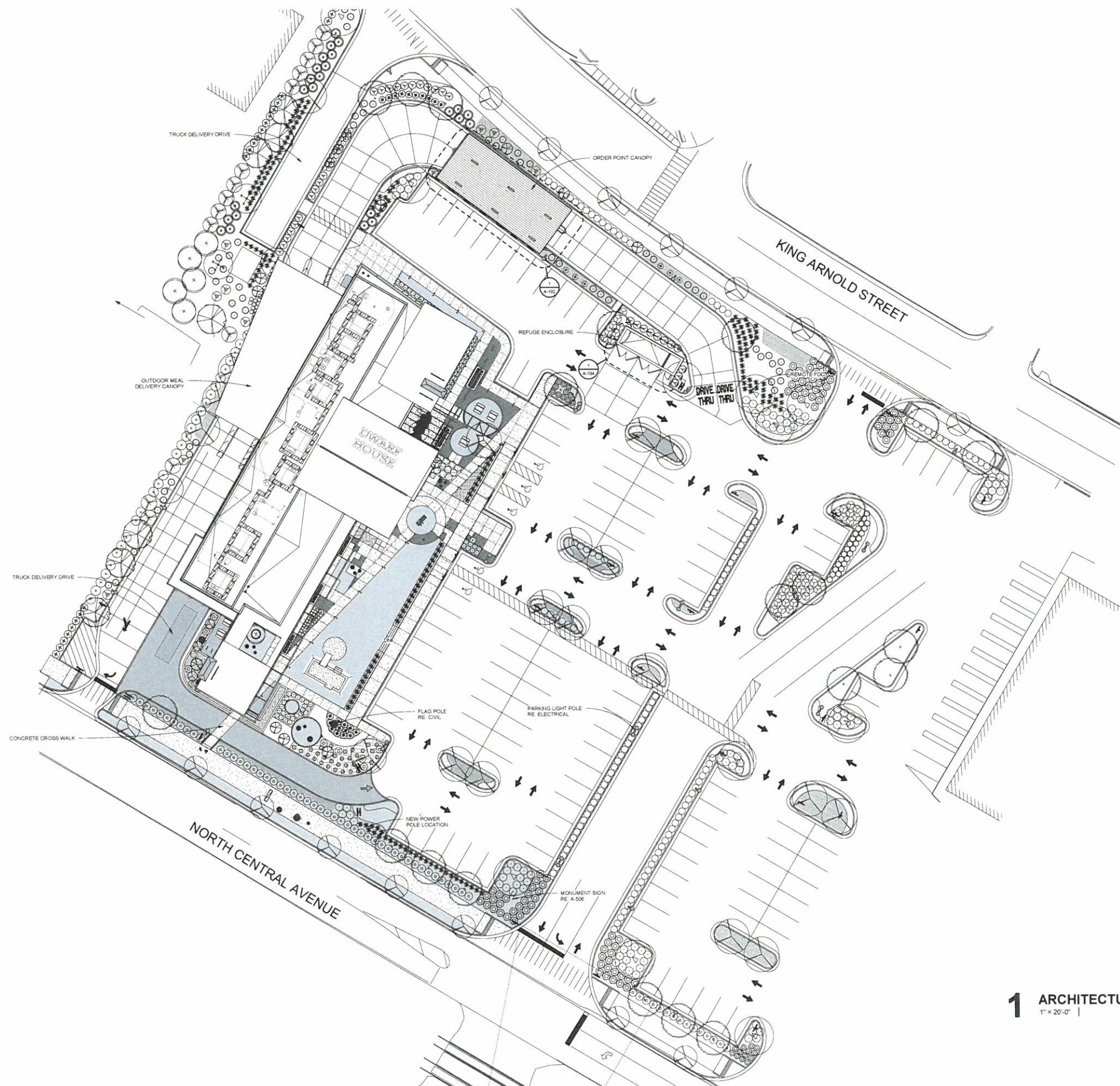
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SHEET
ARCHITECTURAL SITE
PLAN

SHEET NUMBER

A-100



1 ARCHITECTURAL SITE PLAN

PERMIT



Chick-fil-A

Chick-fil-A
5200 Buffington Road
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FSR#70001

BUILDING TYPE / SIZE
RELEASE

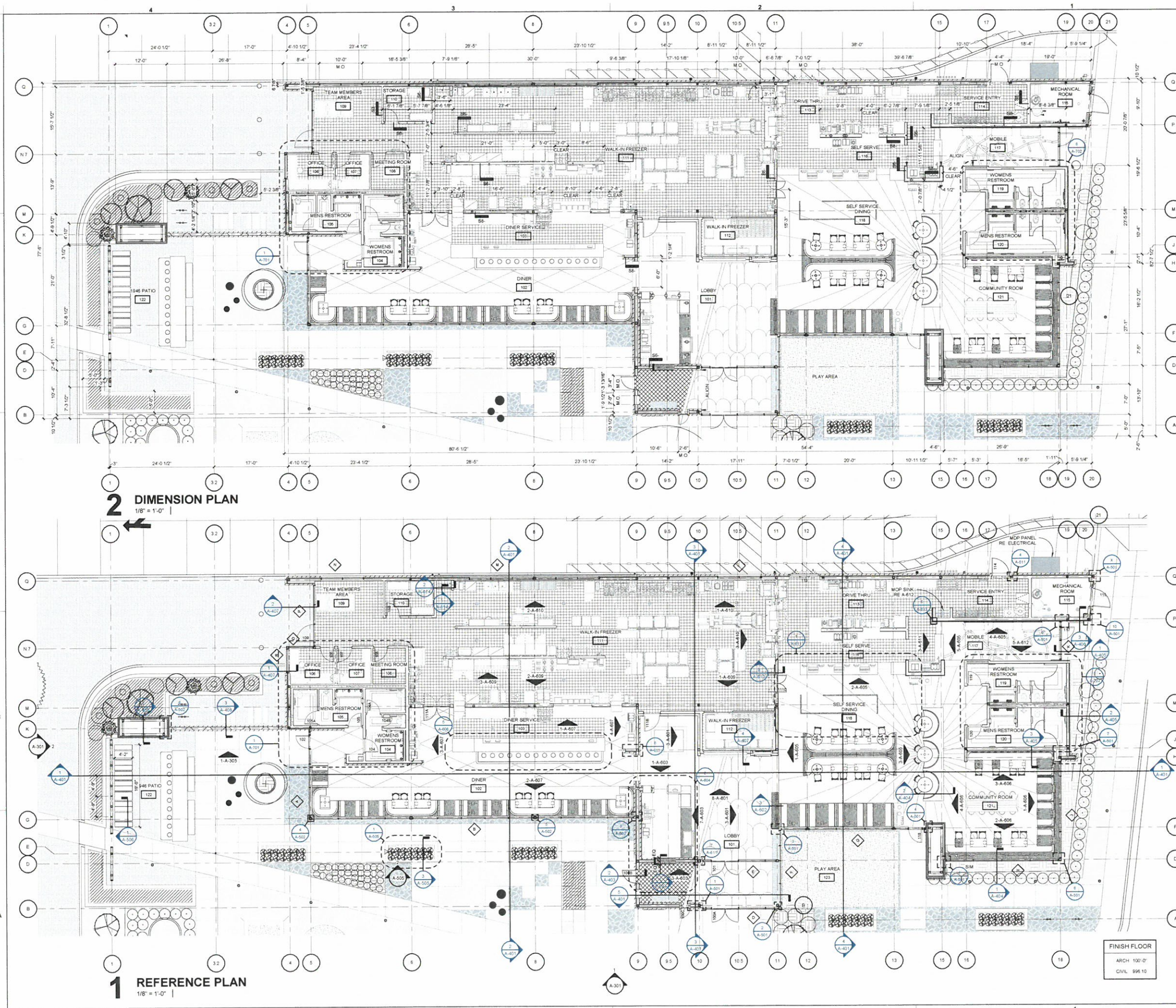
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SHEET
FLOOR PLAN

SHEET NUMBER
A-201



2 DIMENSION PLAN
1/8" = 1'-0"

1 REFERENCE PLAN
1/8" = 1'-0"

FINISH FLOOR
ARCH 100'-0"
CIVIL 999'-10"

PERMIT



EAST - FRONT ELEVATION



WEST - REAR ELEVATION

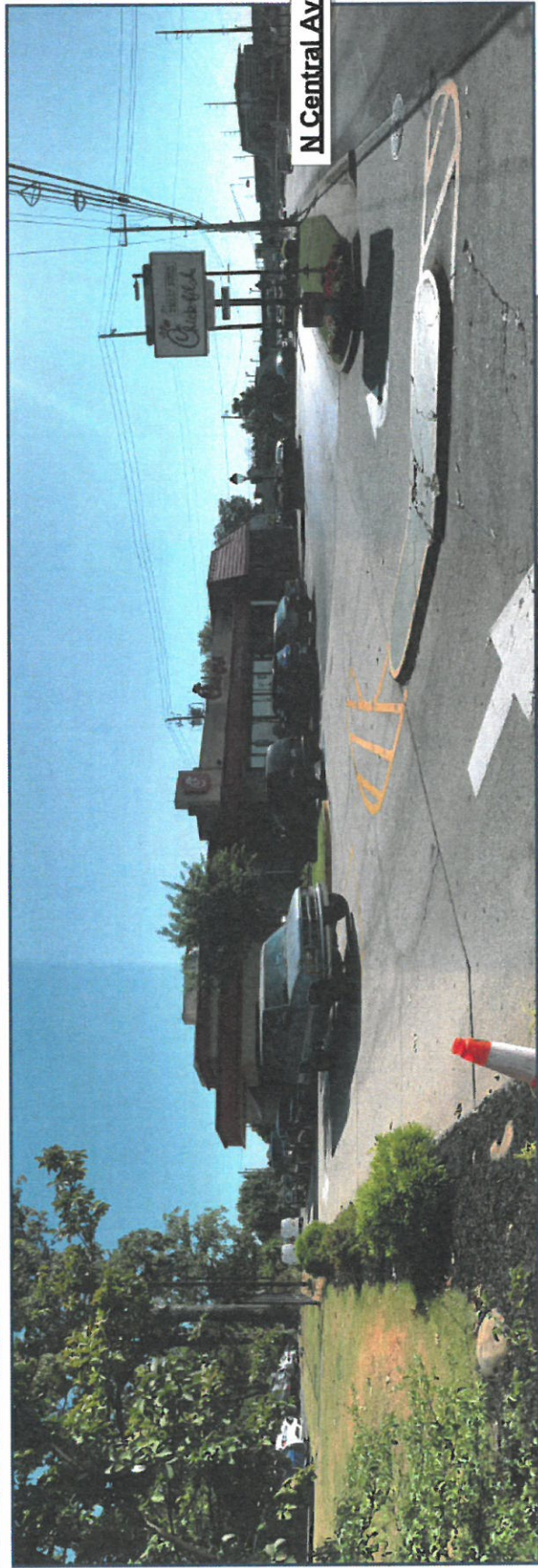


SOUTH - NORTH CENTRAL AVENUE ELEVATION



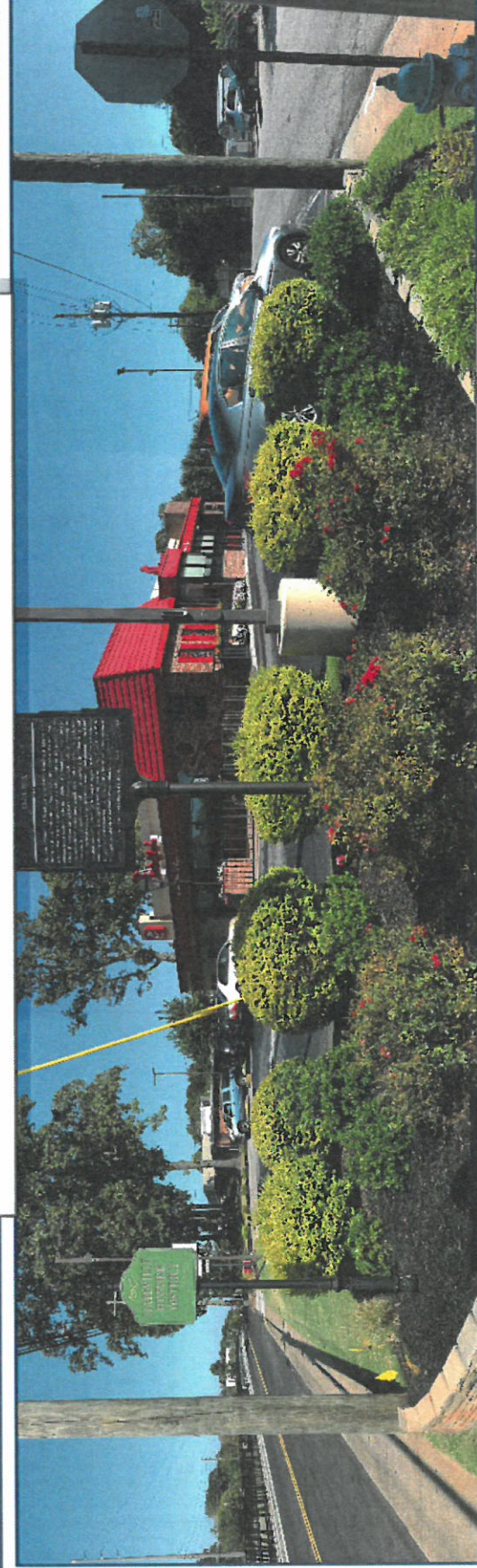
NORTH - KING ARNOLD STREET ELEVATION

CHICK-FIL-A HAPEVILLE DWARF HOUSE
 DESIGN REVIEW ELEVATIONS
 OCTOBER 21, 2020



N Central Ave

1 - View From SW Corner Dwarf House Site



2 - View From South Corner Dwarf House Site



King Arnold St

3 - View From NE Corner Dwarf House Site



King Arnold St

4 - View From North Corner Dwarf House Site



5 - View From West Side Dwarf House Site



6 - Existing Dwarf House



7 - Irrigation Meter Along N Central Ave



8 - Hydrant @ N Central Ave & Sherman Road



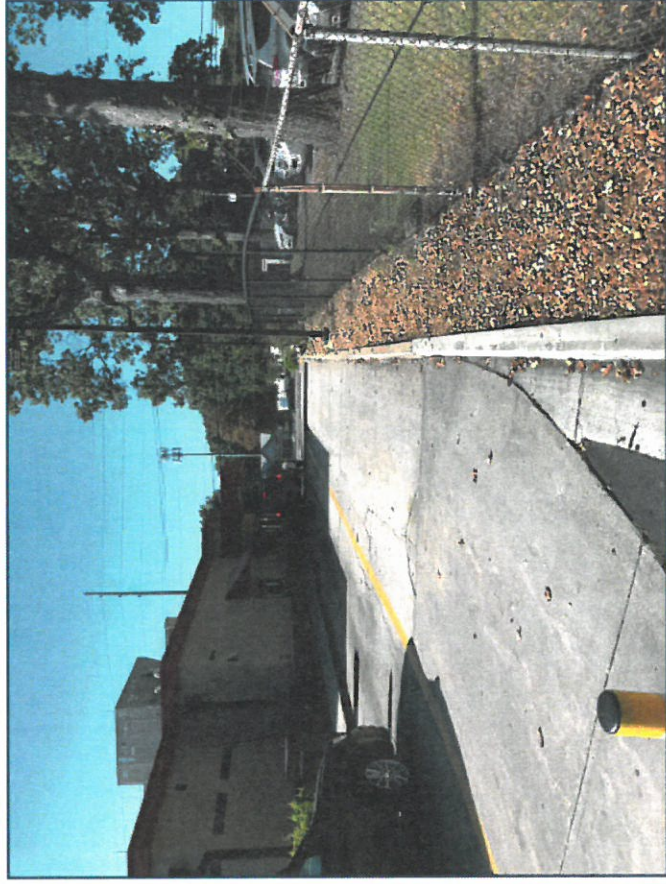
9 - Power & Phone From Sherman Rd To Building



10 - Rear Of Dwarf House



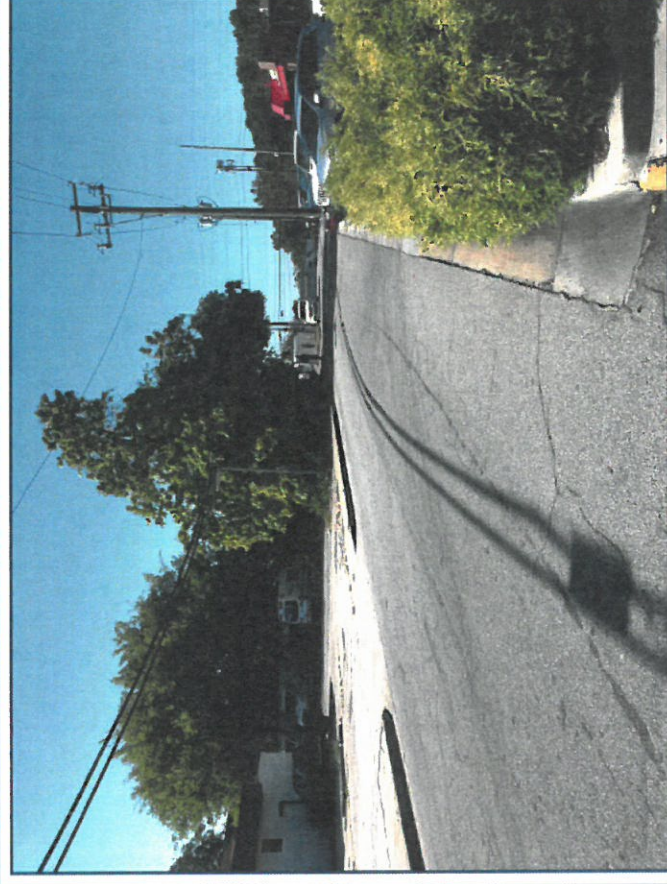
11 - Refuse Enclosure & Grease Trap



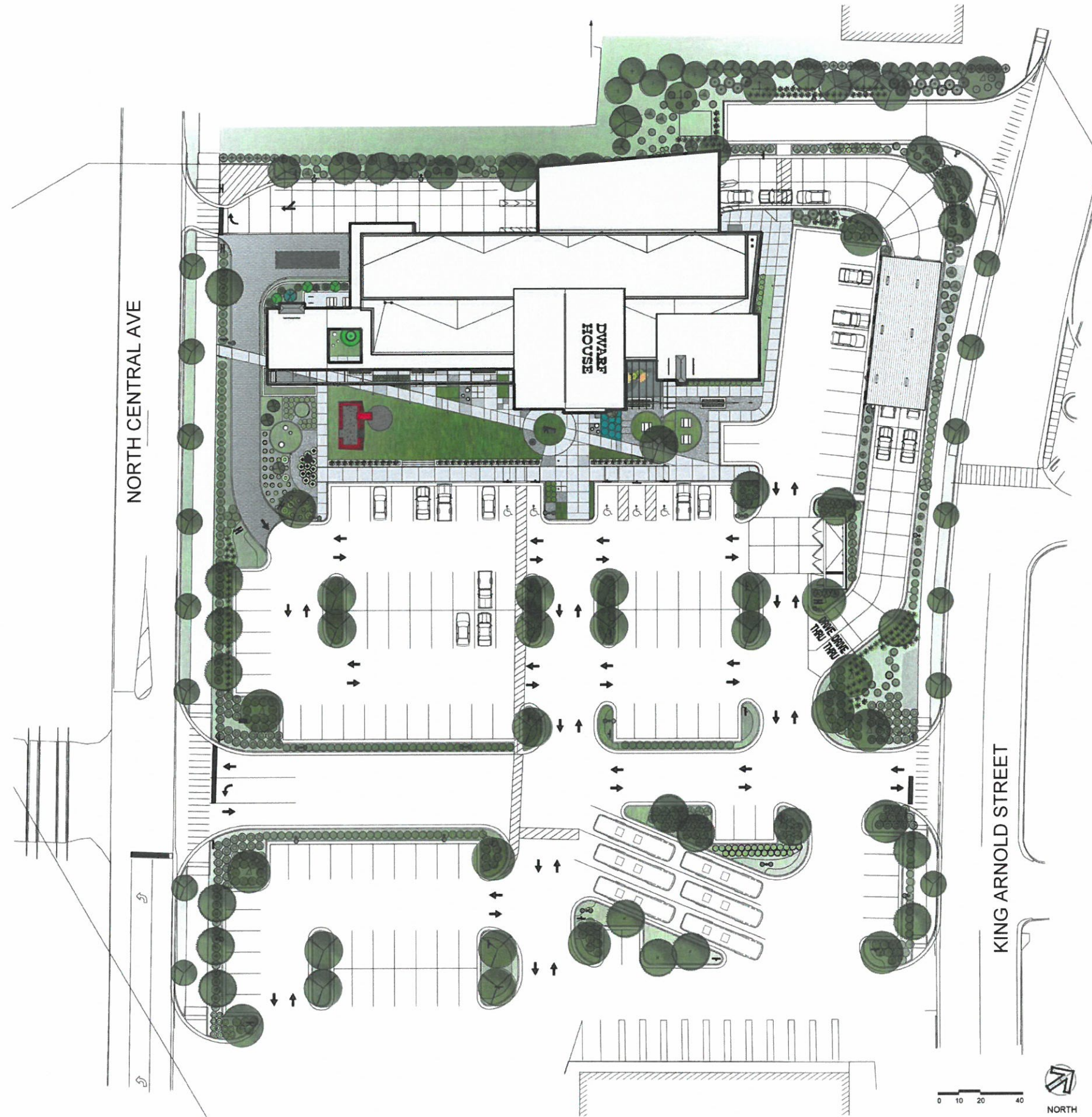
12 - Drive-Thru Pick-Up



13 - Flume Near Refuse Enclosure



14 - Sherman Road Toward South





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

DATE: November 4, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 461 North Central Avenue**

BACKGROUND

The City of Hapeville has received a site plan application from Joseph Latimer c/o Dwarf House Group to redevelop the Dwarf House at 461 North Central Ave. A subdivision plat has been submitted to consolidate 4 parcels to serve as the development site, including the restaurant and associated parking. Given the popularity of the original site of the Dwarf House and its tourist draw, two adjacent parcels will be leased to accommodate additional parking.

The property is zoned U-V, Urban Village and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

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

Permitted Uses:

- (9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

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

Dimensional Requirements for **U-V 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			
Non residential	20	2,000				90	0/15	0/15	0	0	4 g.	64 g.	d, e, i, j, k.	

Sec. 93-11.2-7. - Area, placement, and buffering requirements.

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

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.

Compliant

- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Build to line exceeded. Requesting variance.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.

There is a residential apartment building at the northwest property line.

- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.

Compliant

- (6) *Distance between buildings.* Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

Not applicable

- (7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
- The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - The proposed development meets approval from the fire department and FAA.
 - The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

The building ranges from 22' to 26' in height. 24' is required.

- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
- A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

There is a residential apartment building at the northwest property line. There is a concrete wall (height unknown and a 4' wooden fence. There is approximately 20' from the driveway to the property line. Landscaping buffer is shown, the wall should meet the 6' to 8' requirement.

Sec. 93-11.2-8. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

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

- e. Parking.

There are 12 parking spaces located in the supplemental zone along North Central Avenue to the east of the building. These should be removed or a variance requested.

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.

Compliant

- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Not applicable

- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

Not applicable

Sec. 93-11.2-9. - Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.

Compliant

- b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.

Not applicable

- c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.

Compliant

- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.
- e. The landscape area shall be maintained by the adjacent property owner.

(2) *Sidewalk clear area requirements.*

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.

Compliant

- d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
- e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

- (3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Paving materials should cross intervening driveway.

Sec. 93-11.2-10. - Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

- (1) See article 22.1 of this chapter for minimum parking space requirements.
1 parking space per 1,000 SF of commercial/retail space. Square footage of building is 11, 324 and patio is 818 for a total square footage of 12,142 SF and a required parking of 37 spaces. Project proposes 121 spaces which exceeds the allowable parking. A variance is required.
- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

1. A to-scale map indicating location of proposed parking spaces;
2. Hours of business operation of nonresidential parking users;
3. Copies of the legal instrument that authorizes the use of shared parking facilities;
4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.

Not applicable

- c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.

Not applicable

- (5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Not applicable

- (6) Carports shall be prohibited.

Not applicable

- (7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Not applicable

- (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).

Not applicable

- (9) Bicycle or moped parking spaces are required as follows: All non-residential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area, or at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Compliant

- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

Compliant

ARTICLE 23. - OFF-STREET PARKING AND LOADING

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

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

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

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

North Central is 36' (three lanes), King Arnold is 26' for two way entrance.

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

Paving materials should be continued across intervening driveway.

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

Compliant

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

Not applicable

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

Compliant

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

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

Compliant

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

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

Compliant

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

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

Not applicable

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

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

Not applicable

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

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

Not applicable

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

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

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

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

Additional parking requires variance

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

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

Minimum Full-Size Space Dimensions

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

Minimum Compact-Size Parking Space Dimensions

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

All parking, with the exception of the bus parking spaces, are shown as 10'18' parking spaces. Code requires 30% of parking be 9'x 15'.

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

Compliant

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

(1) Access to buildings generally.

- Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.
- A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by abovegrade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Compliant

Parking Spaces for Handicapped

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

Compliant - 5 handicapped spaces are provided adjacent to the building.

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

Compliant

Sec. 93-23-12. - Location.

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

Not applicable

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

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

Not applicable

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

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

Compliant

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

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

Compliant

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

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

Compliant

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

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

Not applicable

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

- (a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.
- (b) *Areas subject to the requirements of this section.* Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.
- (c) *Procedure for the development of vehicular use areas.*
 - (1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.

- (2) *Submission of a required survey and proposed landscape plan.*
 - a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.
 - b. Each survey and landscape plan shall include the following:
 1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
 2. North arrow and scale;
 3. All dimensions; and
 4. All required information and data listed on drawings.
- (3) *Survey.* The required survey shall include the following information:
 - a. Legal description of the property.
 - b. All trees and survey data as defined in this chapter.
 - c. Existing structures, buildings, parking spaces, accessways, and public streets.
 - d. Aboveground and belowground utility lines and easements.
 - e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.
- (4) *Landscape plan.* The proposed landscape plan shall include the following information:
 - a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
 - b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
 - c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.
 - d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.
- (d) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:
 - (1) *Tree requirements.* Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.
 - (2) *Perimeter landscape requirements.*
 - a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.
 - b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.

1. i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension of ten feet from the right-of-way line to the vehicular use area.
- ii. In addition, the requirements of section 93-2-7 shall be met.
2. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.
- (3) *Permitted modification to the landscaping requirements.*
 - a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
 - b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
 - c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
 - d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.
- (4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.
 - a. *New plant materials.*
 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.
 - b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with this chapter and chapter 93, article 29.
 - c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.
 - d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.

- e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.
 - f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.
- (e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.
- (f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plan. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

REQUIREMENTS

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

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

The plans show the location of a new one story, 11,324 SF restaurant with an 818 SF patio. Per the site plan, the structure will be between 22 and 26' high.

Front setback (0/15' req), approximately 20'

Side setbacks (0' req) approximately 38'

Rear setbacks (0' req) approximately 98'.

The front setback exceeds the required build to line. A variance is requested.

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

36' asphalt driveway shown onto North Central (for 2 egress and 1 ingress). Rear driveway is 26'. New ordinance limits to 24' for 2 way entrance (King Arnold). A variance is required or narrowing of the driveway. A 10' sidewalk is shown along North Central Ave and a 5' sidewalk is shown along King Arnold Street.

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

There are 37 required spaces, and 121 proposed spaces, including leased adjacent parking. Board of Appeals should approve the proposed increase in parking. See above for additional parking detail.

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

Compliant

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

See Arborist Report

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

Provided

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

Provided

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

A concrete wall is located along the northwest property line.

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

Provided

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

Provided. See engineer's report.

- k. Location and size of all signs.

Provided. Will be reviewed separately.

- (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 153,251 SF or 3.52 acres. The minimum lot size is 2,000 SF.

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

Not compliant

Impervious area, building pad, asphalt pavement, concrete, gravel 139,746 SF or 91.2%. Allowable is 90%

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

Not applicable.

- d. Floor area in nonresidential use by category.

7% retail

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

Not applicable.

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

Exceeds allowable parking spaces. Variance is required. See above.

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

Compliant

FINDINGS

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

1. *Install 6' to 8' opaque wall for buffer between residential and property along northwest property line as part of the buffer.*
2. *Reduce 30% of parking spaces to compact size (9'x 15') parking space size*
3. *Reduce impervious area to 90% or below. Current calculation is 91.2%.*
4. *All parking, except for the bus parking spaces, are shown as 10'x 18' parking spaces. Code requires 30% of parking be 9'x 15'.*
5. *Continue paving materials across intervening driveway.*
6. *Remove 12 parking spaces located in the supplemental zone along North Central Avenue to the east of the building or request a variance.*
7. *Reduce 26' driveway to 24' or request a variance.*
8. *Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.*
9. *Address any outstanding issues on the Engineer's Report.*

Variances required for Board of Appeals consideration:

1. *Allow for excess of 110% parking*
2. *Allow for adjoining lot parking*
3. *Increase front build to line to 20'*
4. *Increase driveway width on King Arnold to 26' (if not addressed)*
5. *Allow for parking spaces along North Central (if not addressed).*
6. *Increased maximum restaurant size to exceed 6,000 SF*

Special Permit required:

1. *Drive-through*

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

November 6, 2020

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

Re: 461 North Central Avenue
Site Plans Review No. 1
K&W Ref. No. 201051.70

Dear Ms. Senter:

As requested, I have reviewed the site development plans for 461 North Central Avenue for the commercial site located on a 3.52 acre parcel on North Central Avenue, within a U-V-c Zoning District. This review is for compliance with the site plan requirements of the City. The initial submittal was received on October 27, 2020. The plans were prepared by Greyden Engineering Planning under the engineer seal of Todd Rogers and dated 10-21-2020. My comments are as follows:

1. Water service and sanitary sewer service plans for the site are not shown.
2. The eastern edge of the development appears to connect to existing paved areas that are offsite property. Further information on traffic patterns, driveway entrances and new/existing paving limits should be provided. If work is proposed on the offsite property, a copy of the permission from the adjacent property owner should be provided to the City.
3. Storm drain piping sizes, slope, material, and profiles should be shown on the drawings.
4. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
5. A copy of the GDOT driveway entrance encroachment permit approval for the two entrance road connections on North Central Avenue should be provided to the City for record purposes.
6. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
7. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
8. Construction details of the proposed pavement types and thicknesses and type of curb and gutter should be shown on the drawings.
9. The purpose for the dead-end driveway at the northwest corner of the property at King Arnold Street is not clear. What is to prevent vehicle traffic from entering this driveway and not being able to turn around?
10. The landscape plans mention an Arborist Tree Report from April 2020 that was not provided with the submittal.
11. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The applicant should add information to the drawings to clarify.
12. Based on the improvements on the site, site disturbance will exceed 5,000 square feet. Therefore, provisions to address the Post Development Storm Water Management per the procedures of Section 63-2-2 (2) of the Code of Hapeville should be adequately demonstrated as the redevelopment includes the creation, addition or replacement of 5,000 square feet or more of impervious cover. Provisions to be provided to the City should include the storm water management inspection and maintenance schedule and agreement, performance maintenance bond and fees, and the detailed estimate of the plan annual maintenance costs.

13. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9).
14. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
15. The disturbed acreage for the site is greater than 1 acre, therefore the petitioner should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
16. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
17. Profiles of new sanitary sewer lines should be shown on the drawings.
18. It is not clear if existing street pavement open cuts are necessary for utilities connections. If applicable, construction details of the pavement patch requirements and the temporary traffic control measures should be shown on the drawings.
19. The projected peak and average utility usage for all City provided utility services (such as water and sanitary sewer) should be indicated on the plans.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 461 North Central Ave.

Date: November 5, 2020

I do not see this project having a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.

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

Name of Applicant W. Barry Dunlop
Mailing Address 7 Dunwoody Park, Ste 115, Atlanta, GA 30338
Telephone [REDACTED] Mobile [REDACTED]
Email bdunlop@paradigmeng.net
Property Owner (s) James L. Chapman, Jr.
Mailing Address 30 Moreno Point Rd, Ph 701C, Destin, FL 32541
Telephone _____ Mobile _____
Address/Location of Property:
3165 Dogwood Dr, Hapeville, GA 30354 & 3167 [REDACTED] GA 30354
Present Zoning Classification: V & R-1
Present Land Use: Auto Dealer (Full Service) & Residential Vacant Land
Parcel ID #: 14 009900031123, 14 009900030422, 14 009900031131

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

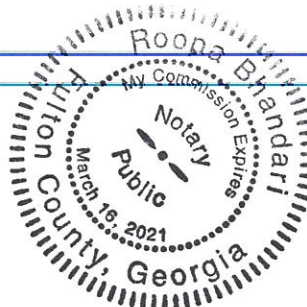

Applicant's signature

Date: 10/13/2020

Sworn to and subscribed before me

This 13 day of October, 2020.


Notary Public



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

WRITTEN SUMMARY

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

The proposed project will combine 2 parcels fronting Dogwood Drive and 1 parcel fronting Lake Avenue totaling 1.64 acres for the construction of a single-family attached development. The property is located in the V (Village) and R-1 (One-Family Residential) zoning districts as well as the Arts District overlay. The subject property is bordered by properties that are also within the V (Village) and R-1 (One-Family Residential) zoning districts as well as the R-5 (One-Family Attached and Detached Residential) zoning district. The present land use for the subject property are "Auto Dealer (Full Service)" & "Residential Vacant Land". The existing building, asphalt paving, and any other improvements on-site are to be removed. Erosion control BMP's are to be installed prior to any land disturbance activities, clearing of the site, and/or demolition. The proposed redevelopment for the currently vacant property will contain a total of 23 townhome units with 2-car garage parking within 3 separate buildings. Each unit will have a terrace level, main level and second level, providing a total of 2,200 square footage of floor area at a maximum height of 2-1/2 stories or 35 feet. A private drive will loop around within the development to provide vehicular access and circulation. The development will also include sidewalks, guest parking, a stormwater management facility, stormwater drainage system, other underground utilities including sewer, water and electricity, modular block retaining walls, and other civil works. The driveway entrance will be located at the northeastern corner of the site and will provide access via Dogwood Drive (US 19, SR 3). To provide electrical service for the development, a connection will be made to the existing power lines along Dogwood Drive with a transformer located on private property. Fire and domestic service will be provided via a single tap to the existing 6" water main along Dogwood Drive. Sewage generated by the development will be discharged via a connection to an existing sanitary sewer manhole that is located on an adjacent property fronting Lake Avenue. After being routed through and treated by the proposed stormwater management facility and drainage system, stormwater runoff will be discharged via a doghouse manhole connection to an existing 36" CMP drainage pipe that crosses the parcel fronting Lake Avenue. Stormwater is then routed via a culvert underneath Lake Avenue and then discharged into an unnamed tributary of South River.

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

AUTHORIZATION OF PROPERTY OWNER

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

3165 Dogwood Dr & 3167 Metropolitan Pkwy SW

(Parcel ID #: 14 009900031123, 14 009900030422, 14 009900031131)

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:

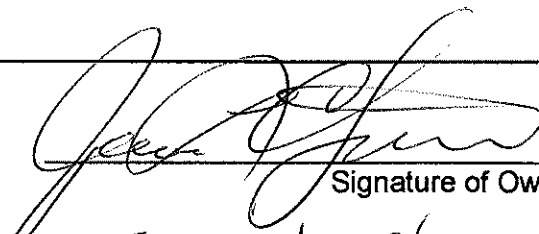
W. Barry Dunlop

Address of Applicant:

7 Dunwoody Park, Ste 115, Atlanta, GA 30338

Telephone of Applicant:

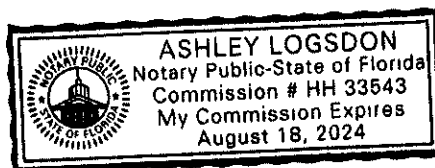
[REDACTED]


Signature of Owner

James L. Chapman
Print Name of Owner

Personally Appeared Before Me this 8th day of October, 2020


Notary Public



PRELIMINARY PLAT CHECKLIST

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

W.B.O.

The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

W.B.O.

Date, approximate north point and graphic scale.

W.B.O.

The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

W.B.O.

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

W.B.O.

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

W.B.O.

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

W.B.O.

The acreage of the land to be subdivided.

W.B.O.

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

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

Applicant Signature: W. Gary Oakley

Date 11/02/2020

LEGAL DESCRIPTION

3165 DOGWOOD DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND (PK NAIL) LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE (40' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W);

THENCE LEAVING SAID INTERSECTION, PROCEED SOUTH 08 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, A DISTANCE OF 60.30 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE SOUTH 08 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.27 FEET TO AN IRON PIN FOUND (1" OTP), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, PROCEED SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 299.53 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 32.98 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 15 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 98.24 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.24 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE NORTH 00 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.73 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 134.86 FEET TO AN IRON PIN SET (1/2" REBAR) LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE (R/W VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE, PROCEED NORTH 39 DEGREES 34 MINUTES 41 SECOND EAST, A DISTANCE OF 11.80 FEET TO AN IRON PIN FOUND (1/2 REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 89 DEGREES 08 MINUTES 57 SECOND EAST, A DISTANCE OF 128.72 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE NORTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 378.44 FEET TO AN IRON PIN FOUND (1" OTP) LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.64 ACRES OR 71,331 SQUARE FEET, MORE OR LESS.



October 14, 2020

Adrienne Senter
Planning & Economic Development Manager
City of Hapeville
3468 North Fulton Ave.
Hapeville, GA 30354

Re: Shirley Estates
3165 Dogwood Drive
Residential Buffer Reduction

Dear Adrienne,

The Shirley Estates is a proposed 23-unit townhome development on a 1.66 acre parcel located at 3165 Dogwood Avenue. This parcel is in the Village zoned category with a residential use. There are two adjoining parcels along the northern property line that are also in the Village zoning category and have a commercial use.

According to Section 93-11.1-6 (6) New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses

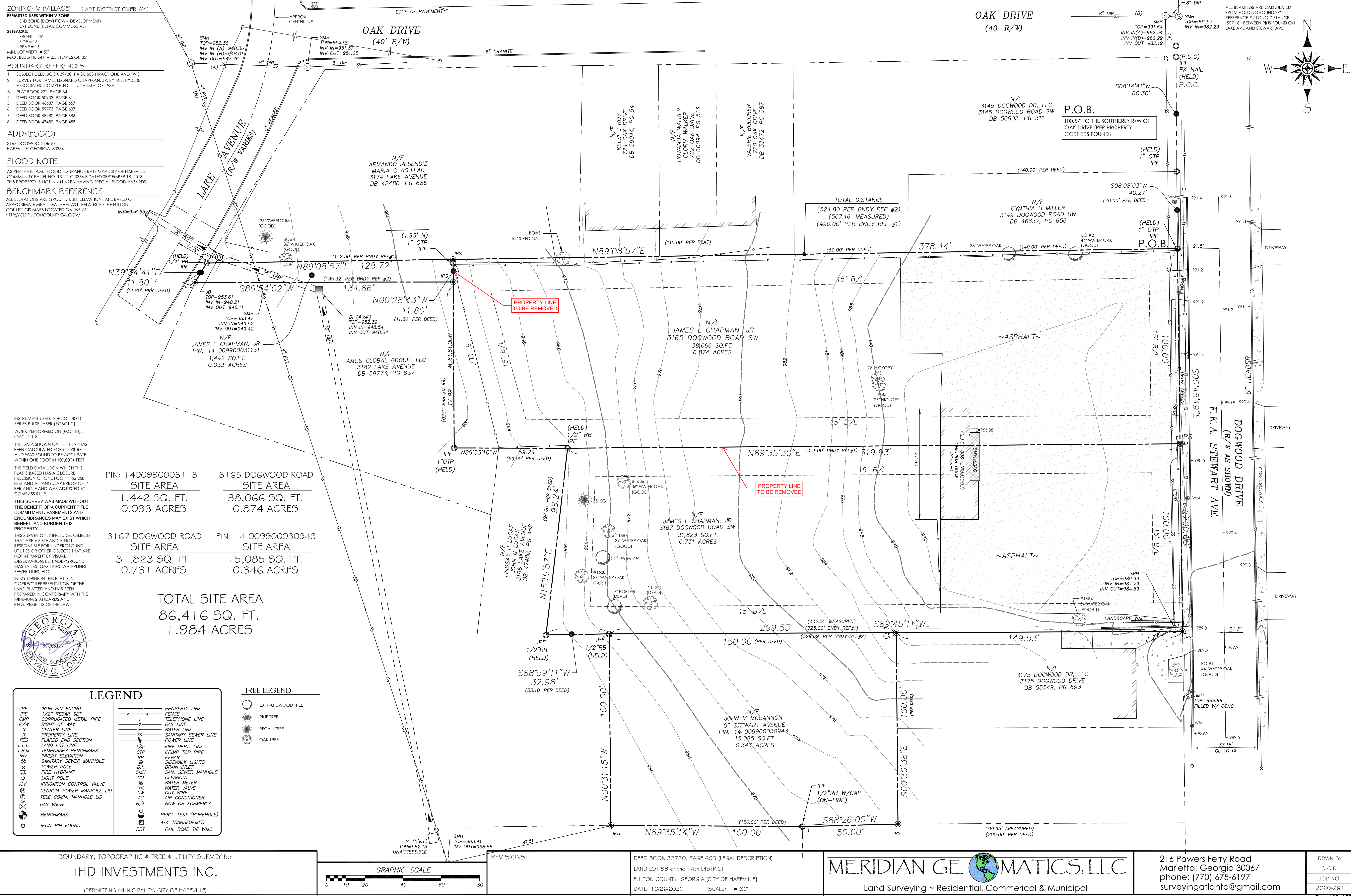
During design we were asked to increase the width of the two internal road networks from a 20' wide alley road to a 26' wide road and sidewalk system (an addition of 12' of mountable surface) to accommodate extra-large fire apparatus vehicles. The buffer space between the internal road and the neighboring commercial property has been reduced by that additional 12' needed for the fire apparatus vehicles. To compensate to the reduction in the buffer between uses, there will be a 6' tall opaque fence placed at the property line.

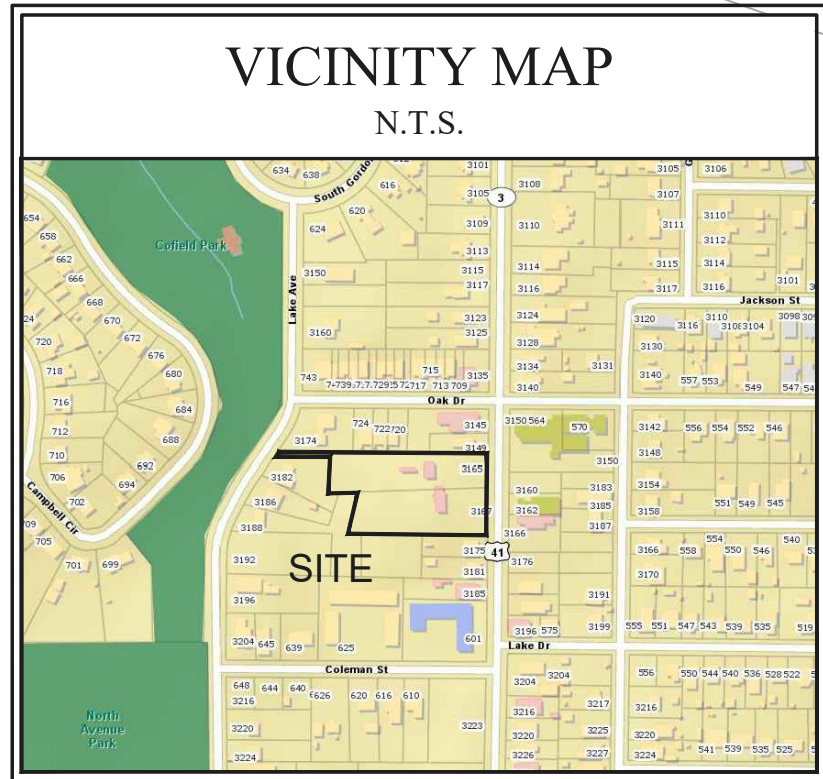
I hope that you will find this as an acceptable measure to provide screening in between the two uses. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, reading 'W. Barry Dunlop'.

W. Barry Dunlop, P.E.

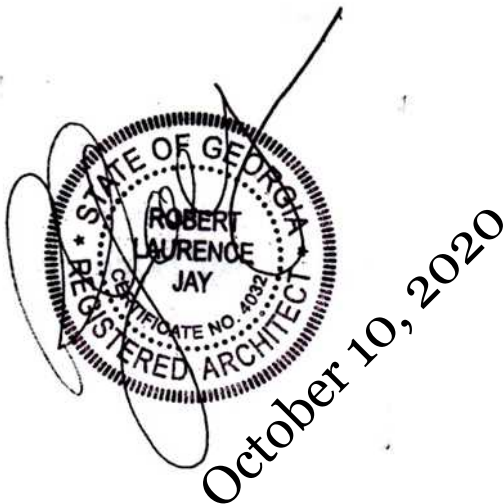




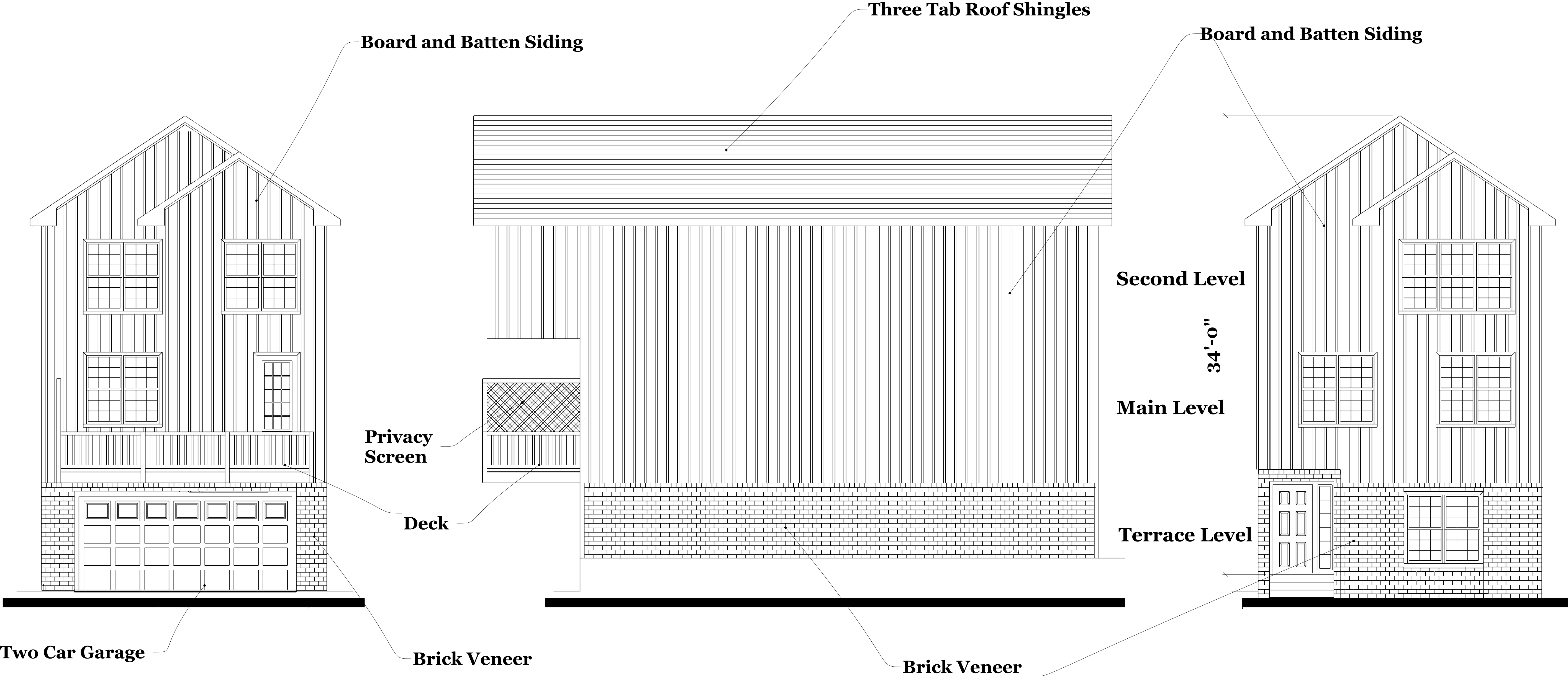
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PROPOSED DOGWOOD TOWN HOMES

THIS PROJECT CONSISTS OF THREE BUILDING WITH 23 TOWN HOME UNITS
THREE STORY WITH FOUR BEDROOMS, THREE AND ONE HALF BATHS, LIVING
DINING, KITCHEN, LAUNDRY AND A TWO CAR GARAGE



A	Proposed Dogwood Townhomes		Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
	Dogwood Drive Atlanta, Georgia			MM/DD/YY	REMARKS
				1	--- / --- / --- ...
				2	--- / --- / --- ...
				3	--- / --- / --- ...
				4	--- / --- / --- ...
				5	--- / --- / --- ...



Rear Side Elevation 1/4" = 1'-0"

Side Elevation 1/4" = 1'-0"

Front Side Elevation 1/4" = 1'-0"

October 10, 2020

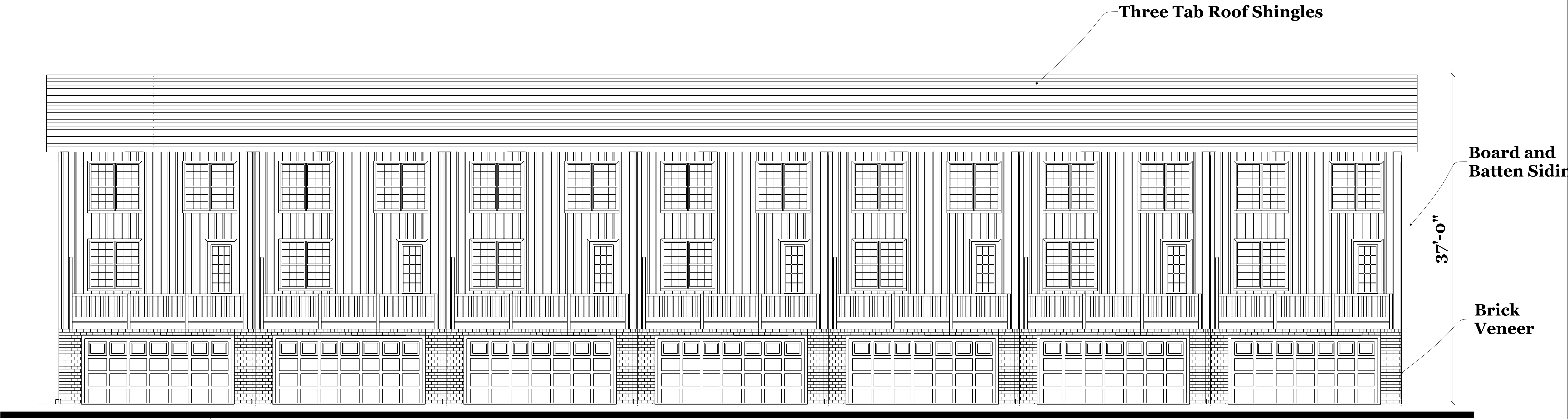
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4		--/--/----	...
5		--/--/----	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes Dogwood Drive Atlanta, Georgia	

A	02
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Front Side Typical Building Elevation 3/16" = 1'-0"



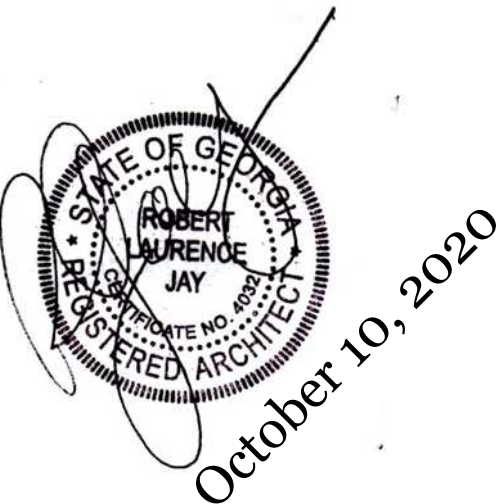
Rear Side Typical Building Elevation 3/16" = 1'-0"

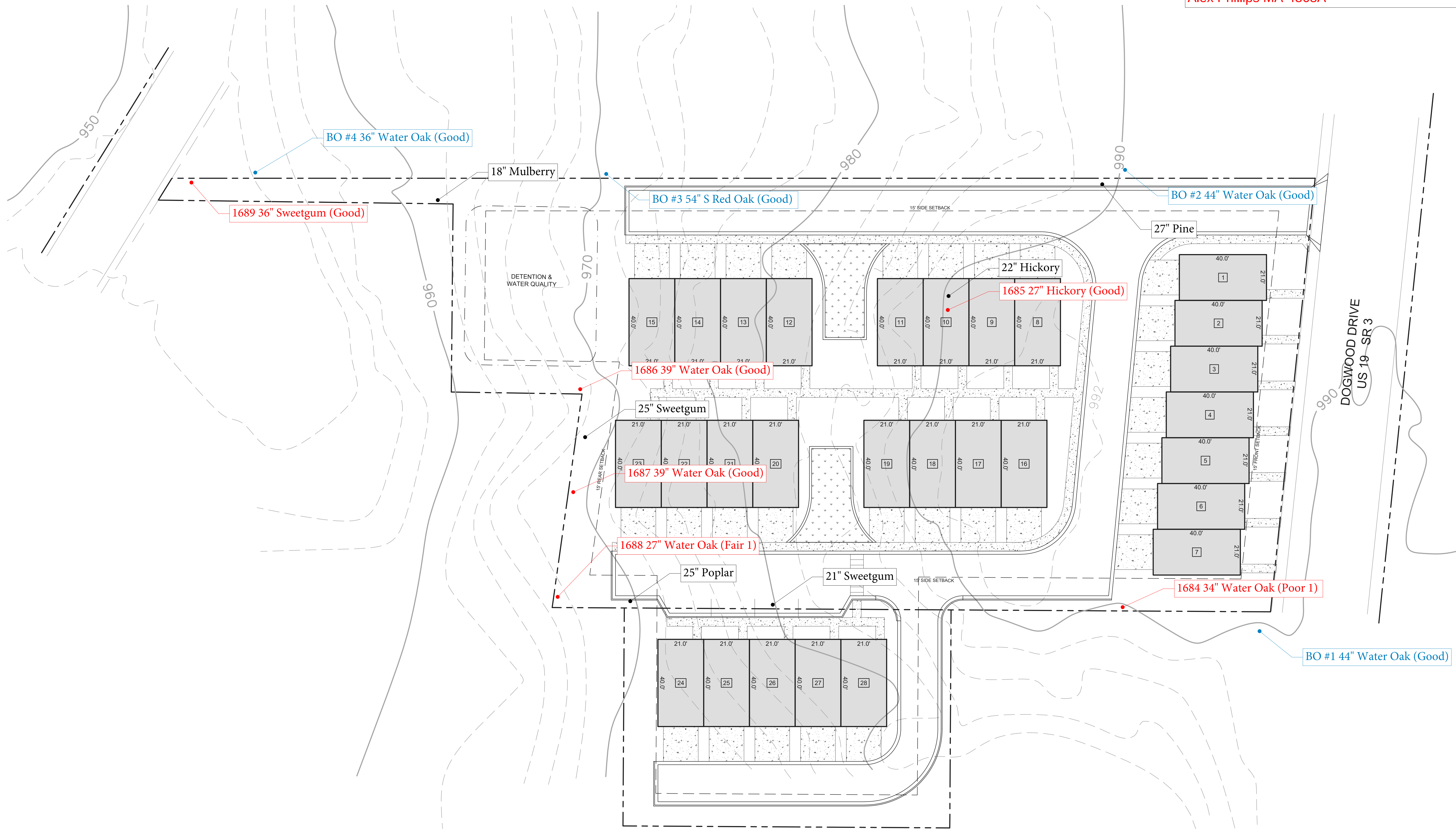
October 10, 2020

REVISIONS		REMARKS
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1	--/--/----	...
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5	--/--/----	...

Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360
770-241-5956 rjtrain312@yahoo.com

Proposed Dogwood Townhomes
Dogwood Drive
Atlanta, Georgia





LANDMARK TREE REPORT

CITY OF HAPEVILLE

Client

Brunson Design



Address

3167 Dogwood Dr

Project

20055

Survey Date

10/2/2020

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified



Canopy
Consultants

www.canopy-consultants.com

1135 Arlington Pkwy NE
Atlanta, GA 30324
404.858.7471

Dogwood

Landmark Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Hapeville Landmark tree specifications are organized by size:

- Understory American Holly, Dogwood, Redbud, Big leaf Magnolia trees over 10" DBH
- Overstory 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 over 27" DBH
- Overstory Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine trees over 30" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

Life expectancy less than 15 years

A trunk with visible decay or significant structural deficiencies

More than two major and several minor dead limbs (hardwoods)

Radial dieback of more than 20%

Boundary Tree Inventory

Boundary Landmark trees adjacent to a site must be considered for preservation.

Site Location

The site is located in a developed area of the city of Hapeville. The site is composed of a vacant commercial building and 3 parcels. The parcels are all over grown with Kudzu with a few large trees. The landmark sized trees are located on the edges of the properties with one large Hickory in the middle of the lot. The trees located in the southern area of the parcel are all dead with 100% Ivy coverage. Identification of these trees was impossible and they are not included in this report.

The boundary landmark trees around the property are large and in good condition. The trees near the front of the property have limited rooting area due to asphalt parking lot coverage. Towards the rear of the property the ground is open with extensive Kudzu coverage. Wisteria and English Ivy coverage is a major issue on the south and eastern side of the property.



Dogwood

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A Landmark tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A Landmark tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.



Dogwood

Landmark Tree Report

Tree #	Species	DBH	Condition	Comments
1684	<i>Quercus nigra</i> Water Oak	34"	Poor	Poor #1: Major trunk wound. Pic #1
1685	<i>Carya tomentosa</i> Hickory	27"	Good	Tree is in good health.
1686	<i>Quercus nigra</i> Water Oak	39"	Good	Tree is in good health.
1687	<i>Quercus nigra</i> Water Oak	39"	Good	Tree is in good health.
1688	<i>Quercus nigra</i> Water Oak	27"	Fair	Fair #1: 15 degree lean. Pic #2
1689	<i>Quercus nigra</i> Water Oak	36"	Good	Tree is in good health.

Total Landmark Sized Trees: 6
Excellent Condition: 0
Good Condition: 4
Fair Condition: 1
Poor Condition: 1



Dogwood



**Pic # 1: Major trunk wound.
Poor #1**



**Pic # 2: 15 degree lean.
Fair #1**



Dogwood

Boundary Tree Report

Tree #	Species	DBH	Condition	Comments
1	<i>Quercus nigra</i> Water Oak	44"	Good	Tree is in good health.
2	<i>Quercus nigra</i> Water Oak	44"	Good	Tree is in good health.
3	<i>Quercus falcata</i> S Red Oak	54"	Good	Tree is in good health.
4	<i>Liquidambar styraciflua</i> Sweetgum	36"	Good	Tree is in good health.



Dogwood



Pic # 1: Tree is growing in full impervious ground cover. B0 #1





PLANNER'S REPORT

TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Preliminary Plat Review for 3165 Dogwood Dr
 DATE: November 4, 2020

BACKGROUND

W. Barry Dunlop on behalf of property owner, James Chapman, submitted a subdivision application to combine three parcels (see Table 1) to form one parcel of 1.638 acres within the V, Village zoning district. Two of parcels are currently zoned Village while the rear parcel is zoned R-1. The recombination of the lots will take on the V, Village Zoning District Classification. The proposed use of the property is a 23 unit townhome development with 2-car garages. The townhomes are clustered in 3 groupings/buildings. Each unit will be approximately 2,200 SF and a maximum height of 35 feet. A private driveway will encircle the property to provide access and rear entry to the dwellings. The parcels are also located within the Arts-District Overlay.

Table 1

Parcel ID	Acreage	Square Footage	Zoning
14 009900031123	.874	38,066	V, Village
14 009900030422	.731	31,823	V, Village
14 009900031131	.033	1,442	R-1, One Family
Total Acreage	1.638	71,331	V, Village

CODE REQUIREMENTS

Preliminary Plat

(2) The preliminary plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:

a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

New address provided as 461 North Central Avenue

b. Date, approximate north point and graphic scale.

Complete

c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer's Report

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

See Engineer's Report

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

Complete

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

Complete

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

The combination of the three (3) lots will total 1.638 acres.

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

Complete

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

(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

Not applicable

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

Not applicable

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Not applicable

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Complete

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

Not applicable

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

Not applicable

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

Not applicable

(9) Intersections.

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

Not applicable

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

Not applicable

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

Not applicable

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

Not applicable

(12) Dead-end streets.

Not applicable

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no

reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

Not applicable

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

Not applicable

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

Not applicable

(b) Blocks.

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

Complete

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

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Compliant

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

Compliant. Minimum lot size is 10,000 sf for single family attached 4 to 8 units with a 50 ft road frontage. The proposed lot size is 1.638 acres or 71,331 sf.

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

Not applicable, residential use.

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

Compliant

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Not applicable

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not applicable

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not applicable

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Compliant

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

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

Not applicable

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

See engineer's report

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

Not applicable

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

No objection is present to prevent platting and development.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Not applicable (see FEMA map, 9/18/2013)



(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
Not applicable.

(g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Compliant

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

The V, Village Zoning District requires a 15' buffer between residential uses. As the proposed use is single family attached dwelling units adjacent to a mix of commercial and residential potential uses, the applicant is requesting a variance to remove the side buffer requirements as required in the V, Village District.

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

(i) Zoning or other regulations.

Compliant

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2)Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

RECOMMENDATION

Per the above review by both the City Engineer and the City Planner and the satisfaction of any outstanding issues, the preliminary plat may be approved by the Planning Commission with the variance specified.



3165 Dogwood, 3167 Dogwood, 0 Lake Ave

November 5, 2020

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

Re: 3165 Dogwood Drive
Preliminary Plat Review No. 1
K&W Ref. No. 201051.60

Dear Ms. Senter:

As requested, I have reviewed the preliminary plat for 3165 Dogwood Drive for the residential site to be located on a 1.64 acre parcel on Dogwood Drive, within a V and R-1 Zoning District with Arts District overlay. This review is for compliance with the preliminary plat requirements of Chapter 90 of the City ordinances. The initial submittal was received on November 2, 2020. The plans were prepared by Paradigm Engineering Services, Inc. under the engineering seal of William Dunlop and dated 11/2/2020. My comments are as follows:

1. Based on the plat title block information, the development name for this subdivision is considered to be Shirley Estates.
2. It is not clear why parts of the drawings and application show an address for the property of 3167 Metropolitan Parkway when that street is not identified anywhere near the parcel on the drawings.
3. While this application is for consolidating the three parcels into one lot, the future development shows construction of 23 townhome units is planned. It is not clear if those units will result in a new subdivision plat showing lots for each townhome or if the development will remain under one property owner. It should be noted that private streets are not permitted in subdivisions per Section 90-1-3.(13).
4. It is noted the R-1 zoned parcel is the 0.033 acre narrow rectangle parcel with frontage on Lake Avenue. The remaining parcels are zone V and there is no request for any rezoning. Therefore building setbacks for V zoned parcels will apply. The indicated 15 feet rear and side yard setbacks do not agree with the zoning requirement of 10 feet side and 25 feet rear for condominiums or 5 feet side and 20 feet rear for single family attached units. It is not clear which of these two criteria apply for this development. The 15 feet setback of Section 93-11.1-6(3) does not seem to apply since the parcel is not adjacent to a street or other right of way.
5. The existing sanitary sewer line along Dogwood Drive shown within private property should be shown within a minimum 20 feet wide permanent sewer easement.
6. Water mains and sanitary sewers should be shown with a separation of at least 10 feet in all locations.
7. Water service is shown to be provided through a master meter on Dogwood Drive. Therefore all water mains and sanitary sewers within the parcel are considered to be private and the City is not responsible for operation, maintenance, or replacement of any of those facilities.
8. Sanitary sewer service is shown connecting to an existing manhole on private property. The segment on private property should be shown within a minimum 20 feet wide sewer easement. A copy of the adjacent property owner approval for the sewer construction on their property should be provided to the City. A copy of the executed and recorded sewer easement agreement will need to be provided to the City prior to issuance of a certificate of occupancy.
9. The segment of existing storm drain piping crossing the narrow rectangular parcel should be shown within a minimum 20 feet storm drain easement.

10. Storm drain piping is shown connecting to an existing structure on private property. The segment on private property should be shown within a minimum 20 feet wide drainage easement. A copy of the adjacent property owner approval for the storm drain construction on their property should be provided to the City. A copy of the executed and recorded drainage easement agreement will need to be provided to the City prior to issuance of a certificate of occupancy.
11. The entrance drive on Dogwood Drive does not appear to meet the minimum 25 feet width requirement of Section 93-23-2.
12. The application includes a buffer reduction request indicating that a 6 feet tall opaque fence is proposed along the north property line. The proposed fence is not shown on the preliminary plat.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

20-PC-11-22

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant W. Barry Dunlop

Mailing Address: 7 Dunwoody Park, Ste 115, Atlanta, GA 30338

Telephone (770) 605-6030 Mobile # (770) 605-6030 Email bdunlop@paradigmeng.net

Property Owner (s) James L. Chapman, Jr.

Mailing Address 30 Moreno Point Road, Ph 701C, Destin, FL 32541

Telephone _____ Mobile # _____

Address/Location of Property: 3165 Dogwood Drive & 3167 Metropolitan Parkway SW

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009900031123, 14 009900030422, 14 009900031131

Present Zoning Classification: V & R-1 Size of Tract: 1.64 acre(s)

Present Land Use: Auto Dealer (Full Service) & Residential Vacant Land

Please check the following as it applies to this application

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

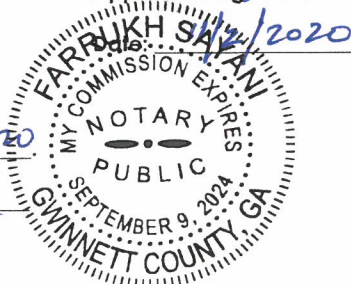
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

Applicant's signature

Sworn to and subscribed before me

This 2nd day of November, 2020

Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

3165 Dogwood Dr & 3167 Metropolitan Pkwy SW

(Parcel ID #: 14 009900031123, 14 009900030422, 14 009900031131)

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:

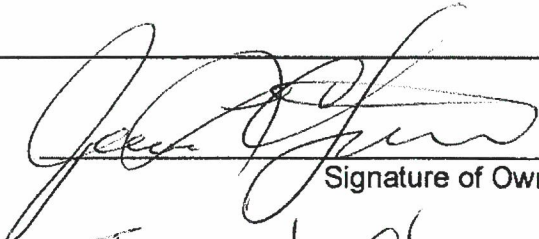
W. Barry Dunlop

Address of Applicant:

7 Dunwoody Park, Ste 115, Atlanta, GA 30339

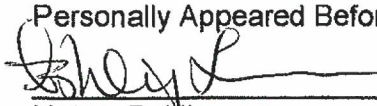
Telephone of Applicant:

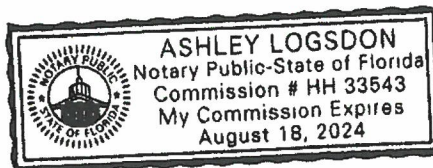
(770) 605-6030


Signature of Owner

James L Chapman
Print Name of Owner

Personally Appeared Before Me this 8th day of October, 2020


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The proposed project will combine 2 parcels fronting Dogwood Drive and 1 parcel fronting Lake Avenue totaling 1.64 acres for the construction of a single-family attached development. The property is located in the V (Village) and R-1 (One-Family Residential) zoning districts as well as the Arts District overlay. The subject property is bordered by properties that are also within the V (Village) and R-1 (One-Family Residential) zoning districts as well as the R-5 (One-Family Attached and Detached Residential) zoning district. The present land use for the subject property are "Auto Dealer (Full Service)" & "Residential Vacant Land". The existing building, asphalt paving, and any other improvements on-site are to be removed. Erosion control BMP's are to be installed prior to any land disturbance activities, clearing of the site, and/or demolition. The proposed redevelopment for the currently vacant property will contain a total of 23 townhome units with 2-car garage parking within 3 separate buildings. Each unit will have a terrace level, main level and second level, providing a total of 2,200 square footage of floor area at a maximum height of 2-1/2 stories or 35 feet. A private drive will loop around within the development to provide vehicular access and circulation. The development will also include sidewalks, guest parking, a stormwater management facility, stormwater drainage system, other underground utilities including sewer, water and electricity, modular block retaining walls, and other civil works. The driveway entrance will be located at the northeastern corner of the site and will provide access via Dogwood Drive (US 19, SR 3). To provide electrical service for the development, a connection will be made to the existing power lines along Dogwood Drive with a transformer located on private property. Fire and domestic service will be provided via a single tap to the existing 6" water main along Dogwood Drive. Sewage generated by the development will be discharged via a connection to an existing sanitary sewer manhole that is located on an adjacent property fronting Lake Avenue. After being routed through and treated by the proposed stormwater management facility and drainage system, stormwater runoff will be discharged via a doghouse manhole connection to an existing 36" CMP drainage pipe that crosses the parcel fronting Lake Avenue. Stormwater is then routed via a culvert underneath Lake Avenue and then discharged into an unnamed tributary of South River.

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)

W.B.O.

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.

W.B.O.

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

W.B.O.

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.

W.B.O.

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).

W.B.O.

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.

W.B.O.

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.

W.B.O.

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

W.B.O.

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).

W.B.O.

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.

W.B.O.

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.

W.B.O.

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.

W.B.O.

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.

W.B.O.

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

W.B.O.

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

W.B.O.

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.

W.B.O.

Site area (square feet and acres).

W.B.O.

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.

W.B.O.

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

W.B.O.

Total floor area ratio and/or residential density distribution.

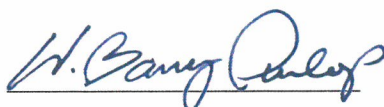
W.B.O.

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

W.B.O.

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 10/30/20

LEGAL DESCRIPTION

3165 DOGWOOD DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND (PK NAIL) LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE (40' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W);

THENCE LEAVING SAID INTERSECTION, PROCEED SOUTH 08 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, A DISTANCE OF 60.30 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE SOUTH 08 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.27 FEET TO AN IRON PIN FOUND (1" OTP), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, PROCEED SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 299.53 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 32.98 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 15 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 98.24 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.24 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE NORTH 00 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.73 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 134.86 FEET TO AN IRON PIN SET (1/2" REBAR) LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE (R/W VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE, PROCEED NORTH 39 DEGREES 34 MINUTES 41 SECOND EAST, A DISTANCE OF 11.80 FEET TO AN IRON PIN FOUND (1/2 REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 89 DEGREES 08 MINUTES 57 SECOND EAST, A DISTANCE OF 128.72 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE NORTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 378.44 FEET TO AN IRON PIN FOUND (1" OTP) LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.64 ACRES OR 71,331 SQUARE FEET, MORE OR LESS.



October 14, 2020

Adrienne Senter
Planning & Economic Development Manager
City of Hapeville
3468 North Fulton Ave.
Hapeville, GA 30354

Re: Shirley Estates
3165 Dogwood Drive
Residential Buffer Reduction

Dear Adrienne,

The Shirley Estates is a proposed 23-unit townhome development on a 1.66 acre parcel located at 3165 Dogwood Avenue. This parcel is in the Village zoned category with a residential use. There are two adjoining parcels along the northern property line that are also in the Village zoning category and have a commercial use.

According to Section 93-11.1-6 (6) New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses

During design we were asked to increase the width of the two internal road networks from a 20' wide alley road to a 26' wide road and sidewalk system (an addition of 12' of mountable surface) to accommodate extra-large fire apparatus vehicles. The buffer space between the internal road and the neighboring commercial property has been reduced by that additional 12' needed for the fire apparatus vehicles. To compensate to the reduction in the buffer between uses, there will be a 6' tall opaque fence placed at the property line.

I hope that you will find this as an acceptable measure to provide screening in between the two uses. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, reading "W. Barry Dunlop". The signature is fluid and cursive, with the first and last names being more prominent.

W. Barry Dunlop, P.E.



November 2, 2020

City of Hapeville
Economic Development Department
3468 North Fulton Avenue
Hapeville, GA 30354

Re: Planning Commission Application
Brief Project Report on Shirley Estates
3165 Dogwood Drive & 3167 Metropolitan Parkway SW
Parcel I.D. #: 14 009900030422, 14 009900031123, 14 009900031131

To Whom It May Concern,

The proposed project will combine two parcels fronting Dogwood Drive and one parcel fronting Lake Avenue, all totaling approximately 1.64 acres, for the construction of a single-family attached development. Most of the subject property is located in the V (Village) zoning district while a small portion is located in the R-1 (One-Family Residential) zoning district. The subject property is also located in the Arts District overlay and is bordered by properties that are within the V (Village), R-1 (One-Family Residential), and the R-5 (One-Family Attached and Detached Residential) zoning districts.

The present land use for the subject property are "Auto Dealer (Full Service)" & "Residential Vacant Land". It is the desire of the applicant to demolish the existing dilapidated 1-story, 15-foot tall, 998-square-foot wooden building, 22,855-square-foot asphalt parking lot, and any other existing improvements on-site as necessary for the proposed redevelopment of the site. Applicable permits are to be acquired and erosion control BMP's are to be installed prior to any land disturbance activities, clearing of the site, and/or demolition. The intended use for the subject property is 23 townhome units, which comprise three 3-story buildings with no more than 8 units per building. Each townhome unit will have a terrace level, main level and second level, all providing a total 2,200 square footage of floor area without exceeding a maximum height of 35 feet.

The proposed site plan, as prepared by Paradigm Engineering Services, depicts one of the buildings facing towards the Dogwood Drive frontage while the other two face each other with a 24-foot wide courtyard in between. Each unit will have a 2-car garage and a 16-foot wide driveway backing up to a private drive that will loop within the development along its property lines and adjacent to the neighboring parcels. A 22-foot wide driveway entrance will be constructed at the northeastern corner of the site to provide vehicular access for the property via Dogwood Drive (US 19, SR 3, F.K.A. Stewart Avenue).

The proposed development will also include sidewalk access from Dogwood Drive and Lake Avenue to each townhome unit, 4 parallel parking spaces for guests, a stormwater management facility providing

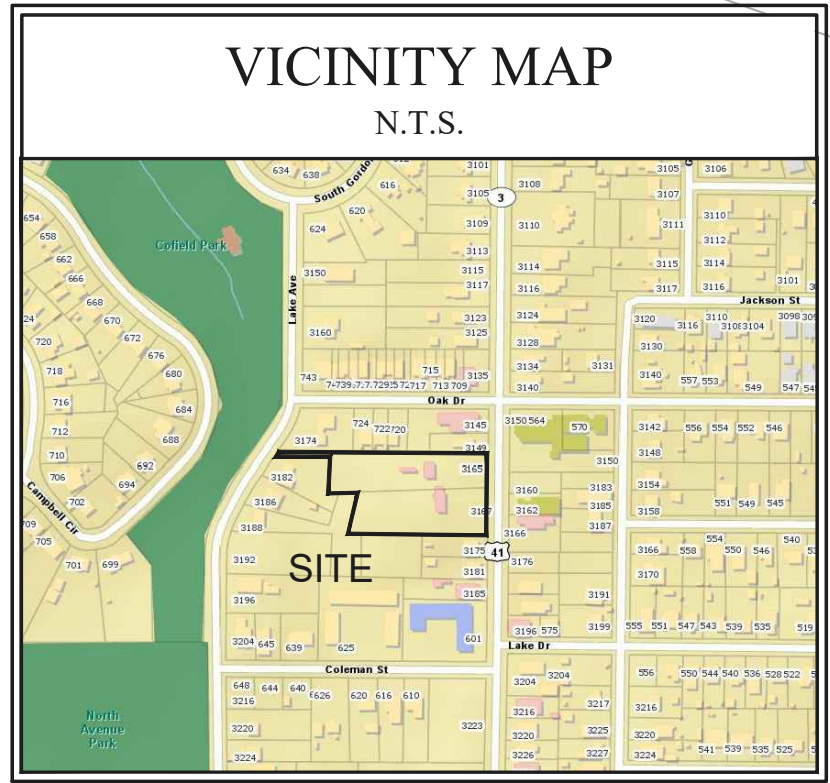
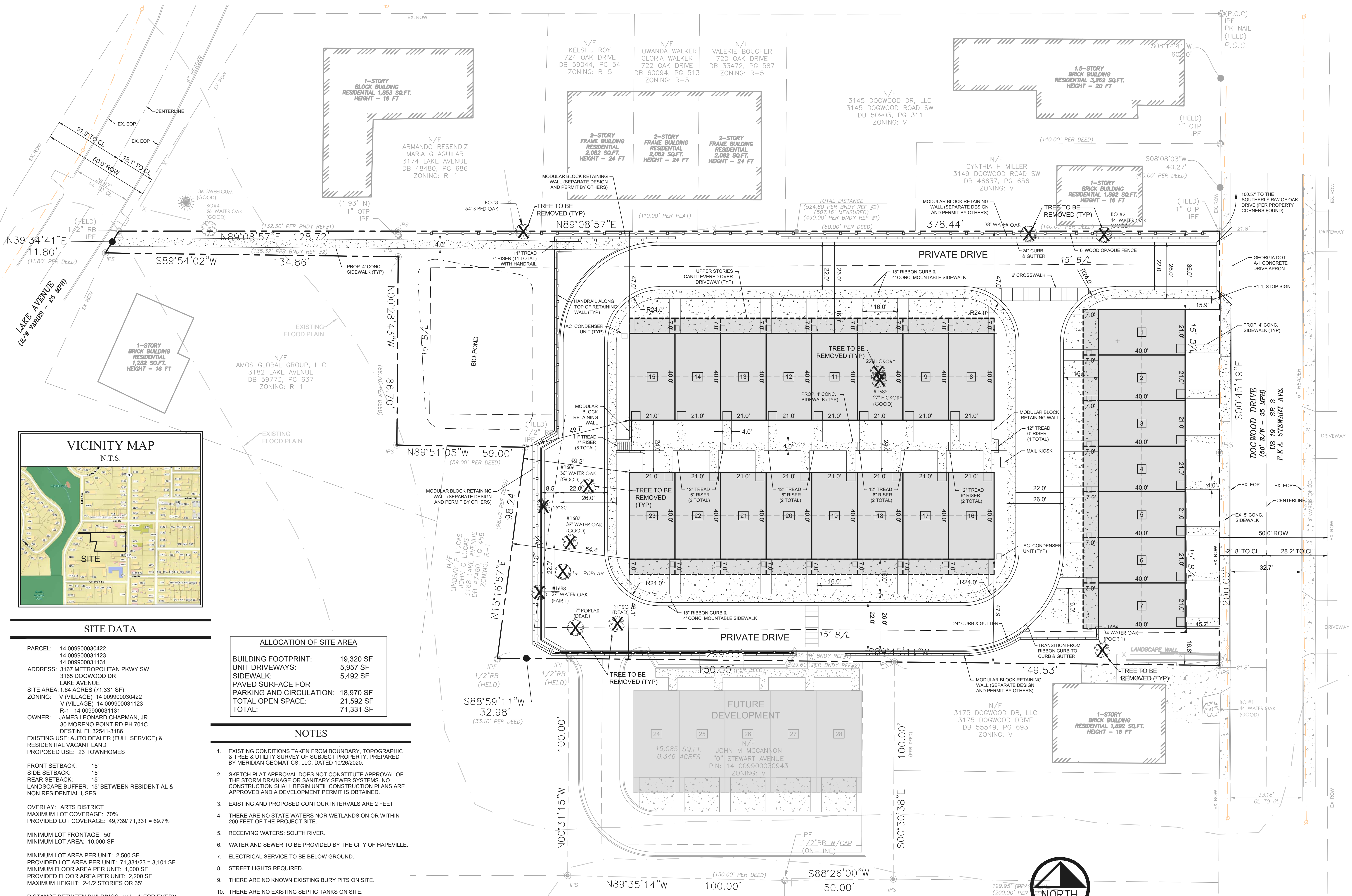
water quality treatment, a stormwater drainage system, other underground utilities including sanitary sewer, water and electricity, modular block retaining walls, and other related civil works. To provide electrical service for the development, a connection will be made to the existing power lines along Dogwood Drive with a transformer located on private property. Fire and domestic service will be provided via a single tap to the existing 6" water main along Dogwood Drive. Sewage generated by the development will be discharged via a connection to an existing sanitary sewer manhole that is located on an adjacent property fronting Lake Avenue. After being routed through and treated by the proposed stormwater structural controls on-site, stormwater runoff will be discharged via a connection to an existing drop inlet structure on an adjacent property fronting Lake Avenue. Stormwater is then routed via a 36" CMP culvert that crosses underneath Lake Avenue and then discharged into an unnamed tributary of South River. Please review this application and attached documentations, and please contact me if any additional information is requested.

Sincerely,

A handwritten signature in blue ink, reading "W. Barry Dunlop". The signature is fluid and cursive, with the first name "W. Barry" and the last name "Dunlop" clearly distinguishable.

W. Barry Dunlop, P.E.

Owner/Principal

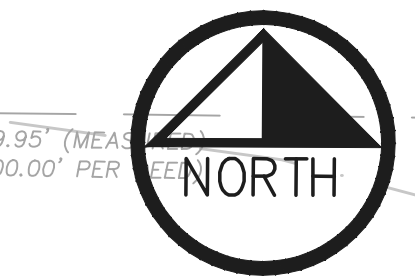


SITE DATA	
PARCEL:	14 009900030422 14 009900031123 14 009900031131
ADDRESS:	3167 METROPOLITAN PKWY SW 3165 DOGWOOD DR LAKE AVENUE
SITE AREA:	1.84 ACRES (71,331 SF)
ZONING:	V (VILLAGE) 14 009900030422 V (VILLAGE) 14 009900031123 R-1 14 009900031131
OWNER:	JAMES LEONARD CHAPMAN, JR. 30 MORENO POINT RD PH 701C DESTIN, FL 32541-3186
EXISTING USE:	AUTO DEALER (FULL SERVICE) & RESIDENTIAL VACANT LAND
PROPOSED USE:	23 TOWNHOMES
FRONT SETBACK:	15'
SIDE SETBACK:	15'
REAR SETBACK:	15'
LANDSCAPE BUFFER:	15' BETWEEN RESIDENTIAL & NON RESIDENTIAL USES
OVERLAY:	ARTS DISTRICT
MAXIMUM LOT COVERAGE:	70%
PROVIDED LOT COVERAGE:	49,739/ 71,331 = 69.7%
MINIMUM LOT FRONTAGE:	50'
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT AREA PER UNIT:	2,500 SF
PROVIDED LOT AREA PER UNIT:	71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT:	1,000 SF
PROVIDED FLOOR AREA PER UNIT:	2,200 SF
MAXIMUM HEIGHT:	2-1/2 STORIES OR 35'
DISTANCE BETWEEN BUILDINGS:	20' + 4' FOR EVERY STORY OR FRACTION THEREOF THAT THE BUILDING EXCEEDS 2 STORIES + 24'
MAXIMUM UNITS PER BUILDING:	8
MINIMUM UNITS PER BUILDING:	4
REQUIRED PARKING:	2 SPACES PER UNIT
PARKING PROVIDED:	PARALLEL STREET PARKING: 4 SPACES 2 GARAGE SPACES PER UNIT: 46 SPACES TOTAL SPACES: 50 SPACES

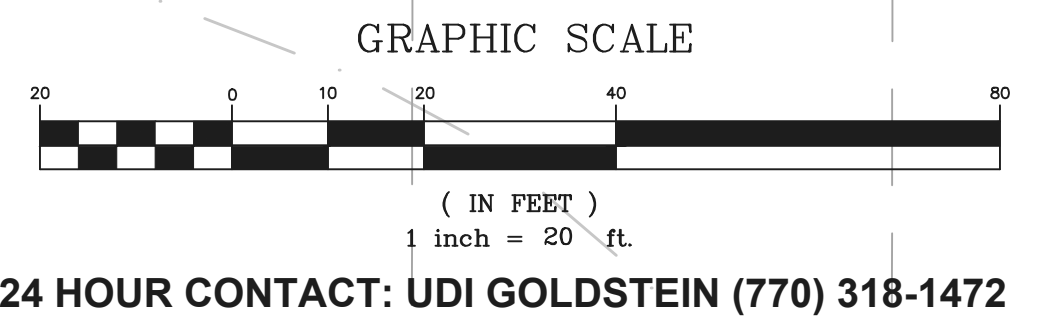
ALLOCATION OF SITE AREA	
BUILDING FOOTPRINT:	19,320 SF
UNIT DRIVEWAYS:	5,957 SF
SIDEWALK:	5,492 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	18,970 SF
TOTAL OPEN SPACE:	21,592 SF
TOTAL:	71,331 SF

- NOTES**
- EXISTING CONDITIONS TAKEN FROM BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY OF SUBJECT PROPERTY, PREPARED BY MERIDIAN GEOMATICS, LLC, DATED 10/28/2020.
 - SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
 - EXISTING AND PROPOSED CONTOUR INTERVALS ARE 2 FEET.
 - THERE ARE NO STATE WATERS NOR WETLANDS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
 - RECEIVING WATERS: SOUTH RIVER.
 - WATER AND SEWER TO BE PROVIDED BY THE CITY OF HAPEVILLE.
 - ELECTRICAL SERVICE TO BE BELOW GROUND.
 - STREET LIGHTS REQUIRED.
 - THERE ARE NO KNOWN EXISTING BURY PITS ON SITE.
 - THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
 - REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAPEVILLE STANDARDS. PROVIDE OR RESET THE EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
 - ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
 - THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS.
 - FULTON COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, GEORGIA, PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A").



GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig



GEORGIA
REGISTERED
No. 24527
PROFESSIONAL
ENGINEER
William B. Dunlap

paradigm
Engineering Services, Inc.
Suite 115
Seven Dunwoody Park
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 11/2/20
Scale: 1" = 20'

Date: _____
Revision: _____
No: _____

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30079
PHONE: (770) 318-1472

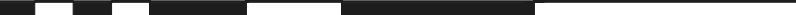
SITE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
SP-1

2027 - SHIRLEY ESTATES



GRAPHIC SCALE

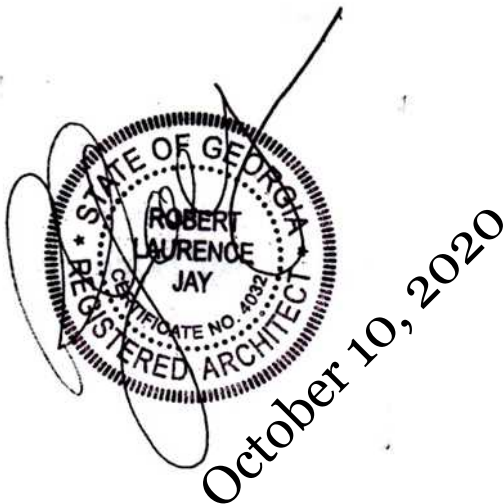


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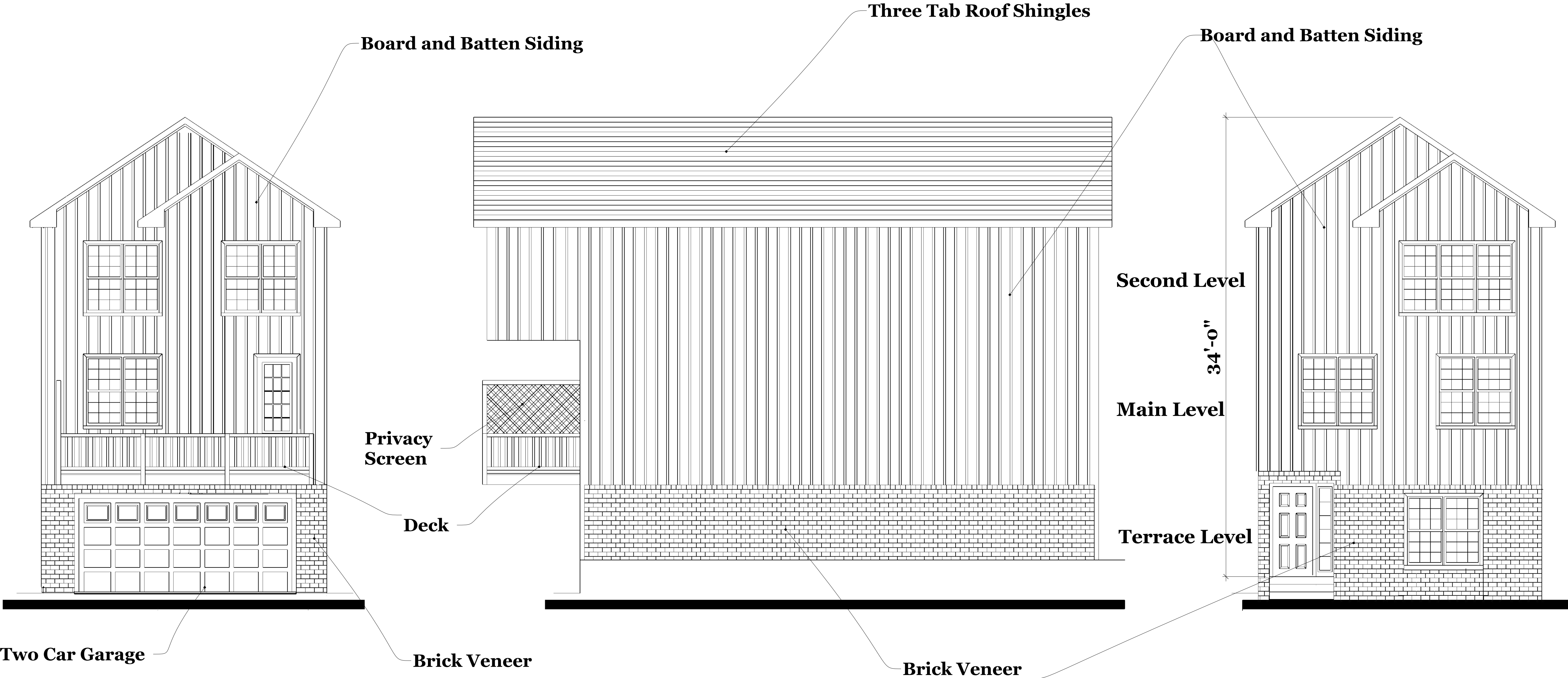
A circular professional engineer seal for the state of Georgia. The outer ring contains the text "GEORGIA" at the top and "REGISTERED" at the bottom, separated by two small stars. Inside the ring, the text "No. 24527" is printed above the word "PROFESSIONAL", which is above the word "ENGINEER". A handwritten signature, "W. B. Dunlop", is written across the center of the seal. Below the seal, the name "William B. Dunlop" is printed in a serif font.

PROPOSED DOGWOOD TOWN HOMES

THIS PROJECT CONSISTS OF THREE BUILDING WITH 23 TOWN HOME UNITS
THREE STORY WITH FOUR BEDROOMS, THREE AND ONE HALF BATHS, LIVING
DINING, KITCHEN, LAUNDRY AND A TWO CAR GARAGE



A	Proposed Dogwood Townhomes		Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
	Dogwood Drive Atlanta, Georgia			MM/DD/YY	REMARKS
				1	--- / --- / --- ...
				2	--- / --- / --- ...
				3	--- / --- / --- ...
				4	--- / --- / --- ...
				5	--- / --- / --- ...



Rear Side Elevation 1/4" = 1'-0"

Side Elevation 1/4" = 1'-0"

Front Side Elevation 1/4" = 1'-0"

Second Level 8'-0" Ceiling Height
Main Level 10'-0" Ceiling Height
Terrace Level 8'-0" Ceiling height



REVISIONS		MM/DD/YY	REMARKS
1		--/--/----	...
2		--/--/----	...
3		--/--/----	...
4		--/--/----	...
5		--/--/----	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes Dogwood Drive Atlanta, Georgia	

A	02
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Front Side Typical Building Elevation 3/16" = 1'-0"



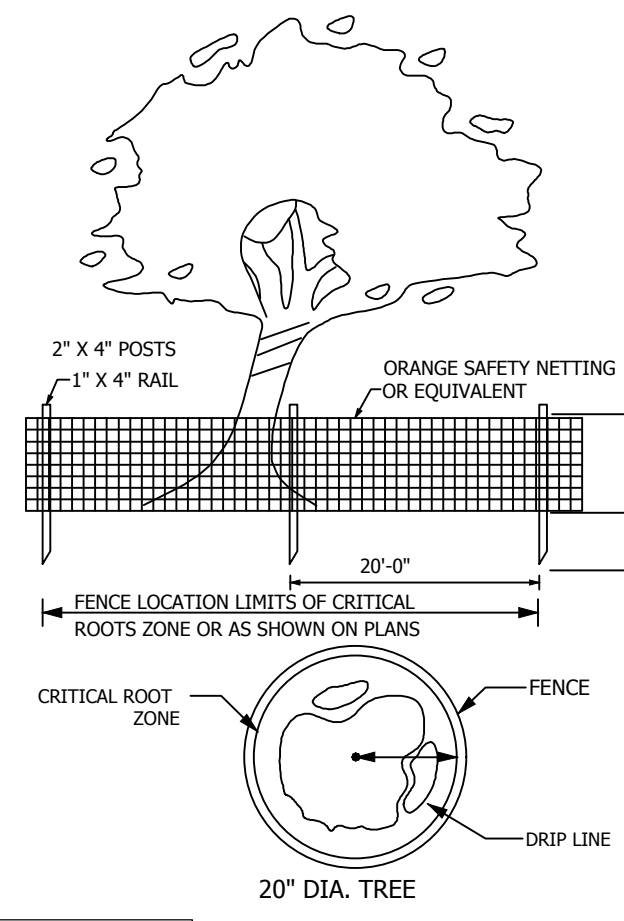
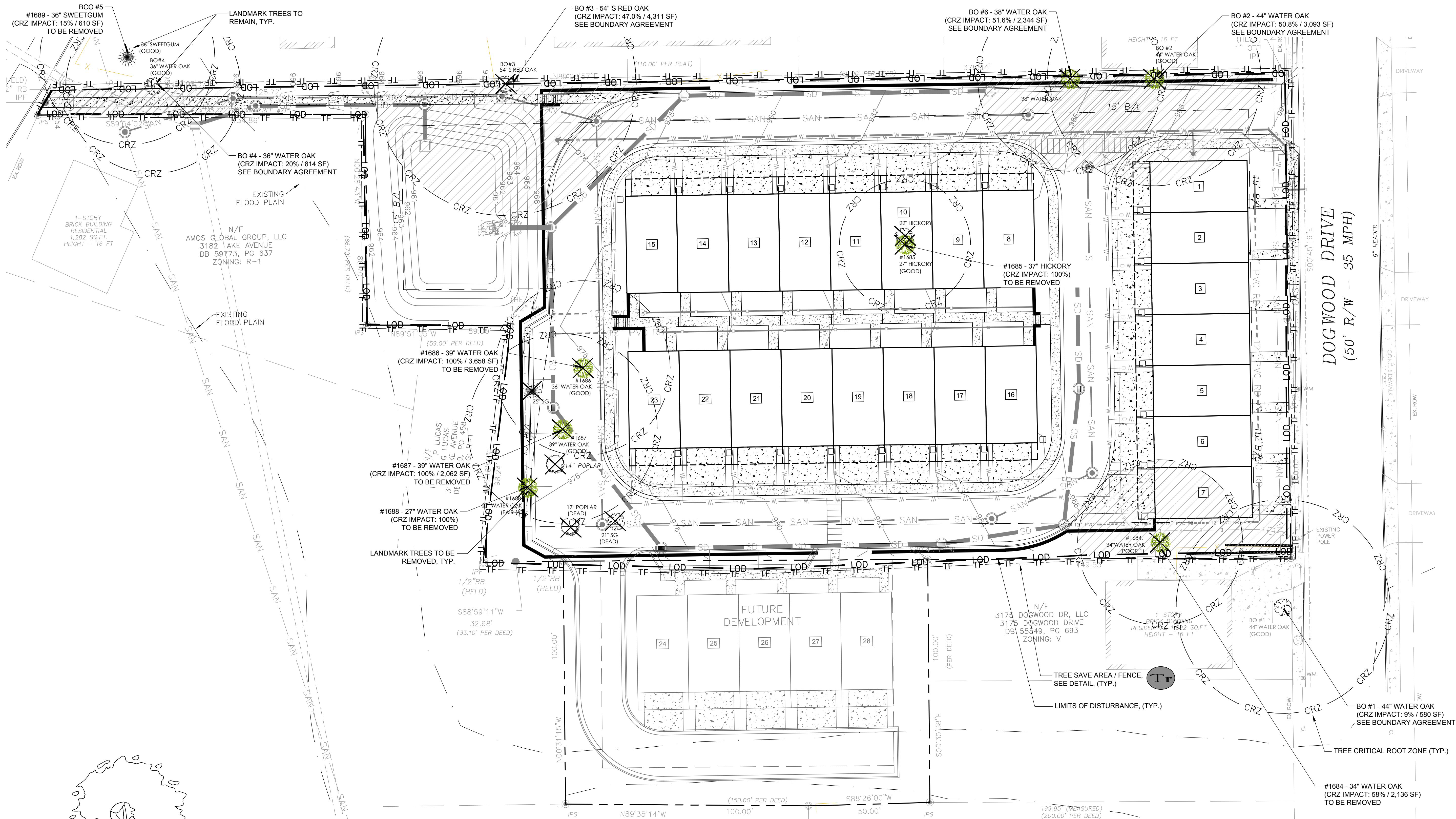
Rear Side Typical Building Elevation 3/16" = 1'-0"

October 10, 2020

REVISIONS		REMARKS
MM/DD/YY	1	...
2	...	...
3	...	...
4	...	...
5	...	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes Dogwood Drive Atlanta, Georgia	

A	03
---	----



Tr TREE FENCING - DETAIL
NTS
DETAIL-FILE

BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44	GOOD	TREE TO REMAIN
BO #2	WATER OAK	44	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT
BO #3	S RED OAK	54	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT
BO #4	WATER OAK	36	GOOD	TREE TO REMAIN
BO #5	SWEETGUM	36	GOOD	TREE TO REMAIN
BO #6	SWEETGUM	36	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT

LANDMARK TREE RECOMPENSE CHART					
TREE #	TREE TYPE	DBH	INCHES	CONDITION	STATUS
1684	WATER OAK	34		POOR	TO BE REMOVED
1685	HICKORY	27	27	GOOD	TO BE REMOVED
1686	WATER OAK	39	39	GOOD	TO BE REMOVED
1687	WATER OAK	39	39	GOOD	TO BE REMOVED
1689	WATER OAK	36	36	GOOD	TO BE REMOVED
141				INCHES TO RECOMPENSE	

CITY OF HAPEVILLE TREE ORDINANCE

SITE DENSITY FACTOR (SDF)
REQUIRED = 100 INCHES PER ACRE
TOTAL SITE AREA = 1.66 AC
SDF = 100 IN x 1.66 AC = 166 INCHES

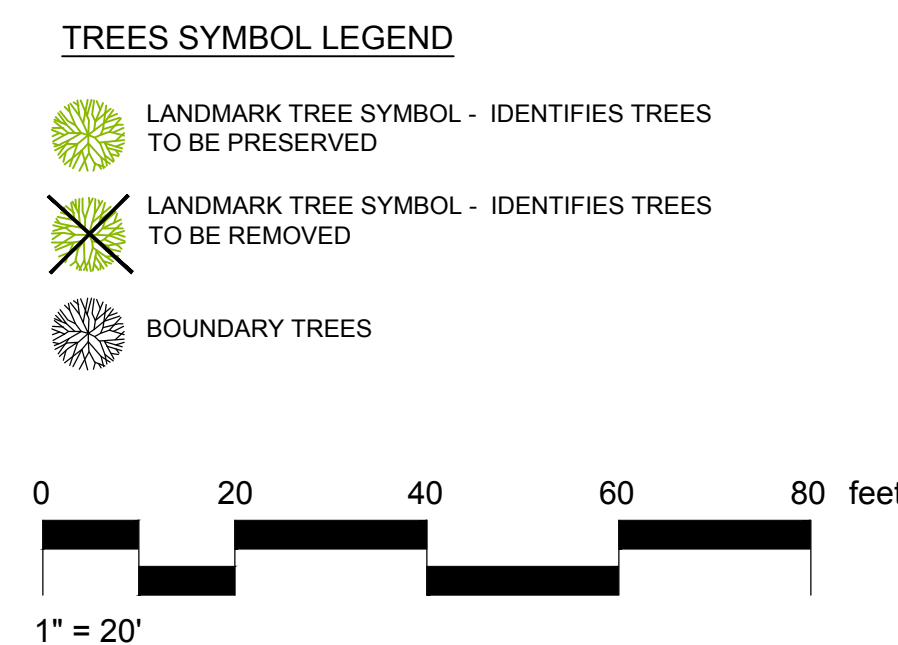
EXISTING DENSITY FACTOR (EDF)
EXISTING LANDMARK TREES TO REMAIN = 0 INCHES

REPLACEMENT DENSITY FACTOR (RDF)
166 (SDF) - 0 (EDF) = 166 INCHES REQ.
PROVIDED = 62 INCHES (SEE REPLACEMENT TREE CHART)

166 (SDF) - 62 (RDF) = 104" TO BE TREE BANKED

LANDMARK TREE RECOMPENSE
141 DBH INCHES = 32.25 (33) 4" TREES (SEE RECOMPENSE CHART)
PROVIDED = 142" CAL. INCHES

NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.



B&C
Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770. 864. 1987

IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

OWNER:
SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS
Prepared For:
IHD INVESTMENTS
3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

GEORGIA
REGISTERED
No. 1575
LANDSCAPE ARCHITECT
PETER A. BRUNSON
11/20
SEAL:

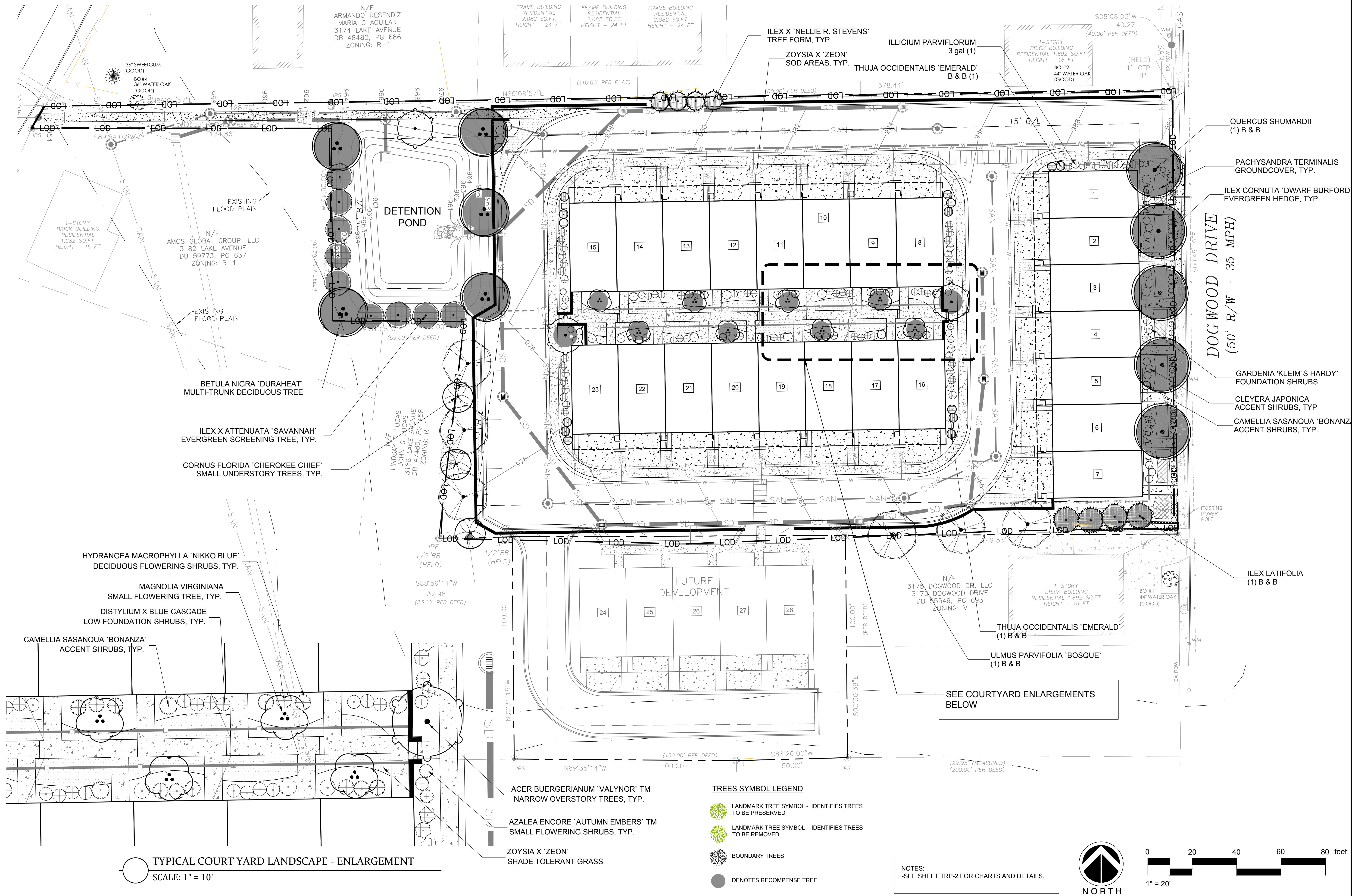
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REVISIONS:

DRAWING TITLE:
**TREE PROTECTION
PLAN**

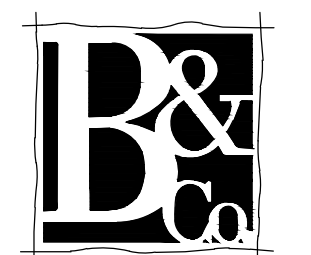
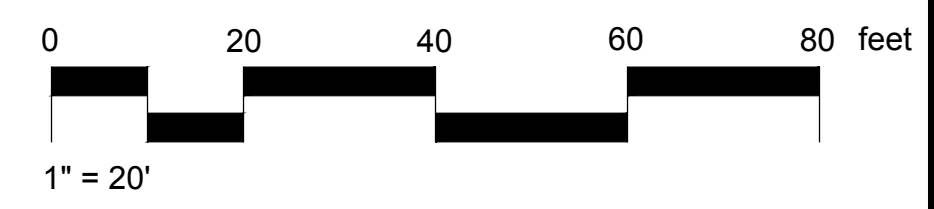
DATE: 11.01.20
PROJECT #: 20.071

SHEET REF #
TPP-1
SHEET 1 OF 5



- TREES SYMBOL LEGEND**
- LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE PRESERVED
 - LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE REMOVED
 - BOUNDARY TREES
 - DENOTES RECOMPENSE TREE

NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

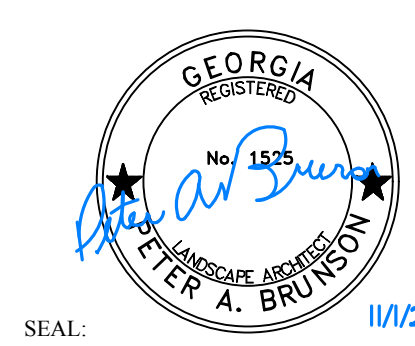


Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSSELL, GA 30076
770.864.1987

IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

OWNER:

SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS
Prepared For:
IHD INVESTMENTS
3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



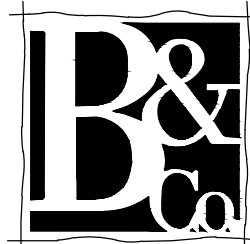
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REVISIONS:

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11.01.20 PROJECT #: 20.071

SHEET REF #
LS-1
SHEET 2 OF 3



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770. 864. 1987

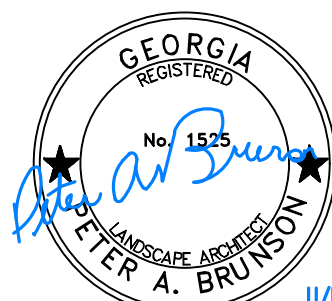
IHD INVESTMENTS
2015 Parhaven Court
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PLAN.

REVISIONS:

DRAWING TITLE:

PLANT SCHEDULE,
NOTES, CHARTS,
DETAILS

DATE:

11.01.20

PROJECT #

20.071

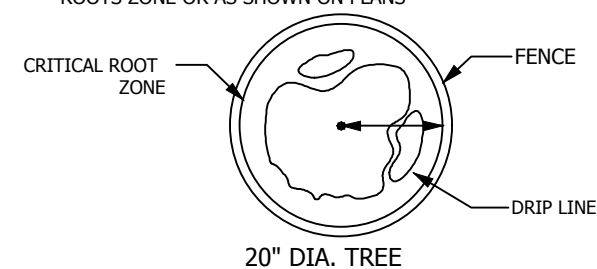
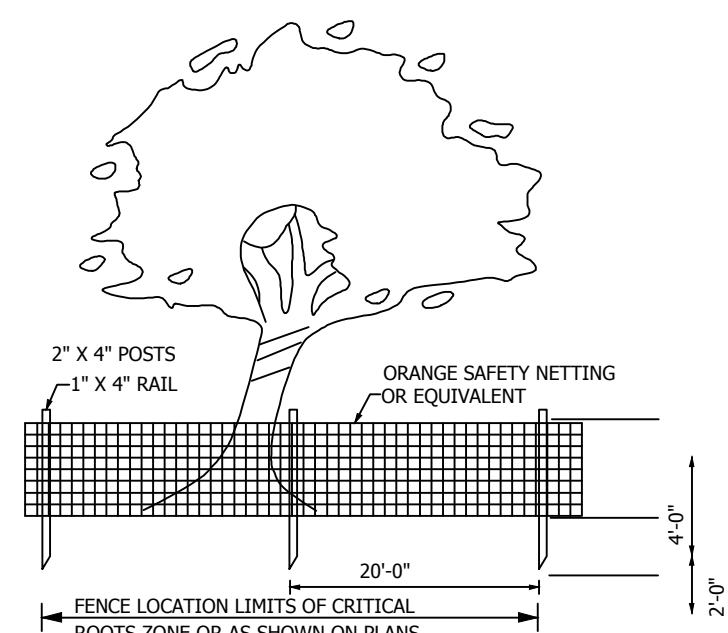
SHEET REF #

TRP-3

SHEET 5 OF 5

TREE CONSERVATION PLAN NOTES:

1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
6. 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.
7. 3 LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON

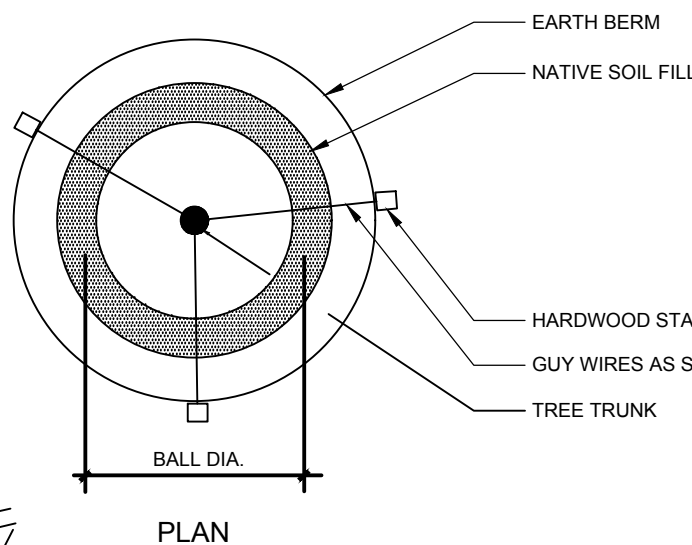


PROTECTIVE TREE FENCING
4' HIGH, ORANGE,
POLYETHYLENE LAMINAR

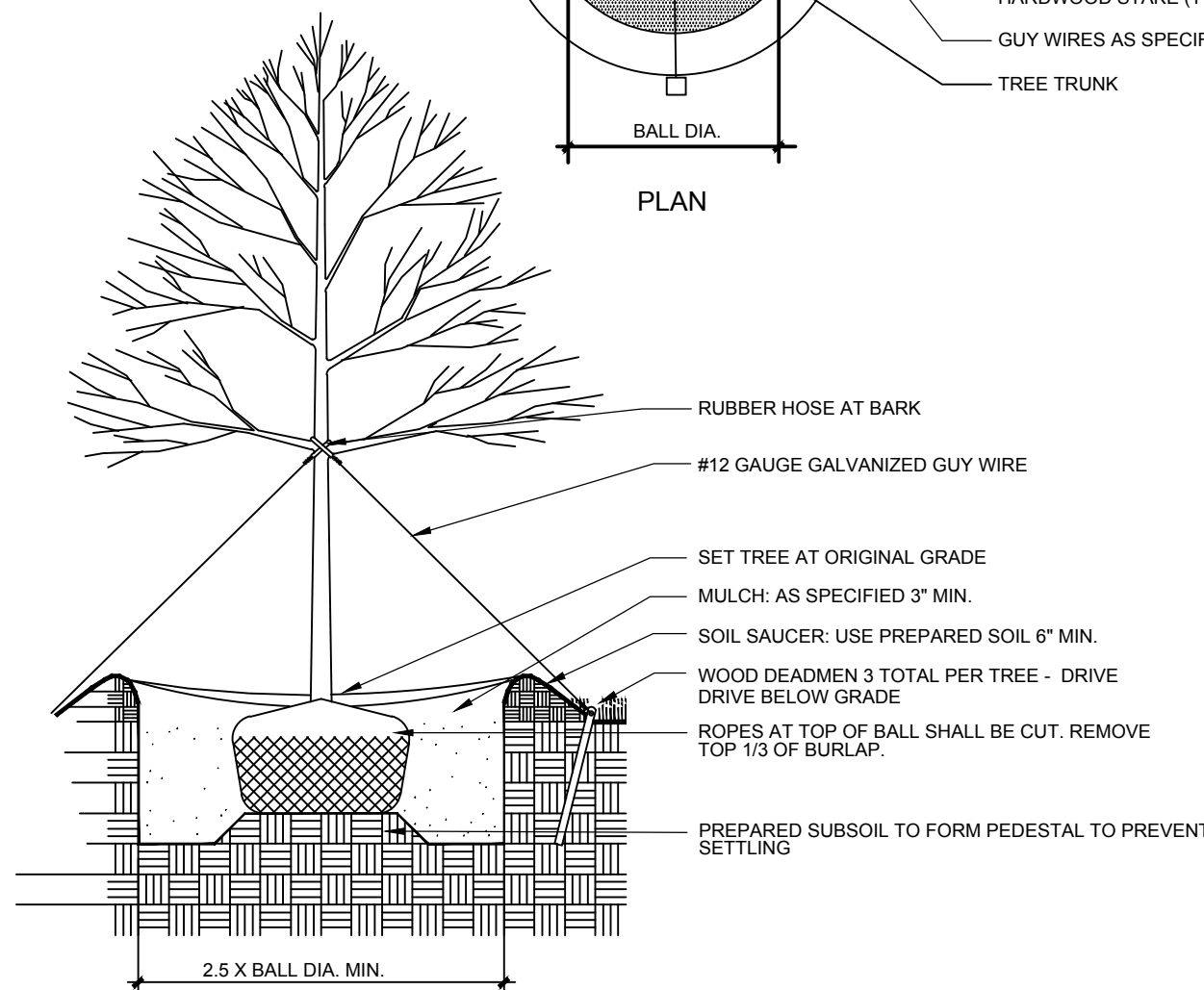
Tr TREE FENCING - DETAIL

NTS

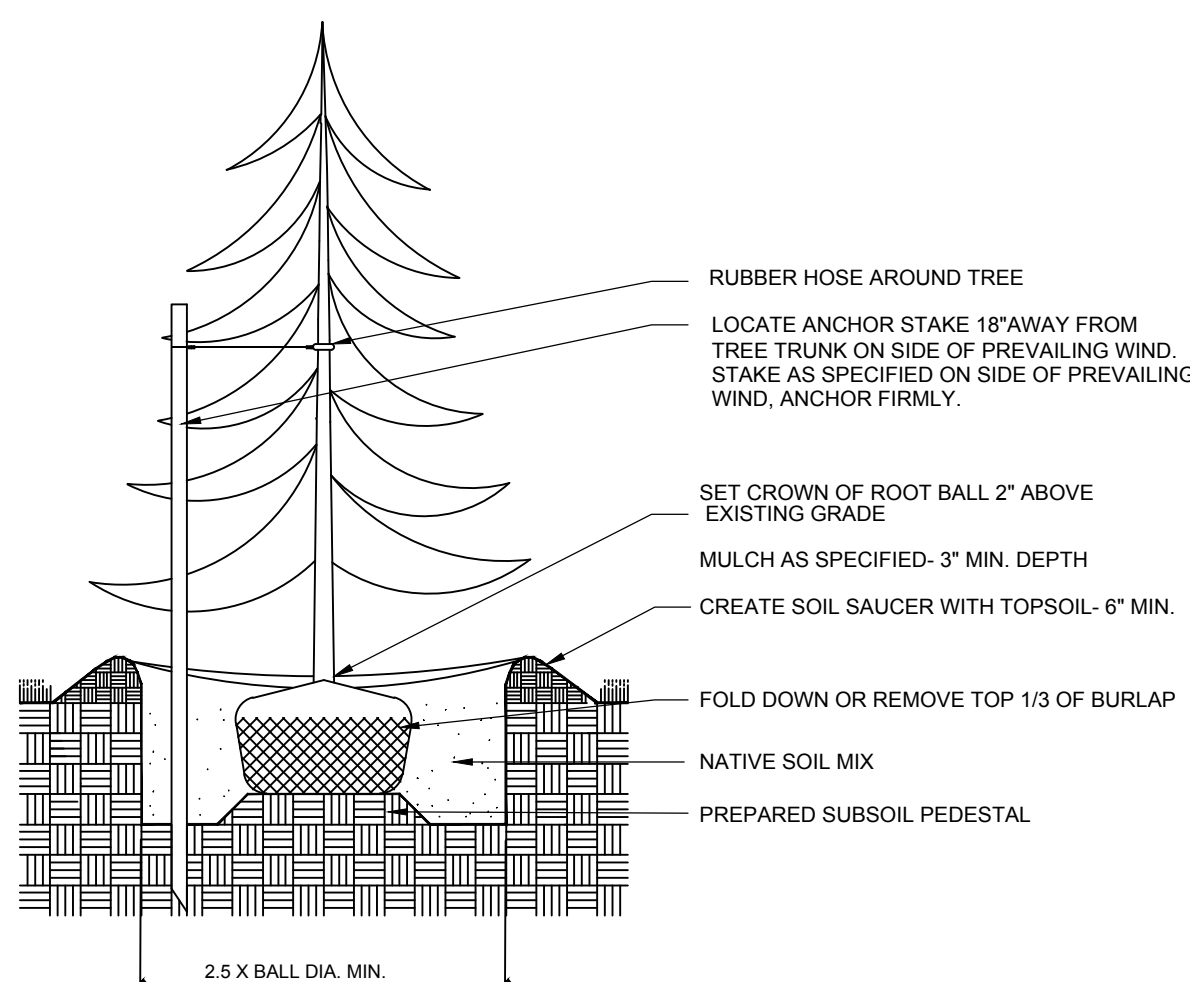
DETAIL-FILE



PLAN



1 DECIDUOUS TREE - DETAIL
LS-2 NTS



2 EVERGREEN TREE - DETAIL
LS-2 NTS

TREE REPLACEMENT - RECOMPENSE						
Trees	Quantity	Botanical/Common	Cont	Cal Inch	Total Inch	Size Spacing
AV	2	ACER BUERGERIANUM 'VALYNOR' TM / TRIDENT MAPLE	B & B	4	8	16'-18' HT. 20' O.C.
BET DUR	5	BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH	B & B	5	25	16'-18' HT. AS SHOWN
IL	4	ILEX LATIFOLIA / LUSTERLEAF HOLLY	B & B	4	16	10' HT. 10' O.C.
ILESA2	9	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY	B & B	4	36	10-12' HT. 12' O.C.
MS	8	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	4	32	10-12' HT. AS SHOWN
QS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	5	25	16'-18' HT. 30' O.C.
	33	4" TREES FOR RECOMPENSE			142	

TREE REPLACEMENT - DENSITY						
CC	3	CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF DOGWOOD	B & B	4	12	10-12' HT. AS SHOWN
IN	4	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	B & B	4	16	10-12' HT. 8' O.C.
ULMBOS	6	ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM	B & B	5	30	16'-18' HT. AS SHOWN
AV	1	ACER BUERGERIANUM 'VALYNOR' TM / TRIDENT MAPLE	B & B	4	4	16-18' HT. 20' O.C.
		TREE INCHES FOR DENSITY =		62		

BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44	GOOD	TREE TO REMAIN
BO #2	WATER OAK	44	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT
BO #3	S RED OAK	54	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT
BO #4	WATER OAK	36	GOOD	TREE TO REMAIN
BO #5	SWEETGUM	36	GOOD	TREE TO REMAIN
BO #6	SWEETGUM	36	GOOD	PROPOSED REMOVAL DUE TO PROJECT IMPACT

LANDMARK TREE RECOMPENSE CHART					
TREE #	TREE TYPE	DBH	INCHES	CONDITION	STATUS
1684	WATER OAK	34		POOR	TO BE REMOVED
1685	HICKORY	27	27	GOOD	TO BE REMOVED
1686	WATER OAK	39	39	GOOD	TO BE REMOVED
1687	WATER OAK	39	39	GOOD	TO BE REMOVED
1689	WATER OAK	36	36	GOOD	TO BE REMOVED
			141	INCHES TO RECOMPENSE	

CITY OF HAPEVILLE TREE ORDINANCE

SITE DENSITY FACTOR (SDF)

REQUIRED = 100 INCHES PER ACRE

TOTAL SITE AREA = 1.66 AC

SDF = 100 IN x 1.66 AC = 166 INCHES

EXISTING DENSITY FACTOR (EDF)

EXISTING LANDMARK TREES TO REMAIN = 0 INCHES

REPLACEMENT DENSITY FACTOR (RDF)

166 (SDF) - 0 (EDF) = 166 INCHES REQ.

PROVIDED = 62 INCHES (SEE REPLACEMENT TREE CHART)

166 (SDF) - 62 (RDF) = 104" TO BE TREE BANKED

LANDMARK TREE RECOMPENSE

141 DBH INCHES = 32.25 (33) 4" TREES (SEE RECOMPENSE CHART)

PROVIDED = 142" CAL. INCHES

PLANT SCHEDULE SITE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
ULM BOS	6	BOSQUE ELM / ULMUS PARVIFOLIA 'BOSQUE'	B & B	5" CAL	16'-18' HT.	AS SHOWN
CC	3	CHEROKEE CHIEF DOGWOOD / CORNUS FLORIDA 'CHEROKEE CHIEF'	B & B	4" CAL	10-12' HT.	AS SHOWN
BET DUR	5	DURAHEAT RIVER BIRCH / BETULA NIGRA 'DURAHEAT'	B & B	5" CAL	16'-18' HT.	AS SHOWN
THU EME	14	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	B & B	2.5" CAL	8-9' HT.	
IL	4	LUSTERLEAF HOLLY / ILEX LATIFOLIA	B & B	4" CAL	10' HT.	10' O.C.
IN	4	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	B & B	4" CAL	10-12' HT.	8' O.C.
ILE SA2	9	SAVANNAH HOLLY / ILEX X ATTENUATA 'SAVANNAH'	B & B	4" CAL	10-12' HT.	12' O.C.
QS	5	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B	5" CAL	16'-18' HT.	30' O.C.
MS	8	SWEET BAY / MAGNOLIA VIRGINIANA	B & B	4" CAL	10-12' HT.	AS SHOWN
AV	3	TRIDENT MAPLE / ACER BUERGERIANUM 'VALYNOR' TM	B & B	4" CAL	16-18' HT.	20' O.C.
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	
ILL PAR	36	ANISE TREE / ILLICUM PARVIFLORUM	3 GAL		3' O.C.	
AZA ENC	12	AUTUMN EMBERS AZALEA / AZALEA ENCORE 'AUTUMN EMBERS' TM	3 GAL		3' O.C.	
DIS BL4	27	BLUE CASCADE DISTYLIUM / DISTYLIUM X BLUE CASCADE	3 GAL		3' O.C.	
CAM BO3	10	BONANZA CAMELLIA / CAMELLIA SASANGUA 'BONANZA'	15 GAL		6' O.C.	
CLE JAP	9	CLEYERA / CLEYERA JAPONICA	3 GAL		3' O.C.	
ILE DWA	67	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	3 GAL		3' O.C.	
LOR PU2	4	FRINGE FLOWER / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	3 GAL		4' O.C.	
GAR KLE	12	KLEIM'S HARDY GARDENIA / GARDENIA JASMINOIDES 'KLEIM'S HARDY'	3 GAL		3' O.C.	
BUX W14	6	KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA 'WINTERGREEN'	7 GAL		4' O.C.	
HYD NIK	22	NIKKO BLUE HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	3 GAL		3' O.C.	

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	301	PACHYSANDRA / PACHYSANDRA TERMINALIS	4" POT	18" O.C.
	2,131 SF	ZEON ZOYSIA / ZOYSIA X 'ZEON'		SOD

ZONING: V (VILLAGE) [ART DISTRICT OVERLAY]

PERMITTED USES WITHIN V ZONE:

D-D ZONE (DOWNTOWN DEVELOPMENT)
C-1 ZONE (RETAIL COMMERCIAL)

SETBACKS:

FRONT = 15'
SIDE = 15'
REAR = 15'
MIN. LOT WIDTH = 50'
MAX. BLDG HEIGHT = 2.5 STORIES OR 35'

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 39730, PAGE 603 (TRACT ONE AND TWO)
- SURVEY FOR JAMES LEONARD CHAPMAN, JR. BY M.E. HYDE & ASSOCIATES, COMPLETED IN JUNE 18TH, OF 1984
- PLAT BOOK 222, PAGE 34
- DEED BOOK 50903, PAGE 311
- DEED BOOK 44637, PAGE 657
- DEED BOOK 39773, PAGE 637
- DEED BOOK 48480, PAGE 686
- DEED BOOK 47480, PAGE 458

ADDRESS(S)

3167 DOGWOOD DRIVE
HAPEVILLE, GEORGIA, 30354

FLOOD NOTE

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

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF
APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE FULTON
COUNTY GIS MAPS LOCATED ONLINE AT
[HTTP://GIS.FULTONCOUNTYGA.GOV/](http://GIS.FULTONCOUNTYGA.GOV/)

INV=946.55

INSTRUMENT USED: TOPCON 8000
SERIES PULSE LASER (ROBOTIC)
WORK PERFORMED ON (MONTH),
(DAY), 2018.

THE DATA SHOWN ON THIS PLAT HAS
BEEN CALCULATED FOR CLOSURE
AND WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000 FEET.
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 52,258
FEET AND AN ANGULAR ERROR OF 1"
PER ANGLE AND WAS ADJUSTED BY
COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT
THE BENEFIT OF A CURRENT TITLE
COMMITMENT, EASEMENTS AND
ENCUMBRANCES MAY EXIST WHICH
BENEFIT AND BURDEN THIS
PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS
THAT ARE VISIBLE AND IS NOT
RESPONSIBLE FOR UNDERGROUND
UTILITIES OR OTHER OBJECTS THAT ARE
NOT APPARENT BY VISUAL
OBSERVATION, I.E. UNDERGROUND
GAS TANKS, GAS LINES, WATERLINES,
SEWER LINES, ETC.

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



LEGEND

IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	-X-X-	FENCE
CMP	CORRUGATED METAL PIPE	-T-T-	TELEPHONE LINE
R/W	RIGHT OF WAY	-C-C-	GAS LINE
CL	CENTER LINE	-W-W-	WATER LINE
PL	PROPERTY LINE	-S-S-	SANITARY SEWER LINE
FES	FLARED END SECTION	-P-P-	POWER LINE
L.L.L.	LAND LOT LINE	-F-F-	FIRE DEPT. LINE
T.B.M.	TEMPORARY BENCHMARK	-CTP-	CRIMP TOP PIPE
INV.	INVERT ELEVATION	-RB-	REBAR
SMH	SANITARY SEWER MANHOLE	-D.I.-	DRAIN INLET
PO	POWER POLE	-S.M.H.-	SAN. SEWER MANHOLE
F.H.	FIRE HYDRANT	-CO-	CLEANOUT
LP	LIGHT POLE	-W.M.-	WATER METER
ICV	IRRIGATION CONTROL VALVE	-W.V.-	WATER VALVE
OPM	GEORGIA POWER MANHOLE LID	-GW-	GUY WIRE
TEC	TELE COMM. MANHOLE LID	-N/F-	NOW OR FORMERLY
GV	GAS VALVE	-PT-	PERC. TEST (BOREHOLE)
B	BENCHMARK	-RRT-	RAIL ROAD TIE WALL
IPF	IRON PIN FOUND		

TREE LEGEND

EX.	HARDWOOD TREE
PI.	PINE TREE
PE.	PECAN TREE
OA.	OAK TREE

BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY for

IHD INVESTMENTS INC.

(PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)



REVISIONS:

DEED BOOK 39730, PAGE 603 (LEGAL DESCRIPTION)

LAND LOT 99 of the 14th DISTRICT

FULTON COUNTY, GEORGIA (CITY OF HAPEVILLE)

DATE: 10/26/2020 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC

Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRWN BY

S.C.D.

JOB NO.

2020-261

Page 227 of 252



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

DATE: November 4, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3165 Dogwood Dr**

BACKGROUND

The City of Hapeville has received a site plan application from W. Barry Dunlop on behalf of property owner James Chapman to construct a 23 unit townhome development on a newly consolidated lot (pending Planning Commission approval) at 3165 Dogwood. A subdivision plat has been submitted to consolidate 3 parcels to serve as the development site.

The property is zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - 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. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **V< Village 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 attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	

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

The following are permitted within the V zone:

- (4) Single-family attached dwellings with at least four units attached;

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

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

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

Compliant

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

Compliant

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

Compliant

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

Compliant

- (5) *Height regulations.* No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
 - c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
 - d. Meets approval from the fire department and FAA.

Compliant

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

Requesting relief through variance as the project is residential and the adjacent zoning is Village, allowing for either residential or commercial use.

- (7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
- The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - The proposed development meets approval from the fire department and FAA.
 - The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.

Compliant

- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
- A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

The adjacent zoning is Village, which allows for residential or commercial use. As the building are set back over 36' from the property line, the applicant is requesting a variance to reduce the buffer and install an opaque privacy fence and some limited vegetative buffer.

REQUIREMENTS

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

- 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.
- 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.

Setbacks described on the Site plan under Site Data are not correct.

The plans show the location of 23 townhomes with the following setbacks

Front setback (15' req), approximately 15'9"

Side setbacks (5' req) approximately 36'

Rear setbacks (20' req) exceeding 49'2".

Compliant.

Note, any steps or stoops/shed roofs must not encroach in the 15' setback.

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

Not provided.

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

Each unit includes a 2 car garage and a 16' x 16' driveway pad plus 4 parallel parking spaces at the rear.

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

Compliant

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

See Arborist Report

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

Provided

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

Not applicable.

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

A 6' privacy fence is proposed along the side and the rear of the property. Retaining walls also surround the rear and side of the property.

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

Individual refuse collection for each unit.

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

Provided. See engineer's report.

- k. Location and size of all signs.

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 71,331 SF or 1.64 acres. The minimum lot size is 10,000 SF.

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

Allowable is 70%

Impervious area: buildings 19,320 SF; driveways 5,957 SF, sidewalk 5,492 SF, parking and circulation 18,970. Total 69.7%

Compliant

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

23 total dwelling units, 8 units attached (allowed), 4 bedroom, 3 ½ bath, 2200 SF units.

Compliant

- d. Floor area in nonresidential use by category.

Not applicable

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

**23 units / 1.64 acres; 2,200 SF units.
Compliant.**

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

Compliant

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

Compliant

FINDINGS

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

1. *Correct setbacks on site plan under site data.*
2. *Provide cross section of driveway and sidewalk.*
3. *Obtain approval for variance of side buffer.*
4. *Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.*
5. *Address any outstanding issues on the Engineer's Report.*

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

Staff recommends approval of the Site Plan with necessary revisions.

November 5, 2020

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

Re: Shirley Estates
3165 Dogwood Drive
Site Plans Review No. 1
K&W Ref. No. 201051.60

Dear Ms. Senter:

As requested, I have reviewed the site development plans for 3165 Dogwood Drive for the residential site to be located on a 1.64 acre parcel on Dogwood Drive, within a V and R-1 Zoning District with Arts District overlay. This review is for compliance with the site plan requirements of the City of Hapeville. The initial submittal was received on November 3, 2020. The plans were prepared by Paradigm Engineering Services, Inc. under the engineering seal of William Dunlop and dated 11/2/2020. My comments are as follows:

1. It is not clear why parts of the drawings and application show an address for the property of 3167 Metropolitan Parkway when that street is not identified anywhere near the parcel on the drawings.
2. The drawings should denote whether the proposed townhome units will be individually owned and lot lines assigned to each unit or if the entire development will have just one owner. If the units will be owned separately with their property lines, the development is considered a subdivision and will need to follow City requirements for review and approval of a preliminary plat and a final plat for the development.
3. Private streets are not permitted in subdivisions per Section 90-1-3.(13).
4. The indicated 15 feet rear and side yard setbacks do not agree with the zoning requirement of 10 feet side and 25 feet rear for condominiums or 5 feet side and 20 feet rear for single family attached units. It is not clear which of these two criteria apply for this development. The 15 feet setback of Section 93-11.1-6(3) does not seem to apply since the parcel is not adjacent to a street or other right of way.
5. The existing sanitary sewer line along Dogwood Drive shown within private property should be shown within a minimum 20 feet wide permanent sewer easement.
6. Water mains and sanitary sewers should be shown with a minimum separation of at least 10 feet in all locations.
7. Water service is shown to be provided through a master meter on Dogwood Drive. Therefore all water mains and sanitary sewers within the parcel are considered to be private and the City is not responsible for operation, maintenance, or replacement of any of those facilities.
8. Sanitary sewer service is shown connecting to an existing manhole on private property. The segment on private property should be shown within a minimum 20 feet wide sewer easement. A copy of the adjacent property owner approval for the sewer construction on their property should be provided to the City. A copy of the executed and recorded sewer easement agreement will need to be provided to the City prior to issuance of a certificate of occupancy.
9. The segment of existing storm drain piping crossing the narrow rectangular parcel should be shown within a minimum 20 feet storm drain easement.
10. Storm drain piping is shown connecting to an existing structure on private property. The segment on private property should be shown within a minimum 20 feet wide drainage easement. A copy of the adjacent property

owner approval for the storm drain construction on their property should be provided to the City. A copy of the executed and recorded drainage easement agreement will need to be provided to the City prior to issuance of a certificate of occupancy.

11. The entrance drive on Dogwood Drive does not appear to meet the minimum 25 feet width requirement of Section 93-23-2.
12. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
13. A copy of the GDOT driveway entrance encroachment permit approval for the entrance road connection on US 19, SR 3 (Dogwood Drive) should be provided to the City for record purposes.
14. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
15. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
16. The areas within the property that lie within Zone A of the FIRM maps from FEMA should be shown on the drawings. A copy of the relevant FIRM map should be included with the plans.
17. Construction details of the proposed pavement types and thicknesses and type of curb and gutter should be shown on the drawings.
18. A street profile indicating vertical street alignment should be included on the plans.
19. A stop sign traffic sign should be shown for the street intersecting the main entrance drive near unit 1.
20. The landscape plans indicate that 104 inches of tree replacement is proposed to be added to the City Tree Bank. Based on the Tree Conservation Ordinance, the mitigation fee of \$150 per inch would apply for the tree bank. Therefore, payment of \$15,600 would need to be paid by this development to the bank. The City should verify that payment of this amount to the tree bank is acceptable in lieu of providing replacement trees on the site.
21. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The applicant should add information to the drawings to clarify.
22. Based on the improvements on the site, site disturbance will exceed 5,000 square feet. Therefore, provisions to address the Post Development Storm Water Management per the procedures of Section 63-2-2 (2) of the Code of Hapeville should be adequately demonstrated as the redevelopment includes the creation, addition or replacement of 5,000 square feet or more of impervious cover. Provisions to be provided to the City should include the storm water management inspection and maintenance schedule and agreement, and performance maintenance bond and fees, and the detailed estimate of the plan annual maintenance costs should be provided to verify ordinance requirements.
23. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9).
24. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
25. The disturbed acreage for the site is greater than 1 acre, therefore the petitioner should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
26. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
27. Storm drain pipe profiles should be provided for all storm drain pipes.
28. Profiles of the sanitary sewer line should be shown on the drawings.
29. Existing street pavement open cuts appear necessary for utilities connections. Construction details of the pavement patch requirements and the temporary traffic control measures should be shown on the drawings.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3165 Dogwood Drive

Date: November 5, 2020

The concerns of water main size has been addressed. Fire access should not be problem. If you should need any more information, please let me know. Thanks.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 3.1 (“ZONES”), SECTION 93-3.1-2 (“ZONING MAP”) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and Council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter “City”) and all powers of the City shall be vested in the mayor and council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City’s Code may be made by amending such provisions by specific reference to the section number of the City’s Code; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and,

WHEREAS, the procedures required for amending the City’s zoning ordinance have been satisfied, including, but not limited to, notice and public hearings; and,

WHEREAS, the governing authority of the City finds it desirable to amend and update the City of Hapeville Zoning Map.

BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA THAT:

Section One. Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is hereby amended by striking:

January 21, 2020

and inserting in lieu thereof the following language:

DRAFT

November 17, 2020.

Section Two. The “zoning map” referred to in Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is attached hereto and incorporated herein by reference as:

Exhibit “A”

The zoning map attached as Exhibit “A” shall replace the zoning map adopted on January 21, 2020.

Section Three. Codification and Certify. This Ordinance and the Zoning Map 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.

DRAFT

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

City of Hapeville Official Zoning Map

November 17, 2020: As Amended from January 21, 2020



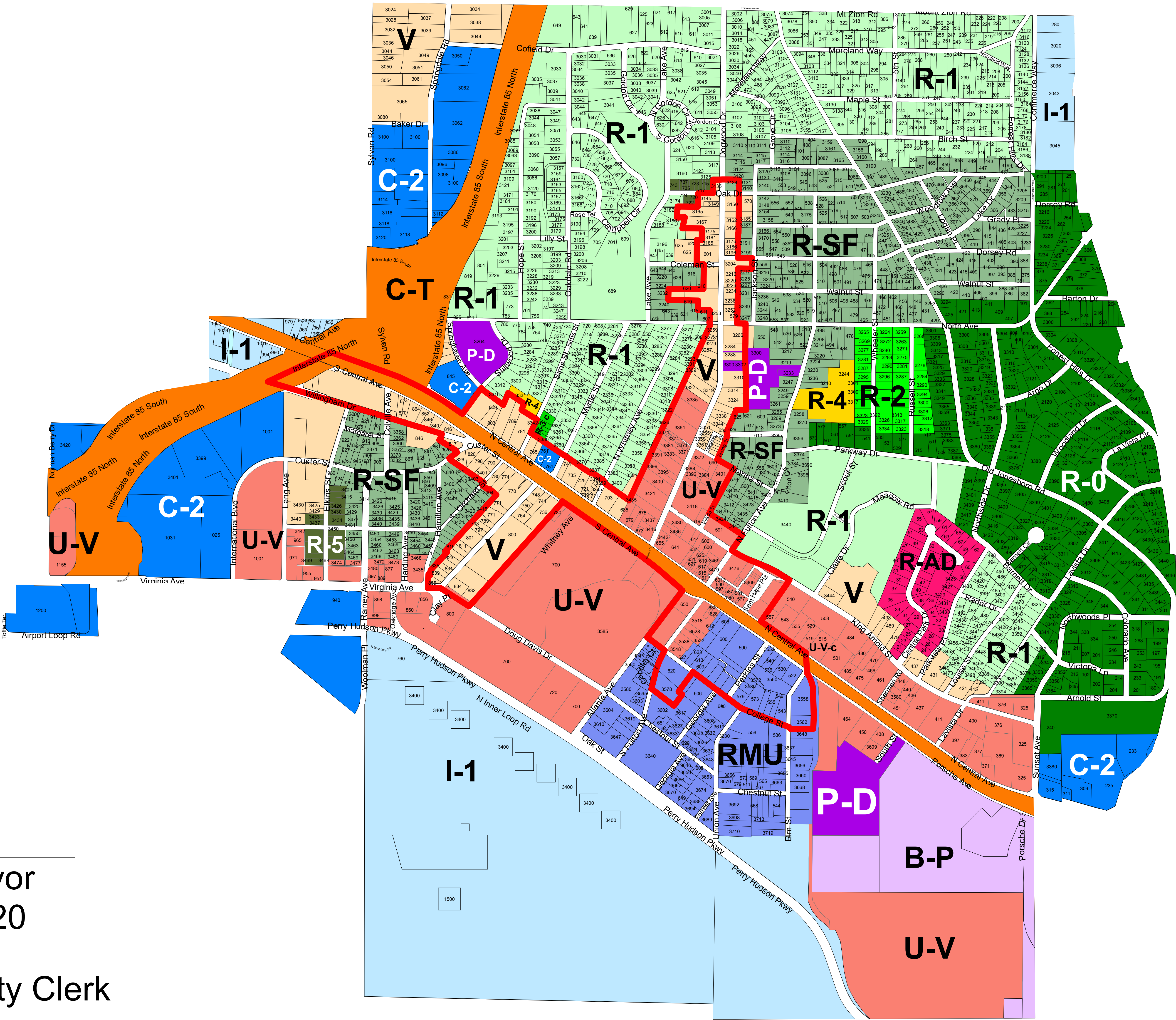
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Crystal Griggs-Epps, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ____ day of _____, ____ and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

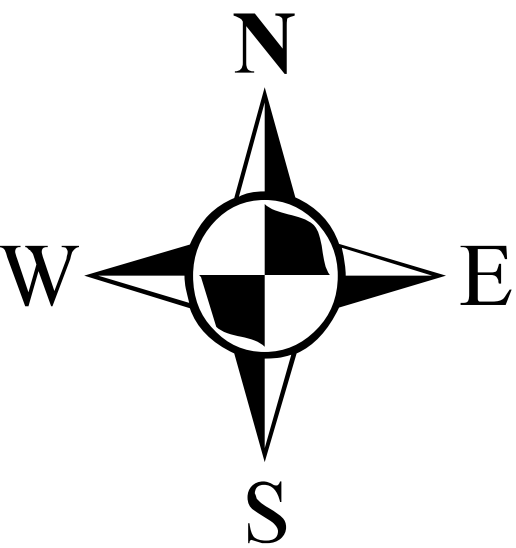
Date	Amendment



Alan Hallman, Mayor
November 17, 2020

Crystal Griggs-Epps, City Clerk

City Attorney





PLANNER'S REPORT

DATE: November 2, 2020
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for R-3 (Two Family Residential) to R-1 (One Family Residential)

BACKGROUND

Per direction from City Councilman Mark Adams, the City is initiating a zoning map amendment for the following parcels (see Table 1) from R-3 (Two Family Residential) to R-1 (One Family Residential). The properties include single family dwellings and vacant parcels. Five of the parcels do not have road frontage.

Table 1 Parcels under consideration for Rezoning

Parcel ID	Property Address
14-0099-0004-116-3	0 EXPRESSWAY R W *
14-0099-0004-114-8	0 SPRINGDALE PL *
14-0099-0004-103-1	0 SPRINGDALE RD*
14-0099-0004-038-9	801 NORTH AVE NW REAR*
14-0099-0004-107-2	819 NORTH AVE
14-0099-0004-113-0	825 NORTH AVE
14-0099-0004-027-2	831 NORTH AVE
14-0099-0004-095-9	811 NORTH AVE
14-0099-0004-096-7	809 NORTH AVE
14-0099-0004-111-4	793 NORTH AVE
14-0099-0004-112-2	0 NORTH AVE*

*Parcel does not have road frontage

The location of the proposed parcels are shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the properties are identified as Residential.

Table 2 outlines the permitted uses for the current R-3 Zoning and the proposed R-1 Zoning. The difference in permitted uses between the two zoning districts are R-3 allows for two family residential buildings and patio homes/attached single family dwellings with a limit of 4 attached units. Table 3 presents the dimensional requirements for the two zoning districts.

Figure 1 City of Hapeville Current Zoning Map

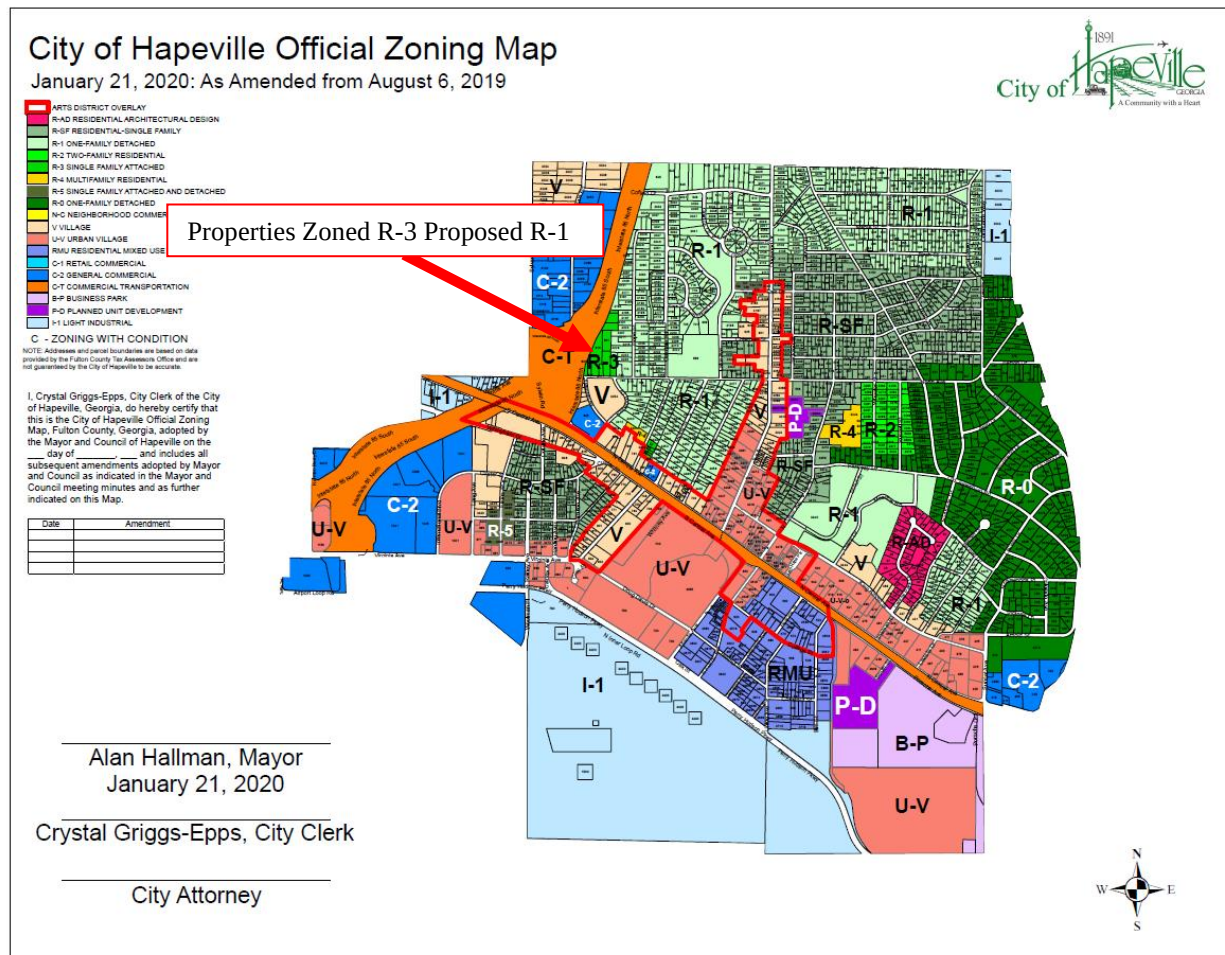


Figure 2 City of Hapeville Future Land Use Map

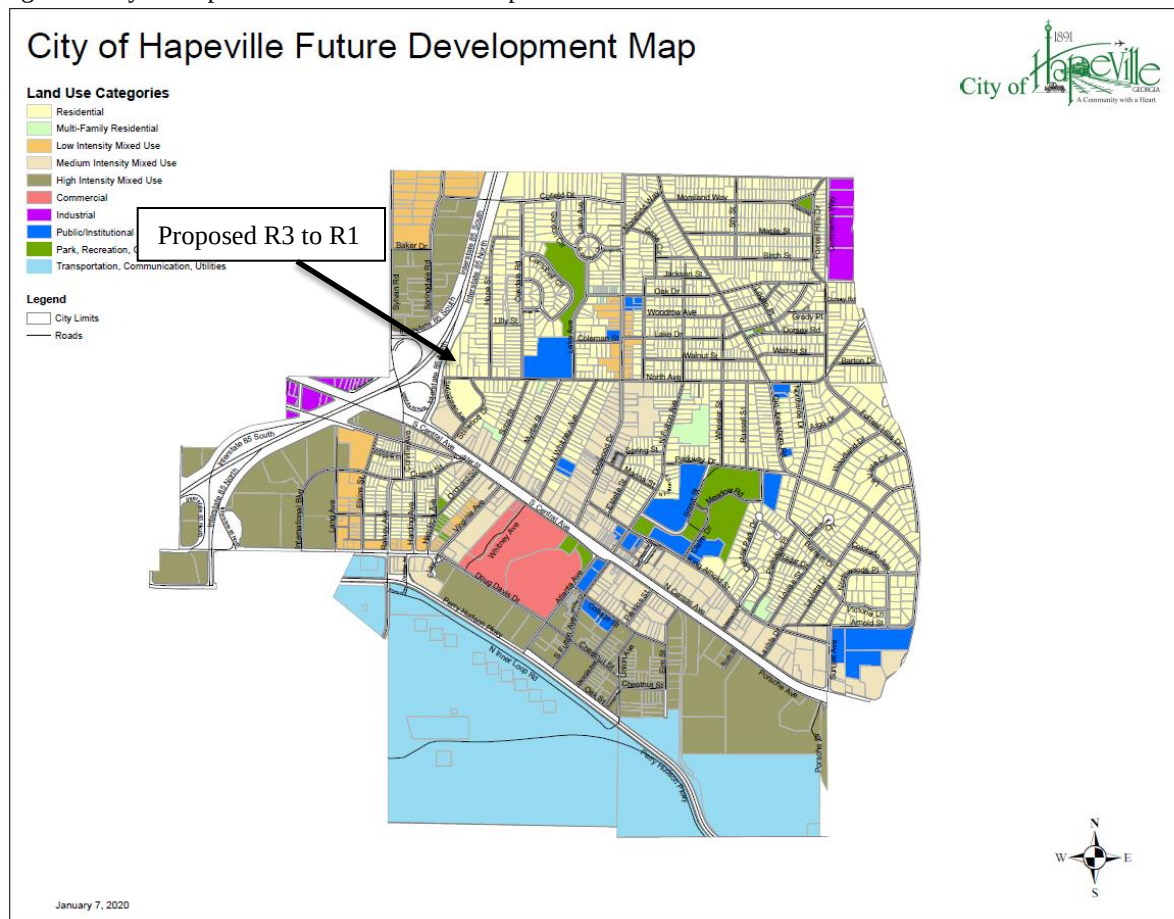


Table 2 Permitted Uses

<i>R-3 (Current)</i>	<i>R-1 (Proposed)</i>
One-family dwellings	One family dwelling
Two-family dwellings	----
Group homes, subject to the restrictions in section 93-2-19	Group homes, subject to the restrictions in section 93-2-19
Single-family attached and patio houses with no more than four dwelling units attached	-----
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.	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
Playground, parks, and buildings operated on a noncommercial basis for the purposes of recreation only.	Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
Customary home occupations, as defined in section 93-1-2.	Customary home occupations as defined in section 93-1-2
Customary accessory uses and buildings.	Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Table 3 Dimensional Requirements City of Hapeville

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max Unit Per Bldg Lot
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-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/town homes	60	10,000	2,500	1,000	60	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a combination of single family homes and vacant landlocked parcels.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are zoned R-1 and C-T (Interstate 85). The area is designated as residential in the Future Land Use Map.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

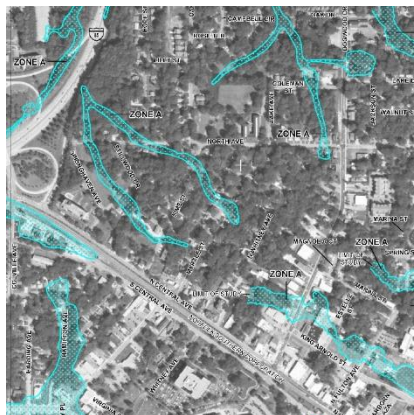
The proposed zoning would reduce the potential density of the area removing the potential for patio homes/townhomes and two family homes to single family homes only.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

Portions of the properties include the Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned R-1, One Family Residential.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

There are no substantial reasons why the property cannot be in used in accordance with existing regulations. The landlocked parcels would require access to North Avenue or Hope Avenue regardless of the R-3 or R-1 zoning classification.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
The proposed zoning would limit development to the permitted uses listed above. Nearby residents have voiced their concerns that the properties would be cleared/environmentally altered for development. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the Neighborhood Conservation Area of the Architectural Design Standards.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
The future land use plan designates the land use as residential. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;
The effects of the zoning map amendment would limit residential development to single family detached dwellings only versus the currently allowable two family and patio homes/single family attached dwellings (in addition to single family dwellings). Other uses, such as schools, playgrounds, parks, etc. would still be allowed.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;
The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;
A specific site plan was not provided. This rezoning was initiated by a City Council member.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
There are adjacent single family residential neighborhoods. The proposed zoning change is also residential.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.
The properties are bounded by the interstate to the west and a single family neighborhood to the east, a planned unit development has been approved to the south with approximately 62 single family homes on smaller lots.

City of Hapeville 2021 Meeting Schedule

Hapeville Planning Commission 2021

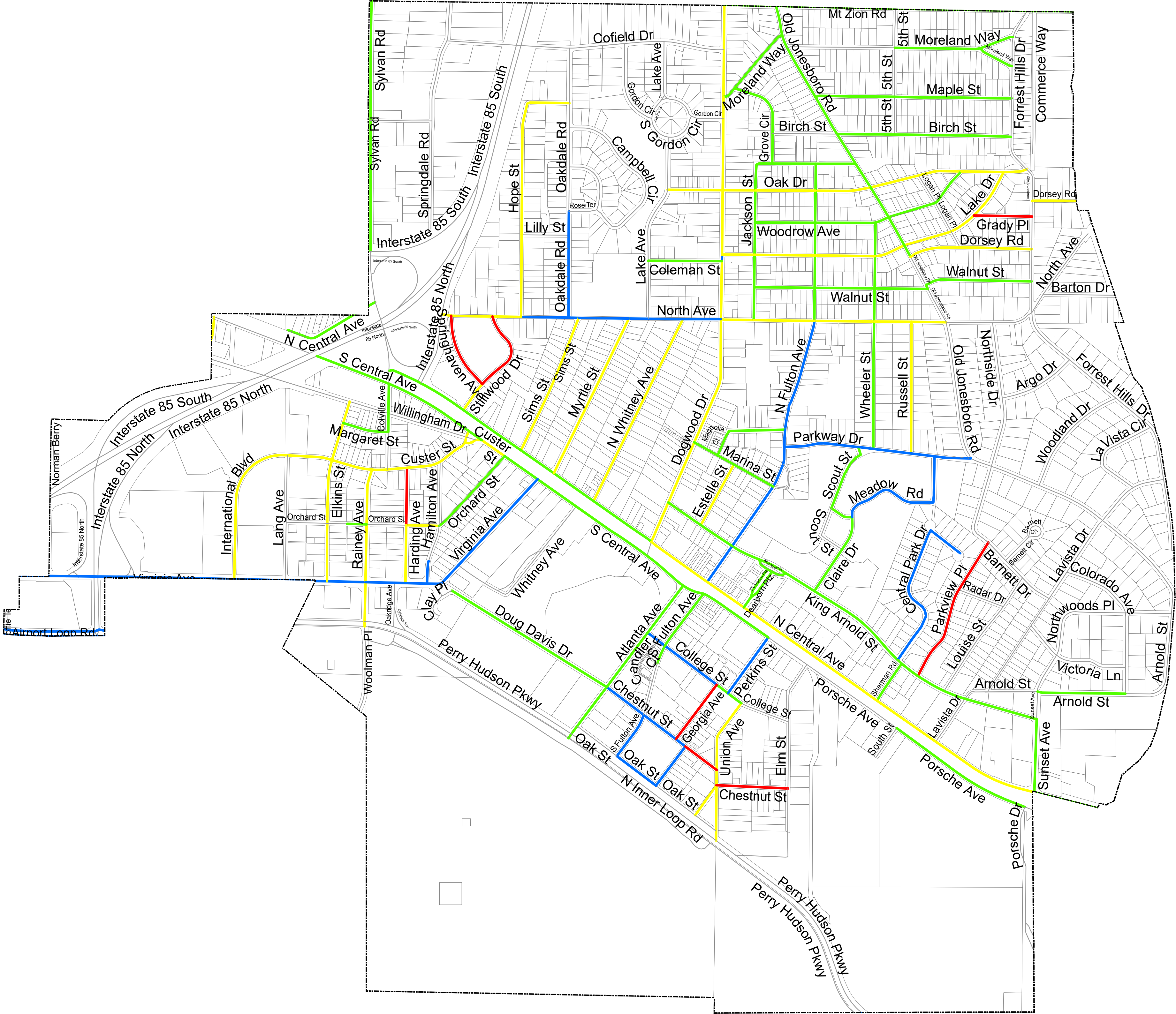
All Planning Commission Meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Tuesday, December 8, 2020	Tuesday, January 12, 2021
February	Tuesday, January 12, 2021	Tuesday, February 9, 2021
March	Tuesday, February 9, 2021	Tuesday, March 9, 2021
April	Tuesday, March 9, 2021	Tuesday, April 13, 2021
May	Tuesday, April 13, 2021	Tuesday, May 11, 2021
June	Tuesday, May 11, 2021	Tuesday, June 8, 2021
July	Tuesday, June 8, 2021	Tuesday, July 13, 2021
August	Tuesday, July 13, 2021	Tuesday, August 10, 2021
September	Tuesday, August 10, 2021	Tuesday, September 14, 2021
October	Tuesday, September 14, 2021	Tuesday, October 12, 2021
November	Tuesday, October 12, 2021	Tuesday, November 9, 2021
December	Tuesday, November 9, 2021	Tuesday, December 14, 2021

Submittal of partial or incomplete applications will not be considered for placement on the Planning Commission agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.

City of Hapeville Sidewalk Conditions Map

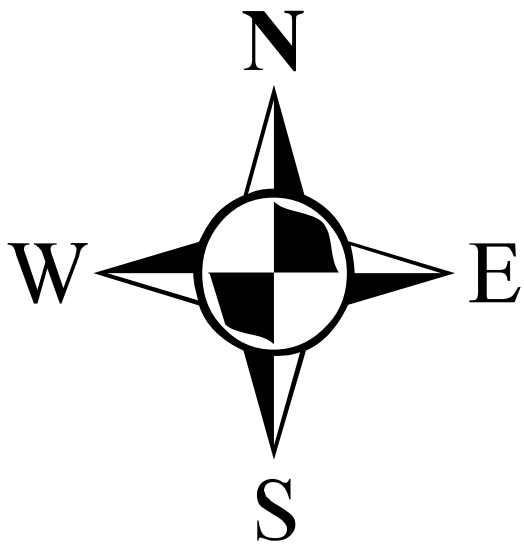
November 2016



LEGEND

	GOOD
	SATISFACTORY
	POOR
	VERY BAD
	NO SIDEWALK

NOTE: ROADS WITH SIDEWALK ON BOTH SIDES OF THE ROAD WERE RATED BASED ON THE SIDEWALK IN BETTER CONDITION.



City of Hapeville

Sidewalk Repair/Priority Inventory

Road Name				Length (Mi)	Length (FT)	Sidewalk Condition	Cost Estimates
Elm St				Porsche to Chestnut		COMPLETE	2019
Chestnut Street				Union to Elm		COMPLETE	2019
Georgia Avenue				0.20	1048.75	Very Bad	\$17,285.48
Grady Place				0.10	522.34	Very Bad	\$12,791.42
Harding Avenue				0.20	1032.48	Very Bad	\$41,377.97
Springhaven Avenue				0.13	695.34	Very Bad	\$30,127.45
Stillwood Drive				0.20	1054.59	COMPLETE	\$2,020.00
Custer Street				0.42	2192.79	Poor	\$69,672.17
Dogwood Dr				N Central to N. Ave		COMPLETE	2018
Dorsey Road				0.28	1498.43	Poor	\$24,372.33
Elkins Street				0.31	1635.57	Poor	\$54,000.32
Estelle Street				0.12	618.45	Poor	\$21,393.84
Forrest Avenue				Union to Oak St		COMPLETE	2019
Hope Street				0.43	2295.24	Poor	\$66,553.52
International Boulevard				0.26	1394.04	Poor	\$24,813.81
Lake Drive				0.53	2813.21	Poor	\$79,121.62
Myrtle Street				0.29	1540.45	Poor	\$43,325.29
North Avenue				1.17	6181.35	Poor	\$91,801.50
North Whitney Avenue				0.34	1815.30	Poor	\$51,055.24
Oak Drive				0.61	3238.86	Poor	\$91,093.06
Orchard Street				0.49	2580.91	Poor	\$15,530.51
Rainey Avenue				0.27	1411.54	Poor	\$47,699.61
Russell Street				0.22	1180.01	Poor	\$20,618.14
Sims Street				0.32	1673.03	Poor	\$49,053.90
Union Avenue				Loop Rd. to College		COMPLETE	2019
Arnold Street				0.39	2045.33	Satisfactory	\$9,255.57
Atlanta Avenue				S. Central to Loop		COMPLETE	2019
Birch Street				0.40	2136.82	Satisfactory	\$14,342.95
Claire Drive				0.14	759.58	Satisfactory	\$8,989.21
Coleman Street				0.13	660.76	Satisfactory	\$6,079.92
College Street				0.29	1506.09	Satisfactory	\$13,867.89
Colville Avenue				0.15	767.33	Satisfactory	\$7,970.89
Dearborn Plaza				0.13	703.24	Satisfactory	\$8,470.77

Doug Davis Drive	0.31	1633.38	Satisfactory	\$25,805.12
Grove Circle	0.17	886.06	Satisfactory	\$10,152.96
Jackson Street	0.43	2284.59	Satisfactory	\$30,021.40
King Arnold Street	0.79	4181.22	Satisfactory	\$66,057.55
Maple Street	0.33	1758.90	Satisfactory	\$16,184.28
Margaret Street	0.08	413.25	Satisfactory	\$6,528.77
Marina Street	0.15	810.17	Satisfactory	\$7,454.65
Moreland Way	0.60	3149.39	Satisfactory	\$20,094.00
Mount Zion Road	0.43	2248.71	Satisfactory	\$20,691.25
Mount Zion Road SW	0.10	514.80	Satisfactory	\$4,736.91
North Central Avenue				
Samuel Hape to Dogwood COMLETED		to Dogwood	COMPLETE	2019
North Fulton Avenue	0.76	3989.03	Satisfactory	\$34,642.63
Old Jonesboro Road	1.30	6885.43	Satisfactory	\$49,967.36
Parkview Place	0.26	1366.54	Satisfactory	\$16,574.04
Porsche Avenue				
South St. to Perkins			COMPLETE	2019
Scout Street	0.21	1097.69	Satisfactory	\$7,645.32
Sherman Road	0.08	399.03	Satisfactory	\$7,671.59
South Central Avenue				
Dogwood to Depot			COMPLETE	2019
South Fulton Avenue	0.32	1672.14	Satisfactory	\$14,398.32
Spring Street	0.14	743.46	Satisfactory	\$7,840.82
Sunset Avenue	0.24	1272.86	Satisfactory	\$8,019.62
Sylvan Road	0.73	3838.16	Satisfactory	\$32,230.23
Walnut Street	0.48	2514.49	Satisfactory	\$23,136.84
Wheeler Street	0.38	2027.40	Satisfactory	\$18,654.86
Woodrow Avenue	0.38	2011.92	Satisfactory	\$18,512.49
Central Park Drive	0.32	1670.80	Good	\$14,039.36
Hamilton Avenue	0.31	1640.48	Good	\$5,074.43
Meadow Road	0.24	1285.11	Good	\$7,407.25
Oak Street	0.30	1558.71	Good	\$2,530.66
Oakdale Road	0.46	2414.70	Good	\$8,493.75
Parkway Drive	0.32	1679.09	Good	\$9,678.10
Perkins Street	0.12	616.81	Good	\$8,182.95
Virginia Avenue	1.38	7275.22	Good	\$61,132.08



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

DATE: November 5, 2020
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Sidewalk Guidelines**

BACKGROUND

The City of Hapeville has expressed its desire to become a pedestrian friendly community throughout its various visioning and planning processes and documents. The City requirements for sidewalks vary by Zoning District, where some are required, and in residential zoning districts where they are not required by Code, they have been regulated by the Design Review Committee as part of the Architectural Design Standards review process. The Planning Commission and Design Review Committee have indicated an interest in creating a clearer standard for the sidewalk requirements when not regulated by the zoning districts and/or guidance for the Board of Appeals when considering variances for sidewalk requirements.

A November 2016 City Inventory of Sidewalk Conditions was completed by Keck & Wood (see attached map and spreadsheet) which shows the locations of existing sidewalks.

For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.

1. Type of development
 - a. Commercial/Retail/Industrial: yes
 - b. Mixed use: yes
 - c. Multi-family: Yes
 - d. Townhomes: Yes
 - e. Higher density: Yes
 - f. Master plan: Yes
 - g. Single family residential: possible
2. Priority streets
 - a. Is the SFD located on one of the City's major or minor arterial streets?
3. Proximity to schools
 - a. Is the SFD located within ¼ of a mile from a school?
4. Proximity to transit
 - a. Is the SFD located within ¼ of a mile from a bus stop or other transit?
5. Proximity of existing sidewalks
 - a. Are there sidewalks on the same side of the street already?
 - b. Is there a complete or nearly complete sidewalk on the other side of the street?
6. Conflict with utilities
 - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
7. Conflict with tree conservation
 - a. Does the construction of the sidewalk adversely affect landmark trees in good health?
8. Other
 - a. Are there other considerations that should be evaluated for the installation of a sidewalk?