

Board of Appeals Meeting

700 Doug Davis Drive  
Hapeville, GA 30354

November 19, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Michael Simpson, Chairman  
John Stalvey, Vice Chairman  
Grabriel Cojocarescu  
Rod Mack  
Larry Martin  
Martha Revelo  
William Slocumb

3. Approval of Minutes

3.I. Minutes of October 22, 2020

1. MINUTES - 10-22-2020\_draft

4. Public Hearing

4.I. 560 Lake Drive Variance Request

Background:

Gregory Evans of GDK Investments, LLC is requesting a variance to reduce the side setback requirement from 15' to 11' 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 and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

**Documents:**

1. APPLICATION - 560 Lake Drive\_Variance Request\_Redacted
2. 560 Lake Drive-REVISED 11-10-2020
3. 0 LakeDr(Radcliffe)
4. Planners Report 560 Lake BOA
5. LEGAL ADV - 11-19-2020\_Board of Appeals Meeting

#### 4.II. 461 North Central Avenue Variance Request

##### Background:

Joseph Latimer of Dwarf House Group is requesting variances to increase the sign size and height, increase the maximum parking requirement, allow an off-site parking arrangement, increase the maximum front yard setback and increase the building sign quantity at 461 North Central Avenue, Parcel Identification Number(s) 14-0095-0003-03-0, 14-0095-0003-04-0, 14-0096-0003-02-7, 14-0096-0003-02-6, 14-0096-0003-02-1, 14-0096-0003-01-2, 14-0096-0003-02-5, 14-0096-0003-02-4. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Sections 93-3.3-17, 93-23-10, 93-23-12 and 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

##### **Documents:**

1. APPLICATION - 461 North Central Avenue\_Redacted
2. Plans - 461 North Central Avenue\_site plan
3. Sign Details - 461 North Central Avenue\_variance
4. Planners Report 461 North Central Ave
5. LEGAL ADV - 11-19-2020\_Board of Appeals Meeting

#### 5. New Business

##### 5.I. 2021 Board of Appeals Meeting Schedule

##### Background:

Consideration and action to approve the 2021 Board of Appeals meeting schedule.

##### **Documents:**

1. 2021 Meeting Dates and Deadline Schedule
6. Next Meeting Date - Thursday, December 17, 2020 at 6:00 PM
7. Adjourn



**Board of Appeals Meeting  
700 Doug Davis Drive  
Hapeville, Georgia 30354**

**October 22, 2020 6:00 PM**

**MINUTES**

**1. Call to Order**

The meeting was called to order at 6:04 p.m.

**2. Roll Call**

Michael Simpson, Chairman  
Gabriel Cojocarescu - absent  
Rod Mack  
Larry Martin  
Martha Revelo  
William Slocumb  
John Stalvey

**3. Election of Officer**

**3.I. Vice Chairman**

**MOTION ITEM: Billy Slocumb made a motion, Rod Mack seconded to elect John Stalvey as Vice Chairman. Motion Carried: 5-0.**

**4. Approval of Minutes**

**4.I. Minutes of February 27, 2020**

**MOTION ITEM: John Stalvey made a motion, Rod Mack seconded to approve the minutes of February 27, 2020 as submitted. Motion Carried: 5-0.**

**4.II. Minutes of April 23, 2020**

**MOTION ITEM: John Stalvey made a motion, Rod Mack seconded to approve the minutes of April 23, 2020 as submitted. Motion Carried: 5-0.**

## 5. Public Hearing

### 5.I. 417 Walnut Street

#### Background:

Jonathan Love requested a variance for relief from Section 93-29-13 (Tree Preservation Trust Fund) for the property located 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 zoning regulations under Section 93-29-13 of the City of Hapeville Zoning Ordinance.

#### Staff Recommendation:

Application of the Tree Conservation Ordinance in full to this property given the location of the landmark trees on the property creates an extraordinary hardship for the development of a property this size (.14 acres, single family dwelling). Recompense measures through replacement trees have been undertaken for one of the landmark trees that will be removed (31" Oak). The property owner is attempting to save the 43" Oak, however, the Code requires full recompense at \$200/inch. As the property could not be developed without invoking the recompense section of the Code for the landmark trees, Staff recommendation is to grant a variance to reduce the required recompense to 50% of the required inches or (74"\*50% = 32").

Mr. Mack asked for clarification of the recompense fee structure.

Mr. Martin asked if the applicant desired to retain the tree. Dr. Patterson stated that the applicant does plan to retain the tree.

Mr. Mack inquired if the City Arborist reviewed the tree plan. Dr. Patterson stated that the City Arborist, Teresa Eldredge, reviewed the proposed tree plan and recompense request.

Applicant Comments: Mr. Love stated he is looking to construct a single-family dwelling with an attached garage. He is looking to preserve two trees on the property and is asking for a 50% reduction of the recompense fee.

Public Comments: None.

**MOTION ITEM: Larry Martin made a motion, Martha Revelo seconded to grant the variance request at 417 Walnut Street as requested. Motion Carried: 5-0.**

**5. Next Meeting Date - Thursday, November 19, 2020 at 6PM**

**6. Adjourn**

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

**MOTION ITEM: John Stalvey made a motion, Larry Martin seconded to adjourn the meeting at 6:17 p.m. Motion Carried: 5-0.**

Respectfully submitted,

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Michael Simpson, Chairman

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Adrienne Senter, Secretary

20-BDA-11-09

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

Name of Applicant GDK Investments LLC

Mailing Address 94 Howell St Atlanta Ga 30312

Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email gevans@gdevansllc.com

Property Owner (s) GDK Investments LLC

Mailing Address 94 Howell St Atlanta Ga 30312

Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_

Property Address/Location: 0 Lake Dr Hapeville Ga 30381

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 00 94 000 10635

Square Foot of Property \_\_\_\_\_ Building Size \_\_\_\_\_ Zoning R-SF

Present Land Use Vacant

Variance Requested 11 ft side setback on corner lot

Applicable Code Section \_\_\_\_\_

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 regardless of any action or approval on this application. 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.

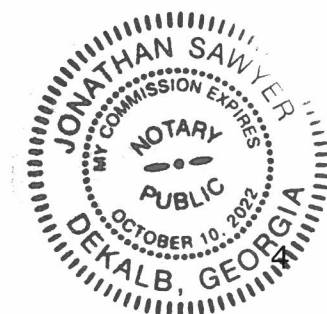
Applicant's signature

Date: 10-21-20

Sworn to and subscribed before me

This 21ST day of OCTOBER, 2020.

Notary Public



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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The lot is only 64.40 x 73.88 ft which is much smaller than many of the lots found in Hapeville. Many lots are typically 50 x 125 or 60 x 90'. Due to the ~~lack of depth~~ lot ~~depth~~ we are asking to move the corner setback from 15' ft to 11' ft. → depth

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Application of this ordinance would make it impossible to build a livable home on the site.

Explain how these conditions are peculiar to the particular piece of property involved.

<sup>lack of</sup>  
The ~~depth~~ depth of the lot makes this lot peculiar. Most lots in Hapeville have a depth between 90-125 ft.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There would be no detriment to the public good.



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

**AUTHORIZATION OF PROPERTY OWNER**

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

0 (SGO) Lake Dr

**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 A VARIANCE FOR THE PROPERTY.**

Name of Applicant GDK Investments LLC

Address of Applicant 732 Highland Ave NE

Telephone of Applicant [REDACTED]



[Signature]  
Signature of Owner

Gregory Evans  
Print Name of Owner

Personally Appeared Before Me this 20<sup>th</sup> day of OCTOBER, 2020.

[Signature]  
Notary Public

**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.



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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'

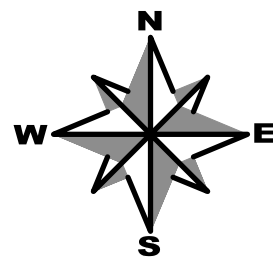
The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from FULTON County records on 10/10/2020.

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

Nov 10, 2020  
Date

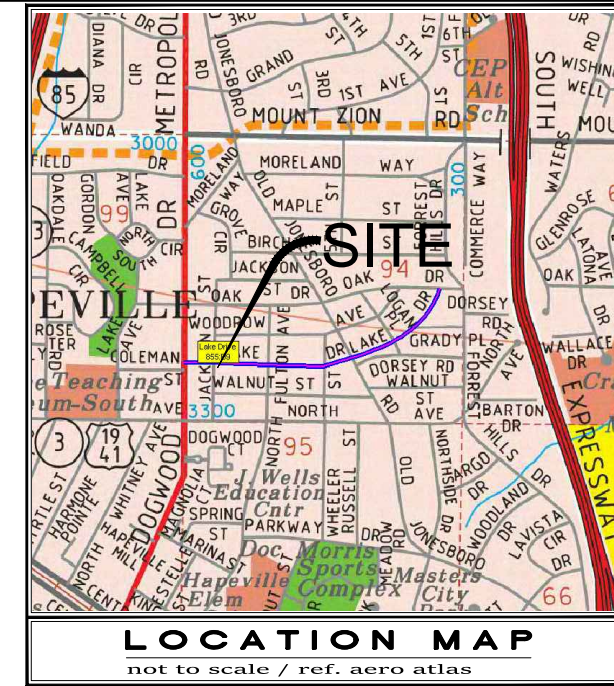


### "Flood Hazard Statement"

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:

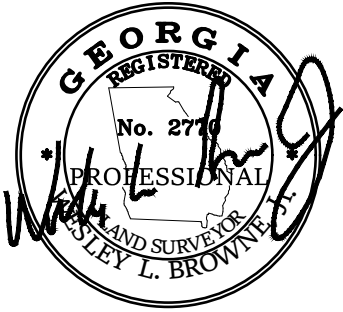
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR 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           |
| ⊗      | FIRE HYDRANT              | SMH  | SAN. SEWER MANHOLE    |
| ☆      | LIGHT POLE                | CO   | CLEANOUT              |
| ICV    | IRRIGATION CONTROL VALVE  | ⊗    | WATER METER           |
| △      | TRAVERSE POINT (60D NAIL) | GW   | WATER VALVE           |
| ⊗      | DRAINAGE MANHOLE          | AC   | GUY WIRE              |
| ⊗      | GAS VALVE                 | N/F  | AIR CONDITIONER       |
| ⊗      | BENCHMARK                 | PT   | NOW OR FORMERLY       |
| ○      | PROPERTY CORNER           | RR   | PERC. TEST (BOREHOLE) |
|        |                           |      | 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

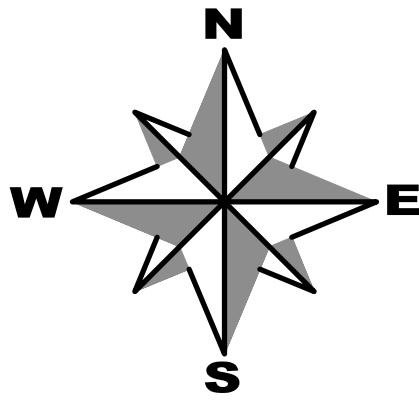
Front Yard: 15'

Side Yard: 5'

Rear Yard: 20'

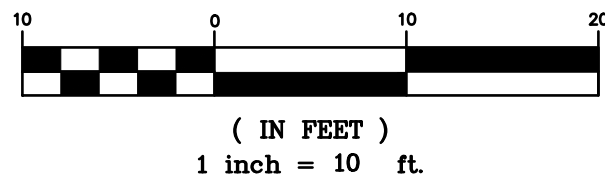
PROPOSED SETBACK:  
JACKSON STREET  
11' SETBACK

GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



LOT COVERAGE:

WALKWAY.....279 sq.ft.  
DRIVEWAY.....410 sq.ft.  
PORCH.....208 sq.ft.  
HOUSE.....924 sq.ft.  
DECK.....144 sq.ft.  
TOTAL.....1965 sq.ft.

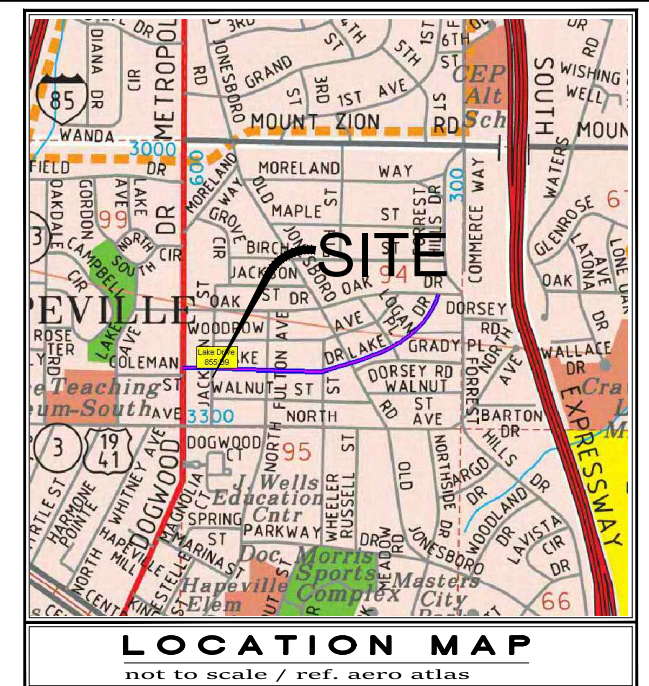
1965  
4789=41%

- 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.

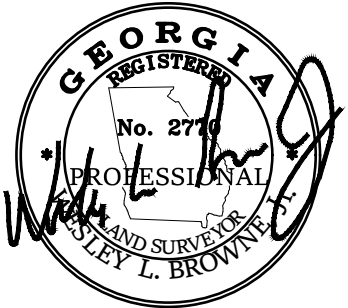
"Flood Hazard Statement",

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



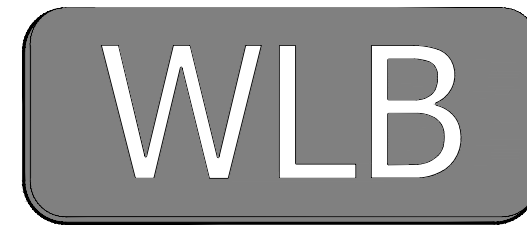
SITE PLAN OF:  
560 LAKE DRIVE

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

FOR:  
GDK INVESTMENT

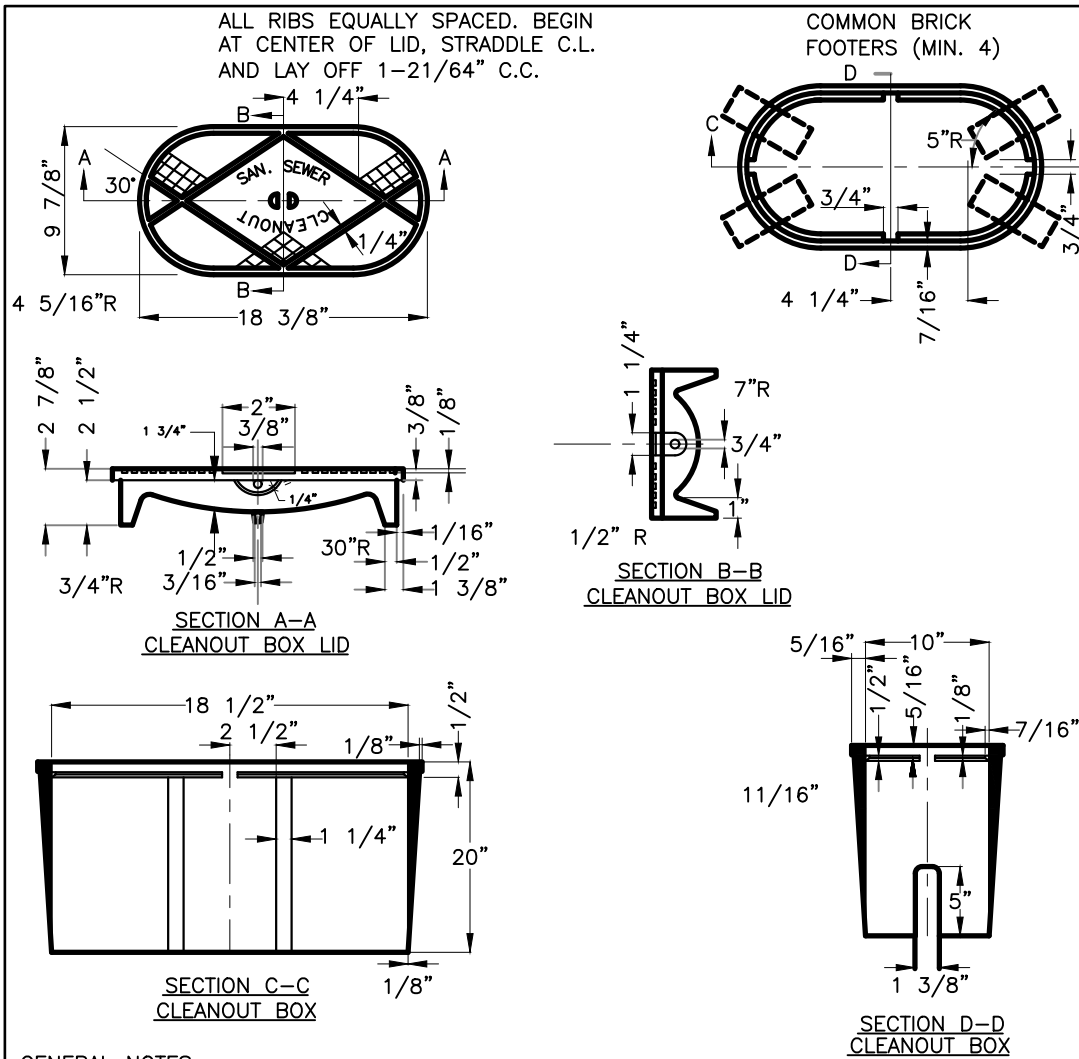
| DATE        |               | DESCRIPTION      |           |             |        |
|-------------|---------------|------------------|-----------|-------------|--------|
|             |               | REVISIONS        |           |             |        |
| SURVEY CREW | FIELD BK / PG | L.L.      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

W.L.B ASSOCIATES, INC.



349 CHERYL COURT  
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LAND DEVELOPMENT  
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www.wlbassociates.com





1. UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
2. 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.
3. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PATCH VARNISH AS INDICATED ON THE SPECIFICATION. COATING SHALL BE APPLIED TO ALL SURFACES, INCLUDING INSIDE 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.
4. 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.

SANITARY CLEANOUT  
BOX

REV.  
DATE: OCT. 2011  
ORIG. DATE: NOV 2004  
SCALE: N.T.S.

DETAIL NO. SS-G\_SC005

**EXIT DIAGRAM**

Diagram illustrating the entrance and exit of a diversion structure. The entrance elevation shows a cross-section of the structure with layers: CULVERT UNDER-ENTRANCE (IF NEEDED), DIVERSION RIDGE (SEE NOTE 6), N.S.A. R-2 (1.5"~3.5"), COURSE AGGREGATE, GEOTEXTILE UNDERLINER, and TIRE WASHRACK AREA/TIRE WASHERS. A symbol indicates the location for SUPPLY WATER TO WASH WHEELS IF NECESSARY. The exit diagram shows a plan view of the structure with a 50' MIN. length and a 20' MIN. width. Arrows indicate the flow direction.

**ENTRANCE ELEVATION**

Diagram illustrating the entrance elevation of the diversion structure. The structure is shown in cross-section, showing the layers: CULVERT UNDER-ENTRANCE (IF NEEDED), DIVERSION RIDGE (SEE NOTE 6), N.S.A. R-2 (1.5"~3.5"), COURSE AGGREGATE, GEOTEXTILE UNDERLINER, and TIRE WASHRACK AREA/TIRE WASHERS. A symbol indicates the location for SUPPLY WATER TO WASH WHEELS IF NECESSARY. The structure is shown with a 6" MIN. depth.

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN AREA OF THE SITE THAT WILL NOT BE AFFECTED. TURN OFF ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TRIP 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.
10. MAINTAIN AREA IN WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

**SIDE VIEW**

30" MIN.

18" MIN.

6"

2"

FLOW

GROUND SURFACE

**FRONT VIEW**

POST (SEE NOTE 1)

4" MAX. O.C.

FABRIC (WOVEN WIRE FENCE BACKING)

6"

TRENCH

MIN.

MIN.

The side view shows a cross-section of a trench. The trench is 30 inches deep and 18 inches wide. The bottom of the trench is covered with a fabric (woven wire fence backing) that is 6 inches thick. The ground surface is shown on the right side of the trench. The front view shows the trench from the front, with three vertical posts (see Note 1) spaced 4 inches maximum on center. The fabric (woven wire fence backing) is 6 inches thick. The trench is shown in cross-section, with the ground surface on the right side.

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

SCHEDULE APPLICABLE FOR TEMPORARY AND PERMANENT GRASSING

## SOIL PREPERATION

**TO RAISE THE pH LEVEL**

METER SANDY SOIL SANDY LOAM MED. 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 |
|--------------|---------------|------|
| 1950-1951    | 100%          | 100% |
| 1951-1952    | 100%          | 100% |
| 1952-1953    | 100%          | 100% |
| 1953-1954    | 100%          | 100% |
| 1954-1955    | 100%          | 100% |
| 1955-1956    | 100%          | 100% |
| 1956-1957    | 100%          | 100% |
| 1957-1958    | 100%          | 100% |
| 1958-1959    | 100%          | 100% |
| 1959-1960    | 100%          | 100% |
| 1960-1961    | 100%          | 100% |
| 1961-1962    | 100%          | 100% |
| 1962-1963    | 100%          | 100% |
| 1963-1964    | 100%          | 100% |
| 1964-1965    | 100%          | 100% |
| 1965-1966    | 100%          | 100% |
| 1966-1967    | 100%          | 100% |
| 1967-1968    | 100%          | 100% |
| 1968-1969    | 100%          | 100% |
| 1969-1970    | 100%          | 100% |
| 1970-1971    | 100%          | 100% |
| 1971-1972    | 100%          | 100% |
| 1972-1973    | 100%          | 100% |
| 1973-1974    | 100%          | 100% |
| 1974-1975    | 100%          | 100% |
| 1975-1976    | 100%          | 100% |
| 1976-1977    | 100%          | 100% |
| 1977-1978    | 100%          | 100% |
| 1978-1979    | 100%          | 100% |
| 1979-1980    | 100%          | 100% |
| 1980-1981    | 100%          | 100% |
| 1981-1982    | 100%          | 100% |
| 1982-1983    | 100%          | 100% |
| 1983-1984    | 100%          | 100% |
| 1984-1985    | 100%          | 100% |
| 1985-1986    | 100%          | 100% |
| 1986-1987    | 100%          | 100% |
| 1987-1988    | 100%          | 100% |
| 1988-1989    | 100%          | 100% |
| 1989-1990    | 100%          | 100% |
| 1990-1991    | 100%          | 100% |
| 1991-1992    | 100%          | 100% |
| 1992-1993    | 100%          | 100% |
| 1993-1994    | 100%          | 100% |
| 1994-1995    | 100%          | 100% |
| 1995-1996    | 100%          | 100% |
| 1996-1997    | 100%          | 100% |
| 1997-1998    | 100%          | 100% |
| 1998-1999    | 100%          | 100% |
| 1999-2000    | 100%          | 100% |
| 2000-2001    | 100%          | 100% |
| 2001-2002    | 100%          | 100% |
| 2002-2003    | 100%          | 100% |
| 2003-2004    | 100%          | 100% |
| 2004-2005    | 100%          | 100% |
| 2005-2006    | 100%          | 100% |
| 2006-2007    | 100%          | 100% |
| 2007-2008    | 100%          | 100% |
| 2008-2009    | 100%          | 100% |
| 2009-2010    | 100%          | 100% |
| 2010-2011    | 100%          | 100% |
| 2011-2012    | 100%          | 100% |
| 2012-2013    | 100%          | 100% |
| 2013-2014    | 100%          | 100% |
| 2014-2015    | 100%          | 100% |
| 2015-2016    | 100%          | 100% |
| 2016-2017    | 100%          | 100% |
| 2017-2018    | 100%          | 100% |
| 2018-2019    | 100%          | 100% |
| 2019-2020    | 100%          | 100% |
| 2020-2021    | 100%          | 100% |
| 2021-2022    | 100%          | 100% |
| 2022-2023    | 100%          | 100% |
| 2023-2024    | 100%          | 100% |
| 2024-2025    | 100%          | 100% |
| 2025-2026    | 100%          | 100% |
| 2026-2027    | 100%          | 100% |
| 2027-2028    | 100%          | 100% |
| 2028-2029    | 100%          | 100% |
| 2029-2030    | 100%          | 100% |
| 2030-2031    | 100%          | 100% |
| 2031-2032    | 100%          | 100% |
| 2032-2033    | 100%          | 100% |
| 2033-2034    | 100%          | 100% |
| 2034-2035    | 100%          | 100% |
| 2035-2036    | 100%          | 100% |
| 2036-2037    | 100%          | 100% |
| 2037-2038    | 100%          | 100% |
| 2038-2039    | 100%          | 100% |
| 2039-2040    | 100%          | 100% |
| 2040-2041    | 100%          | 100% |
| 2041-2042    | 100%          | 100% |
| 2042-2043    | 100%          | 100% |
| 2043-2044    | 100%          | 100% |
| 2044-2045    | 100%          | 100% |
| 2045-2046    | 100%          | 100% |
| 2046-2047    | 100%          | 100% |
| 2047-2048    | 100%          | 100% |
| 2048-2049    | 100%          | 100% |
| 2049-2050    | 100%          | 100% |
| 2050-2051    | 100%          | 100% |
| 2            |               |      |

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

- 1) WATERS OF THE STATE DOES NOT EXISTS WITHIN 200 FEET OF THIS SITE.
- 2) NOTE: MAINTENANCE STATEMENT:  
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR
- 3) (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.
- 4) ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF ATLANTA.
- 5) 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.
- 6) 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.

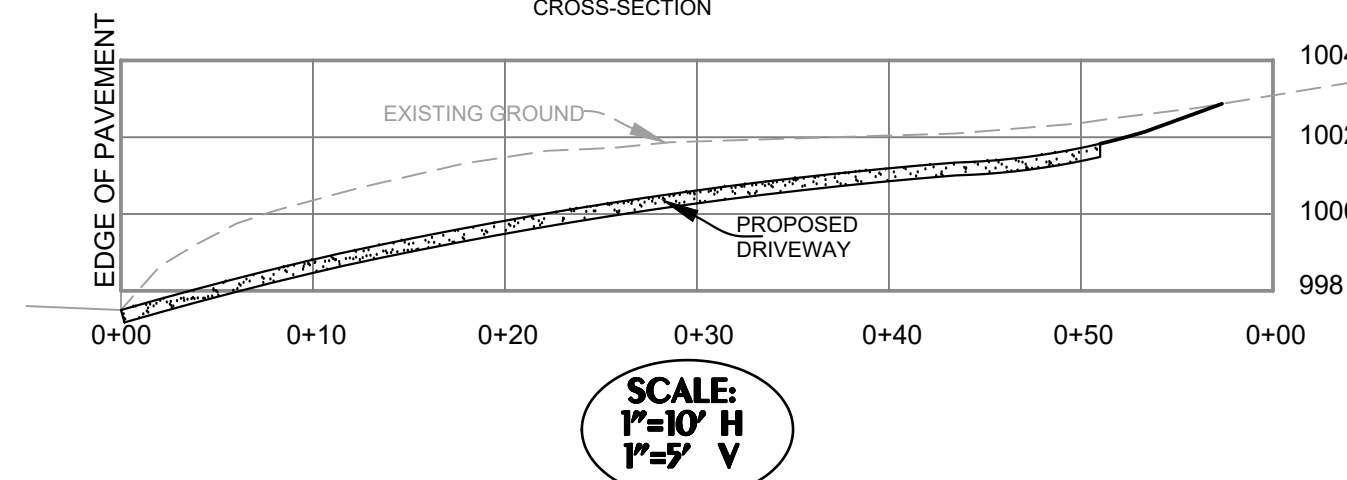
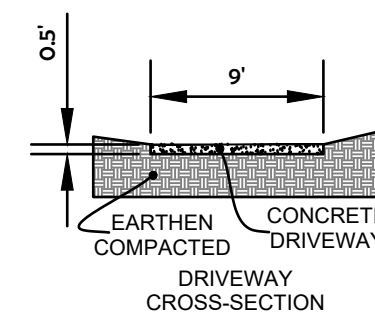
\* THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S 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 DO 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.



DRIVEWAY / APRON SECTION

SHEET

3 of 4



## SITE NOTES & DETAILS

**560 LAKE DRIVE**

FOR:  
**GDK INVESTMENT**

|                    |                      |                          |               |                |                      |                   |
|--------------------|----------------------|--------------------------|---------------|----------------|----------------------|-------------------|
|                    |                      |                          |               |                |                      |                   |
|                    |                      |                          |               |                |                      |                   |
|                    |                      |                          |               |                |                      |                   |
| DATE               | DESCRIPTION          |                          |               |                |                      |                   |
| REVISIONS          |                      |                          |               |                |                      |                   |
| SURVEY CREW<br>N/A | FIELD BK / PG<br>N/A | L.L.<br>94               | DIST.<br>14th | SECTION<br>N/A | COUNTY<br>FULTON     | SCALE<br>NTS      |
| FIELD WORK<br>N/A  | DRAWN BY<br>WB       | DATE<br>October 12, 2020 |               |                | JOB No.<br>2020-1020 | APPROVED BY<br>WB |

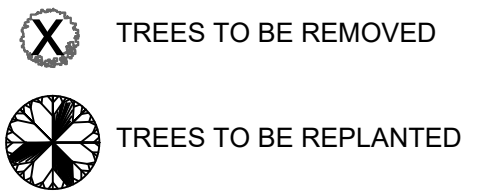
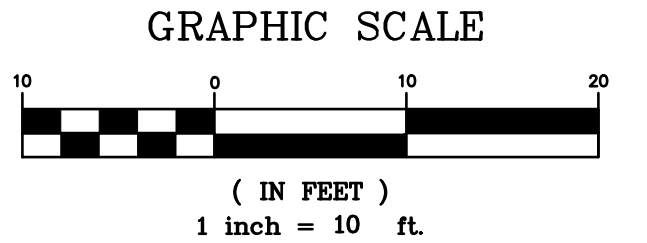
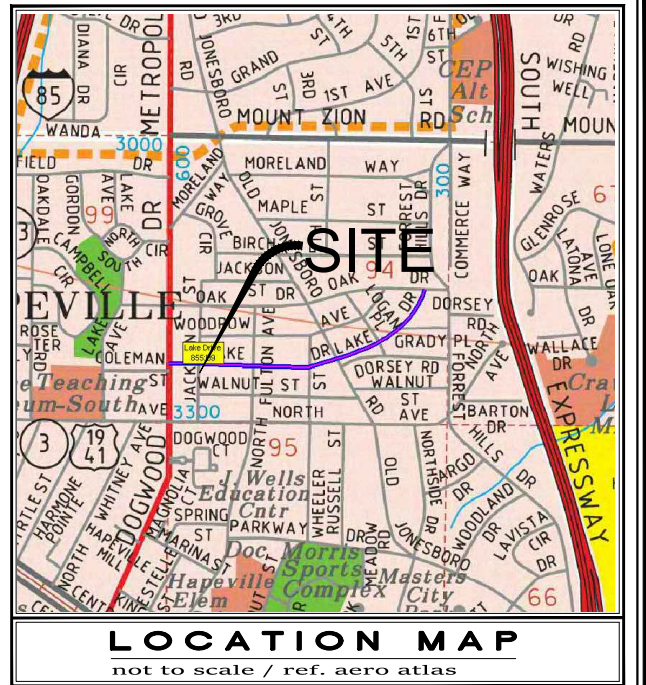
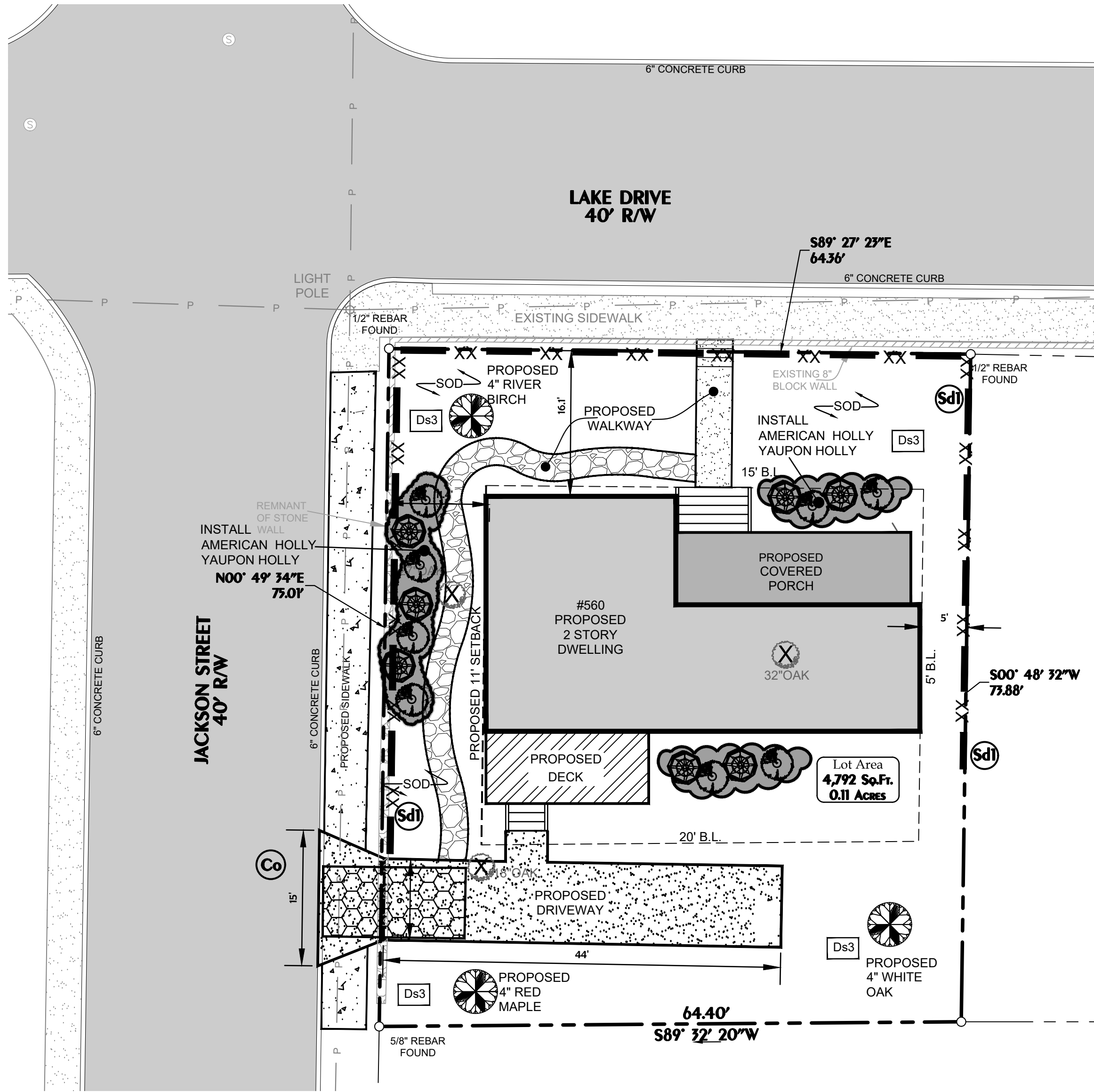
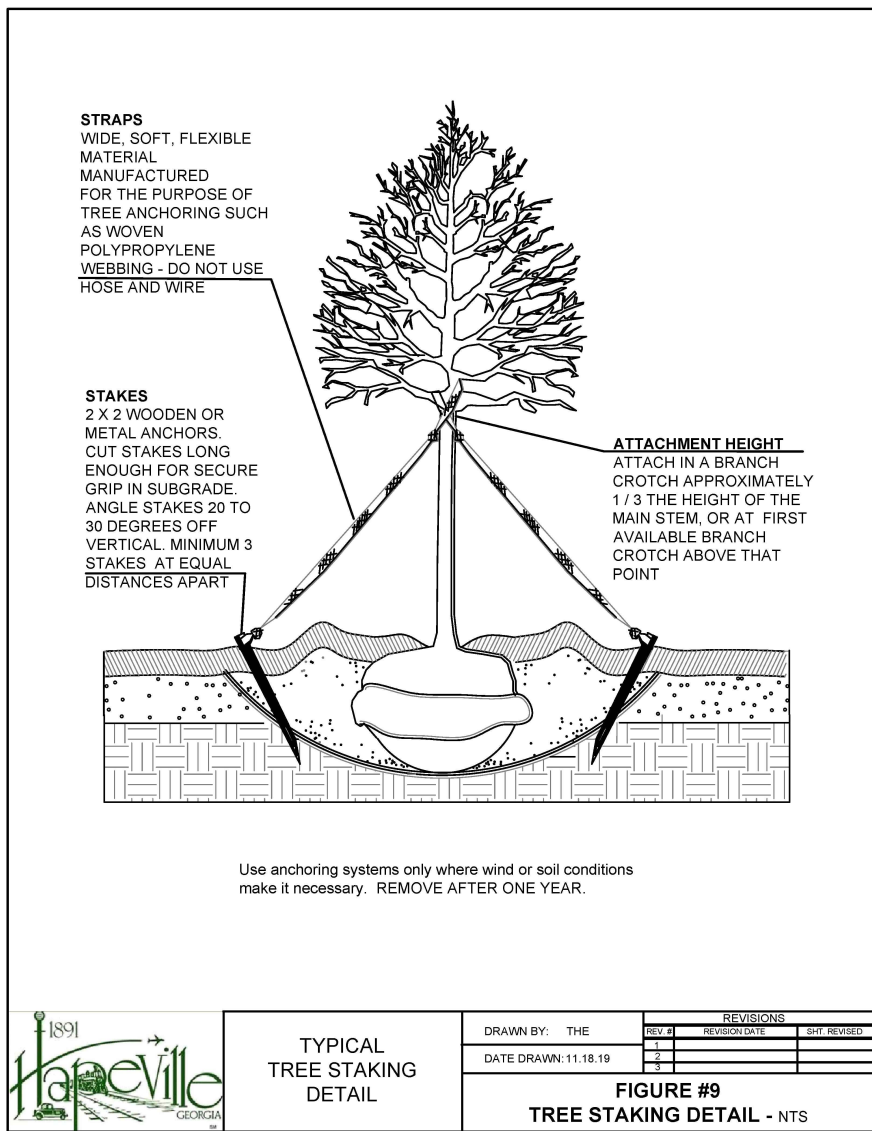
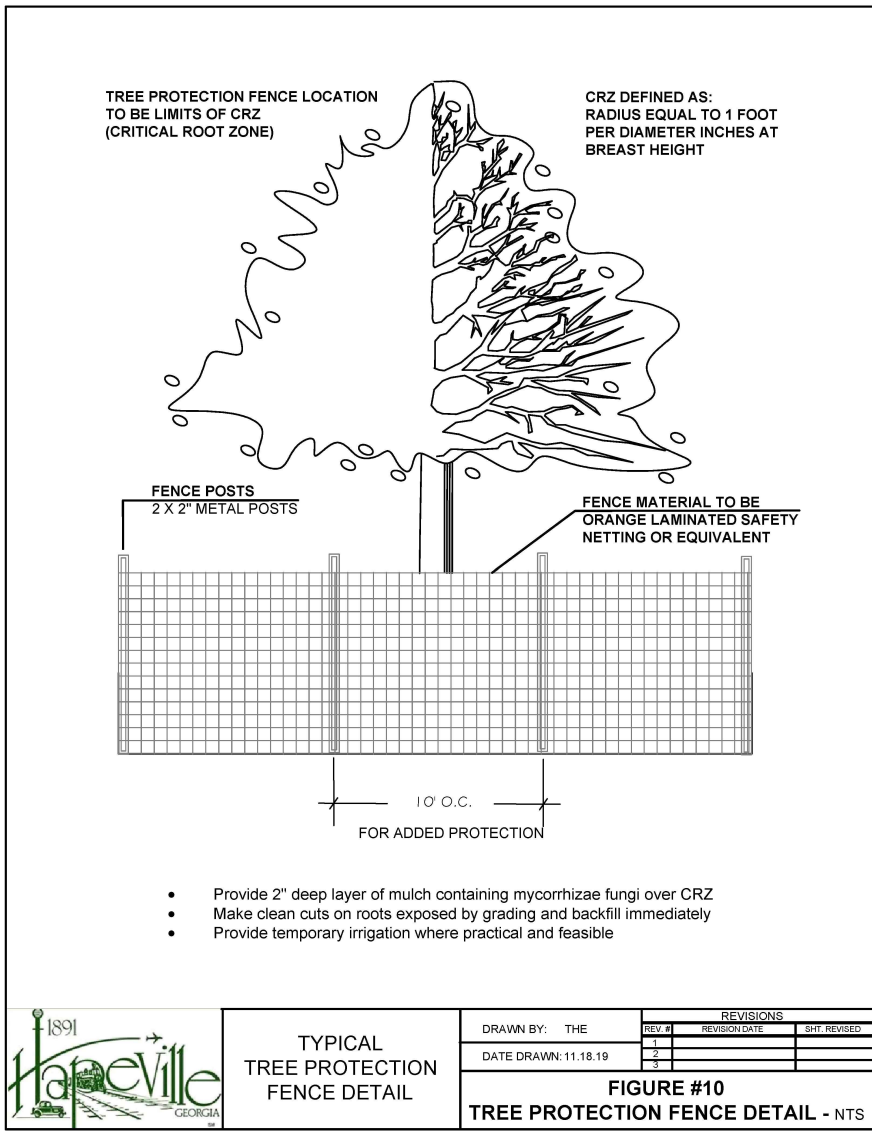
**W.L.B ASSOCIATES, INC.**

WLB

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

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





(0) TREES TO REMAIN WITH NO IMPACT:

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

REQUIRED TREES

100"x0.11=11" REQUIRED

TREES TO REMAIN=0" WITH NO IMPACT

REPLANT (3) 4" OVER STORY TREE

(1) 4" RIVER BIRCH (BETULA NIGRA)

(1) 4" RED MAPLE (ACER RUBRUM)

(1) 4" 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

**OWNER /Developer**  
**24 HR CONTACT**

**GREG EVANS**  
**404.569.4454**  
**732 Highland Ave**

**Atlanta, GA 30312**

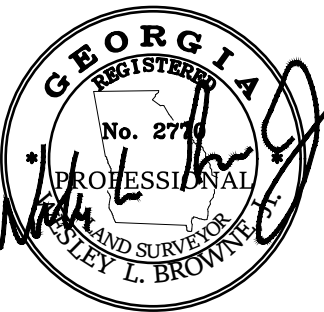
**"Flood Hazard Statement",**

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**.



SHEET

4  
of  
4



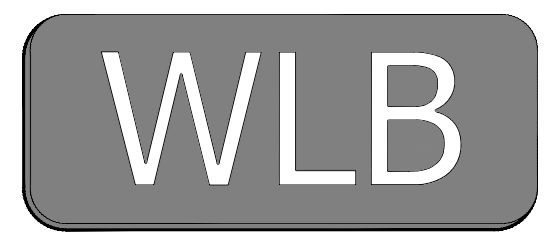
**LANDSCAPE PLAN**

**560 LAKE DRIVE**

FOR:  
**GDK INVESTMENT**

| DATE             | DESCRIPTION      |
|------------------|------------------|
| <b>REVISIONS</b> |                  |
| SURVEY CREW      | FIELD BK / PG    |
| WB               | N/A              |
| DATE             | 10/9/2020        |
| DRAWN BY         | WB               |
| DATE             | October 12, 2020 |
| JOB No.          | 2020-1020        |
| APPROVED BY      | WB               |

**W.L.B ASSOCIATES, INC.**



349 CHERYL COURT  
JONESBORO, GA 30238  
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| TABLE R502.3.1(2)<br>FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES<br>(Residential living areas, live load = 40 psf, L/Δ = 360) <sup>b</sup>                                                                                                                                                                                                                                                                            |                   |    |                             |                 |                 |                 |                    |            |            |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|-----------------------------|-----------------|-----------------|-----------------|--------------------|------------|------------|------------|
| JOIST<br>SPACING<br>(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 S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.<br>Note: Check sources for availability of lumber in lengths greater than 20 feet. a. End bearing length shall be increased to 2 inches.<br>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)<br>CEILING JOIST SPANS FOR COMMON LUMBER SPECIES<br>(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)                                                                                                                                                                                                                                                                             |                   |    |                             |                 |                 |                 |                    |            |            |            |
| CEILING JOIST<br>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.<br>For S1: 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.                                                                                                                                                                                                                    |                   |    |                             |                 |                 |                 |                    |            |            |            |



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      |

| TABLE R802.5.1(1)<br>RAFTER SPANS FOR COMMON LUMBER SPECIES<br>(Roof live load=20 psf, ceiling not attached to rafters, L/A = 180)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                       |                        |                 |                 |                 |                 |                    |                 |                 |                 |                 |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|-----------------|-----------------|-----------------|-----------------|----|
| RAFTER<br>SPACING<br>(inches)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SPECIES AND<br>GRADE |                       | DEAD LOAD = 10 psf     |                 |                 |                 |                 | DEAD LOAD = 20 psf |                 |                 |                 |                 |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                       | 2 x 4                  | 2 x 6           | 2 x 8           | 2 x 10          | 2 x 12          | 2 x 4              | 2 x 6           | 2 x 8           | 2 x 10          | 2 x 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.<br>For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.<br>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:<br>H/CH = Rafter Span Adjustment Factor<br>H/CH = 0.67<br>H/CH = 0.76<br>H/CH = 0.83<br>H/CH = 0.90<br>H/CH or less = 1.00<br>H/CH = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls.<br>H/CH = Height of roof ridge measured vertically above the top of the rafter support walls. b. Span exceeds 26 feet in length. |                      |                       |                        |                 |                 |                 |                 |                    |                 |                 |                 |                 |    |
| TABLE R802.5(2)<br>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<br>GIRDERS<br>SUPPORTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SIZE                 | BUILDING Width (feet) |                        |                 |                 |                 |                 |                    |                 |                 |                 |                 |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 20                    |                        | 28              |                 | 35              |                 |                    |                 |                 |                 |                 |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | span                  | NJ                     | 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 S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm<br>a. Spans are given in feet and inches.<br>b. Tabulated values assume #2 grade lumber.<br>c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.<br>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.                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                       |                        |                 |                 |                 |                 |                    |                 |                 |                 |                 |    |

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**

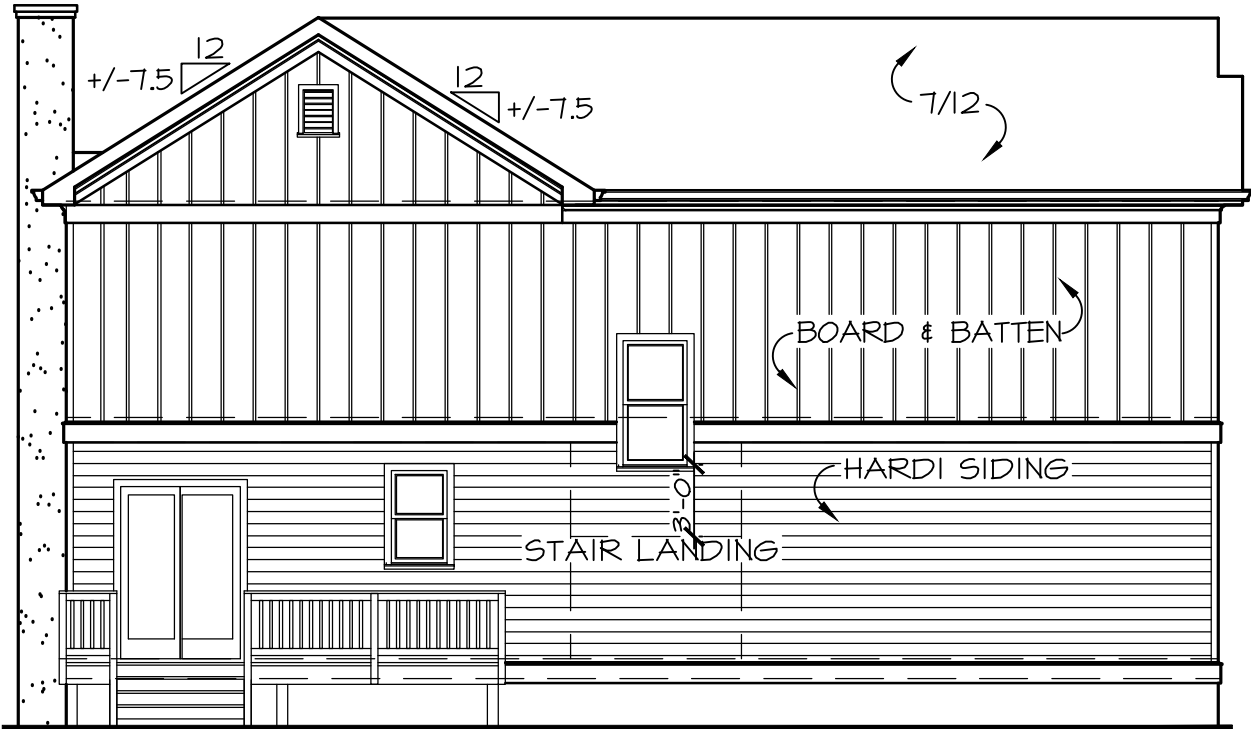
Model Name:  
**RADCLIFFE**  
Sheet Title:  
**FRONT ELEVATION**

Sheet:  
**A1.1**



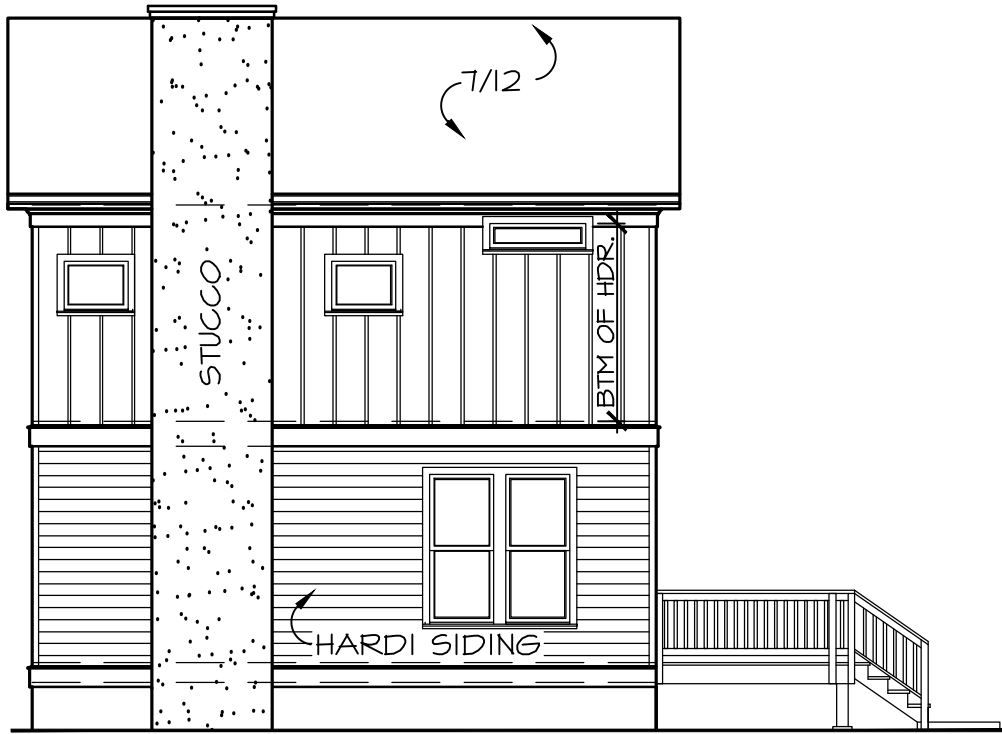
**LEFT ELEVATION**

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



**REAR ELEVATION**

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



**RIGHT ELEVATION**

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

NOTE:

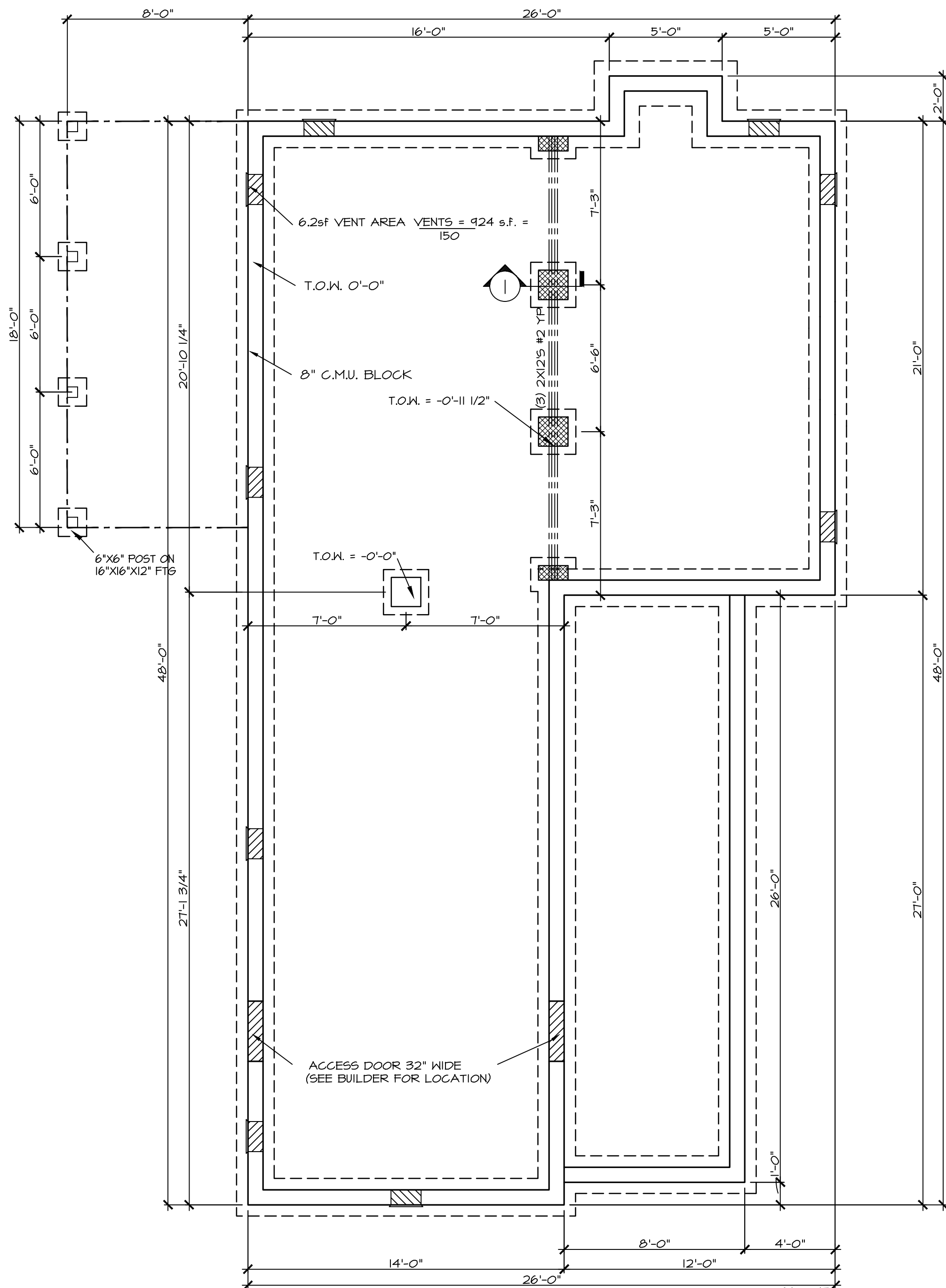
1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN WINDOWS
6. ALL WINDOWS TO HAVE A WOOD SILL



**FRONT ELEVATION**

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

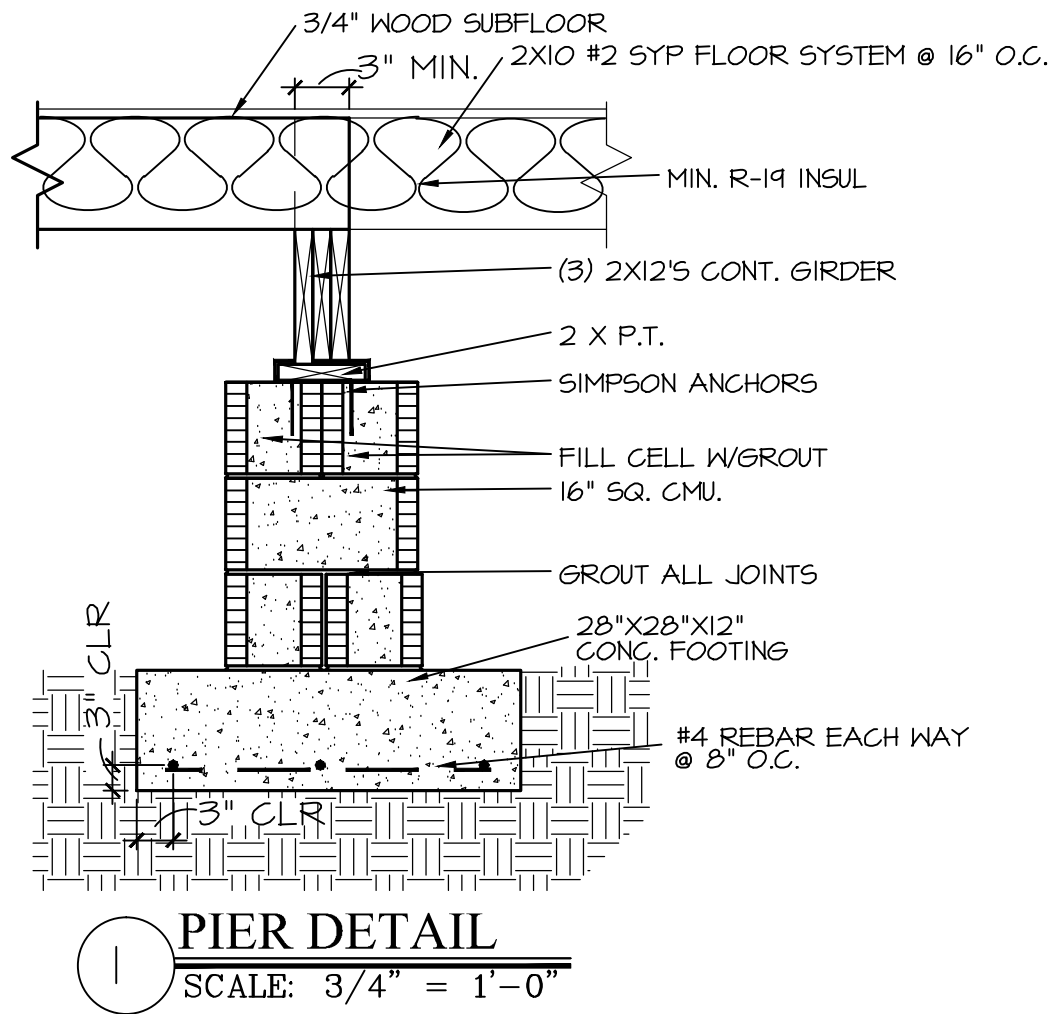




# CRAWL FOUNDATION

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

NOTE:  
INSTALL UFER GROUND  
(SEE BUILDER FOR LC)



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Prepared For:  
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& ASSOCIATES**

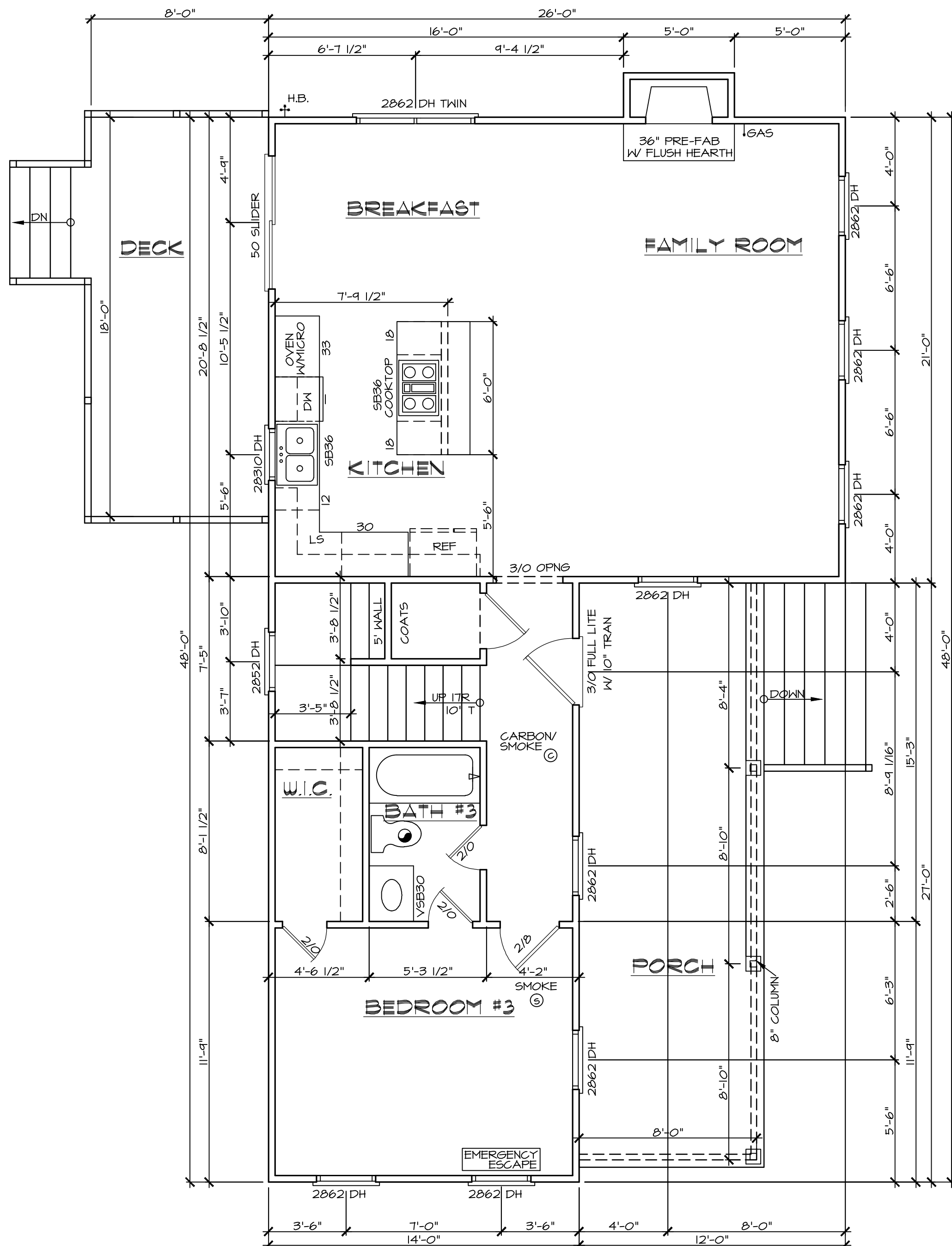
**RELEASED FOR  
CONSTRUCTION**

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**

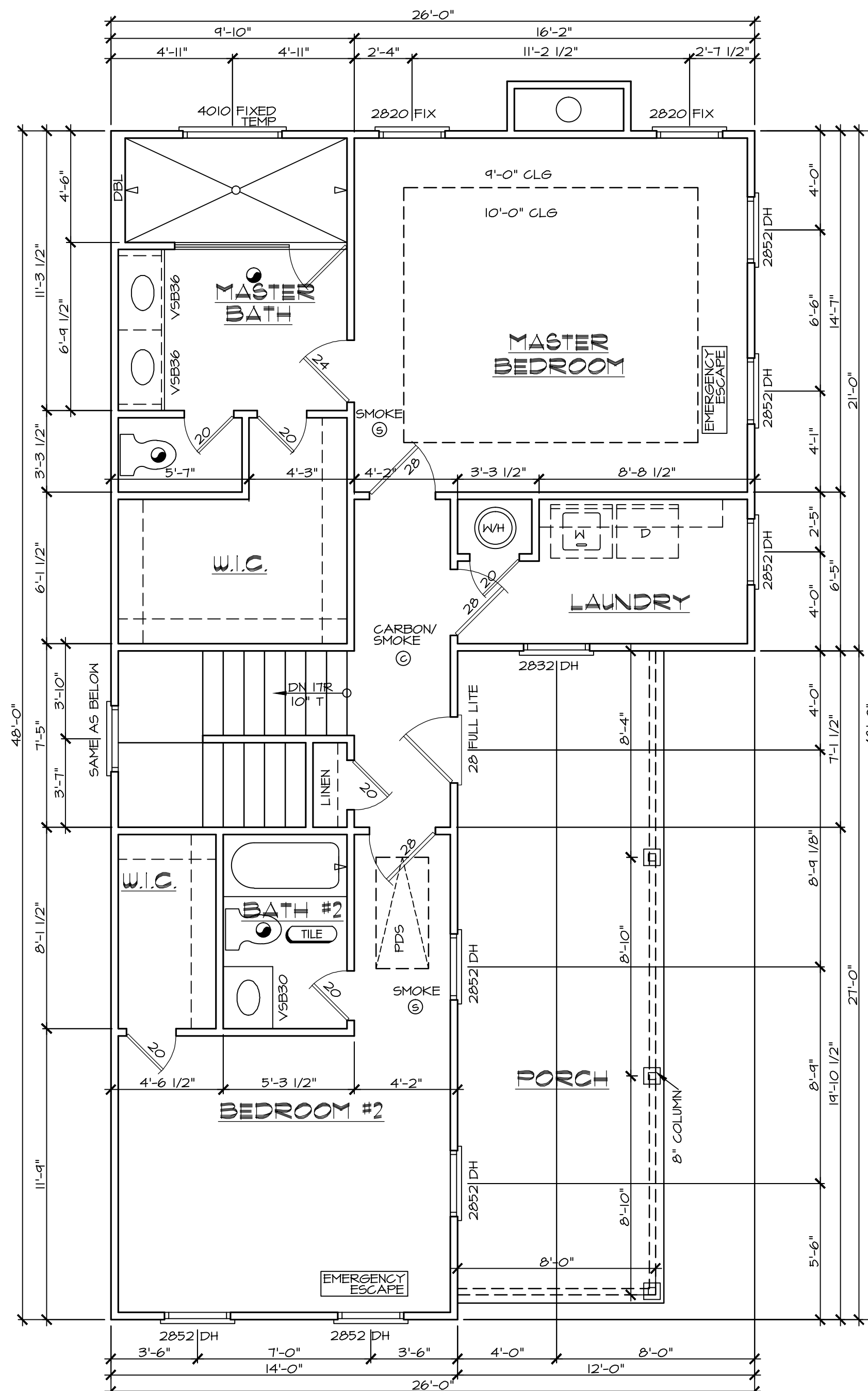
Sheet:  
**A2.1**



# 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:  
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& ASSOCIATES**

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

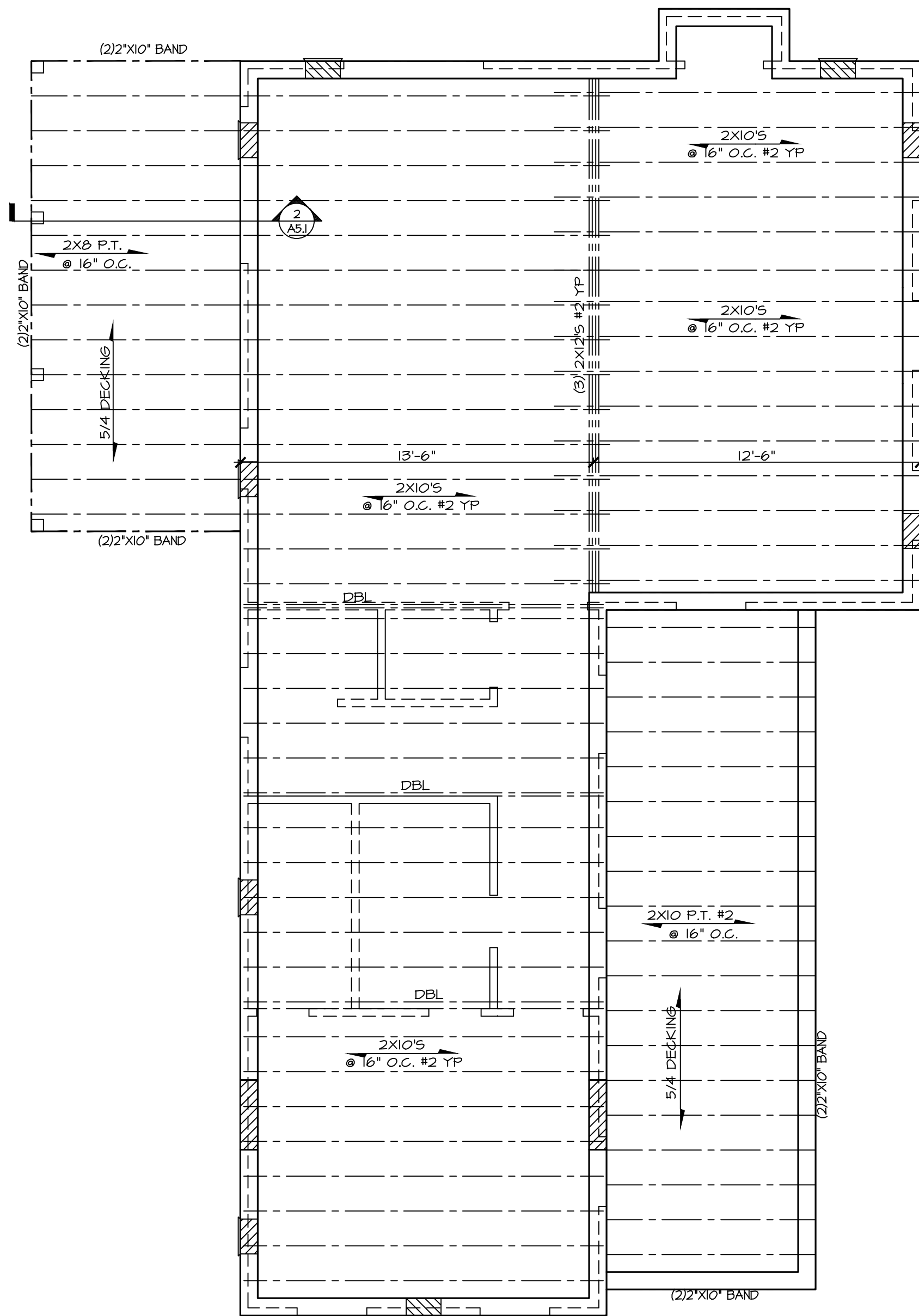
Address:  
**0 LAKE DRIVE  
HAPEVILLE, GA 30354**

Model Name:  
**RADCLIFFE**

Sheet Title:  
**FIRST & SECOND FLOOR PLAN**

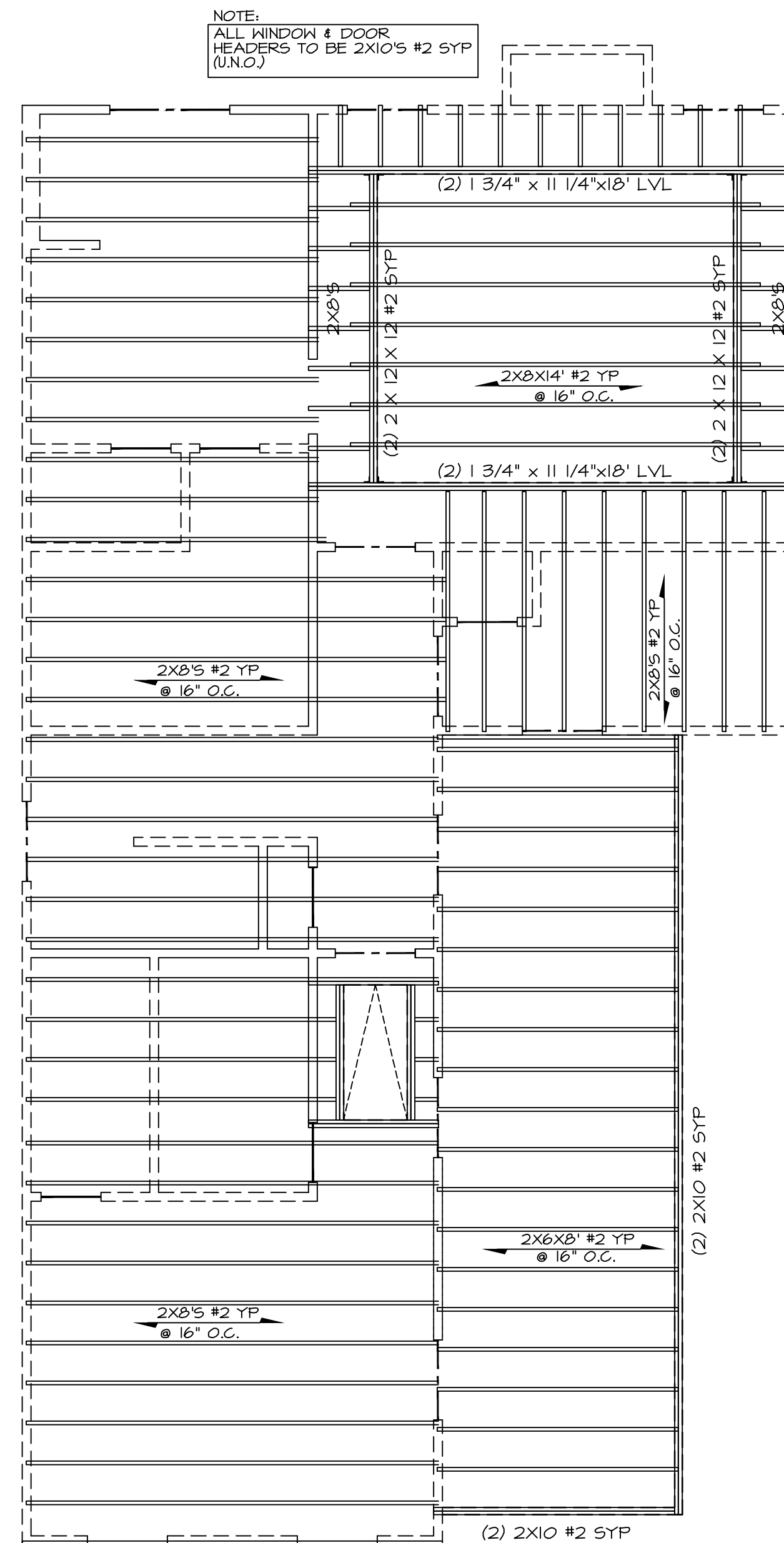
Sheet:  
**A3.1**





# FIRST FLOOR FRAMING

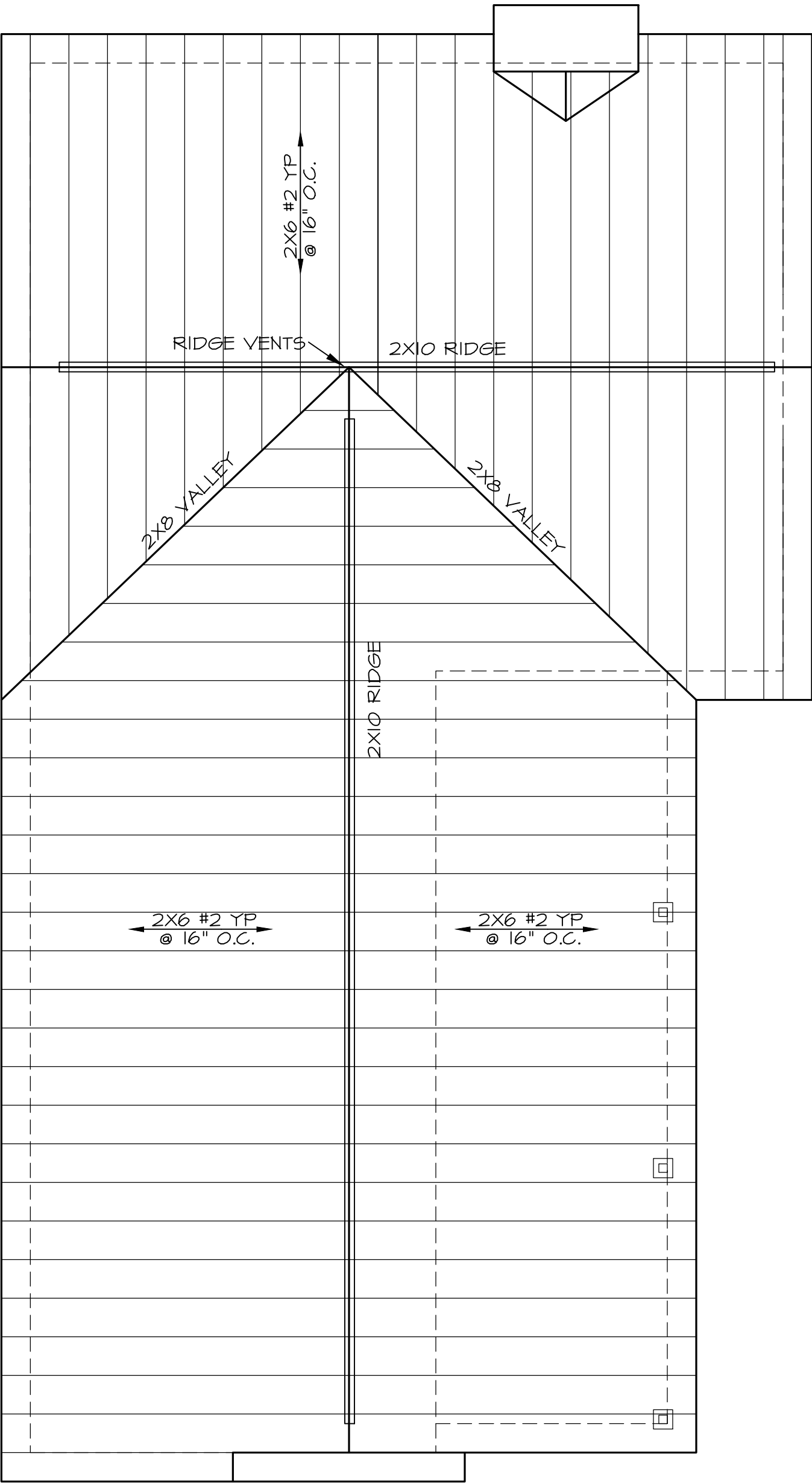
SCALE: 1/4" = 1'-0"



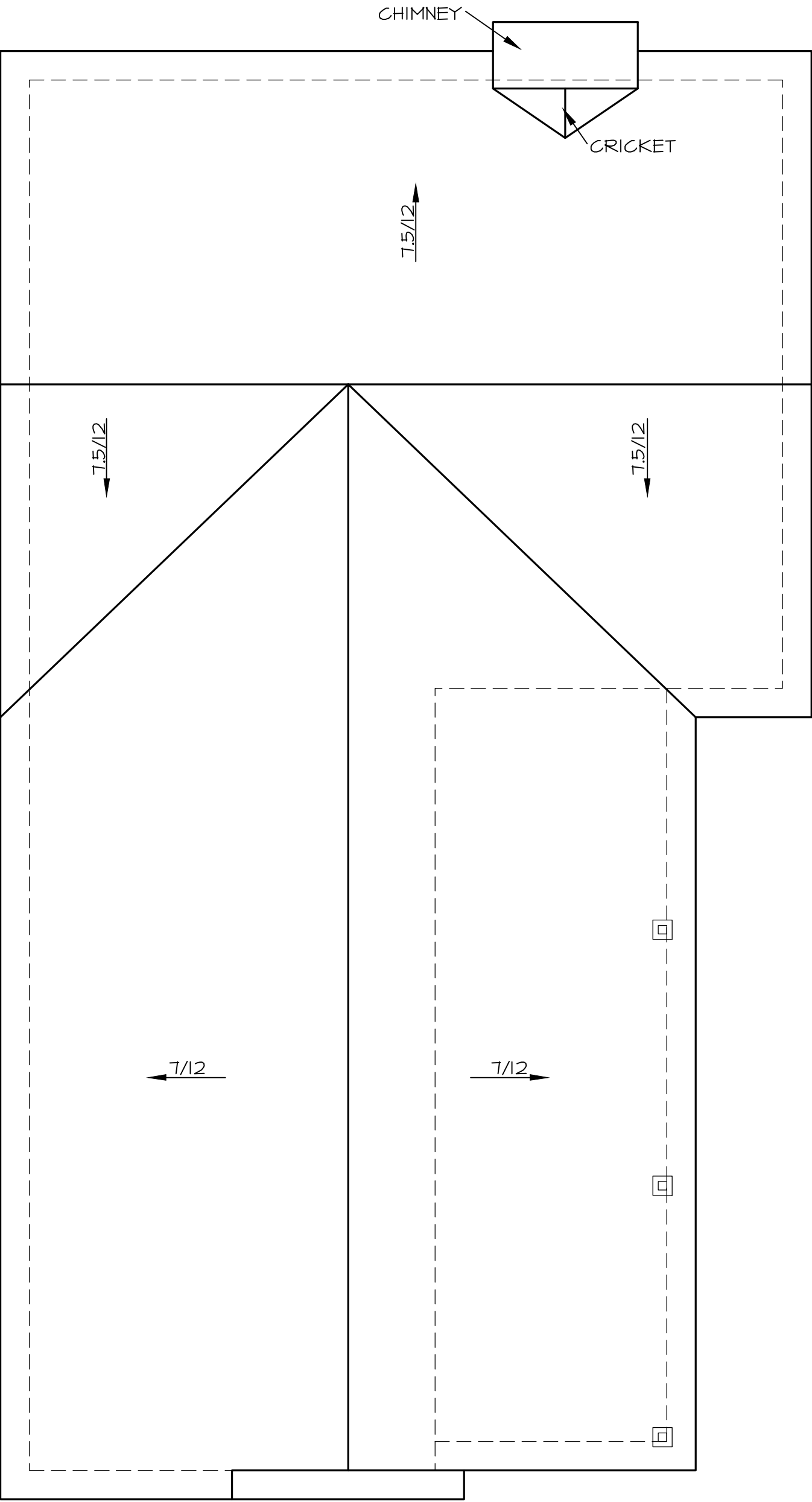
# CEILING FRAMING

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





ROOF FRAMING PLAN



ROOF PLAN

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Prepared For:  
GD EVANS & ASSOCIATES

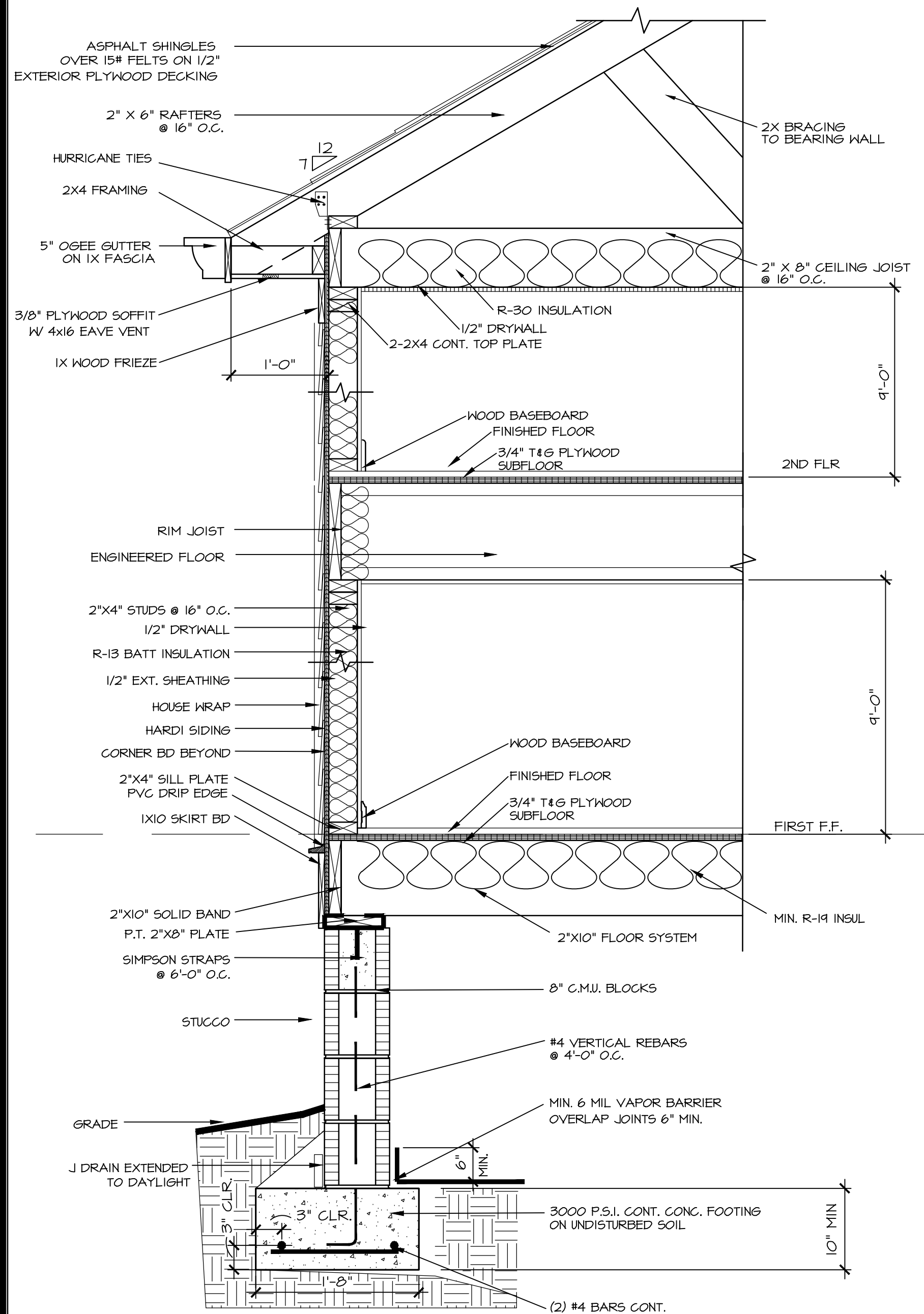
RELEASED FOR CONSTRUCTION

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

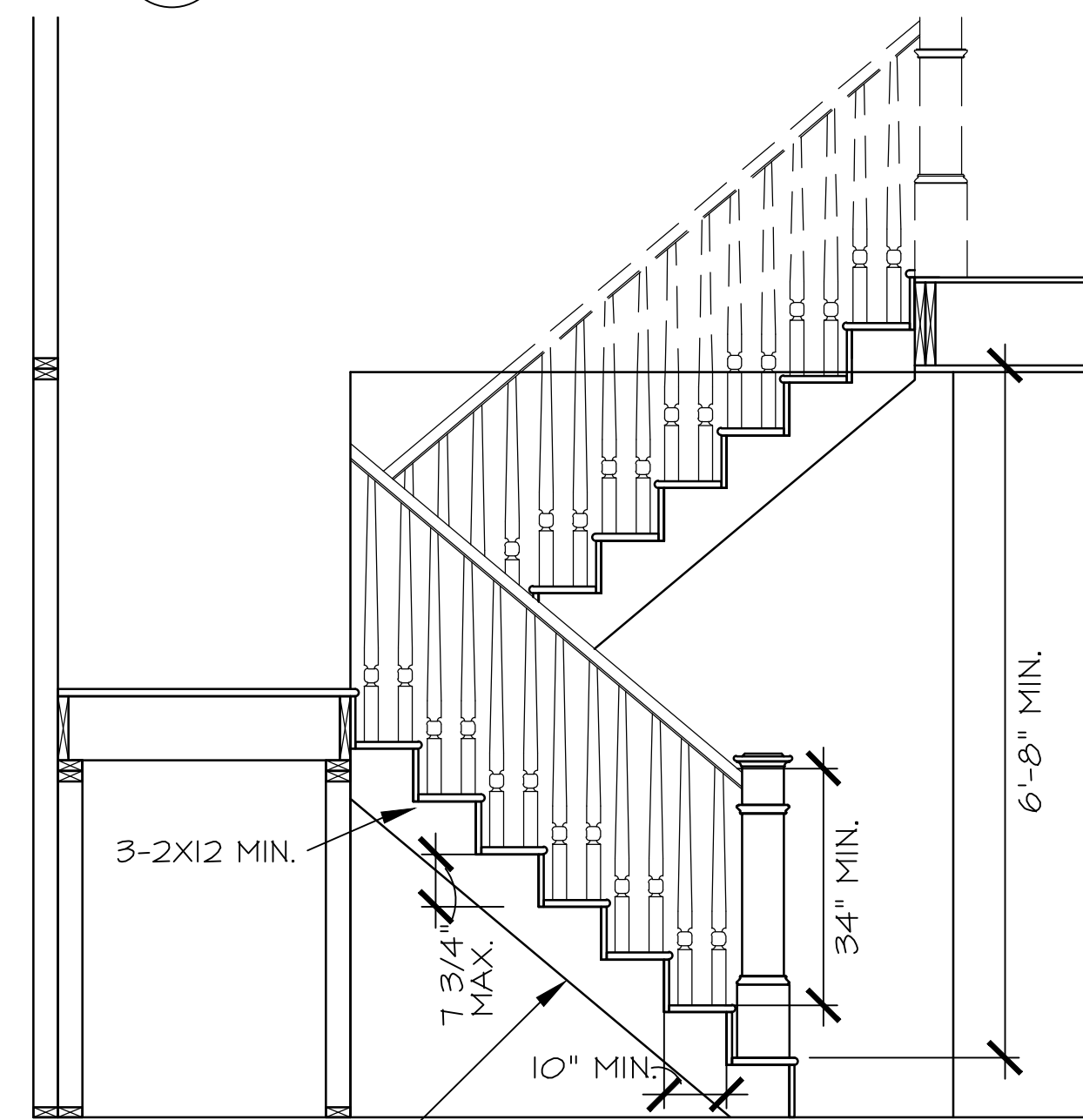
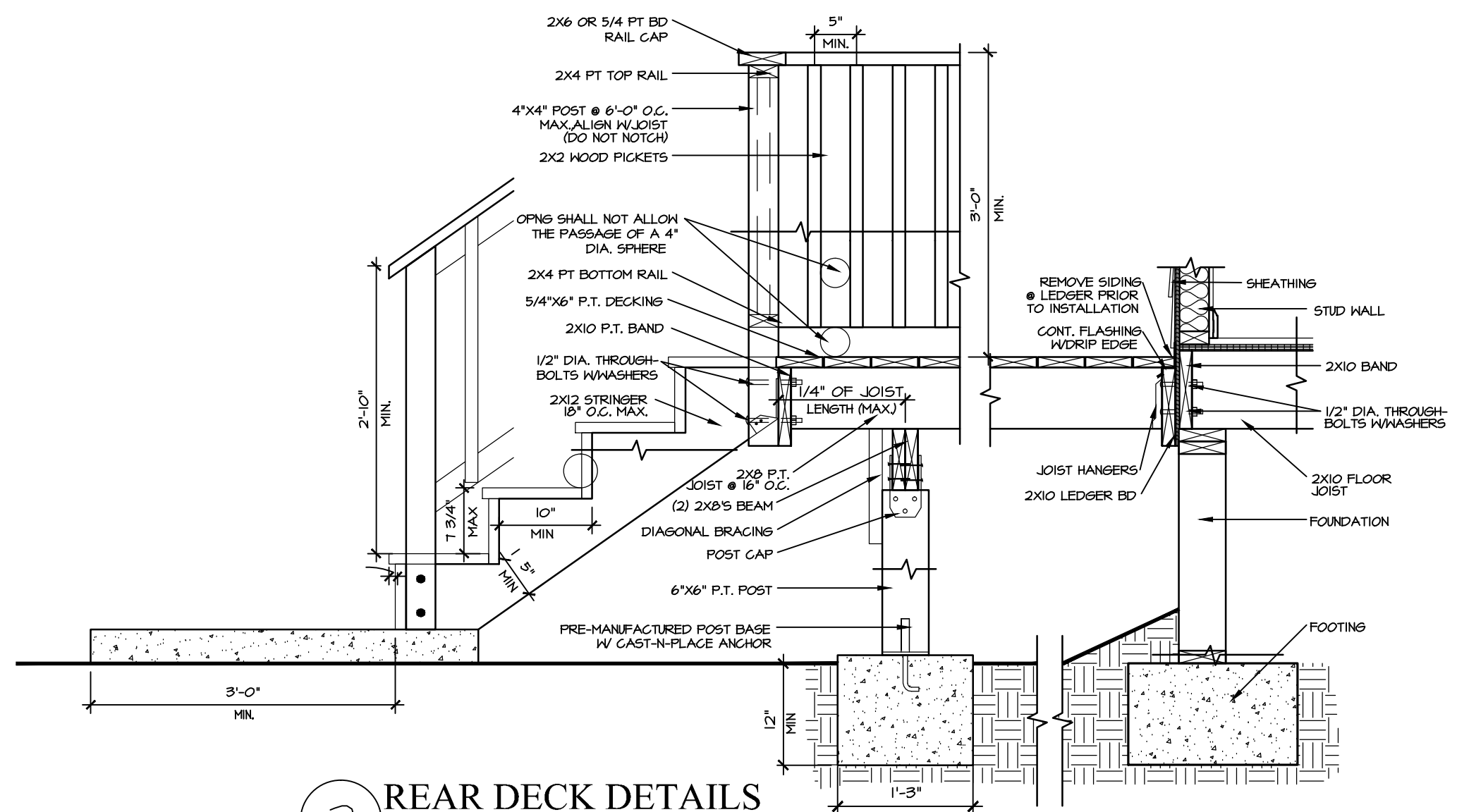
Address:  
O LAKE DRIVE  
HAPEVILLE, GA 30354

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

Sheet:  
A4.2



| LEDGER BOARD FASTENER SPACING, ON CENTER |                          |     |       |        |        |        |        |  |
|------------------------------------------|--------------------------|-----|-------|--------|--------|--------|--------|--|
| FASTENER                                 | JOIST SPAN<br>BAND BOARD | 6'  | 8'-0" | 10'-0" | 12'-0" | 14'-0" | 16'-0" |  |
| THROUGH BOLTS                            | EWB                      | 24" | 18"   | 14"    | 12"    | 10"    | 8"     |  |
|                                          | 2x LUMBER                | 36" | 36"   | 34"    | 29"    | 24"    | 19"    |  |



NOTE  
APPLY DRYWALL ON  
ACCESSIBLE AREA

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

Designed By:  
 JAZ Development  
 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: | SECTION & DETAILS |
| Sheet:       | A5.1              |



**Department of Planning & Zoning  
PLANNER'S REPORT**

DATE: November 16, 2020  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Variance Application for 560 Lake Drive

**BACKGROUND**

The City of Hapeville has received a variance application from GDK Investments, LLC to allow for relief from the 15' side setback on corner lots requirement. The applicant is proposing an 11' setback along Jackson Street.

The applicant is developing the property for a single family home on Lake Drive and is proposing to orient the front of the house onto Lake to continue the character of the street. The lot dimensions are 64.36' x 75.01 (4,792 sf) which, while meets the minimum requirements for the R-SF zoning is further limited by the side setback corner lot requirement. Interior lots allow for a 5' side setback. On corner lots, the City Code requires a 15' side setback. The house plan proposed provides a two sided façade which works well on the corner lot. The position on the lot also places the rear of the house well within the build line, so as not to overwhelm the neighboring property on Jackson.

The applicant received conditional approval for the Site Plan from the Planning Commission on November 10, 2020 and a recommendation to grant relief from the required setback.

The property is currently zoned R-SF, Single Family Residential.

**CODE**

**Sec. 87-3-3. - Powers and duties.**

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The lot as subdivided meets the minimum lot size and dimensional requirements, however, as a corner lot, the increased side setback is 15' from 5', limiting the buildable area from 2,174 SF to 1,774 SF.



b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

The corner side setback requirement of 15' limits the buildable width to 44.36' and a dept of 40'.

c. Such conditions are peculiar to the particular piece of property involved; and

The corner lot condition creates an additional limitation to the developable area of the property.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public. The property would be developed as a single family home in character with the rest of the neighborhood.

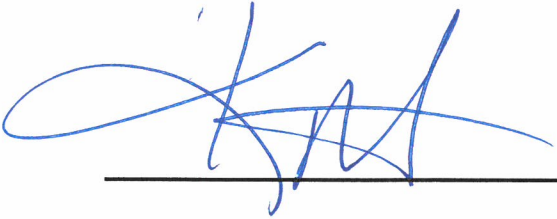
### **RECOMMENDATION**

Planning Commission and staff recommendation is to grant a variance to reduce the required setback to 11' along Jackson Street.

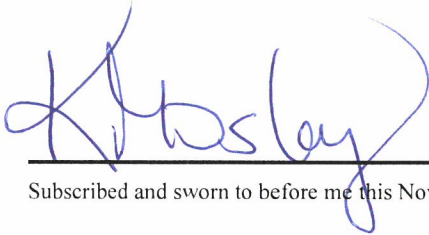
PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 10/30/2020.



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Subscribed and sworn to before me this November 4, 2020



**NOTICE  
City of Hapeville**

A Public Hearing will be held by the City of Hapeville Board of Appeals on **Thursday, November 19, 2020 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. All attendees will be required to wear a face covering and practice social distancing in accordance with the requirements set forth by state law and public health regulations. The meeting will also be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following request:

**Variance Request:**

Variance request to reduce the side setback on a corner lot at 560 Lake Drive, Parcel Identification Number 14-0094-0001-063-5. The property is zoned R-SF Residential-Single Family, and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Applicant: Gregory Davis of GDK Investments, LLC

**Variance Request:**

Variance request to increase the sign size and height, increase the maximum parking requirement, allow an off-site parking arrangement, increase the maximum front yard setback and increase the building sign quantity at 461 North Central Avenue, Parcel Identification Number(s) 14-0095-0003-03-0, 14-0095-0003-04-0, 14-0096-0003-02-7, 14-0096-0003-02-6, 14-0096-0003-02-1, 14-0096-0003-01-2, 14-0096-0003-02-5, 14-0096-0003-02-4. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Sections 93-3.3-17, 93-23-10, 93-23-12 and 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Applicant: Joseph Latimer

**Public Hearing Comments:** For those who are unable to physically attend the meeting, citizen comments must be emailed to the Planning and Economic Development Manager at [asenter@hapeville.org](mailto:asenter@hapeville.org) or called in at 404-669-8269 no later than 5:00 p.m. on November 18, 2020. When emailing or verbally delivering your comment to the Planning and Economic Development Manager, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the Planning and Economic Development Manager will be read into the record. Citizens may not make comments on public hearing agenda items via livestream or video conference.

#0000496077:10/30-1AS

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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # \_\_\_\_\_  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 1400850020301, 1400850020312, 1400850020320, 1400850020313, 14008500203276. \_\_\_\_\_  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Building Sign Quantity  
Applicable Code Section See 93-3.3-17

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 regardless of any action or approval on this application. 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: 10/15/2020

Sworn to and subscribed before me

This 15 day of October, 2020.

Malcolm Johnson  
Notary Public





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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

This variance is not being requested due to the size, shape, or topography of the property.

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Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

We are requesting this variance to the sign code that limits the quantity of signs on each side of the building in order to place four signs on the primary main entry side of the building facing the parking lot. In order to preserve as many of the historic building materials and components as we can, we plan to re-use the existing Dwarf House sign that is currently located next to the existing "Little Red Door" on the wall beside the new "Little Red Door", but we also need to include a "Chick-fil-A" sign on the wall and a "Home of Chick-fil-A" sign over the door in order to connect the Dwarf House to Chick-fil-A to help reduce confusion for new customers/tourists who have never visited the original Dwarf House.

Explain how these conditions are peculiar to the particular piece of property involved.

This variance request is peculiar to this particular piece of property because this location is a historic site in the city of Hapeville as well as being the historic birthplace of Chick-fil-A. Because we want to keep as much of the historic design and materials as we feasibly can, we would like to be able to re-use the existing Dwarf House building sign to preserve that portion of the historical design but to also include the Chick-fil-A signage combined with "Dwarf House" at the front of the building and separated from the re-used historic "Dwarf House" building sign toward the back portion of the building and over the main door to visibly tell the story that this historical landmark restaurant is the birthplace of Chick-fil-A.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There will be no detriment to the public good if this variance were to be granted.

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**CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
VARIANCE 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 Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # [REDACTED]  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 142085000030301, 142085000030152, 142086000000250, 142086000000243, 142086000000276, 1  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Variance to the 0'-15' Building Setback Line Requirement  
Applicable Code Section Sec. 93-22.1-1

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 regardless of any action or approval on this application. 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 to. 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: 10/15/2020

Sworn to and subscribed before me

This 15 day of October, 2020.

Malcolm Johnson  
Notary Public



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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

In response to the City's request for us to preserve the historical outline of the front of the original 1946 Dwarf Grill building and also the outline of the current Dwarf House building that was built in the 1960s, the front of our proposed building will be a covered patio area that will recreate the exact location of the original walls, booth, and bar stool layout of the original Dwarf Grill building. In order to meet this requirement, the front patio area where the original building wall will be recreated is further than 15' from the front property line along North Central Avenue.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

If this building setback variance is not approved, we will not be able to recreate this important historical portion of our building that the City of Hapeville has requested that we preserve.

Explain how these conditions are peculiar to the particular piece of property involved.

This condition is peculiar to this property because this is the historical birthplace of Chick-fil-A, and it is important that we preserve these historical elements for the community.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There would be no detriment to the public good if this variance was granted.



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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # \_\_\_\_\_  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009500030301, 14009500030152, 14009500030250, 14009500030243, 14009500030276, 1  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Variance to the Requirement Prohibiting "Off-Site Parking"  
Applicable Code Section Sec 93-23-12

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 regardless of any action or approval on this application. 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 to. 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: 10/15/2020

Sworn to and subscribed before me

This 15 day of October, 2020.

Malcolm Johnson  
Notary Public





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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Due to the fact that we are leasing a portion of the land on we plan to build the Hapeville Dwarf House's new parking lot, the parking on the leased portion of our property is considered off-site parking by the City of Hapeville since we do not yet own these parcels of land although we do currently have a long-term lease over these two parcels. The City of Hapeville zoning requirements do not currently allow off-site parking for restaurants.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

If we are not allowed to use the leased portions of our new property for parking, we will not be able to accommodate all of the guests that will be visiting this restaurant to dine, to tour this landmark restaurant since it is the birthplace of Chick-fil-A, and to enjoy the neighborhood gathering area that we are including in the development.

Explain how these conditions are peculiar to the particular piece of property involved.

These conditions are peculiar to this particular property due to the amount of parking that is necessary to support the many different customers, visitors, and tourists that will be visiting this destination because the leased portion of our property comprises a significant portion of our proposed driveways and parking spaces.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There would be no detriment to the public good if this variance is granted.

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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # \_\_\_\_\_  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 1400960000301; 140096000030152; 140096000030250; 140096000030243; 140096000030276; 1  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Variance to the Maximum Parking Count Requirement  
Applicable Code Section Sec 93-23-10

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 regardless of any action or approval on this application. 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 to. 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: 10/15/2020

Sworn to and subscribed before me

This 15 day of October, 2020.

Melba Johnson  
Notary Public



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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

This restaurant's proposed parking lot property is large due to the significant number of bus and car parking spaces that we need to provide to accommodate the large number of dine-in guests as well as the large tour groups that often visit this landmark restaurant at the same time.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Because this landmark restaurant will be drawing a large number of tourists and large groups (Georgia Tech Band, high school reunions, tour groups, etc.) in addition to guests who will be dining with us, we need a significantly larger number of parking spaces than the 36 parking spaces that are currently allowed by the City of Hapeville planning and zoning requirements based on our proposed building square footage.

Explain how these conditions are peculiar to the particular piece of property involved.

As mentioned above, since this restaurant is the birthplace of Chick-fil-A, we receive a significant number of tour groups who are either passing through Atlanta and want to see the restaurant or who make this restaurant a destination on planned tours of the Atlanta area, large groups of people like the Georgia Tech band or high school reunions who all visit at the same time, large numbers of customers from nearby businesses that all visit the restaurant at the same time during their lunch break, and large groups of other Chick-fil-A Operators with their teams who are visiting the nearby Chick-fil-A Support Center who want to visit where Chick-fil-A began.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There would be no detriment to the public good if this variance were granted.



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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # \_\_\_\_\_  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): \_\_\_\_\_  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Monument Sign Size and Height  
Applicable Code Section Sec 93-3.3-17

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 regardless of any action or approval on this application. 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 to. 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: 10/15/2020

Sworn to and subscribed before me

This 15 day of October, 2020.

Malcolm Johnson  
Notary Public





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

**WRITTEN SUMMARY**

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

This variance is not being requested due to the size, shape, or topography of the property.

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Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Due to the historic nature of this restaurant both to Chick-fil-A and to the Hapeville community, we are trying to use as many of the original components as we feasibly can when we rebuild this restaurant and expand the property. The current Dwarf House sign has had a historic presence on Central Avenue since 1957. In order to preserve this piece of history, we would prefer to re-use our current historic sign on a monument base (overall sign height no more than 6' tall). Since our current sign is 4' tall X 8' wide (32 square feet), and we would like to request a variance to the current Hapeville sign code that requires this sign to be no more than 4' wide and 20 square feet in area.

Explain how these conditions are peculiar to the particular piece of property involved.

This variance request is peculiar to this particular piece of property because this location is a historic site in the city of Hapeville as well as being the historic birthplace of Chick-fil-A. Because we want to keep as much of the historic design and materials as we feasibly can, we would like to be able to re-use the existing main ID pole sign on a monument sign base in order to preserve that portion of the historical design.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There will be no detriment to the public good if this variance were to be granted.

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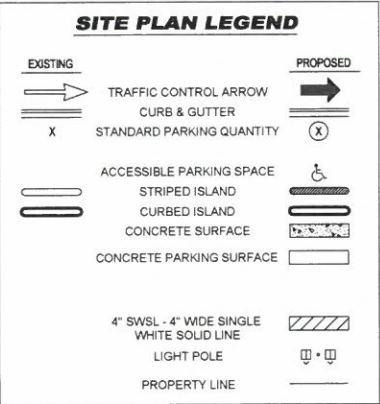
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**AREA SUMMARY**

**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

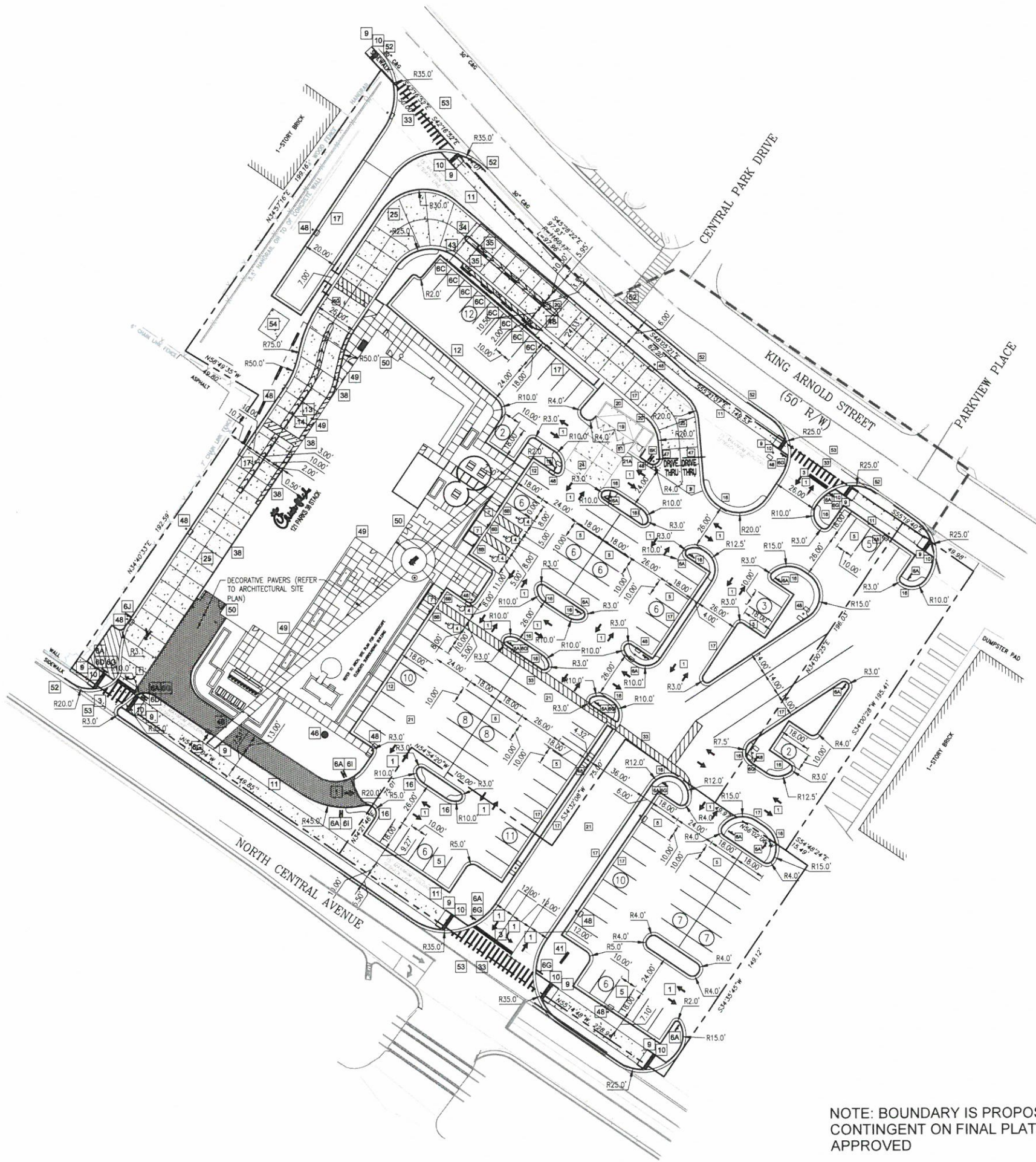
PARKING SPACES REQUIRED = 36

TOTAL SPACES PROVIDED = 121

**DEVELOPMENT DATA**

SITE ZONING: U-V-C

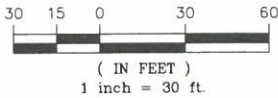
| SETBACKS | BUILDING  | LANDSCAPE |
|----------|-----------|-----------|
| EAST -   | 0 FEET    | 0 FEET    |
| SOUTH -  | 0-15 FEET | 5 FEET    |
| NORTH -  | 0-15 FEET | 5 FEET    |
| WEST -   | 15 FEET   | 5 FEET    |



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

**SITE PLAN DESIGN NOTES & KEY PLAN**

|     |                                                                                                                                                                                                    |     |                                |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------|
| 1   | DIRECTIONAL ARROW                                                                                                                                                                                  | 1   | C-8-0                          |
| 2   | DRIVE-THRU GRAPHICS                                                                                                                                                                                | 2   | C-9-0                          |
| 3   | STOP LINE GRAPHIC                                                                                                                                                                                  | 3   | C-8-0                          |
| 4   | PAINTED ACCESSIBILITY SYMBOL                                                                                                                                                                       | 4   | C-8-0                          |
| 5   | STANDARD PARKING STALL & STRIPING DETAIL. NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE.                                                                   | 5   | C-8-0                          |
| 6   | DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND DETAILS 5-8 ON C8-0)                                                                                                               | 6   | C-8-0                          |
| 6A  | STOP SIGN (R1-1 36"x36")                                                                                                                                                                           | 6F  | RIGHT TURN ONLY                |
| 6B  | HANDICAP SIGN                                                                                                                                                                                      | 6G  | PEDESTRIANS CROSSING           |
| 6C  | MOBILE ORDERING SIGN                                                                                                                                                                               | 6H  | CIRCLE BUILDING FOR DRIVE THRU |
| 6D  | NO LEFT TURN SIGN                                                                                                                                                                                  | 6I  | DO NOT ENTER SIGN (R5-1)       |
| 6E  | ONE WAY SIGN (R6-1 OR R6-2)                                                                                                                                                                        | 6J  | LANES MERGE SIGN               |
|     |                                                                                                                                                                                                    | 6K  | DT ARROW SIGNS                 |
| 7   | SIDEWALK ACCESSIBLE RAMP                                                                                                                                                                           | 7   | C-8-1                          |
| 8   | CURB RAMP W/ FLARED SIDES                                                                                                                                                                          | 8   | C-8-1                          |
| 8A  | CURB RAMP W/ SHORT FLARED SIDES                                                                                                                                                                    | 8   | C-8-1                          |
| 9   | NOT USED                                                                                                                                                                                           | 9   | C-8-1                          |
| 10  | TRUNCATED DOMES                                                                                                                                                                                    | 10  | C-8-1                          |
| 11  | TYPICAL CONCRETE SIDEWALK                                                                                                                                                                          | 11  | C-8-1                          |
| 12  | SIDEWALK WITH CURB & GUTTER SECTION                                                                                                                                                                | 12  | C-8-1                          |
| 13  | DRIVE-THRU PLAN VIEW                                                                                                                                                                               | 13  | C-8-1                          |
| 14  | DRIVE-THRU ISOMETRIC VIEW                                                                                                                                                                          | 14  | C-8-1                          |
| 15  | SOLID PLASTIC WHEEL STOP (NOT USED)                                                                                                                                                                | 15  | C-8-1                          |
| 16  | LANDSCAPE & IRRIGATION PROTECTOR                                                                                                                                                                   | 16  | C-8-1                          |
| 17  | 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING                                                                                                                                                   | 17  | C-8-1                          |
| 18  | EXPANSION JOINT                                                                                                                                                                                    | 18  | C-8-1                          |
| 19  | REFUSE ENCLOSURE FOUNDATION PLAN                                                                                                                                                                   | 19  | C-8-1                          |
| 19A | REFUSE ENCLOSURE FOUNDATION PLAN (ALT)                                                                                                                                                             | 19A | C-8-1                          |
| 19B | REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN                                                                                                                                                           | 19B | C-8-1                          |
| 20  | CONCRETE BOLLARD                                                                                                                                                                                   | 20  | C-8-1                          |
| 21  | TYPICAL PAVEMENT SECTION                                                                                                                                                                           | 21  | C-8-1                          |
| 21A | PAVEMENT EDGE DETAIL                                                                                                                                                                               | 21A | C-8-1                          |
| 22  | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT                                                                                                                                                        | 22  | C-8-1                          |
| 23  | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT                                                                                                                                               | 23  | C-8-1                          |
| 24  | CONCRETE APRON @ TRASH ENCLOSURE                                                                                                                                                                   | 24  | C-8-1                          |
| 25  | CONCRETE PAVING @ DRIVE THRU LANE                                                                                                                                                                  | 25  | C-8-1                          |
| 26  | ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)                                                                                                                                                           | 26  | C-8-1                          |
| 27  | TYPICAL ADA RAMP AND HANDRAIL                                                                                                                                                                      | 27  | C-8-1                          |
| 28  | CONTRACTION JOINT                                                                                                                                                                                  | 28  | C-8-1                          |
| 29  | KEYED CONSTRUCTION JOINT                                                                                                                                                                           | 29  | C-8-1                          |
| 30  | LONGITUDINAL BUTT JOINT                                                                                                                                                                            | 30  | C-8-1                          |
| 30A | BUTT JOINT                                                                                                                                                                                         | 30A | C-8-1                          |
| 31  | EXPANSION JOINT                                                                                                                                                                                    | 31  | C-8-1                          |
| 32  | MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS                                                                                                                                                        | 32  | C-8-1                          |
| 33  | CROSSWALK                                                                                                                                                                                          | 33  | C-8-1                          |
| 34  | DRIVE-THRU ORDER POINT ISLAND CURB                                                                                                                                                                 | 34  | C-8-1                          |
| 35  | MENU BOARD LOOP DETECTION SYSTEM                                                                                                                                                                   | 35  | C-8-1                          |
| 36  | ENTRY DOOR FROST SLAB DETAIL                                                                                                                                                                       | 36  | C-8-1                          |
| 37  | SAN. C.O. OUTSIDE BUILDING                                                                                                                                                                         | 37  | C-8-1                          |
| 38  | BUILDING DOWNSPOUT CONNECTION DETAIL                                                                                                                                                               | 38  | C-8-1                          |
| 39  | TYPICAL SECTION AT INLET/CATCH BASIN DETAIL                                                                                                                                                        | 39  | C-8-1                          |
| 40  | STORM WEEP HOLE DETAIL                                                                                                                                                                             | 40  | C-8-1                          |
| 41  | CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE)                                                                                                                                                           | 41  | C-8-1                          |
| 42  | PRE-SELL MENU BOARD (NOT USED)                                                                                                                                                                     | 42  | C-8-1                          |
| 43  | MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS)                                                                                                                              | 43  | C-8-1                          |
| 44  | CHICK-FIL-A "ENTER" SIGN (NOT USED)                                                                                                                                                                | 44  | C-8-1                          |
| 45  | CHICK-FIL-A "EXIT" SIGN (NOT USED)                                                                                                                                                                 | 45  | C-8-1                          |
| 46  | 20' FLAG POLE (REFER TO SIGN PACKAGE)                                                                                                                                                              | 46  | C-8-1                          |
| 47  | CLEARANCE BARS                                                                                                                                                                                     | 47  | C-8-1                          |
| 48  | LIGHT POLE & BASE                                                                                                                                                                                  | 48  | C-8-1                          |
| 49  | BITUMASTIC EXPANSION JOINT. TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS. TYPICAL.                            | 49  | C-8-1                          |
| 50  | SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.                                                              | 50  | C-8-1                          |
| 51  | GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION                                                                                        | 51  | C-8-1                          |
| 52  | SAW CUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION. PROVIDE EXPANSION JOINT BETWEEN INTERFACE.                                                                   | 52  | C-8-1                          |
| 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. | 53  | C-8-1                          |
| 54  | TRANSFORMER PAD                                                                                                                                                                                    | 54  | C-8-1                          |
| 55  | SINGLE YELLOW LINE                                                                                                                                                                                 | 55  | C-8-1                          |
| 56  | BIKE RACK                                                                                                                                                                                          | 56  | C-8-1                          |
| 57  | SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED)                                                                                                                                   | 57  | C-8-1                          |



c/o Joseph Latimer  
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461 N Central Ave.  
Hapeville, GA 30354

**FSU# 70001**

| REVISION | SCHEDULE | DATE | DESCRIPTION |
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| 1        |          |      |             |

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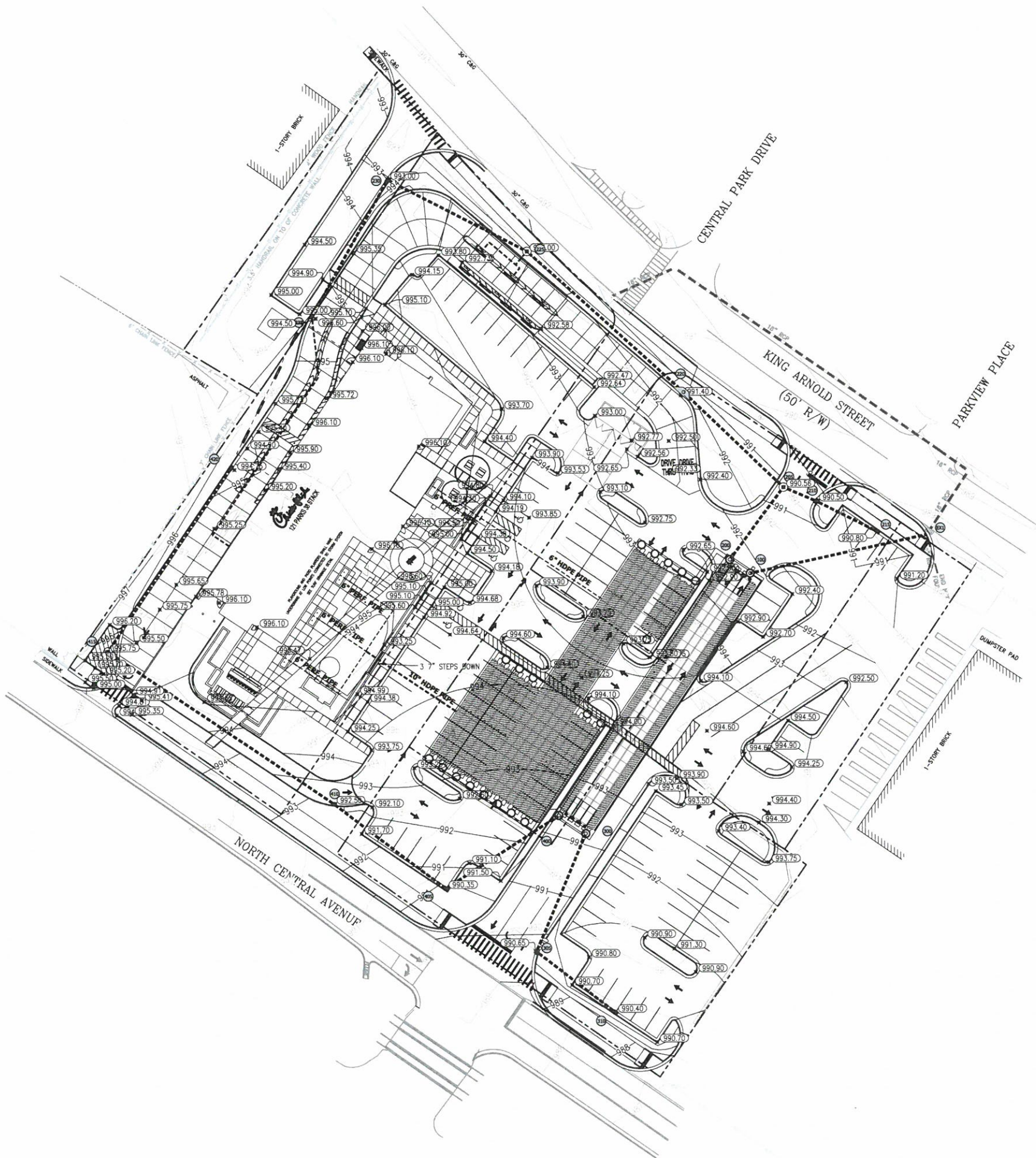
DRAWN BY

SHEET

**SITE PLAN**

**C-2.0**





**PLAN LEGEND**

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



c/o Joseph Latimer  
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Atlanta, Georgia 30349-  
2998



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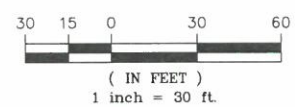
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SHEET  
GRADING AND DRAINAGE PLAN

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.
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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.
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15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
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IF PRIMARY PERMITTEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITTEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY.

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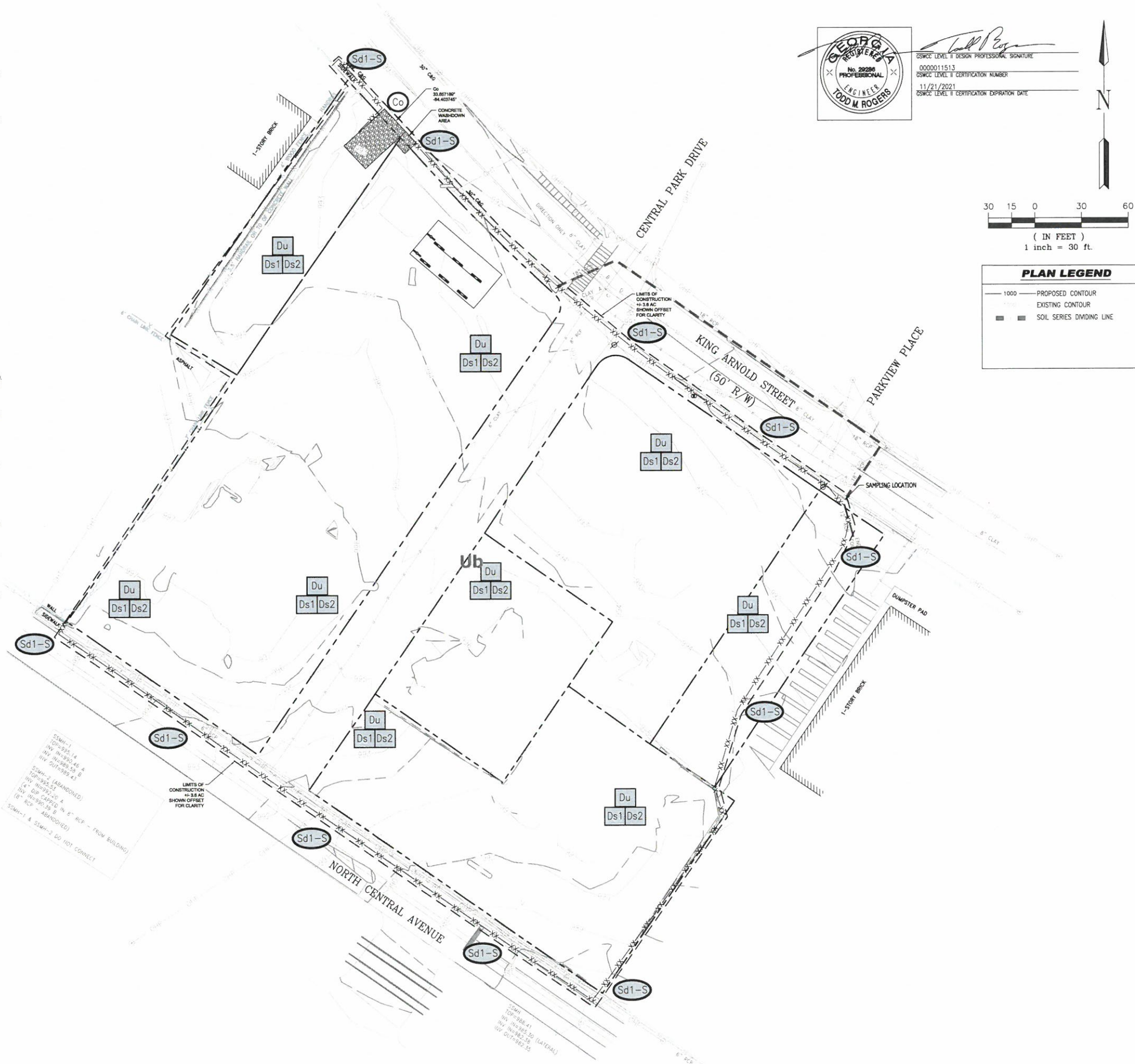
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THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

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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



**PLAN LEGEND**

|      |                           |
|------|---------------------------|
| 1000 | PROPOSED CONTOUR          |
| XXXX | EXISTING CONTOUR          |
| ■    | SOIL SERIES DIVIDING LINE |

**Chick-fil-A**  
5200 Buffington Road  
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Seal

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461 N Central Ave.  
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**FSU# 70001**

| REVISION | SCHEDULE | DESCRIPTION |
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| NO.      | DATE     |             |

|                   |            |
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| GREYDEN PROJECT # | 19-064     |
| PRINTED FOR       | IFP        |
| DATE              | 11/21/2021 |
| DRAWN BY          | JL         |

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SHEET  
**INITIAL PHASE  
EROSION  
CONTROL PLAN**

IFP SHEET NUMBER  
**C-3.3**



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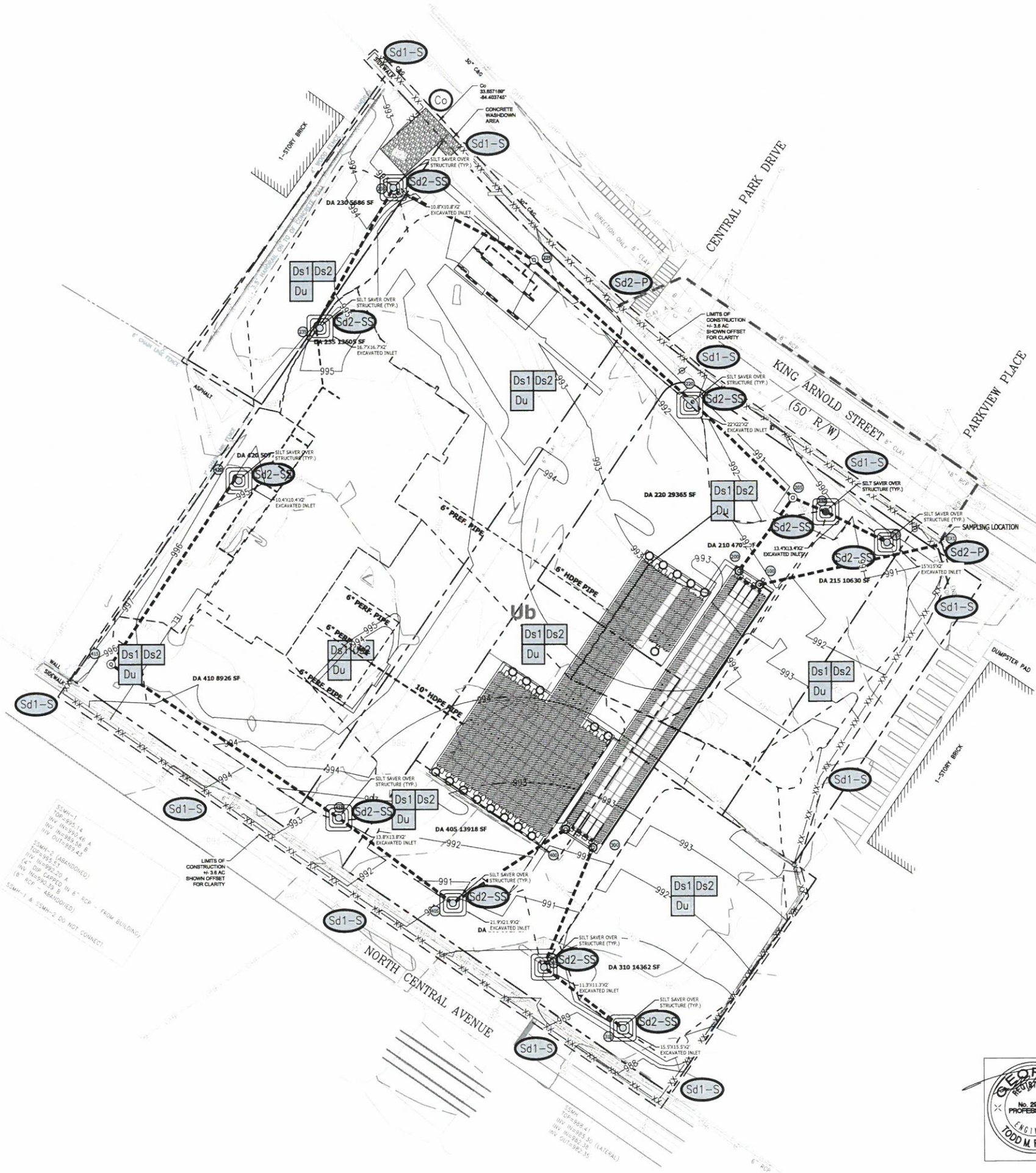
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SOILS

| SYMBOL | NAME       | SLOPE |
|--------|------------|-------|
| Ub     | Urban Land | 0-10% |



**PLAN LEGEND**

- 1000 — PROPOSED CONTOUR
- EXISTING CONTOUR
- 100.00 — PROPOSED SPOT ELEVATION
- — SOIL SERIES DIVIDING LINE



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**FSU# 70001**

| REVISION SCHEDULE                                                                                                                                                                                                      |      |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
| NO.                                                                                                                                                                                                                    | DATE | DESCRIPTION |
| GREYDEN PROJECT # 18-064                                                                                                                                                                                               |      |             |
| PRINTED FOR                                                                                                                                                                                                            |      | IFP         |
| DATE                                                                                                                                                                                                                   |      | 11/21/2021  |
| DRAWN BY                                                                                                                                                                                                               |      | J.L.        |
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| SHEET                                                                                                                                                                                                                  |      |             |
| INTERMEDIATE PHASE EROSION CONTROL PLAN                                                                                                                                                                                |      |             |



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

SHEET NUMBER **C-3.4**



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.
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 LAND 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 IA EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
17. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL IA 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 CURBS 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.

IF PRIMARY PERMITTEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITTEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY.

THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

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.

THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S ACTIVITIES WILL BE ADHERED TO WHILE CONDUCTING ANY CONSTRUCTION ACTIVITY AT THIS SITE.

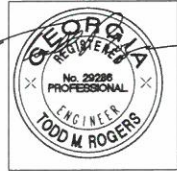
SOILS

| 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. (OUT)=995.20  
SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF  
CONSTRUCTION  
H=3.8 AC  
SHOWN OFFSET  
FOR CLARITY

SSMH-4  
TOP=995.41  
INV. (HUB)=995.35 (LATERAL)  
INV. (HUB)=995.35  
INV. (OUT)=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  
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  
REV. DATE DESCRIPTION

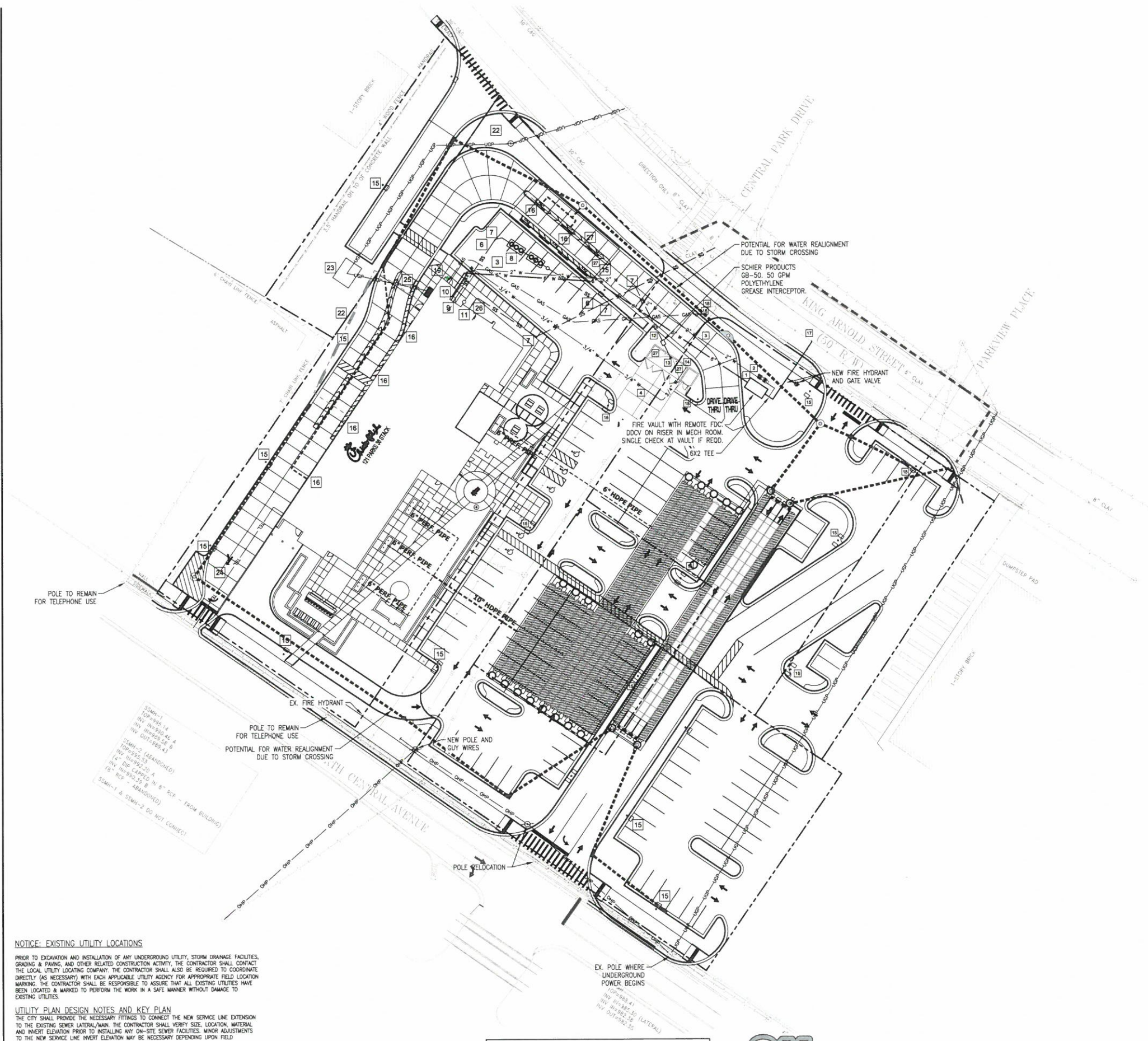
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SHEET  
FINAL PHASE  
EROSION  
CONTROL PLAN

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 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

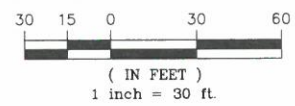
#### CONSTRUCTION NOTE

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.

- 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.
- 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.
- INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
- 3/4" TO DUMPSTER POST HYDRANT.
- INSTALL 6" WASTEWATER SERVICE LATERAL.
- 6" WASTEWATER SERVICE LINE AT 1.0% SLOPE (MIN.)
- 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).
- 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.
- 4" KITCHEN WASTE LINE
- 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P-1-4 FOR LOCATION).
- 4" RESTROOM WASTE LINE
- 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
- DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
- 5/8" FREEZE-PROOF HOSE BIBB. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
- LIGHT POLE AND BASE
- 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.
- EXISTING WATER LINE PER SURVEY. CONTRACTOR TO FIELD VERIFY SIZE, TYPE, AND LOCATION.
- 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.
- COORDINATE GAS METER INSTALLATION WITH ATLANTA GAS LIGHT.
- 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
- 6" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
- UNDERGROUND PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
- INSTALL PAD MOUNTED TRANSFORMER PER GEORGIA POWER POWER STANDARDS.
- UNDERGROUND PRIMARY TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
- 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).
- 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
- 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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**CHICK-FIL-A**  
461 N Central Ave.  
Hapeville, GA 30354

**FSU# 70001**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

GREYDEN PROJECT # 19-064  
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SHEET  
PLUMBING SITE  
UTILITY PLAN

IFP SHEET NUMBER  
**PS-1.0**



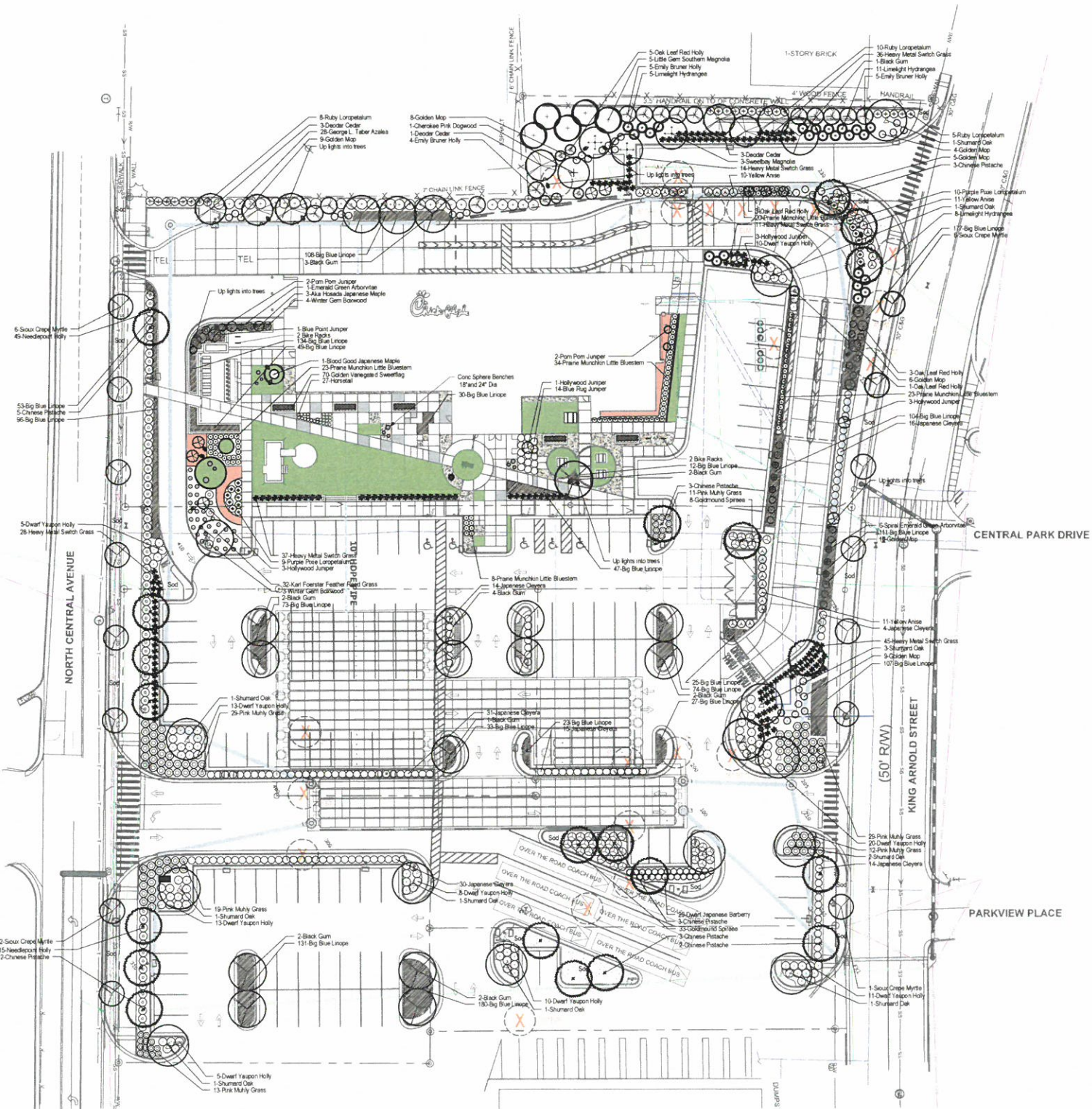
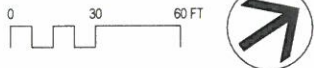
LEGEND



EXISTING TREE TO BE REMOVED



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



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 |                                               |
|------------------------------|-----------------------------------------------|
| PROVIDED                     | 1. See shaded area for open space = 17,376 SF |
|                              | 2. Proposed plaza = 14,142 SF                 |
|                              | 3. Other open space = 31,518 SF               |
|                              | Total Open Space = 31,518 SF                  |

| G. Tree Density Requirements |                                               |
|------------------------------|-----------------------------------------------|
| PROVIDED                     | 1. See shaded area for open space = 17,376 SF |
|                              | 2. Proposed plaza = 14,142 SF                 |
|                              | 3. Other open space = 31,518 SF               |
|                              | Total Open Space = 31,518 SF                  |

| H. Tree Density Requirements |                                                                             |
|------------------------------|-----------------------------------------------------------------------------|
| 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                                                |

| I. Tree Density Requirements |                                                                            |
|------------------------------|----------------------------------------------------------------------------|
| PROVIDED                     | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                              | N Central Ave 8 Soar Crepe Myrtle                                          |
|                              | King Arnold St 7 Soar Crepe Myrtle                                         |

| J. Tree Density Requirements |                                              |
|------------------------------|----------------------------------------------|
| REQUIRED                     | 1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches |
| PROVIDED                     | 1. Qty Description Inches                    |
|                              | 1 Japanese Maple 8' Hgt 3                    |
|                              | 7 Deodar Cedar 12' Hgt 28                    |
|                              | 1 Dogwood 2                                  |
|                              | 14 Emily Bruner Holly 6' Hgt 28              |
|                              | 15 Crepe Myrtle 9-10' Hgt 45                 |
|                              | 5 Little Gem Magnolia 8' Hgt 15              |
|                              | 3 Sweetbay Magnolia 3                        |
|                              | 19 Black Gum 4 = 76                          |
|                              | 21 Pistache 4 = 84                           |
|                              | 13 Shumard Oak 4 = 52                        |
|                              | 1 Emerald Green Arborvitae 6' Hgt 2          |
|                              | 6 Spiral Emerald Green Arborvitae 6' Hgt 12  |
|                              | Total = 356                                  |

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                               |
|---------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|---------------------------------------|
| <b>Trees</b>        |                                                        |                                  |                                          |                                       |
| 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                   | Deodar deodar                                          | Deodar Cedar                     | 11-12' Hgt                               | Single Straight Leader                |
| 1                   | Cornus kousa 'Cherokee Chief'                          | Cherokee Pink Dogwood            | 2' Cal                                   | B & B                                 |
| 14                  | lex x Emily Bruner                                     | Emily Bruner Holly               | 6-7' Hgt                                 | Single Straight Leader                |
| 15                  | Lagerstroemia indica x 'Ivory Snow'                    | Soar 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                                 |                                       |
| 6                   | Thuja occidentalis 'Smaragd' Spiral                    | Spiral Emerald Green Arborvitae  | 6' Hgt Topiary                           | Spiral Cut, Matched                   |
| <b>Shrubs</b>       |                                                        |                                  |                                          |                                       |
| 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                  | lex cornuta 'Needpoint'                                | Needpoint Holly                  | 3 Gal                                    |                                       |
| 96                  | lex vomitoria 'Nana'                                   | Dwarf Yaupon Holly               | 3 Gal                                    |                                       |
| 12                  | lex 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                                    |                                       |
| <b>Groundcovers</b> |                                                        |                                  |                                          |                                       |
| 27                  | Equisetum hyemale                                      | Horseshoe                        | 1 Gal                                    | Plant 18" OC                          |
| 1584                | Liriodendron 'Big Blue'                                | Big Blue Linoleum                | 1 Gal                                    | Plant 18" O.C                         |
| 4065                | Oxydodon dactylon                                      | Hybrid Bermuda Grass             | SF Sod                                   |                                       |
| <b>Other</b>        |                                                        |                                  |                                          |                                       |



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

FSU# 70001

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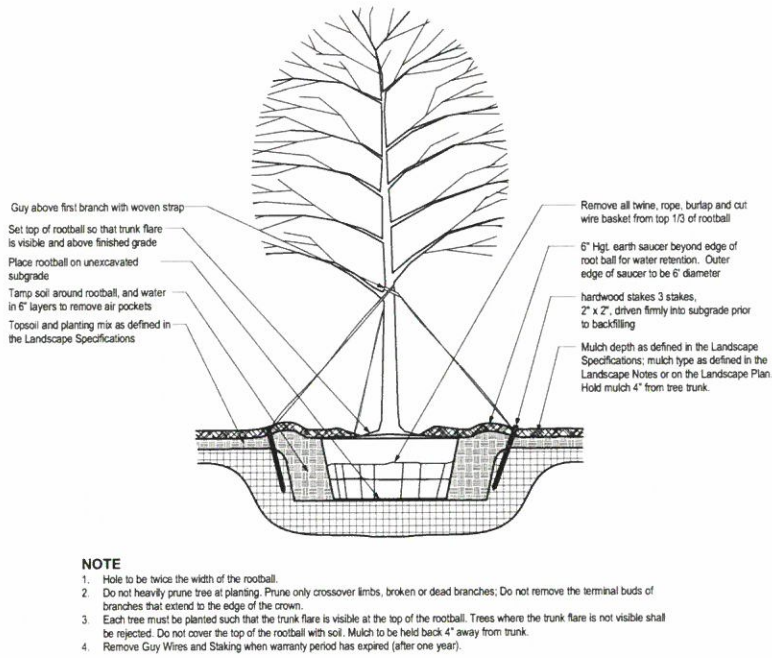
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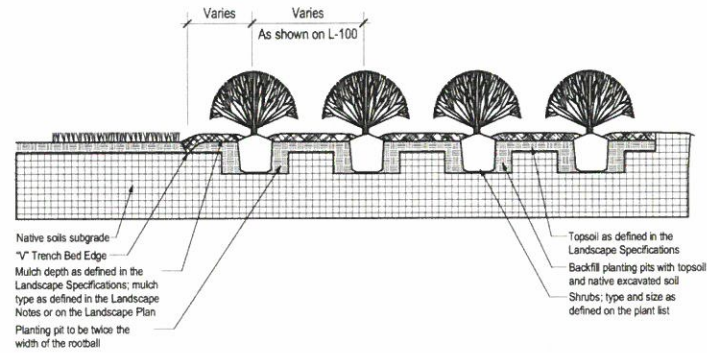
SHEET  
LANDSCAPE PLAN

SHEET NUMBER  
L-100

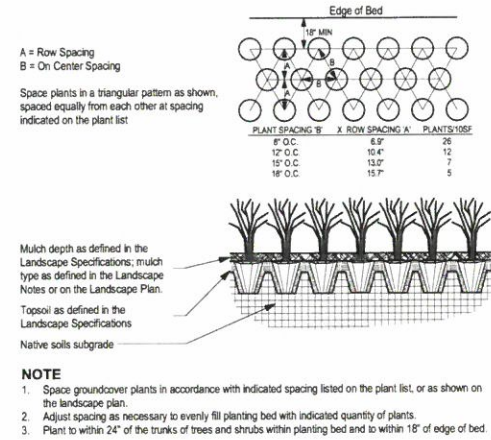




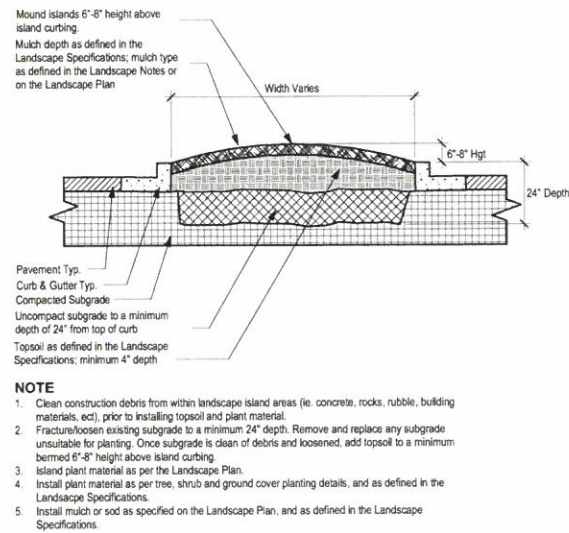
**1 TREE PLANTING & STAKING**  
SCALE: NTS



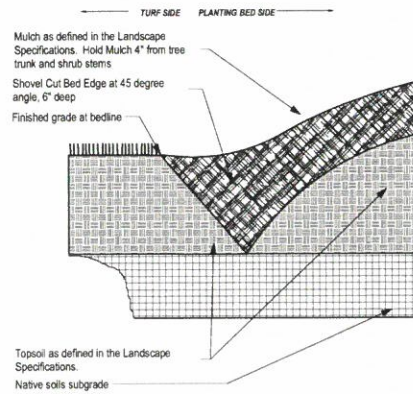
**2 SHRUB BED PLANTING DETAIL**  
SCALE: NTS



**3 GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS



**4 PARKING ISLAND DETAIL**  
SCALE: NTS



**5 "V" TRENCH BED EDGING**  
SCALE: NTS



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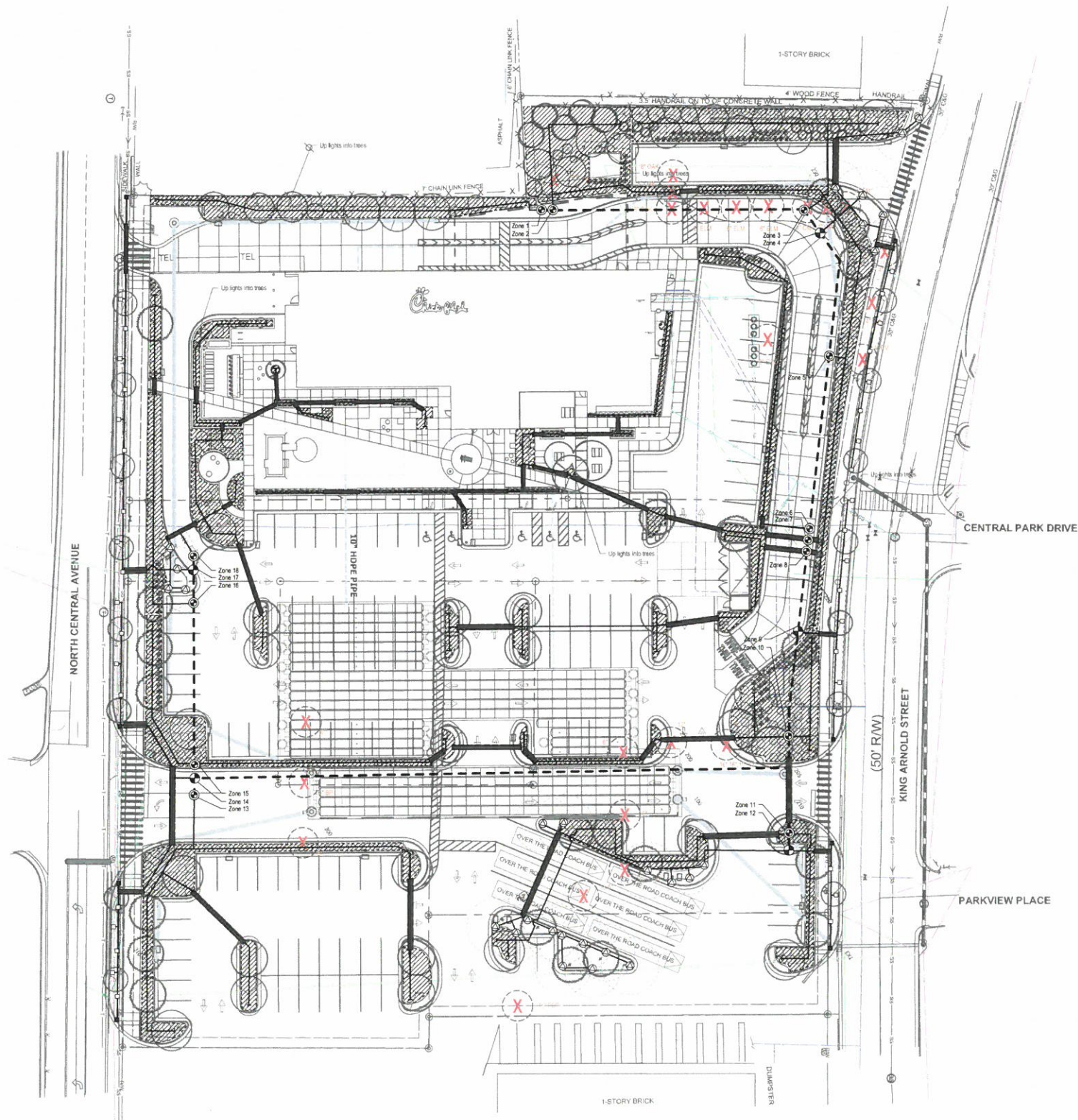
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SHEET  
**LANDSCAPE DETAILS**

SHEET NUMBER  
**L-101**



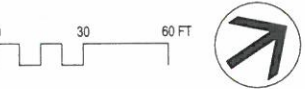


IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

|             |                                                     |                                                                                                         |
|-------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>[M]</b>  | 1" IRRIGATION METER                                 | PROVIDED BY THE GENERAL CONTRACTOR                                                                      |
| <b>[S]</b>  | 1" MANUAL SHUTOFF VALVE                             | 1 REQUIRED                                                                                              |
| <b>[BF]</b> | BACKFLOW PREVENTER                                  | AS REQUIRED BY CITY                                                                                     |
| <b>[PR]</b> | 1" PRESSURE REGULATOR                               | AS REQUIRED                                                                                             |
| <b>[EV]</b> | 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                                                                                |
| <b>[C]</b>  | 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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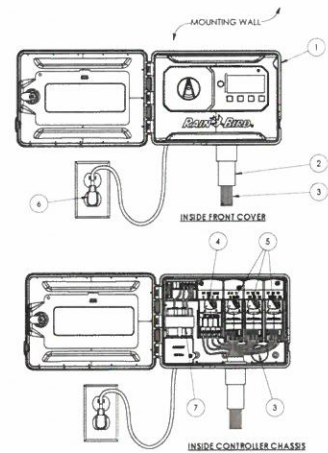
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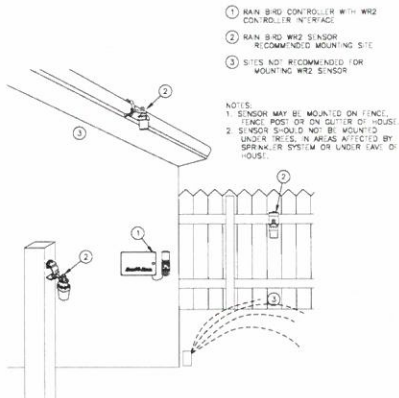
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SHEET  
**IRRIGATION PLAN**  
SHEET NUMBER  
**L-200**

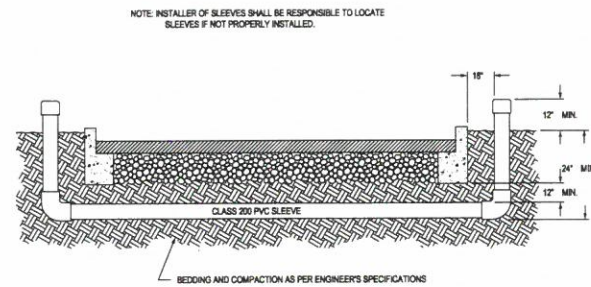
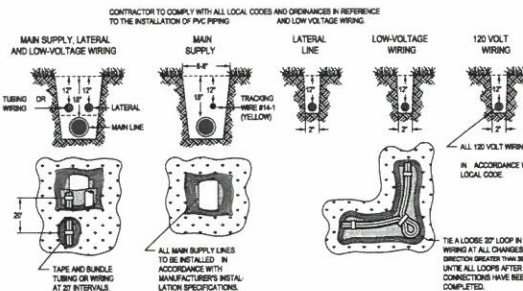




- GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT.
  2. 1-INCH PVC 1/2" 40 CONDUIT AND FITTINGS.
  3. WIRES TO REMOTE CONTROL VALVES.
  4. STANDARD MODULE FOR 4-STATION CONTROLLERS.
  5. OPTIONAL MODULES FOR 22-STATION CONTROLLER.
  6. STANDARD 120 V PLUG.
  7. 120 VAC,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

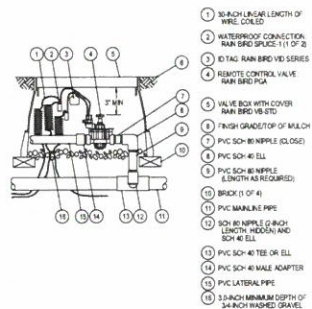
SCALE: NTS (LOCATE AT DUMPSTER WALL)

## 3 IRRIGATION TRENCHING AND PIPE DEPTH

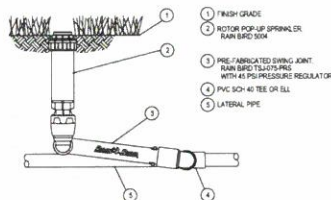
SCALE: NTS

## 4 IRRIGATION SLEEVING

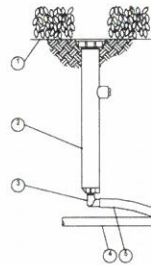
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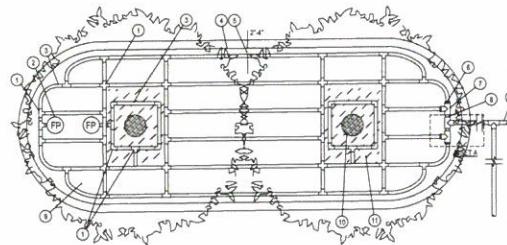
1. SEARCH LINEAR LENGTH OF WIRE COILED.
2. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
3. 1/2" TAG: RAIN BIRD VES SERIES.
4. REMOTE CONTROL VALVE: RAIN BIRD VES.
5. VALVE BOX WITH COVER: RAIN BIRD VES.
6. FINISH GRADE/TOPOF MULCH.
7. PVC SCH 40-1/2" (1/2").
8. PVC SCH 40-1/2" (1/2").
9. PVC SCH 40-1/2" (1/2").
10. PVC SCH 40-1/2" (1/2").
11. PVC SCH 40-1/2" (1/2").
12. PVC SCH 40-1/2" (1/2").
13. PVC SCH 40-1/2" (1/2").
14. 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 40-1/2" OR ELL.
5. LATERAL PIPE.



1. FINISH GRADE/TOPOF MULCH.
2. POP-UP SPRAY (SPRINKLER): RAIN BIRD 1800.
3. 1/2" INCH MALE NPT X 1/2" INCH MALE NPT: RAIN BIRD 1800.
4. PVC SCH 40-1/2" OR ELL.
5. SWING PIPE: 1/2" INCH 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 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

| Pipe Pressure (psi) | 1/2" Spacing (ft) |     |     | 18" Spacing (ft) |     |     |
|---------------------|-------------------|-----|-----|------------------|-----|-----|
|                     | 5.0               | 5.5 | 6.0 | 5.0              | 5.5 | 6.0 |
| 40                  | 100               | 100 | 100 | 275              | 275 | 275 |
| 50                  | 100               | 100 | 100 | 333              | 333 | 333 |
| 60                  | 100               | 100 | 100 | 400              | 400 | 400 |
| 80                  | 100               | 100 | 100 | 477              | 477 | 477 |
| 100                 | 100               | 100 | 100 | 556              | 556 | 556 |

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

## 5 IRRIGATION VALVE: 100-PGA

SCALE: NTS

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

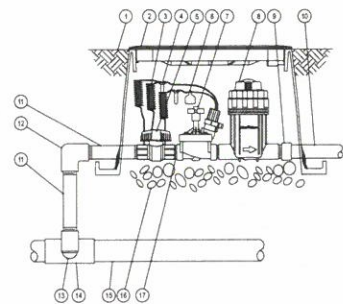
SCALE: NTS

## 7 POP-UP SPRAY: 1800 SERIES

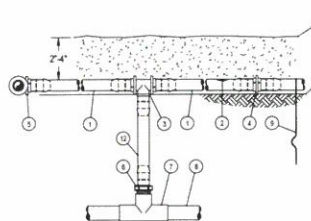
SCALE: NTS

## 8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW

SCALE: NTS

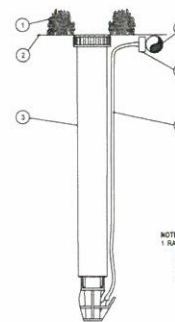


1. FINISH GRADE/TOPOF MULCH.
2. VALVE BOX WITH COVER: RAIN BIRD VES.
3. SEARCH LINEAR LENGTH OF WIRE COILED.
4. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
5. 1/2" TAG: RAIN BIRD VES SERIES.
6. REMOTE CONTROL VALVE: RAIN BIRD VES.
7. VALVE BOX WITH COVER: RAIN BIRD VES.
8. FINISH GRADE/TOPOF MULCH.
9. PVC SCH 40-1/2" (1/2").
10. PVC SCH 40-1/2" (1/2").
11. PVC SCH 40-1/2" (1/2").
12. PVC SCH 40-1/2" (1/2").
13. PVC SCH 40-1/2" (1/2").
14. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.



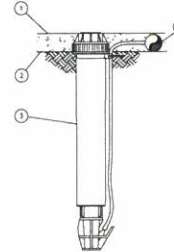
- NOTES:
1. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  3. SAVE YOUR HANDS: USE THE RAIN BIRD FITTING TOOL AT INSERTION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

1. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL: POTABLE X TO DRIP LATERAL.
2. PLUMB DRIP EMITTER OUTLET: SEE PLANS FOR DRIP LATERAL OUTLET SPACING.
3. BARE TEE (1/2" X 1/2"): RAIN BIRD 1/2" (TYPICAL).
4. BARE COUPLING (1/2" X 1/2"): RAIN BIRD 1/2" (TYPICAL).
5. BARE ELBOW (1/2" X 1/2"): RAIN BIRD 1/2" (TYPICAL).
6. BARE MALE ADAPTOR (1/2" X 1/2"): RAIN BIRD 1/2" (TYPICAL).
7. PVC TEE BOLT.
8. PVC LATERAL SUPPLY HEAD.
9. TIE DOWN STAKE: RAIN BIRD 1/2" (TYPICAL).
10. MULCH.

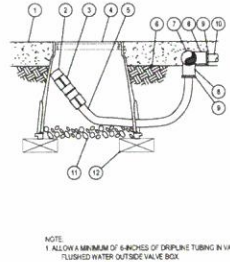


1. PLANT MATERIAL.
2. FINISH GRADE.
3. MICRO SPRAY POP-UP: RAIN BIRD XERI-POP (1/2" X 1/2").
4. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
5. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
6. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
7. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
8. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
9. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
10. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).

- NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES: 50 SQUARE NOZZLES (FORMERLY 50PSI).
  2. SERIES MPR NOZZLES (ALL CONFIGURATIONS).
  3. SERIES MPR NOZZLES (8M, 11M AND 12M).



1. MULCH.
2. FINISH GRADE.
3. OPERATION INDICATOR: RAIN BIRD 1/2" (TYPICAL).
4. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL: POTABLE X TO DRIP LATERAL.
5. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.



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

1. MULCH.
2. FLUSH CAP FOR EASY FIT: COMPRESSION FITTING: POTABLE RAIN BIRD 1/2" (TYPICAL).
3. EASY FIT COUPLING: RAIN BIRD 1/2" (TYPICAL).
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD 1/2" (TYPICAL).
5. 1/2" POLYETHYLENE TUBING: RAIN BIRD 1/2" (TYPICAL).
6. FINISH GRADE.
7. PVC EXHAUST HEADER.
8. PVC SCH 40-1/2" OR ELL.
9. BARE X MALE FITTING: RAIN BIRD 1/2" (TYPICAL).
10. ON-SURFACE DRIP LATERAL: RAIN BIRD 1/2" SERIES DRIP LATERAL: POTABLE X TO DRIP LATERAL.

## 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



# CHICK-FIL-A

## HAPEVILLE DWARF HOUSE

461 N. CENTRAL AVENUE  
HAPEVILLE, GA 30354

FSU# 70001

REVISION SCHEDULE  
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SHEET  
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SHEET NUMBER  
L-201





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

FSR#70001

BUILDING TYPE / SIZE  
RELEASE

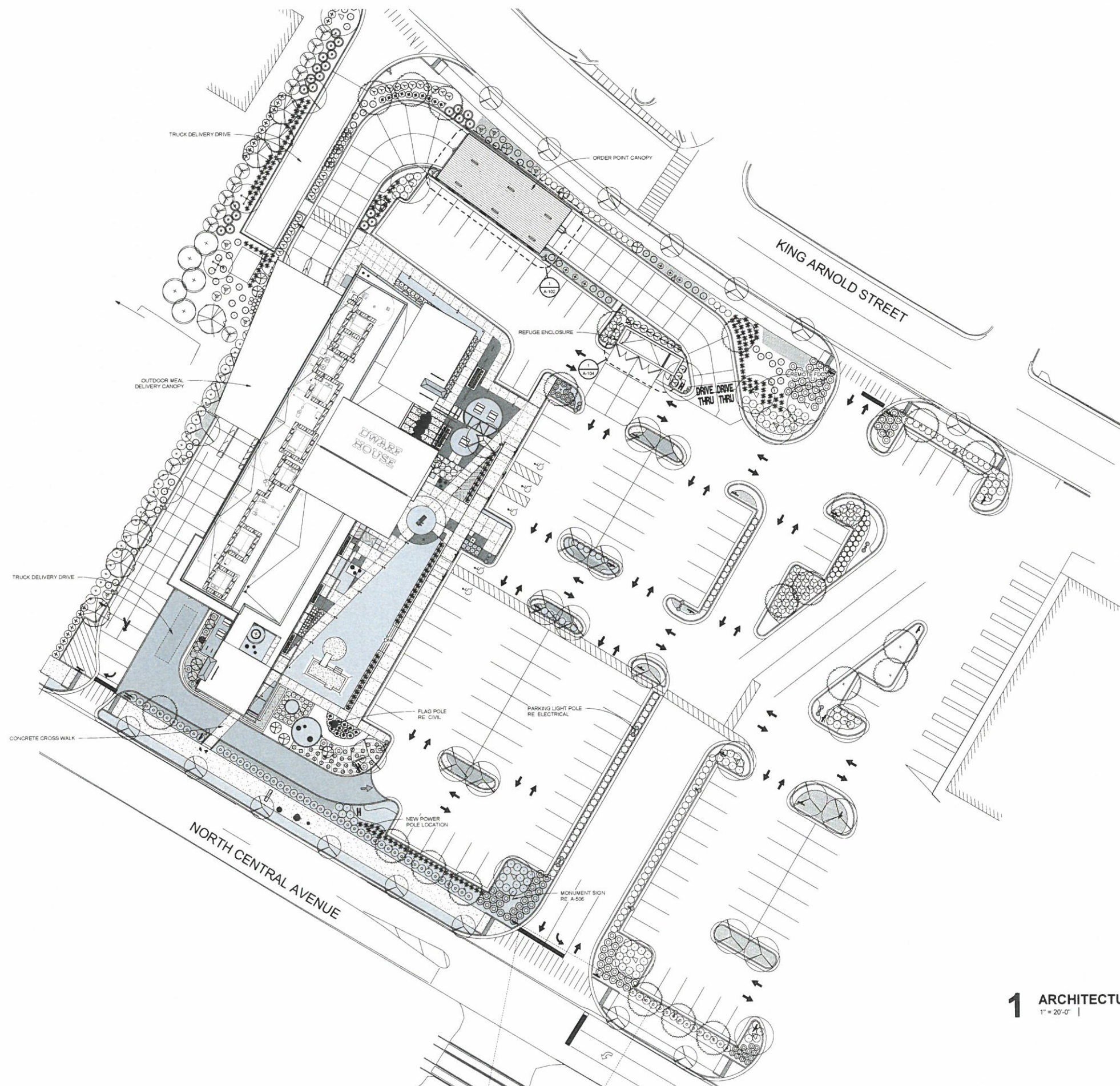
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|----------------------|--------------|
| CONSULTANT PROJECT # | 19034        |
| PRINTED FOR          | PERMIT       |
| DATE                 | 07.08.20     |
| DRAWN BY             | SL / NF / JC |

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SHEET  
ARCHITECTURAL SITE  
PLAN

SHEET NUMBER **A-100**



# 1 ARCHITECTURAL SITE PLAN

SIM 350 IGA\_70001\_Hapeville DHRebuild\_Hapeville FSR Custom FSR Custom FSR Custom FSR Hapeville Dwarf House Arch\_V01.rvt  
 10/15/2020 3:41:51 PM  
 70001-A-100-ARCHITECTURAL SITE PLAN





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

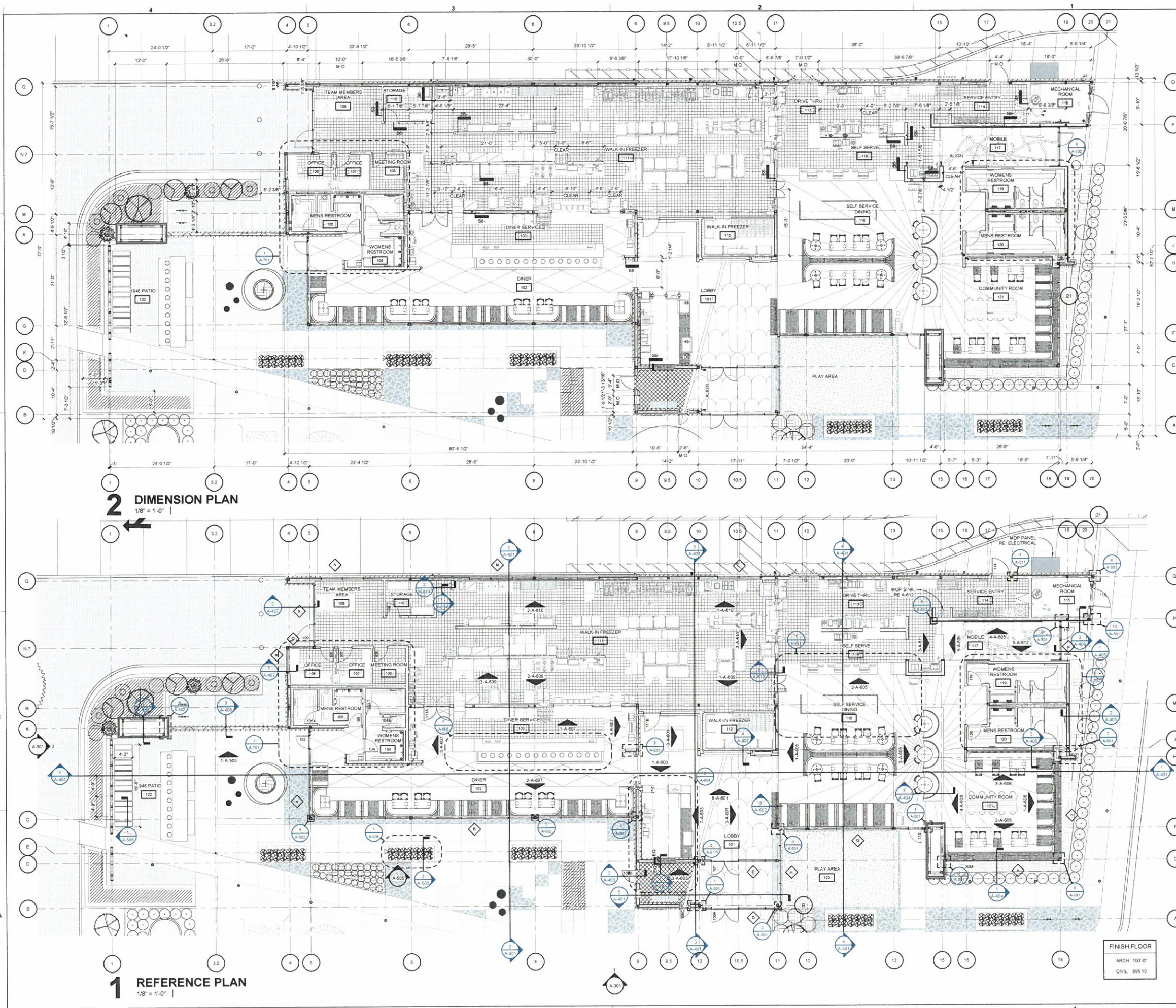
REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19036  
PRINTED FOR PERMIT  
DATE 07/08/20  
DRAWN BY S. J. J. C.

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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



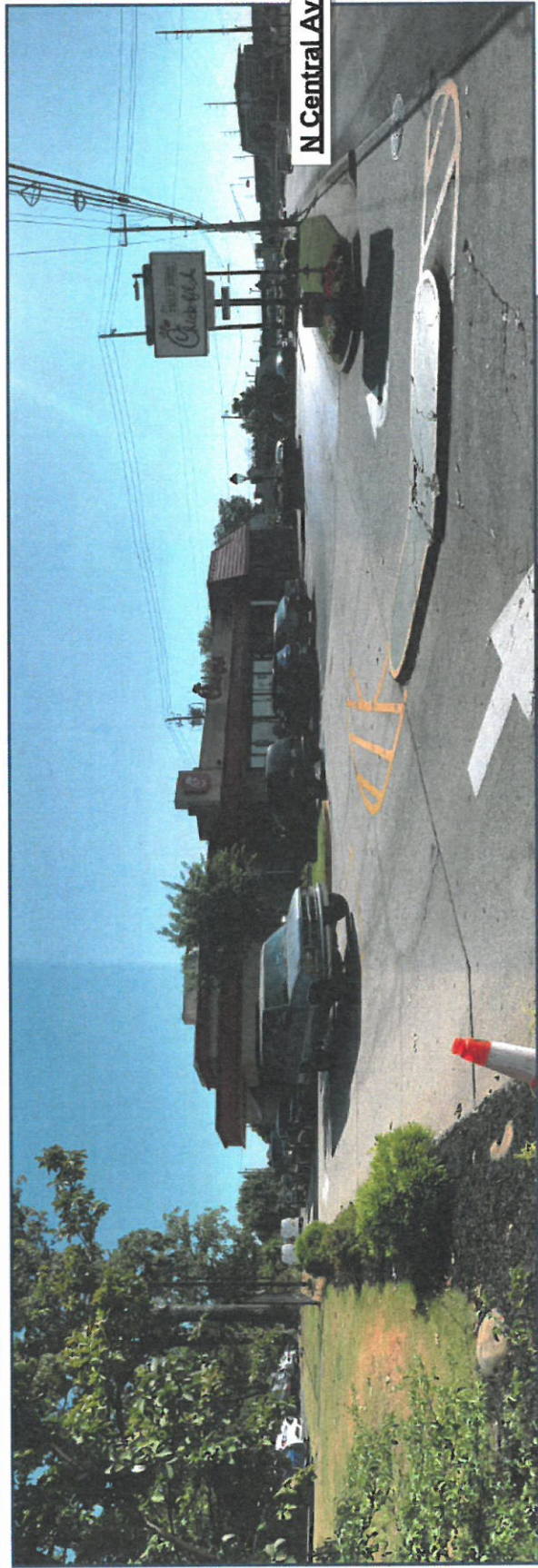
SOUTH - NORTH CENTRAL AVENUE ELEVATION



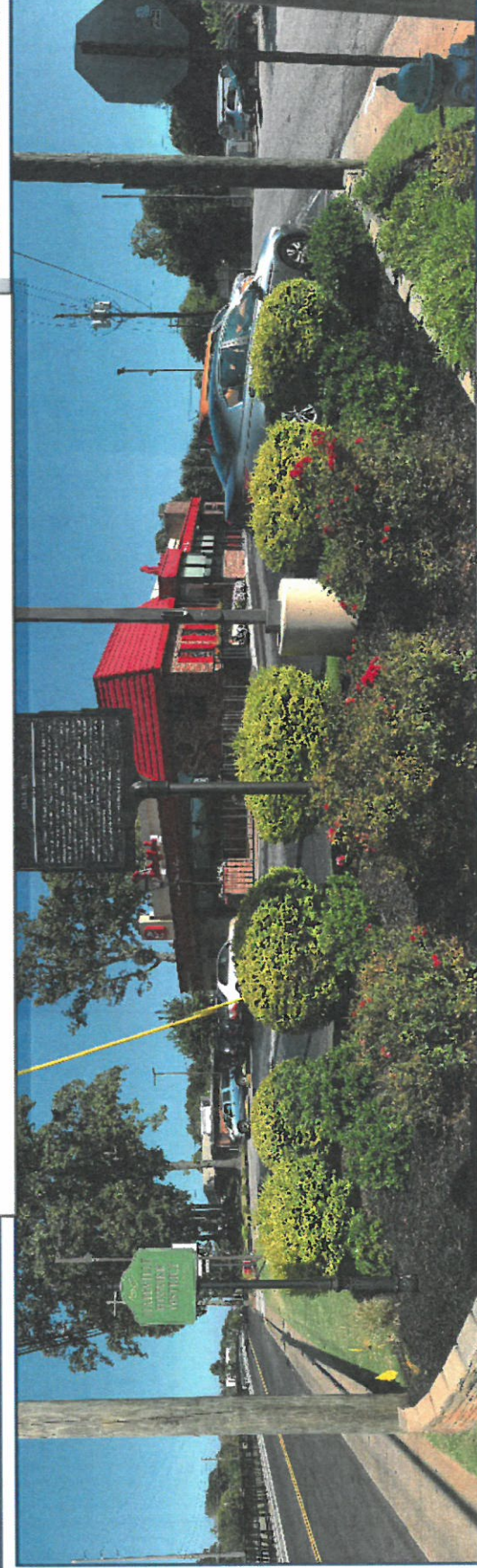
NORTH - KING ARNOLD STREET ELEVATION

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





**1 - View From SW Corner Dwarf House Site**



**2 - View From South Corner Dwarf House Site**



**3 - View From NE Corner Dwarf House Site**



**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**





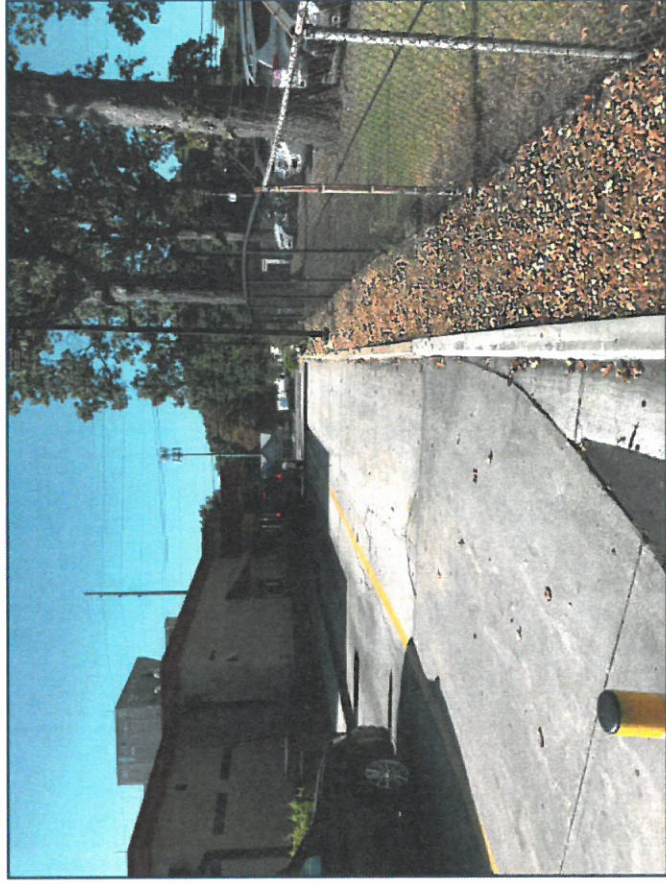
**9 - Power & Phone From Sherman Rd To Building**



**10 - Rear Of Dwarf House**



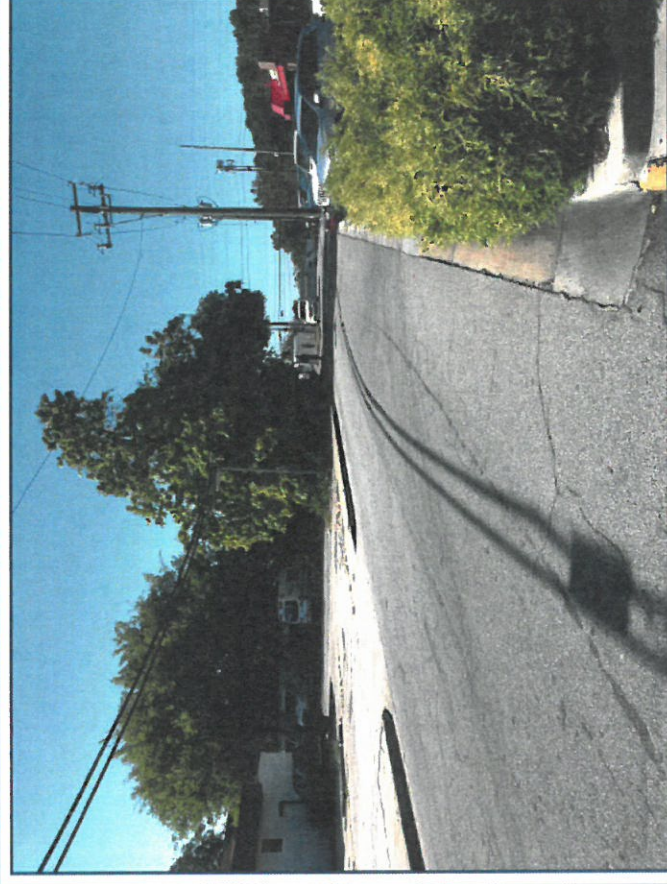
**11 - Refuse Enclosure & Grease Trap**



**12 - Drive-Thru Pick-Up**

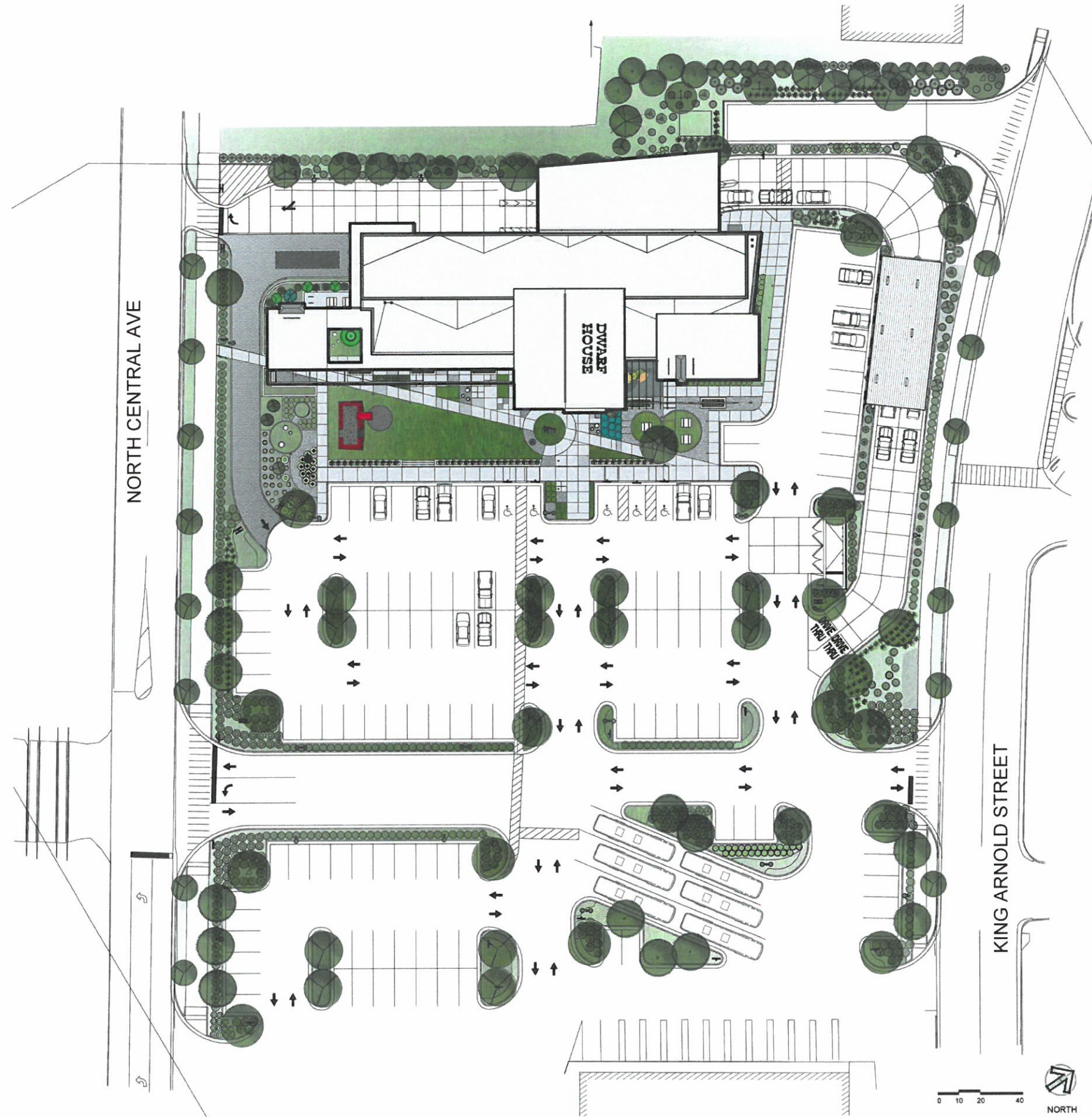


**13 - Flume Near Refuse Enclosure**

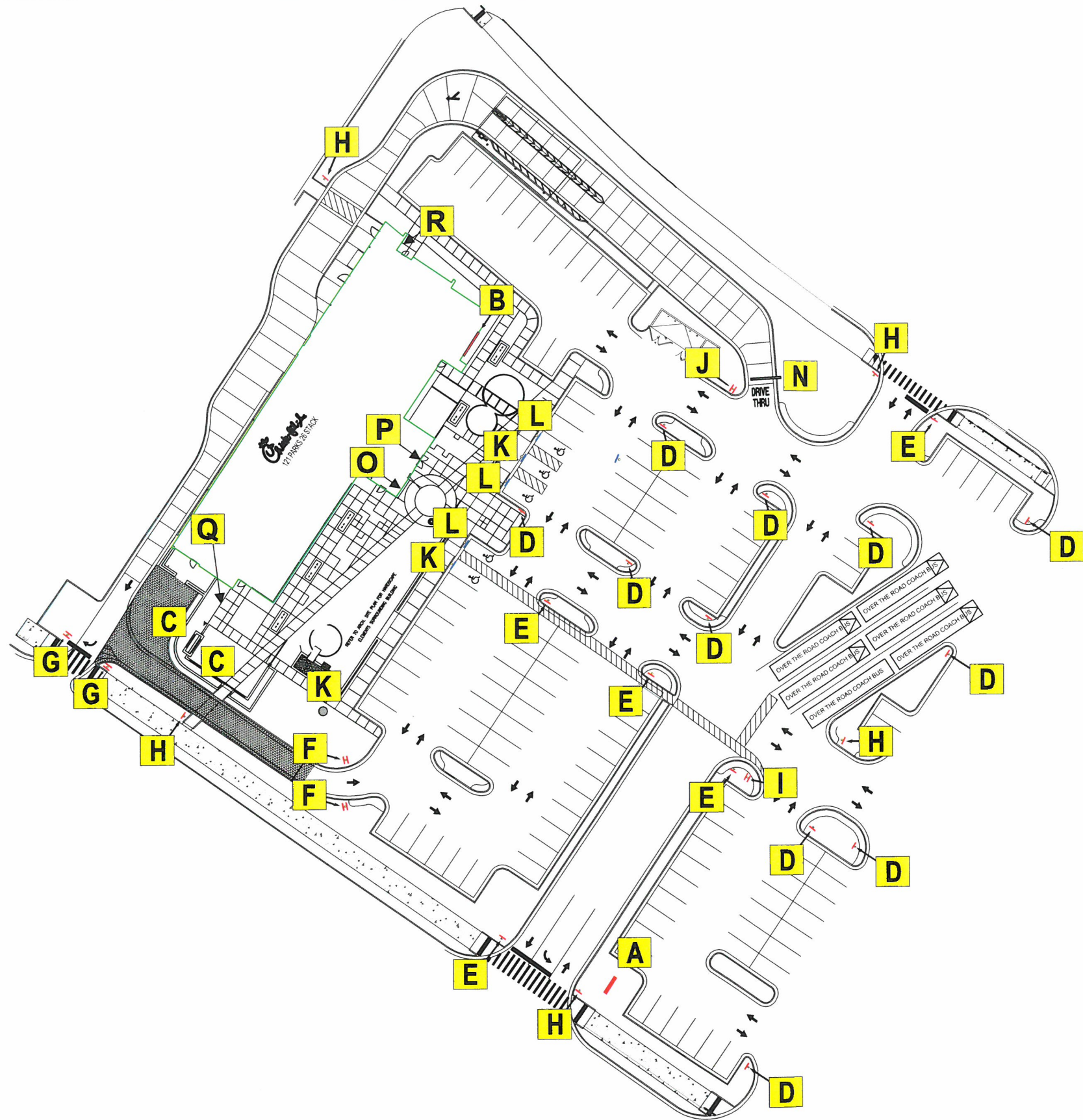


**14 - Sherman Road Toward South**









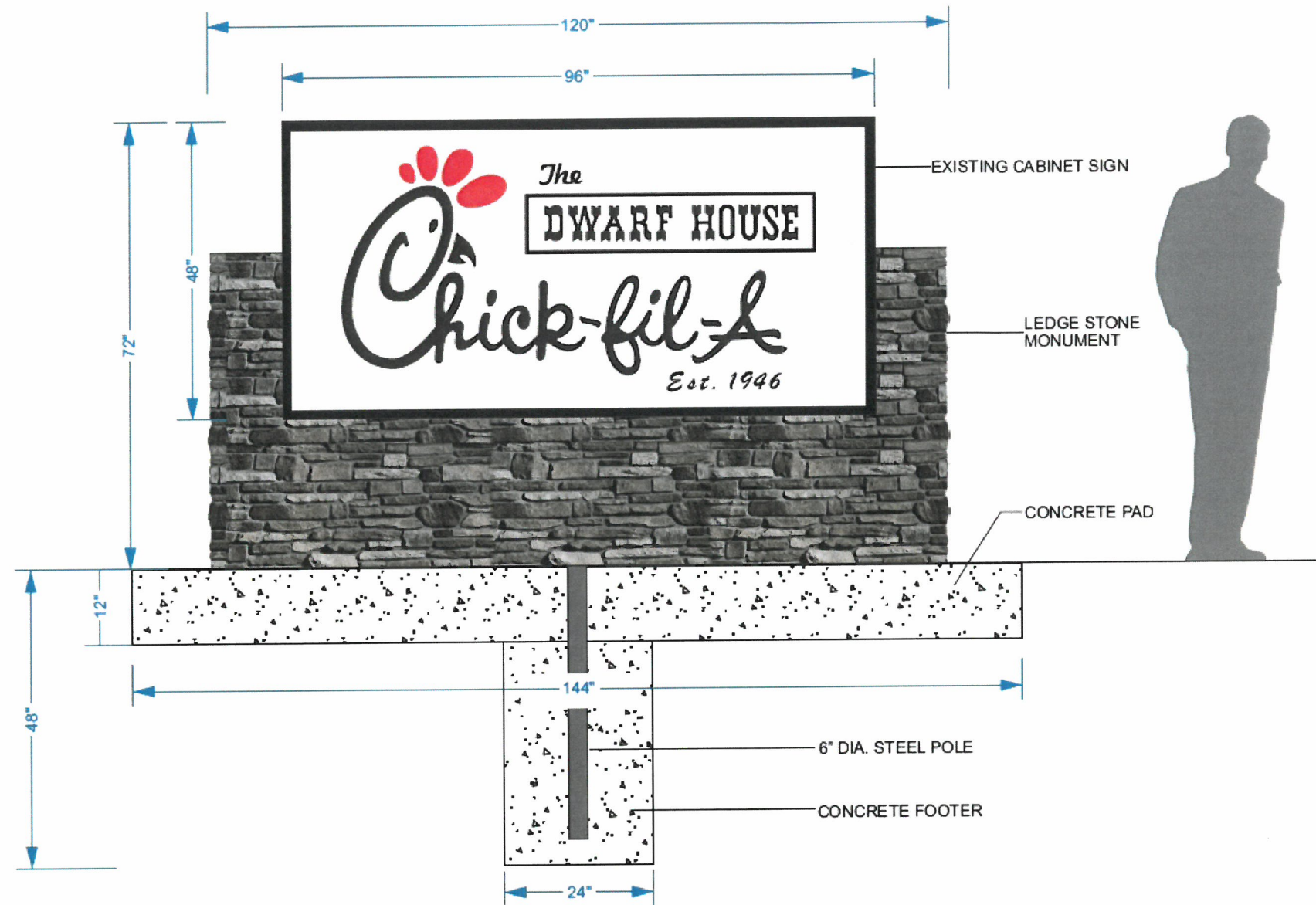
| LOC |                                                  | QTY |
|-----|--------------------------------------------------|-----|
| A   | MONUMENT                                         | 1   |
| B   | CHANNEL LETTERS                                  | 1   |
| C   | Chick-fil-A DWARF HOUSE WALL SIGN                | 2   |
| D   | STOP                                             | 11  |
| E   | STOP - PEDESTRIAN CROSSING                       | 5   |
| F   | STOP - DO NOT ENTER                              | 2   |
| G   | STOP - NO LEFT TURN- PED CROSSING / DO NOT ENTER | 2   |
| H   | PEDESTRIAN CROSSING                              | 5   |
| I   | PEDESTRIAN CROSSING DOUBLE SIDED                 | 1   |
| J   | D/T LEFT ARROW . D/T RIGHT ARROW                 | 1   |
| K   | FLAG POLE (20')                                  | 1   |
| L   | ADA                                              | 3   |
| M   | ADA WITH VAN ACCESS                              | 2   |
| N   | CLEARANCE BAR (BY OTHERS)                        | 1   |
| O   | RELOCATED DWARF HOUSE (NON ILLUMINATED)          | 1   |
| P   | ORIGINAL HOME OF CFA (NON ILLUMINATED)           | 1   |
| Q   | ESTABLISHED 1946 (NON ILLUMINATED)               | 1   |
| R   | MOBILE PICK UP WALL CABINET                      | 1   |
| S   |                                                  |     |



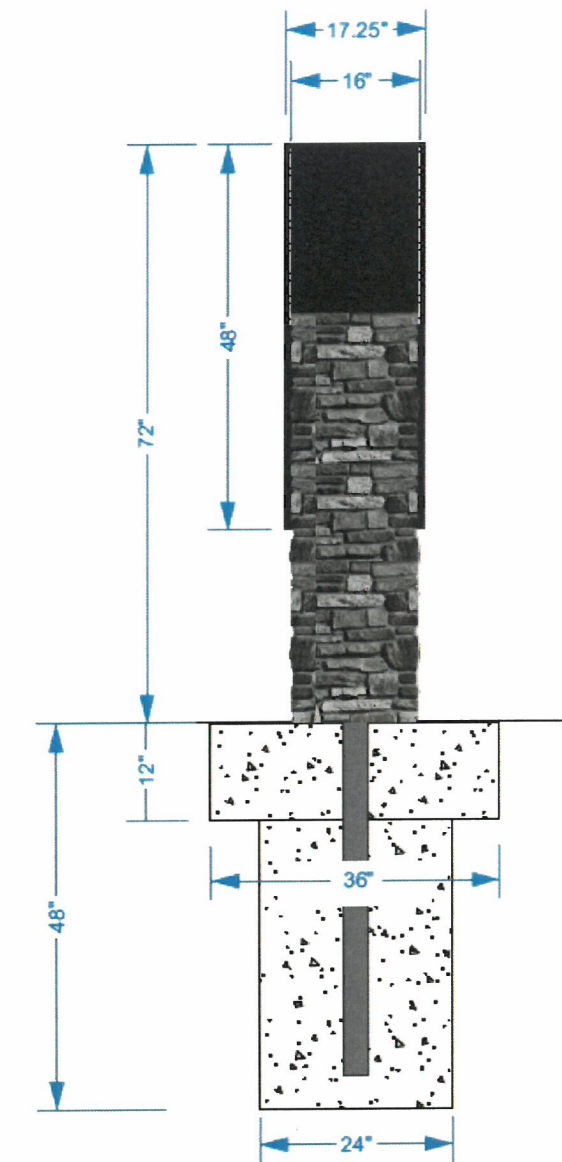
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website - www.daytonsigns.com

|         |                |                                                                           |                                                                               |                       |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |  |
|---------|----------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| S and R | DRAWING FILE - | ALL ELECTRICAL<br>SIGNS ARE<br>120 VOLTS<br>UNLESS<br>OTHERWISE INDICATED | DRAWN BY BRANDON GUEST<br>ACCOUNT REP. BRANDON GUEST<br>DRAWING DATE 03-20-20 | STORE NUMBER<br>70001 | STORE ADDRESS<br>Chick-Fil-A<br>461 North Central Ave<br>Hapeville, GA 30354<br>Hapeville Dwarf House | THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON<br>SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE<br>OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN<br>PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS<br>MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.<br>© 2005 ALL RIGHTS RESERVED |  |
|         |                |                                                                           |                                                                               |                       |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |  |





Pg. 1  
a FRONT VIEW  
Scale: 1/2" = 1'



Pg. 1  
b SIDE VIEW  
Scale: 1/2" = 1'



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S and R

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OTHERWISE INDICATED

DRAWN BY BRANDON GUEST  
ACCOUNT REP. BRANDON GUEST  
DRAWING DATE 03-20-20

STORE NUMBER  
70001

STORE ADDRESS  
Chick-Fil-A  
461 North Central Ave  
Hapeville, GA 30354  
Hapeville Dwarf House

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A



SIGN TYPE: CHANNEL LETTERS  
INTERNALLY ILLUMINATED  
QTY: 1 SET



Pg. 3  
a FRONT VIEW  
Scale: 1/2" = 1'



Pg. 3  
b SOUTH ELEVATION  
NOT TO SCALE

P2 PAINT - MATCH PANTONE 186 C



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|         |                |                                                                           |              |               |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |
|---------|----------------|---------------------------------------------------------------------------|--------------|---------------|--------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| S and R | DRAWING FILE - | ALL ELECTRICAL<br>SIGNS ARE<br>120 VOLTS<br>UNLESS<br>OTHERWISE INDICATED | DRAWN BY     | BRANDON GUEST | STORE NUMBER | STORE ADDRESS                                                                        | THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.<br>© 2005 ALL RIGHTS RESERVED | B |
|         |                |                                                                           | ACCOUNT REP. | BRANDON GUEST | 70001        | Chick-Fil-A<br>461 North Central Ave<br>Hapeville, GA 30354<br>Hapeville Dwarf House |                                                                                                                                                                                                                                                                                                                                                           |   |
|         |                |                                                                           | DRAWING DATE | 03-20-20      |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |
|         |                |                                                                           |              |               |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |



SIGN TYPE: CHANNEL LETTERS  
INTERNALLY ILLUMINATED  
QTY: 2 SETS



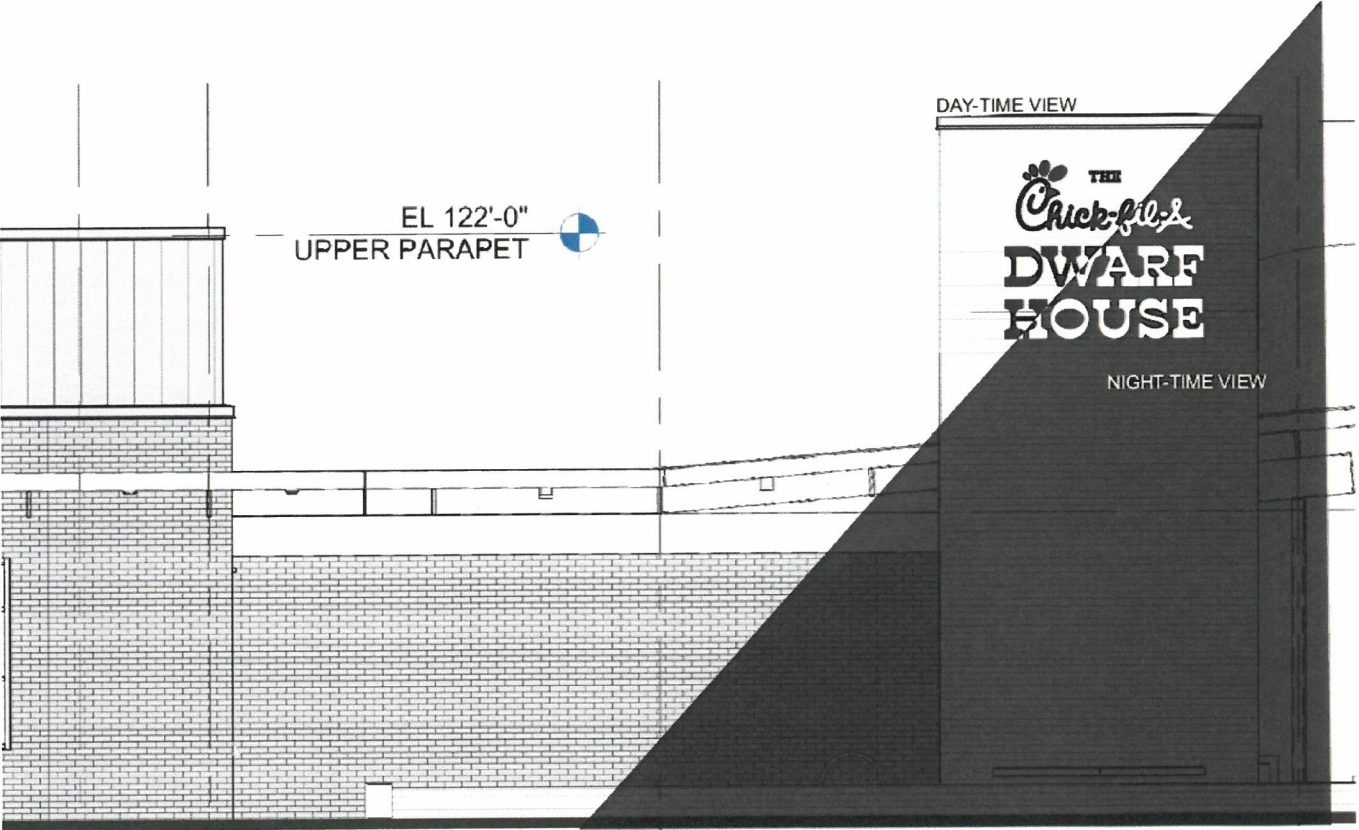
FABRICATED ALUMINUM CHANNEL  
LETTERS PAINTED P1.

3/16" WHITE ACRYLIC FACES WITH  
VINYL (V1) APPLIED TO FIRST SURFACE.

Pg.2  
a FRONT VIEW  
Scale: 3/4" = 1'

P1 PAINT - BLACK

V1 VINYL - DAY/NIGHT VINYL



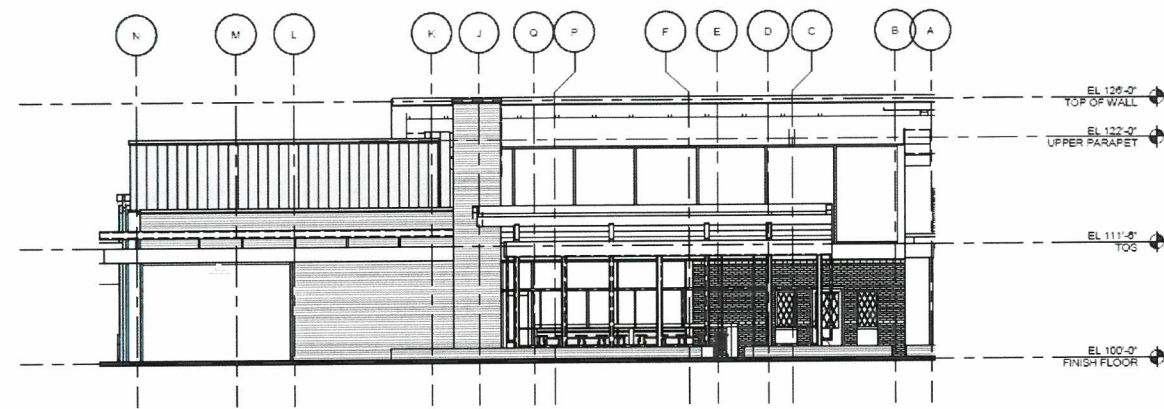
Pg.2  
c NORTH ELEVATION  
NOT TO SCALE



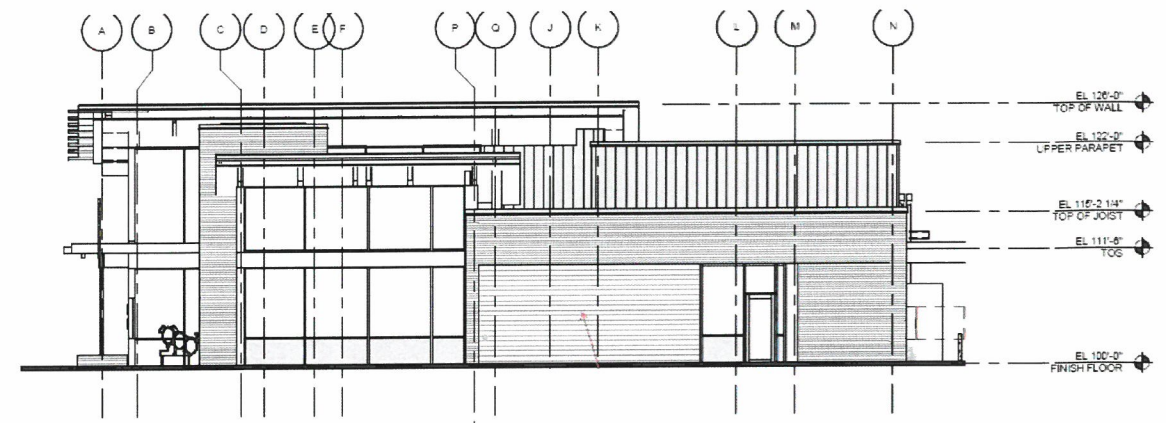
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|         |                |                                                                           |              |               |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                       |   |
|---------|----------------|---------------------------------------------------------------------------|--------------|---------------|--------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| S and R |                | ALL ELECTRICAL<br>SIGNS ARE<br>120 VOLTS<br>UNLESS<br>OTHERWISE INDICATED | DRAWN BY     | BRANDON GUEST | STORE NUMBER | STORE ADDRESS                                                                        | THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON<br>SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE<br>OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN<br>PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS<br>MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.<br>© 2005 ALL RIGHTS RESERVED | C |
|         |                |                                                                           | ACCOUNT REP. | BRANDON GUEST | 70001        | Chick-Fil-A<br>461 North Central Ave<br>Hapeville, GA 30354<br>Hapeville Dwarf House |                                                                                                                                                                                                                                                                                                                                                                       |   |
|         |                |                                                                           | DRAWING DATE | 03-20-20      |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                       |   |
|         | DRAWING FILE - |                                                                           |              |               |              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                       |   |

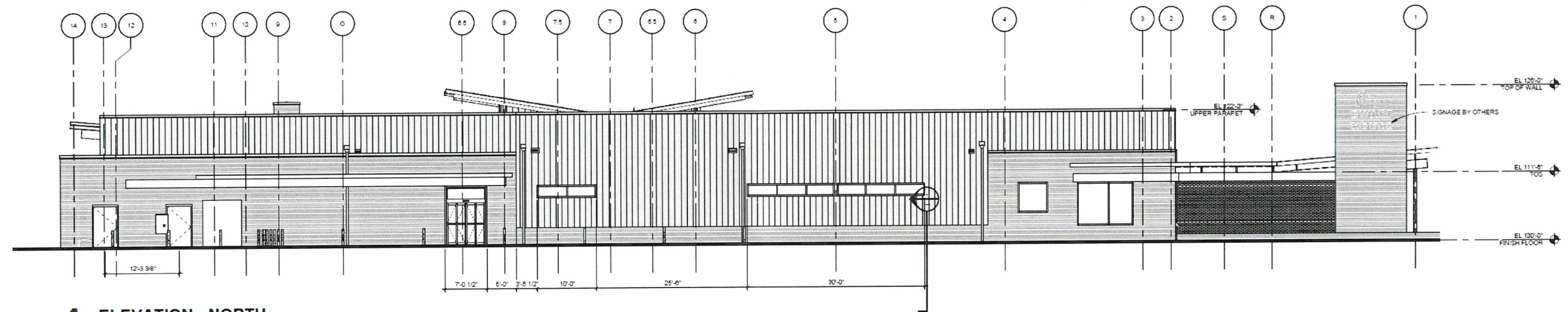




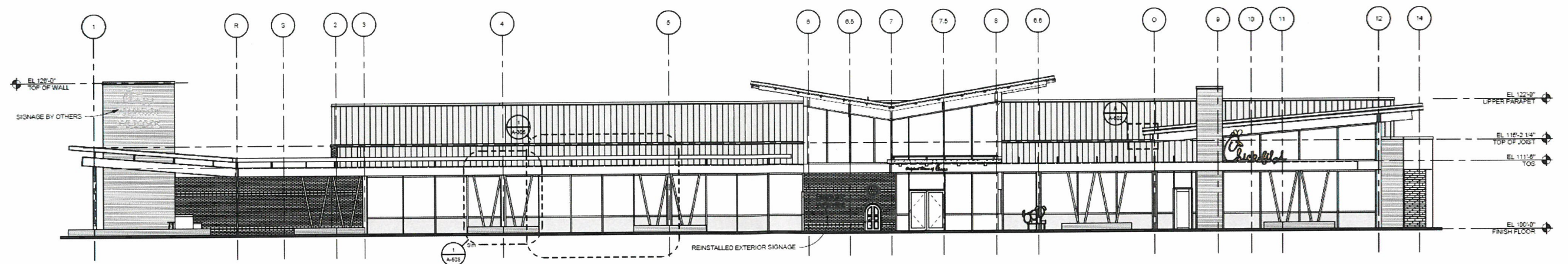
**2 ELEVATION - WEST**  
1/8" = 1'-0" | 1 - A-101



**3 ELEVATION - EAST**  
1/8" = 1'-0" | 1 - A-101



**4 ELEVATION - NORTH**  
1/8" = 1'-0" | 1 - A-101



**1 ELEVATION - SOUTH**  
1/8" = 1'-0" | 1 - A-101



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S and R

DRAWING FILE -

ALL ELECTRICAL  
SIGNS ARE  
120 VOLTS  
UNLESS  
OTHERWISE INDICATED

DRAWN BY BRANDON GUEST  
ACCOUNT REP. BRANDON GUEST  
DRAWING DATE 03-20-20

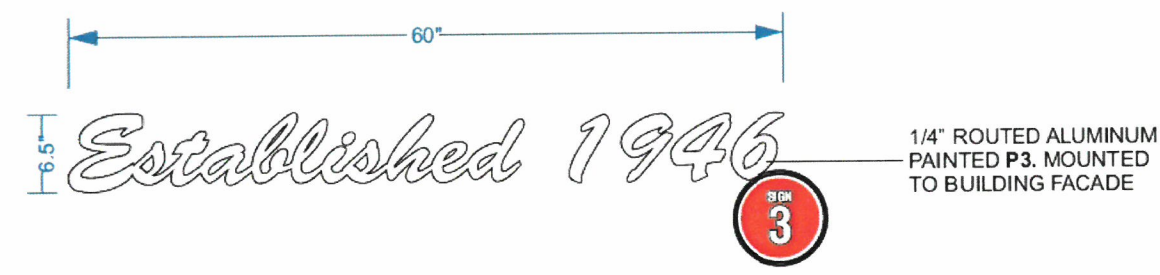
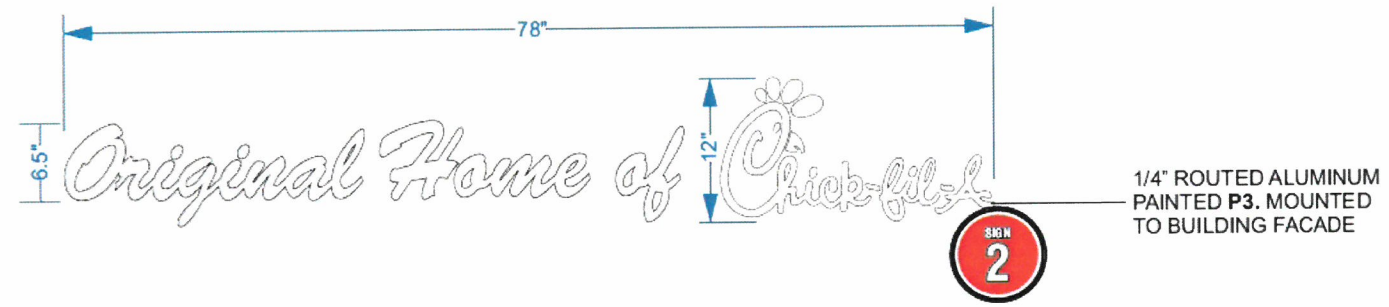
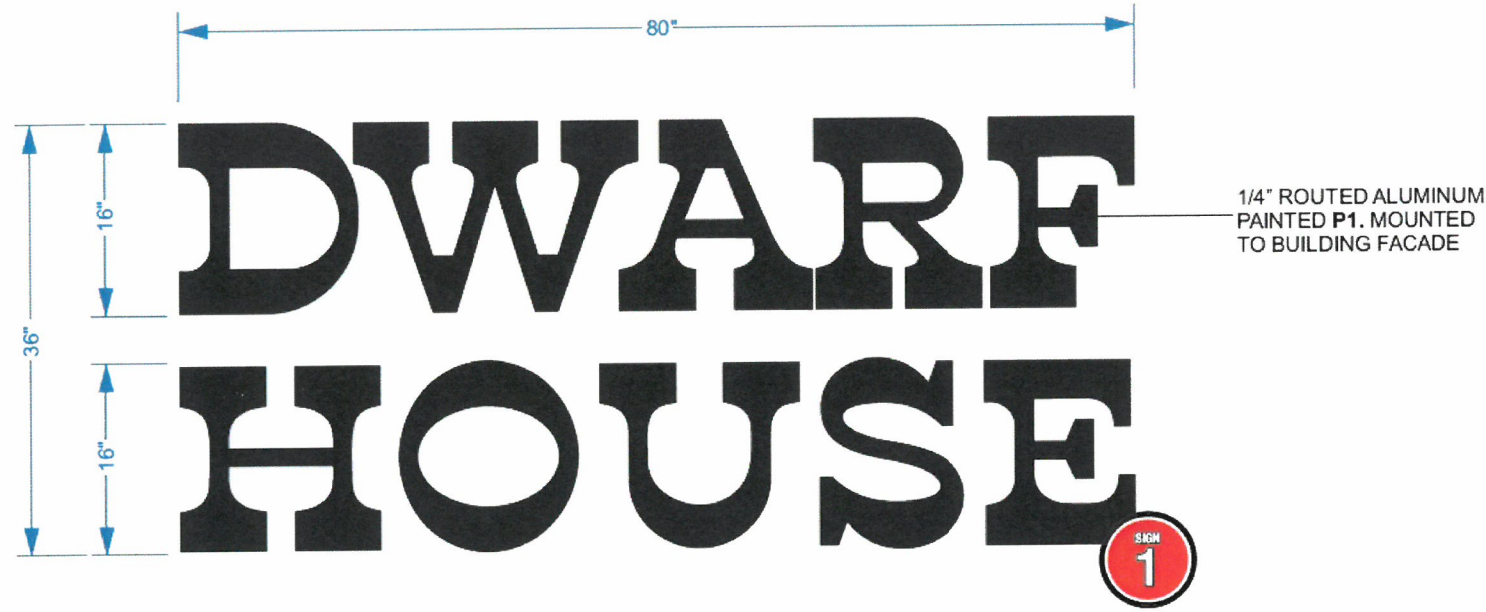
STORE NUMBER  
**70001**

STORE ADDRESS  
Chick-Fil-A  
461 North Central Ave  
Hapeville, GA 30354  
Hapeville Dwarf House

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SIGN TYPE: ALUMINUM WALL LETTERS  
QTY: 1 SET



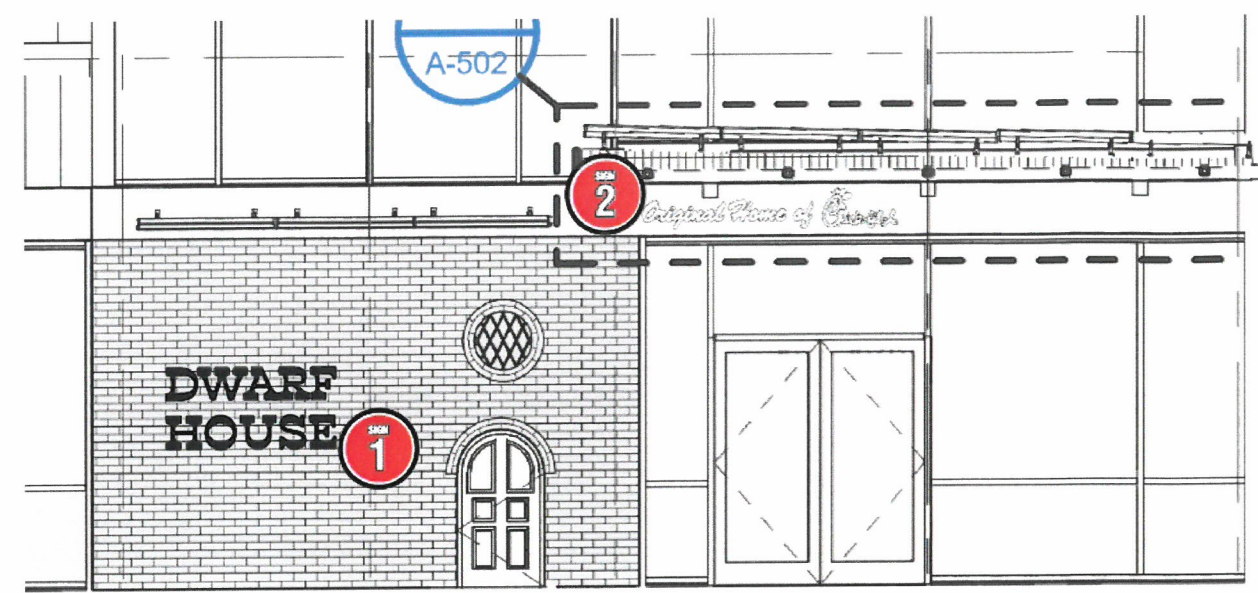
Pg.4  
a FRONT VIEW  
Scale: 3/4" = 1'

P1 PAINT - BLACK  
P3 PAINT - WHITE

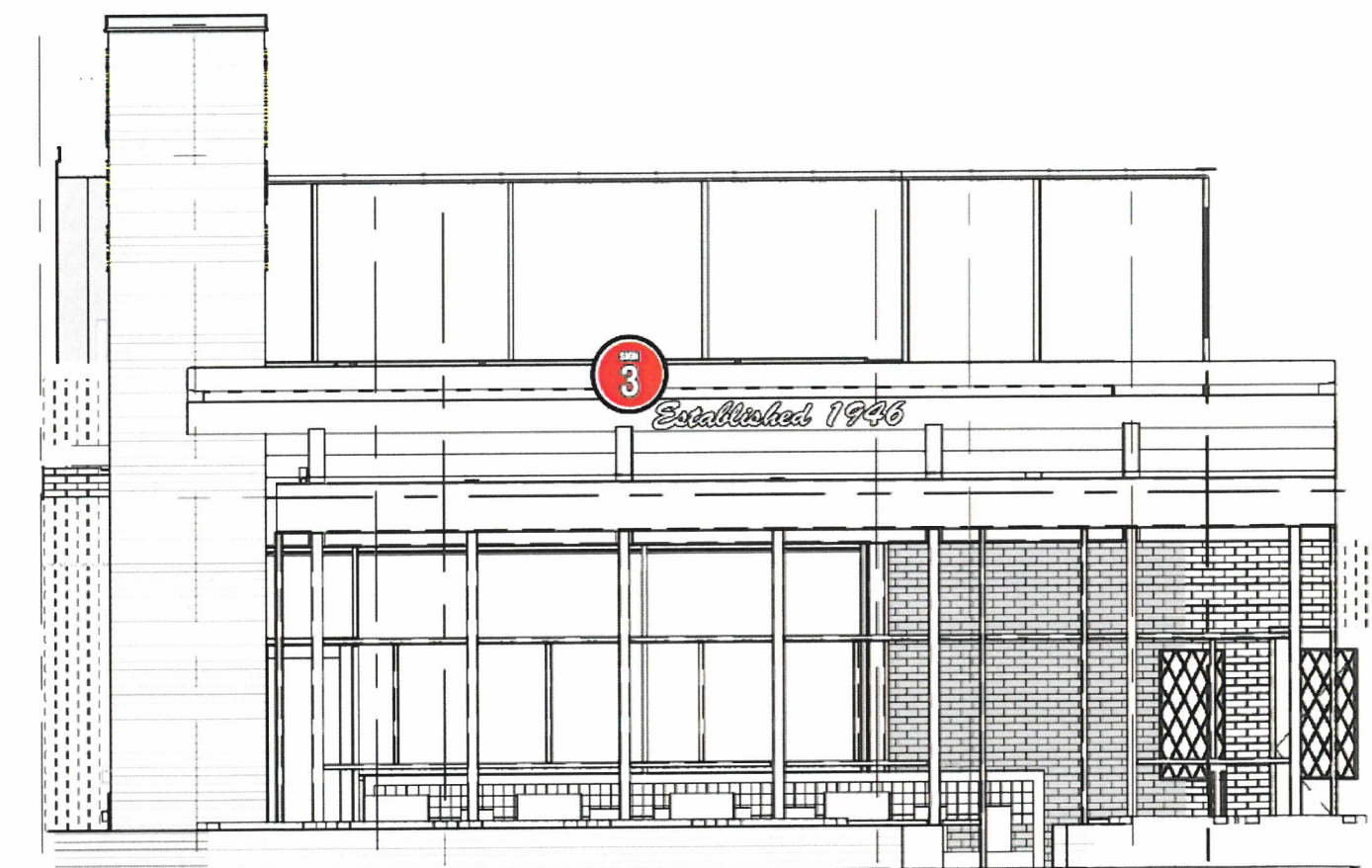


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|         |                |                                                                           |                                                                               |                       |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |       |
|---------|----------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| S and R | DRAWING FILE - | ALL ELECTRICAL<br>SIGNS ARE<br>120 VOLTS<br>UNLESS<br>OTHERWISE INDICATED | DRAWN BY BRANDON GUEST<br>ACCOUNT REP. BRANDON GUEST<br>DRAWING DATE 03-20-20 | STORE NUMBER<br>70001 | STORE ADDRESS<br>Chick-Fil-A<br>461 North Central Ave<br>Hapeville, GA 30354<br>Hapeville Dwarf House | THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON<br>SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE<br>OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN<br>PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS<br>MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.<br>© 2005 ALL RIGHTS RESERVED | O,P,Q |
|         |                |                                                                           |                                                                               |                       |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |       |



Pg.4  
b SOUTH ELEVATION  
NOT TO SCALE



Pg.4  
c WEST ELEVATION  
NOT TO SCALE





**Department of Planning & Zoning  
PLANNER'S REPORT**

DATE: November 16, 2020  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Variance Application for 461 North Central Avenue

**BACKGROUND**

The City of Hapeville has received a variance application from Joseph Latimer representing Dwarf House Entities (soon to be STC Brands Inc.) to allow for the following conditions:

1. Maximum Parking County Requirement  
The Applicant wishes to utilize a neighboring property as additional parking in excess of 110%
2. Allow for off-site parking  
The Applicant wishes to utilize a neighboring property (leased to the applicant) as additional parking in excess of 110%
3. Increase of build-to line from 0/15 feet to +25'  
The Applicant wishes to set the building back from the property line to >25' to allow for one way circulation from the drive through into the main parking lot.
4. Monument Sign Size and Height  
The Applicant wishes to reuse the current historic sign on a monument to a 6' monument sign with a sign face of 32 sf (4' x 8') exceeding the current code requirement of 20 SF (4' wide limitation).
5. Number of signs  
The Applicant wishes to increase the allowable number of wall signs to 4 along the primary entry.

The applicant is developing the property as a rebuilt and expanded Dwarf House/Chick Fil A restaurant. As this is the site of the original Dwarf House, the proposed project incorporates historic elements, "a museum within a restaurant". The project also includes community space for gatherings. The project is anticipated to draw customers beyond a typical restaurant and is therefore planning for additional parking needs.

The applicant received conditional approval for the Site Plan from the Planning Commission on November 10, 2020 and a recommendation to grant the requested variances.

The property is currently zoned U-V , Urban Village.

**CODE**

**Sec. 87-3-3. - Powers and duties.**

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship,



so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

There are no extraordinary or exceptional conditions based upon size, shape or topography.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

This project is unique to the City given its historic nature. The proposed project incorporates much of the history of the original Dwarf House, which has become an international icon. The project celebrates the entrepreneurial spirit of the City and the Dwarf House. It is sure to be a draw beyond typical visitorship and a tourist attraction.

c. Such conditions are peculiar to the particular piece of property involved; and

The project's scope and tourist nature creates a different set of requirements than a typical development in the U-V District in Hapeville. The tourist nature contributes to the development of the gateway corridor proposed in the 2017 LCI Plan.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public. Staff worked diligently with the Applicant to identify solutions to minimize any negative impacts while accomplishing the intent of the redevelopment of the site.

### **RECOMMENDATION**

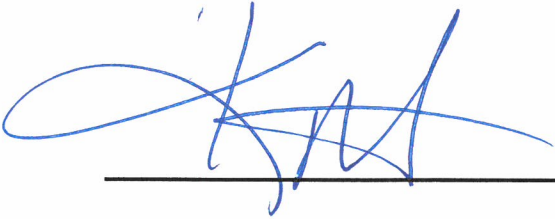
Planning Commission and staff recommendation is to grant a variances requested above.



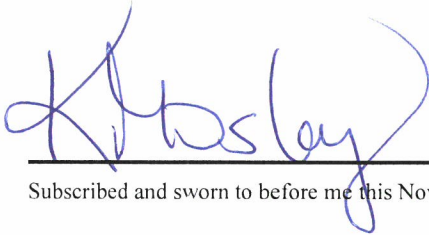
PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 10/30/2020.



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Subscribed and sworn to before me this November 4, 2020





**NOTICE  
City of Hapeville**

A Public Hearing will be held by the City of Hapeville Board of Appeals on **Thursday, November 19, 2020 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. All attendees will be required to wear a face covering and practice social distancing in accordance with the requirements set forth by state law and public health regulations. The meeting will also be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following request:

**Variance Request:**

Variance request to reduce the side setback on a corner lot at 560 Lake Drive, Parcel Identification Number 14-0094-0001-063-5. The property is zoned R-SF Residential-Single Family, and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Applicant: Gregory Davis of GDK Investments, LLC

**Variance Request:**

Variance request to increase the sign size and height, increase the maximum parking requirement, allow an off-site parking arrangement, increase the maximum front yard setback and increase the building sign quantity at 461 North Central Avenue, Parcel Identification Number(s) 14-0095-0003-03-0, 14-0095-0003-04-0, 14-0096-0003-02-7, 14-0096-0003-02-6, 14-0096-0003-02-1, 14-0096-0003-01-2, 14-0096-0003-02-5, 14-0096-0003-02-4. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Sections 93-3.3-17, 93-23-10, 93-23-12 and 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Applicant: Joseph Latimer

**Public Hearing Comments:** For those who are unable to physically attend the meeting, citizen comments must be emailed to the Planning and Economic Development Manager at [asenter@hapeville.org](mailto:asenter@hapeville.org) or called in at 404-669-8269 no later than 5:00 p.m. on November 18, 2020. When emailing or verbally delivering your comment to the Planning and Economic Development Manager, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the Planning and Economic Development Manager will be read into the record. Citizens may not make comments on public hearing agenda items via livestream or video conference.

#0000496077:10/30-1AS



## Hapeville Board of Appeals 2021

All Board of Appeals meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

|                  | Submittal Deadline           | Meeting Date                 |
|------------------|------------------------------|------------------------------|
| <b>January</b>   | Thursday, December 17, 2020  | Thursday, January 28, 2021   |
| <b>February</b>  | Thursday, January 28, 2021   | Thursday, February 25, 2021  |
| <b>March</b>     | Thursday, February 25, 2021  | Thursday, March 25, 2021     |
| <b>April</b>     | Thursday, March 25, 2021     | Thursday, April 22, 2021     |
| <b>May</b>       | Thursday, April 22, 2021     | Thursday, May 27, 2021       |
| <b>June</b>      | Thursday, May 27, 2021       | Thursday, June 24, 2021      |
| <b>July</b>      | Thursday, June 24, 2021      | Thursday, July 22, 2021      |
| <b>August</b>    | Thursday, July 22, 2021      | Thursday, August 26, 2021    |
| <b>September</b> | Thursday, August 26, 2021    | Thursday, September 23, 2021 |
| <b>October</b>   | Thursday, September 23, 2021 | Thursday, October 28, 2021   |
| <b>November</b>  | Thursday, October 28, 2021   | Thursday, November 18, 2021  |
| <b>December</b>  | Thursday, November 18, 2021  | Thursday, December 16, 2021  |

Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals 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.