

Mayor and Council Work Session
Join In-Person at Hoyt Smith Center, 3444 N Fulton Avenue, Hapeville, GA 30354
Or, Dial 1-888-204-5987, Enter access code 1045050#.

November 17, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander
3. Welcome
4. Presentations
 - 4.I. Recognition of Donald Smith's Retirement
Background:
Donald Smith is retiring from the City of Hapeville after 35 years of dedicated service. His last day of employment will be November 20. Mayor and Council will recognize Mr. Smith during the Council meeting.
5. Public Hearing - In addition to the public comments made by citizens at the meeting, interested parties may submit written comments to the City Clerk via email or telephonically by 5PM on November 16th. In order for comments to be read into the record at the meeting, all correspondence must include the sendee's name, address, agenda item and position regarding public hearing (pro or con). All sendees must confirm receipt of their public comment with the City Clerk prior to the deadline stated above. Written public comments will be read into record alternating with in-person comments.
 - 5.I. Consideration on an Amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - 1st Reading
Background:
Consideration of a text amendment to update the zoning map and to rezone parcels bounded by North Avenue, Hope Street and I-85 from R-3, Single Family Attached to R-1, One-Family Attached.

Per direction from City Councilman Mark Adams, the City is initiating a zoning map amendment for 11 parcels. The parcels include single-family dwellings and vacant parcels. Five of the parcels do not have road frontage.

The Planning Commission considered this item on November 10, 2020 and recommended approval.

Staff Comments:
Applicant Comments:
Public Comments:

Documents:

1. Ordinance to Amend Zoning Map 11-17-2020 (02578734xA0B3B)
 2. Hapeville Zoning Map_20201117
 3. Planners Report R3 to R1 Rezoning
 4. LEGAL ADV - 11-17-2020_Zoning Map Amendment_R-3 to R-1
- 5.II. Consideration and Action on a Conditional Use Permit for the properties bounded by N. Central/LaVista/Sunset/King Arnold St.
- Background:
Will Casaday of SCP Acquisitions, LLC is requesting a Conditional Use Permit to construct a mixed-use, multifamily development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village.

The Planning Commission considered this item on November 10, 2020 and recommended approval.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. APPLICATION - N. Central, LaVista, Sunset, King Arnold St._CUP_redacted
 2. PLANS - N. Central, LaVista, Sunset, King Arnold_CUP
 3. Planners Report North Central Sunset Ave Conditional Use Permit
 4. Fire Marshal Report - N. Central Avenue_CUP
 5. LEGAL ADV-11-17-2020-CUP_North Central Avenue
- 5.III. Consideration and action on a Special Exception Request to permit a drive-through window at 461 N. Central Avenue.
- Background:
Joseph Latimer of Dwarf House Group is requesting a special exception to permit a drive-through window at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. APPLICATION - 461 North Central Ave._Special Exception_Redacted
2. PLANS - 461 North Central Avenue_special exception
3. Planners Report 461 North Central Special Permit
4. LEGAL ADV - 11-17-2020_461 North Central Avenue

6. Questions on Agenda Items

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

7. Consent Agenda

7.I. Consideration and Action On Agreement with Patricia Hernandez to Provide a Temporary Facade Improvement at Jess Lucas Park in Celebration of Dia de Muertos.

Background:

Hapeville recently celebrated its second annual Dia de Los Muertos (Day of the Dead) Event on November 1, 2020. This outdoor event featured workshops, Latinx film screenings, vendors, live music and local artists.

Documents:

1. Temp Mural Design Agreement Hernandez

8. Old Business

9. New Business

9.I. Consideration on Mayor and Council 2021 Meeting Schedule Ordinance – 1st Reading

Background:

Attached for consideration is the 2021 meeting schedule ordinance and holiday schedule.

Documents:

1. Amendment to Ordinance for Regular Meetings
2. 2021 HOLIDAY SCHEDULE
3. 2021 M C Meeting

9.II. Consideration and Action on a preferred route for the AeroATL Model Mile.

Background:

The Airport West Community Improvement District and Airport South Community Improvement District (collectively “Aerotropolis Atlanta Community Improvement Districts” or “AACIDs”) were awarded a Livable Communities Initiative (LCI) grant to complete the AeroATL Greenway Concept Development. Each of the partners (Aerotropolis Atlanta Alliance, Aerotropolis Atlanta CIDs, Atlanta, Clayton County, East Point, Forest Park, Hapeville, South Fulton and Union City) have identified a model mile trail segment to further develop concept and feasibility. The Hapeville trail is a priority action identified within the Hapeville LCI Update (2016) area and promotes transit-oriented development. The segment provides a vital connection from Loop Road area to downtown Hapeville via Atlanta Ave. to Central Ave. The segment from Delta’s headquarters along Loop Road to Atlanta Ave. will provide needed bike/ped amenities connecting a new park on Delta’s campus, a Finding the Flint project, to Atlanta Ave. where Hapeville has newly installed wide sidewalks.

Staff has reviewed the preferred alternate routes and recommends the "orange" route which

provides a connection to the existing cycle track on Atlanta Avenue to Virginia Avenue and Loop Road.

Documents:

1. HAPEVILLE_CONCEPTDESIGN_2020-0814_reduced

9.III. Consideration and Action on One-Time Payment to Employees

Background:

It has been recent custom for the City to distribute a one-time payment over and above regular wages and salary in excess of regular wages to our employees. We recognize the value of our employees and without their dedication, selfless effort, and attention to details, Hapeville could not be the great and growing city that it is. The City staff recommends a 1% one-time payment to employees with a minimum of \$500 for full-time and \$250 for part-time.

Total anticipated cost is \$71,178. Department heads reviewed their budgets and identified \$73K budget savings in order to accommodate the pay. If approved by council the budget changes will be reflected in the January mid-year budget amendment.

Documents:

1. 2021-2021 Budget Adjustments - All Departments-One Time Payment-Adjusted
2. Proposed 2021-2021 Budget Adjustment Request for All Departments-One Time Payment 2-3

9.IV. Consideration and Action on Java Joy event in the Hapeville Police Department Parking Lot on December 1, 2020

Background:

Java Joy Neighborhood Pop-Up is looking to partner for a 90 minute pop-up coffee shop. The proposed location is the Hapeville Police Department parking lot.

Extra Special People (ESP) is a non-profit that was created in 1986 to serve individuals with disabilities of all ages. Java Joy employs a total of 25 adults with disabilities across two locations in California, and they're now expanding to the Atlanta-area. Their vision is to become the largest employer of adults with developmental disabilities in the United States. A Hapeville Neighborhood Pop-Up will go a long way to continue sharing the joy that makes our community great and continue Java Joy's vision of employing adults with developmental disabilities in our region.

All orders would be placed as a pre-order via Java Joy's website and served on site by Java Joy Joyristas.

9.V. Discussion on Residential Solid Waste Services by Waste Pro and Ongoing Solid Waste Planning

Background:

At the August 18th Council meeting, Council discussed Waste Pro's service problems and decided to resume the discussion in November to evaluate their current performance for improvements with their service and whether the City wants to continue using Waste Pro for

Solid Waste services.

Documents:

1. WastePro
10. City Manager Report
11. Public Comments

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.
12. Mayor and Council Comments
13. Executive Session

When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).
14. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 3.1 (“ZONES”),**
7 **SECTION 93-3.1-2 (“ZONING MAP”) OF THE CODE OF ORDINANCES, CITY OF**
8 **HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO**
9 **PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
10 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
11 **PURPOSES.**

12
13 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
16

17 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
18 all powers of the City shall be vested in the mayor and council. The Mayor and Council shall be
19 the legislative body of the City; and,
20

21 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
22 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
23 remain effective until they have been repealed, modified or amended; and,
24

25 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
26 amending such provisions by specific reference to the section number of the City’s Code; and,
27

28 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
29 by ordinance; and,
30

31 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
32 satisfied, including, but not limited to, notice and public hearings; and,
33

34 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
35 City of Hapeville Zoning Map.
36

37 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
38 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
39

40 **Section One.** Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones)
41 of the City Code of Ordinances is hereby amended by striking:
42

43 January 21, 2020
44

45 and inserting in lieu thereof the following language:
46

DRAFT

November 17, 2020.

Section Two. The “zoning map” referred to in Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is attached hereto and incorporated herein by reference as:

Exhibit “A”

The zoning map attached as Exhibit “A” shall replace the zoning map adopted on January 21, 2020.

Section Three. Codification and Certify. This Ordinance and the Zoning Map adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Six. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2020.

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CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

City of Hapeville Official Zoning Map

November 17, 2020: As Amended from January 21, 2020



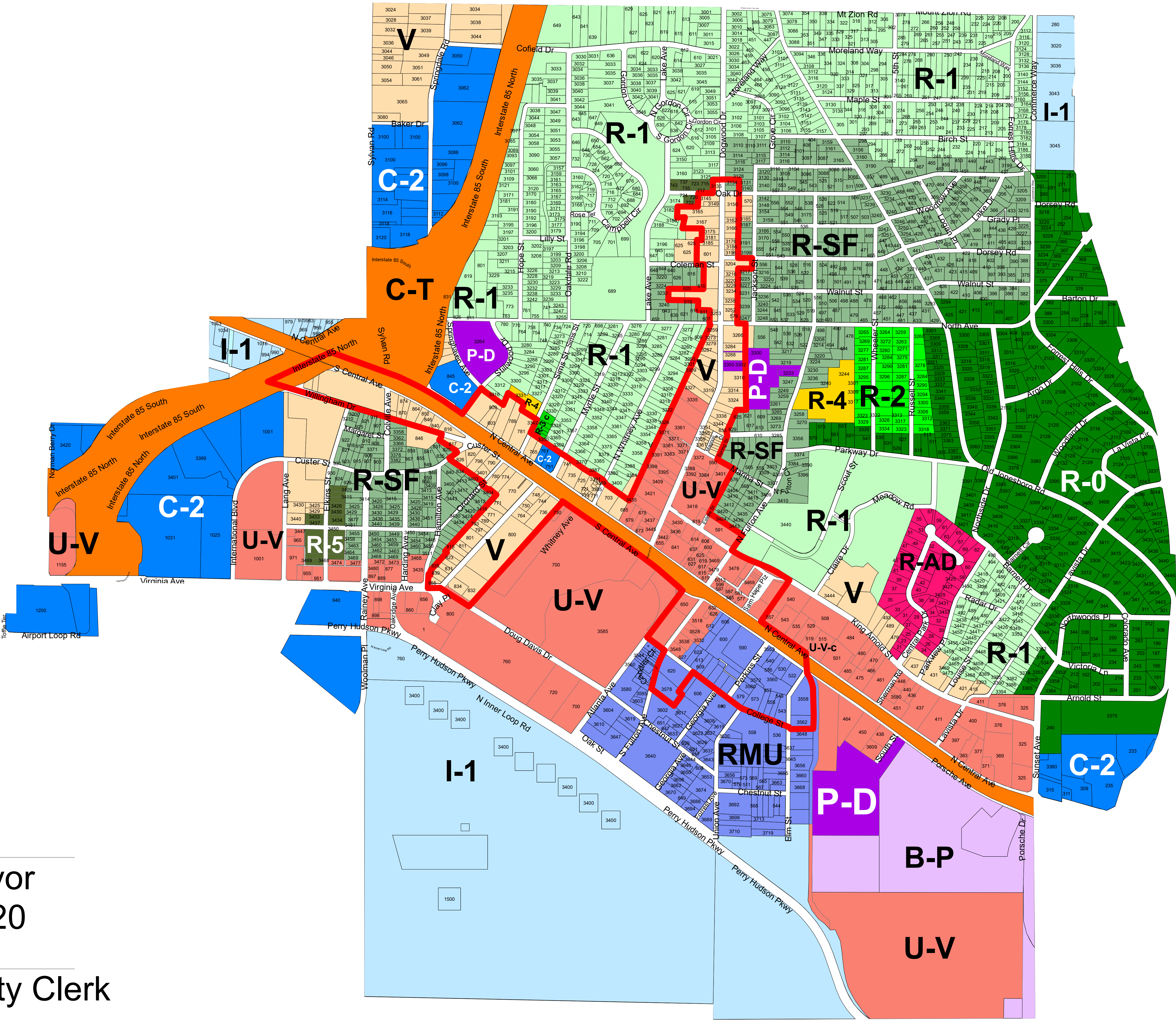
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Crystal Griggs-Epps, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ____ day of _____, ____ and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

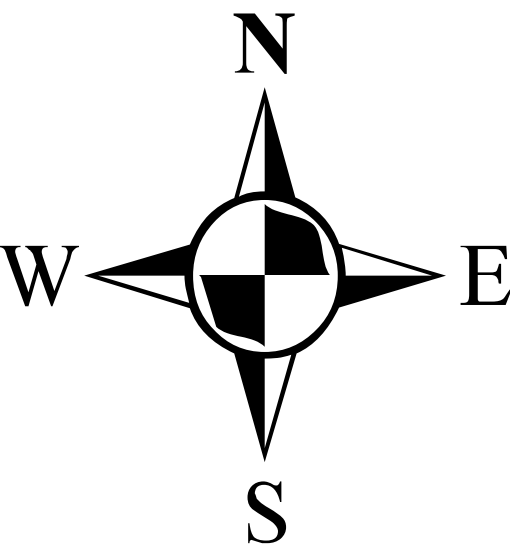
Date	Amendment



Alan Hallman, Mayor
November 17, 2020

Crystal Griggs-Epps, City Clerk

City Attorney





PLANNER'S REPORT

DATE: November 2, 2020
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for R-3 (Two Family Residential) to R-1 (One Family Residential)

BACKGROUND

Per direction from City Councilman Mark Adams, the City is initiating a zoning map amendment for the following parcels (see Table 1) from R-3 (Two Family Residential) to R-1 (One Family Residential). The properties include single family dwellings and vacant parcels. Five of the parcels do not have road frontage.

Table 1 Parcels under consideration for Rezoning

Parcel ID	Property Address
14-0099-0004-116-3	0 EXPRESSWAY R W *
14-0099-0004-114-8	0 SPRINGDALE PL *
14-0099-0004-103-1	0 SPRINGDALE RD*
14-0099-0004-038-9	801 NORTH AVE NW REAR*
14-0099-0004-107-2	819 NORTH AVE
14-0099-0004-113-0	825 NORTH AVE
14-0099-0004-027-2	831 NORTH AVE
14-0099-0004-095-9	811 NORTH AVE
14-0099-0004-096-7	809 NORTH AVE
14-0099-0004-111-4	793 NORTH AVE
14-0099-0004-112-2	0 NORTH AVE*

*Parcel does not have road frontage

The location of the proposed parcels are shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the properties are identified as Residential.

Table 2 outlines the permitted uses for the current R-3 Zoning and the proposed R-1 Zoning. The difference in permitted uses between the two zoning districts are R-3 allows for two family residential buildings and patio homes/attached single family dwellings with a limit of 4 attached units. Table 3 presents the dimensional requirements for the two zoning districts.

Figure 1 City of Hapeville Current Zoning Map

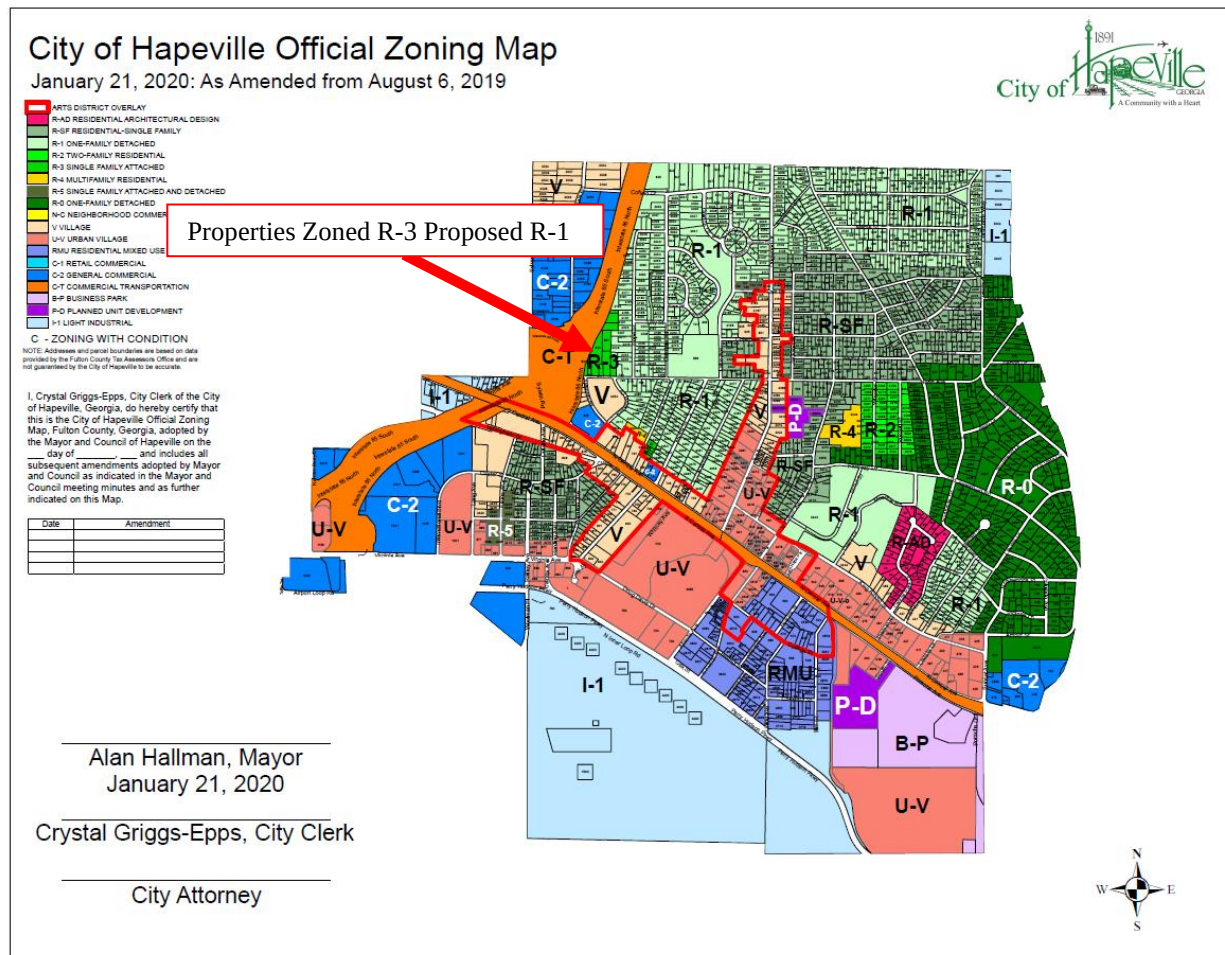


Figure 2 City of Hapeville Future Land Use Map

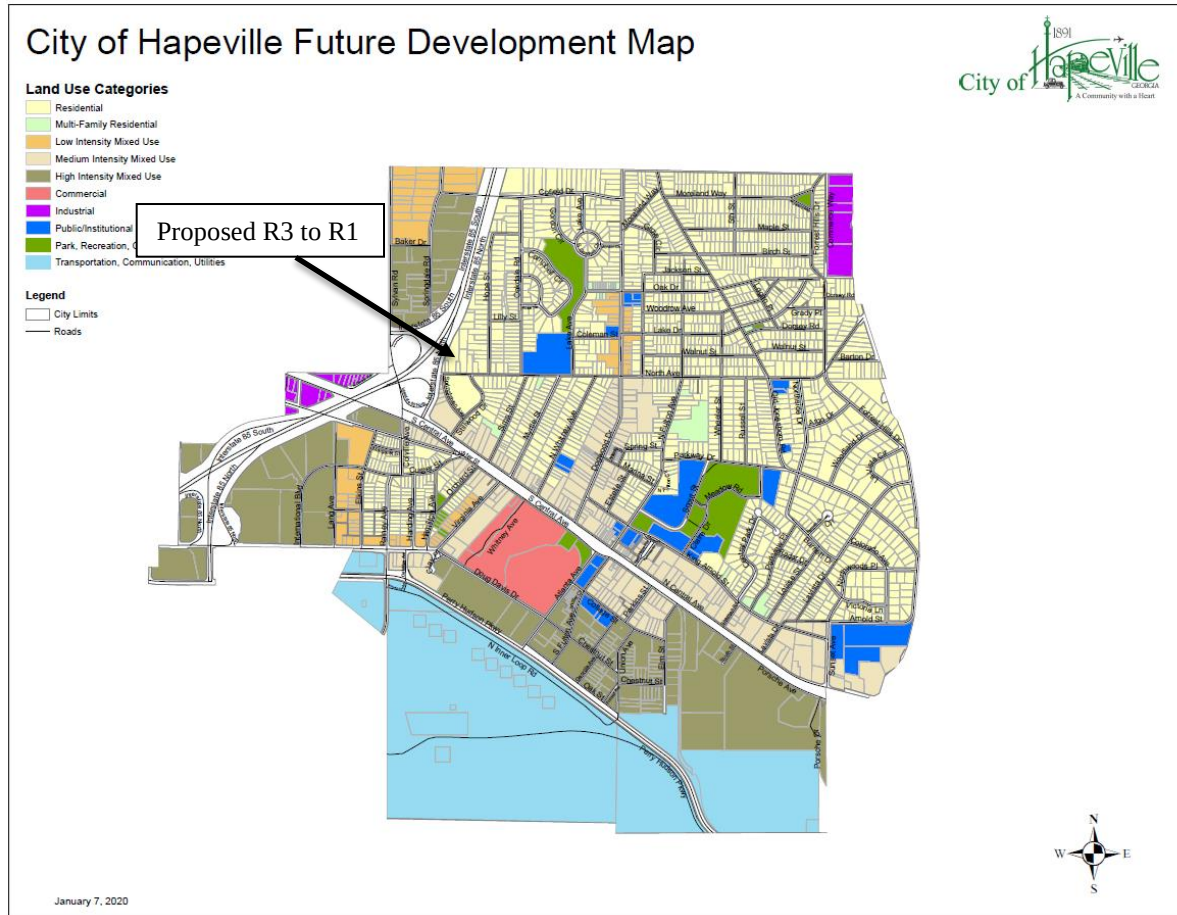


Table 2 Permitted Uses

<i>R-3 (Current)</i>	<i>R-1 (Proposed)</i>
One-family dwellings	One family dwelling
Two-family dwellings	----
Group homes, subject to the restrictions in section 93-2-19	Group homes, subject to the restrictions in section 93-2-19
Single-family attached and patio houses with no more than four dwelling units attached	-----
Public, private, and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.	Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties
Playground, parks, and buildings operated on a noncommercial basis for the purposes of recreation only.	Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
Customary home occupations, as defined in section 93-1-2.	Customary home occupations as defined in section 93-1-2
Customary accessory uses and buildings.	Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Table 3 Dimensional Requirements City of Hapeville

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max Unit Per Bldg Lot
R-1	Single-family detached	50	6,750	6,750	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25	2 DU	
R-3	Single-family detached	60	8,500	8,500	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached—Duplex	60	8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached patio/town homes	60	10,000	2,500	1,000	60	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a combination of single family homes and vacant landlocked parcels.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are zoned R-1 and C-T (Interstate 85). The area is designated as residential in the Future Land Use Map.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

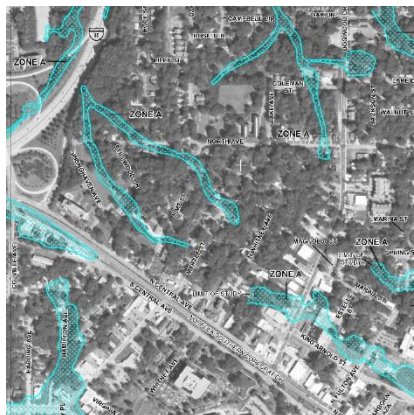
The proposed zoning would reduce the potential density of the area removing the potential for patio homes/townhomes and two family homes to single family homes only.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

Portions of the properties include the Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned R-1, One Family Residential.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

There are no substantial reasons why the property cannot be in used in accordance with existing regulations. The landlocked parcels would require access to North Avenue or Hope Avenue regardless of the R-3 or R-1 zoning classification.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
The proposed zoning would limit development to the permitted uses listed above. Nearby residents have voiced their concerns that the properties would be cleared/environmentally altered for development. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the Neighborhood Conservation Area of the Architectural Design Standards.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
The future land use plan designates the land use as residential. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;
The effects of the zoning map amendment would limit residential development to single family detached dwellings only versus the currently allowable two family and patio homes/single family attached dwellings (in addition to single family dwellings). Other uses, such as schools, playgrounds, parks, etc. would still be allowed.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;
The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;
A specific site plan was not provided. This rezoning was initiated by a City Council member.

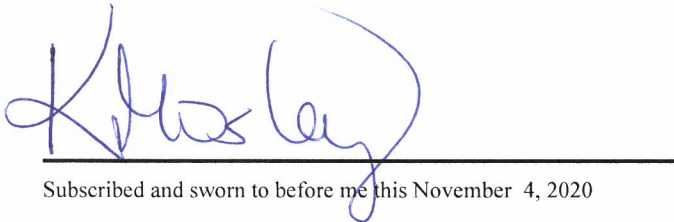
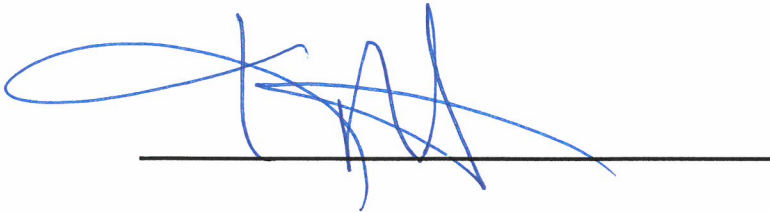
(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
There are adjacent single family residential neighborhoods. The proposed zoning change is also residential.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.
The properties are bounded by the interstate to the west and a single family neighborhood to the east, a planned unit development has been approved to the south with approximately 62 single family homes on smaller lots.

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.



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 Mayor and Council **on Tuesday, November 17, 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:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) for the purpose of amending and updating the City of Hapeville Zoning Map.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 16, 2020. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via livestream or video conference.
#0000496085:10/30-1AS

20-PC-11-20

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant SCP Acquisitions, LLC

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

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

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

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

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

Address/Location of Property: See Exhibit A

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

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

Present Land Use: Vacant Land & Commercial Uses

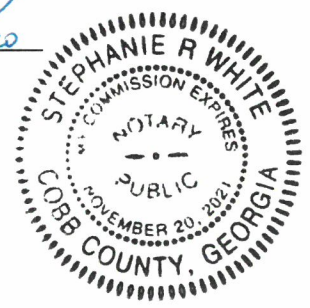
Please check the following as it applies to this application

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

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

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

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



Mixed-Use Parcels

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

Townhome & Single Family Parcels

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

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

Contemplating between 270 – 300 Multifamily Units

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

WRITTEN SUMMARY

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

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

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

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

AUTHORIZATION OF PROPERTY OWNER

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

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

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

City of Hapeville, County of Fulton, State of Georgia

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

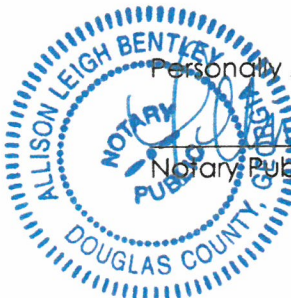
Name of Applicant SCP Acquisitions, LLC

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

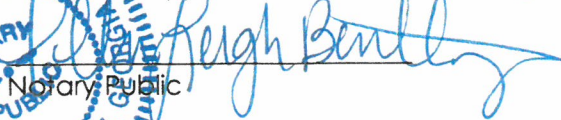
Telephone of Applicant
[REDACTED]


Signature of Owner

Louis Levenson
Print Name of Owner



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


Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
325 Sunset Avenue & 369 North Central Ave
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant SCP Acquisitions, LLC

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

Telephone of Applicant
[REDACTED]

Patricia L. Murray
Signature of Owner

Patricia L. Murray
Print Name of Owner

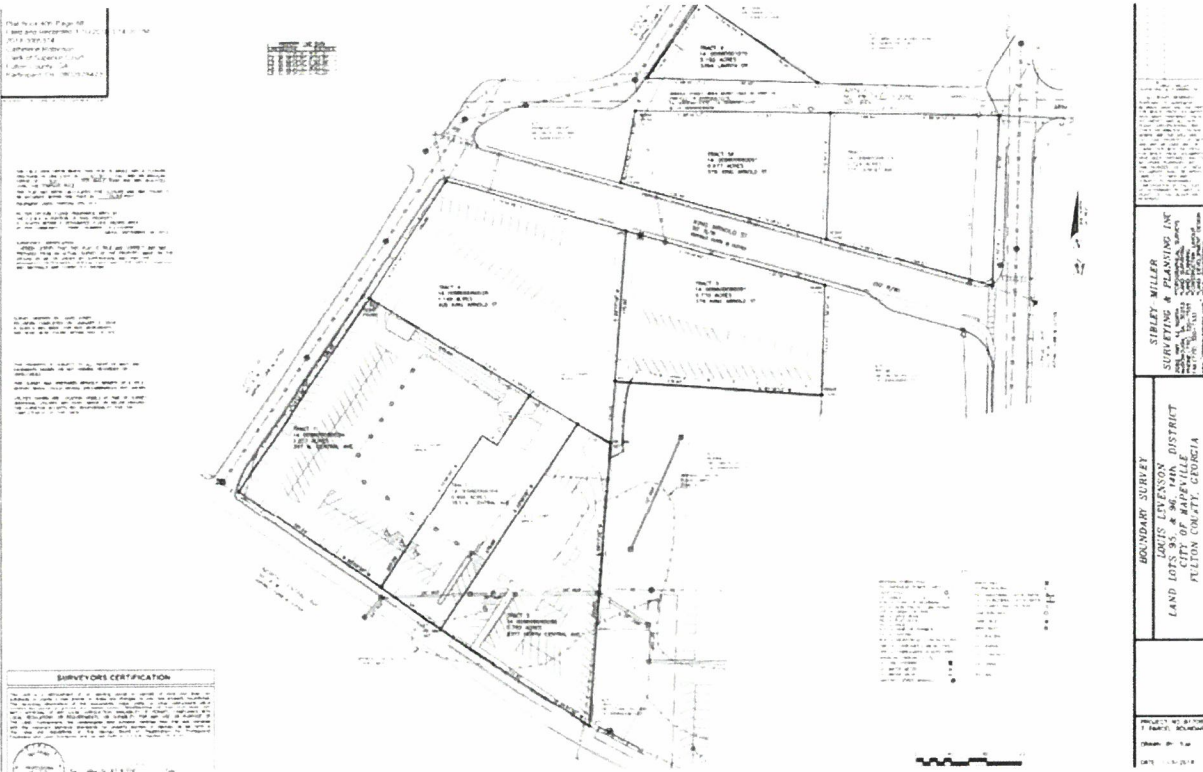
Personally Appeared Before Me this 9th day of October, 2020.

[Signature]
Notary Public



Legal Description of Property

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



Legal Description of the Land

Tract 1:

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

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

Tract 2:

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

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

Known as 325 Sunset Avenue, Hapeville, GA 30354

RESERVED FOR CLERK OF THE SUPERIOR COURT

PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 33°58'00" W	67.20'
L2	N 56°02'00" W	20.00'
L3	S 58°54'33" E	63.08'
L4	N 55°03'10" W	83.01'
L5	S 58°54'33" E	42.29'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 47,787 FEET AND AN ANGULAR
ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED
USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

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

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

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

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

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

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

This plat is a reticulation 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, plat, or other instruments which created the parcel or parcels are stated herein. READER'S NOTE: THIS PLAT DOES NOT SUBDIVIDE OR CREATE ANY NEW LAND. 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 as set forth in the California Professional Land Surveyors Registration Act, California Professional Engineers and Land Surveyors and as set forth in O.C.G.S. Section 15-6-67.



Tim L. Miller GA. RLS # 3150

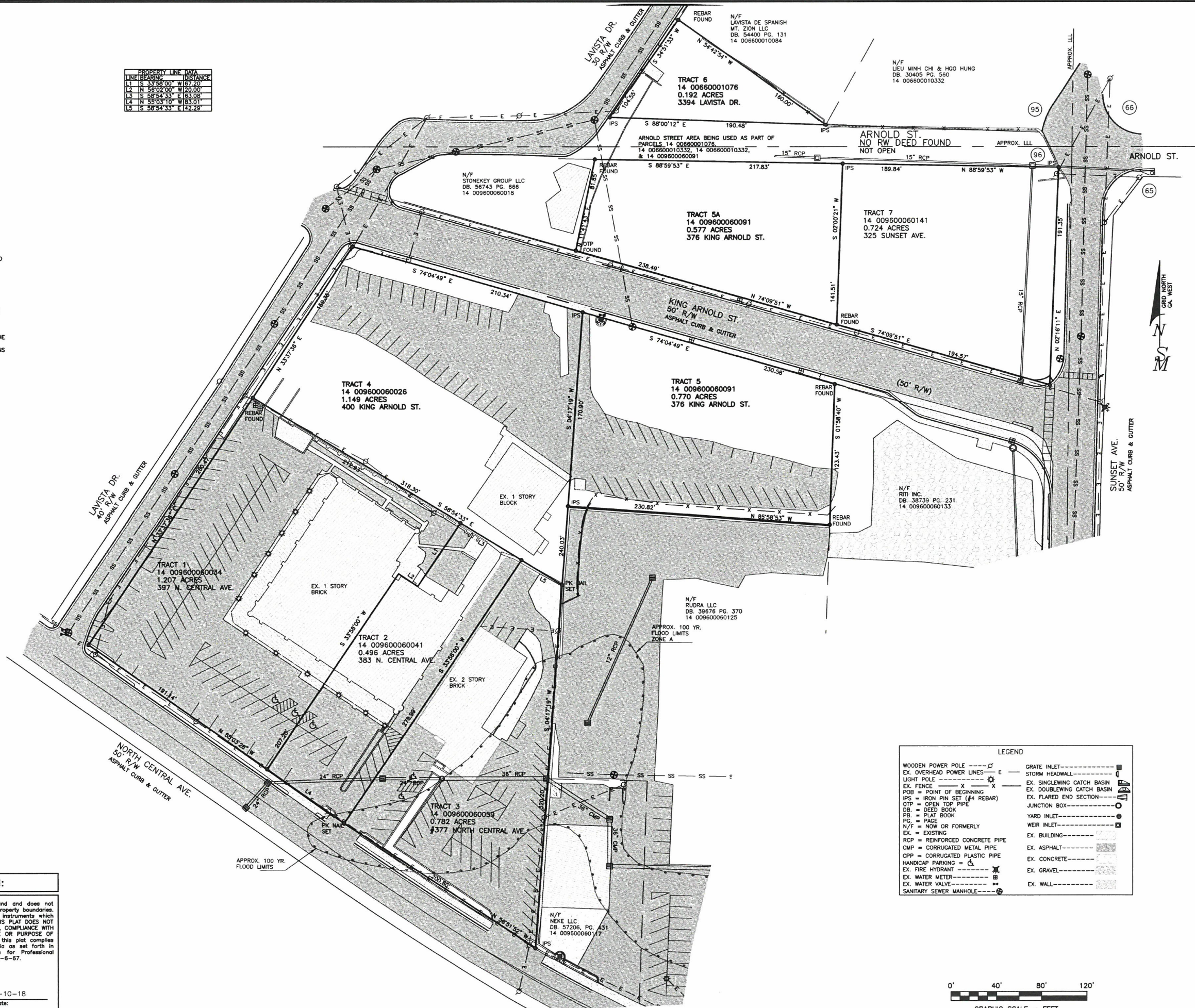
1-10-18
Date:

REVISONS		
NO.	DATE	DESCRIPTION
		© SIBLEY-MILLER SURVEYING & PLANNING INC. (ALL RIGHTS RESERVED) PURSUANT TO AGREEMENT BETWEEN SMSFP AND THE PARTIES FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMSFP AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO SMSFP AND SUBJECT TO REASONABLE COMPENSATION BY THE USER. AS DETERMINED BY SMSFP. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42, NORTH
MCDONOUGH, GA. 30253
AND PLANNING
CONSTRUCTION LAYOUT
LAND DEVELOPMENT DESIGN
CIVIL ENGINEERING
www.sibleysurveying.com

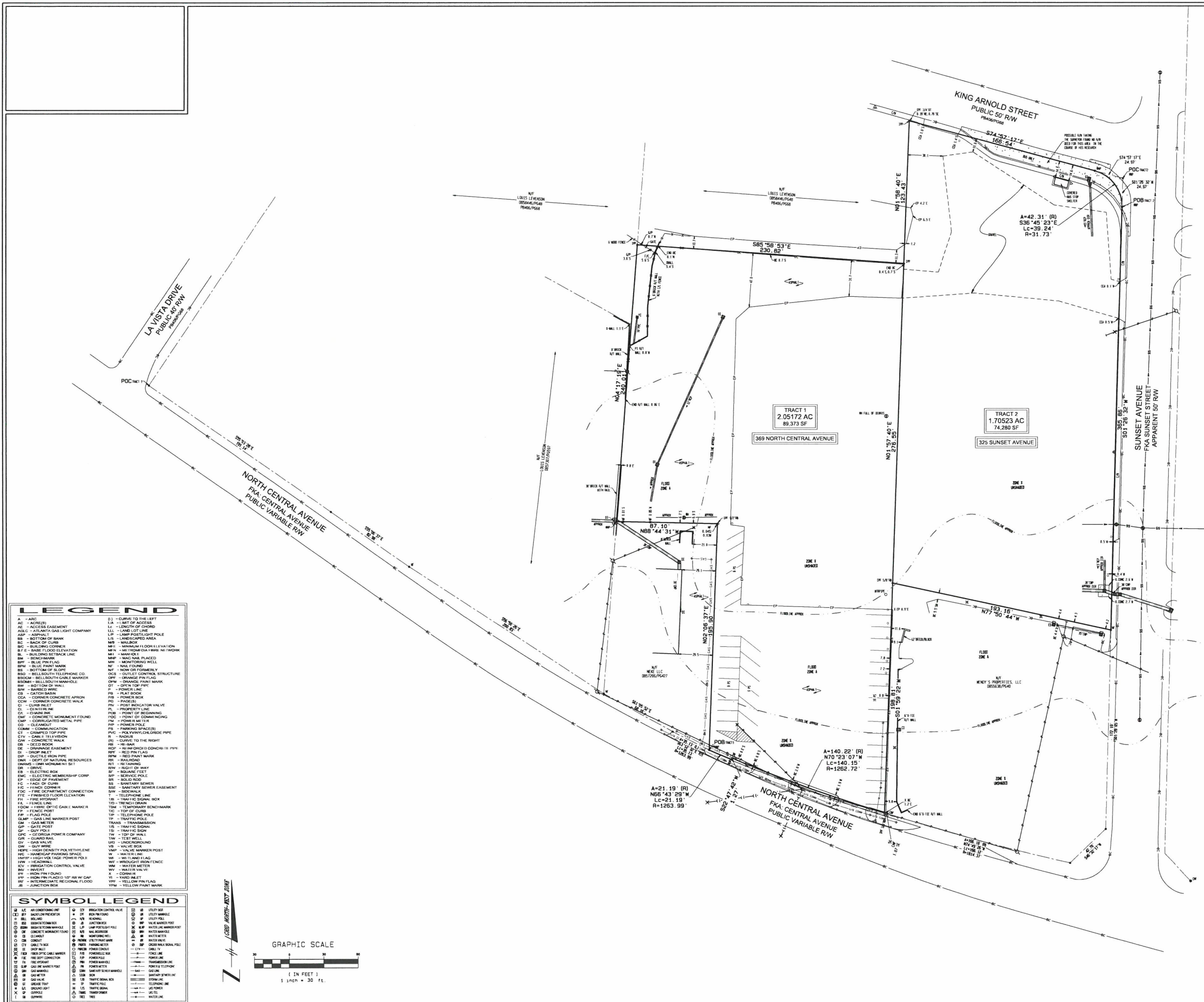
BOUNDARY SURVEY
LOUIS LEVENSON
LAND LOTS 95, & 96, 14th, DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

PROJECT NO.:B17085
7 PARCEL BOUNDARY
DRAWN BY: TLM
DATE: 1-3-2018
SCALE:1" = 40'



0' 40' 80' 120'

GRAPHIC SCALE = FEET



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

[illegible]

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

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



SEAL _____

PROJECT **Hapeville Multifamily**
Hapeville, GA

FOR _____
South City Partners
 Atlanta, GA

ISSUES & - REVISIONS

DATE 06 August 2020

JOB NUMBER 2006301

DRAWN BY _____ 2006301
DAG

CHECKED BY _____ DAG

SHEET TITLE DAG
DENSITY STUDY

SHEET NUMBER _____

DS-01

COMMENTS _____

NOT FOR CONSTRUCTION

24X36 © 2019 THE PRESTON PARTNERSHIP, LLC



Site Data:
0.192 Acres

Single Family Home

Site Data:
1.49 Acres

22 Town Homes
1,500 sf Average

Site Data:
8.11 Acres

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

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

Parking Data:

18 Street Spaces for Retail

- 4 Garages Under Carriage Units
- 10 Tuck Under Garages Bldg 3
- 4 Tandem Spaces behind Carriage Garages

362 Surface Spaces

380 Total Spaces

1.38 sp/du



View 2 – King Arnold



View 1 – North Central

September 9, 2020



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

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

BACKGROUND

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

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

CODE

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

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

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

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

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

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

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

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

ARTICLE 3.2 – Conditional Uses

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: North Central Ave and LaVista Dr.

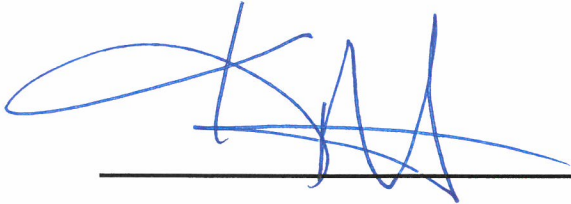
Date: November 5, 2020

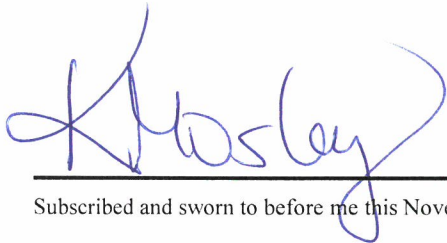
Currently working on Fire Department access to the buildings and fire mains (fire hydrants and sprinkler lines). If you should need any more information, please let me know. Thanks.

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.





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 Mayor and Council on **Tuesday, November 17, 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:

Consideration of a Conditional Use Permit for a multi-family development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Section 93-11.2-5 of the City of Hapeville Zoning Ordinance.

Applicant: Will Casaday, SCP Acquisitions, LLC

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 16, 2020. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via livestream or video conference.
#0000496084:10/30-1AS

20-PC-11-17

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Mailing Address: 5200 Buffington Rd. Atlanta GA 30349

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

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

Mailing Address 5200 Buffington Rd, Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED]

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

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

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

Present Land Use: Commercial

Please check the following as it applies to this application

☒ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

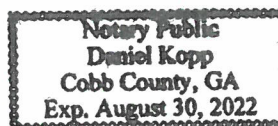
S. Joseph Latimer
Applicant's signature

Date: 10/7/2020

Sworn to and subscribed before me

This 7th day of October, 2020.

Daniel Kopp
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

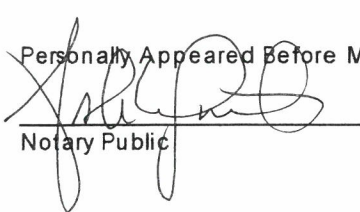
Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

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


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

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

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.

Hapeville GA 30354

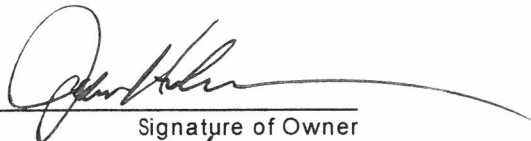
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

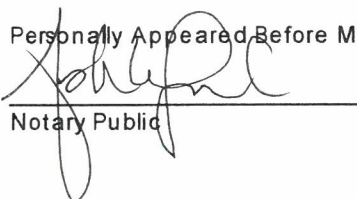
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

JOHN HOLDER
Print Name of Owner

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


Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

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

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

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

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman Rd.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

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

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

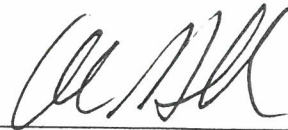
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]



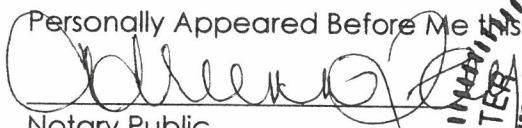
Signature of Owner

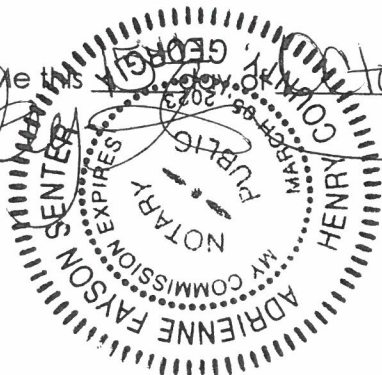
Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this

5th day of October, 2020


Notary Public



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

WRITTEN SUMMARY

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

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

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

Site Plan Checklist – Please include with your application.

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

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

PD 4 JL

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

JL

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

P-30' JL

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

JL

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

- 5L The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- C-20 5L The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- C-30 5L Existing and proposed grades at an interval of five (5) feet or less.
- L-100 5L The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- L-100 5L A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- 5L The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- 5L The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- C-20 5L The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

C-3.0 JL

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

S-8ⁿ
P-10ⁿ JL

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

A-3.0ⁿ JL

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

C-2.0 JL

Site area (square feet and acres).

G-0.0ⁿ JL

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

G-0.0ⁿ
~~G-0.0~~ JL

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

C-2.0 JL

Total floor area ratio and/or residential density distribution.

C-2.0 JL

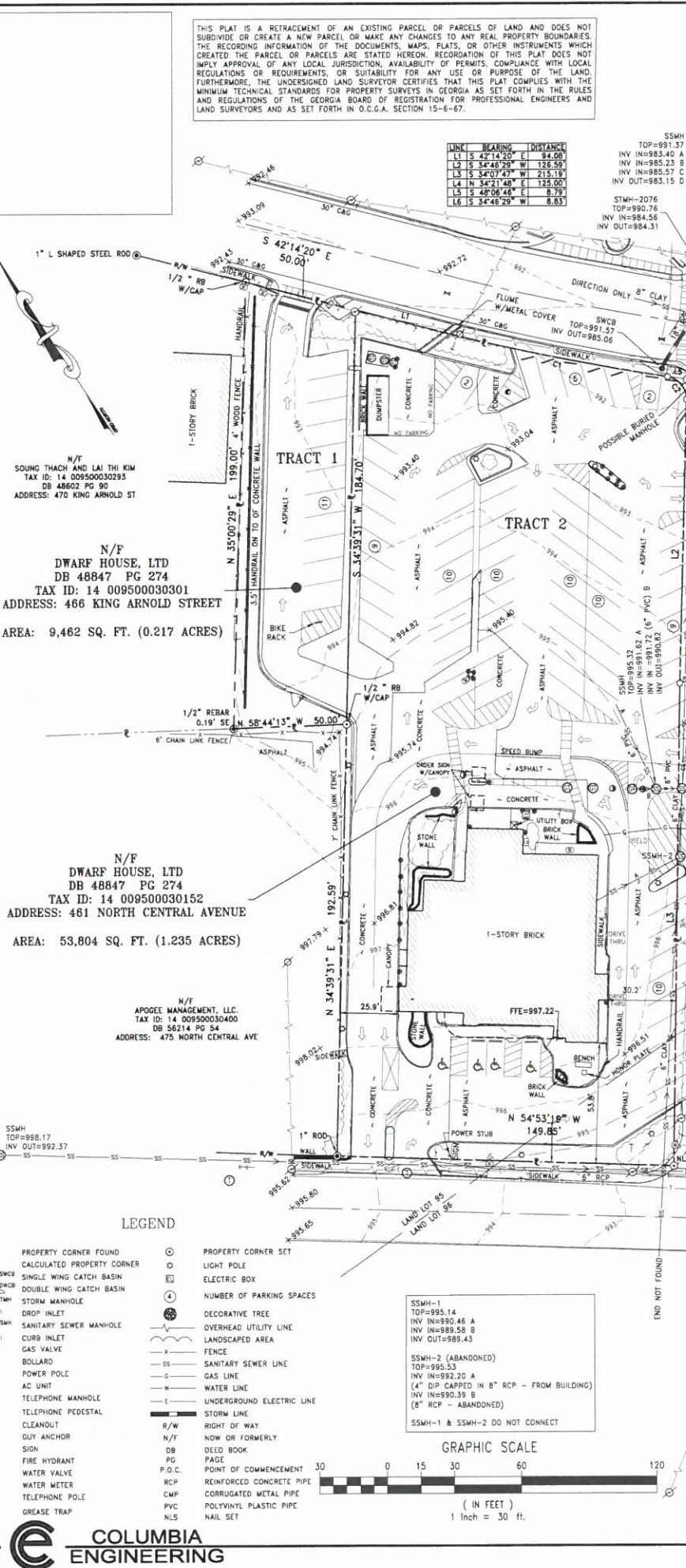
Number of parking spaces and area of paved surface for parking and circulation

JL

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

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

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



SURVEYOR CERTIFICATION:

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

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

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

CURVE	ARC LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	87.90	1160.17	15.45	S 42°14'20" E	87.93
C2	14.43	10.00	10.00	S 34°48'29" W	13.21

LAND DESCRIPTION OF TRACT 6

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

SITE

LOCATION MAP

NOTES

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

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

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

LAND DESCRIPTION OF TRACT 3

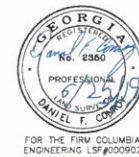
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY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

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°15'22" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 58°03'38" EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°47'04" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG SAID PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 149.98 FEET TO A 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 55°02'47" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE, A DISTANCE OF 229.04 FEET TO THE POINT OF BEGINNING. CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS

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



LOCATION MAP

NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C03677 & 13121C03687, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IT IS IN A AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
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 - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE 56 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD83.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
 - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
 - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD FRONTAGES OF SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF WASTE DUMP, SUMP, OR SANITARY LANDFILL ON SUBJECT PROPERTY.
 - THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY THE PUBLIC UTILITY COMPANIES SERVICING THIS AREA AND ARE SHOWN HEREON AS THEY WERE PAINTED AND/OR MARKED ACCORDINGLY.
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- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

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

LAND DESCRIPTION OF TRACT 3

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

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°15'22" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 58°03'38" EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°47'04" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG SAID PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 149.98 FEET TO A 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 55°02'47" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE, A DISTANCE OF 229.04 FEET TO THE POINT OF BEGINNING. CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

DRAWING TITLE

ALTA/NSPS
SURVEY

FILE NAME 5041_00_SV

DRAWN BY: SJ

PROJECT NO. 5041-00

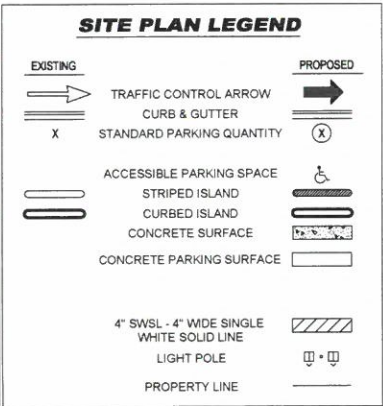
FIELD DATE: 05/22/19

PLAT DATE: 04/05/18

SCALE: 1"=30'

DRAWING NO.

1 OF 1



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

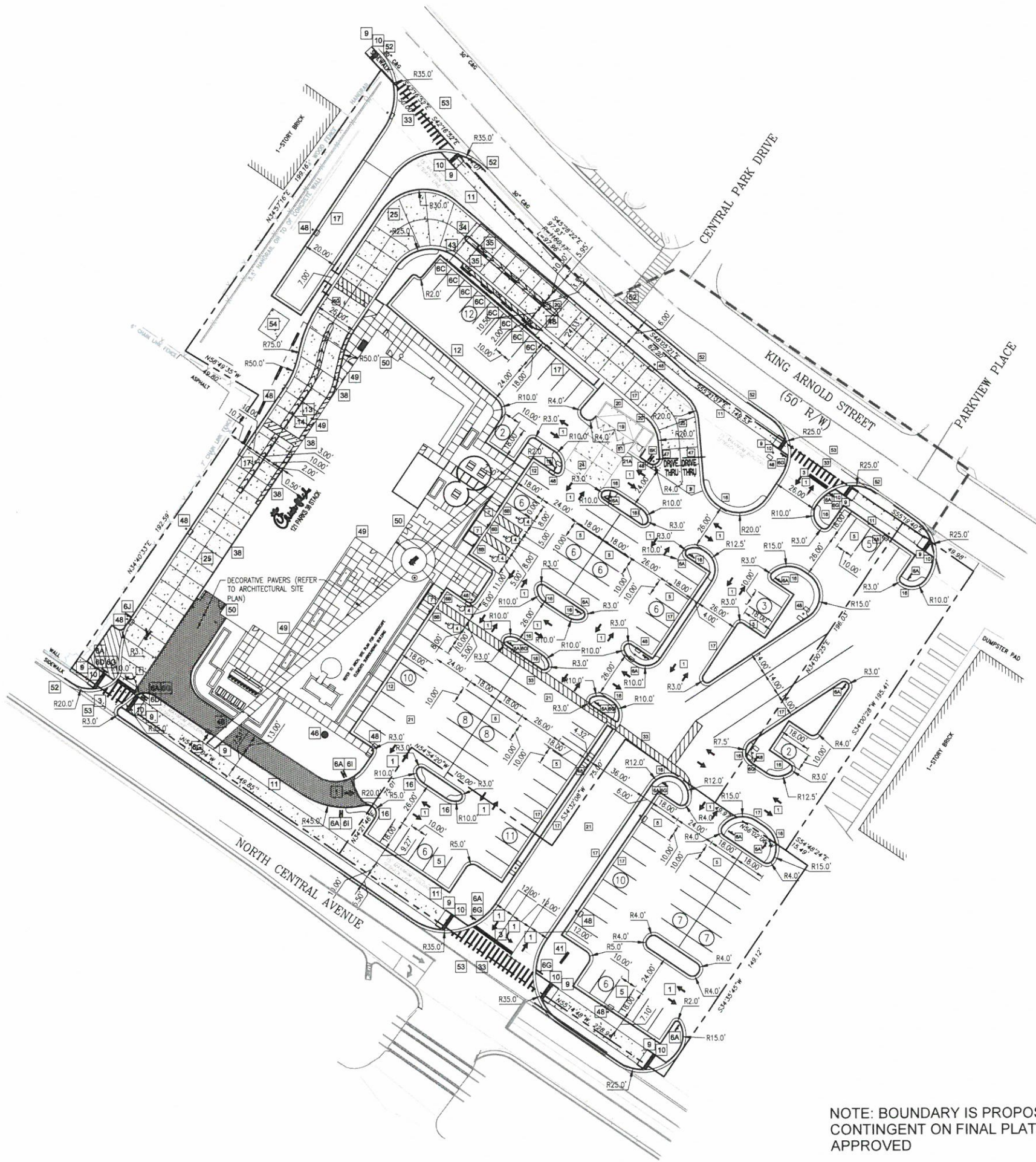
PARKING SPACES REQUIRED = 36

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



SITE PLAN DESIGN NOTES & KEY PLAN

1 DIRECTIONAL ARROW

2 DRIVE-THRU GRAPHICS

3 STOP LINE GRAPHIC

4 PAINTED ACCESSIBILITY SYMBOL

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

6 DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND DETAILS 5-8 ON C9.0)

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION

6A STOP SIGN (R1-1 36"x36")

6B HANDICAP SIGN

6C MOBILE ORDERING SIGN

6D NO LEFT TURN SIGN

6E ONE WAY SIGN (R6-1 OR R6-2)

6F RIGHT TURN ONLY

6G PEDESTRIANS CROSSING

6H CIRCLE BUILDING FOR DRIVE THRU

6I DO NOT ENTER SIGN (R5-1)

6J LANES MERGE SIGN

6K DT ARROW SIGNS

7 SIDEWALK ACCESSIBLE RAMP

8 CURB RAMP W/ FLARED SIDES

8A CURB RAMP W/ SHORT FLARED SIDES

9 NOT USED

10 TRUNCATED DOMES

11 TYPICAL CONCRETE SIDEWALK

12 SIDEWALK WITH CURB & GUTTER SECTION

13 DRIVE-THRU PLAN VIEW

14 DRIVE-THRU ISOMETRIC VIEW

15 SOLID PLASTIC WHEEL STOP (NOT USED)

16 LANDSCAPE & IRRIGATION PROTECTOR

17 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING

18 EXPANSION JOINT

19 REFUSE ENCLOSURE FOUNDATION PLAN

19A REFUSE ENCLOSURE FOUNDATION PLAN (ALT)

19B REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN

20 CONCRETE BOLLARD

21 TYPICAL PAVEMENT SECTION

21A PAVEMENT EDGE DETAIL

22 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

23 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT

24 CONCRETE APRON @ TRASH ENCLOSURE

25 CONCRETE PAVING @ DRIVE THRU LANE

26 ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)

27 TYPICAL ADA RAMP AND HANDRAIL

28 CONTRACTION JOINT

29 KEYED CONSTRUCTION JOINT

30 LONGITUDINAL BUTT JOINT

30A BUTT JOINT

31 EXPANSION JOINT

32 MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS

33 CROSSWALK

34 DRIVE-THRU ORDER POINT ISLAND CURB

35 MENU BOARD LOOP DETECTION SYSTEM

36 ENTRY DOOR FROST SLAB DETAIL

37 SAN. C.O. OUTSIDE BUILDING

38 BUILDING DOWNSPOUT CONNECTION DETAIL

39 TYPICAL SECTION AT INLET/CATCH BASIN DETAIL

40 STORM WEEP HOLE DETAIL

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

42 PRE-SELL MENU BOARD (NOT USED)

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

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

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

46 20' FLAG POLE (REFER TO SIGN PACKAGE)

47 CLEARANCE BARS

48 LIGHT POLE & BASE

49 BITUMASTIC EXPANSION JOINT. TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS. TYPICAL

50 SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.

51 GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION

52 SAWCUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION. PROVIDE EXPANSION JOINT BETWEEN INTERFACE

53 THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY

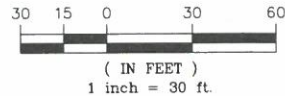
54 TRANSFORMER PAD

55 SINGLE YELLOW LINE

56 BIKE RACK

57 SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED)

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



Chick-fil-A

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



GREYDEN

ENGINEERING • PLANNING

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

CHICK-FIL-A

461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

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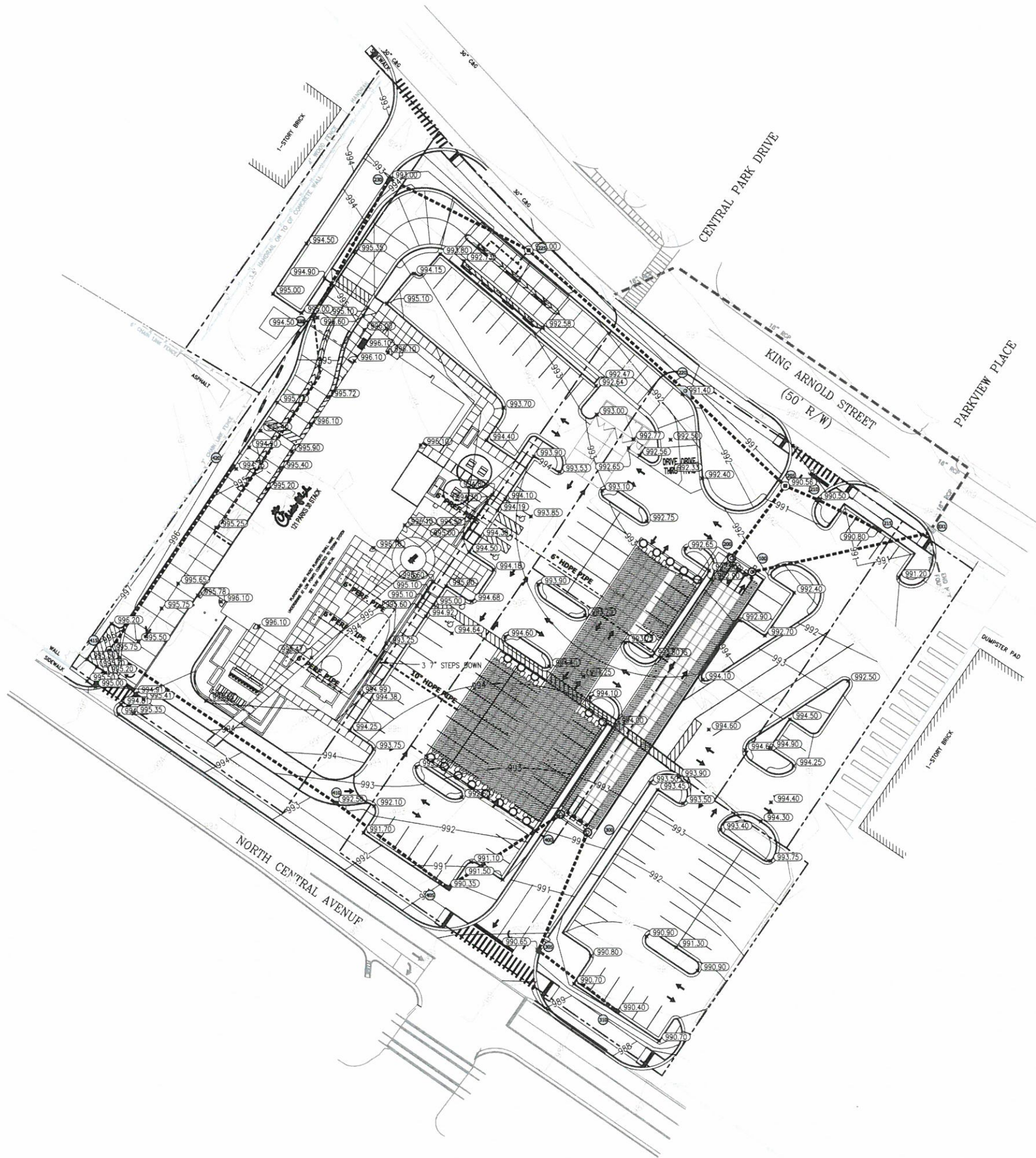
DATE

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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
5200 Buffington Road
Atlanta, Georgia 30349-
2998



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ENGINEERING • PLANNING

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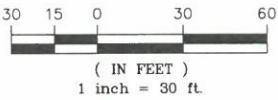
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SHEET
GRADING AND
DRAINAGE PLAN

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.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE C OR APPROVED EQUAL.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
16. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
17. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
18. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
19. THE CITY MAY REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

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.

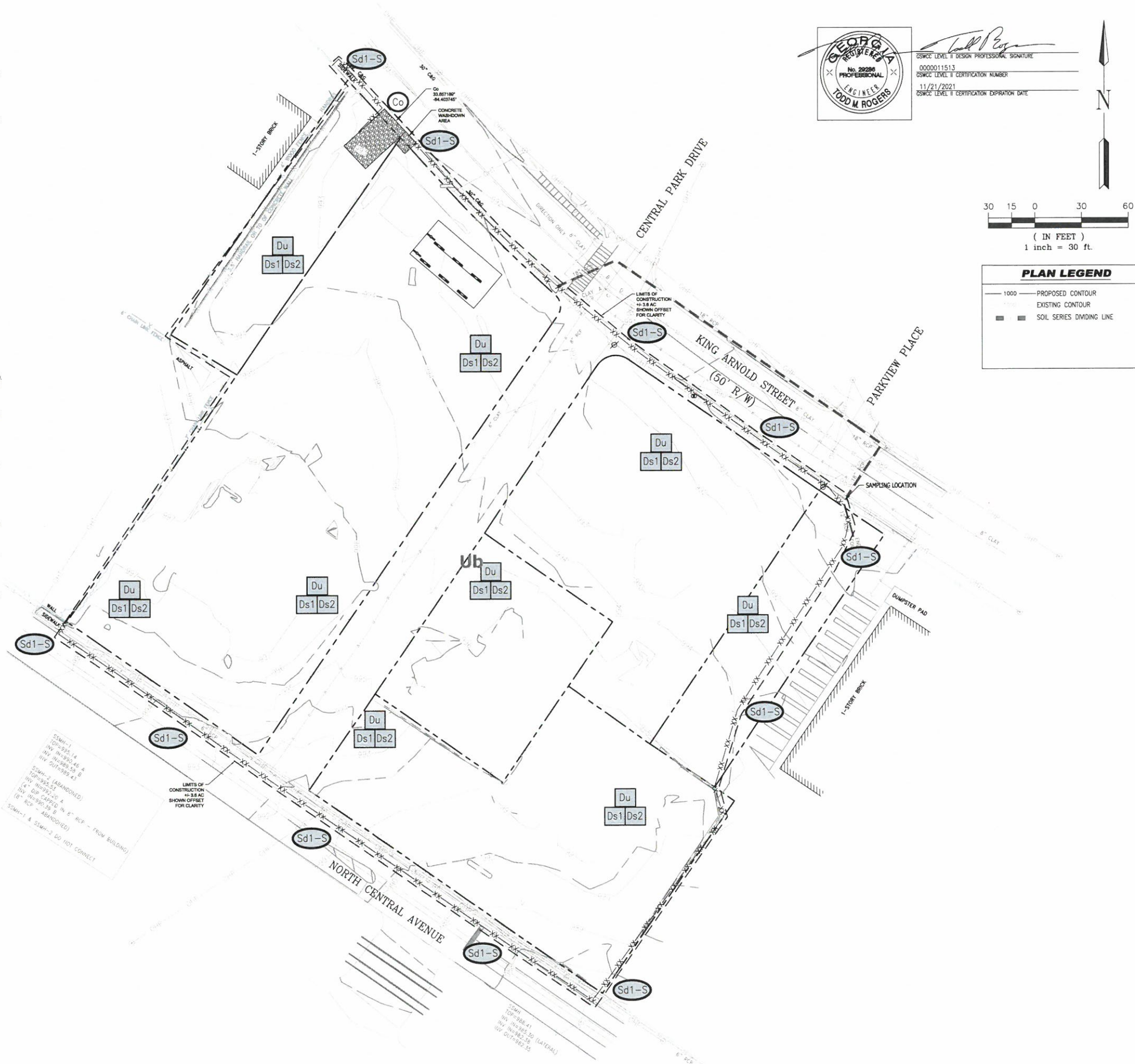
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

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%



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		
NO.	DATE	DESCRIPTION

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SHEET
INITIAL PHASE
EROSION
CONTROL PLAN

IFP SHEET NUMBER C-3.3

CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMP'S AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
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 96% 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 I, A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
18. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL, REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
19. THE CITY MAY REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

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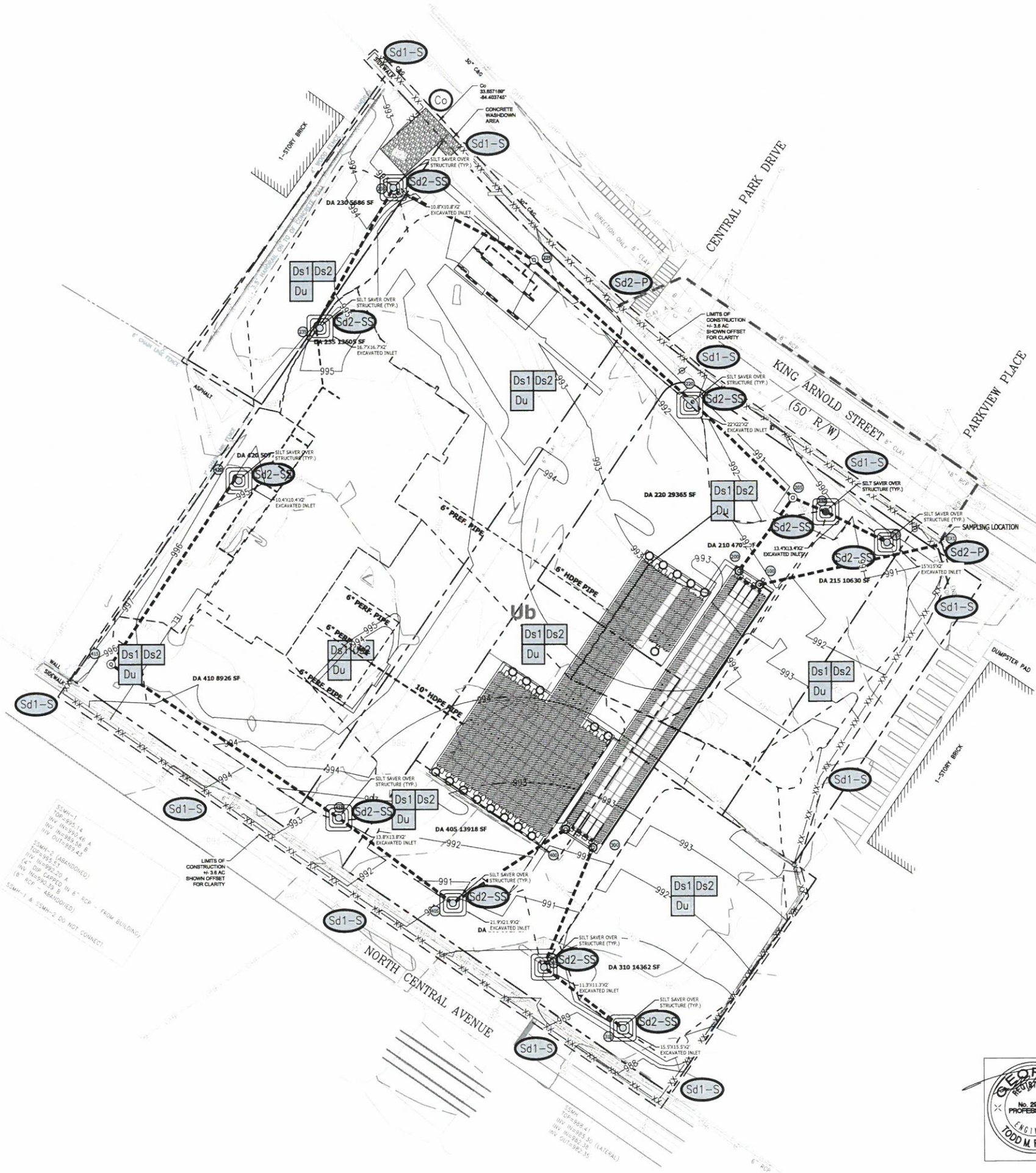
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THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

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%



PLAN LEGEND

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



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

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
GREYDEN PROJECT # 18-064		
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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

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.
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%

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

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

SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF
CONSTRUCTION
± 3.8 AC
SHOWN OFFSET
FOR CLARITY

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



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

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



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

Seal



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

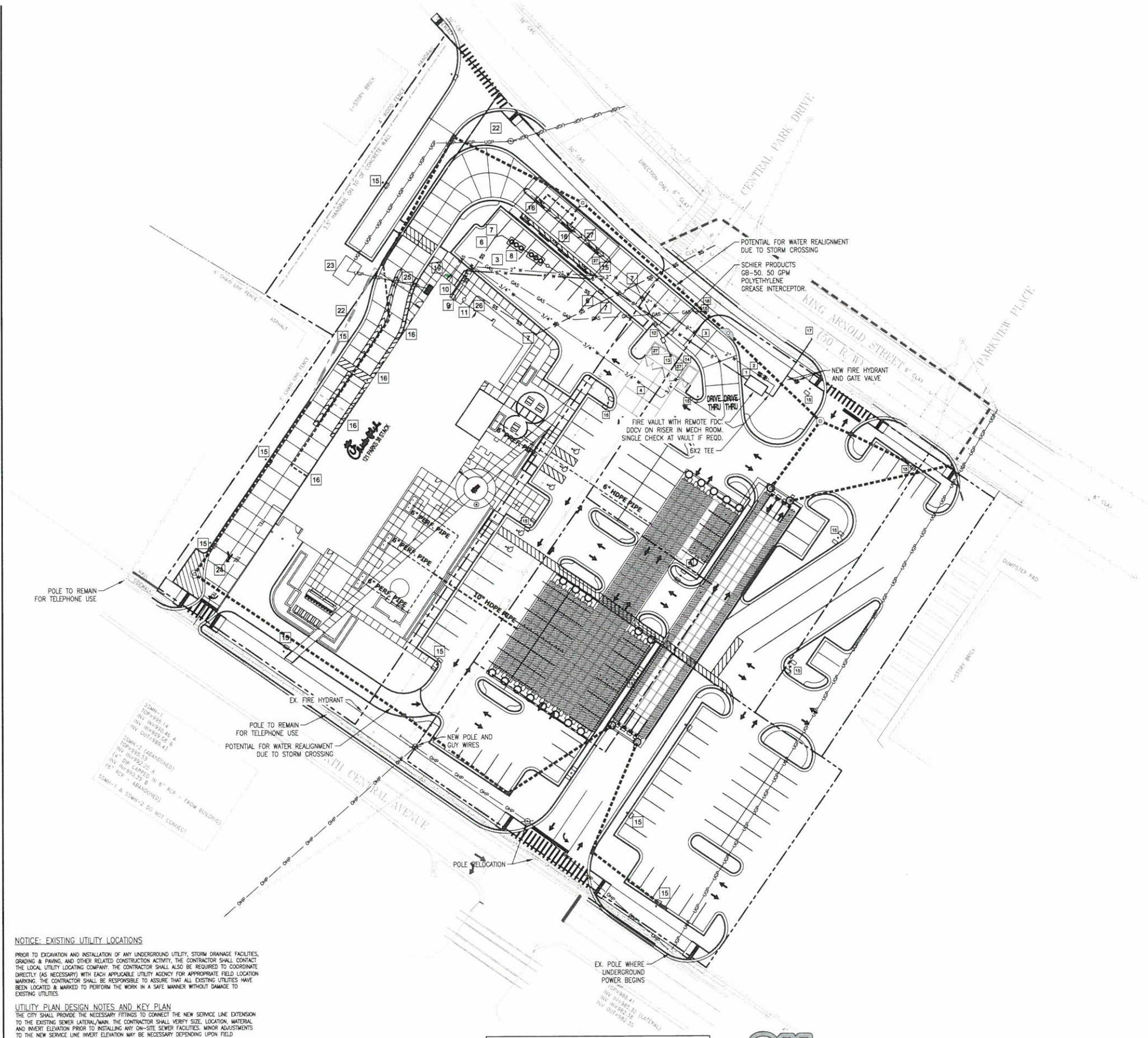
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SHEET
FINAL PHASE
EROSION
CONTROL PLAN

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 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.



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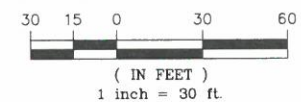
CONSTRUCTION NOTE

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

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

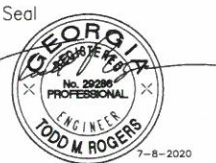
UTILITY PLAN LEGEND

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



Chick-fil-A

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



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

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

NO.	DATE	DESCRIPTION
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SHEET
PLUMBING SITE
UTILITY PLAN

IFP SHEET NUMBER
PS-1.0

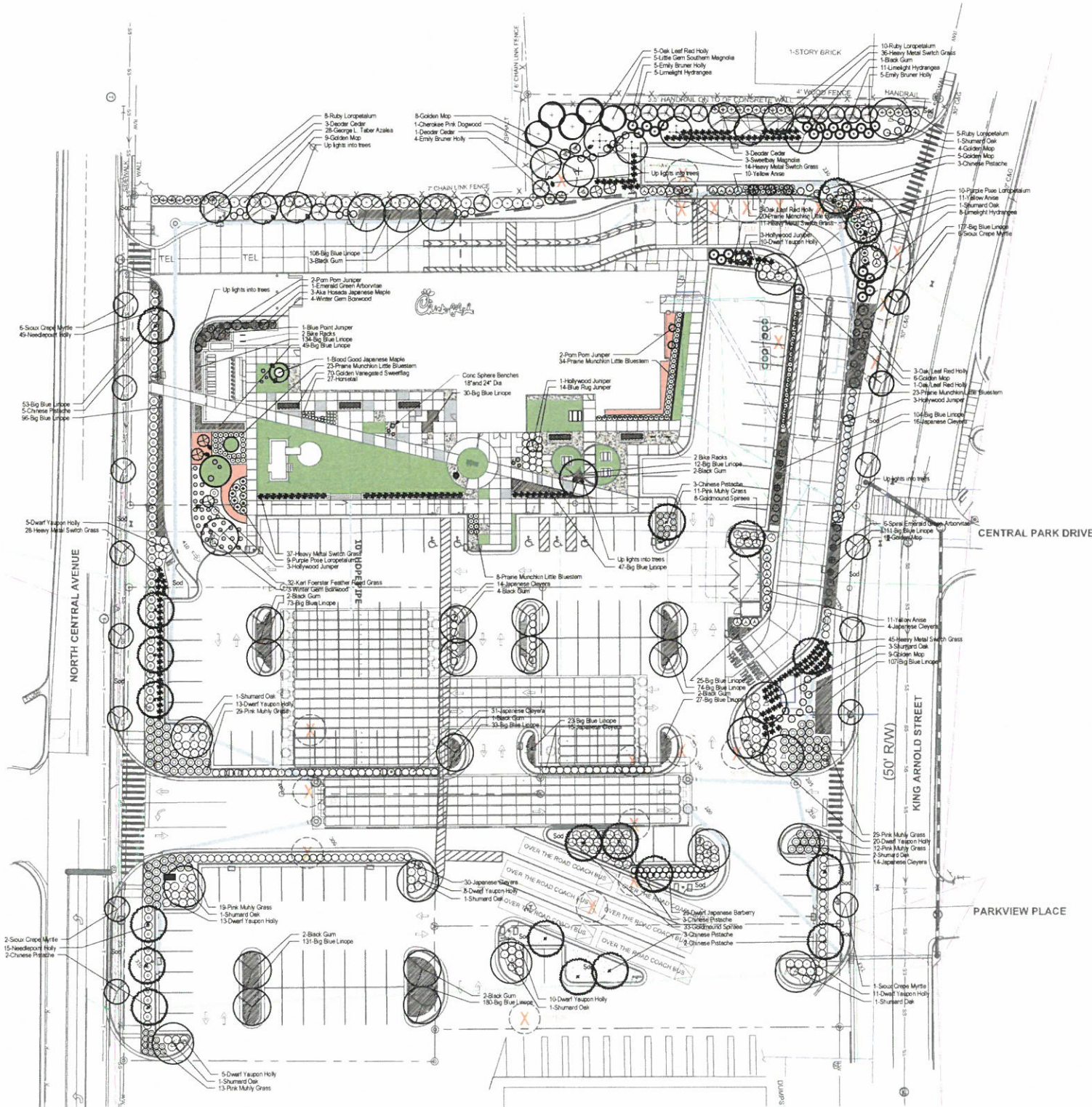
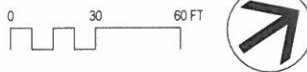
LEGEND



EXISTING TREE TO BE REMOVED



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



LANDSCAPE REQUIREMENTS

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

PROVIDED	1. 5' Landscape Strip provided		
	2. Screen from ROW with Needpoint Holly and Loropetalum		
	3. N Central Ave	=	7 Trees
	4. King Arnold	=	7 Trees

B. VUA Interior Landscape

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		

PROVIDED	1. Trees	1. Deodar Cedar	
		14 Black Gum	
		8 Chinese Pistache	
		10 Shumard Oak	
		34 Total Trees	

C. Open Space and Greenspace

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.		

PROVIDED	1. See shaded area for open space		
	2. Proposed plaza	=	17,376 SF
	Other open space	=	14,142 SF
		=	31,518 SF

3. Trees	Total Open Space		
	3 Dogwood		
	4 Black Gum		
	3 Sweetbay Magnolia		
	2 Shumard Oak		
	12 Total		

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		

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	

E. Tree Density Requirements

REQUIRED	1. 3.52 Ac x 100 inches/Ac	=	352 Tree Inches
----------	----------------------------	---	-----------------

PROVIDED	1. Qty	Description	Inches	
	3	Japanese Maple 8' Hgt	3	
	7	Deodar Cedar 12' Hgt	28	
	1	Dogwood	2	
	14	Emily Bruner Holly 6' Hgt	2	
	15	Crepe Myrtle 9-10' Hgt	3	
	5	Little Gem Magnolia 8' Hgt	3	
	19	Black Gum	4	
	21	Pistache	4	
	13	Shumard Oak	4	
	1	Emerald Green Arborvitae 6' Hgt	2	
	6	Spiral Emerald Green Arborvitae 6' Hgt	2	
		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
Trees				
1	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	7-8' Hgt Specimen	Selected by LA at nursery
3	Acer platanum 'Aka Hosoda'	Aka Hosoda Japanese Maple	4' Hgt	Specimen
7	Deodar deodar	Deodar Cedar	11-12' Hgt	Single Straight Leader
1	Cornus kousa 'Cherokee Chief'	Cherokee Pink Dogwood	2' Cal	B & B
14	Ilex x Emily Bruner	Emily Bruner Holly	6-7' Hgt	Single Straight Leader
15	Lagerstroemia indica 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
Shrubs				
70	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	1 Gal	
25	Berberis thunbergii 'Common Pygmy' (Atropurpurea Nana)	Dwarf Japanese Barberry	3 Gal. 12"-18" O.A	
7	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	7 Gal	Sheared in spheres of varying sizes
32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	
51	Chamaecyparis pfitzeri 'Golden Mop'	Golden Mop	7 Gal. 24"-30" Hgt	Shear into Spheres
124	Cleyera japonica	Japanese Cleyera	3 Gal	
24	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal	
64	Ilex cornuta 'Needpoint'	Needpoint Holly	3 Gal	
96	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal	
12	Ilex x 'Conat'	Oak Leaf Red Holly	6-8' Hgt, hard pruned into pyramid shape	
32	Illicium parviflorum	Yellow Anise	3 Gal	
4	Juniperus chinensis 'Blue Point' Pom Pom	Pom Pom Juniper	6' Hgt. Topiary	
10	Juniperus chinensis 'Tortuosa'	Hollywood Juniper	7 Gal	
1	Juniperus chinensis 'Blue Point'	Blue Point Juniper	3 Gal	
14	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 Gal. 15"-18" Spr	
19	Loropetalum chinense 'Purple Pixie'	Purple Pixie Loropetalum	3 Gal	
23	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal. 24"-30" Hgt	
113	Muhlenbergia capillaris	Pink Muly Grass	3 Gal	
171	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal	
108	Schizachyrium scoparium 'Prune Munchkin'	Prune Munchkin Little Bluestem	1 Gal	Plant 30' OC
41	Sporaea japonica 'Goldmound'	Goldmound Spirea	3 Gal	
Groundcovers				
27	Equisetum hyemale	Horseshoe	1 Gal	Plant 18" OC
1584	Liriodendron 'Big Blue'	Big Blue Lincolne	1 Gal	Plant 18" O.C
4065	Oxydodon dactylon	Hybrid Bermuda Grass	SF Sod	
Other				



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Atlanta, Georgia 30349-2998



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51 Old Canton Street
Alpharetta, Georgia 30009
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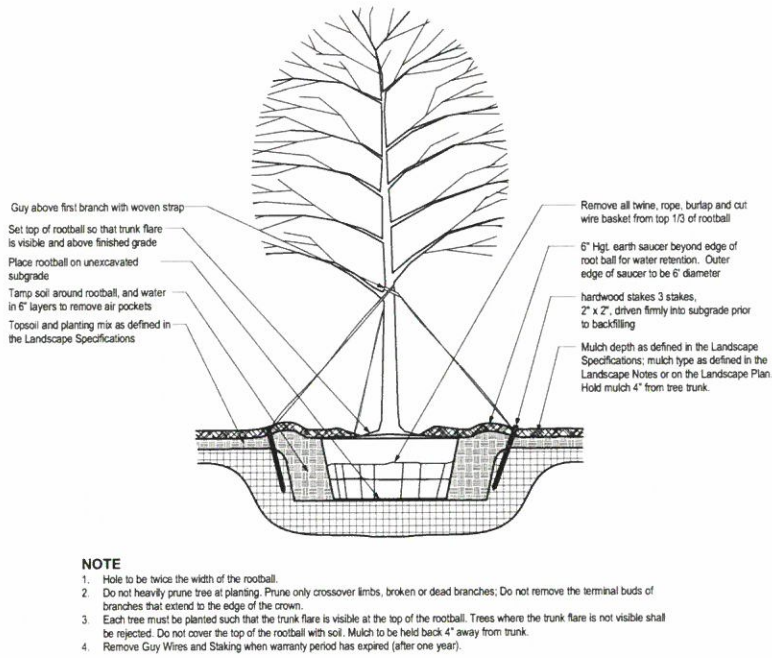
CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

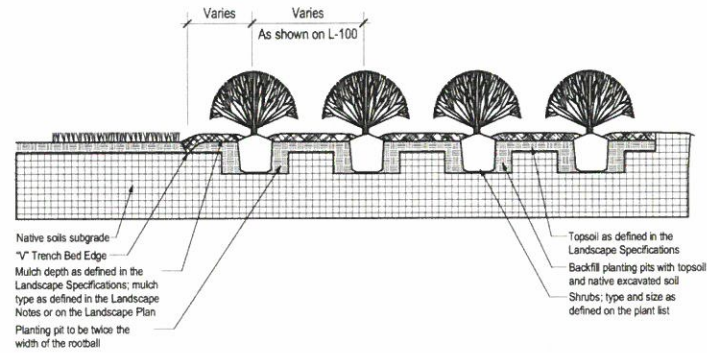
NO.	DATE	DESCRIPTION
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2		SLM

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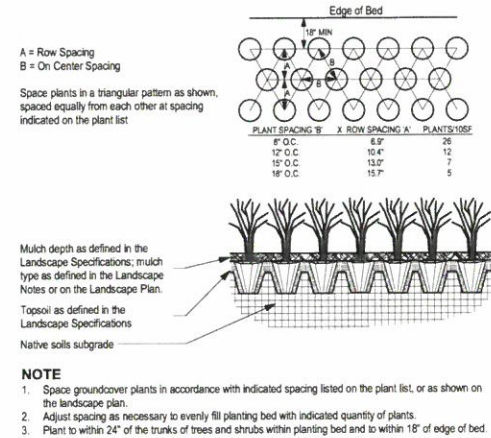
SHEET
LANDSCAPE PLAN
SHEET NUMBER
L-100



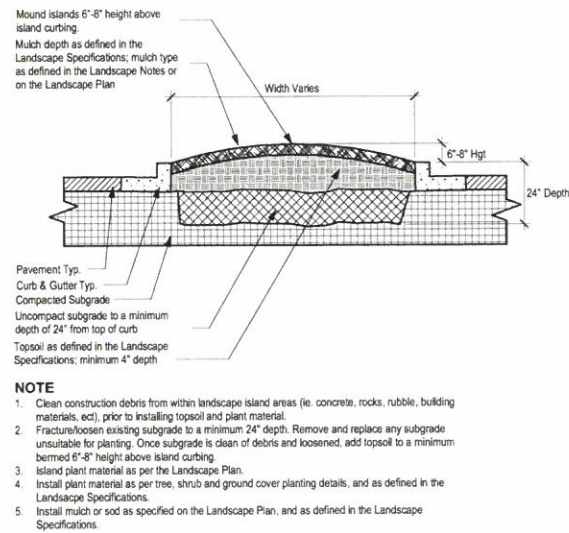
1 TREE PLANTING & STAKING
SCALE: NTS



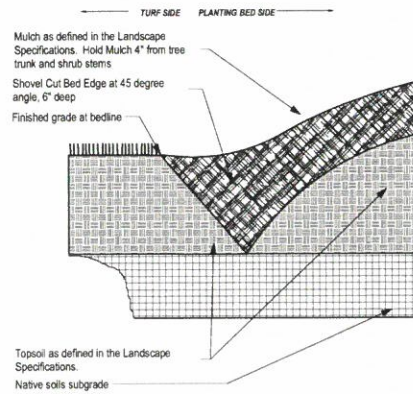
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 "V" TRENCH BED EDGING
SCALE: NTS



Chick-fil-A

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



770.442.8171 tel
770.442.1123 fax

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

manleylanddesign.com



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FSU# 70001

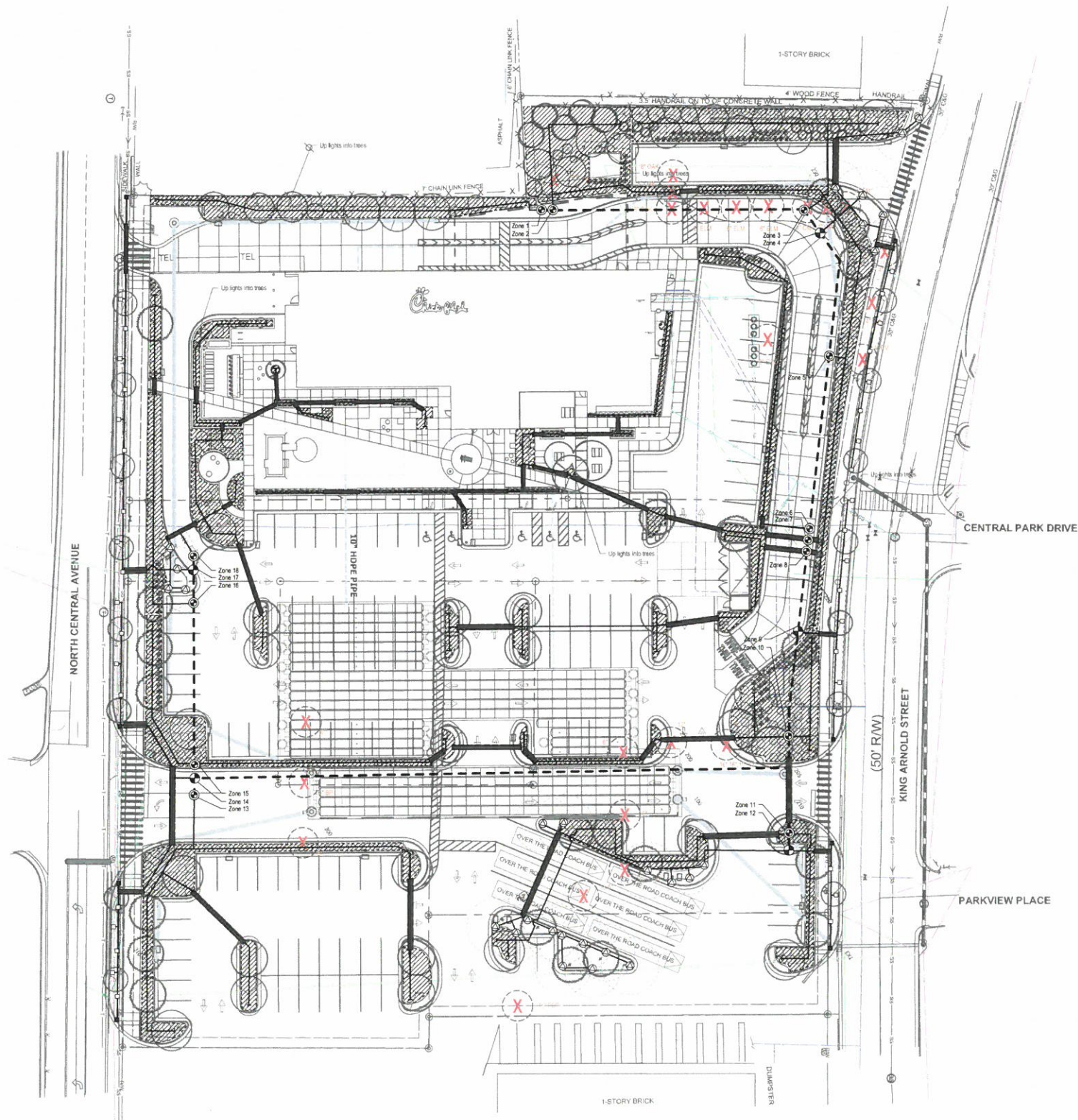
REVISION SCHEDULE
NO. DATE DESCRIPTION

MLD PROJECT # 2020013
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DRAWN BY SLM

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER
L-101



IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

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

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

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



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



770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
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CHICK-FIL-A
HAPEVILLE DWARF HOUSE
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FSU# 70001

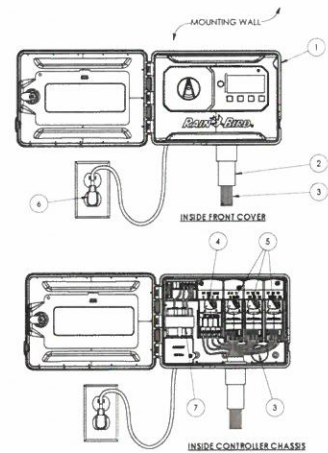
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NO. DATE DESCRIPTION

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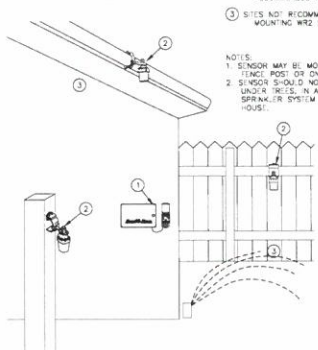
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SHEET
IRRIGATION PLAN

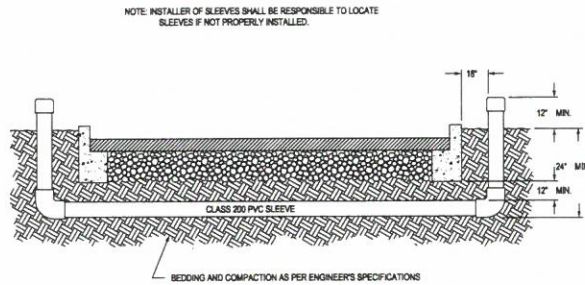
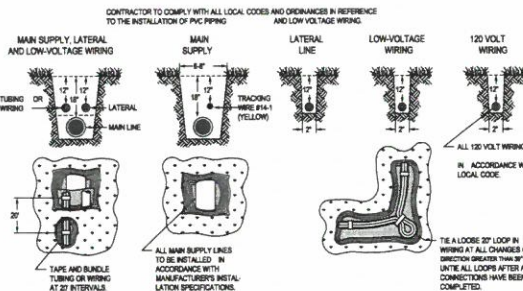
SHEET NUMBER
L-200



- 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.



1. RAIN BIRD CONTROLLER WITH WR2 CONTROLLER INTERFACE.
 2. RAIN BIRD WR2 SENSOR RECOMMENDED MOUNTING SITE.
 3. SITE'S NOT RECOMMENDED FOR MOUNTING WR2 SENSOR.
- 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.



1 IRRIGATION CONTROLLER: ESP-ME3

SCALE: NTS (LOCATE IN STORAGE ROOM)

2 WR2 WIRELESS RAIN/FREEZE SENSOR

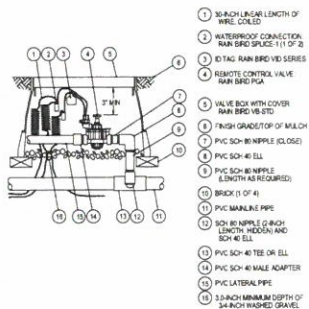
SCALE: NTS (LOCATE AT DUMPSTER WALL)

3 IRRIGATION TRENCHING AND PIPE DEPTH

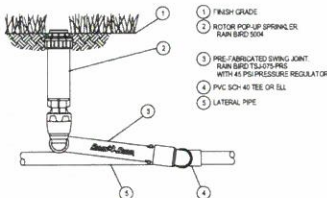
SCALE: NTS

4 IRRIGATION SLEEVING

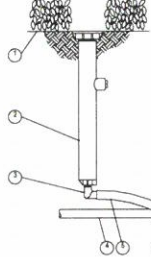
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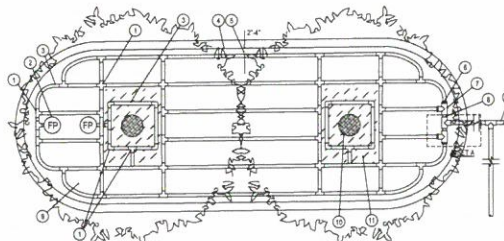
1. FINISH GRADE/TOPOF MULCH.
2. VALVE BOX WITH COVER RAIN BIRD VIBS.
3. 1/2" INCH RAIN BIRD VIBS SERIES.
4. REMOTE CONTROL VALVE RAIN BIRD VIBS.
5. VALVE BOX WITH COVER RAIN BIRD VIBS.
6. FINISH GRADE/TOPOF MULCH.
7. PVC SCH 40-40 ELL.
8. PVC SCH 40-40 ELL.
9. PVC SCH 40-40 ELL.
10. PVC SCH 40-40 ELL.
11. PVC SCH 40-40 ELL.
12. PVC SCH 40-40 ELL.
13. PVC SCH 40-40 ELL.
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 40-40 ELL 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 X 1/2" INCH MALE NPT.
4. PVC SCH 40-40 ELL OR ELL.
5. SWING PIPE 12 INCH LENGTH RAIN BIRD 1800.
6. PVC SCH 40-40 ELL OR ELL.
7. PVC SCH 40-40 ELL OR ELL.



- 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 DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 5. WHEN USING T-MAN INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

Soil Pressure (psi)	1" Spacing (ft)			10" Spacing (ft)		
	6.0	8.0	10.0	6.0	8.0	10.0
10	100	150	200	275	400	525
20	200	300	400	550	800	1050
30	300	450	600	825	1200	1575
40	400	600	800	1100	1600	2100
50	500	750	1000	1375	2000	2625
60	600	900	1200	1650	2400	3150

1. BARE X BARE INSERT ELL, TEE OR CROSS RAIN BIRD 40-40 (TYPICAL).
2. RAIN BIRD 40-40 (TYPICAL).
3. FLUSH POINT (TYPICAL). SEE RAIN BIRD DETAIL "X" TO FLUSH POINT.
4. ON-SURFACE DRIPLINE PIPE RAIN BIRD 40-40 SERIES DRIPLINE POTABLE X TO DRIPLINE.
5. PARKING ISLAND CURB.
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PARKING ISLAND CURB.
7. BARE X MALE FITTING RAIN BIRD 40-40 (TYPICAL).
8. PVC SCH 40-40 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 DRIPLINE MANHOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SUITS 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

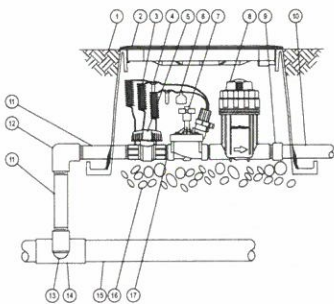
SCALE: NTS

7 POP-UP SPRAY: 1800 SERIES

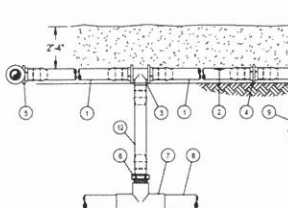
SCALE: NTS

8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW

SCALE: NTS

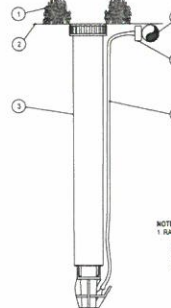


1. FINISH GRADE/TOPOF MULCH.
2. VALVE BOX WITH COVER RAIN BIRD VIBS.
3. 1/2" INCH RAIN BIRD VIBS SERIES.
4. REMOTE CONTROL VALVE RAIN BIRD VIBS.
5. VALVE BOX WITH COVER RAIN BIRD VIBS.
6. FINISH GRADE/TOPOF MULCH.
7. PVC SCH 40-40 ELL.
8. PVC SCH 40-40 ELL.
9. PVC SCH 40-40 ELL.
10. PVC SCH 40-40 ELL.
11. PVC SCH 40-40 ELL.
12. PVC SCH 40-40 ELL.
13. PVC SCH 40-40 ELL.
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 DRIPLINE RAIN BIRD 40-40 SERIES DRIPLINE POTABLE X TO DRIPLINE.
2. PLUMB DRIPLINE OUTLET. SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARE TEE (1/2" X 1/2" X 1/2") RAIN BIRD 40-40.
4. BARE COUPLING (1/2" X 1/2") RAIN BIRD 40-40.
5. BARE ELBOW (1/2" X 1/2") RAIN BIRD 40-40.
6. BARE MALE ADAPTOR (1/2" X 1/2") RAIN BIRD 40-40.
7. PVC TEE BOLT.
8. PVC LATERAL SUPPLY HEAD.
9. TIE DOWN STAKE RAIN BIRD 100-100 WITH BEND (TYPICAL).
10. FINISH GRADE.



1. PLANT MATERIAL.
2. FINISH GRADE.
3. MICRO-SPRAY POP-UP RAIN BIRD XERI-POP 1800.
4. 1/2" POLYETHYLENE TUBING RAIN BIRD 40-40 SERIES TUBING OR RAIN BIRD 40-40 SERIES TUBING.
5. 1/4" FILL-FITTING BARE CONNECTION RAIN BIRD 40-40.
6. 1/4" DISTRIBUTION TUBING RAIN BIRD 40-40.
7. PVC TEE BOLT.
8. PVC LATERAL SUPPLY HEAD.
9. TIE DOWN STAKE RAIN BIRD 100-100 WITH BEND (TYPICAL).
10. FINISH GRADE.

- NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES: 50 SQUARE NOZZLES (FORMERLY 100'S).
 2. SERIES MPR NOZZLES (ALL CONFIGURATIONS).
 3. SERIES MPR NOZZLES (8' IN. 10' IN. 12' IN. 14' IN. 16' IN. 18' IN. 20' IN. 22' IN. 24' IN. 26' IN. 28' IN. 30' IN. 32' IN. 34' IN. 36' IN. 38' IN. 40' IN. 42' IN. 44' IN. 46' IN. 48' IN. 50' IN. 52' IN. 54' IN. 56' IN. 58' IN. 60' IN. 62' IN. 64' IN. 66' IN. 68' IN. 70' IN. 72' IN. 74' IN. 76' IN. 78' IN. 80' IN. 82' IN. 84' IN. 86' IN. 88' IN. 90' IN. 92' IN. 94' IN. 96' IN. 98' IN. 100' IN. 102' IN. 104' IN. 106' IN. 108' IN. 110' IN. 112' IN. 114' IN. 116' IN. 118' IN. 120' IN. 122' IN. 124' IN. 126' IN. 128' IN. 130' IN. 132' IN. 134' IN. 136' IN. 138' IN. 140' IN. 142' IN. 144' IN. 146' IN. 148' IN. 150' IN. 152' IN. 154' IN. 156' IN. 158' IN. 160' IN. 162' IN. 164' IN. 166' IN. 168' IN. 170' IN. 172' IN. 174' IN. 176' IN. 178' IN. 180' IN. 182' IN. 184' IN. 186' IN. 188' IN. 190' IN. 192' IN. 194' IN. 196' IN. 198' IN. 200' IN. 202' IN. 204' IN. 206' IN. 208' IN. 210' IN. 212' IN. 214' IN. 216' IN. 218' IN. 220' IN. 222' IN. 224' IN. 226' IN. 228' IN. 230' IN. 232' IN. 234' IN. 236' IN. 238' IN. 240' IN. 242' IN. 244' IN. 246' IN. 248' IN. 250' IN. 252' IN. 254' IN. 256' IN. 258' IN. 260' IN. 262' IN. 264' IN. 266' IN. 268' IN. 270' IN. 272' IN. 274' IN. 276' IN. 278' IN. 280' IN. 282' IN. 284' IN. 286' IN. 288' IN. 290' IN. 292' IN. 294' IN. 296' IN. 298' IN. 300' IN. 302' IN. 304' IN. 306' IN. 308' IN. 310' IN. 312' IN. 314' IN. 316' IN. 318' IN. 320' IN. 322' IN. 324' IN. 326' IN. 328' IN. 330' IN. 332' IN. 334' IN. 336' IN. 338' IN. 340' IN. 342' IN. 344' IN. 346' IN. 348' IN. 350' IN. 352' IN. 354' IN. 356' IN. 358' IN. 360' IN. 362' IN. 364' IN. 366' IN. 368' IN. 370' IN. 372' IN. 374' IN. 376' IN. 378' IN. 380' IN. 382' IN. 384' IN. 386' IN. 388' IN. 390' IN. 392' IN. 394' IN. 396' IN. 398' IN. 400' IN. 402' IN. 404' IN. 406' IN. 408' IN. 410' IN. 412' IN. 414' IN. 416' IN. 418' IN. 420' IN. 422' IN. 424' IN. 426' IN. 428' IN. 430' IN. 432' IN. 434' IN. 436' IN. 438' IN. 440' IN. 442' IN. 444' IN. 446' IN. 448' IN. 450' IN. 452' IN. 454' IN. 456' IN. 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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

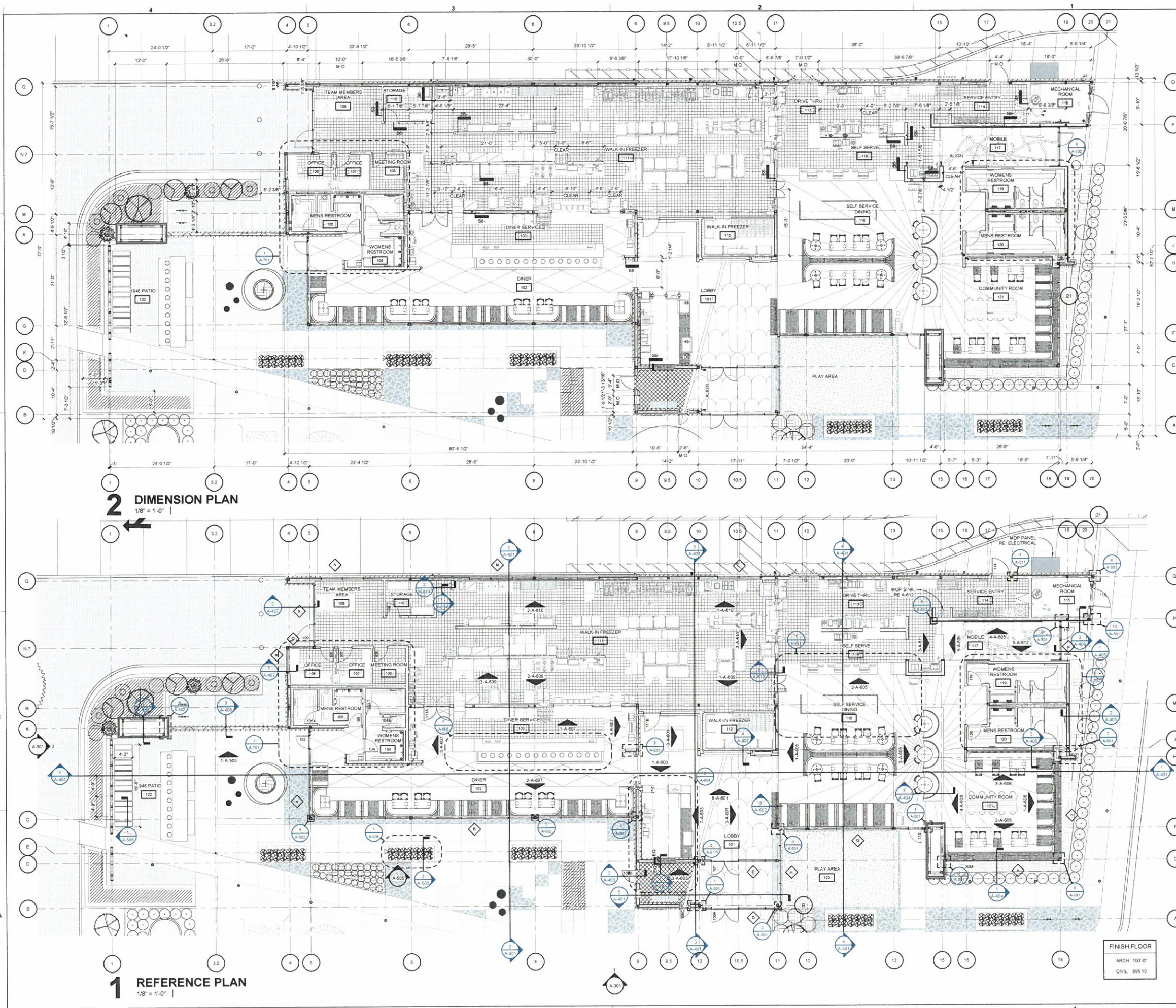
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19036
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Selser Schaefer Architects.

SHEET
FLOOR PLAN

SHEET NUMBER
A-201



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

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

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



EAST - FRONT ELEVATION



WEST - REAR ELEVATION

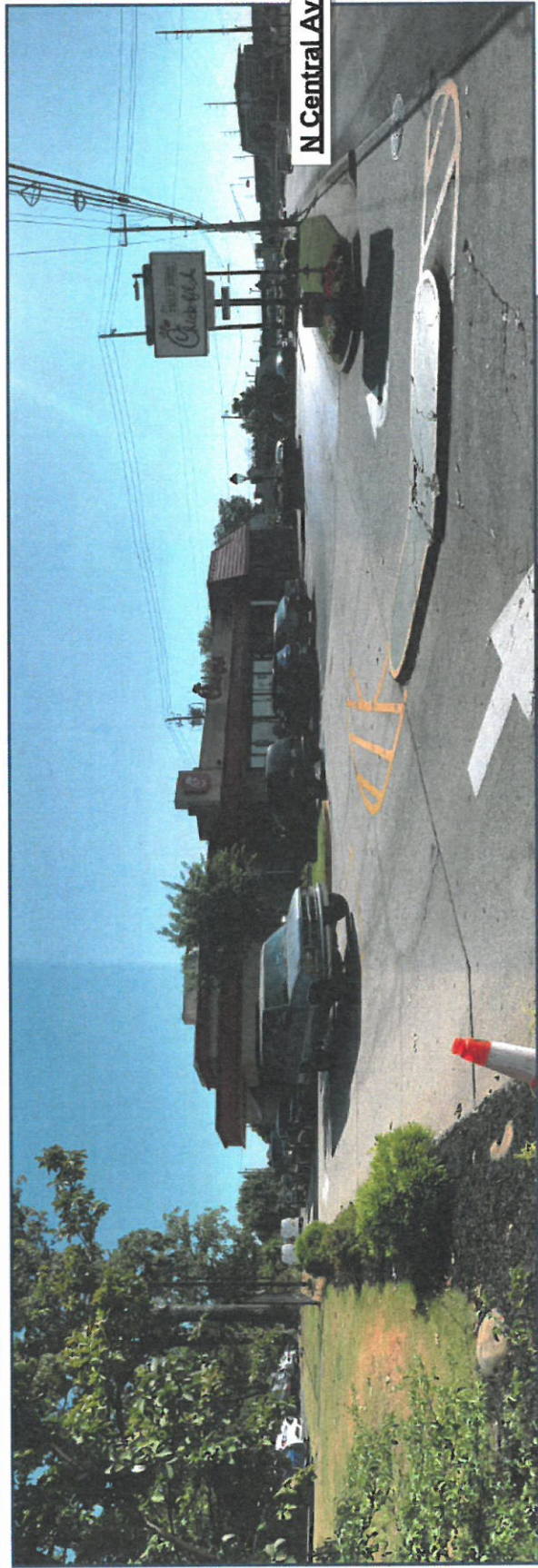


SOUTH - NORTH CENTRAL AVENUE ELEVATION

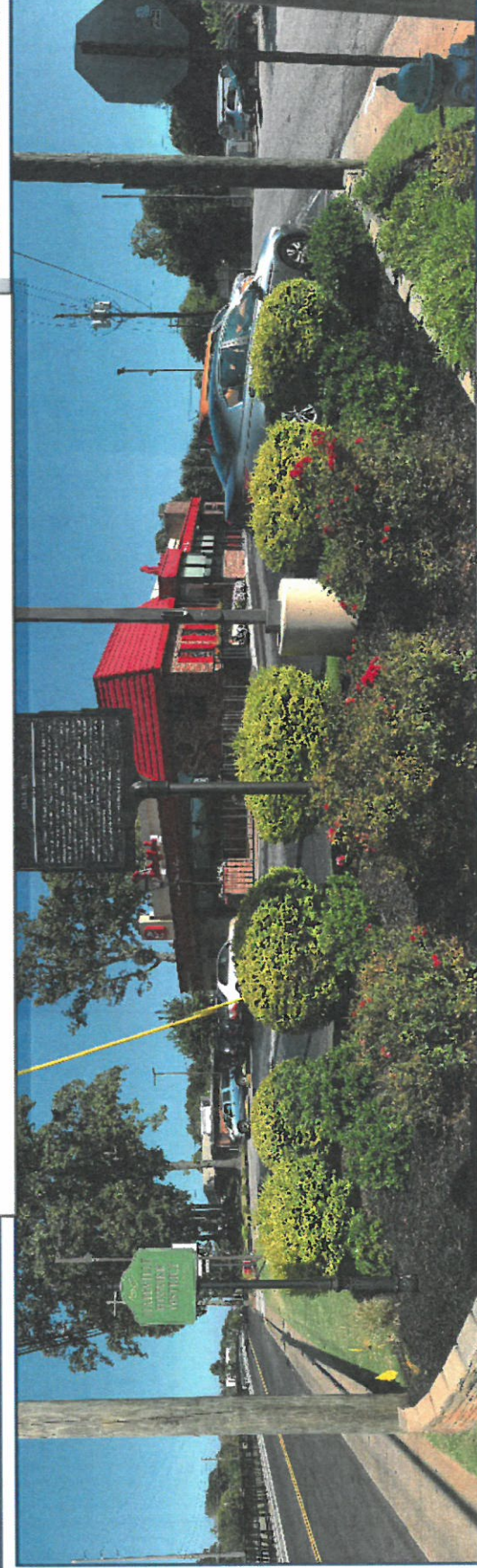


NORTH - KING ARNOLD STREET ELEVATION

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



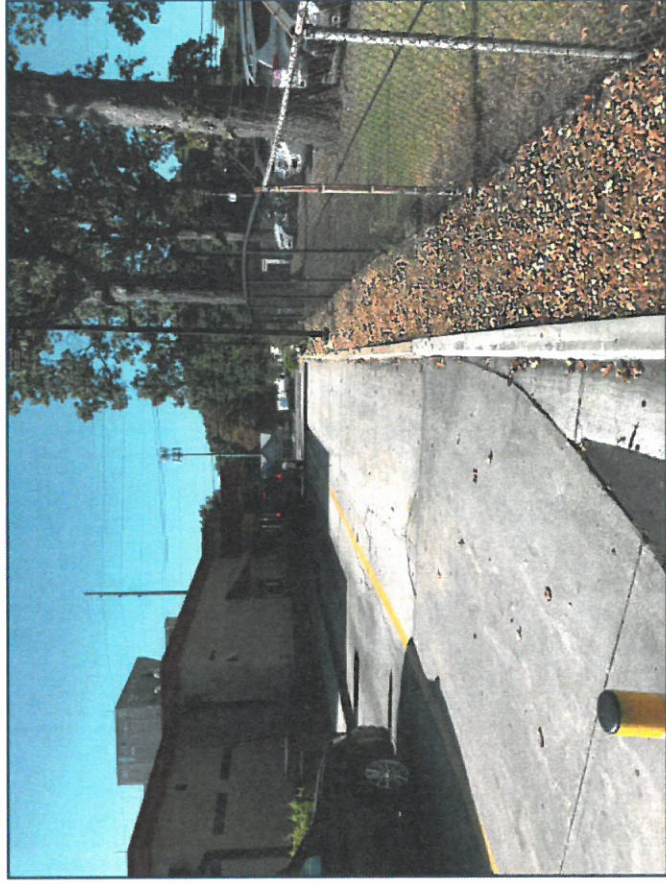
9 - Power & Phone From Sherman Rd To Building



10 - Rear Of Dwarf House



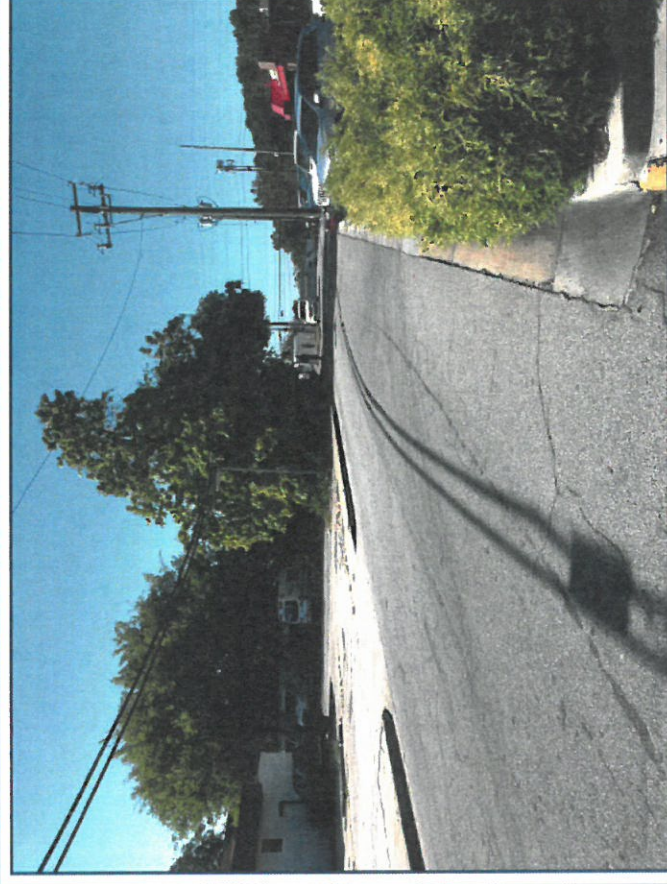
11 - Refuse Enclosure & Grease Trap



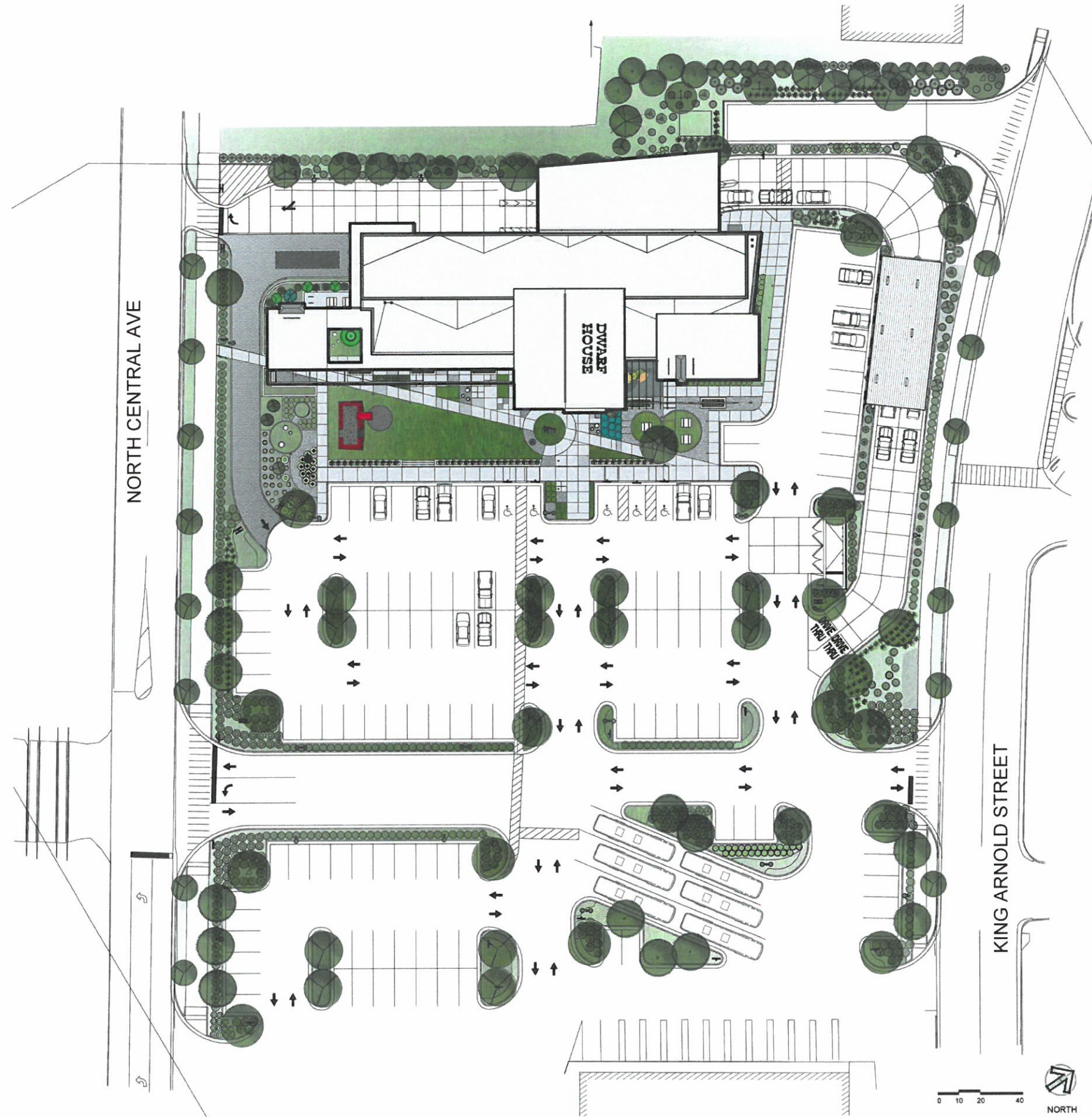
12 - Drive-Thru Pick-Up



13 - Flume Near Refuse Enclosure



14 - Sherman Road Toward South





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

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

BACKGROUND

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

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

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

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

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

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

FINDINGS

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

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

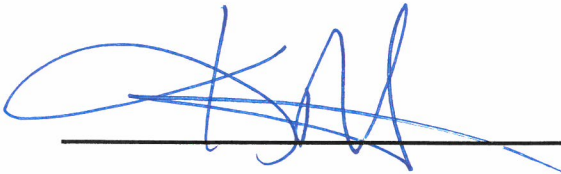
As the redevelopment of the site emphasizes pedestrian safety, better queueing and traffic flow, and public space, the site plan specifically addresses pedestrian orientation and safety and the drive-through is a continuation of the previous structure/use, staff recommends approval.

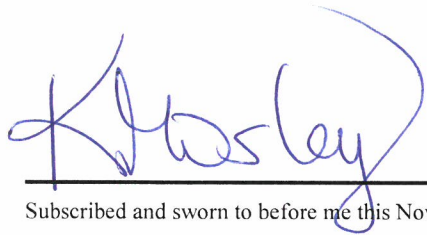
Note: The Board of Appeals will hear the request for the expanded restaurant footprint at their November 2020 meeting.

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.





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 Mayor and Council on **Tuesday, November 17, 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:

Special Exception Request:

Consideration of a Special Exception request to allow use of an existing drive-through at 461 North Central Avenue, Parcel Identification Number 14-00950003-015-2. The property is zoned U-V, Urban Village.
Applicant: Joseph Latimer c/o Dwarf House Group

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 16, 2020. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via livestream or video conference.
#0000496083:10/30-4AS

**AGREEMENT BETWEEN Patricia Hernandez
AND THE CITY OF HAPEVILLE, GEORGIA
FOR TEMPORARY FAÇADE IMPROVEMENTS**

This Agreement is made this 10th day of September 2020, by and between the **City of Hapeville, Georgia** and patricia hernandez ("**Contractor**") for Contractor to perform the following Façade Improvements:

Contractor will create a 4'x8' temporary mural panel to be showcased along 680 S. Central Avenue, Hapeville, GA 30354, in accordance with the specifications and designs specified in the Scope of Services attached hereto as Exhibit A and incorporated herein.

With the exception of any items noted in the next paragraph, Contractor agrees to furnish all labor and materials for the Temporary Façade Improvements. In return, the City of Hapeville will pay Contractor the sum of \$500 for the work described in Exhibit A.

Contractor will provide all labor and materials required for completion of this project

Contractor shall commence and complete the work to be performed in compliance with the schedule required by Exhibit A and any amendments or deliverables extensions approved by the City of Hapeville.

Contractor is acting in the capacity of an independent contractor with respect to the work performed under this Agreement. Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the City of Hapeville and Contractor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City of Hapeville and Contractor. It is expressly agreed that Company is acting as an independent contractor and not as an employee in providing the Services under this Agreement

1. Indemnification

Contractor agrees to defend, indemnify, and hold the City of Hapeville harmless against any and all liability, claims, damages, fines, penalties, costs, and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) arising from Contractor's performance of its work performed under this Agreement.

Contractor further agrees to indemnify, defend, and hold the City of Hapeville harmless from all damages caused by Contractor's failure to comply with the terms set forth in this Agreement.

Contractor further agrees to indemnify, defend, and hold the City of Hapeville harmless from any claims by laborers, subcontractors, or materialmen in connection with the work performed under this Agreement.

2. Assignment of Contract

Contractor agrees not to assign this Agreement without the written consent of the City of Hapeville.

3. Performance of Work

Contractor agrees to undertake all work performed under this Agreement diligently and in a good and workmanlike manner.

Contractor agrees to comply with all laws, ordinances, rules, regulations, codes, and orders in performing its work under this Agreement.

Contractor shall promptly remedy, at its own expense, any defect due to its faulty material or workmanship and pay for any damages resulting therefrom.

Contractor shall promptly replace and put in good condition, at its own expense, any existing conditions damaged in performing its work under this Agreement.

Contractor shall take all precautions to protect persons from injury and unnecessary interference or inconvenience in performing its work under this Agreement.

Contractor shall conduct its activities in a businesslike manner and adhere to the reasonable wishes of the City of Hapeville in relation to its working schedule.

Contractor agrees to keep the premises clean and orderly and to remove all debris as needed during the hours of work in order to maintain work conditions which do not cause health or safety hazards.

At the completion of the project, Contractor shall clean the property and leave it fit for use. All equipment, materials, rubbish, and similar material incidental to the project shall be removed by the Contractor.

Contractor represents that, in performing the services hereunder, Contractor will not have an apparent or actual conflict of interest with any other work it is currently performing. Contractor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Contractor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

4. Inspection

The City of Hapeville shall have the right to inspect all work performed by Contractor under this Agreement prior to acceptance of the final product.

5. Entire Agreement

This Agreement, including all exhibits, appendixes, and other documents appended hereto constitutes the entire agreement between the City of Hapeville and Contractor.

Any subsequent modifications to this Agreement shall not be binding unless made in writing and signed by authorized representatives of both the City of Hapeville and Contractor.

Contractor further agrees that no changes in the schedule, design, or specifications of the work hereunder may be made without written authorization from the City of Hapeville.

6. Right to Stop Work

If Contractor fails to correct defective work, the City of Hapeville may order Contractor to stop the work or any portion thereof, until the cause for such order has been eliminated.

8. Severability

If any provision of this Agreement is held invalid or unenforceable the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as waiver of any subsequent breach of the same provision, term or condition.

9. Controlling Law

This Agreement is to be governed by the laws of the State of Georgia, and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of Fulton County, Georgia.

THE CITY OF HAPEVILLE

CONTRACTOR

Alan Hallman, Mayor

patricia hernandez, Contractor

Patricia Hernandez
Print Name, Contractor

Attest:

Crystal Griggs-Epps, City Clerk

Approved as to Form:

City Attorney



STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO PRESCRIBE THE SCHEDULING OF REGULAR MEETINGS OF THE MAYOR AND COUNCIL; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council shall have full power and authority to provide for the execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers, agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's code; and,

WHEREAS, every official act of the Mayor and Council which is to become law shall be by ordinance; and,

WHEREAS, the Mayor and Council shall fix the date and time of regular meetings of the Mayor and Council by ordinance pursuant to Code of Ordinance Section 2-403; and

NOW, THEREFORE, BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE:

SECTION 1. Scheduling of Regular Meetings Pursuant to Section 2-403 of the Code of Ordinances, the Mayor and Council hereby announce that they shall meet on a regular basis on the first and third Tuesday of every month at 6:00 p.m. Eastern Time (ET), and continue in session from day to day in their discretion. However, Regular Meetings falling on or after a government holiday, will be cancelled or rescheduled. These Regular Meetings not following on the first or third Tuesday are indicated by an asterisk. The holiday schedule is attached hereto and incorporated herein as Exhibit "A". The Mayor and Council reserve the right to assemble and conduct official business on that date in the manner prescribed by law.

Regular Meeting Dates

January 5, 2021	June 22, 2021*
January 19, 2021	July 13, 2021*
February 2, 2021	August 3, 2021
February 16, 2021	August 17, 2021
March 2, 2021	September 7, 2021
March 16, 2021	September 21, 2021
April 6, 2021	October 5, 2021
April 20, 2021	October 19, 2021
May 4, 2021	November 9, 2021*
May 18, 2021	December 7, 2021
June 8, 2021*	

The meetings shall take place at 700 Doug Davis Drive, Hapeville, GA 30254. They shall begin at 6:00 p.m. and may be continued or adjourned as necessary. Notwithstanding any designation to the contrary, the Mayor and Council reserve the right to transact business without limitation at such meetings to the extent permitted by applicable law.

Section Two. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2020.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney



2021 HOLIDAY SCHEDULE

The City of Hapeville will be closed in observance of the following Holidays and will re-open the next business day at 8:00a.m.

Please call 911 if you have an emergency. The non-emergency number for the Police Department is (404) 669-2111. The non-emergency number for the Fire Department is (404) 669-2141.

HOLIDAY	OBSERVANCE
New Year's Day	Friday, January 1st
Martin Luther King, Jr.	Monday, January 18 th
Good Friday	Friday, April 2 nd
Memorial Day	Monday, May 31
Independence Day	Monday, July 5 th
Labor Day	Monday, September 6 th
Veteran's Day	Thursday, November 11 th
Thanksgiving Day	Thursday, November 25 th
Day After Thanksgiving	Friday, November 26 th
Christmas Eve	Friday, December 24 th
Christmas Day	TBA

2021 Meeting Schedule

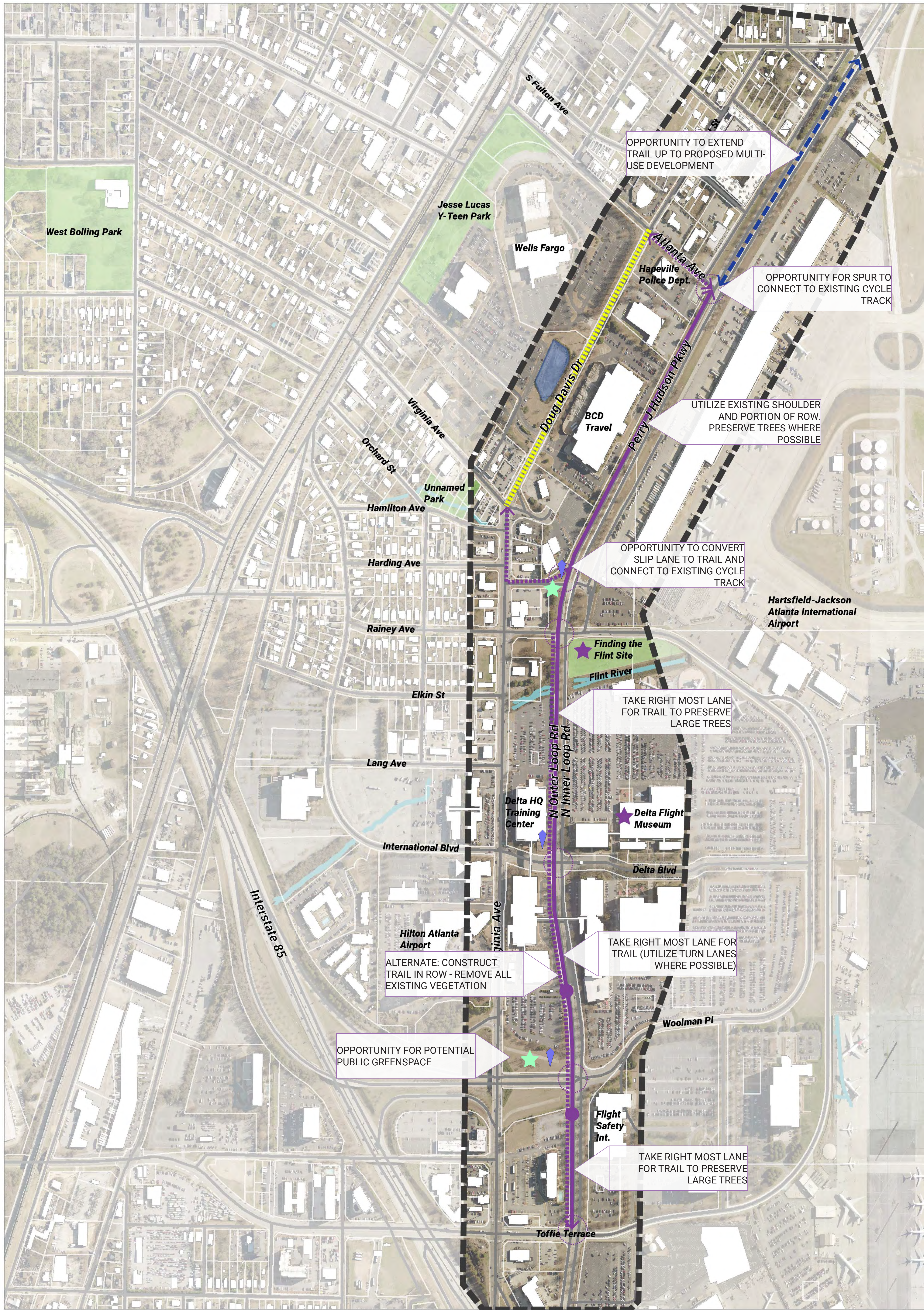
Mayor and Council

The Mayor and Council meet the First and Third Tuesday of every month at 6:00 P.M. unless otherwise posted. Meetings are held at the Hapeville Municipal Complex located at 700 Doug Davis Drive.

Month	Meeting Date	Suggested Date
January	Tuesday, January 5, 2021 Tuesday, January 19, 2021	
February	Tuesday, February 2, 2021 Tuesday, February 16, 2021	
March	Tuesday, March 2, 2021 Tuesday, March 16, 2021	
April	Tuesday, April 6, 2021 Tuesday, April 20, 2021	
May	Tuesday, May 4, 2021 Tuesday, May 18, 2021	
June	Tuesday, June 8, 2021 Tuesday, June 22, 2021	Suggestion: Change to the 2 nd and 4 th Tuesdays due to Memorial Day Holiday
July	Tuesday, July 13, 2021	Suggestion: Meet July 13 due to Fourth of July Holiday. Cancel July 20 meeting.
August	Tuesday, August 3, 2021 Tuesday, August 17, 2021	
September	Tuesday, September 7, 2021 Tuesday, September 21, 2021	
October	Tuesday, October 5, 2021 Tuesday, October 19, 2021	
November	Tuesday, November 9, 2021	Suggestion: Meet November 9 due to elections and Thanksgiving Holiday
December	Tuesday, December 7, 2021	Suggestion: Cancel December 21 meeting due to Christmas Holiday

city of hapeville

north outer loop alignment

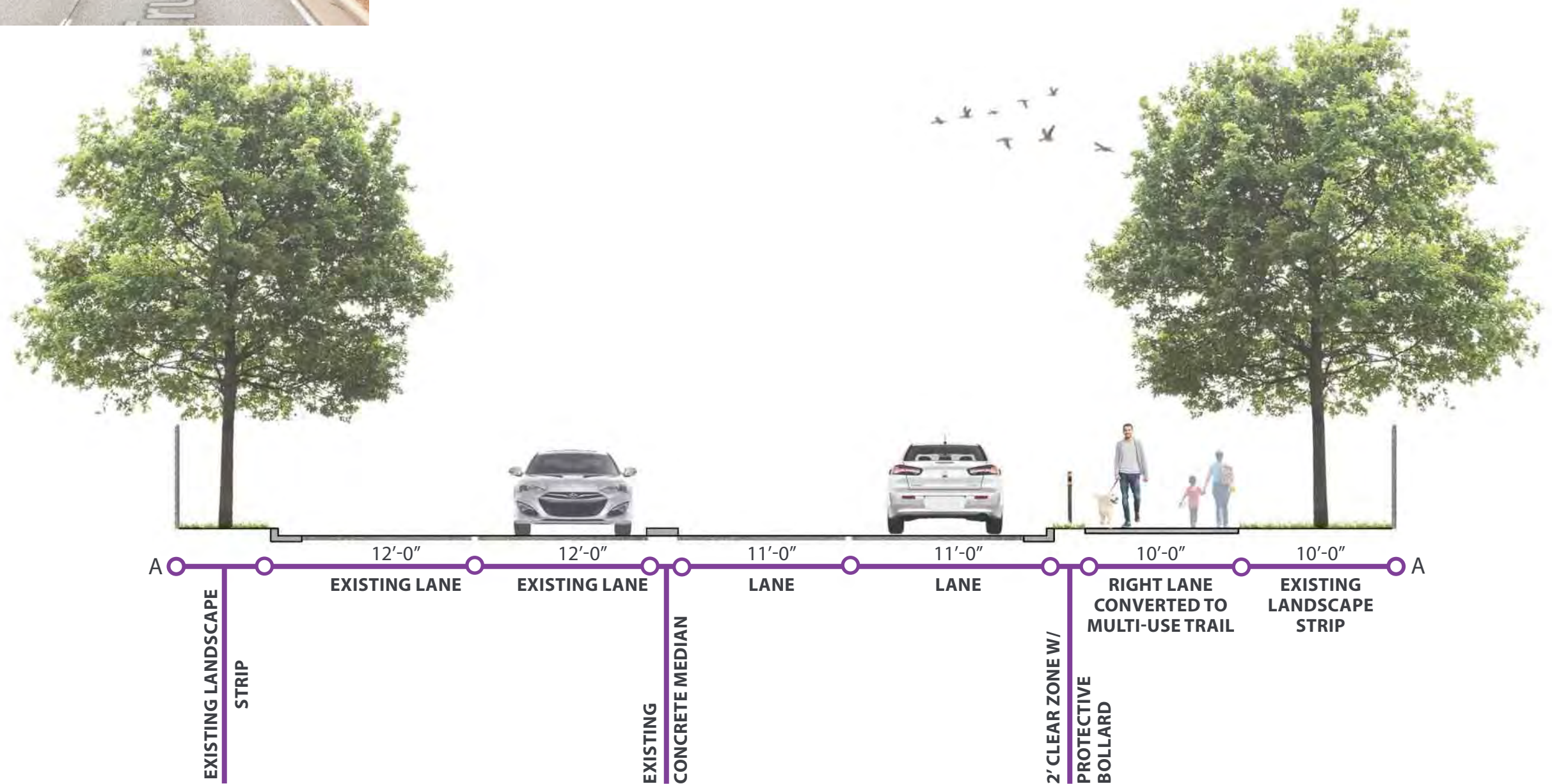


legend

- study area
- parcels
- structures
- state roads
- roads
- streams / creeks
- waterbody

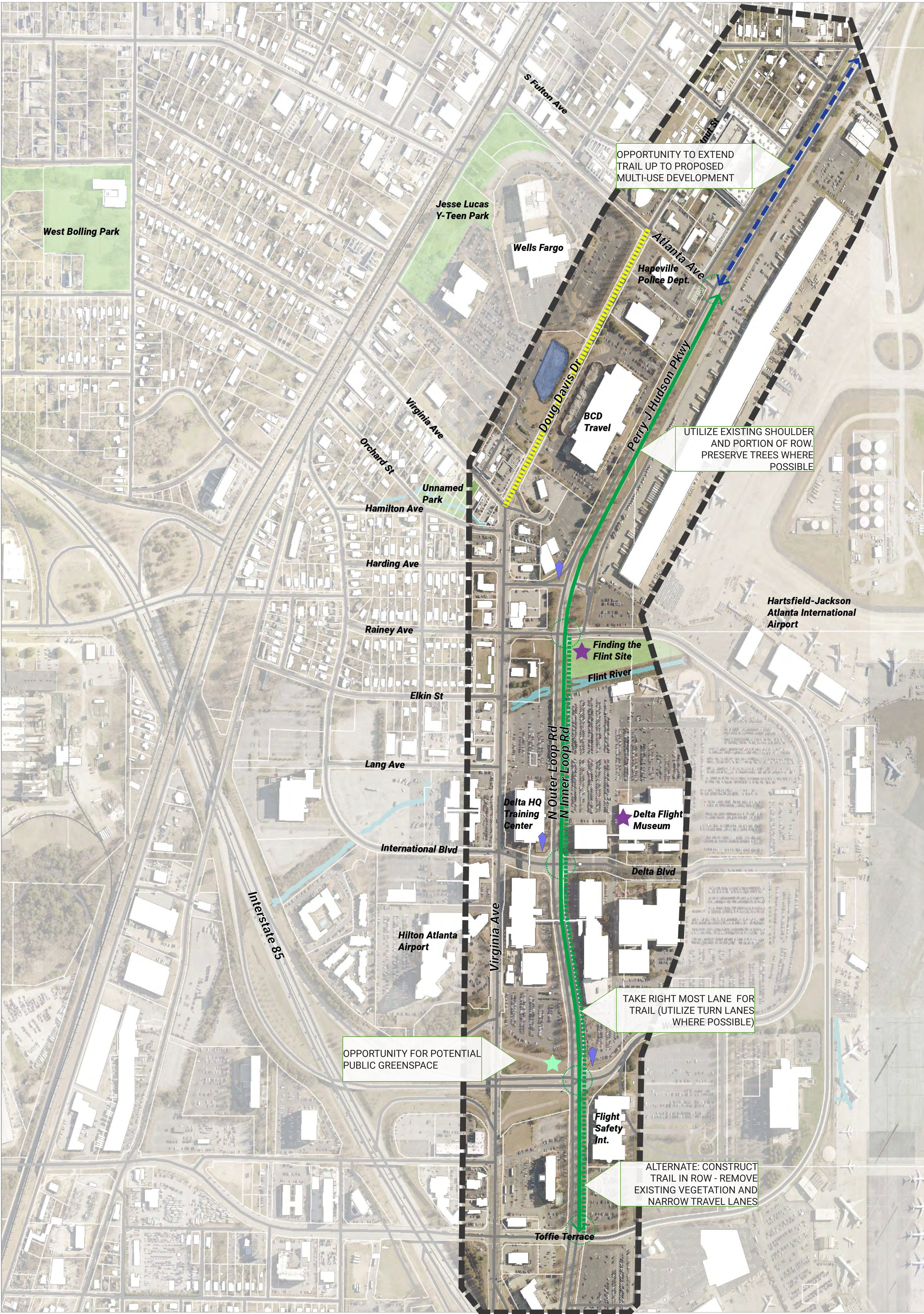
- existing cycle track
- main alignment
- start/end point
- potential future trail connection
- trail alignment alternate
- potential trail extension
- destination

- intersection
- driveway
- proposed artwork location
- potential public greenspace



city of hapeville

south inner loop alignment



legend

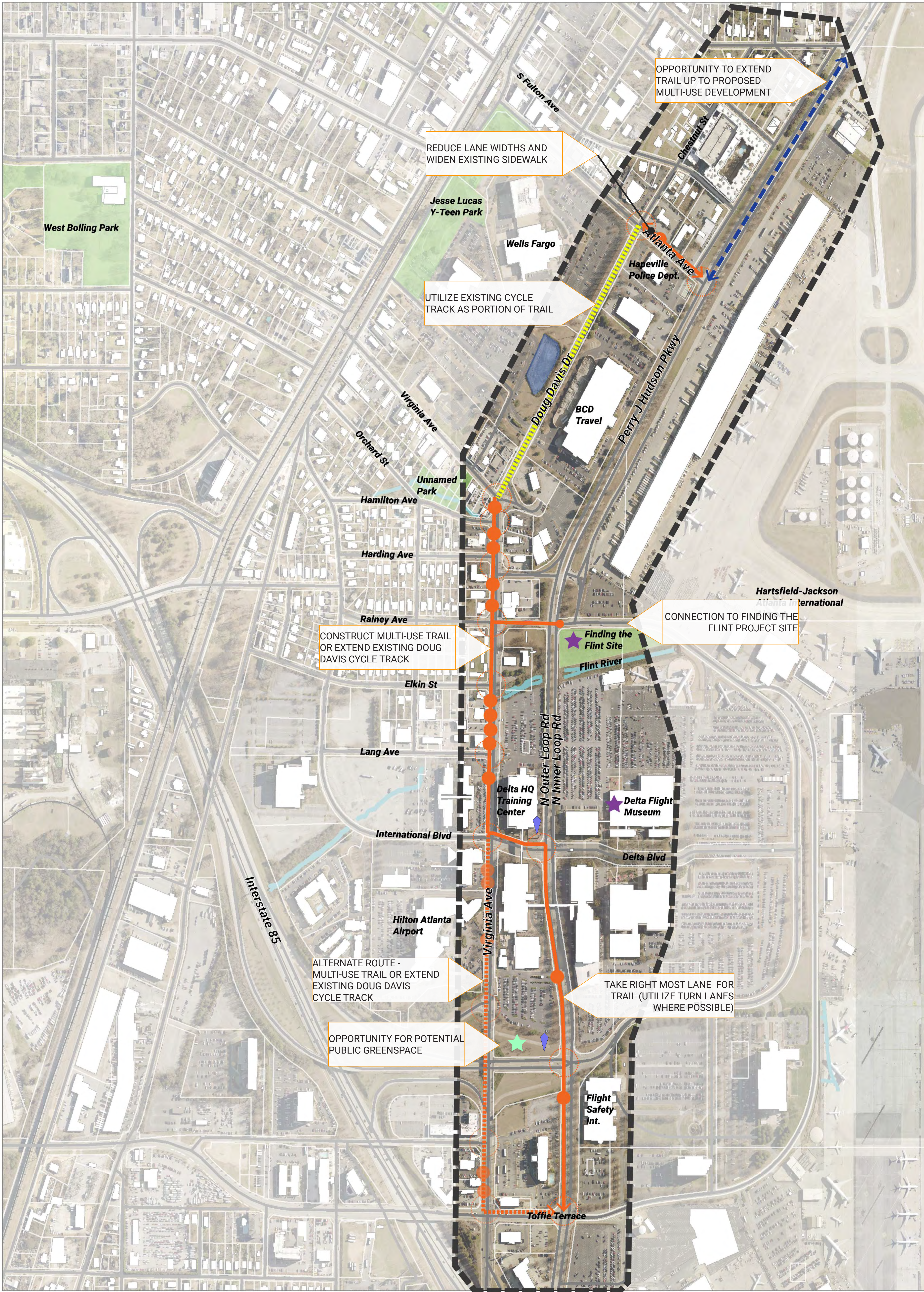
- study area
- parcels
- structures
- state roads
- roads
- streams / creeks
- waterbody

- existing cycle track
- main alignment
- start/end point
- potential future trail connection
- trail alignment alternate
- potential trail extension
- destination

- intersection
- driveway
- proposed artwork location
- potential public greenspace

city of hapeville

cycle-track one alignment

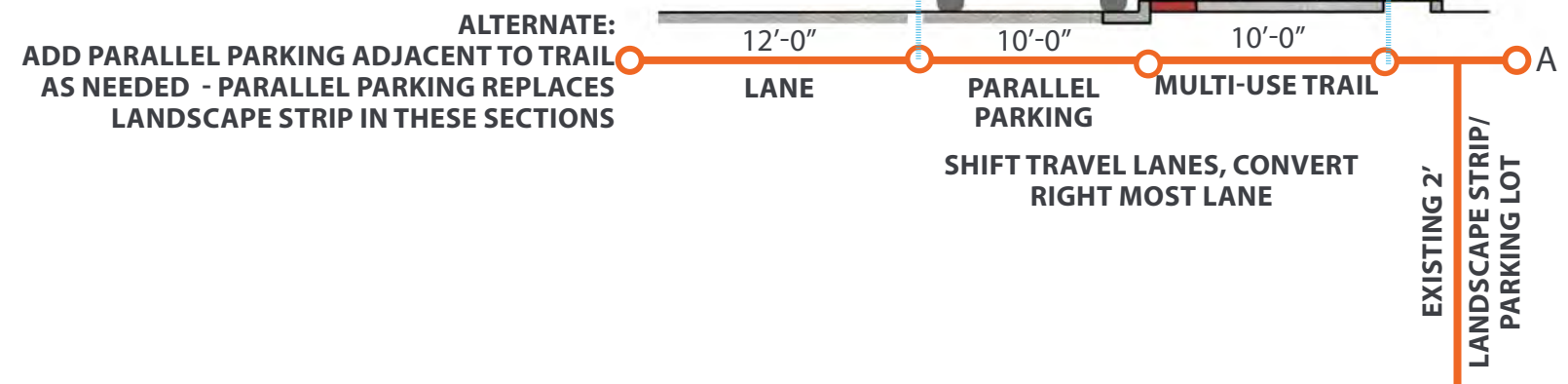
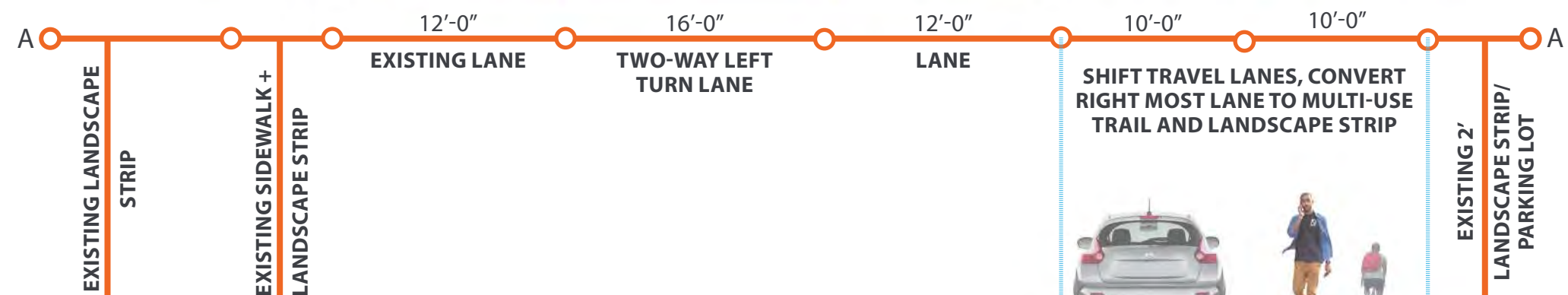


legend

- study area
- parcels
- structures
- state roads
- roads
- streams / creeks
- waterbody

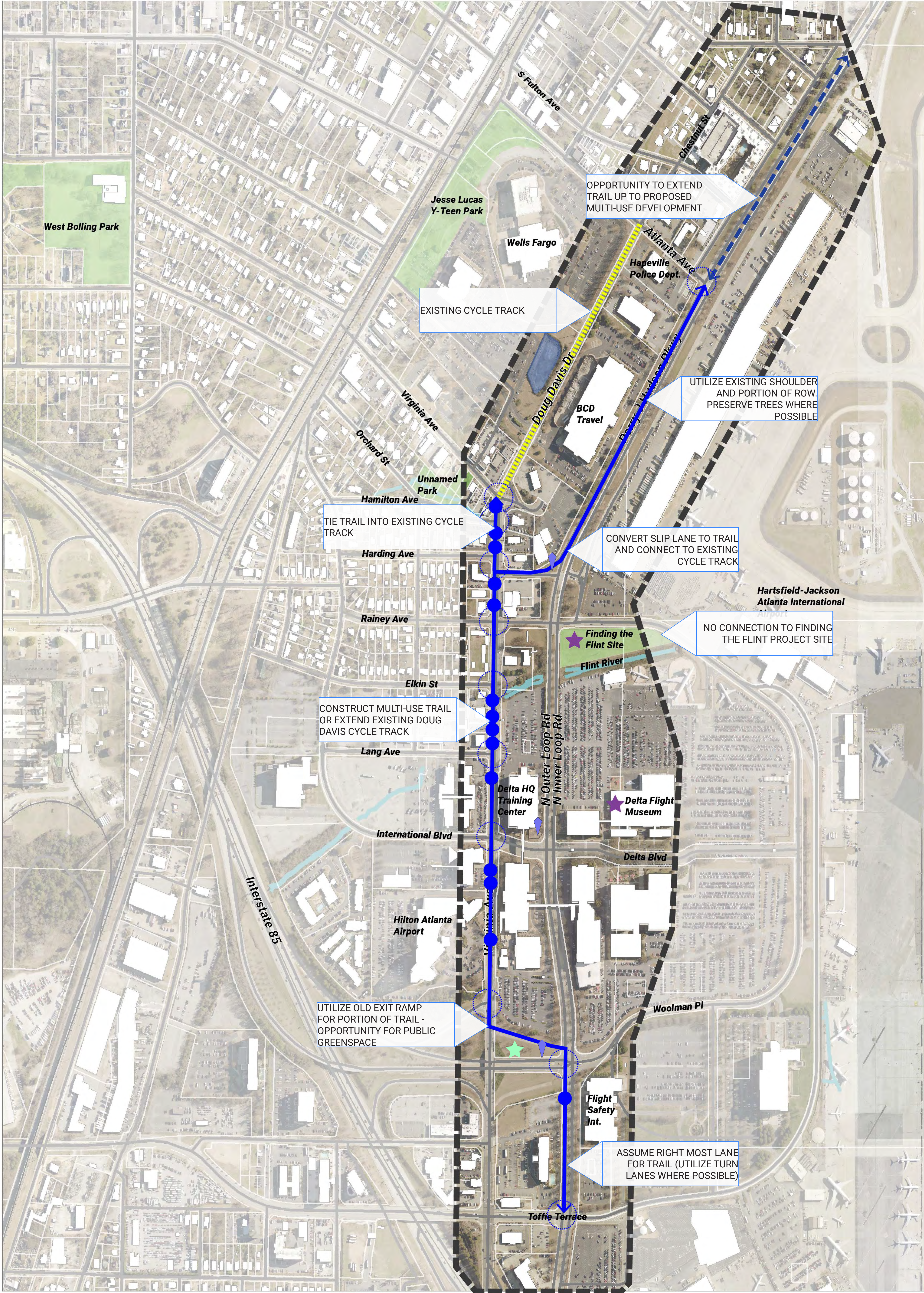
- existing cycle track
- main alignment
- start/end point
- potential future trail connection
- trail alignment alternate
- potential trail extension
- destination

- intersection
- driveway
- proposed artwork location
- potential public greenspace



city of hapeville

cycle-track two alignment

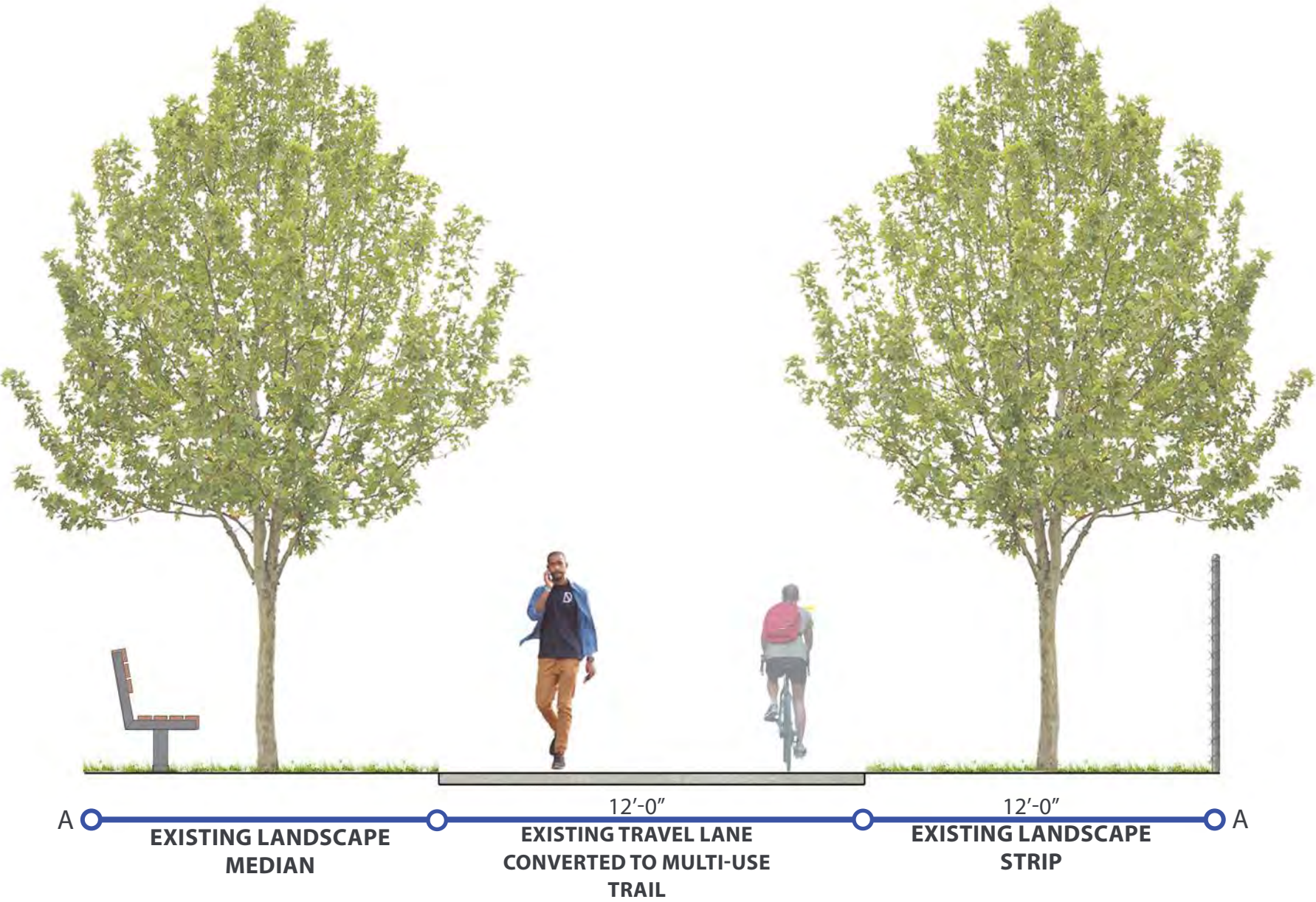


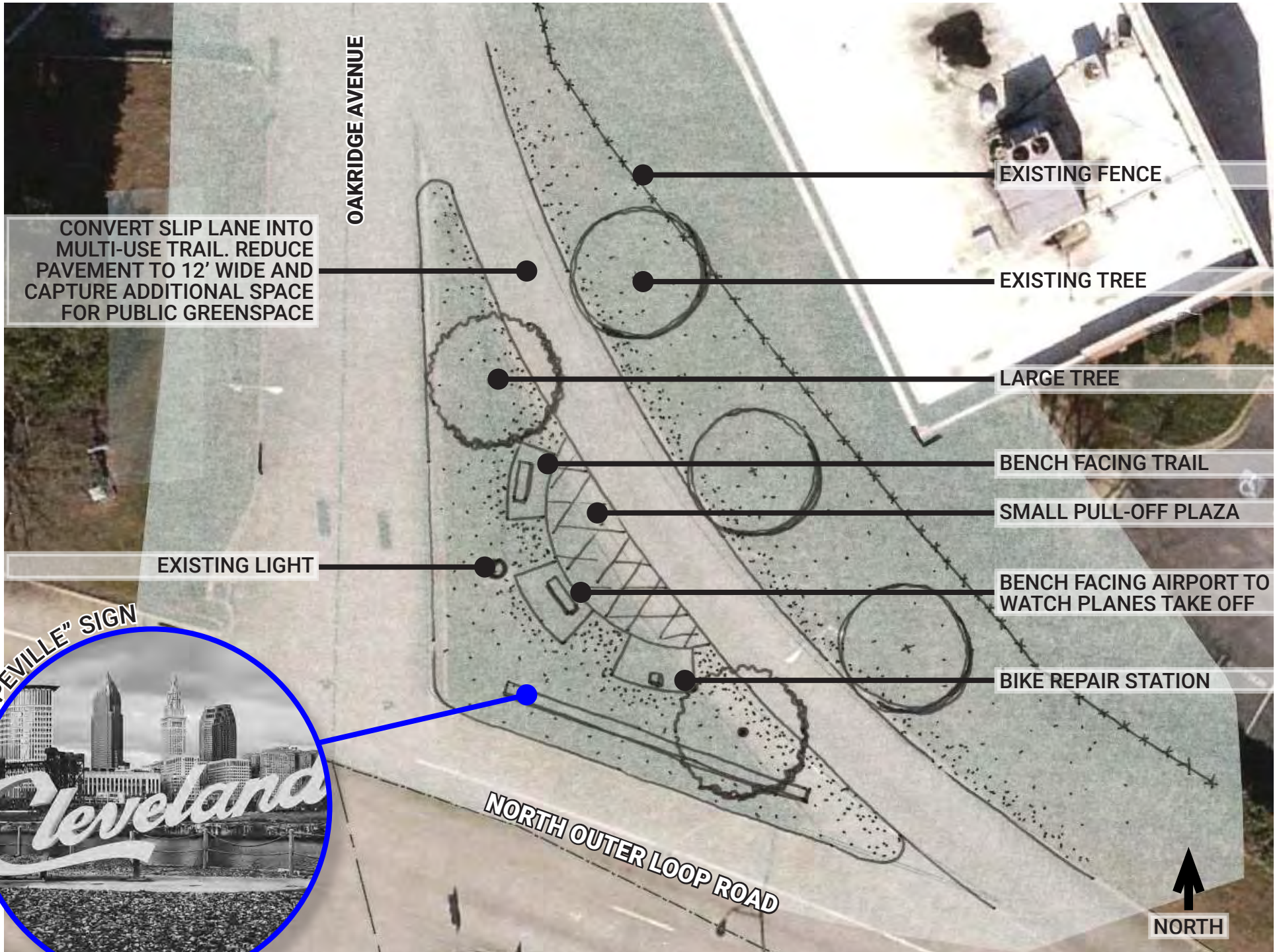
legend

- study area
- parcels
- structures
- state roads
- roads
- streams / creeks
- waterbody

- existing cycle track
- main alignment
- start/end point
- potential future trail connection
- potential trail extension
- destination
- intersection

- driveway
- proposed artwork location
- potential public greenspace

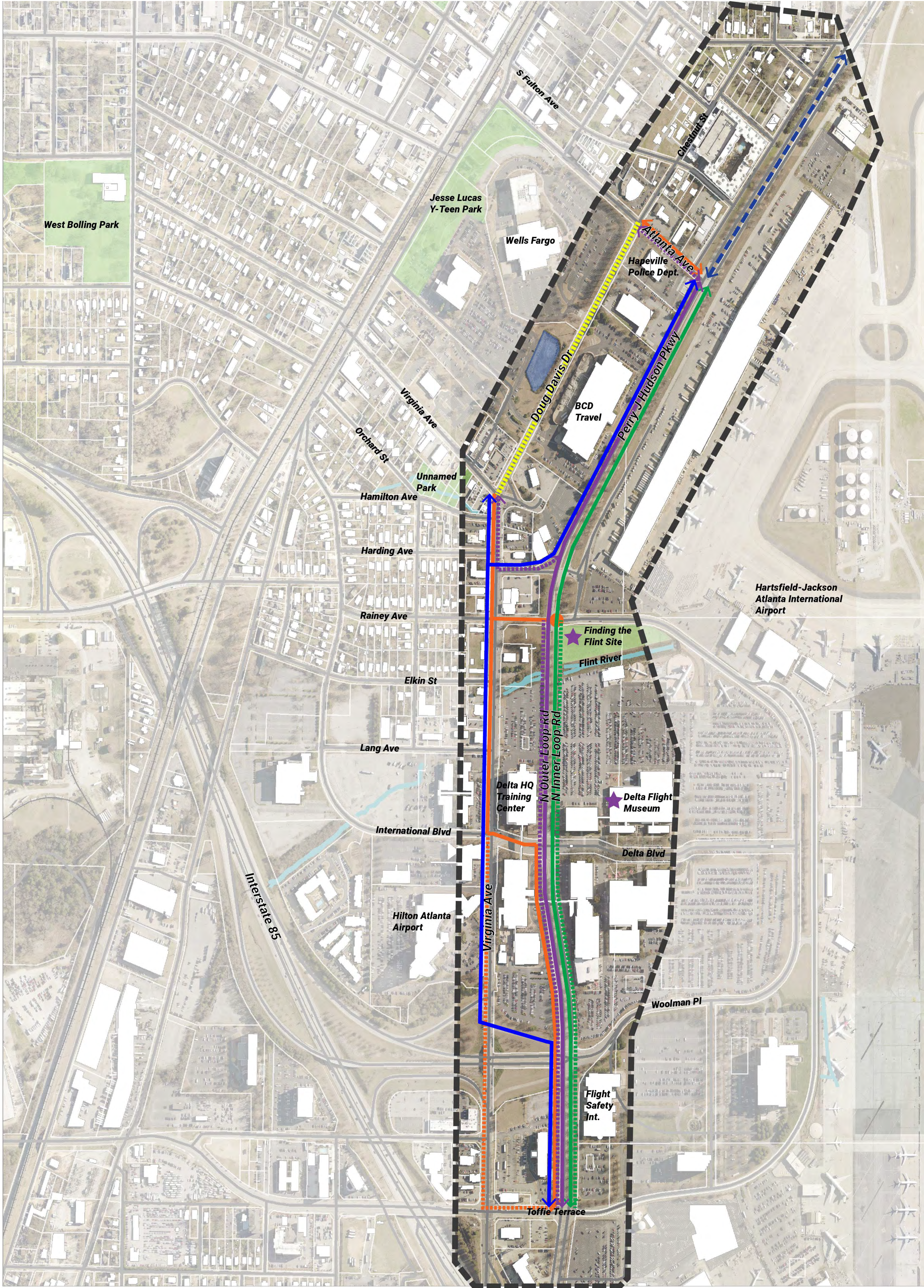






city of hapeville

alignment comparison

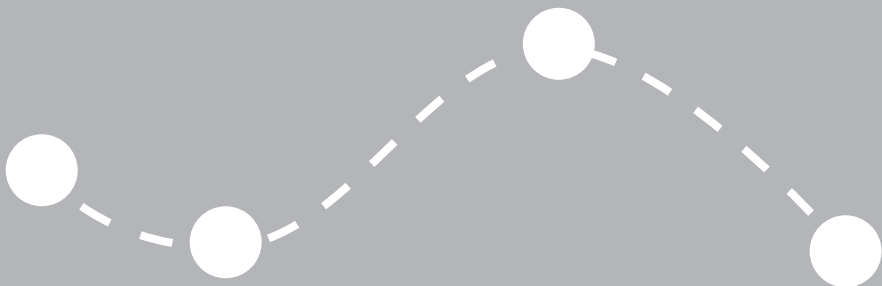


legend

- study area
- parcels
- structures
- state roads
- roads
- streams / creeks
- waterbody

- north outer loop alignment
- north inner loop alignment
- cycle track 1 alignment
- cycle track 2 alignment
- potential future trail connection
- destination

- alternate alignment
- alternate alignment
- alternate alignment

	CITY OF HAPEVILLE N OUTER LOOP RD TRAIL ALIGNMENT	CITY OF HAPEVILLE N INNER LOOP RD TRAIL ALIGNMENT	CITY OF HAPEVILLE CYCLE TRACK 1 TRAIL ALIGNMENT	CITY OF HAPEVILLE CYCLE TRACK 2 TRAIL ALIGNMENT
 CONFLICT POINTS	A: 2 DRIVEWAYS 6 INTERSECTIONS B: 2 DRIVEWAYS 6 INTERSECTIONS	A: 0 DRIVEWAYS 6 INTERSECTIONS B: 0 DRIVEWAYS 6 INTERSECTIONS	A: 13 DRIVEWAYS 12 INTERSECTIONS B: 16 DRIVEWAYS 13 INTERSECTIONS	A: 14 DRIVEWAYS 11 INTERSECTIONS
 LENGTH OF TRAIL	A: 5344 LINEAR FEET / 1 MILES B: 5344 LINEAR FEET / 1 MILES	A: 5344 LINEAR FEET / 1 MILES B: 5344 LINEAR FEET / 1 MILES	A: 6413 LINEAR FEET / 1.2 MILES B: 6681 LINEAR FEET / 1.26 MILES	6068 LINEAR FEET / 1.15 MILES
 CONNECTIONS	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT
 ENVIRONMENTAL IMPACT	A: MINIMAL ENVIRONMENTAL IMPACT B: 35 LARGE TREES REMOVED	A: MINIMAL ENVIRONMENTAL IMPACT B: 38 LARGE TREES REMOVED	MINIMAL ENVIRONMENTAL IMPACT	MINIMAL ENVIRONMENTAL IMPACT
 ROW IMPACTS	MINIMAL	MINIMAL	MINIMAL	MINIMAL
 OFF-ROAD VS ON-ROAD TRAIL	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	100% OF TRAIL ON ROAD
 EXISTING LIGHTING	100% ILLUMINATED	100% ILLUMINATED	90% ILLUMINATED	95% ILLUMINATED
 INFRASTRUCTURE IMPACTS	A: REMOVE TRAVEL LANE - MINIMAL UTILITY IMPACT B: RELOCATE SIGNIFICANT NUMBER OF UTILITIES	A: REMOVE TRAVEL LANE - MINIMAL UTILITY IMPACT B: RELOCATE SIGNIFICANT NUMBER OF UTILITIES	SIGNIFICANT ROADWAY RECONFIGURATION - MINIMAL IMPACT TO EXISTING UTILITIES	SIGNIFICANT ROADWAY RECONFIGURATION - MINIMAL IMPACT TO EXISTING UTILITIES

CITY OF HAPEVILLE
ONE TIME PAYMENT BUDGET ADJUSTMENT REQUESTS - FISCAL YEAR 2020-2021

Year End Pay

By Department		
Department		PER ORIGINAL SPREADSHEET
Department	Depart #	Sum of 1% ONE TIME PMT NOT LESS THAN 500.00
CITY CLERK	100-1330	1,170
FINANCE	100-1510	3,590
HUMAN RESOURCES	100-1540	670
MUNICIPAL COURT	100-2650	1,000
POLICE	100-3210	21,947
FIRE	100-3510	20,045
HIGHWAYS & STREETS	100-4210	4,918
RECREATION	100-6120	3,050
PARKS & GROUNDS	100-6220	6,023
CODE ENFORCEMENT	100-7450	500
ECONOMIC DEVELOPMENT	100-7520	1,765
TOTAL 100 GENERAL FUND		64,678
HOYT SMITH CENTER	290-5-6121	1,500
WATER	505-4420	3,500
STORMWATER	506-4320	1,000
SOLID WASTE	540-4510	500
TOTAL OTHER FUNDS		6,500
TOTAL ALL FUNDS		71,178

Source		
BUDGET ADJUSTMENT REQUEST SUMMARY BY FUND		BUDGET ADJUSTMENTS
TOTAL 100 - GENERAL FUND		66,790
TOTAL 290 - TRADE AND TOURISM FUND-HOYT SMITH CENTER		1,500
TOTAL 505 - WATER & SEWER FUND		3,500
TOTAL 506 - STORMWATER FUND		1,000
TOTAL 540 - SOLID WASTE FUND		500
TOTAL ALL FUNDS		73,290

* Includes 2,000 budget adjustment for dept 1320 Mayor

CITY OF HAPEVILLE
ONE TIME PAYMENT BUDGET ADJUSTMENT REQUESTS - FISCAL YEAR 2020-2021

BUDGET ADJUSTMENT SUMMARY BY DEPARTMENT/FUND	CURRENT BUDGET	ADJUSTED BUDGET
CITY CLERK	186,664	186,664
100-5-1330-511100 Regular Employees-1 Time Pay		1,170
100-5-1330-523500 Travel		(800)
100-5-1330-531100 Supplies		(370)
TOTAL CITY CLERK	186,664	186,664

FINANCIAL ADMINISTRATION	755,842	755,842
100-5-1510-511100 Regular Employees-1 Time Pay		3,600.00
100-5-1510-523300 Advertising		(2,400.00)
100-5-1510-523500 Travel		(1,200.00)
TOTAL FINANCIAL ADMINISTRATION	755,842	755,842

HUMAN RESOURCES	375,888	375,888
100-5-1540-511100 Regular Employees-1 Time Pay		670.00
100-5-1540-531100 Supplies		(670.00)
TOTAL HUMAN RESOURCES	375,888	375,888

MUNICIPAL COURT	282,619	282,619
100-5-2650-511100 Regular Employees-1 Time Pay		1,000.00
100-5-2650-523500 Travel		(1,000.00)
TOTAL MUNICIPAL COURT	282,619	282,619

POLICE ADMINISTRATION	3,803,776	3,803,776
100-5-3210-511100 Regular Employees-1 Time Pay		22,000.00
100-5-3210-523900 Prisoner Housing		(22,000.00)
TOTAL POLICE ADMINISTRATION	3,803,776	3,803,776

FIRE ADMINISTRATION	3,743,476	3,743,476
100-5-3510-511100 Regular Employees-1 Time Pay		20,000.00
100-5-3510-523700 Education & Training		(10,000.00)
100-5-3510-542500 Equipment		(10,000.00)
TOTAL FIRE ADMINISTRATION	3,743,476	3,743,476

HIGHWAY AND STREETS ADMINISTRATION	1,464,525	1,464,525
100-5-4210-511100 Regular Employees		(5,000.00)
100-5-4210-511100 Regular Employees-1 Time Pay		5,000.00
TOTAL HIGHWAY AND STREETS ADMINISTRATION	1,464,525	1,464,525

PARTICIPANT RECREATION	737,436	737,436
100-5-6120-511100 Regular Employees-1 Time Pay		3,050.00
100-5-6120-511200 Part Time Employees		(3,050.00)
TOTAL PARTICIPANT RECREATION	737,436	737,436

CITY OF HAPEVILLE
ONE TIME PAYMENT BUDGET ADJUSTMENT REQUESTS - FISCAL YEAR 2020-2021

PARK AREAS & GROUNDS	1,292,114	1,292,114
100-5-6220-511100 Regular Employees-1 Time Pay		6,000.00
100-5-6220-541200 Site Improvements		(6,000.00)
TOTAL FINANCIAL ADMINISTRATION	1,292,114	1,292,114

CODE ENFORCEMENT	170,056	170,056
100-5-7450-511100 Regular Employees-1 Time Pay		500.00
100-5-7450-531700 Other Supplies		(500.00)
TOTAL PARK AREAS & GROUNDS	170,056	170,056

ECONOMIC DEVELOPMENT	526,468	526,468
100-5-7520-511100 Regular Employees-1 Time Pay		1,800.00
100-5-7520-522125 Special Exhibits - Sou		(1,800.00)
TOTAL ECONOMIC DEVELOPMENT	526,468	526,468

100 GENERAL FUND TOTAL BUDGET ADJUSTMENTS	64,790.00
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BUDGET ADJUSTMENT SUMMARY BY DEPARTMENT/FUND	CURRENT BUDGET	ADJUSTED BUDGET
HOYT SMITH CENTER	251,781	251,781
290-5-6121-511100 Regular Employees-1 Time Pay		1,500
290-5-6121-521200 Professional Services		(500)
290-5-6121-522200 Repairs and Maintenan		(1,000)
TOTAL HOYT SMITH CENTER	251,781	251,781

WATER & SEWER FUND	4,038,746	4,038,746
505-5-4420-511100 Regular Employees-1 Time Pay		3,500.00
505-5-4420-522200 Repairs & Maintenance		(3,500.00)
TOTAL WATER & SEWER FUND	4,038,746	4,038,746

STORMWATER FUND	180,000	180,000
506-5-4320-511100 Regular Employees-1 Time Pay		1,000.00
506-5-4320-542500 Equipment		(1,000.00)
TOTAL STORMWATER FUND	180,000	180,000

SOLID WASTE FUND	508,000	508,000
540-5-4510-511100 Regular Employees-1 Time Pay		500.00
540-5-4510-531100 Supplies		(500.00)
TOTAL SOLID WASTE FUND	508,000	508,000

Notes – Waste Pro Discussion

Should Mayor and Council request, Community Services can prepare to take the garbage service back over. There are some other important things to consider before that decision is made.

Cost: Our current cost per household is \$ 16.52 with Waste Pro. The other bids submitted were \$ 19.98 and \$ 23.95. Waste Pro's current low cost (\$3 less) does allow for some flexibility in case there needs to be an adjustment for fuel increases, disposal fee increases, taxes or Consumer Price Index changes. We came in under budget this past year which means no increase in user fees. Going back out with an RFP for another contractor will probably mean increase in customer fees.

Service: We have found that the most difficult service to provide has been the recycling. Recycling pickup is done *all in one day* and requires more manpower and equipment than garbage days. Unless you have your own waste facility for recycling separation, the only place we found to take recyclables to is to Fulton Industrial Blvd., a long distance from Hapeville. It would be difficult for City staff to handle both the garbage and recycling at this time. Speaking with other waste haulers, we are looking anywhere from \$ 4 to \$ 6 dollars per rooftop for recycling if we go out to bid just for the recycling.

Available Options: Solid Waste services are funded by user/customer fees (enterprise fund). Depending on what type of service we offer, user/customer fees will need to be considered.

Some possible options to consider are as follows:

- 1) **City staff takes over the weekly garbage pickup as it currently operates and bids out to contract recycling. Customer fees would probably stay the same, but RFP prices would determine whether customer fee increases are necessary. No change in staffing.**
- 2) **City staff takes over the weekly garbage pickup as it currently operates and offer recycling drop off locations and remove the curbside recycling service. City could potentially decrease customer fees \$ 2 to \$ 3 dollars. Illegal dumping at drop off area should be less with staff person monitoring and keeping it locked up though, there would be some likelihood of illegal dumping around the stations.**
- 3) **Keep Waste Pro service and continue to monitor their progress. No customer fee increases and City staff remains ready to take over service if need arises.**

CONCLUSION: While Waste Pro has had their challenges this year with COVID and their personnel, we have noticed an improvement from a customer complaint standpoint. Our customer complaints have reduced from roughly 4 a day to 1 a day. Their finishing times have been better and they have been out replacing old cans with new ones. While It will be difficult to find a contractor that will provide all this service at a comparative price, Waste Pro is aware that the service needs to be better than it has been.

Additionally for consideration – with the continued acceleration of COVID and likely high levels well into 2021, Waste Pro has more staffing flexibility than the City. The City can more easily backfill if WastePro is our primary provider and is delayed.