

Board of Appeals Meeting

700 Doug Davis Drive  
Hapeville, GA 30354

December 17, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 19, 2020

1. Minutes - 11-19-2020\_draft

4. Public Hearing

4.I. 461 North Central Avenue Variance Request

Background:

Joseph Latimer of Dwarf House Group is requesting variances to allow parking in the supplemental area and increase the maximum restaurant size of 6,000 square feet to 11,326 square feet at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Sections 93-11.2-8 and 93-11.2-3 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

**Documents:**

1. Application - 461 N. Central Avenue\_supplemental area\_max bldg size
2. Plans - 461 North Central Avenue
3. Planners Report 461 North Central Ave additional variances

5. Next Meeting Date - Thursday, January 28, 2021 at 6:00 PM

6. Adjourn





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

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

**November 19, 2020 6:00 PM**

**MINUTES**

**1. Call to Order**

The meeting was called to order at 6:00 p.m.

**2. Roll Call**

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

**3. Approval of Minutes**

**4.I. Minutes of October 22, 2020**

**MOTION ITEM: William Slocumb made a motion, Rod Mack seconded to approve the minutes of October 22, 2020 as submitted. Motion Carried: 5-0.**

**4. Public Hearing**

**4.I. 560 Lake Drive Variance Request**

Background:

Asha Pittman, representative of Gregory Evans of GDK Investments, LLC, requested a variance to reduce the side setback requirement from 15' to 11' to construct a two-story single-family dwelling at 560 Lake Drive, Parcel Identification Number 14 009400010635. The property is zoned RSF, Residential-Single Family and is subject to the zoning regulations under Section 9322.11 of the City of Hapeville Zoning Ordinance.

Staff Recommendation:

GDK Investments, LLC sought relief from the 15' side setback on corner lots requirement. The applicant proposed an 11' setback along Jackson Street.

The applicant is developing the property for a single-family home on Lake Drive and is

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

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

Public Comments: None.

**MOTION ITEM: Rod Mack made a motion, Martha Revelo seconded to grant the variance request to reduce the required setback to 11' along Jackson Street at 560 Lake Drive as requested. Motion Carried: 5-0.**

#### **4.II. 461 North Central Avenue**

#### **Variance Request**

##### Background:

Joseph Latimer of Dwarf House Group is requesting variances to increase the sign size and height, increase the maximum parking requirement, allow an offsite parking arrangement and increase the building sign quantity at 461 North Central Avenue, Parcel Identification Number(s) 14009500030301, 14-0095-0003-040-0, 14-0096-0003-027-6, 14-0096-0003-026-8, 14-0096-0003-021-9, 140096-0003-012-8, 14-0096-0003-025-0, 14-0096-0003-024-3. The properties are zoned UV, Urban Village and are subject to the zoning regulations under Sections 93-3.317, 93-23-10, 93-23-12 and 93-22.11 of the City of Hapeville Zoning Ordinance.

##### **Staff Recommendation**

The requested variance would allow for the following conditions:

1. Maximum Parking County Requirement. The Applicant wishes to utilize a neighboring property as additional parking in excess of 110%
2. Allow for off-site parking The Applicant wishes to utilize a neighboring property (leased to the applicant) as additional parking in excess of 110%
3. Monument Sign Size and Height. The Applicant wishes to reuse the current historic sign on a monument to a 6' monument sign with a sign face of 32 sf (4' x 8') exceeding the current code requirement of 20 SF (4' wide limitation).
4. Number of signs. The Applicant wishes to increase the allowable number of wall signs to 4 along the primary entry.



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

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

Member Martha Revelo asked where the applicant intended to utilize the off-site parking. City Planner, Dr. Patterson, explained the applicant will utilize the individually leased parcels that are located immediately adjacent to the development for off-site parking.

Member Rod Mack inquired regarding the proposed museum and how it impacts the current arts overlay district. Dr. Patterson stated the museum is capable with the intent of the arts district overlay. Mr. Mack inquired regarding the impact of granting the sign variances. Dr. Patterson stated this project is unique in nature and size and given the historic nature of the property, the sign variances should be allowed.

Member Martha Revelo asked the applicant to explain the use of the proposed community gathering area and how that would effectively impact the community. Mr. Latimer explained the area is intended for a space where kids can play, musicians can play live music and provides an area for large gatherings for special events.

#### Public Comments

Charlotte Rentz supported the project.

**MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to grant the requested variances as submitted. Motion Carried: 5-0.**

#### 5. New Business

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

##### Background:

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

**MOTION ITEM: Williams Slocumb made a motion, Rod Mack seconded to approve the 2021 Board of Appeals meeting schedule as submitted. Motion Carried: 5-0.**

**6. Next Meeting Date - Thursday, December 17, 2020 at 6PM**

**7. Adjourn**

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

**MOTION ITEM: Larry Martin made a motion, Martha Revelo seconded to adjourn the meeting at 6:45 p.m. Motion Carried: 5-0.**

Respectfully submitted,

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Michael Simpson, Chairman

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Adrienne Senter, Secretary

20-BOA-12-12

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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # [REDACTED] Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # [REDACTED]  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 1  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Variance to the Supplemental Area Use (no Parking Allowed) Requirement  
Applicable Code Section 93-11.2-8

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

S. Joseph Latimer  
Applicant's signature

Date: 11/30/2020

Sworn to and subscribed before me

This 30 day of November, 2020.

Brent Leeding  
Notary Public



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

**WRITTEN SUMMARY**

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

This restaurant's proposed parking lot property is large due to the significant number of bus and car parking spaces that we need to provide to accommodate the large number of dine-in guests as well as the large tour groups that often visit this landmark restaurant at the same time. Use of the 12 proposed parking spaces shown in the Supplemental Area will help us offset the large number of compact parking spaces that we included in other areas of the parking lot in order to meet zoning requirements.

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

Because this landmark restaurant will be drawing a large number of tour groups and other large groups (Georgia Tech Band, high school reunions, tour groups, etc.) in addition to guests who will be dining with us, we need a significantly larger number of parking spaces than normal in order to accommodate everyone, and these proposed 12 parking spaces in the supplemental area will help us to do that.

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

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

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

There would be no detriment to the public good if this variance were granted. If necessary, we would be willing to screen these parking spaces from the road by planting bushes between the parking spaces and the road.

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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. WINTER IV  
Print Name of Owner

Personally Appeared Before Me this 13<sup>th</sup> day of October, 2020.

[Signature]  
Notary Public



20-BOA-12-11

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

Name of Applicant Joseph Latimer  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email joseph.latimer@cfacorp.com  
Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.  
Mailing Address 5200 Buffington Road, Atlanta, GA 30349  
Telephone (404) 765-8000 Mobile # \_\_\_\_\_  
Property Address/Location: 461 North Central Ave., Hapeville, GA 30354  
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 1 \_\_\_\_\_  
Square Foot of Property 152,460 Building Size 10,642 Zoning U-V-c  
Present Land Use Restaurant  
Variance Requested Variance to the 6,000 Sq. Ft. Maximum Building Size Requirement  
Applicable Code Section 93-11:2-3

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

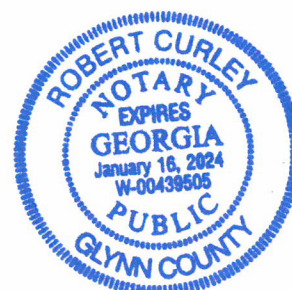
S. Joseph Latimer  
Applicant's signature

Date: 11/30/2020

Sworn to and subscribed before me

This 30 day of NOVEMBER, 2020.

Robert Curley  
Notary Public



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

**WRITTEN SUMMARY**

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

In pursuit of our goal to create not only an amazing restaurant dining experience for our guests but also to preserve many historical elements of the original 1946 Dwarf Grill building and the current Dwarf House building for benefit of the many tourists that visit the place where Chick-fil-A began, the size of our proposed restaurant building exceeds 6,000 square feet.

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

If this building square footage variance is not approved, we will not be able to create both an amazing dining experience for both traditional full-serve and self-serve diners as well as create a living legacy that celebrates and narrates the history of where Chick-fil-A began for all of our guests.

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

This condition is peculiar to this property because this is the historical birthplace of Chick-fil-A, and it is important that we preserve these historical elements for the community as well as create an amazing dining experience for our guests whether they visit just to dine with us, to tour this historic location, or to do both.

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

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

CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
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 13<sup>th</sup> day of October, 2020.

[Signature]  
Notary Public



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

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

## SURVEYOR CERTIFICATION:

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

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

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

| CURVE | ARC LENGTH | RADIUS  | CHORD | BEARING       | CHORD LENGTH |
|-------|------------|---------|-------|---------------|--------------|
| C1    | 87.90      | 1160.17 | 15.45 | S 42°14'20" E | 87.93        |
| C2    | 14.43      | 10.00   | 10.00 | S 06°33'38" E | 13.21        |

## LAND DESCRIPTION OF TRACT 6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE S54°04'18"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET A DISTANCE OF 182.46 FEET TO A 1/2" REBAR WITH CAP SET AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S33°59'19"W A DISTANCE OF 186.06 FEET TO A 3-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 AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
  - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE 56 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD83.
  - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
  - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
  - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
  - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD 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 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 &amp; 2

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

## LAND DESCRIPTION OF TRACT 3

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

## LAND DESCRIPTION OF TRACT 4

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

CIVIL ENGINEERS \* LAND PLANNERS  
\* LANDSCAPE ARCHITECTS \* SURVEYORS

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



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

ALTA/NSPS SURVEY FOR

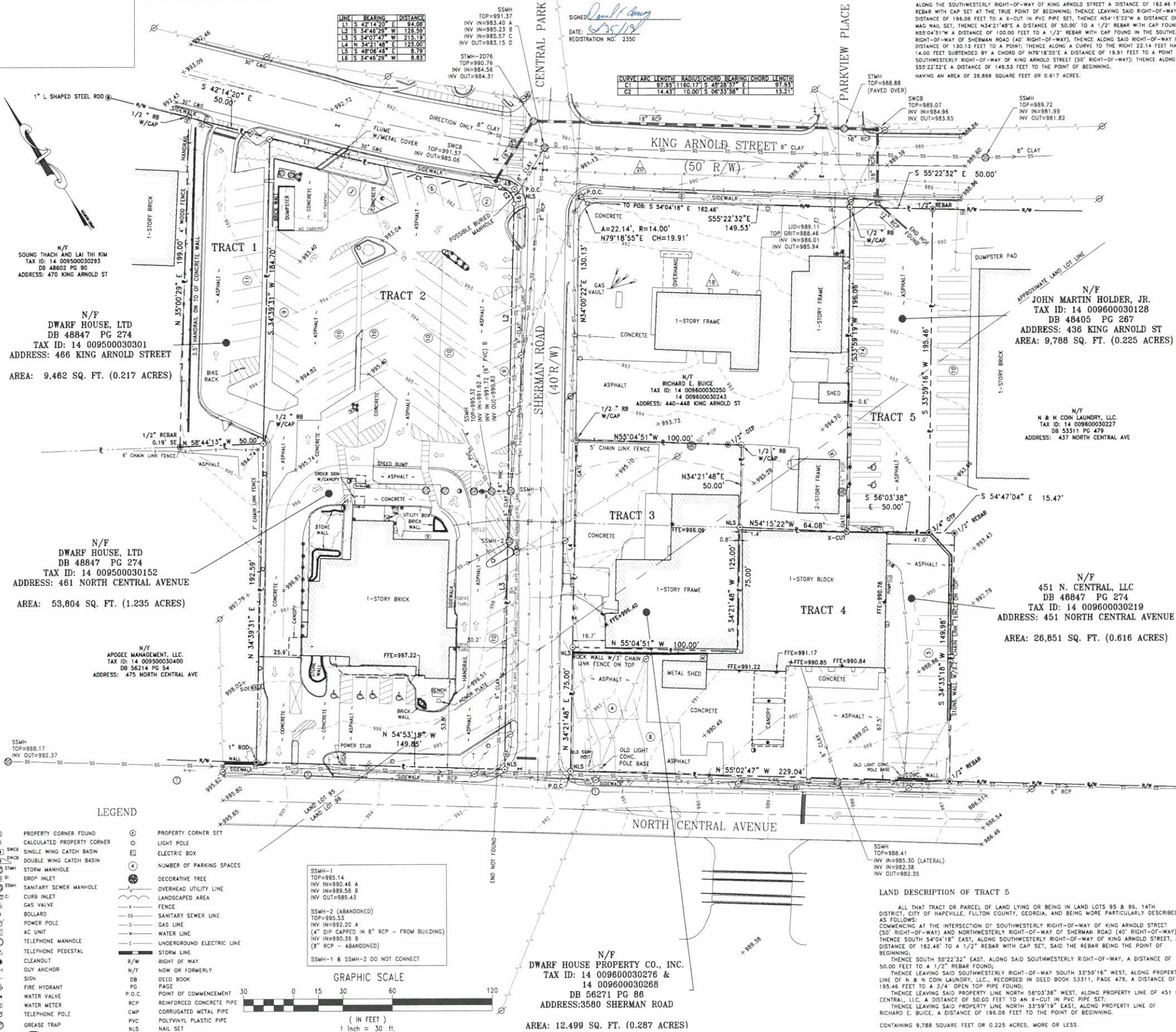
**DWARF HOUSE GROUP, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
451, 461 NORTH CENTRAL AVENUE, 3580 SHERMAN ROAD, 436, 440, 448 KING ARNOLD STREET  
LAND LOTS 95 AND 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

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

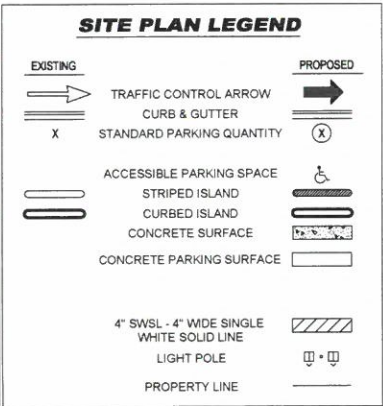
DRAWING TITLE

**ALTA/NSPS SURVEY**

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







**AREA SUMMARY**

**EXISTING AREA TABULATION**

IMPERVIOUS AREA  
BUILDING PAD  
ASPHALT PAVEMENT  
CONCRETE, GRAVEL 139746.62 SF: 3.21 ACRES (91.2%)

PERVIOUS AREA  
GRASS/LANDSCAPE 13504.92 SF: 0.31 ACRES (8.8%)

**TOTAL AREA** 153251.54 SF: 3.52 ACRES (100%)

**PROPOSED AREA TABULATION**

IMPERVIOUS AREA  
BUILDING PAVEMENT  
CONCRETE 127388.86 SF: 2.92 ACRES (83%)

PERVIOUS AREA  
GRASS/LANDSCAPE 25862.68 SF: 0.59 ACRES (17%)

**TOTAL AREA** 153251.54 SF: 3.52 ACRES (100%)

FAR = 7%

**PARKING REQUIREMENTS**

PARKING RATIO = 3 SPACES PER 1000 SF

TOTAL SPACE INSIDE = 11,324 SF

PATIO SPACE = 818

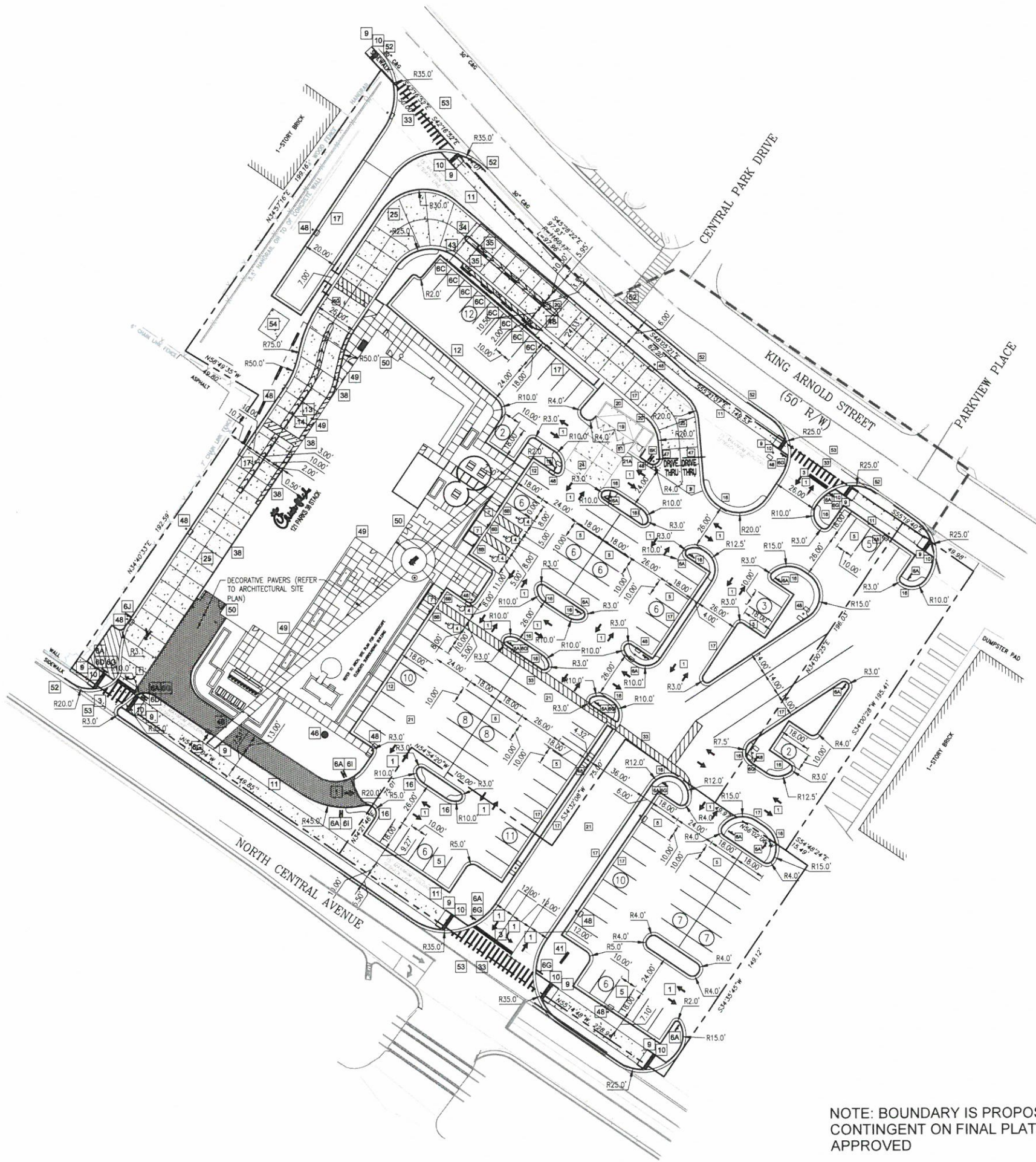
PARKING SPACES REQUIRED = 36

TOTAL SPACES PROVIDED = 121

**DEVELOPMENT DATA**

SITE ZONING: U-V-C

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



**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.

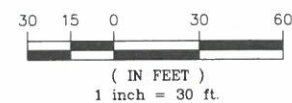
54 TRANSFORMER PAD

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



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



**GREYDEN**  
ENGINEERING • PLANNING  
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Kennesaw, GA 30144  
PH: 770-573-4801 FAX: 678-302-6362

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

**FSU# 70001**

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

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PRINTED FOR IFF

DATE

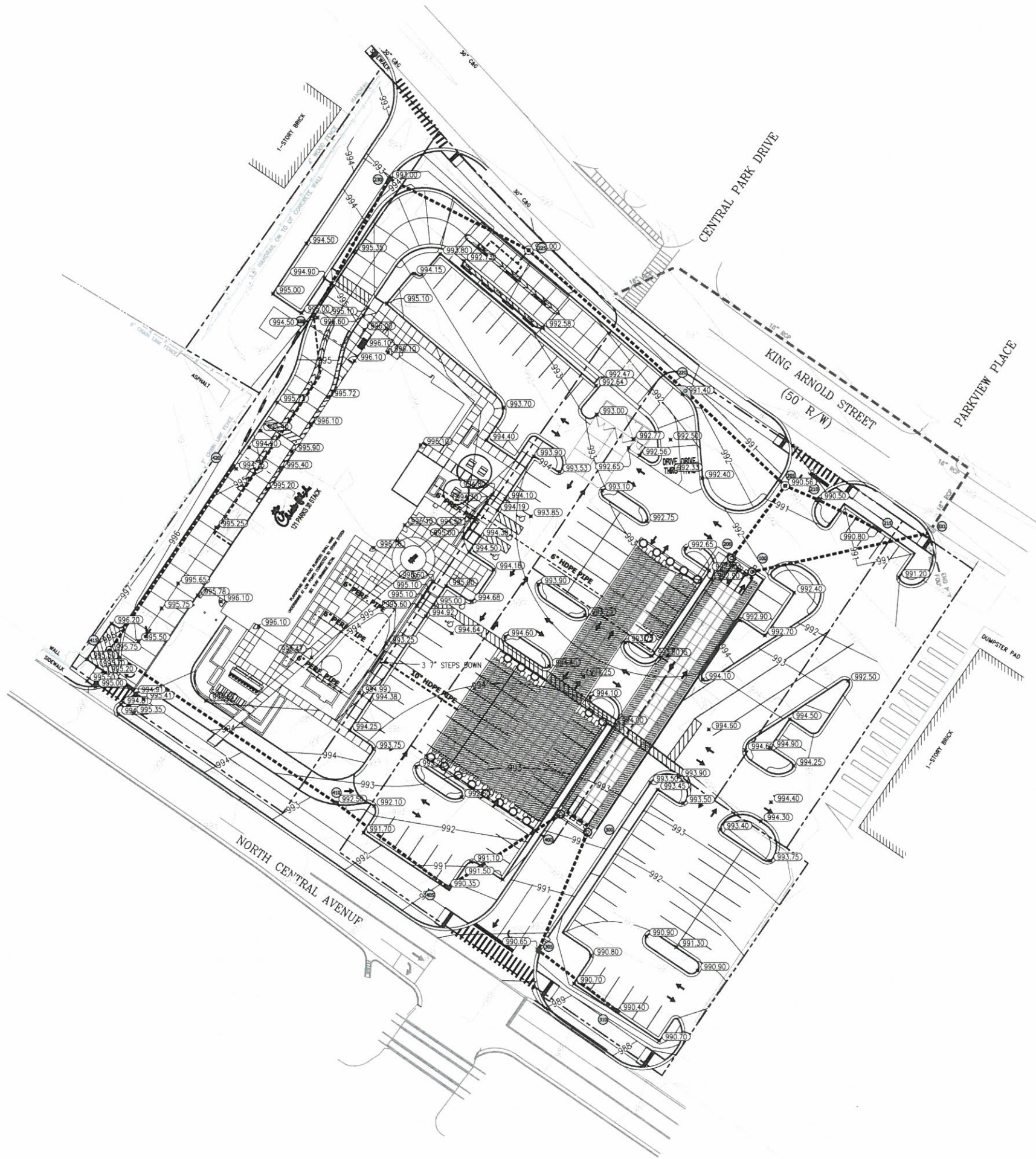
DRAWN BY

SHEET

**SITE PLAN**

SHEET NUMBER  
**C-2.0**





**PLAN LEGEND**

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



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



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**CHICK-FIL-A**  
461 N Central Ave.  
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**FSU# 70001**

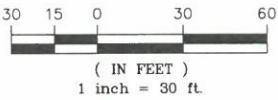
| REVISION SCHEDULE |      |             |
|-------------------|------|-------------|
| NO.               | DATE | DESCRIPTION |

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PRINTED FOR JFP  
DATE 1/1  
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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 MANUEL 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.

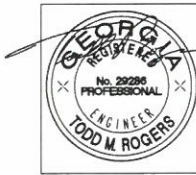
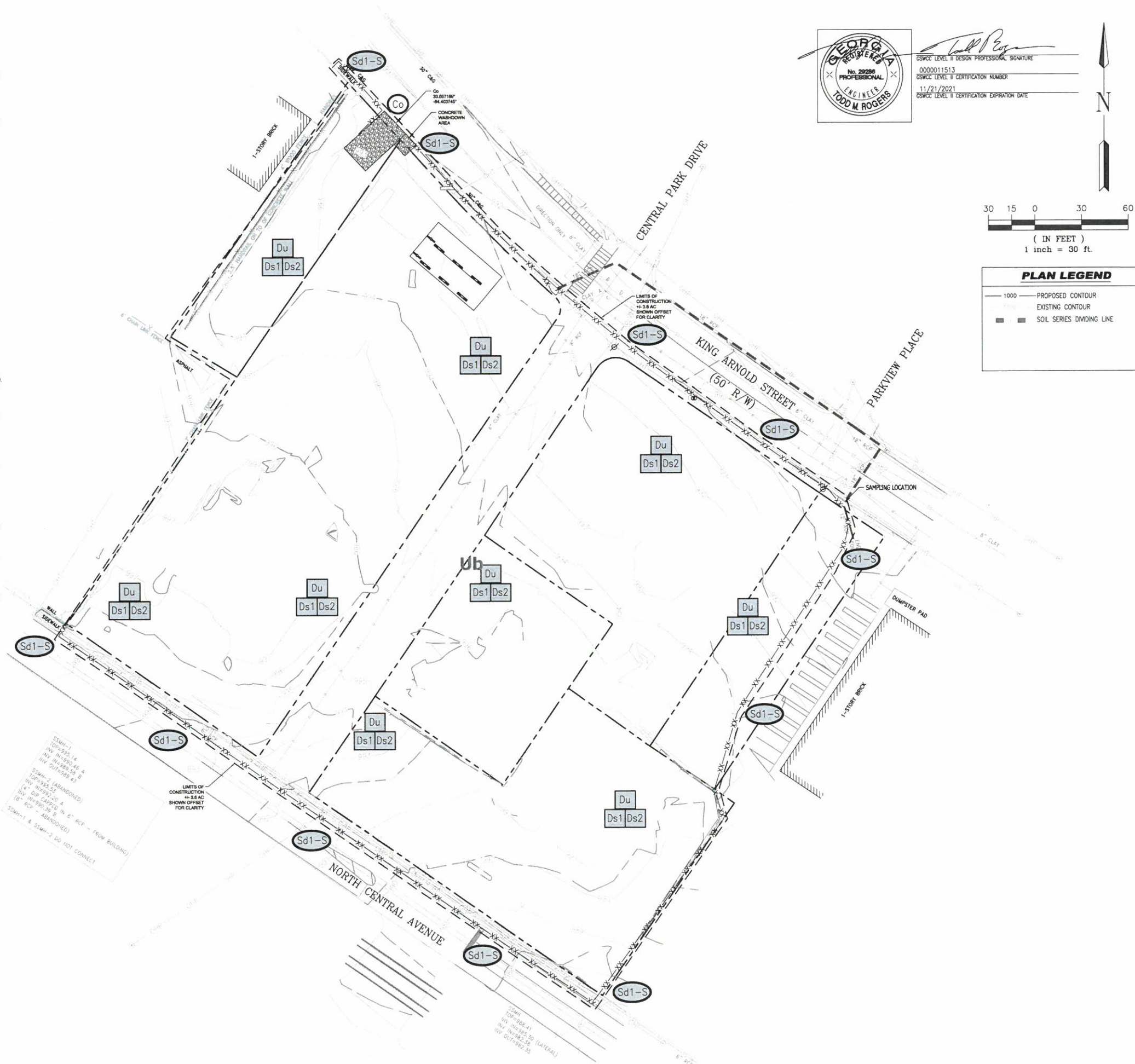
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

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

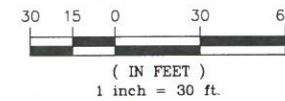
THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S ACTIVITIES WILL BE ADHERED TO WHILE CONDUCTING ANY CONSTRUCTION ACTIVITY AT THIS SITE.

## SOILS

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



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



## PLAN LEGEND

- 1000 PROPOSED CONTOUR
- EXISTING CONTOUR
- SOIL SERIES DIVIDING LINE



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



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

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

**FSU# 70001**

| REVISION | SCHEDULE | DATE | DESCRIPTION |
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SHEET  
INITIAL PHASE  
EROSION  
CONTROL PLAN

IFP SHEET NUMBER **C-3.3**



ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL PROBLEM OF PROPOSED CONSTRUCTION IS THE POTENTIAL FOR EROSION AND 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 ADJACENT PROPERTY. CONSTRUCTION OF THE PROPOSED PROJECT WILL REQUIRE TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SITE FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION AND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. EROSION CONTROL MATTING SHALL BE INSTALLED TO PREVENT EROSION OF MORE THAN 3 INCHES OF TOP SOIL AND WIPES DRAINAGE SHALL BE MAINTAINED ON SITE AT ALL TIMES. CONTRACTOR MUST ATTEND CITY PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION. THE SERVICES OF A PROFESSIONAL ENGINEER OR SURVEYOR MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

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 AND FREE OF ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 18" LIFT TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. FILL TO BE PLACED TO ACHIEVE THE REQUIRED COMPACTION. 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 SIDEWALKS AND CURBS) AND TO THE EROSION CONTROL ACTIVITY INSPECTOR FOR ALL CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL BE CAUSE FOR THE EROSION CONTROL ACTIVITY INSPECTOR TO ORDER FOR THE SITE STOP MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.

SEDIMENTED AREAS MUST BE REVEGETATED WITHIN 90 DAYS OF COMPLETION. ALL GRADE-ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.

THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.

THE EROSION OF SEDIMENTATION AND SOIL EROSION SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.

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

THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-THIRD THE MAXIMUM CATCH OF THE SILT FENCE. SILT FENCE FOR EROSION CONTROL:

MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.

ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

SILT FENCE SHALL BE TYPE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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 TOPPING OFF WITH TOPSOIL OR MULCH. TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)

THE CONTRACTOR SHALL MAINTAIN STORM RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTOR.

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.

THE EROSION CONTROL ACTIVITY INSPECTOR SHALL DETERMINE THE LEVEL IN EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.

SEMI-CONTRACTORS MUST COMPLETE EITHER LEVEL 1 (EROSION EDUCATION & TRAINING) OR LEVEL 2 (EROSION EDUCATION & TRAINING) COURSE.

LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL, REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.

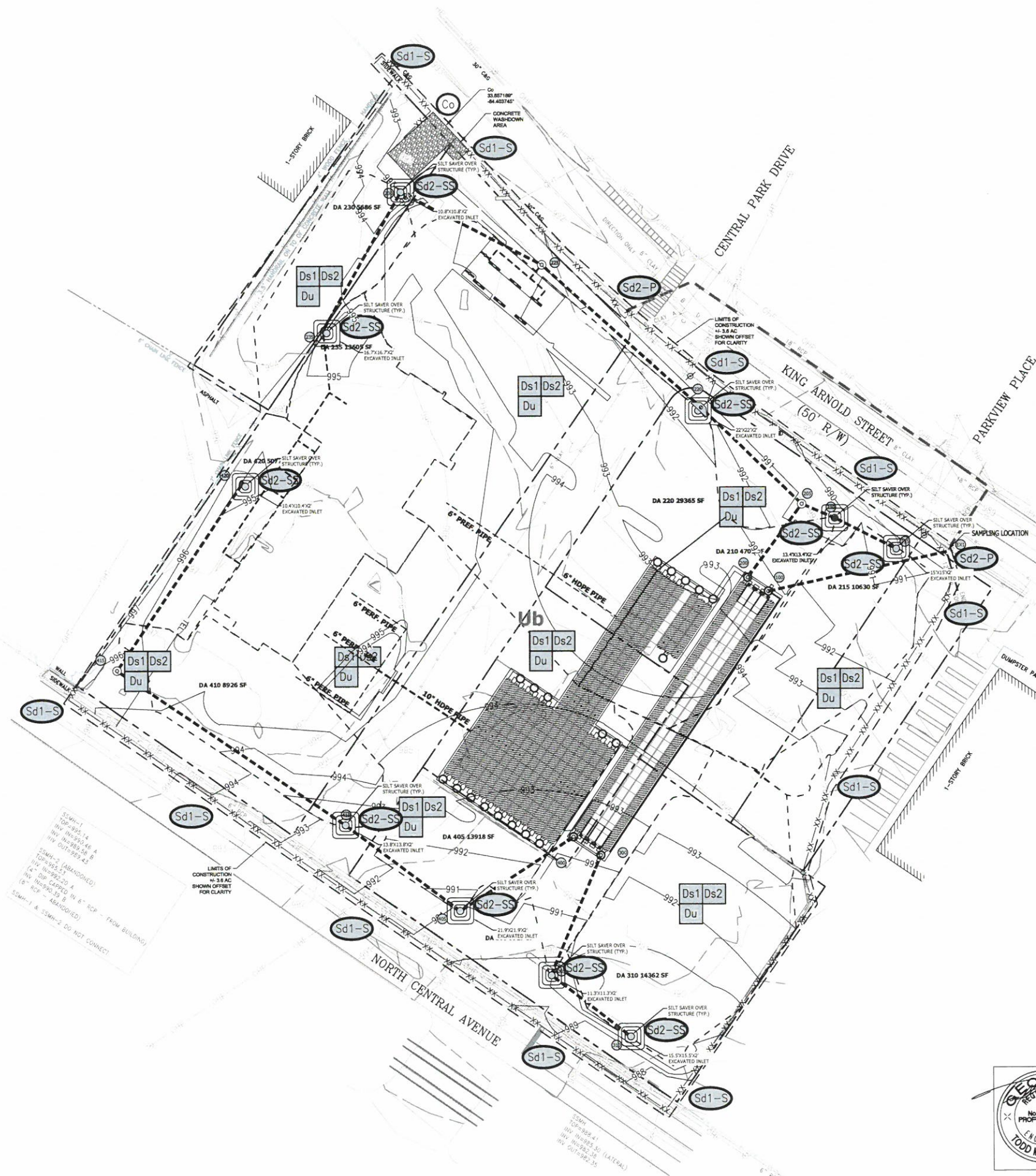
THE CITY WILL REQUIRE A MAINTENANCE PLAN FOR ALL EROSION CONTROL MEASURES AND ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT MUST BE MAINTAINED FOR A MINIMUM OF ONE YEAR AFTER FINAL 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.

THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

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

## SOILS

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



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



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

**FSU# 70001**

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

|                 |          |
|-----------------|----------|
| TYDEN PROJECT # | 19-064   |
| NTED FOR        | IFP      |
| E               | __/__/__ |
| OWN BY          |          |

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# INTERMEDIATE PHASE EROSION CONTROL PLAN

HEET NUMBER

### C-3.4



CONSTRUCTION ACTIVITY NOTES:

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

EROSION AND SEDIMENT CONTROL NOTES:

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

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

THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

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

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

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

SOILS

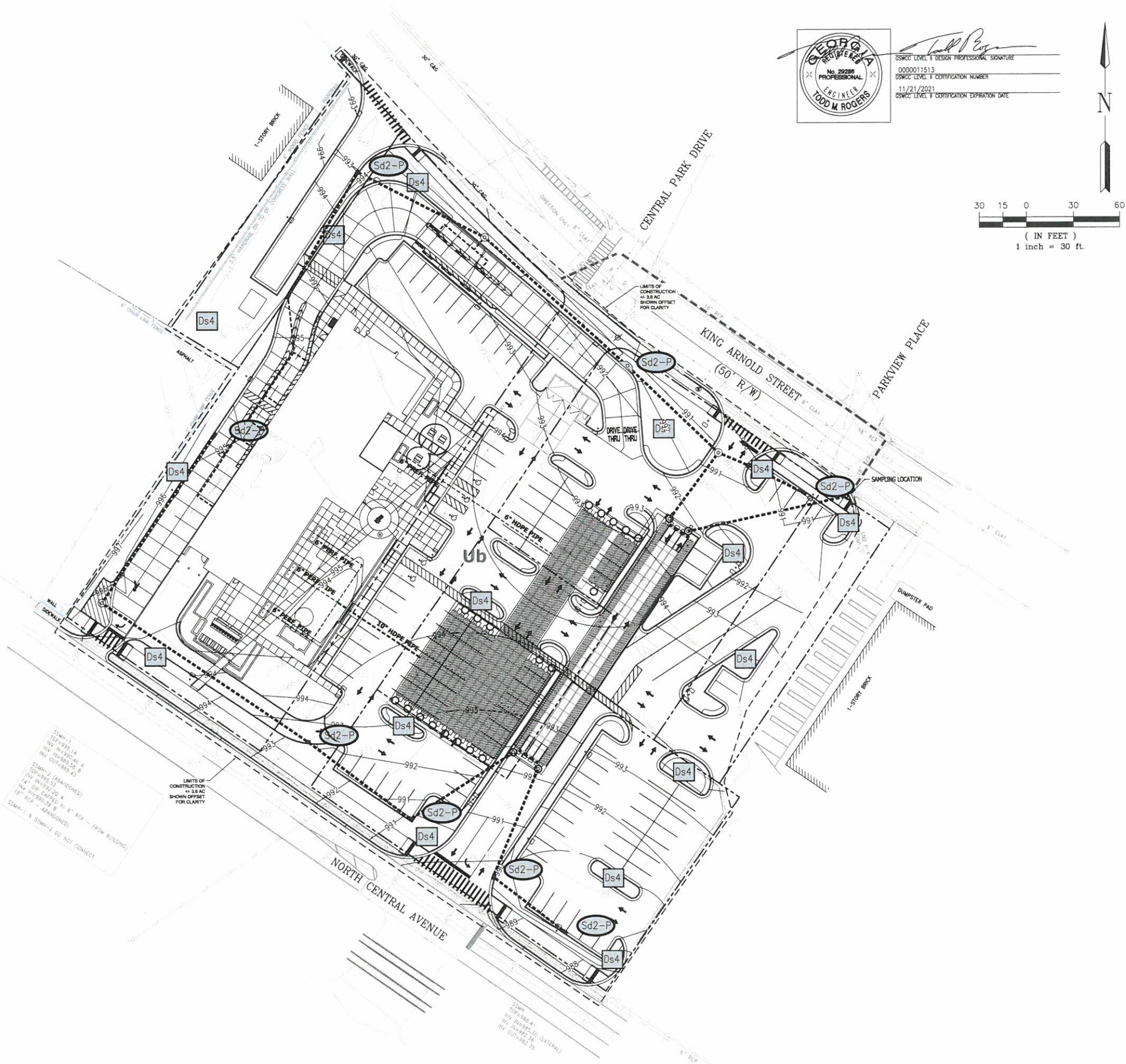
| SYMBOL | NAME       | SLOPE |
|--------|------------|-------|
| Ub     | Urban Land | 0-10% |

SSMH-14  
TOP=994.14  
INV. (HUB)=994.40 A  
TOP=994.40 B  
INV. (HUB)=994.66 B  
INV. (OUT)=994.66 B

SSMH-2 (ABANDONED)  
TOP=995.13 A  
INV. (HUB)=995.20 A  
TOP=995.20 B  
INV. (HUB)=995.26 B  
INV. (HUB)=995.26 B  
16" RCP - ABANDONED

SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF  
CONSTRUCTION  
± 3.8 AC  
SHOWN OFFSET  
FOR CLARITY



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



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

FSU# 70001

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

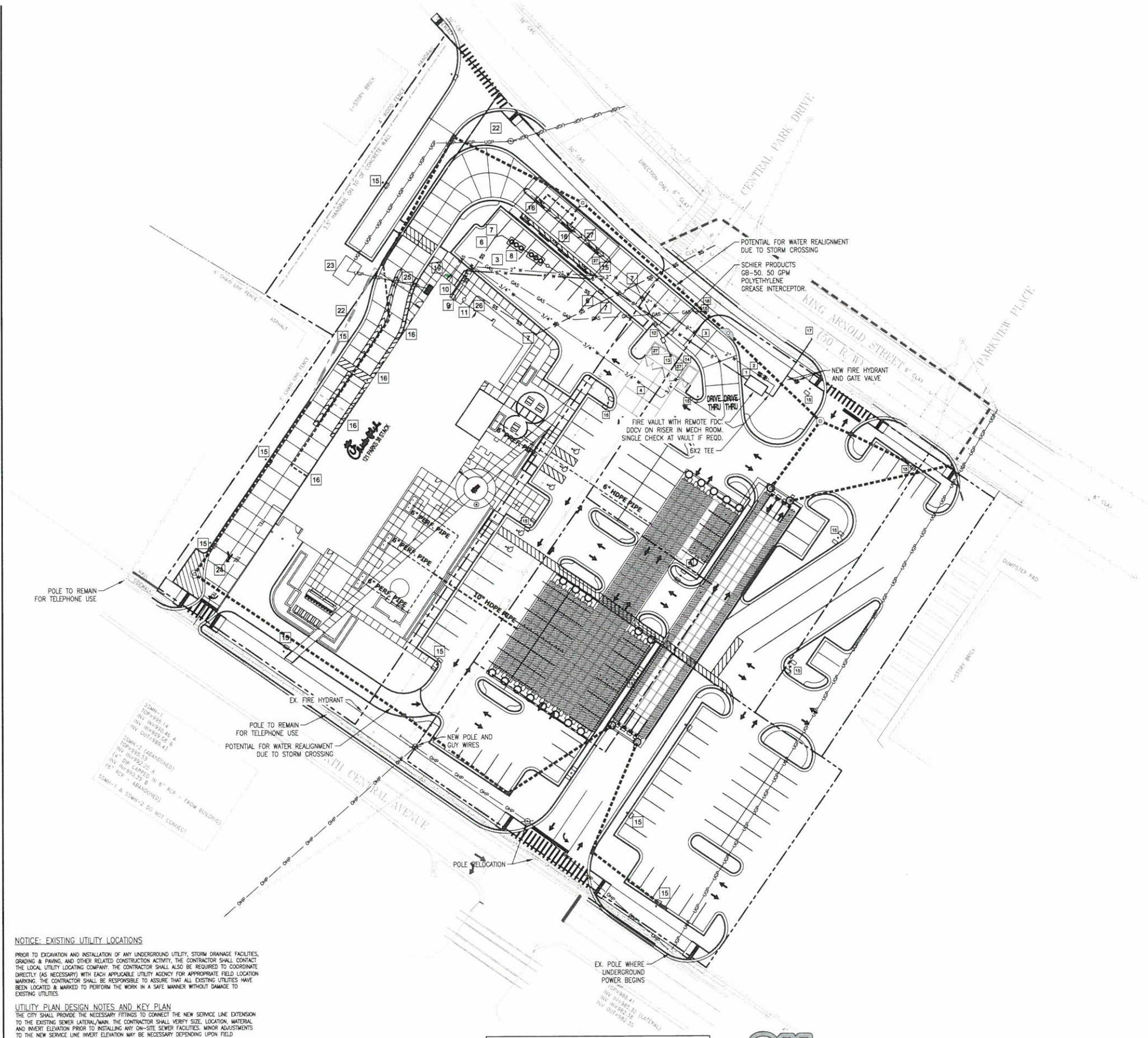
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SHEET  
FINAL PHASE  
EROSION  
CONTROL PLAN

SHEET NUMBER  
C-3.5





#### NOTICE: EXISTING UTILITY LOCATIONS

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

#### UTILITY PLAN DESIGN NOTES AND KEY PLAN

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

**CAUTION/WARNING:**  
THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEMATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. 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.



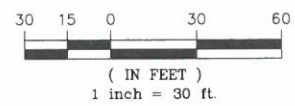
#### CONSTRUCTION NOTE

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

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

#### UTILITY PLAN LEGEND

| EXISTING | PROPOSED |
|----------|----------|
| — G —    | — G —    |
| — W —    | — W —    |
| — F —    | — F —    |
| — E —    | — E —    |
| — T —    | — T —    |
| — SS —   | — SS —   |
| ▲ FH     | ▲ FH     |
| ● MH     | ● MH     |
| ○ C      | ○ C      |
| ○ P      | ○ P      |
| ○ V      | ○ V      |
| ○ A-1    | ○ A-1    |
| ○ WM     | ○ WM     |
| ○ L      | ○ L      |
| □ TP     | □ TP     |
| Y FDC    | Y FDC    |



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



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

**FSU# 70001**

#### REVISION SCHEDULE

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

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SHEET  
PLUMBING SITE  
UTILITY PLAN

IFP SHEET NUMBER  
**PS-1.0**



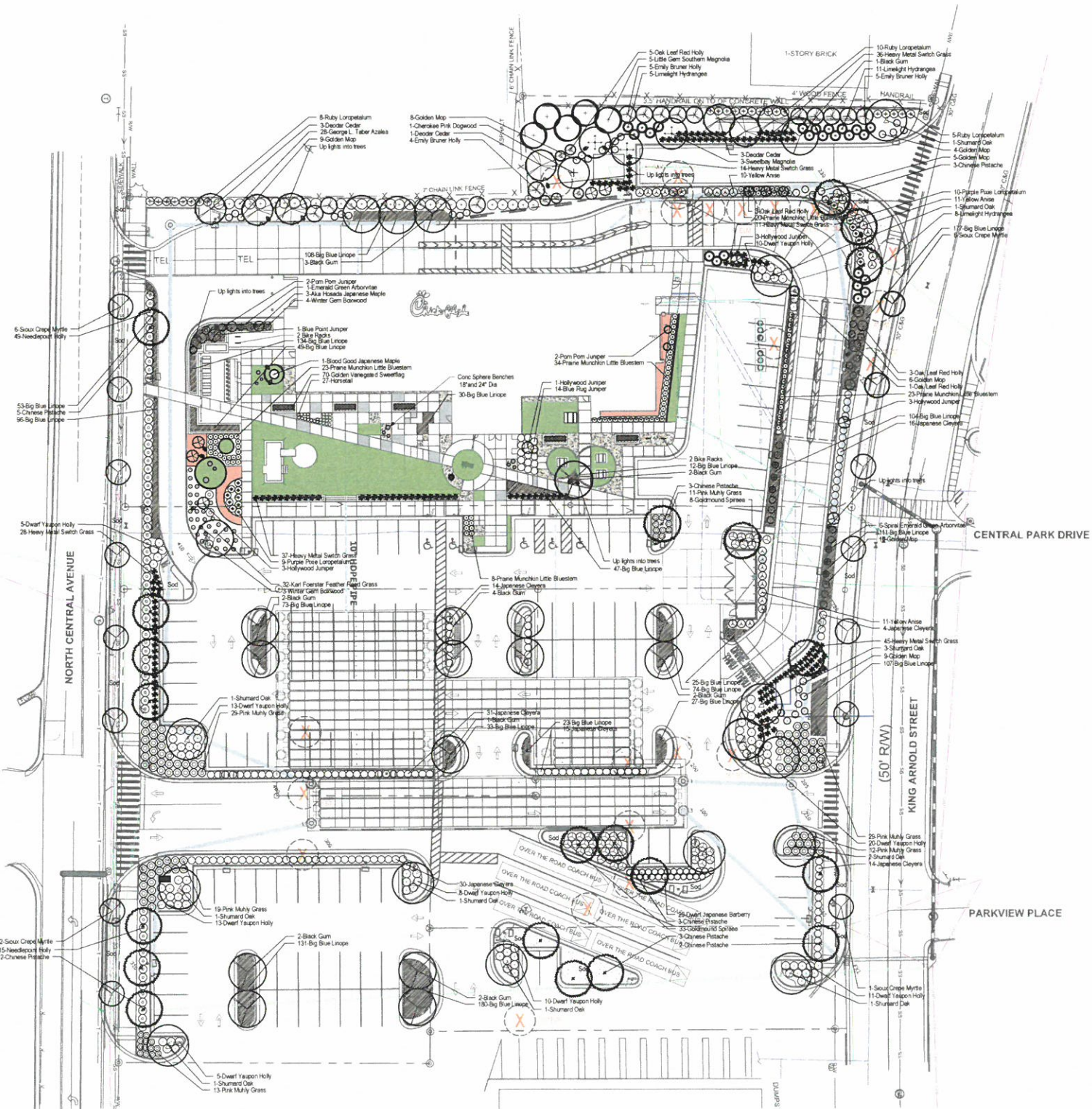
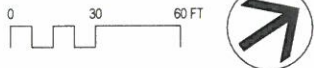
LEGEND



EXISTING TREE TO BE REMOVED



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



LANDSCAPE REQUIREMENTS

HAPEVILLE, GA

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

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

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

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

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

| F. Tree Inventory |                                               |
|-------------------|-----------------------------------------------|
| PROVIDED          | 1. See shaded area for open space = 17,376 SF |
|                   | 2. Proposed plaza = 14,142 SF                 |
|                   | 3. Other open space = 31,518 SF               |
|                   | Total Open Space = 42,036 SF                  |
|                   | 3 Dogwood                                     |
|                   | 4 Black Gum                                   |
|                   | 3 Sweetbay Magnolia                           |
|                   | 2 Shumard Oak                                 |
|                   | 12 Total                                      |

| G. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

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

| I. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| J. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| K. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| L. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| M. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| N. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| O. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| P. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| Q. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| R. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| S. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| T. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| U. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| V. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| W. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| X. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |

| Y. Tree Inventory (Continued) |                                               |
|-------------------------------|-----------------------------------------------|
| PROVIDED                      | 1. See shaded area for open space = 17,376 SF |
|                               | 2. Proposed plaza = 14,142 SF                 |
|                               | 3. Other open space = 31,518 SF               |
|                               | Total Open Space = 42,036 SF                  |
|                               | 3 Dogwood                                     |
|                               | 4 Black Gum                                   |
|                               | 3 Sweetbay Magnolia                           |
|                               | 2 Shumard Oak                                 |
|                               | 12 Total                                      |

| Z. Tree Inventory (Continued) |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| PROVIDED                      | 1. Street Trees @ 40' OC - use understory trees due to overhead powerlines |
|                               | N Central Ave 8 Sox Crepe Myrtle                                           |
|                               | King Arnold St 7 Sox Crepe Myrtle                                          |



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HAPEVILLE DWARF HOUSE  
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HAPEVILLE, GA 30354

FSU# 70001

REVISION SCHEDULE  
NO. DATE DESCRIPTION

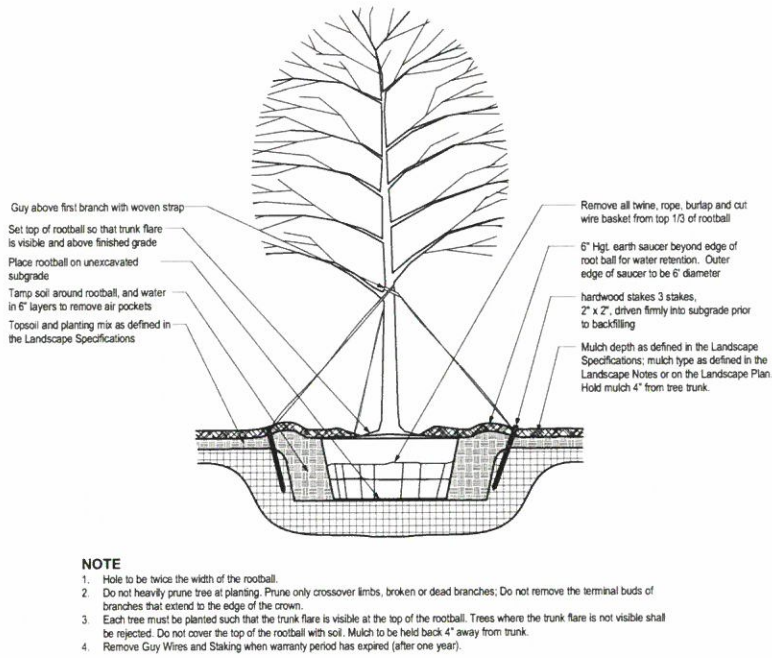
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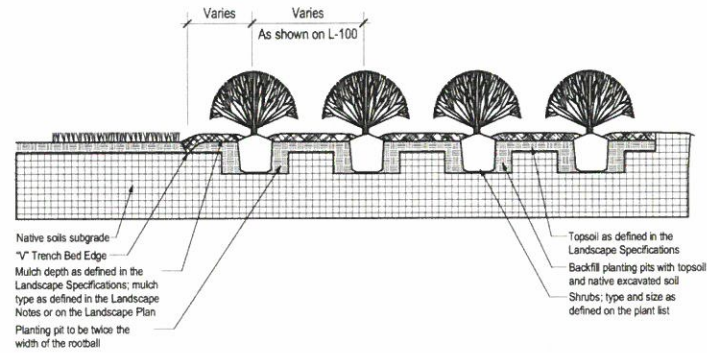
SHEET  
LANDSCAPE PLAN

SHEET NUMBER  
L-100

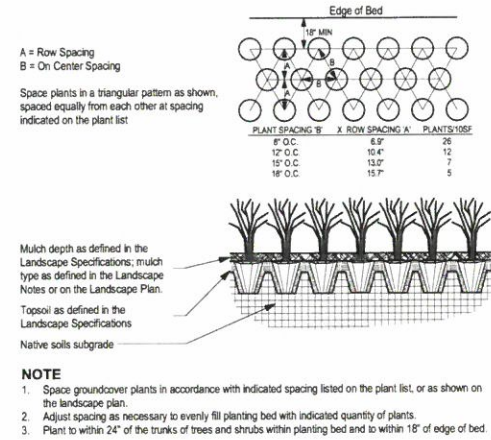




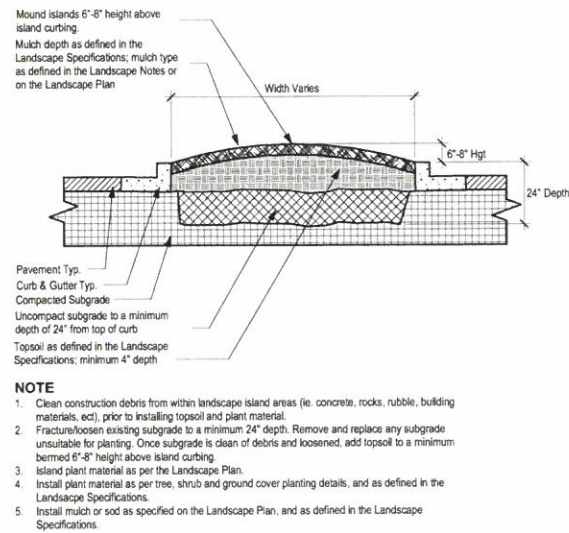
1 **TREE PLANTING & STAKING**  
SCALE: NTS



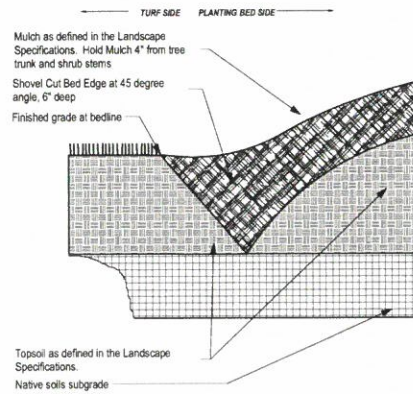
2 **SHRUB BED PLANTING DETAIL**  
SCALE: NTS



3 **GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS



4 **PARKING ISLAND DETAIL**  
SCALE: NTS



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



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HAPEVILLE, GA 30354

**FSU# 70001**

REVISION SCHEDULE  
NO. DATE DESCRIPTION

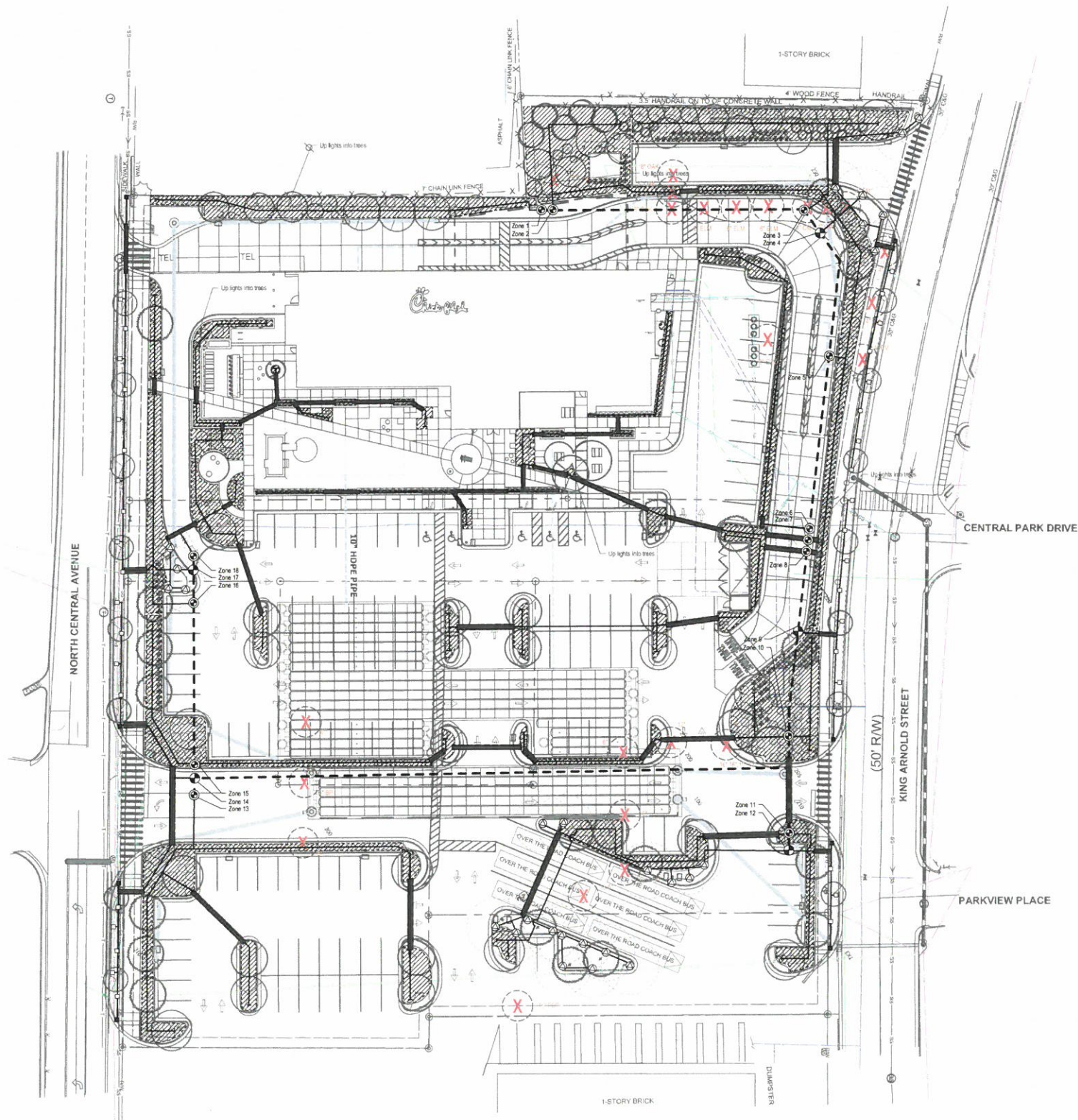
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SHEET  
**LANDSCAPE DETAILS**

SHEET NUMBER  
**L-101**



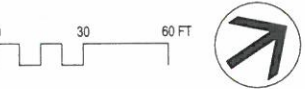


IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

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

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

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



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**FSU# 70001**

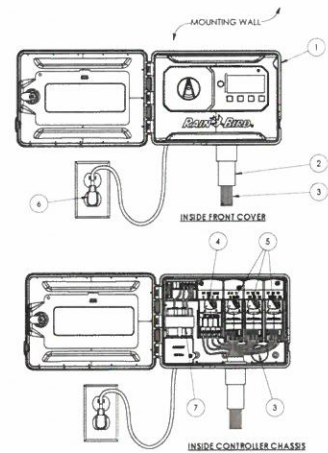
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|-------------------|------|-------------|
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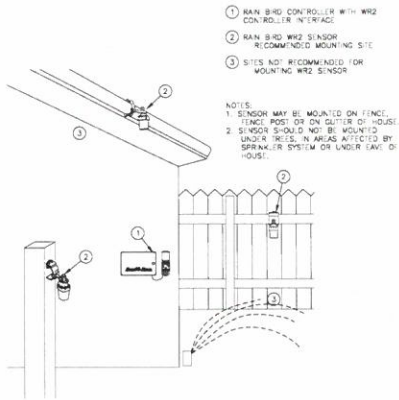
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SHEET  
**IRRIGATION PLAN**  
SHEET NUMBER  
**L-200**

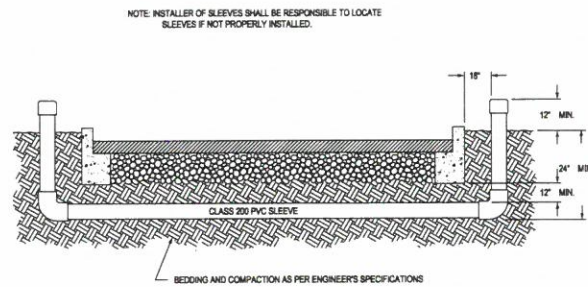
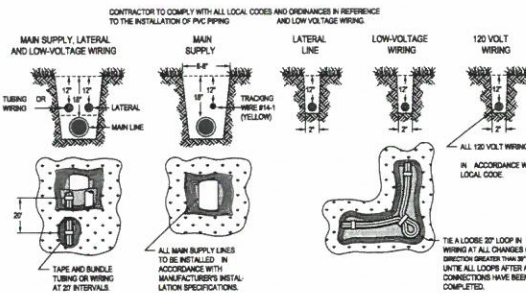




- GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT.
  2. 1-INCH PVC 1/2" 40 CONDUIT AND FITTINGS.
  3. WIRES TO REMOTE CONTROL VALVES.
  4. STANDARD MODULE FOR 4-STATION CONTROLLERS.
  5. OPTIONAL MODULES FOR 22-STATION CONTROLLER.
  6. STANDARD 120 V PLUG.
  7. 120 VAC,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



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



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

## 1 IRRIGATION CONTROLLER: ESP-ME3

SCALE: NTS (LOCATE IN STORAGE ROOM)

## 2 WR2 WIRELESS RAIN/FREEZE SENSOR

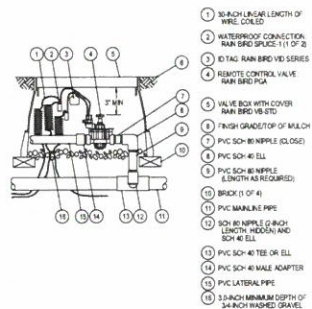
SCALE: NTS (LOCATE AT DUMPSTER WALL)

## 3 IRRIGATION TRENCHING AND PIPE DEPTH

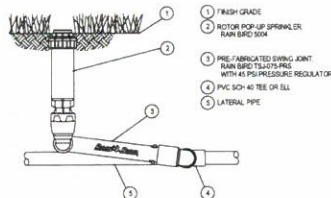
SCALE: NTS

## 4 IRRIGATION SLEEVING

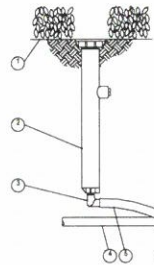
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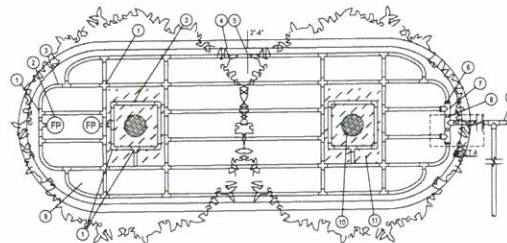
1. SEARCH LINEAR LENGTH OF WIRE COILED.
2. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
3. 1/2" TAG: RAIN BIRD VES SERIES.
4. REMOTE CONTROL VALVE: RAIN BIRD VES.
5. VALVE BOX WITH COVER: RAIN BIRD VES.
6. FINISH GRADE/TOPOF MULCH.
7. PVC SCH 40 PIPE (CLOSE).
8. PVC SCH 40 ELL.
9. PVC SCH 40 NIPPLE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



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



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



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

| Pipe Pressure psi | 1/2" Spacing (ft) |     |     | 18" Spacing (ft) |     |     |
|-------------------|-------------------|-----|-----|------------------|-----|-----|
|                   | 5.0               | 5.5 | 6.0 | 5.0              | 5.5 | 6.0 |
| 40                | 140               | 145 | 150 | 270              | 275 | 280 |
| 50                | 160               | 165 | 170 | 300              | 305 | 310 |
| 60                | 180               | 185 | 190 | 330              | 335 | 340 |
| 70                | 200               | 205 | 210 | 360              | 365 | 370 |
| 80                | 220               | 225 | 230 | 390              | 395 | 400 |

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

## 5 IRRIGATION VALVE: 100-PGA

SCALE: NTS

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

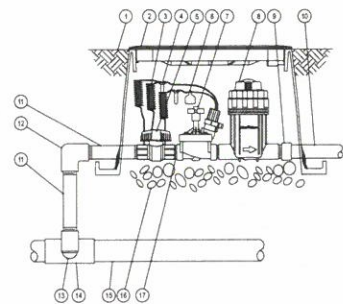
SCALE: NTS

## 7 POP-UP SPRAY: 1800 SERIES

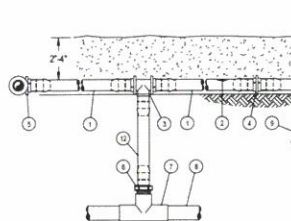
SCALE: NTS

## 8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW

SCALE: NTS



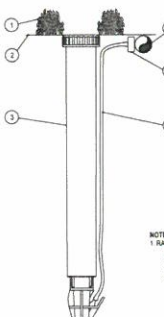
1. FINISH GRADE/TOPOF MULCH.
2. VALVE BOX WITH COVER: RAIN BIRD VES.
3. SEARCH LINEAR LENGTH OF WIRE COILED.
4. WATERPROOF CONNECTION: RAIN BIRD SPICE (11 OF 2).
5. 1/2" TAG: RAIN BIRD VES SERIES.
6. REMOTE CONTROL VALVE: RAIN BIRD VES.
7. VALVE BOX WITH COVER: RAIN BIRD VES.
8. FINISH GRADE/TOPOF MULCH.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



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



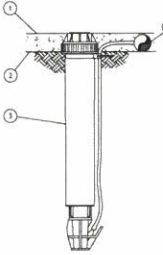
1. ON-SURFACE DRIP LATERAL: RAIN BIRD 40 SERIES DRIP LATERAL (TYPICAL).
2. PLUMB DRIP EMITTER OUTLET: SEE PLUMB FOR DRIP LATERAL OUTLET SPACING.
3. BARE TEE (1/2" X 1/2") WITH RAIN BIRD 40 TEE.
4. BARE COUPLING (1/2" X 1/2") WITH RAIN BIRD 40 TEE.
5. BARE ELBOW (1/2" X 1/2") WITH RAIN BIRD 40 TEE.
6. BARE MALE ADAPTOR (1/2" X 1/2") WITH RAIN BIRD 40 TEE.
7. PVC TEE BOLT.
8. PVC LATERAL SUPPLY HEAD.
9. TIE DOWN STAKE: RAIN BIRD 40 TEE WITH BEND (TYPICAL).
10. MULCH.



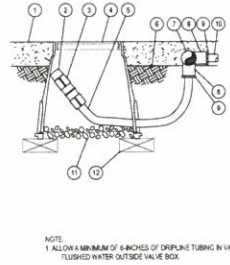
1. PLANT MATERIAL.
2. FINISH GRADE.
3. MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP 1800.
4. 1/2" POLYETHYLENE TUBING: RAIN BIRD 40 TEE TUBING OR RAIN BIRD 40 TEE TUBING OR RAIN BIRD 40 TEE TUBING.
5. 1/4" TIE-FITTING BARE CONNECTION: RAIN BIRD 40 TEE.
6. 1/4" TIE-FITTING BARE CONNECTION: RAIN BIRD 40 TEE.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

NOTE:

1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES: 50 SQUARE NOZZLES (FORMERLY 50PSI).
2. SERIES MPR NOZZLES (ALL CONFIGURATIONS).
3. SERIES MPR NOZZLES (8 IN. 8T AND 8G).



1. MULCH.
2. FINISH GRADE.
3. OPERATION INDICATOR: RAIN BIRD 40 TEE.
4. ON-SURFACE DRIP LATERAL: RAIN BIRD 40 SERIES DRIP LATERAL (TYPICAL).



NOTE:

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

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

## 9 DRIP VALVE: XCZ-PRB-100-COM

SCALE: NTS

## 10 DRIP: ON-SURFACE RISER ASSEMBLY

SCALE: NTS

## 11 DRIP: XERI-POP MICRO SPRAY

SCALE: NTS

## 12 DRIP: OPERATION INDICATOR

SCALE: NTS

## 13 DRIP: DRIP LINE FLUSH POINT

SCALE: NTS



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



# CHICK-FIL-A

## HAPEVILLE DWARF HOUSE

461 N. CENTRAL AVENUE  
HAPEVILLE, GA 30354

FSU# 70001

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

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

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SHEET  
IRRIGATION DETAILS

SHEET NUMBER  
L-201





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



SELSER SCHAEFFER ARCHITECTS

2002 EAST 6TH STREET  
TULSA, OKLAHOMA 74104  
918.587.2282 | F 918.587.2283  
WWW.SELFSCHAEFFER.COM

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

FSR#70001

BUILDING TYPE / SIZE  
RELEASE

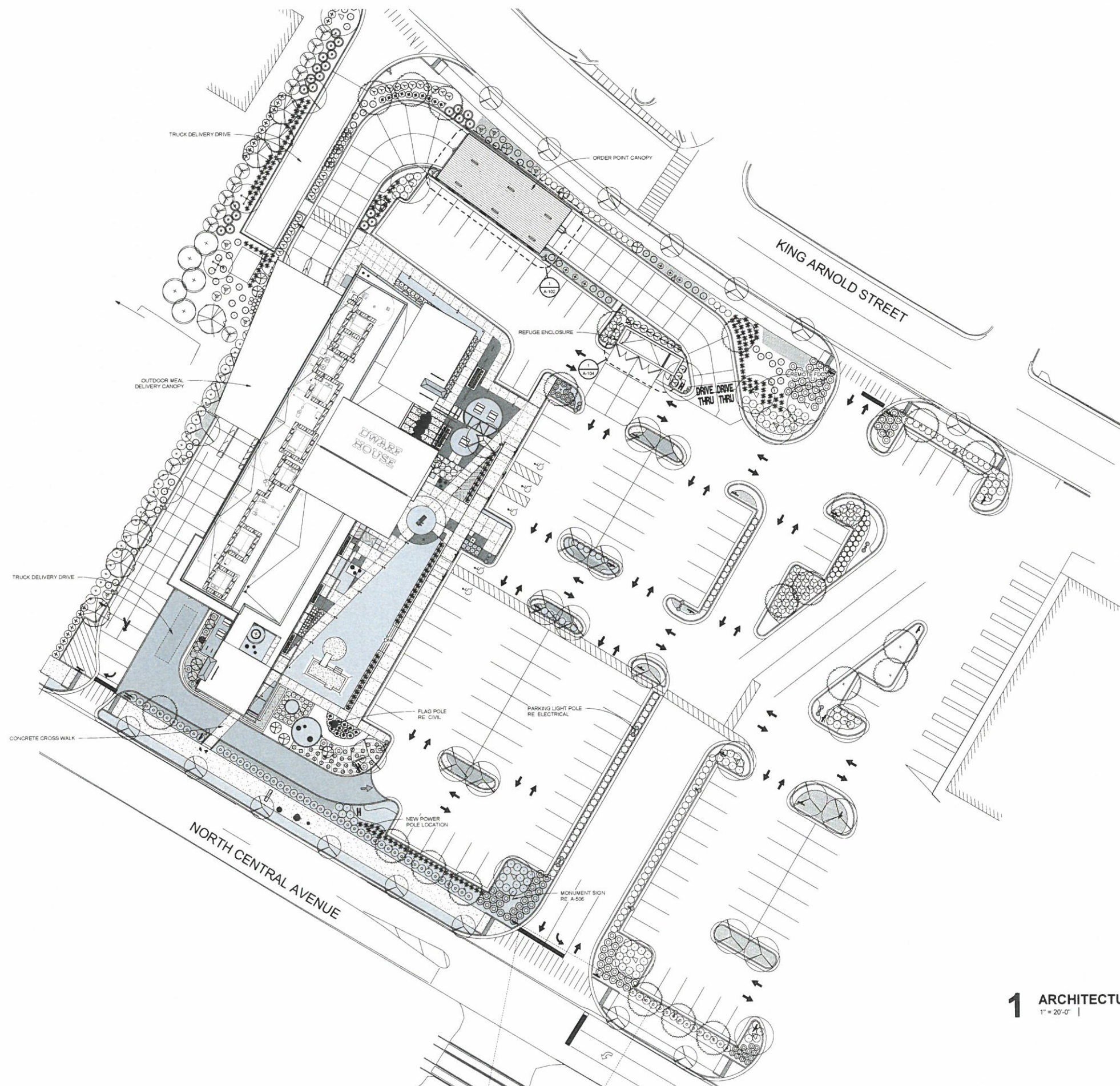
| REVISION SCHEDULE |      |             |
|-------------------|------|-------------|
| NO.               | DATE | DESCRIPTION |

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

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SHEET  
ARCHITECTURAL SITE  
PLAN

SHEET NUMBER **A-100**

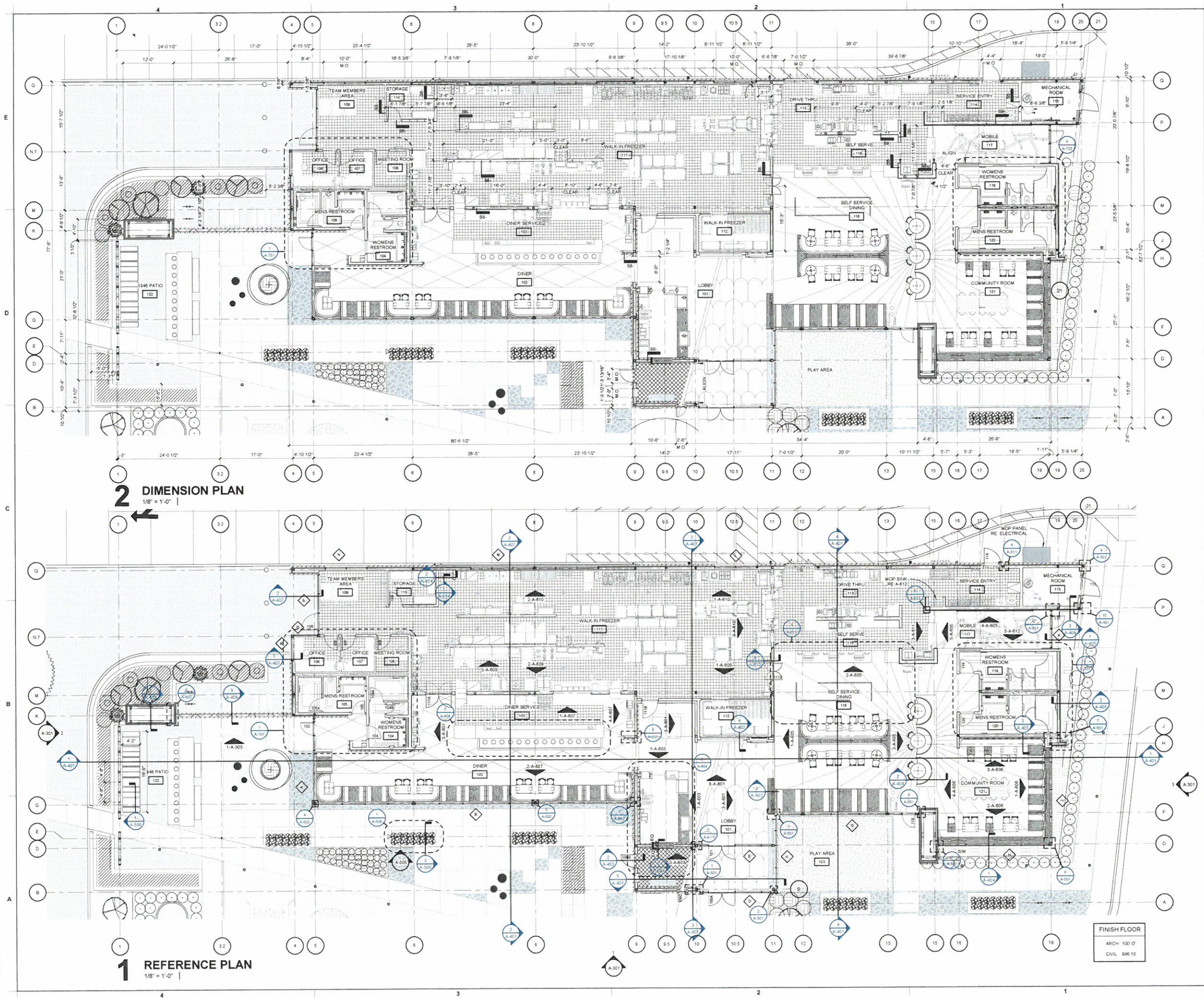


# 1 ARCHITECTURAL SITE PLAN

SIM 350 KGA\_70001\_Hapeville DHRebuild\_Hapeville FSR Custom FSR Custom FSR Custom FSR Hapeville Dwarf House Arch\_V01.rvt  
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 70001A-100-ARCHITECTURAL SITE PLAN



RIM 360/ICA 70001 - Hapeville OH Rebuild FSR Custom FSR Hapeville Dwarf House Arch V20.rvt  
7/9/2020 10:56:16 PM  
70001-A-201-FLOOR PLAN



Chick-fil-A

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



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

**FSR#70001**

BUILDING TYPE / SIZE  
RELEASE

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19036  
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SHEET  
FLOOR PLAN

SHEET NUMBER

**A-201**

PERMIT





EAST - FRONT ELEVATION



WEST - REAR ELEVATION



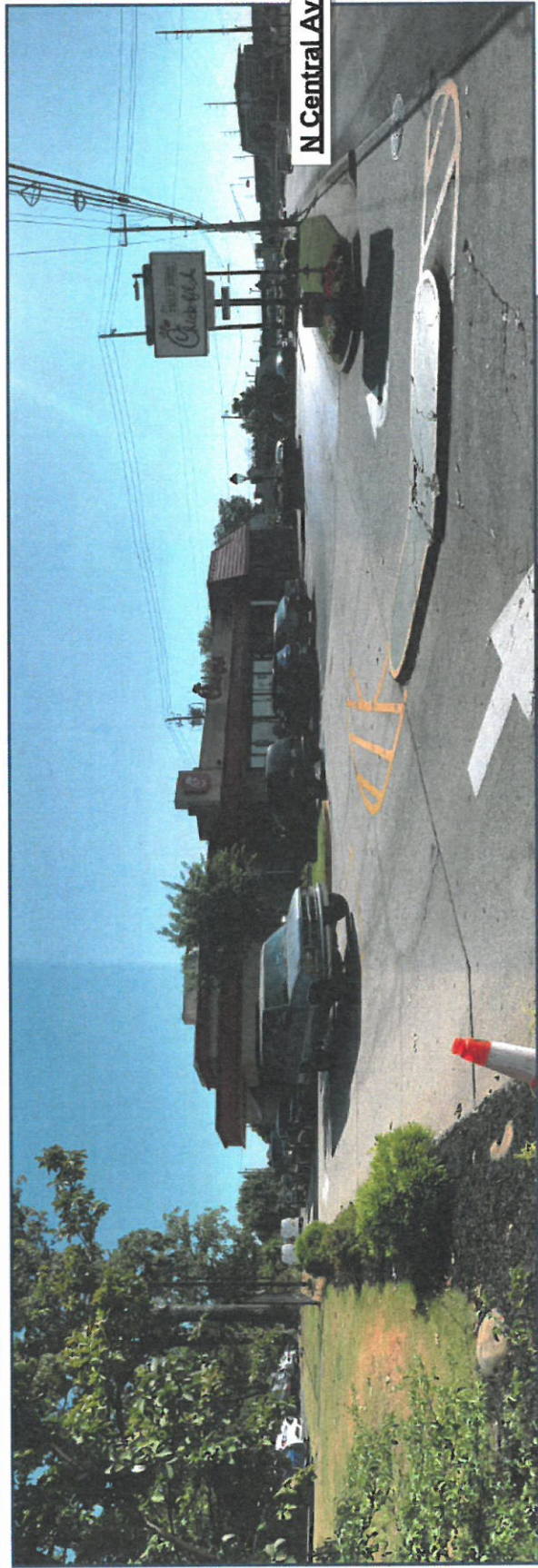
SOUTH - NORTH CENTRAL AVENUE ELEVATION



NORTH - KING ARNOLD STREET ELEVATION

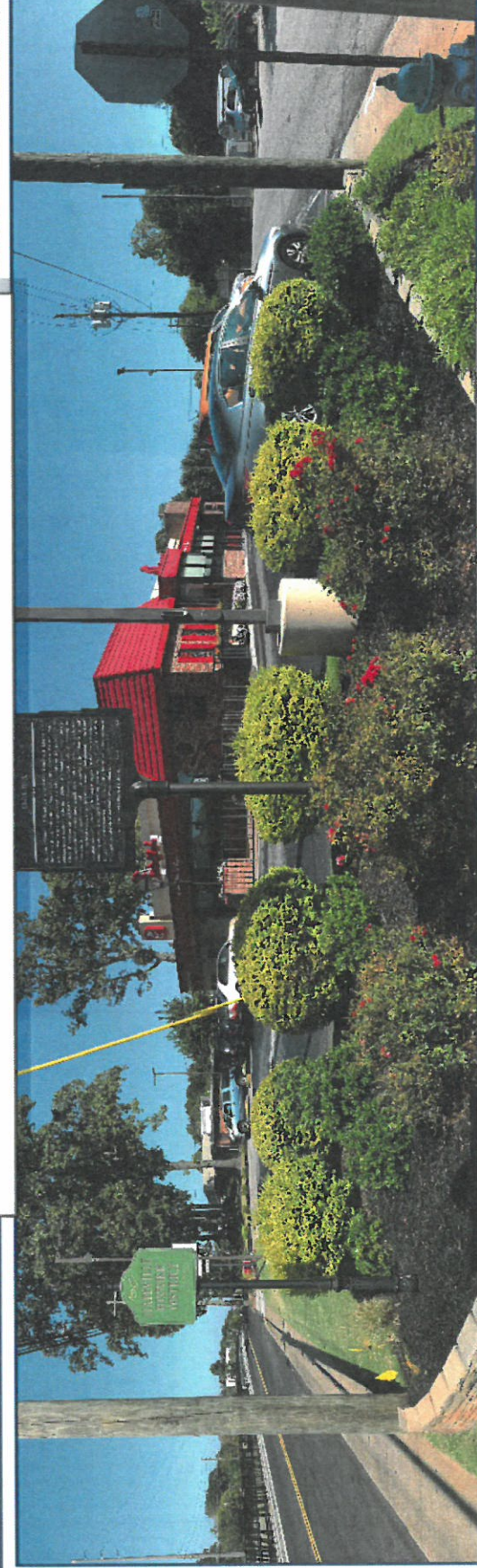
**CHICK-FIL-A HAPEVILLE DWARF HOUSE**  
 DESIGN REVIEW ELEVATIONS  
 OCTOBER 21, 2020





N Central Ave

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



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



King Arnold St

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



King Arnold St

**4 - View From North Corner Dwarf House Site**





**5 - View From West Side Dwarf House Site**



**6 - Existing Dwarf House**



**7 - Irrigation Meter Along N Central Ave**



**8 - Hydrant @ N Central Ave & Sherman Road**





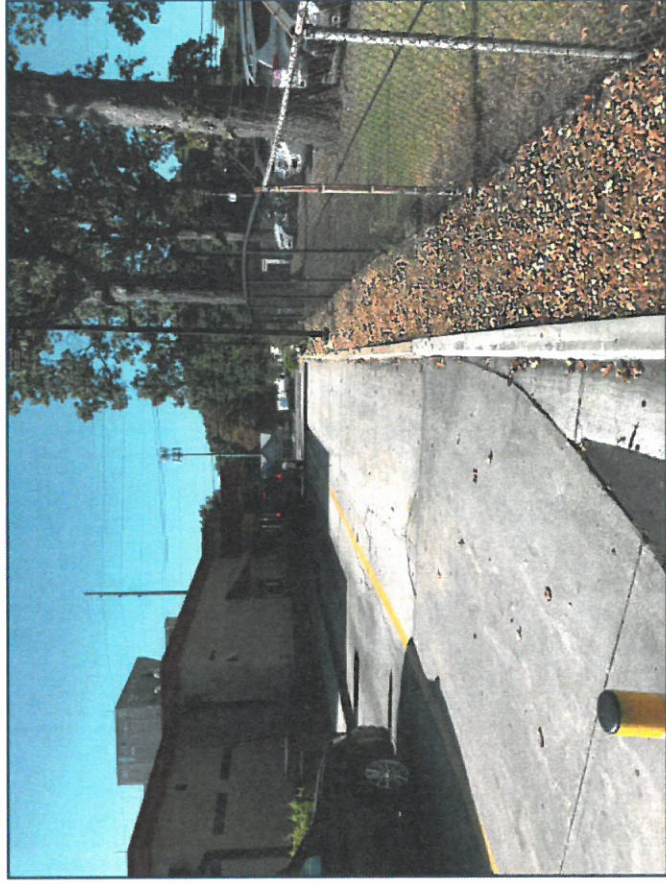
**9 - Power & Phone From Sherman Rd To Building**



**10 - Rear Of Dwarf House**



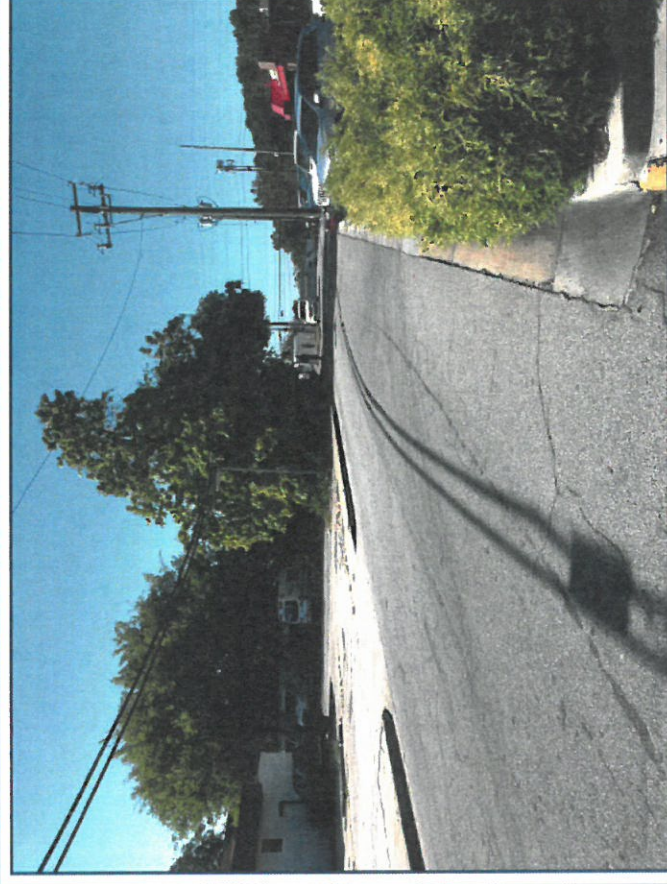
**11 - Refuse Enclosure & Grease Trap**



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

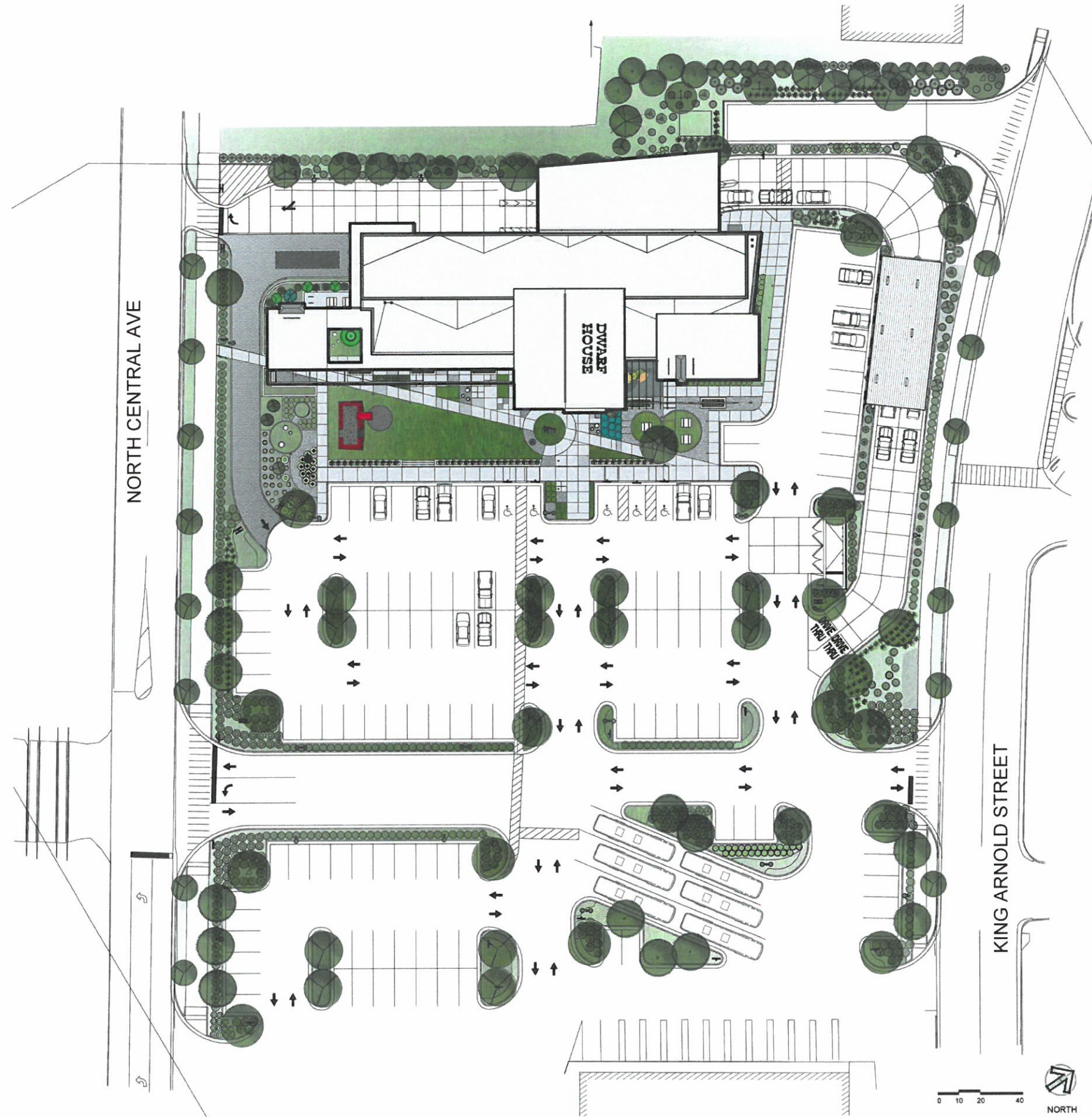


**13 - Flume Near Refuse Enclosure**



**14 - Sherman Road Toward South**









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

DATE: December 10, 2020  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Variance Application for 461 North Central Avenue

**BACKGROUND**

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

1. Variance request to allow parking in the supplemental area at 461 North Central Avenue, Parcel Identification Number 14-0096-0003-01-2. There are 12 spaces along the North Central Avenue frontage between the setback line and the sidewalk.

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

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
  - e. Parking.

Definition - Supplemental area: The privately held area between the back of the required sidewalk clear zone and the build-to line. Supplemental zones shall only be required along existing public streets.

2. Variance request to increase the maximum restaurant size of 6,000 square feet to 11,326 square feet at 461 North Central Avenue, Parcel Identification Number 14-0096-0003-01-2.

**Section 93-11.2-3 Permitted uses**

The following are permitted within the U-V zone:

- (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.

The applicant is developing the property as a rebuilt and expanded Dwarf House/Chick Fil A restaurant. As this is the site of the original Dwarf House, the proposed project incorporates historic elements, "a museum within a restaurant". With these added elements, the building is larger than the 6,000 SF. The project is anticipated to draw customers beyond a typical restaurant and therefore is requesting the



parking along North Central (a variance for parking in excess of 110% was approved at the November 2020 Board of Appeals meeting).

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

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

## **CODE**

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

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

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

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

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

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

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

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

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

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

## **RECOMMENDATION**

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