

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

January 12, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Election of Officers

I. Chairman

II. Vice Chairman

4. Approval of Minutes

4.I. Minutes of December 15, 2020

1. MINUTES - 12-15-2020_draft

5. Old Business

5.I. 244 Mt. Zion Road Site Plan Review

Background:

Justin Honore submitted a request for site plan review to construct a new single-family dwelling with a detached garage at 244 Mt. Zion Road, Parcel Identification Number 14-0094-0009-009-0. The property is zoned R-1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards. The Planning Commission approved this item on July 14, 2020. The applicant is requesting to modify the previously approved plan by adding a garage.

Documents:

1. Application - 244 Mt. Zion Road_site plan_Redacted
2. 244 Mount Zion - Site Plan, Land Scape; Architect Plan Binder-12.13.2020
3. Planners Report Site Plan Review 244 Mt Zion Revised December submission

5.II. 3365 Northside Drive Site Plan Extension Request

Background:

Paula Smith is requesting an extension for site plan approval at 3365 Northside Drive. The Planning Commission originally approved the site plan on June 13, 2019. The application exceeds the 12-month period of validity for the site plan approval.

Documents:

1. Letter - 3365 Northside Drive_extension request_site plan
2. 3365 Northside Drive - Final Approved Plan
3. Tree Plan - 1.7.2021
4. Planners Report Site Plan Review 3365 Northside Drive extension
6. Next Meeting Date - Tuesday, February 9, 2021 at 6:00PM
7. Adjourn

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

December 15, 2020 6:00PM

MINUTES

1. Called to order at 6 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 10, 2020

MOTION ITEM: Charlotte Rentz made a motion, Cliff Thomas seconded to approve the minutes of November 10, 2020 with noted correction. Motion Carried: 6-0.

4. Old Business

4.I. 2021 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2021 Planning Commission meeting schedule. This item was approved by the Planning Commission on November 10, 2020.

The schedule was amended to coincide with the 2021 City Council meeting dates.

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the amended 2021 Planning Commission meeting schedule as submitted. Motion Carried: 6-0.

5. New Business

5.I. 465 North Avenue

Final Subdivision Plat

Background:

Angel Marrero, representing Jim Florence & Co., requested final plat review to subdivide one parcel into two forming one parcel of .22 acres and one parcel of .14 acres at 465 North Avenue, Parcel Identification Number 14009400030419. The property is zoned RSF,

Residential-Single Family. The proposed use of the property are single family residential lots.

Recommendation:

Planning has the following comments for with the proposed subdivision:

1. The property line bows out where the carport (465 North Ave) is located. It would be preferable if the property line were consistent across the parcel.
2. The required 15' setback along Wheeler Street and 5' side setback would allow for only 30' building width, including roof eaves. Any development of the property should enfront North Avenue and must meet the required setbacks.
3. The street tree shown on the survey for 465 North Avenue must be planted in accordance with the Tree Conservation Ordinance supplemental yard section. Development of the vacant lot will require compliance with the Tree Conservation Ordinance during site plan review.

City Planner, Dr. Patterson, stated per Section 90-1-3(c)(4), corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines. Dr. Patterson stated the corner lot will be the smaller of the two as there is an existing single-family dwelling on the interior lot.

MOTION ITEM: Leah Davis made a motion, Charlotte Rentz seconded to approve the final subdivision plat for 465 North Avenue subject to the following conditions:

- 1) The property line bows out where the carport (465 North Avenue) is located. For consistency, the applicant must revise the drawing to straighten the property line.
- 2) The required 15' setback along Wheeler Street and 5' side setback would allow for only 30' building width, including roof eaves. Any development of the property should enfront North Avenue and must meet the required setbacks.
- 3) The street tree shown on the survey for 465 North Avenue must be planted in accordance with the Tree Conservation Ordinance supplemental yard section. Development of the vacant lot will require compliance with the Tree Conservation during site plan review.
- 4) The Commission recognizes that the corner lot is the smaller lot and has a buildable lot width of 28'.

Motion Carried: 6-0.

5.II. Extended-Stay Hotels

Text Amendment

Background:

Consideration of a text amendment to Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-23 (Extended-Stay Hotels) to amend and update the provisions regarding the maximum number of extended-stay hotels allowed within the City.

The City of Hapeville's Code of Ordinances, Section 93-2-23 allows for four extended stay hotels. Three extended stay hotels are delineated in the Code. Extended stay hotels are defined in the Code (Sec 93- 1-2) as a building that otherwise meets the definition of "hotel," but in which cooking facilities are included in more than 20 percent of its total guest rooms. The TownePlace Suites development located at 3474 Norman Berry Drive (Parcel 14 0127 LL1263) was developed as the fourth extended stay hotel. The Parcel ID has been added to the Code section.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to recommend the Mayor and Council approve the text amendment for Extended-Stay Hotels as submitted. Motion Carried: 6-0.

6. Open Discussion

6.1. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Dr. Patterson presented guidelines for when the City should require sidewalks for development. In 2016, the City conducted a sidewalk inventory report to determine existing conditions. This report is considered when the Department of Community Services request funds for street and sidewalk improvements.

Currently, regulations for sidewalks fall under the purview of the Design Review Committee. Dr. Patterson requested the Planning Commission review the suggested guidelines and make a recommendation to the Design Review Committee.

Chairman Wismer stated that he likes the criteria as it addresses most applications that have been present to the Planning Commission. He asked how the criteria would be implemented.

Dr. Patterson stated the Design Review Committee has the ability to grant Design Exceptions and can consider the criteria for sidewalk requirements.

Commissioner Martin asked why there is a differentiation for sidewalks in the code and the Design Review Committee has discretion in one area of the code versus another.

Dr. Patterson stated certain zoning designations have a requirement in the code and any variations must be appealed to the Board of Appeals.

Commissioner Thomas asked if the proposed changes would be part of a code change.

Dr. Patterson stated the guidelines would be used as a reference.

Commissioner Dolan asked for clarification regarding the current code requirements for sidewalks and why change the current process for requiring sidewalk for all new development.

Dr. Patterson stated there are instances where it may not make sense to require a sidewalk installation. As an example, requiring the removal of a Landmark Tree to accommodate the installation of a sidewalk on a street where there are no other sidewalks on the street. Furthermore, we want to be able evaluate each individual request and have guidelines when determining the installation of sidewalks.

Chairman Wismer asked Dr. Patterson to acknowledge the sidewalk guidelines in future site plan reviews.

No action was taken.

7. Next Meeting Date – Tuesday, January 12, 2021 at 6:00 PM

8. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to adjourn the meeting at 7:11 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

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

Page 7 of 40

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

We intend to build a new construction, 2 story, detached SFR on this lot. We also own the adjacent lots and our ultimate goal is to (at a later time) build a total of 3 of these types of homes for new future residents of the wonderful city of Hapeville. We hope to not only add to the available inventory of new construction homes, but also to increase the property values of the current residents around our new homes to be built. We do not intend to occupy the properties. We will sell the homes as completed. Construction is estimated to take 3-4 months from start to finish. We intend to ensure the homes are completed with quality craftsmanship and are aesthetically pleasing to not only future home buyers but our current neighbors as well.

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

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

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

244 Mount Zion Rd SW

Hapeville Ga 30354

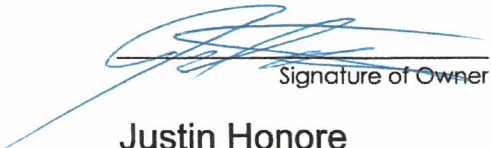
City of Hapeville, County of Fulton, State of Georgia

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 Justin Honore

Address of Applicant
140 Barrington Parkway, Stockbridge

Telephone of Applicant
[REDACTED]

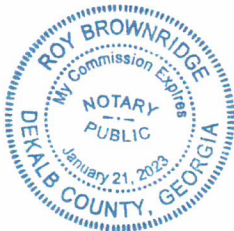

Signature of Owner

Justin Honore

Print Name of Owner

Personally Appeared Before Me this 29th day of December, 2020.


Notary Public



Site Plan Checklist – Please include with your application.

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

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

JH

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

JH

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

JH

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

JH

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

JH

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

JH

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

JH

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

JH

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

JH

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

JH

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

JH

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

JH

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

- JH Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- JH Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- JH Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- JH Site area (square feet and acres).
- JH Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- JH Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- JH Total floor area ratio and/or residential density distribution.
- JH Number of parking spaces and area of paved surface for parking and circulation
- JH At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____
Date 12/29/2020

500' ALONG R/W
TO FIFTH ST R/W

MOUNT ZION ROAD ~ 40' R/W
S89° 02' 35"E
25'± BC/BC
50.00'

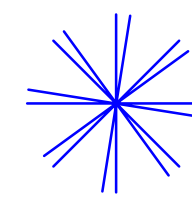
- * LEGEND *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- | | |
|-----------------------------|------------------------------|
| AKA ALSO KNOWN AS | N/F NOW OR FORMERLY |
| APP AS PER DEED | NAIL NAIL FOUND |
| APP AS PER PLAT | P PLAT (BOOK/PAGE) |
| BSL BUILDING (SETBACK) LINE | POB POINT OF BEGINNING |
| CP COMPUTED POINT | POC POINT OF COMMENCEMENT |
| CTP CRIMP TOP PIPE FOUND | R RADIUS LENGTH |
| D DEED (BOOK/PAGE) | R/W RIGHT-OF-WAY |
| DW DRIVEWAY | RBF REINFORCING BAR FOUND |
| EP EDGE OF PAVEMENT | (1/2" UNO) |
| FFE FINISH FLOOR ELEVATION | RBS 1/2" REINFORCING BAR SET |
| FKA FORMERLY KNOWN AS | SW SIDEWALK |
| IPF IRON PIN FOUND | SSE SANITARY SEWER EASEMENT |
| L ARC LENGTH | SSCO SANITARY SEWER CLEANOUT |
| LL LAND LOT | -X- FENCE LINE |
| LLL LAND LOT LINE | WALL |
| N NEIGHBOR'S | |

PARKING SUMMARY

- (1) ENCLOSED PARKING @ GARAGE
(2) OFF STREET PARKING @ DRIVEWAY

REQUIRED: (2) OFF STREET PARKING
PROVIDED: (3) OFF STREET PARKING

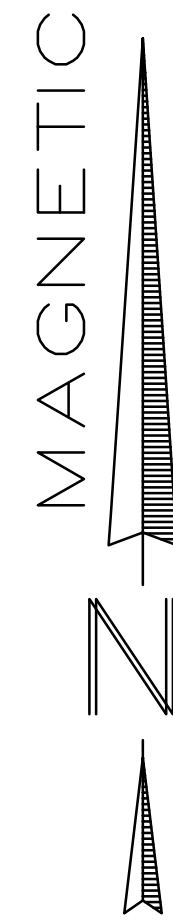
USE EXIST DW AS
CONSTRUCTION OUTLET



INDICATES
PROPOSED
LANDSCAPING
(SEE LANDSCAPE
PLAN FOR DETAILS)

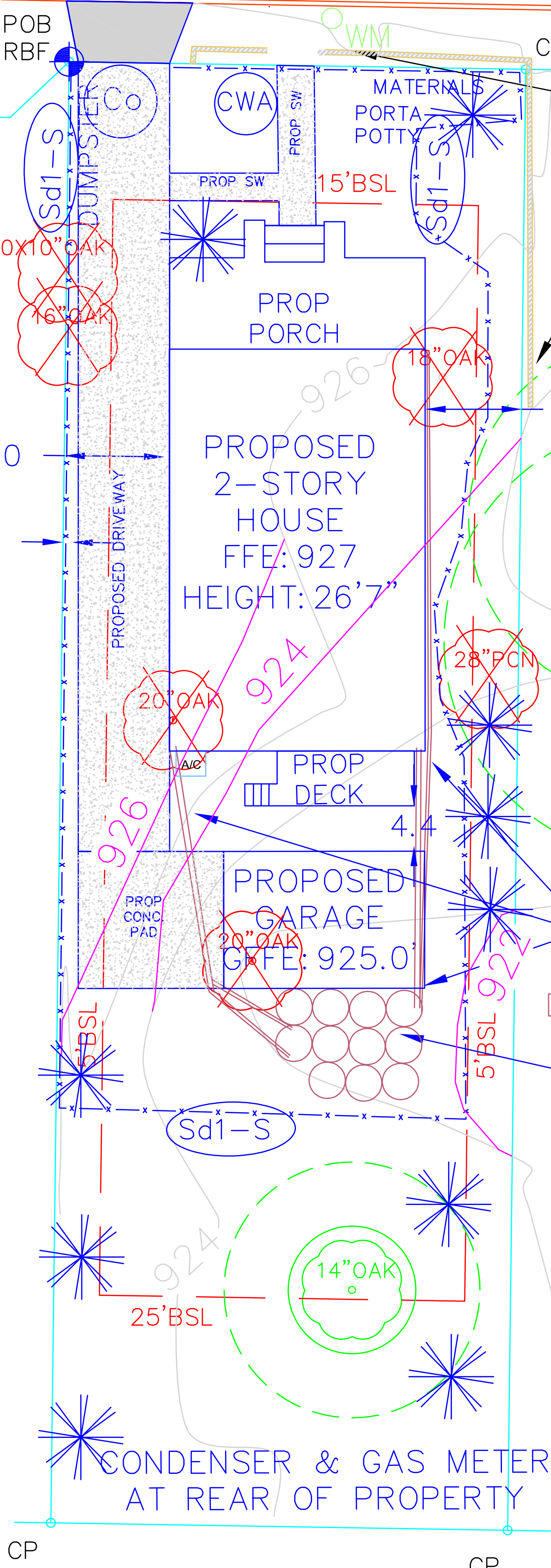
INDICATES
EXISTING
CONTOURS

INDICATES
PROPOSED
CONTOURS



RELEASED FOR
CONSTRUCTION

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
5971 SF = 0.137 AC



N89° 03' 04"W
50.00'

PROPERTY ADDRESS:
244 Mount Zion Rd SW
Hapeville, GA 30354

LAND AREA:
7998 SF = 0.184 AC

PROPOSED LOT COVERAGE

DRIVEWAY: 860 SF
WALKWAYS: 112 SF
FRONT PORCH: 323 SF
HOUSE: 1232 SF
BACK PORCH: 90 SF
GARAGE: 330 SF
PAD: 240 SF
TOTAL: 2,947 SF
2,947/7,998 = 36.85% LC

ZONING: R-1

SCALE 1" = 10'

SITE PLAN PAGE 1 OF 2 PREPARED FOR:
244 Mount Zion Rd SW

PARCEL ID: 14 009400090090

LAND LOT 94 14th DISTRICT BY:

FULTON COUNTY, GEORGIA FIELD DATE: 12-11-2019 MF

LOCATED IN HAPEVILLE DRAWN DATE: 12-12-2019 SS

REFERENCE: CADASTRAL p000795
REFERENCE: DEED BOOK , PAGE ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SP 2-27-2020 HN
REVISIONS:
6-30-2020 HN
7-15-2020 HN
10-12-2020 GM
10-14-2020
11/6/2020
12/10/2020

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

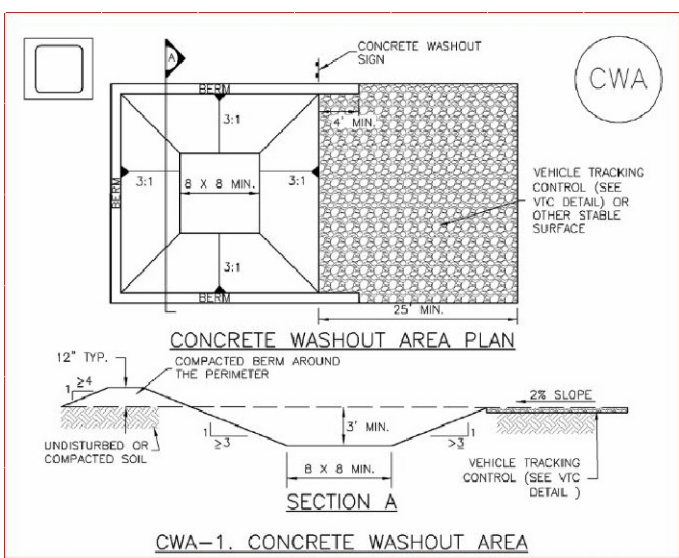
GEORGIA PROFESSIONAL LAND SURVEYOR
Charles W. Loveless
No 3030

24 HR CONTACT / PROPERTY OWNER:
Justin Honore
140 Barrington Pkwy
Stockbridge Ga 30281
404-825-9332

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

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



NO GRADED SLOPE
SHALL EXCEED 2H:1V

Root Protection Notes:

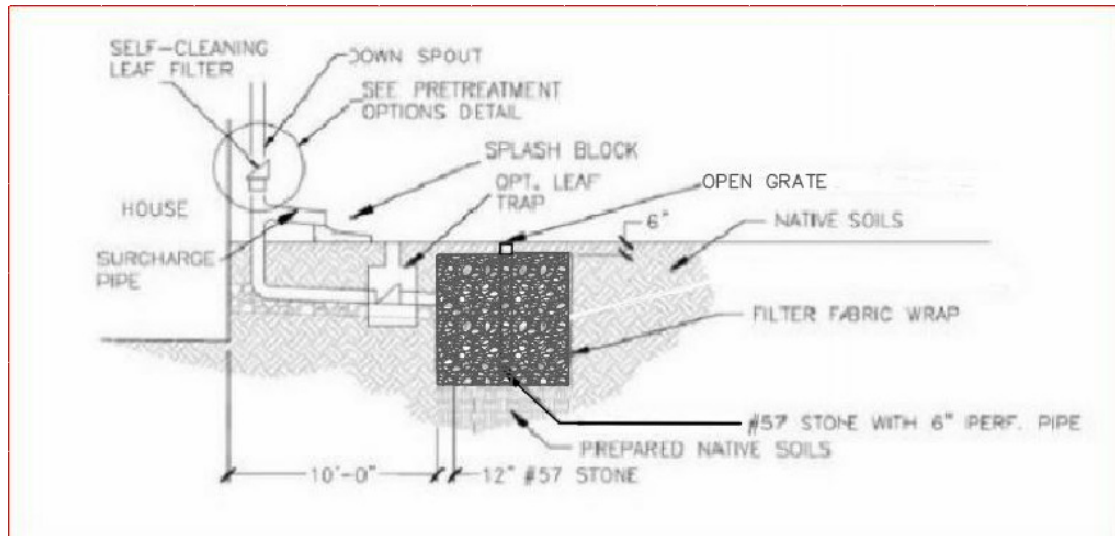
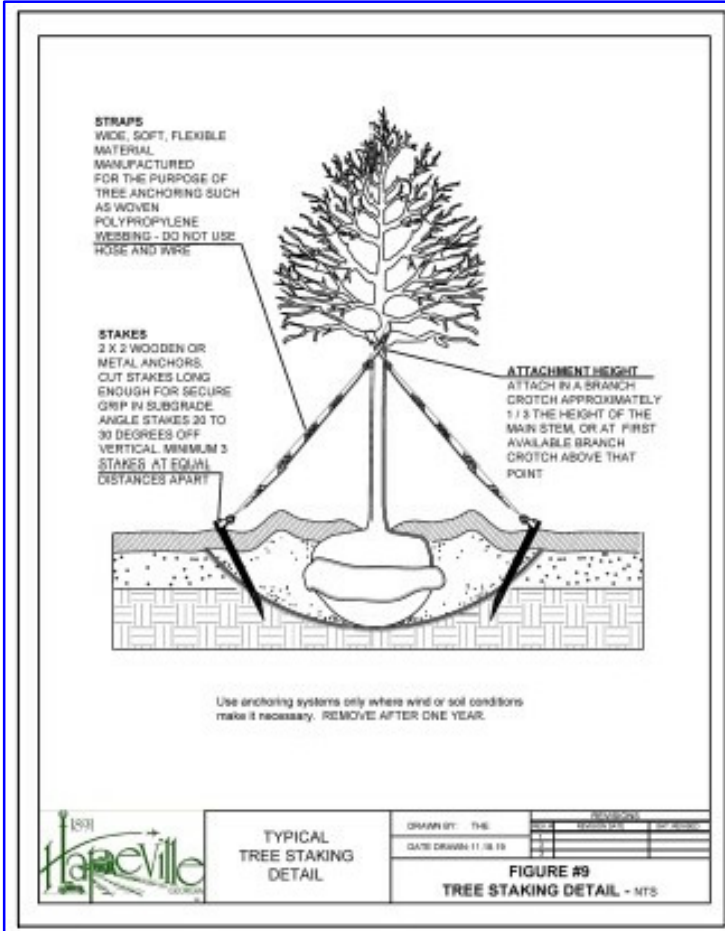
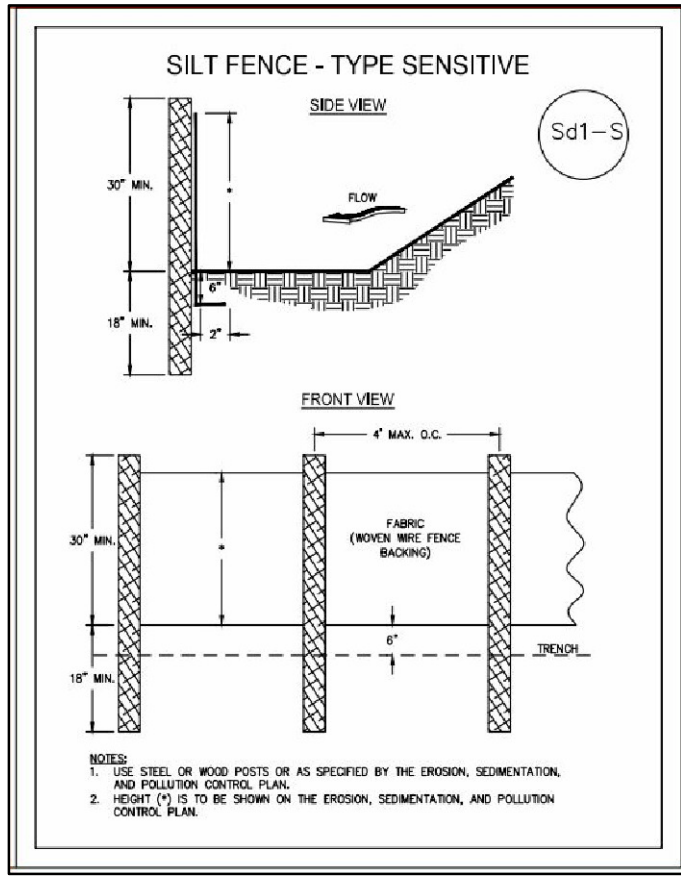
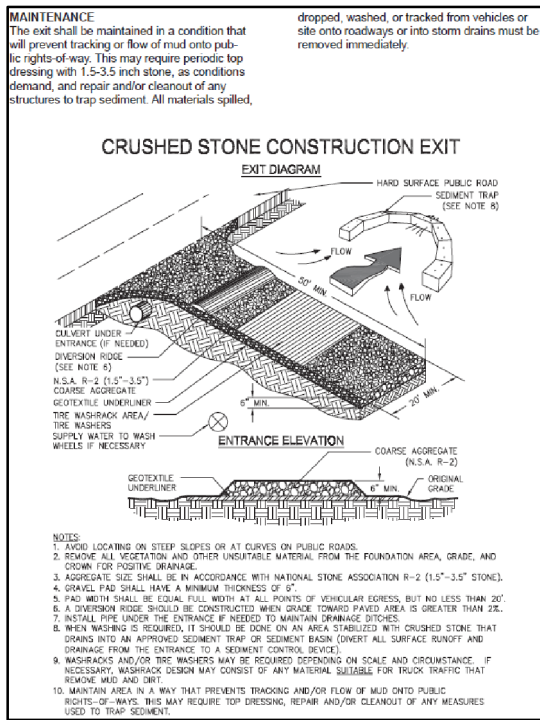
minimal use of machinery around root zone to be practiced
hand prune any roots encountered during foundation excavation
pruning to trees must conform to ANSI A300 standards
no removal of more than 20% of live crown
no cuts to create a lap-sided condition
provide 18" mulch bed around structural root plate
provide 1/2" plywood sheets on grade to create pathway for men and material transport
no footings in the Structural Root Plate

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

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

CWA MAINTENANCE NOTES

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

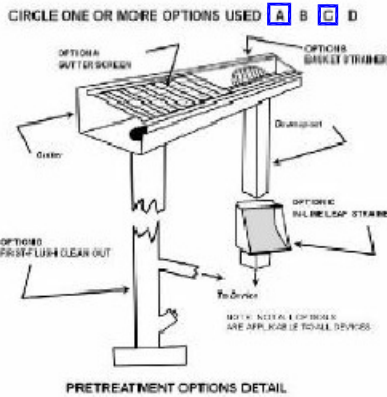


DRY PIT:
±175 SF @ 5' DEEP
±32 C.Y. CUT TO BE
REDISTRIBUTED ON LOT

TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

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



6 TREES DESTROYED:
10"x10" OAK
16" OAK
18" OAK
28" PECAN (LANDMARK TREE TO BE REMOVED)
20" OAK
20" OAK

TREE DENSITY:

0.184 ACRES X 100 INCHES = 18.4" REQUIRED

EXISTING TREES PRESERVED WITH NO IMPACT TO CRZ: 14"

DENSITY NOT IN COMPLIANCE

PROPOSED TREE PLANTING:

3 (EV. TREES) 2 "CALIPER TREES TO BE PLANTED (SEE PLANT LIST)

THE PROPOSED TREES ADD 6"

14" EXISTING + 6" PROPOSED = 20"

20" EXCEEDS REQUIRED DENSITY

LANDMARK TREE RECOMPENSE MITIGATION CALCULATIONS

- (1) 28" PECAN IN GOOD CONDITION TO BE REMOVED
- (7) - 4" CALIPER TREES (7X4=28) TO BE PLANTED

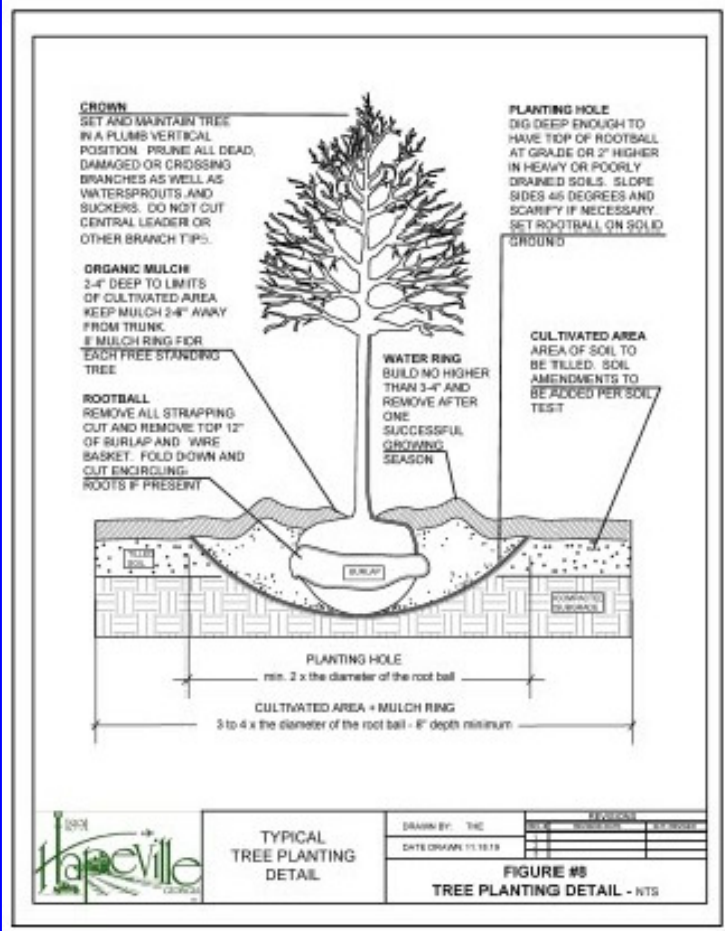
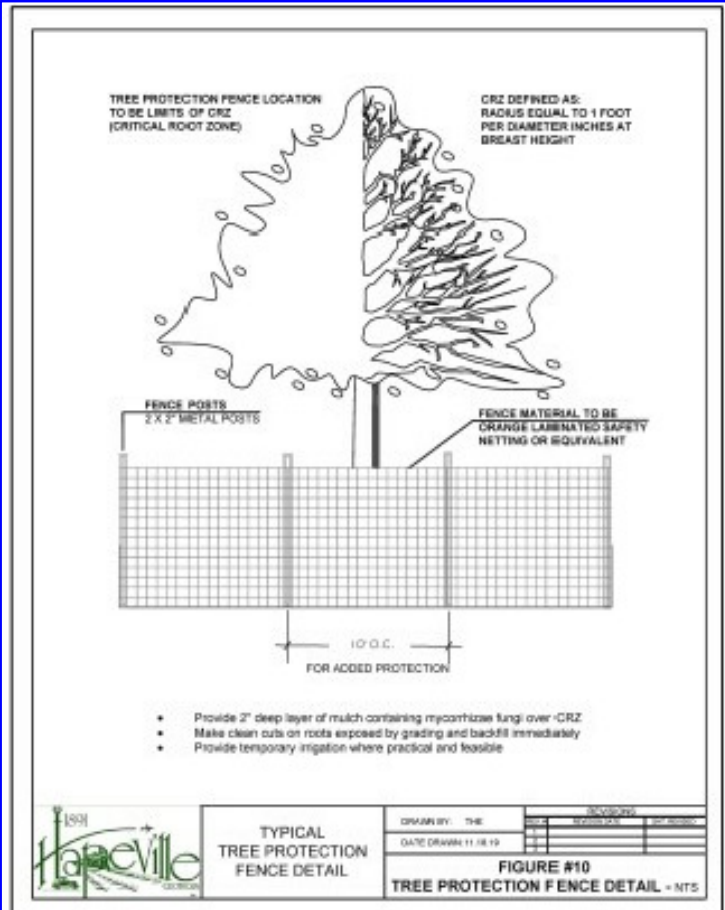
SEE PLANT LIST - (7) 4" CAL TREES PROVIDED

Note:

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

Tree Conservation Plan Notes:

1. The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-869-2120 to arrange a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
3. The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
4. Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
5. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
6. A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



Hole Depth (inches)	Gravel Filled Hole Diameter (inches)				
	24	30	36	42	48
24	30	46	85	88	114
30	30	50	92	110	142
36	46	59	98	132	171
42	53	61	114	154	199
48	61	92	130	176	228
60	78	115	183	218	285

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

$3087/285=10.8$ (USE 11) = ±175 SF

CONTRIBUTING DRAINAGE AREA= 3151 SQ FT

TANK DIAMETER= X INCHES

TANK HEIGHT= X INCHES

GRAVEL BED DEPTH= X (6 OR 12 INCHES)

ALTERNATIVE STANDPIPE DESIGN

HOLE DIAMETER= 48 INCHES

HOLE DEPTH= 60 INCHES

SQUARE FOOTAGE

1st Floor - 1232 SF

2nd Floor - 1036 SF

Total SF - 2268 SF

BUILDING HEIGHT

26'-07" AFF

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

PROPERTY ADDRESS:
244 Mount Zion Rd SW
Hapeville, GA 30354

LAND AREA:
7998 SF = 0.184 AC

SITE PLAN PAGE 2 OF 2 PREPARED FOR:
244 Mount Zion Rd SW

PARCEL ID: 14 009400090090

LAND LOT 94 14th DISTRICT

FULTON COUNTY, GEORGIA

LOCATED IN HAPEVILLE

REFERENCE: CADASTRAL p000795

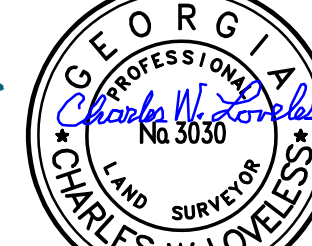
REFERENCE: DEED BOOK PAGE

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

FIELD DATE: 12-11-2019 MF

DRAWN DATE: 12-12-2019 SS

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

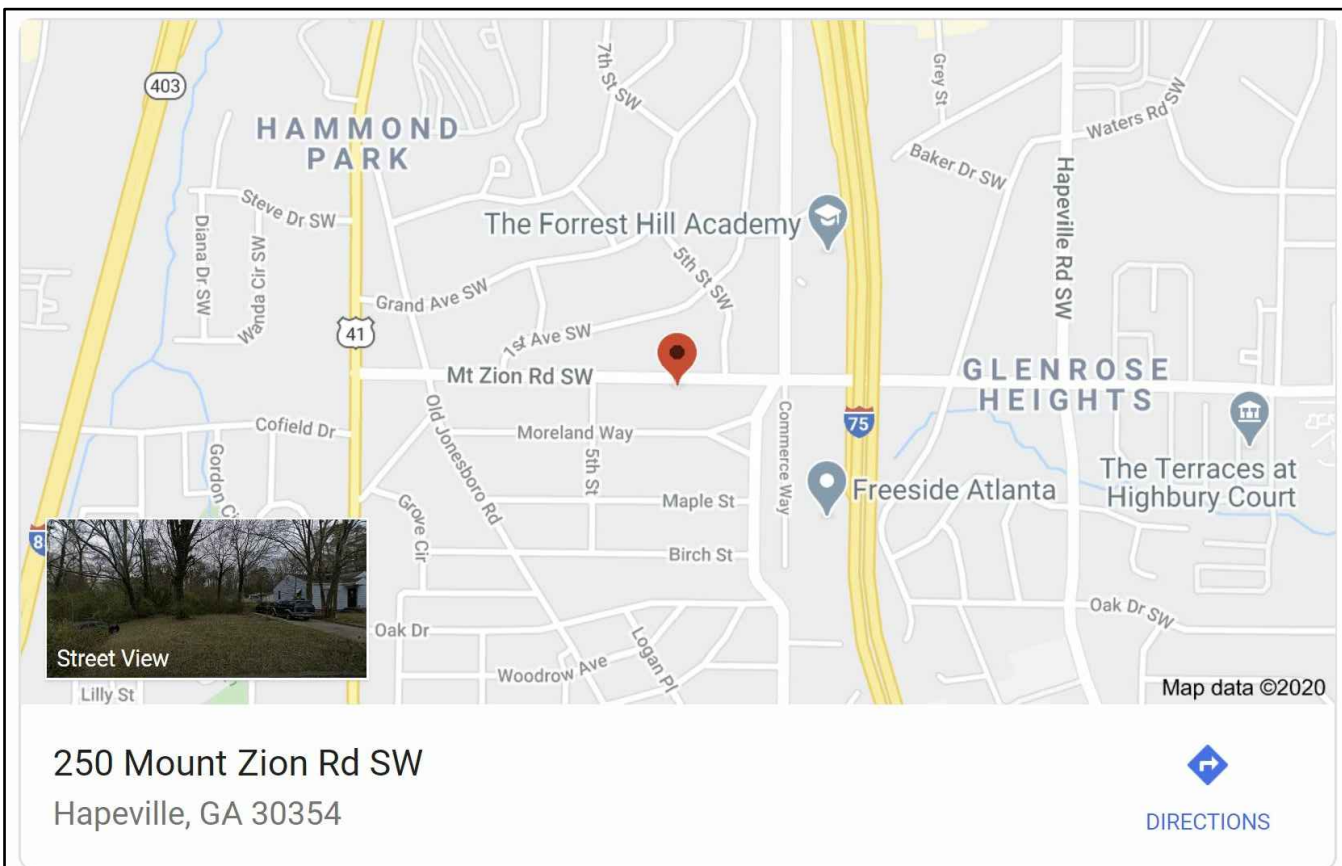


SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

SP 2-27-2020 HN
REVISIONS:
6-30-2020 HN
7-15-2020 HN
10-14-2020 HN
12-10-2020 HN

24 HR CONTACT /
PROPERTY OWNER:
Justin Honore
140 Barrington Pkwy
Stockbridge GA 30281
404-825-9332

ZONING: R-1



SITE LOCATION MAP

N.T.S.

6 TREES DESTROYED:

- 10"x10" OAK
- 16" OAK
- 18" OAK
- 28" PECAN (LANDMARK TREE TO BE REMOVED)
- 20" OAK
- 20" OAK

TREE DENSITY:

0.184 ACRES X 100 INCHES = 18.4" REQUIRED

EXISTING TREES PRESERVED WITH NO IMPACT TO CRZ: 14"

DENSITY NOT IN COMPLIANCE

PROPOSED TREE PLANTING:

3 (EV. TREES) 2 "CALIPER TREES TO BE PLANTED (SEE PLANT LIST)

THE PROPOSED TREES ADD 6"

14" EXISTING + 6" PROPOSED = 20"

20" EXCEEDS REQUIRED DENSITY

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CBF	3	<i>Carpinus betulus</i> 'Fastigiata' / Pyramidal European Hornbeam	B&B	4"Cal	14"-16" HT
CF	3	<i>Cercis canadensis</i> 'Forest Pansy' TM / Forest Pansy Redbud	B&B	4"Cal	10-12" H
JB	3	<i>Juniperus virginiana</i> 'Brodie' / Brodie Columnar Cedar	B&B or Cont.	2"Cal	6' H
NW	1	<i>Nyssa sylvatica</i> 'Wildfire' / Black Gum	B&B or Cont.	4"Cal	12-14" HT

Note:

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

Note:

1.

THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19

24 HR CONTACT /
PROPERTY OWNER:
Justin Honore
140 Barrington Pkwy
Stockbridge Ga 30281
404-825-9332

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

LEGEND

- CRZ CRITICAL ROOT ZONES
- TP TREE FENCE (TP)
- CO CONSTRUCTION EXIT
- TREE TO BE REMOVED

LANDMARK TREE RECOMPENSE MITIGATION CALCULATIONS

(1) 28" PECAN IN GOOD CONDITION TO BE REMOVED

(7) - 4" CALIPER TREES (7X4=28) TO BE PLANTED

SEE PLANT LIST - (7) 4" CAL TREES PROVIDED

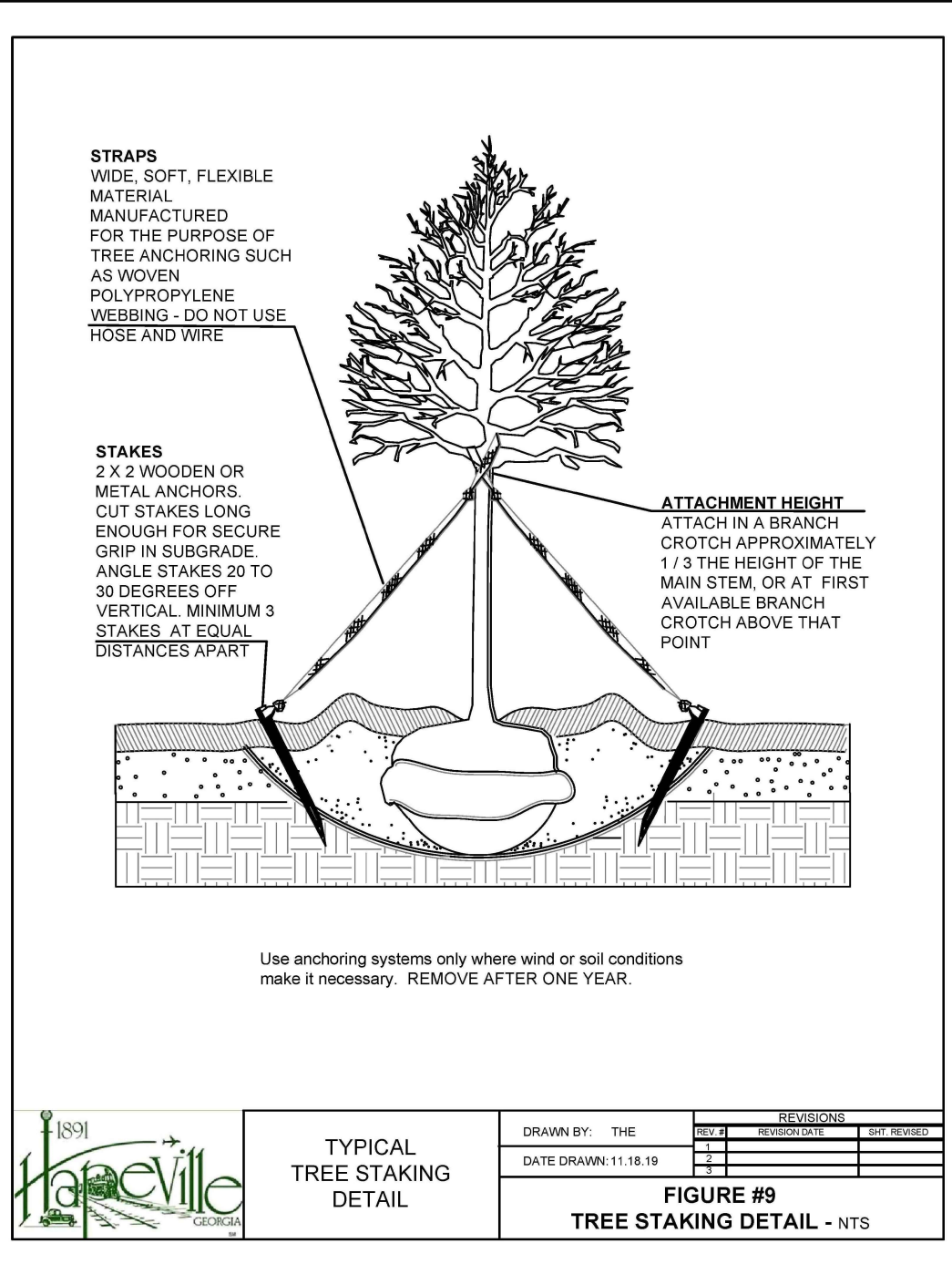
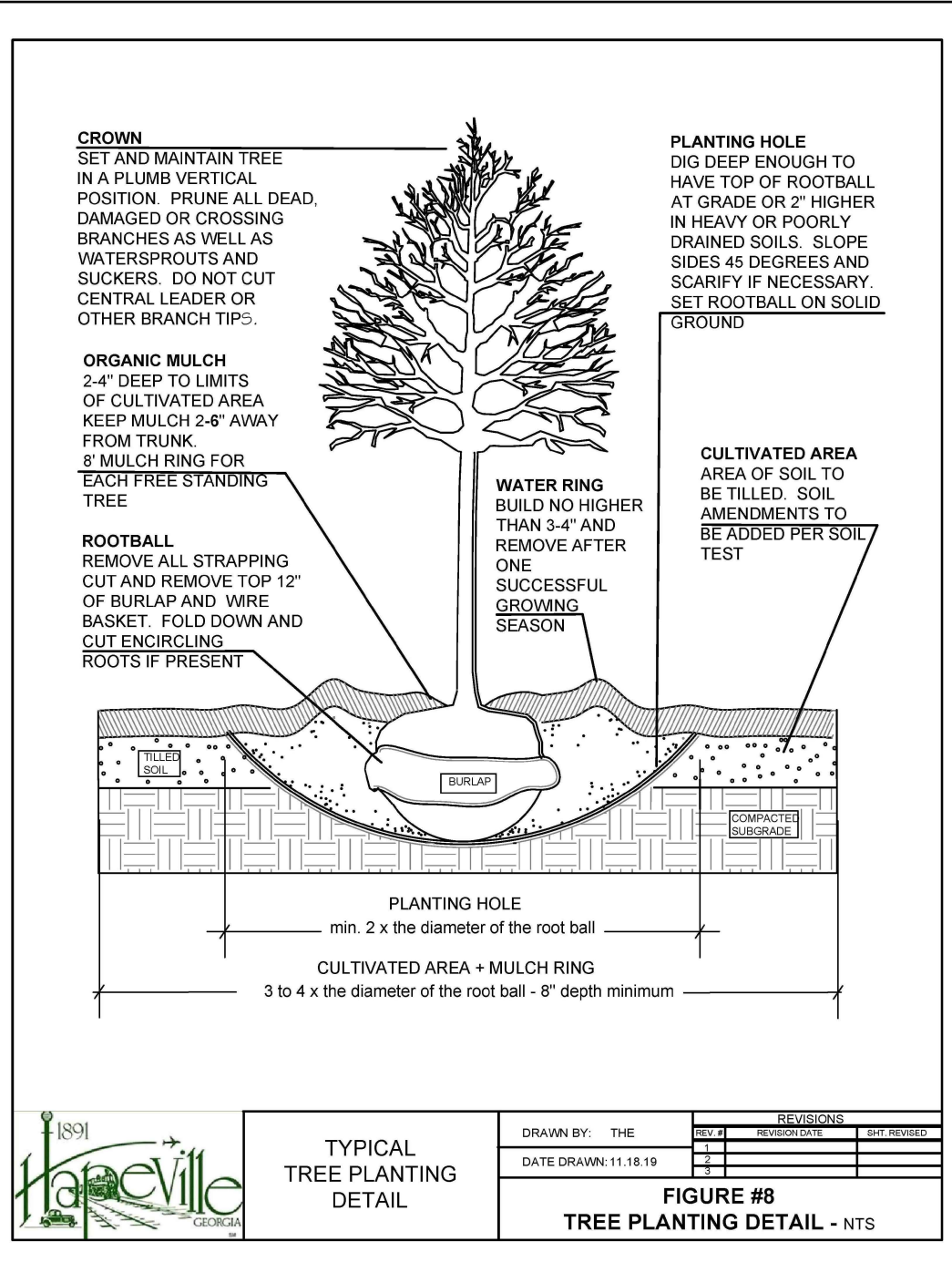
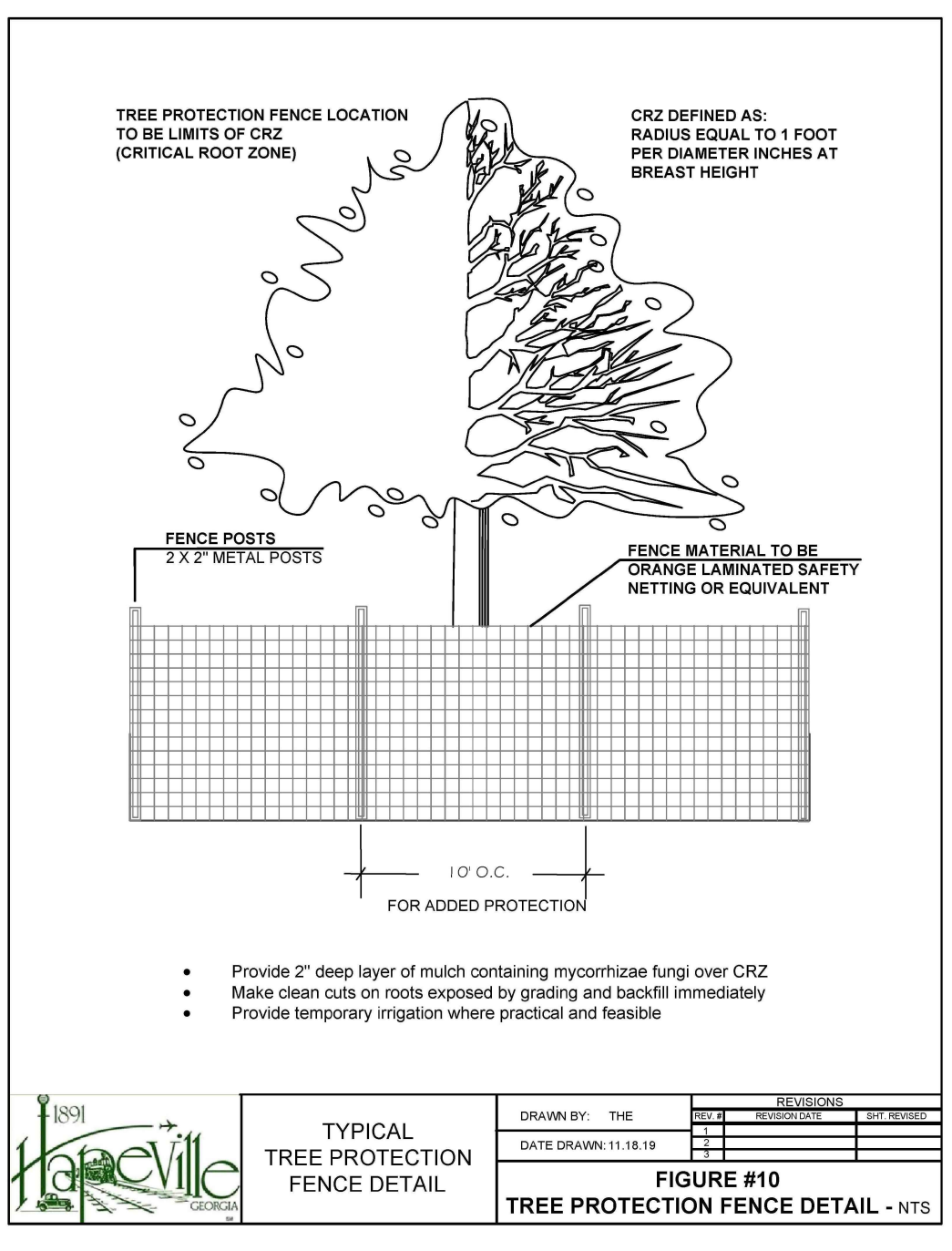
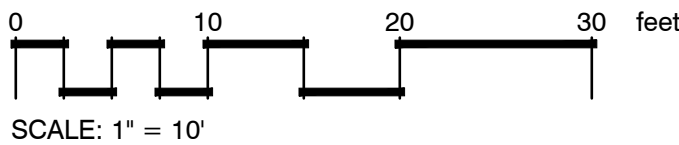
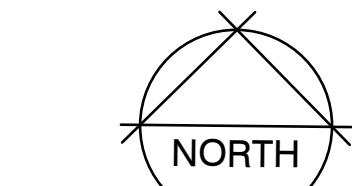
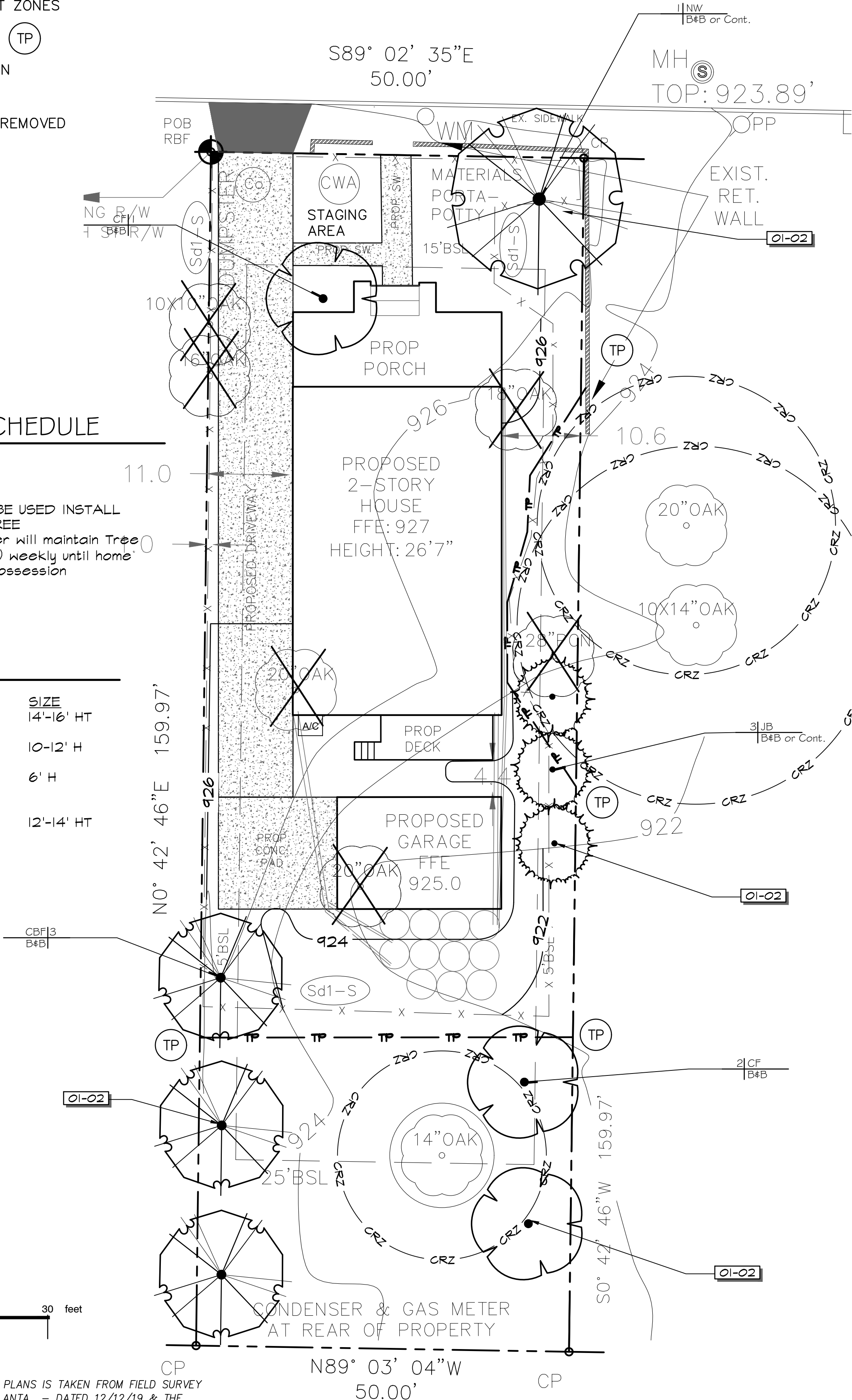
REFERENCE NOTES SCHEDULE

SYMBOL	GENERAL DESCRIPTION
OI-02	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treeddiaper.com. Builder will maintain Tree Diapers (i.e. Fill with water) weekly until home is sold and owner takes possession

LAND AREA:
7998 SF = 0.184 AC

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
5971 SF= 0.137 AC

MOUNT ZION ROAD ~ 40' R/W 25'± BC/BC



LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and Tree Conservation Plan

FOR

244 Mount Zion Road

SITE ADDRESS:
244 Mount Zion Rd SW
Hapeville, GA 30354

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Creative Construction Management
925 Main St, Suite 206
Stone Mountain, GA 30083

CONTACT:
Justin Honore
404-825-9332



ISSUED FOR CONSTRUCTION
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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 10'

DATE: 12-03-20

JOB NO. 20-008

SHEET 1 OF 1

L-1

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

CONSTRUCTION NOTES:

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

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

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

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

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

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

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

- PRODUCT QUALITY:
1. CONSIDER SPECIAL ORDERING FOR ALDEN IDE-FREE PLYWOOD.
 2. ZERO-TOXIC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
 3. ZERO-TOXIC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:

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

ROOF FRAMING NOTES:

1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R602.7 (1) & (2).
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
3. PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R602.11
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (6).
5. SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R602
6. ATTIC VENTILATION PER IRC SEC R806.

FLOOR PLAN NOTES:

EGRESS:

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

WINDOW REQUIREMENTS:

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

MINIMUM ROOM AREAS & CEILING HEIGHT:

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

STAIRS:

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

MINIMUM FIREPLACE REQUIREMENTS:

1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10
2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

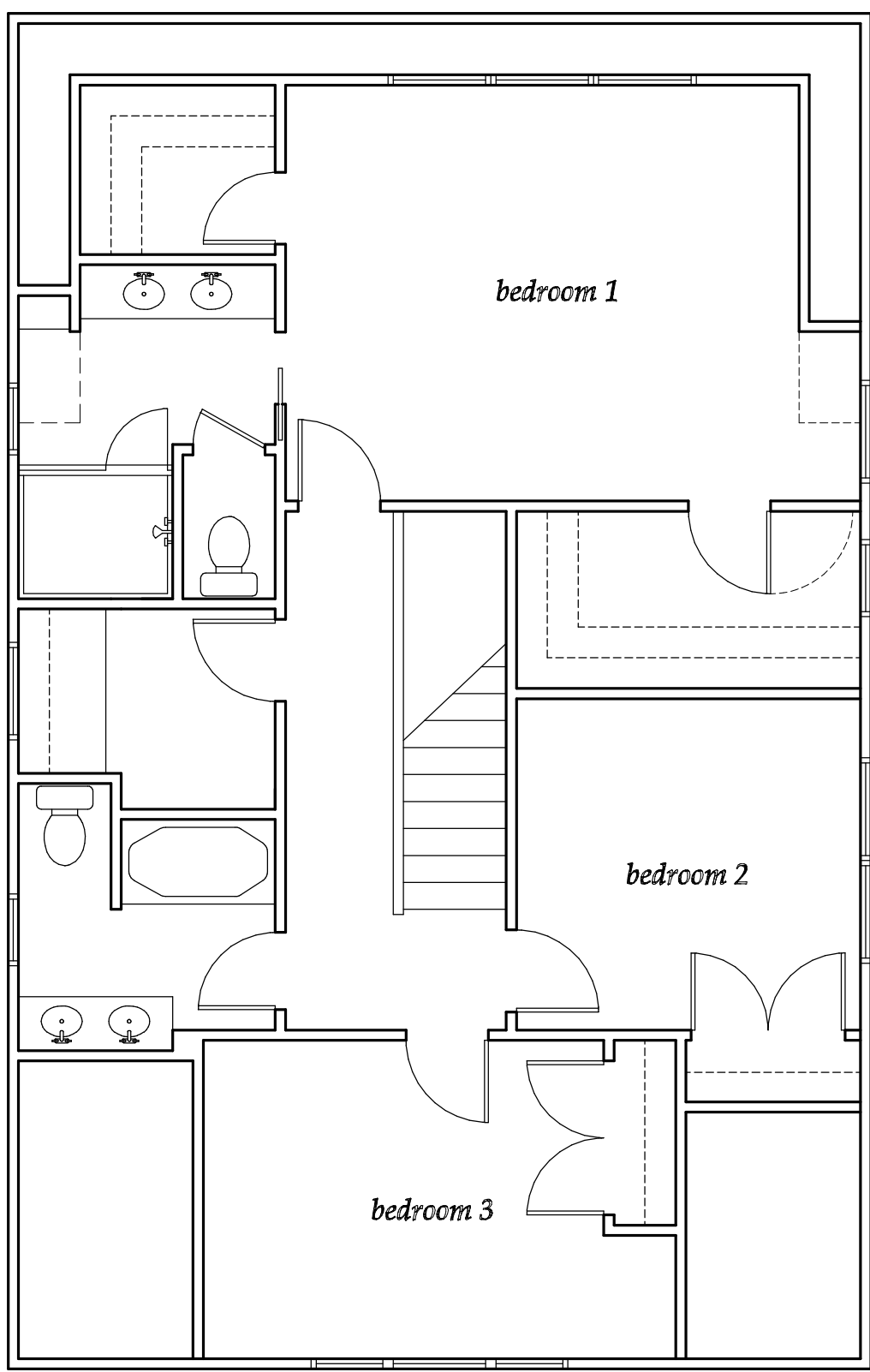
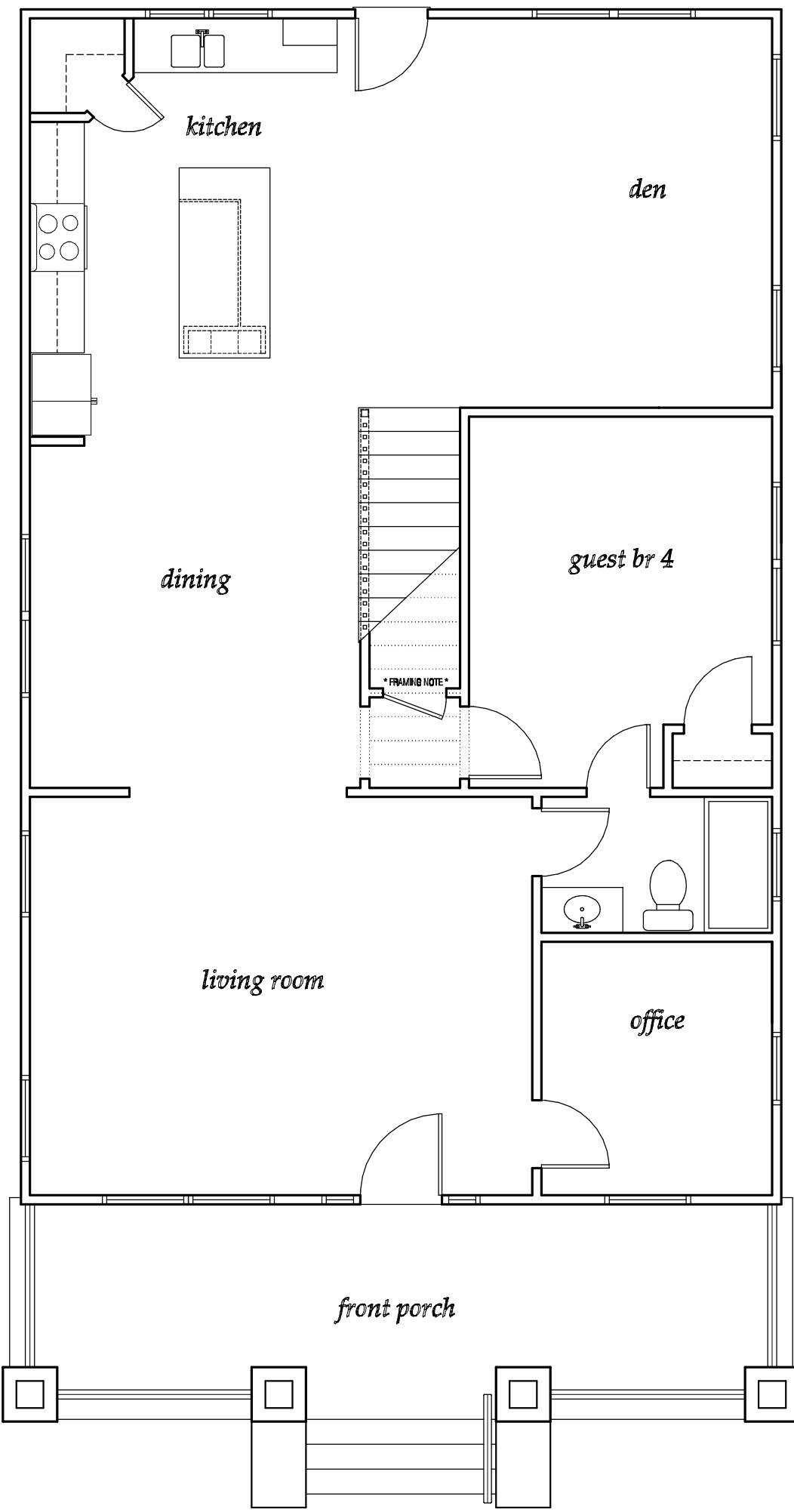
OWNERSHIP OF DOCUMENTS

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



FRONT ELEVATION

3/16" = 1'-0"



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

FLOOR PLANS

3/16" = 1'-0"

THE HAYES III

CONTENTS

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

SQUARE FOOTAGE

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

BUILDING HEIGHT

26'-07" AFF

CODES

2018 International Residential Code

SCOPE OF WORK:

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

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

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from without the presence of the design professional. All drawings shall be returned to the design professional upon completion of the project. All drawings shall be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Hayes Plan
244 Mt Zion Rd
Cover Sheet

Stamp

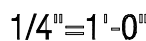
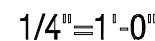
No.	Description	Date
1	Revision 1	09/14/2020
2	Revision 2	10/12/2020

Project number: Bw-02
Date: 09/14/2020
Drawn by: tip
Checked by: hfds

A0

Scale: 1/2" = 1'-0"





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



EXTERIOR FINISH PERCENTAGE			
FINISH	SQFT	%	
ROOF	105 SF	10%	
SIDING	745 SF	65%	
TRIM	128 SF	11%	
WINDOW	70 SF	6%	
B&BATTEN	67 SF	6%	
BRICK	28 SF	2%	
TOTAL	1,143 SF		

EXTERIOR FINISH PERCENTAGE			
FINISH	SQFT	%	
ROOF	348 SF	43%	
SIDING	285 SF	35%	
TRIM	83 SF	10%	
WINDOW	75 SF	9.5%	
DOOR	19 SF	2.5%	
TOTAL	810 SF		

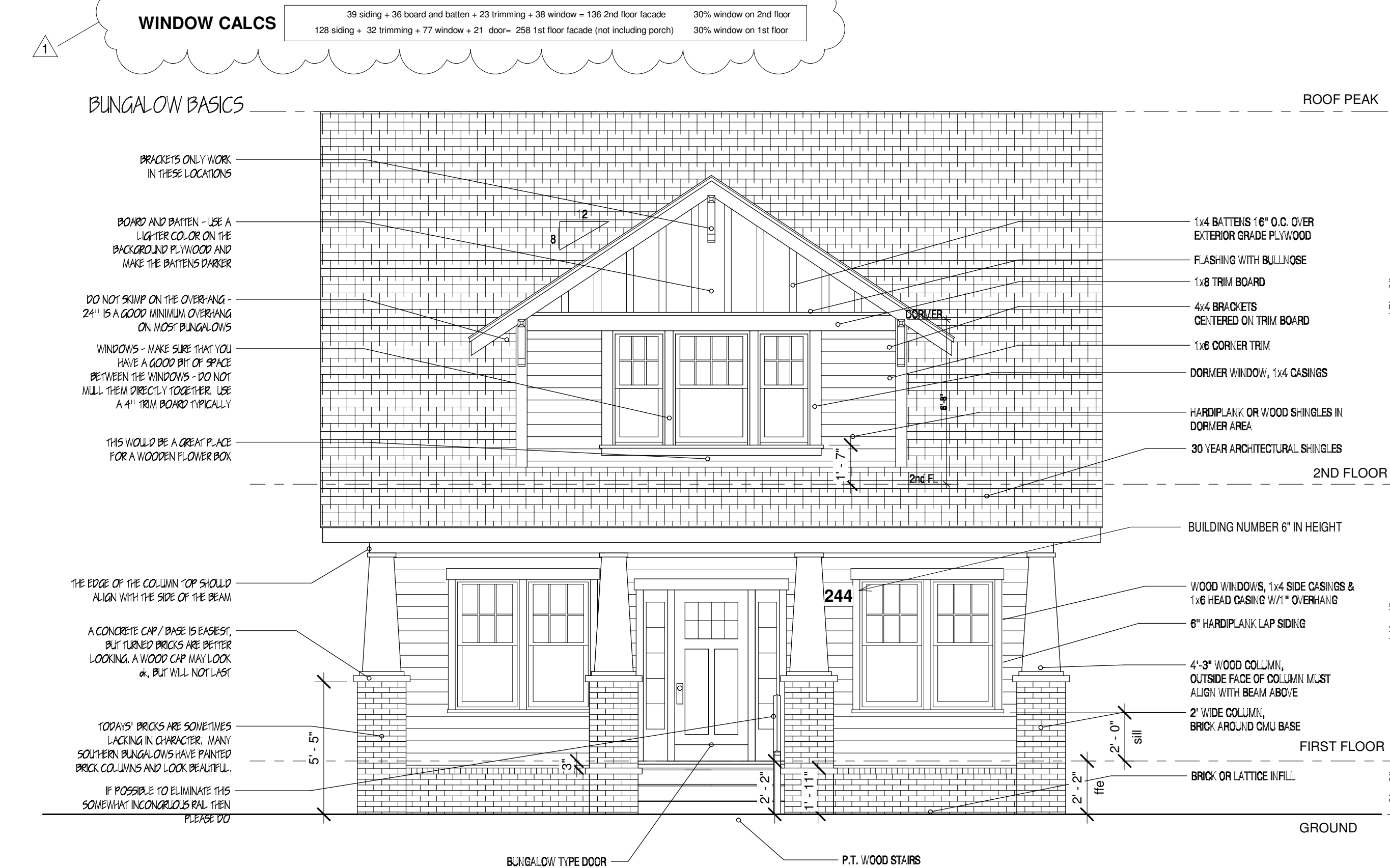
EXTERIOR FINISH PERCENTAGE			
FINISH	SQFT	%	
ROOF	105 SF	10%	
SIDING	692 SF	60%	
TRIM	138 SF	12%	
WINDOW	113 SF	10%	
B&BATTEN	67 SF	6%	
BRICK	28 SF	2%	
TOTAL	1,143 SF		

EXTERIOR FINISH PERCENTAGE			
FINISH	SQFT	%	
ROOF	398 SF	46%	
SIDING	167 SF	20%	
TRIM	55 SF	6.5%	
WINDOW	115 SF	13%	
DOOR	21 SF	2.5%	
B&BATTEN	36 SF	4%	
BRICK	72 SF	8%	
TOTAL	864 SF		



BACK ELEVATION

1/4"=1'-0"

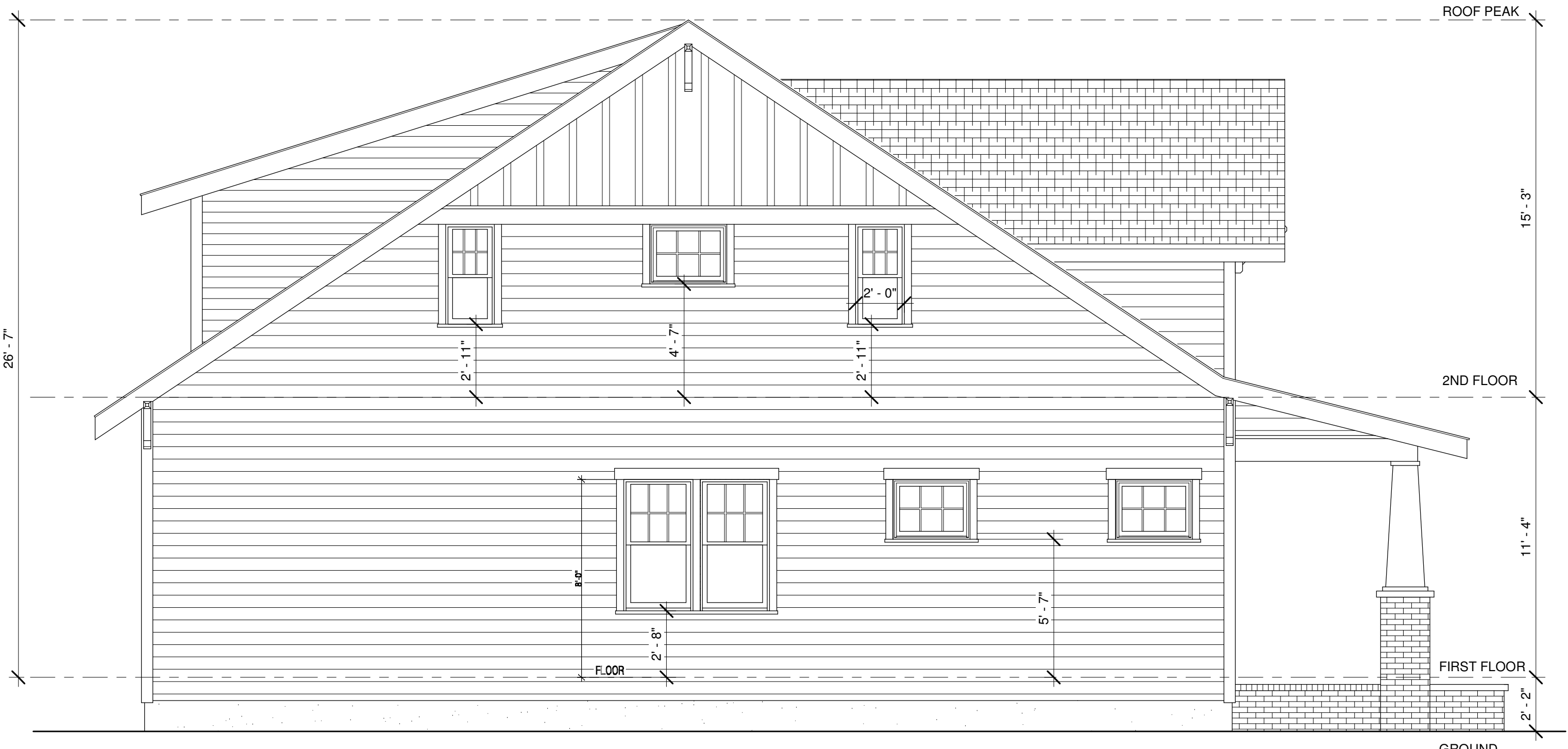


FRONT ELEVATION

1/4"=1'-0"

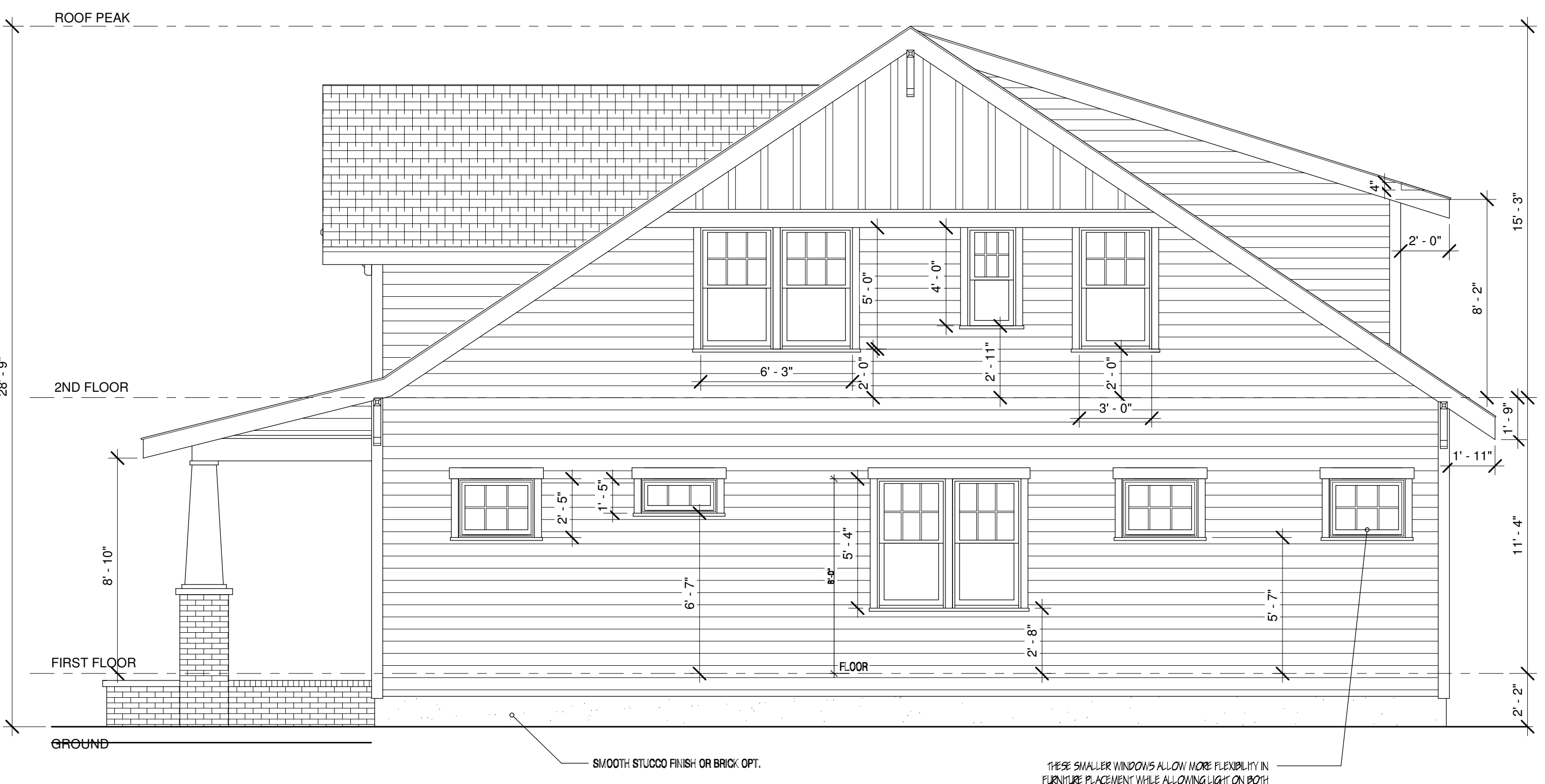
ELEVATION NOTES

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



SIDE 1 ELEVATION

1/4"=1'-0"



SIDE 2 ELEVATION

1/4"=1'-0"

Heartfelt
DESIGN SOLUTIONS
WWW.MYHEARTFELTDISIGNS.COM
E: ADMIN@MYHEARTFELTDISIGNS.COM
P: 832.786.9993

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Hayes Plan
244 Mt Zion Rd
Elevations

Stamp

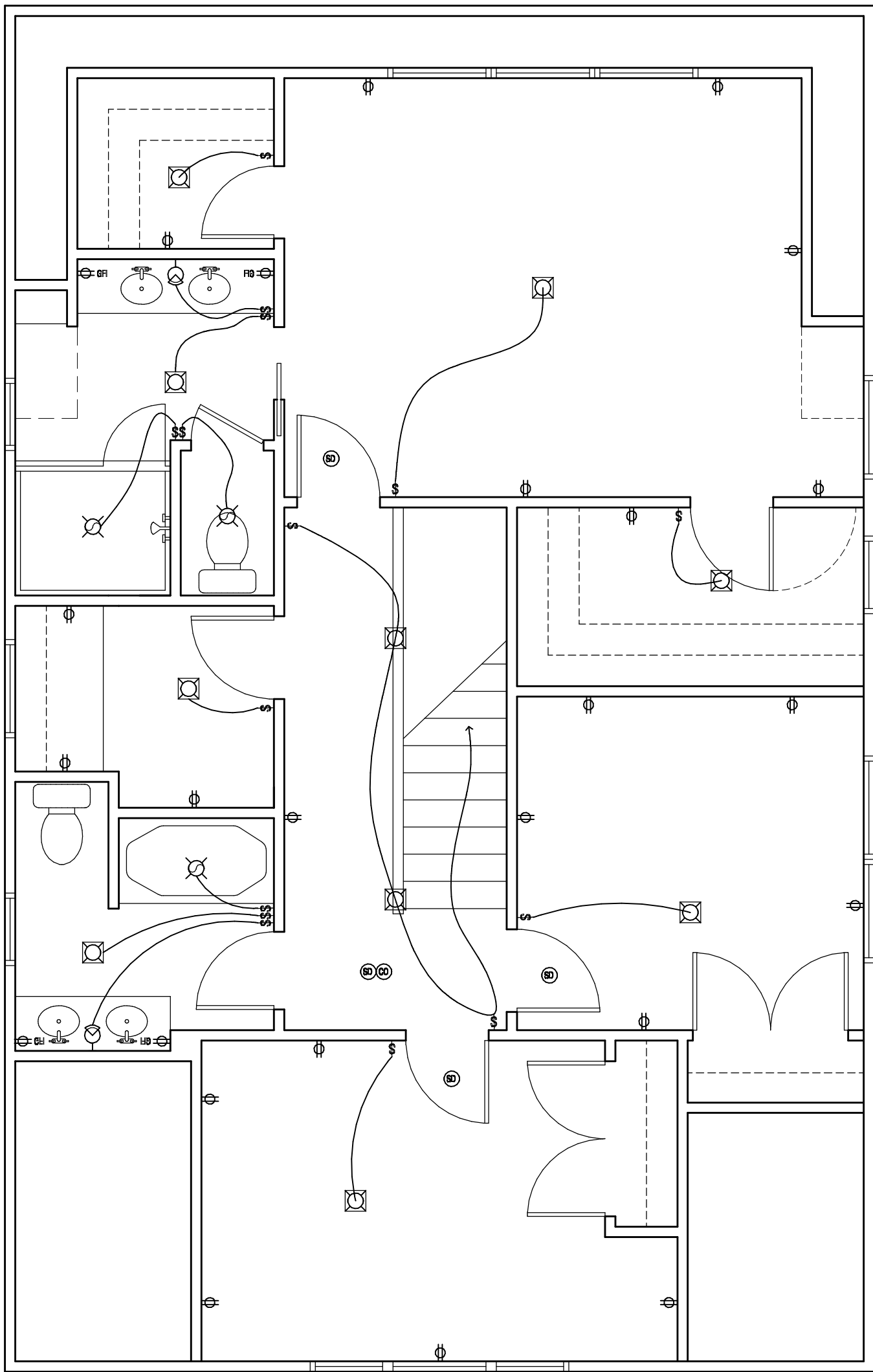
No.	Date	Description
1	09/14/2020	Revision 1

Project number: Bw-02
Date: 09/14/2020
Drawn by: Author
Checked by: Checker

A2
Scale: 1/4" = 1'-0"
11/28/2020 7:39:22 AM

ELECTRICAL NOTES

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



ELECTRICAL SYMBOLS KEY

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

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

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

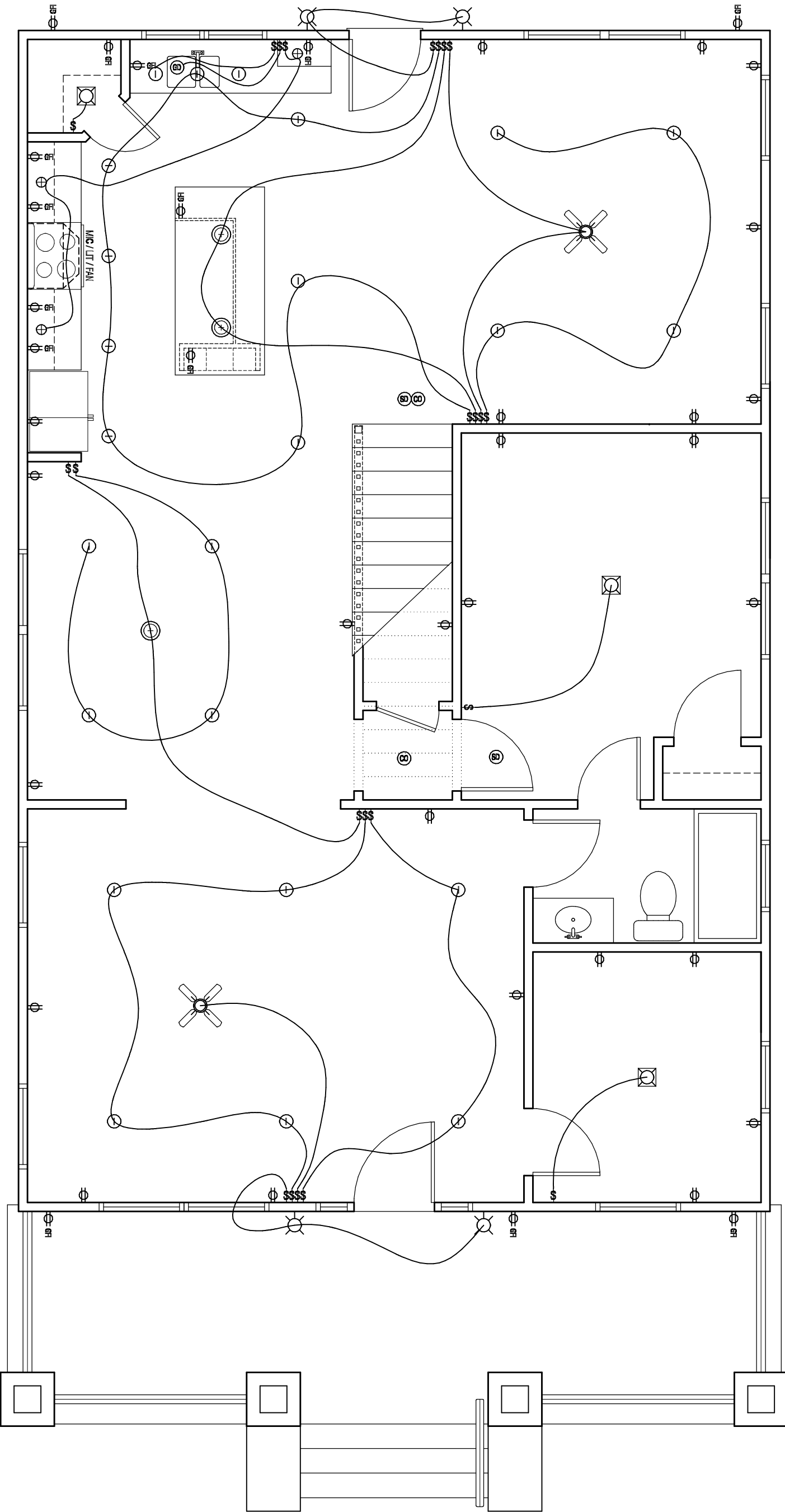
UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC

INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS

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

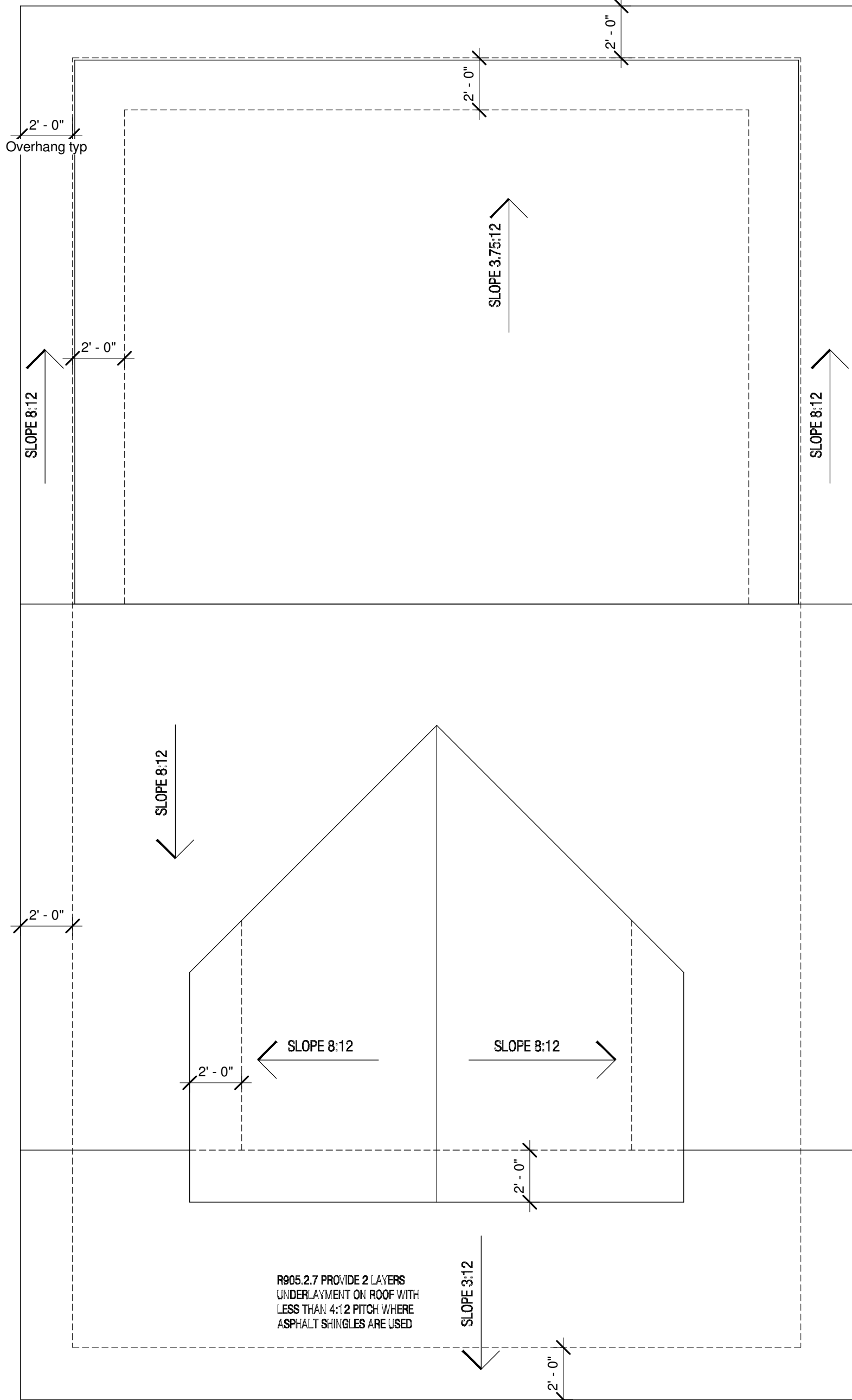
USE AIR TIGHT CAN LIGHTS, IF BUILDING EXTERIOR STAR EXHAUST FANS - EXHAUST TUBES SHALL BE RIBBON METAL PIPE OR FLEXIBLE METAL PIPE. DO NOT USE FLEXIBLE PLASTIC PIPE, IT WILL NOT LAST

SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES



ROOFING, FLASHING, AND GUTTER NOTES

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



ELECTRICAL LAYOUT PLAN

1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"

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Hayes Plan
244 Mt Zion Rd
Electric Layout/Roof Plan

Stamp

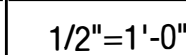
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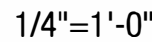
Project number: Bw-02
Date: 09/14/2020
Drawn by: Author
Checked by: Checker

A3

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

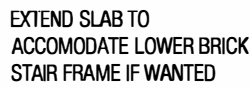



$$3/4'' = 1' - 0''$$

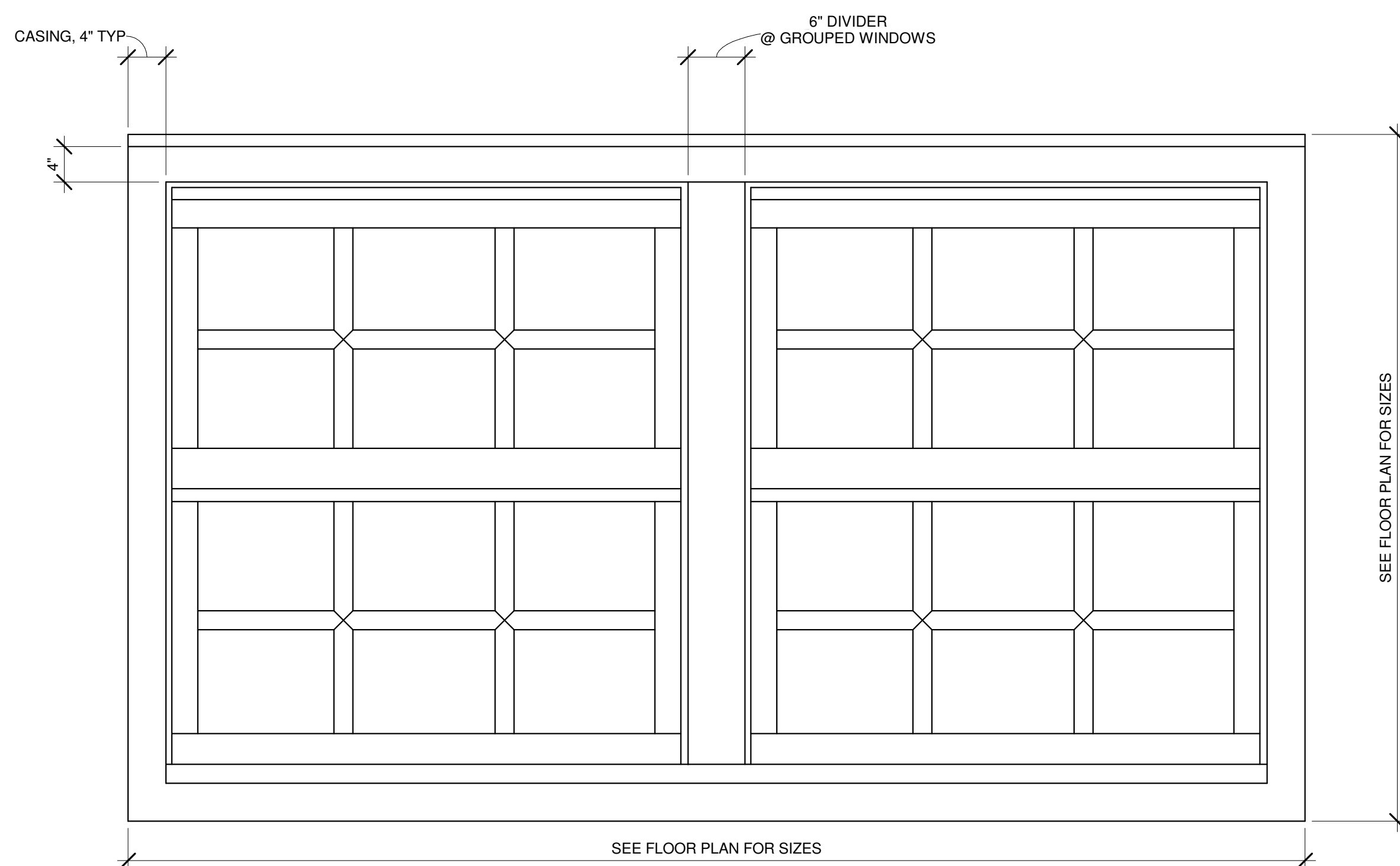


- A. LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. A/C UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.
- B. PLACE FLOOR DRAIN NEAR MECHANICALS.
- C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
- D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES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

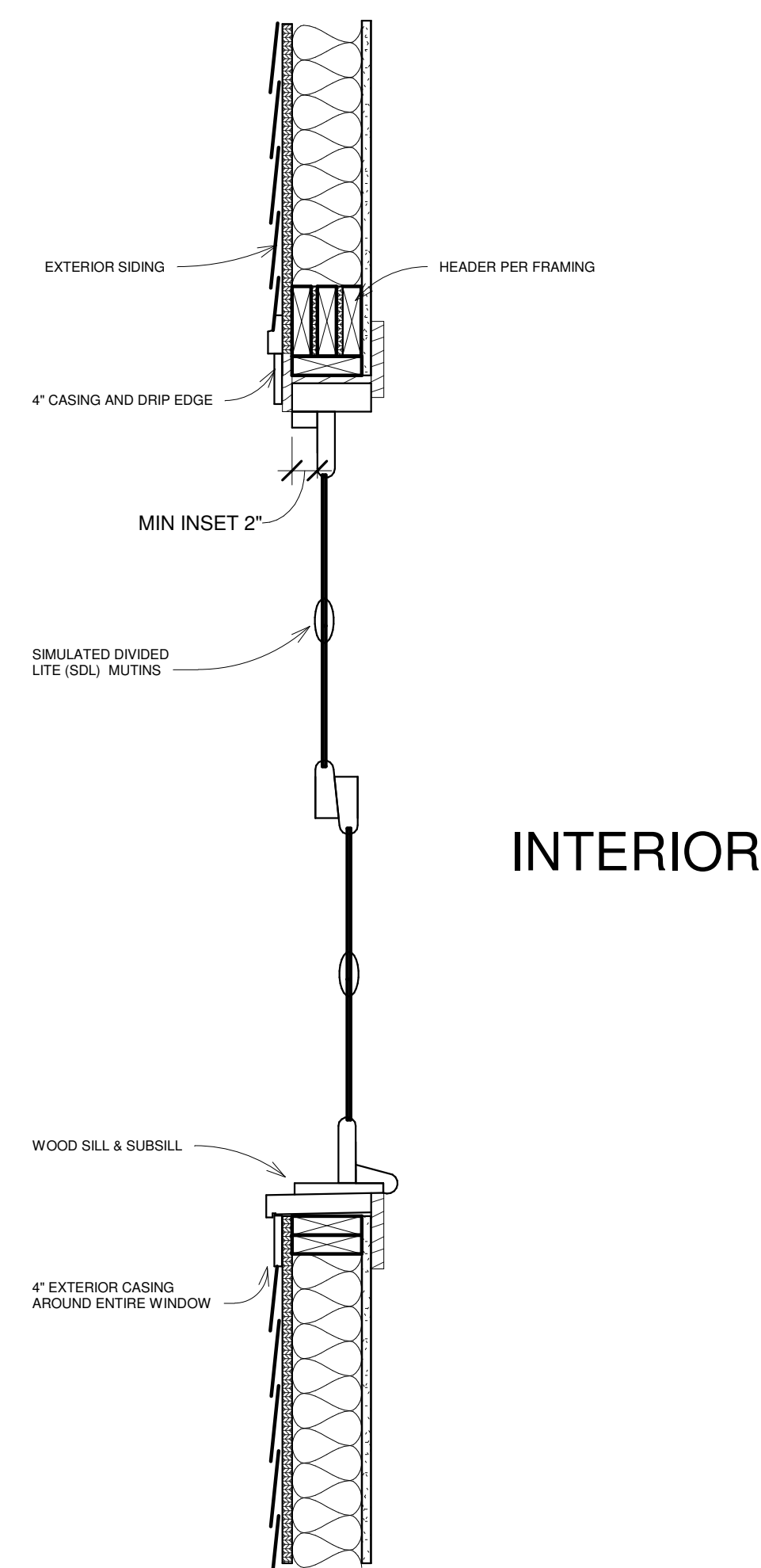
FRAMING LAYOUT IS FOR ILLUSTRATIVE PURPOSES. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL FRAMING SIZES AND SPANS. FOR ILLUSTRATIVE PURPOSES, THIS PLAN SHOWS 2x12 JOISTS @ 16" ON CENTER - A COMMONLY USED SIZING AND SPACING. PLACEMENT OF STRUCTURAL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



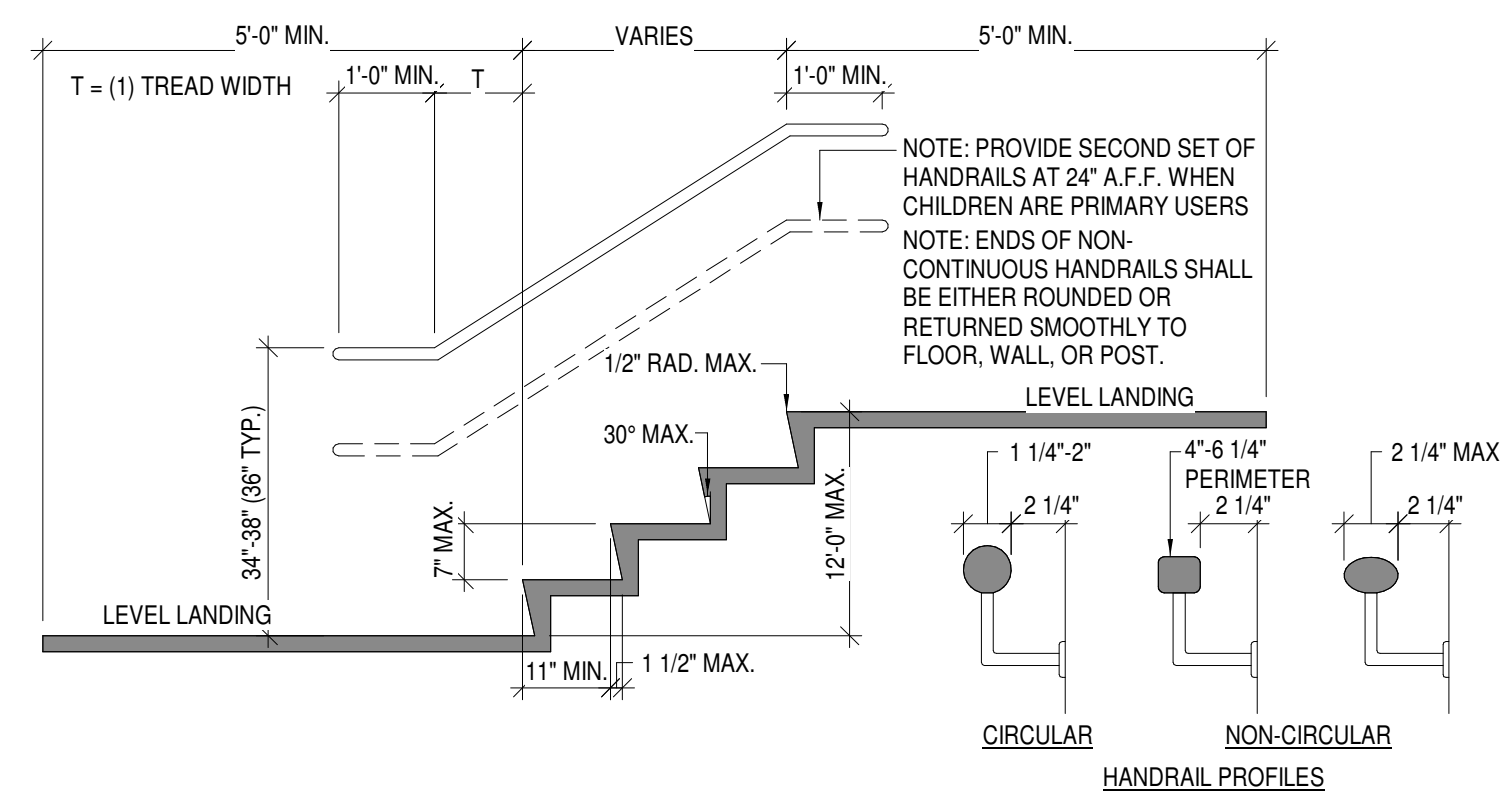
Page 21 of 4



TYPICAL WINDOW ELEVATION

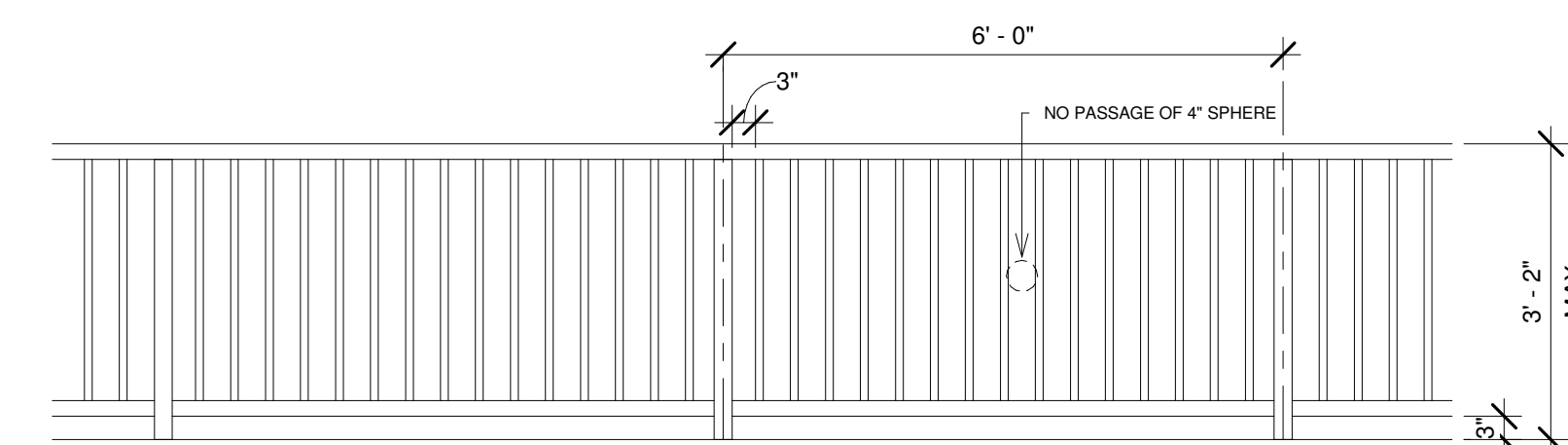


② Window Detail
1" = 1'-0"



STAIR HANDRAIL

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



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

IRC 2018 R312

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Hayes Plan
244 Mt Zion Rd
Details Sheet

Stamp

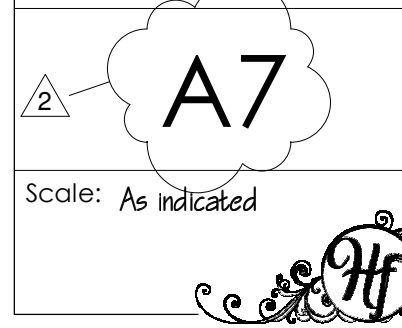
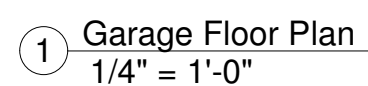
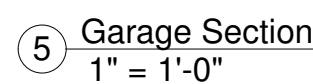
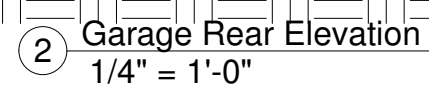
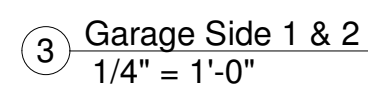
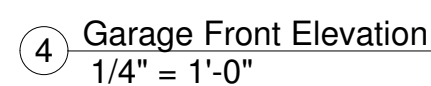
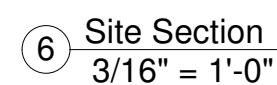
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Project number:	Bw-02
Date:	09/14/2020
Drawn by:	Author
Checked by:	Checker

A6

Scale: As indicated







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

DATE: December 21, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 244 Mt Zion Road Revisions**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new two-story single-family dwelling with a detached garage located at 244 Mt. Zion Rd. The dwelling will have 2,268 SF square feet of living area, four bedrooms and three bathrooms, and will be 26'10" high from the foundation. A detached garage without dimensions is shown on the plans.

*Note the application states 2,165 SF and the plans show 2,268 SF.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-6-1. - Intent.

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

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

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

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

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

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

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

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
 - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
 - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
- ***The plans show the location of a new 2 story, 2,268 SF single-family dwelling. Per the site plan, the structure will be 26'7" high from the foundation.***
 - ***According to the Architectural Site Plan Setbacks shown are:***
 - ***Front: not provided. Shown beyond the 15' setback line.***
 - ***Sides 11 and 10.6'***
 - ***Rear: Not provided. Shown beyond the 25' setback line.***
 - ***Garage: not provided. 4.4' from the rear deck but no dimensions from the rear deck provided.***
 - ***Per survey, property is 50' wide at front and back.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***11' concrete driveway shown, but no cross section.***
 - ***Driveway shown***
 - c. The locations, area, and number of proposed parking spaces
 - ***A 330 SF detached garage is shown.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing grades are shown at two-foot intervals. Proposed grades must be shown.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***See Arborist Report***

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **Provided**
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **An existing retaining wall is shown at the front and side of the property.**
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **A dry pit/stand pipe design is shown on the site plan.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,998 sq. ft. or 0.184 acres. The minimum lot size is 6,750 sq. ft.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - **Proposed lot coverage is listed as 2,947 SF or 36.85%. Maximum allowed is 40% or 3,199.2 SF**
 - **Front walk: 112 SF; Driveway: 860 SF; Parking Pad 240 SF; Front porch 323 SF; House: 1232 SF; Rear Deck 90 SF; Garage 330 SF**

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The proposed dwelling will have 4 bedrooms and 3 bathrooms.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required floor area is 1,000 SF. The proposed dwelling will have 2,268 SF of living area, which is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Compliant***
- (5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
 - ***The applicant has proposed the construction of a new single-family dwelling.***
 - ***Proof of ownership of the property has been provided.***
 - ***The applicant should provide an updated development schedule.***

FINDINGS

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

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

- 1. Show proposed grades***
- 2. See Arborist Comments for Tree Ordinance compliance.***
- 3. Provide an updated development schedule.***
- 4. Provide driveway cross section.***
- 5. Provide all setback dimensions***

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



Location Map – 244 Mt Zion

Adrienne Senter

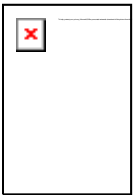
From: Paula Smith <psmit30294@gmail.com>
Sent: Wednesday, January 6, 2021 6:24 PM
To: Adrienne Senter
Subject: Fwd: 3365 Northside Drive, Hapeville, GA

My application was approved on June 13, 2019. Due to unforeseen circumstances (health issues & covid-19) I was unable to purchase my building permit and start construction.

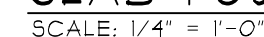
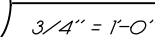
I am now ready to move forward with my project and am requesting an extension of my approval.

I have been working with my surveyor and engineer to revise my landscape plan to meet the recently adopted tree preservation ordinance. My revised landscape plan will be emailed to you before the end of the week.

Thanks for your assistance!



Paula S. Smith
Cell: 404.427.8558



(1)

A-3.0



DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	
A-4.0	
4 OF 8	

NOTE: ATTIC VENTILATION PER
LOCAL CODES AND REQUIREMENTS

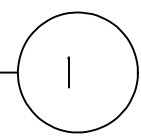
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHWA/VA MPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SPENCER RESIDENTIAL, INC. FOR JUSTIFICATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. ALL CHANGING OF THE FOUNDATION BELOW THE EXISTING FOUNDATION MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES. THE CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER LOCAL CODES.

FOUNDATIONS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIETY OF LOCAL CODES, SOIL BEHAVIOR, FOUNDATIONS, PROBLEMS, DEPT. OF GEOLOGICAL AND SURVEYING, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND REQUIREMENTS.

ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL CODES AND REQUIREMENTS.

ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE NEXT BEARING FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



DRAWN	C.S.K.
CHECKED	C.S.K.
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	
A-6.0	
4 OF 8	

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE AN EROSION PALE OF STONE OR OTHER RESISTANT LOCAL MATERIAL. IT IS A TEMPORARY AND REVERSIBLE.
Ds1	DESIGNATED AREA STABILIZATION (VEGETATION)			ESTABLISHING A TEMPORARY VEGETATIVE COVER THAT WILL PROTECT SEDIMENT ON EXPOSED AREA.
Ds2	DESIGNATED AREA STABILIZATION (PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATION COVER SUCH AS TREES, SHRUBS, GRASS, AND OTHERS. NOT TO BE REMOVED UNTIL THE ROAD IS CLOSED AGAIN.
Co1	CONSTRUCTION DRAIN			A DRAINAGE DRAIN AND LOCATED IN THE CONSTRUCTION SITE TO PREVENT A PLACE OF PUBLIC STREET FROM THREE FEET PROTECTED PUBLIC STREETS.

N.T.S

ITEM	DESCRIPTION	MONTHS OF ACTIVITY				
		1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5						
6	UTILITIES					
7	TEMPORARY GRASSING					
8	BUILDING					
9	CURB AND GUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
13	MAINTENANCE OF EROSION CONTROL STRUCTURES					

"NO WATERS OF THE STATE WITHIN
200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

TREES TO BE DESTROYED OR REMOVED

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES".

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

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY."

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

"SILT FENCE SHALL BE TYPE C AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA, AND BE WIRE REINFORCED".

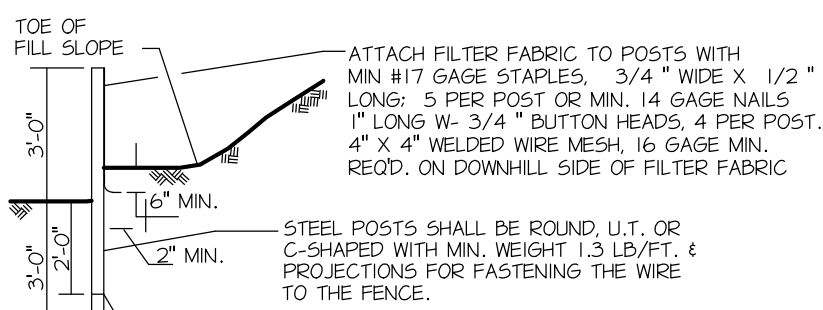
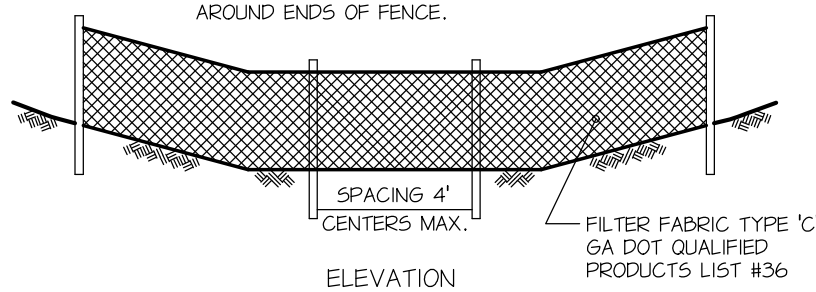
"ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION."

"NO WATERS OF THE STATE WITHIN
200 FEET OF PROJECT SITE."

LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022

"NO INERT OR BURY PITS ON SITE"

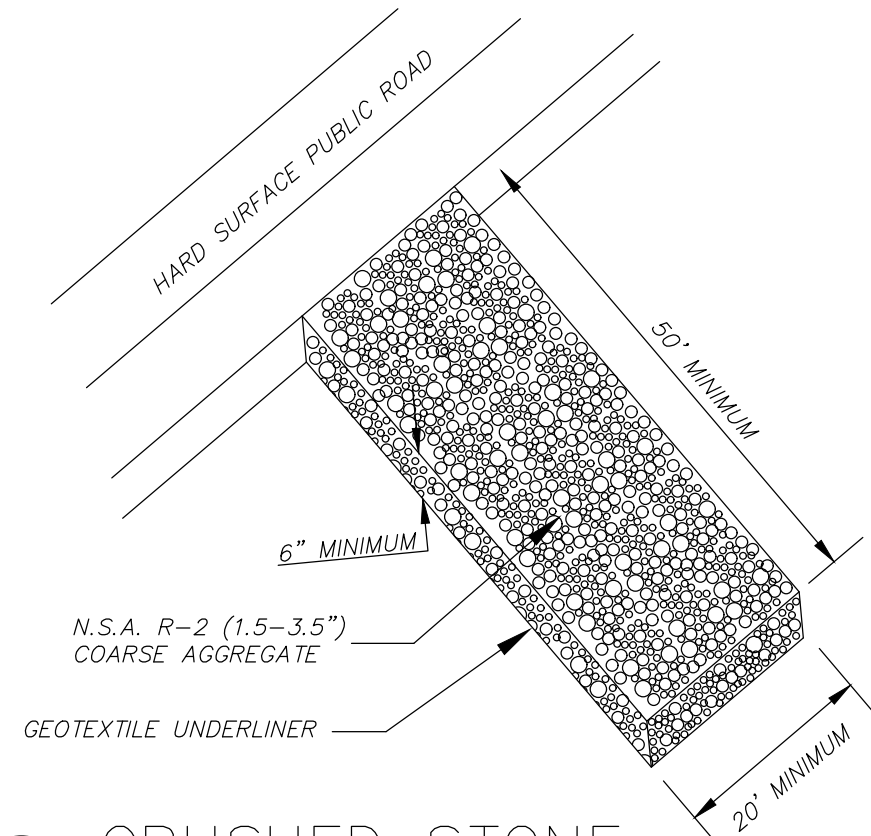
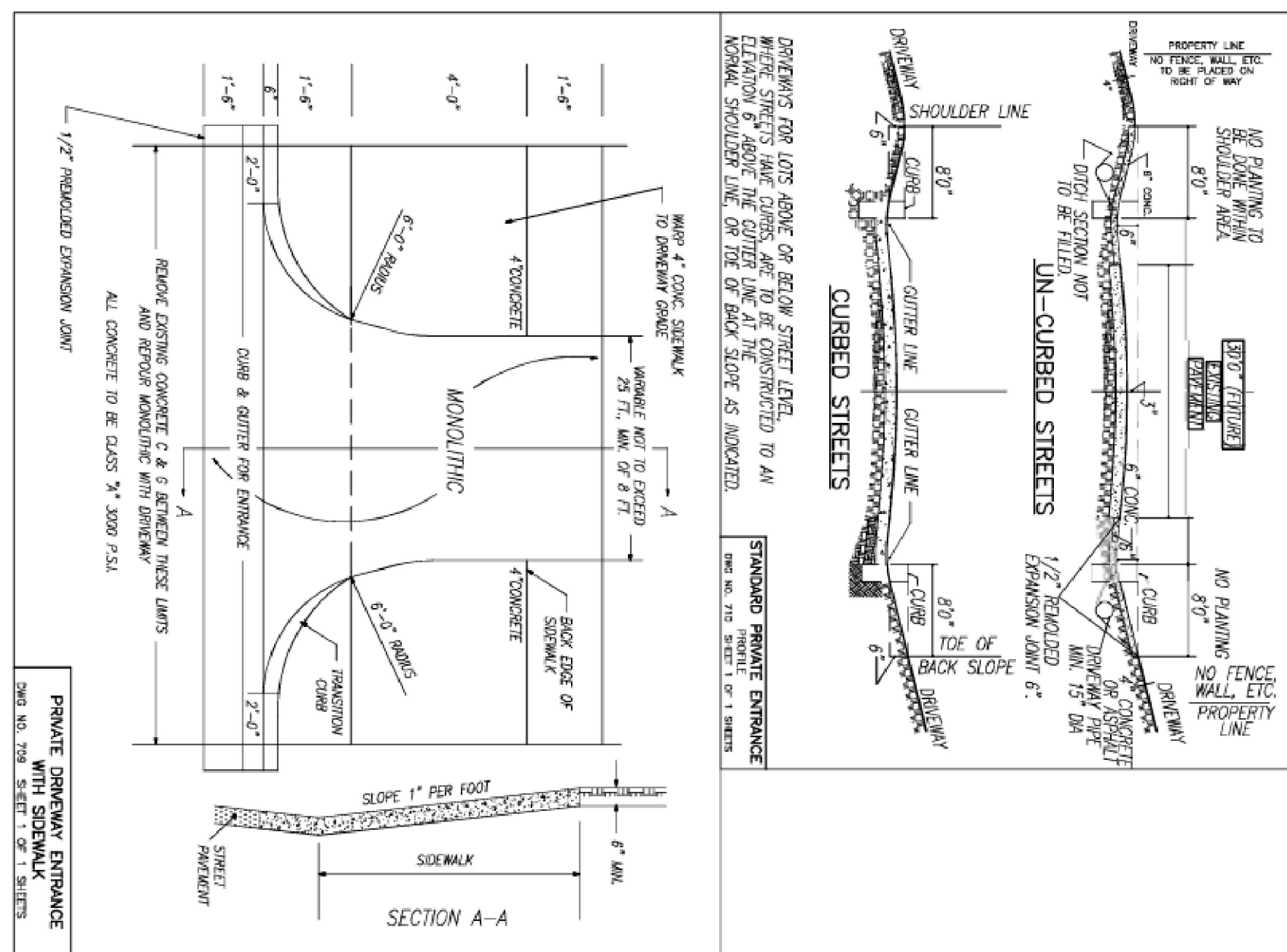
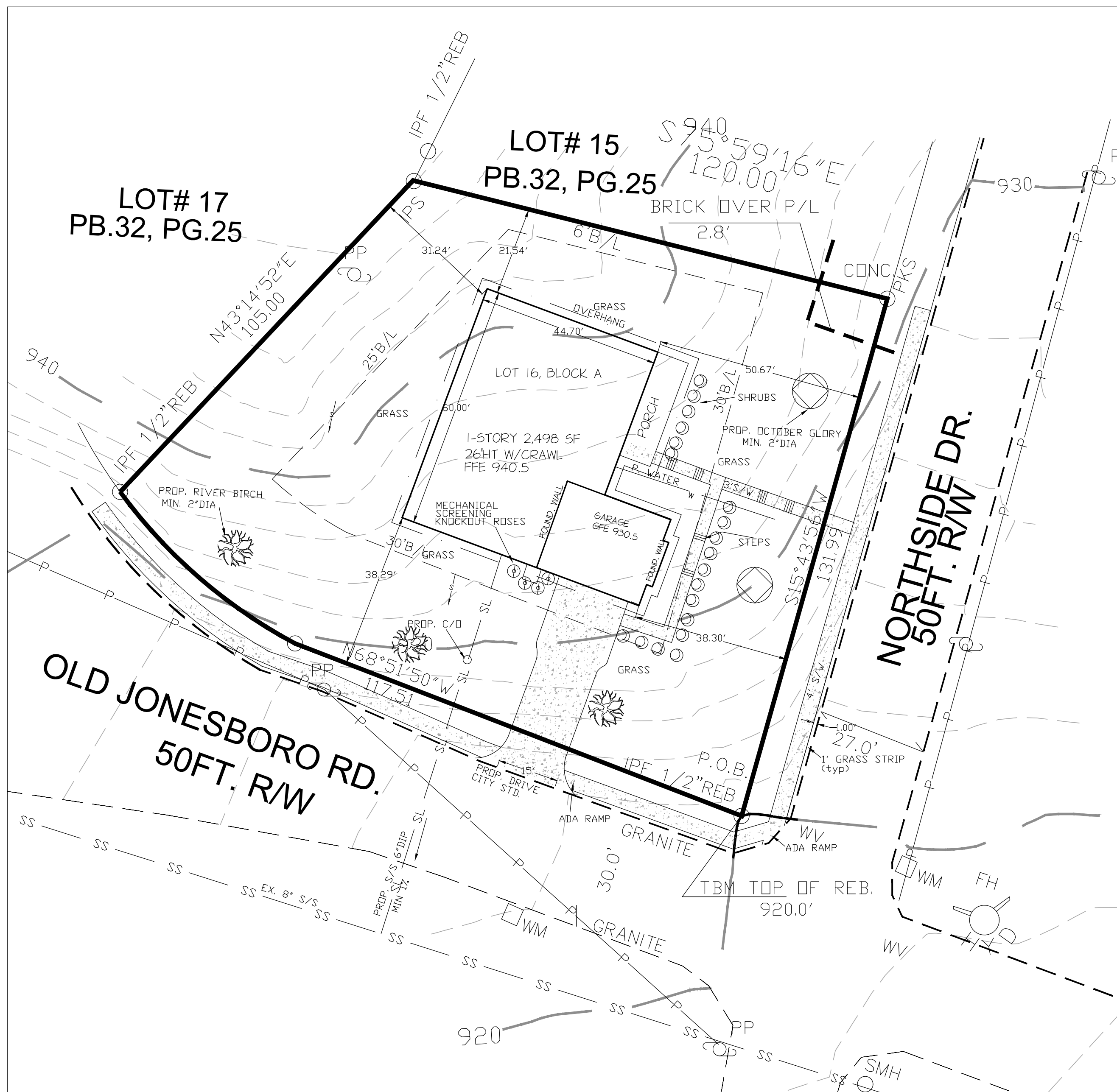
NOTE:
BOTTOM OF FENCE AT END SHALL BE
AT OR ABOVE THE TOP OF THE FENCE
AT LOW POINT. TO PREVENT FLOW
AROUND ENDS OF FENCE.



NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS., LATEST EDITION

SEDIMENT CONTROL FENCE
N.T.S.

TYPE "C" SILT FENCE



Co CRUSHED STONE
CONSTRUCTION EXIT

NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

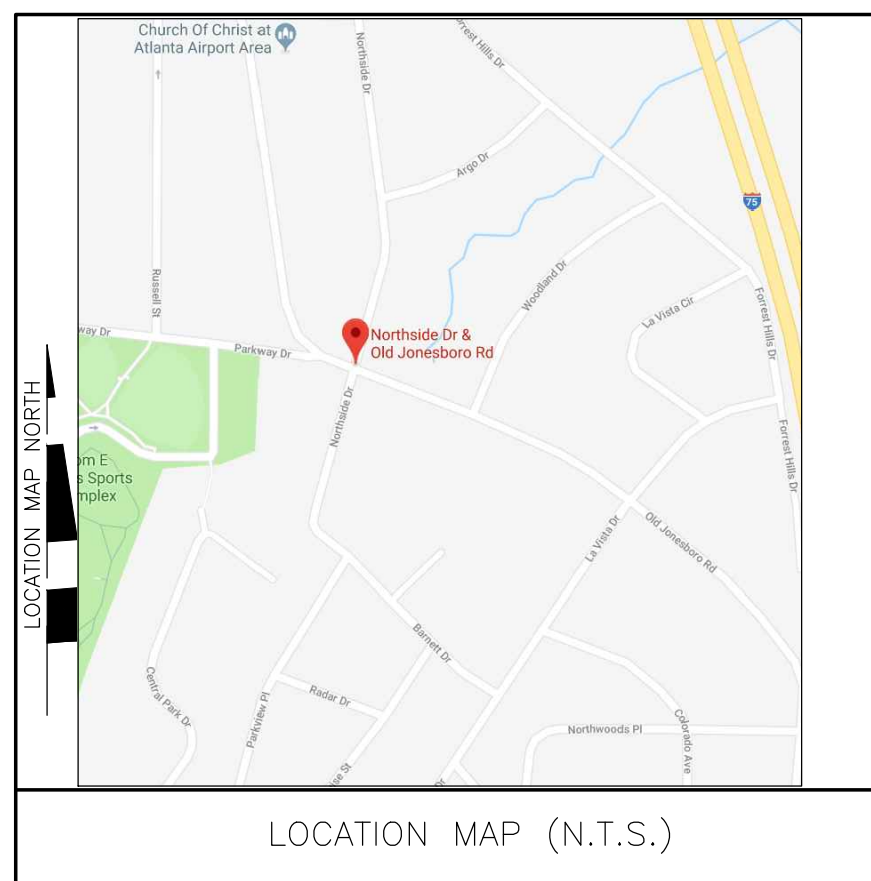
MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
FAR= 2498/17859 = 0.14 < 0.5

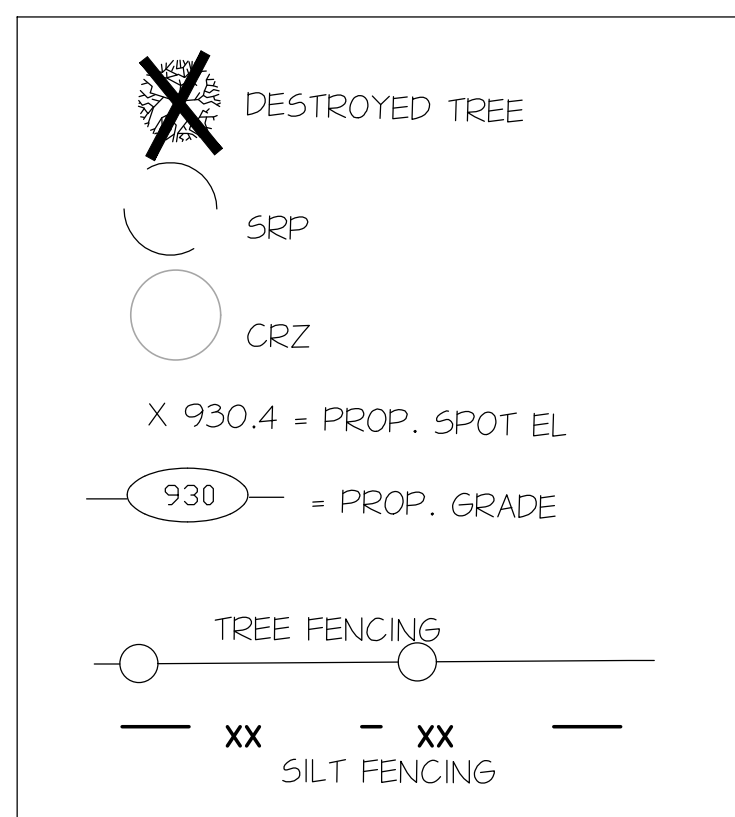
PROP. HOUSE SF = 2,498 SF
PROP. GARAGE SF = 500 SF
PROP. PORCH SF = 212 SF
PROP. DRIVE SF = 780 SF

TOTAL IMPERV. SF. = 3,990 SF
22% LOT COVERAGE = 3990/17859 SF

24HR CONTACT/DEVELOPER
OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558



LOCATION MAP (N.T.S.)



SITE & LANDSCAPE PLAN

FOR
PAUL A SMITH

LOCATED AT
3365 NORTHSIDE DR
AND LOT 98 14TH DISTRICT

HAPEVILLE, GA

SITE PLAN

A-7.0

DAWSON ENGINEERING CONSULTANT, LLC
1569 CHERRY HILL ROAD
CONYERS, GEORGIA 30094
678-485-9610 FAX: 678-720-5795
EMAIL: TONYD@DAWSONEC.COM



DRAWN BY TLD
CHECKED BY TLD
APPROVED: TLD
RELEASED FOR CONS.



7-31-19	3	ADDED S/W	TD
7-2-19	2	REVISED DRIVE/LANDSCAPING	TD
DATE: 5-18-19	1	REVISED Tr	TD
SCALE: 1" = 20'			
		JOB NO. 19116CP	DATE: 5-9-19

DATE: August 14, 2019

TO: Tanya Hutson, Executive Assistant

FROM: Paula Smith, Creative Homes

RE: DRC Follow Up - 3365 Northside Dr. Hapeville, GA

Response to Design Review Recommendations:

Per your email dated 7/18/19, my DRC application was approved with conditions and design exceptions. The requested revisions have been made on the attached plans and annotated below:

1. Add sidewalk to property on Old Jonesboro Road (Page A-1.0)
2. Driveway to be a maximum of 15-ft wide on center of door to flair out to 18-feet on either side of the garage door. (Page A-1.0)
3. Move windowsill to below window, not below the trim (apron trim is not required). (Pages A-1.0 & A-2.0)
4. On plans, indicate window recess of 2" for all windows (not just faux window) (Pages A-1.0 & A-2.0 "General Note")
5. Second story twin window on right elevation missing mullion (match left elevation twin window) (Page A-2.0)

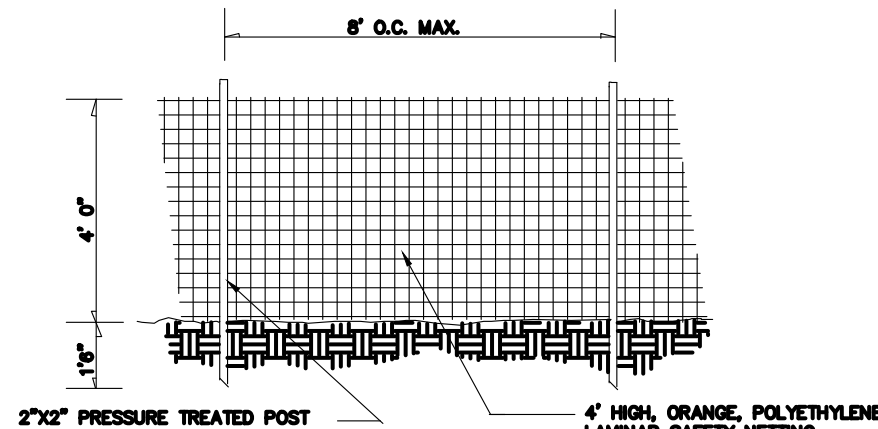
Design Exemptions granted:

6. Due to slab construction, the porch height can be at grade
7. Due to slab construction, the first floor can be at grade
8. For a porch width less than 80% of the front façade

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sot	SEMENT POUNDER			A BARRIER TO PREVENT TRAFFIC FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE INCREASED, PLACED AT EITHER END OF PUBLIC STREET OR USED AS A BARRIER TO PREVENT TRAFFIC FROM ENTERING OR LEAVING CONSTRUCTION AND NEIGHBORHOOD.
Ds1	DIFFERENT AREA CONSTRUCTION VEHICLE			ESTABLISHING A TRANSITION VEHICLE CORNER WITH FLAT BED TRAILERS TO INDICATE AREA.
Ds2	DIFFERENT AREA CONSTRUCTION VEHICLE			DETAILS SHOWS PRIMAARY VEHICULAR CORNER, RAMP AS TRUCKS, TRAILERS, TRUCKS, WHEELS, DOOR OR LOADING ON 25'x10'x10' AREA.
Co	CONSTRUCTION EXIT			A GRAPHIC SIGN AND LOCATED IN THE CONSTRUCTION SITE TO INDICATE A PLACE FOR DRIVING AND HOW TO TURN TRAFFIC PROTECTING PUBLIC STREETS.

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	NEEDLING
RESINOSA UNACRAFTED	75 LBS.	1/1 - 12/1	6-12-12 500 LBS.
LOVEBERRIES	4 LBS.	3/1 - 6/1	6-12-12 500 LBS.
TALL PEGGLE GRASS	50 LBS.	8/1 - 10/1	6-12-12 500 LBS.
COMMON BIRCH GRASS (BARKED)	20 LBS.	1/1 - 10/1	6-12-12 500 LBS.
COMMON BIRCH GRASS (HULLED)	20 LBS.	5/1 - 7/1	6-12-12 500 LBS.
PERSIAN ALB. GRASS FOR TURKEY	100 LBS.	10/1 - 11/1 3/1 - 5/30	10-10-10
INT. GRASS FOR TURKEY	600 LBS.	8/1 - 12/1	10-10-10
SLIPWINGS FOR TURKEY (FOR SALE)		4/1 - 12/1	10-10-10



TREE PROTECTION FENCE

N.T.S.

		APPROX. STARTING DATE: 2-21-21				
		APPROX. COMPLETION DATE: 5-21-21				
ITEM	DESCRIPTION	MONTHS OF ACTIVITY				
		1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5						
6	UTILITIES					
7	TEMPORARY GRASSING					
8	BUILDING					
9	CURB AND GUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
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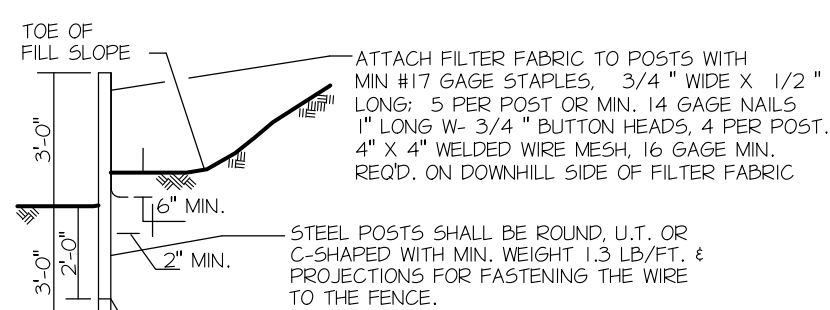
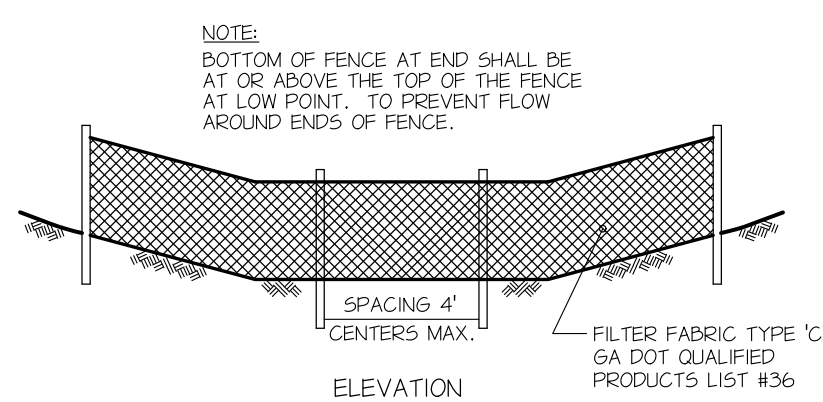
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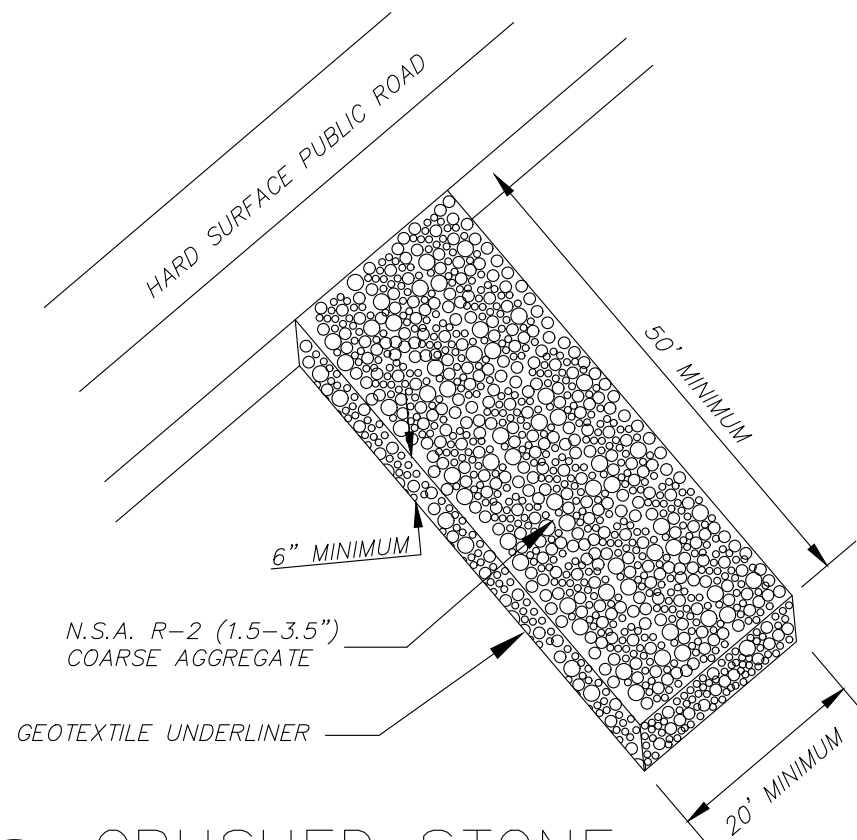
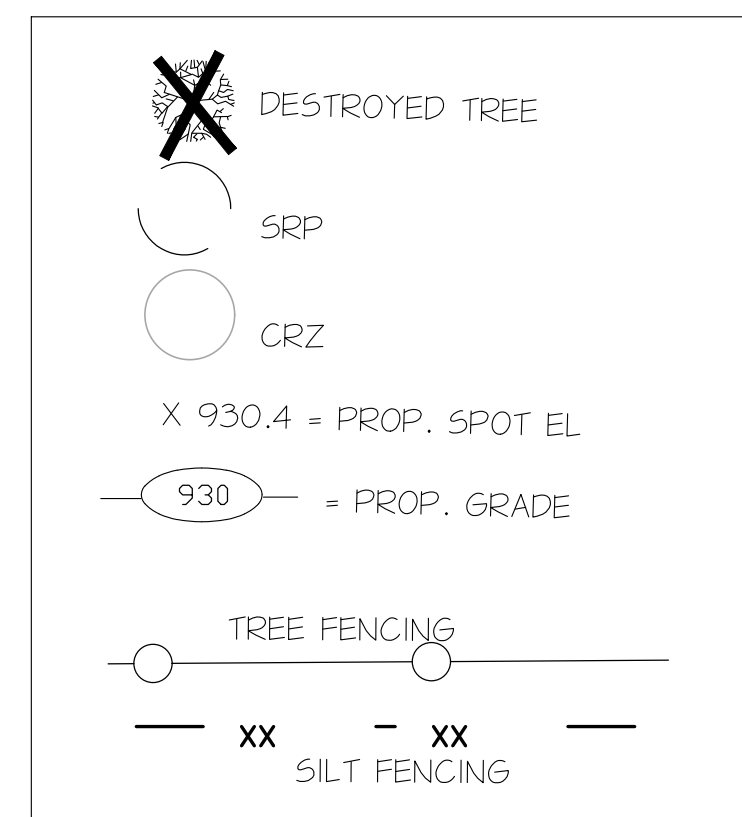
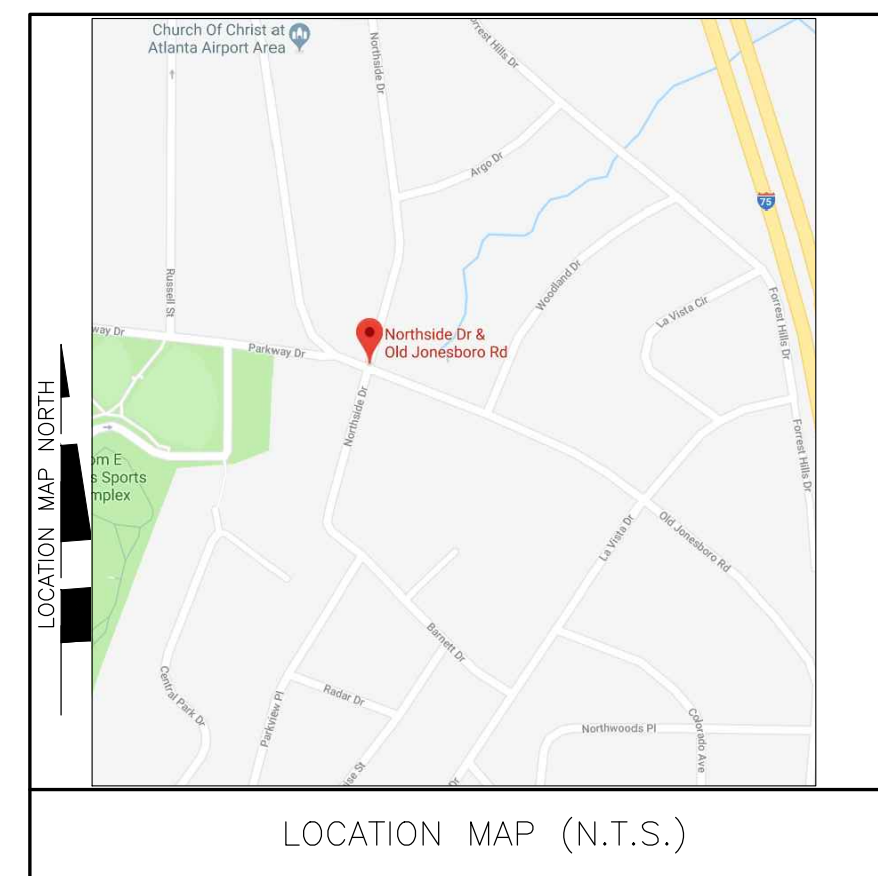
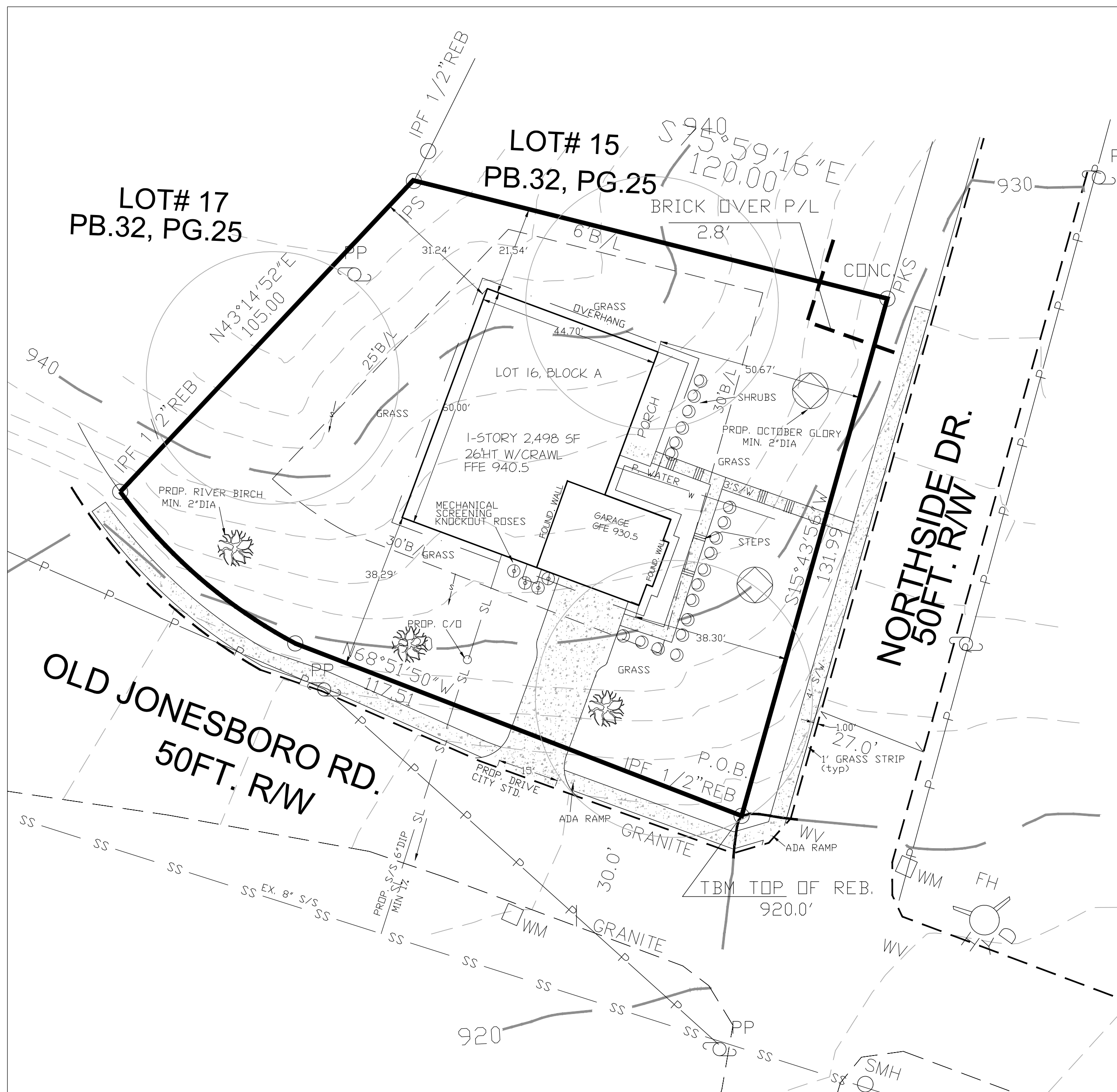
LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022



NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS., LATEST EDITION

TYPE "C" SILT FENCE

SEDIMENT CONTROL FENCE
N.T.S.



Co CRUSHED STONE
CONSTRUCTION EXIT

NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
FAR= 2498/17859 = 0.14 < 0.5

PROP. HOUSE SF = 2,498 SF
PROP. GARAGE SF = 500 SF
PROP. PORCH SF = 212 SF
PROP. DRIVE SF = 780 SF

TOTAL IMPERV. SF. = 3,990 SF
22% LOT COVERAGE = 3990/17859 SF

24HR CONTACT/DEVELOPER
OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558

SITE & LANDSCAPE PLAN

FOR

FOR
PAULA SMITH

LOCATED AT
3365 NORTHSIDE DR
LAND LOT 98 14TH DISTRICT

HAPEVILLE, GA

SITE PLAN

A-7.0

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE A SEDIMENT BARRER OR A SEDIMENT TRAP. IT MUST BE LOCATED AND MAINTAINED AS A TEMPORARY AND REVERSIBLE.
Ds1	DISPERSED AREA VEGETATION			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SPECIES ON DISTURBED AREAS.
Ds2	DISPERSED AREA VEGETATION			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, ETC. OF SUITABLE TO DISTURBED AREAS.
Co	CONSTRUCTION EXIT			A DESIGNATED AREA LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES BEFORE ENTERING PUBLIC STREETS.

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER ANALYSIS RATE/ACRE
PERFORATED GRASS	75 LBS.	1/1 - 12/1	6-12-12 1000 LBS.
LOVEGRASS	4 LBS.	5/1 - 8/1	6-12-12 1000 LBS.
TALL FESCUE GRASS	50 LBS.	8/1 - 10/1	6-12-12 1000 LBS.
COMMON PERFORATED GRASS (UNFILLED)	40 LBS.	1/1 - 4/1	6-12-12 1000 LBS.
COMMON PERFORATED GRASS (FILLED)	20 LBS.	5/1 - 7/1	6-12-12 1000 LBS.
PERFORATED GRASS FOR TEMPORARY USE ONLY	100 LBS.	10/1 - 1/15	10-10-10 1000 LBS.
EYE GRASS FOR TEMPORARY USE ONLY	168 LBS.	8/1 - 12/1	10-10-10 1000 LBS.
SUBGRASS FOR TEMPORARY USE ONLY	60 LBS.	4/1 - 8/1	10-10-10 1000 LBS.

APPROX. STARTING DATE: 8-21-19
APPROX. COMPLETION DATE: 1-21-20

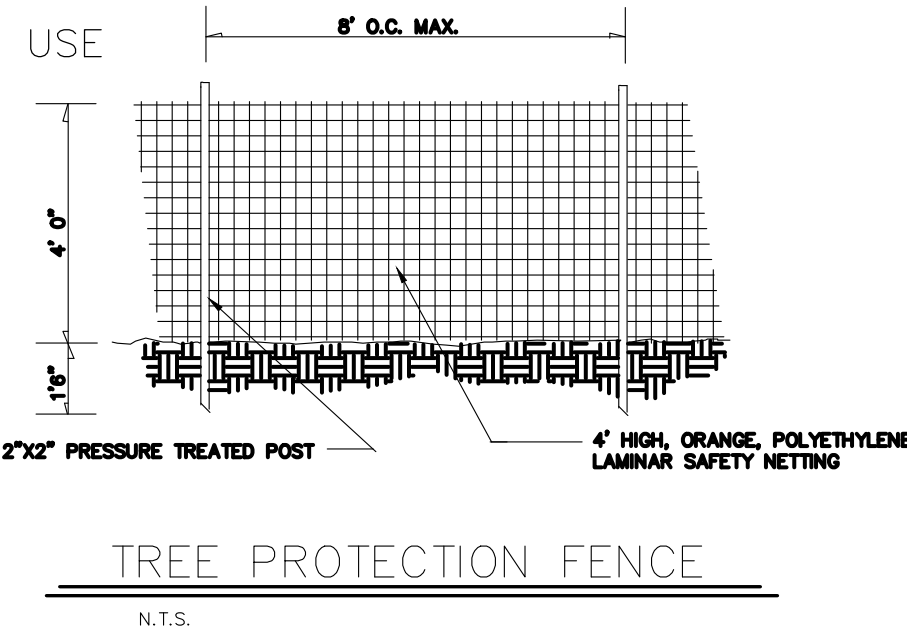
ITEM	DESCRIPTION	MONTHS OF ACTIVITY				
		1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5						
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8	BUILDING					
9	CURB AND CUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
13	MAINTENANCE OF EROSION CONTROL STRUCTURES					

SITE PLAN INFORMATION PROVIDED FOR PERMITTING PROCESS ONLY, NO OTHER INTENDED USE

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"NO INERT OR BURY PITS ON SITE"

TREES TO BE DESTROYED OR REMOVED.



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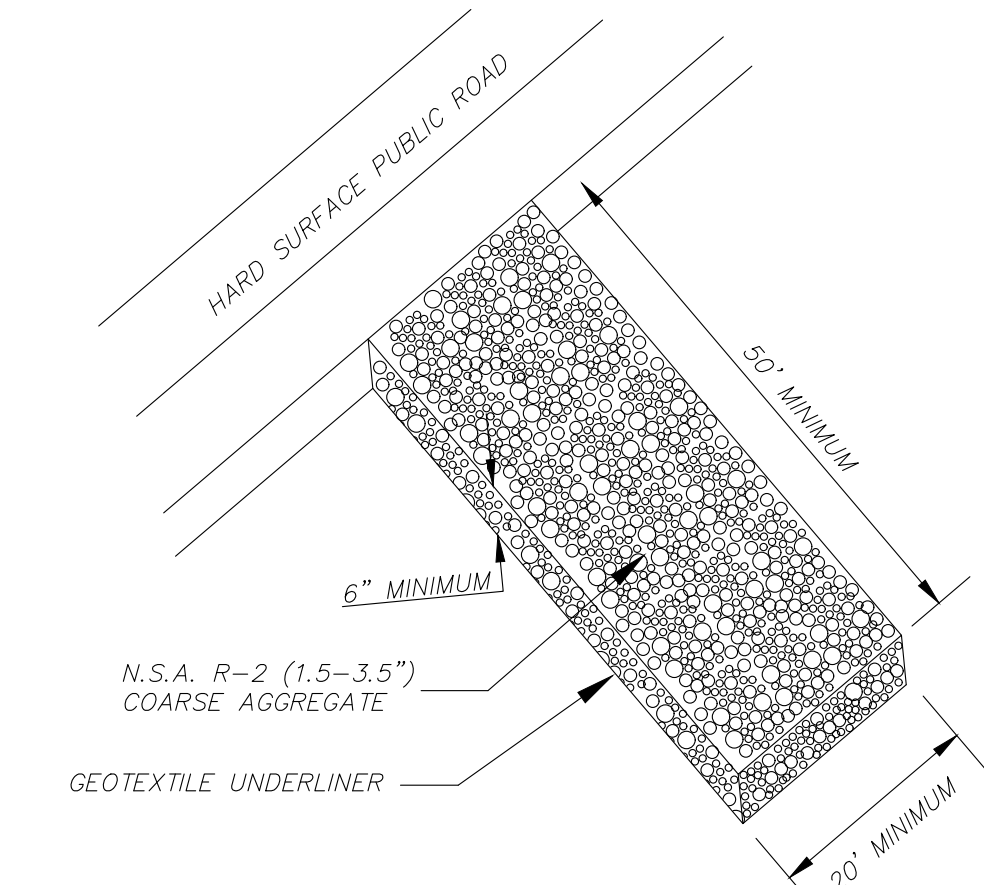
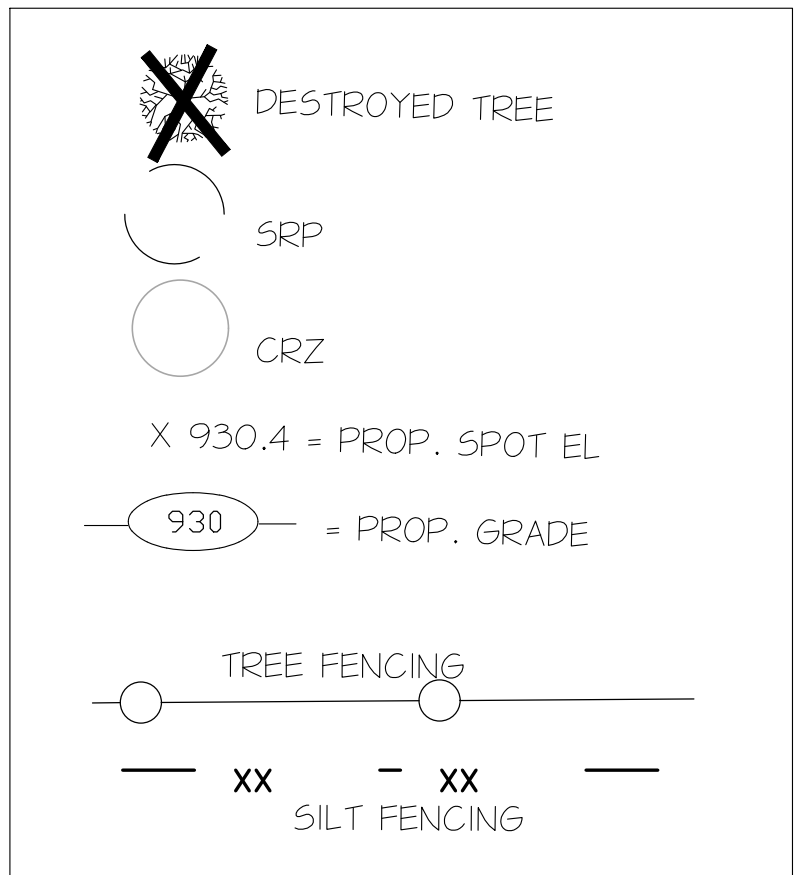
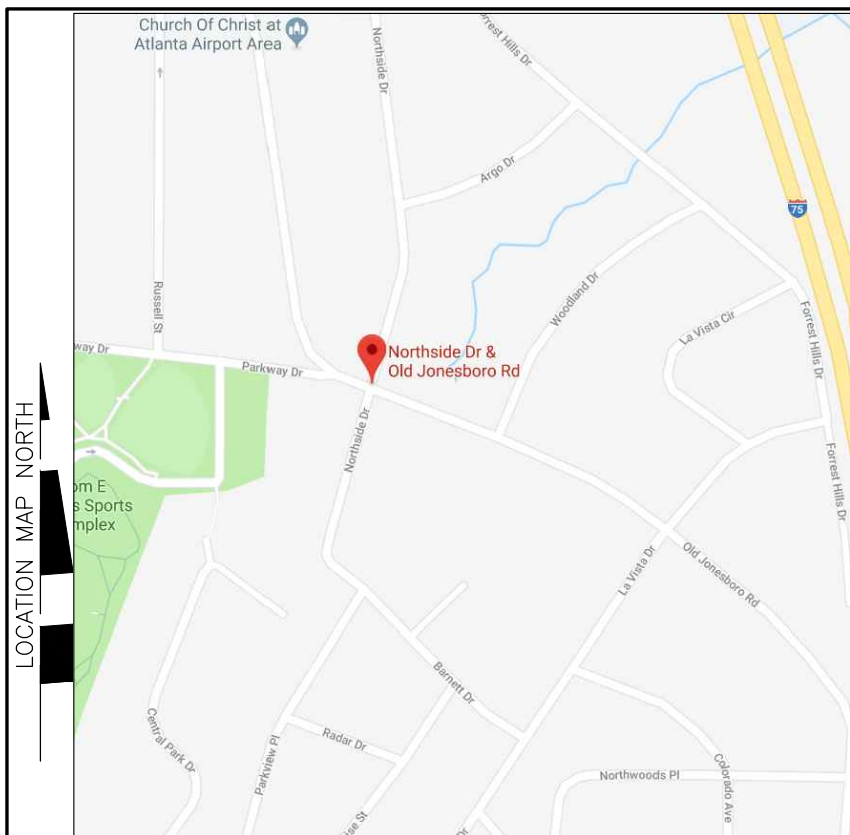
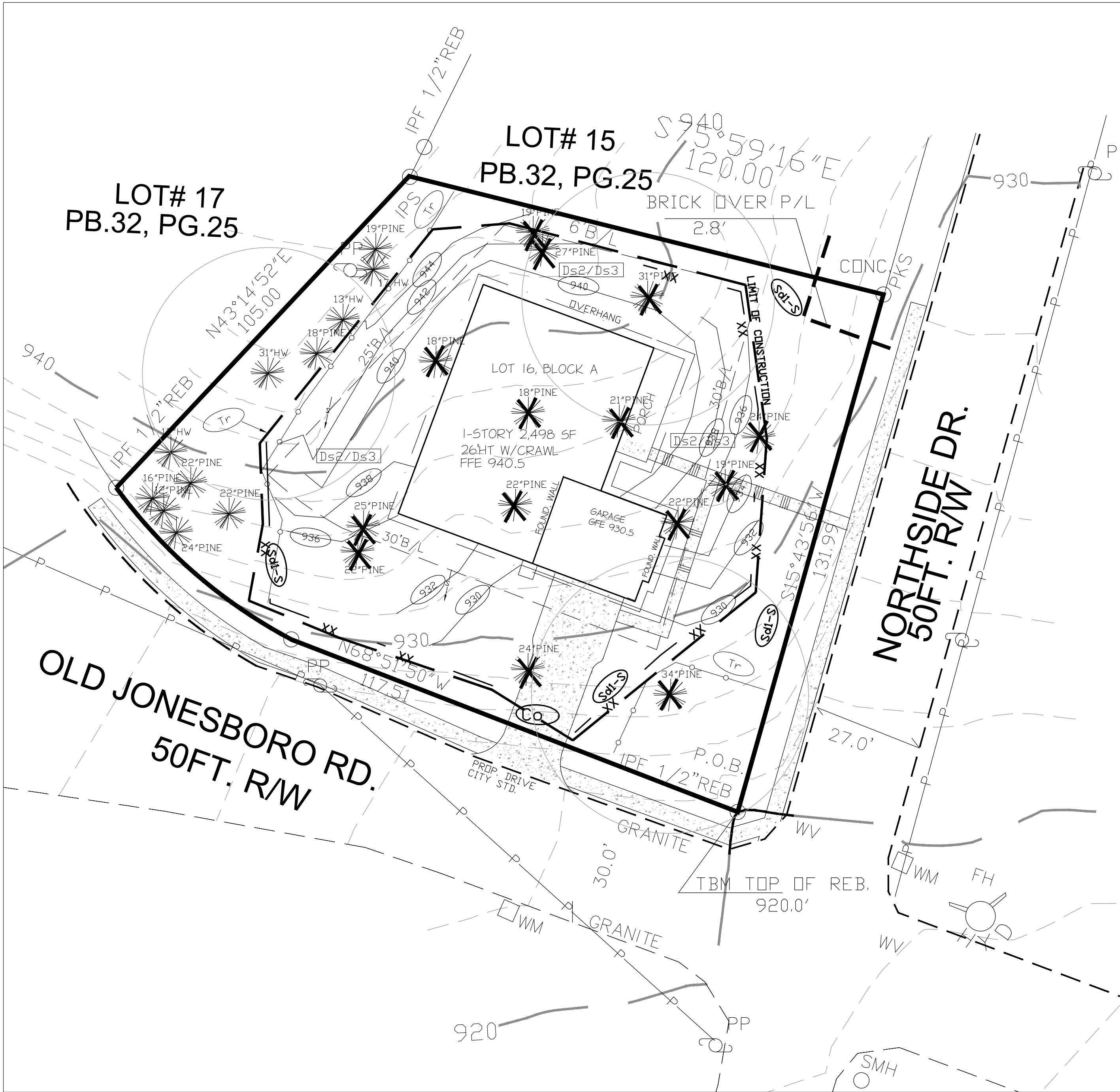
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GC TO VERIFY ALL ELEVATIONS IN FIELD.

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"NO INERT OR BURY PITS ON SITE"

LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022



CRUSHED STONE CONSTRUCTION EXIT

NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
PROP. GARAGE SF = 500 SF
PROP. PORCH SF = 212 SF
PROP. DRIVE SF = 780 SF

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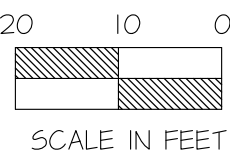
24HR CONTACT/DEVELOPER
OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558

TREE SAVE AREA SUMMARY TABLE

Size	Qty.	SPECIES
19"	1	PINE % IMPACTED
17"	1	HW % IMPACTED
13"	1	HW % IMPACTED
18"	1	PINE % IMPACTED
31"	1	HW IMPACTED, REMOVED, LMT
12"	1	HW % IMPACTED
22"	1	PINE % IMPACTED
22"	1	PINE % IMPACTED
12"	1	PINE % IMPACTED
16"	1	PINE % IMPACTED
24"	1	PINE % IMPACTED
34"	1	PINE IMPACTED, REMOVED, LMT
25"	1	PINE 100% IMPACTED TO BE REMOVED
22"	1	PINE 100% IMPACTED TO BE REMOVED
24"	1	PINE 100% IMPACTED TO BE REMOVED
22"	1	PINE 100% IMPACTED TO BE REMOVED
19"	1	PINE 100% IMPACTED TO BE REMOVED
22"	1	PINE 100% IMPACTED TO BE REMOVED
22"	1	PINE 100% IMPACTED TO BE REMOVED
18"	1	PINE 100% IMPACTED TO BE REMOVED
24"	1	PINE 100% IMPACTED TO BE REMOVED
18"	1	PINE 100% IMPACTED TO BE REMOVED
31"	1	PINE 100% IMPACTED TO BE REMOVED, LMT
21"	1	PINE 100% IMPACTED TO BE REMOVED
19"	1	PINE 100% IMPACTED TO BE REMOVED
27"	1	PINE 100% IMPACTED TO BE REMOVED

INITIAL TOTAL ONSITE SITE INCHES = 597.
TOTAL ONSITE SAVED SITE INCHES REMAINING = 197.
TOTAL ONSITE REMOVED SITE INCHES = 400.

TREE DENSITY CALC:
0.41 ACRES X 100DBH = 41 DBH REQUIRED
197 DBH PROVIDED, THEREFORE REQUIREMENT SATISFIED



GRADING, EROSION & TREE PROTECTION
NEW L/S ORDINANCE

FOR
PAULA SMITH

LOCATED AT
3365 NORTHSIDE DR
LAND LOT 98 14TH DISTRICT

HAPEVILLE, GA

DAWSON ENGINEERING CONSULTANT, LLC

1509 CHERRY HILL ROAD
CONYERS, GEORGIA 30094
678-485-9610 FAX: 678-720-5795
EMAIL: TONYD@DAWSONEC.COM

DEC

DRAWN BY: TLD
CHECKED BY: TLD
APPROVED: TLD
RELEASED FOR CDNS.



DATE	REVISIONS	REVISIONS	DATE
1-6-20	2	REVISED L/S REQUIREMENTS	TD
7-2-19	2	REVISED DRIVE/LANDSCAPING	TD
5-18-19	1	ADDED GRADING	TD
SCALE: 1" = 20'		JOB NO. 19116CP	DATE: 5-9-19

A-8.0

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 8, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Update – 3365 Northside Drive**

BACKGROUND

The City of Hapeville Planning Commission approved a site plan for 3365 Northside Drive at its June 2019 meeting. The site plan, submitted by Paula Smith, was to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 2,498 SF of heated floor area and will include three bedrooms and two and a half bathrooms.

The property is zoned R-0, One-Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Ms. Smith contacted the City in December 2020 to request an extension for the site plan approval, as the 12 month time period (see Section 93-2-16 (e) below.

The site plan is compliant and the applicant has submitted an updated tree conservation plan for compliance with the City's Tree Conservation Ordinance. The conservation plan is currently under review by the City's contracted arborist.

REVIEW

The following code sections are applicable to this application:

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

(e)Period of validity for site plan. No site plan shall be valid for a period longer than 12 months from the date it is approved by the fixing of the signature of the chairman of the planning commission and the building official, unless within such period a building permit is obtained and construction commenced. The planning commission may grant extensions not exceeding 12 months each upon written request of the original applicant and resubmission of the application, if the application as submitted is substantially the same as the initially approved application. However, the planning commission has the power in such cases to attach new conditions to its reapproval, or to disapprove the request for an extension. Where an application for extension contains changes which the planning commission concludes materially alter the initial application, it shall refer the application to the building official, who shall initiate a new site plan review procedure.

RECOMMENDATION

Staff recommends approval of the extension for 12 months.