

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 9, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of February 9, 2021

Documents:

1. Minutes - 02-09-2021_draft

4. Old Business

4.I. 449 Walnut Street Site Plan Review

Background:

Bernard Vigilance is requesting site plan review to construct a new single-family dwelling with an attached garage at 449 Walnut Street, Parcel Identification Number 14-0094-0004-040-0. The property is zoned R-SF, Residential-Single Family. The Planning Commission approved this item on September 10, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

Documents:

1. Application - 449 Walnut Street_Redacted
2. Plans - 449 Walnut Street
3. Planners Report Site Plan Review 449 Walnut St Revised March 2021
4. Arborist Report - 449 Walnut Street

5. New Business

5.I. 591 King Arnold Street Final Subdivision Plat

Background:

Myrtle Gardens, LLC is requesting final plat review for the property located at 591 King Arnold Street, Parcel Identification Number 14-0095-0004-038-3. The property is zoned U-V, Urban Village.

Documents:

1. Application - 591 King Arnold Street - Final Plat_The Clyde_Redacted
2. Final plat - 591 King Arnold Street
3. Planner's Report - 591 King Arnold St_Final Plat
4. Engineer's Report - 591 King Arnold St_Final Plat

5.II. 510 Oak Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family dwelling at 510 Oak Drive, Parcel Identification Number 14-0094-0005-033-4. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 510 Oak Drive_Site Plan_Redacted
2. Plans - 510 Oak Drive_Site Plan
3. Planner's Report - 510 Oak St_Site Plan
4. Arborist Report - 510 Oak Drive

5.III 518 Oak Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family dwelling at 518 Oak Drive, Parcel Identification Number 14-0094-0005-040-9. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 518 Oak Drive_Site Plan_Redacted
2. Plans - 518 Oak Drive_Site Plan
3. Planner's Report - Site Plan Review_518 Oak St
4. Arborist Report - 518 Oak Street

5.IV 401 Walnut Street Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family, dwelling at 401 Walnut Street, Parcel Identification Number 14-0094-0006-020-2. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 401 Walnut Street_Site Plan_Redacted
2. Plans - 401 Walnut Street_Site Plan
3. Planners Report Site Plan Review 401 Walnut St
4. Arborist Report - 401 Walnut Street

5.V. 405 Walnut Street Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family, dwelling at 405 Walnut Street, Parcel Identification Number 14-0094-0006-071-3. The property is zoned R-SF, Residential-Single Family, and is subject of the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 405 Walnut Street_Site Plan_Redacted
2. Plans - 405 Walnut Street_Site Plan
3. Planners Report Site Plan Review 405 Walnut St
4. Arborist Report - 405 Walnut Street

5.VI Property bounded by N. Central, LaVista, Sunset & King Arnold St. Preliminary Plat

Background:

SCP Acquisitions, LLC is requesting preliminary plat review for the properties located at 369, 377, 383, 397 N. Central Avenue, 325 Sunset Avenue, 376 and 400 King Arnold Street, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-605-9, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-004-1. The properties are zoned U-V, Urban Village.

Documents:

1. Application - N. Central Avenue Mixed Use Dev._Preliminary Plat_Redacted
2. Plans - N. Central, LaVista, Sunset, King Arnold_Preliminary Plat
3. Planner's Report 369 to 397 N Central_Preliminary Plat
4. Engineer's Report -N. Central Ave Prelim Plat Review -1

5.VII. Property bounded by N. Central, LaVista, Sunset & King Arnold St. Site Plan Request

Background:

SCP Acquisitions, LLC is requesting site plan review to redevelop the properties located at 369, 377, 383, 397 N. Central Avenue, 325 Sunset Avenue, 376 and 400 King Arnold Street, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-605-9, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-004-1. The properties are zoned U-V, Urban Village.

Documents:

1. Application - N. Central Ave Mixed Use_Site Plan_Redacted
2. Plans - N. Central Avenue_Site Plan_reduced
3. Planners Report Site Plan Review 397 N central
4. Engineer's Report - N. Central Ave_Site Plan
5. Fire Marshal Report - N. Central Avenue Mixed-Use Development

5.VIII 344 Colorado Avenue Final Subdivision Plat

Background:

Brian Wismer is requesting final plat review to divide one parcel into two at 344 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached.

Documents:

1. Application - 344 Colorado Avenue_final plat_Redacted
2. Plan - 344 Colorado Ave_final plat
3. Planner's Report - 344 Colorado Ave_Final Plat
4. Engineer's Report - 344 Colorado Ave_Final Plat

5.IX Planning Commission Board Membership Text Amendment

Background:

Consideration of a text amendment to amend Chapter 87 (Planning), Article 2 (Planning Commission), Section 87-2-2 (Membership; appointment; terms; vacancies) for the purpose of amending and updating the membership requirements of the Planning Commission.

Documents:

1. Ordinance - Text Amendment Planning Commission
2. Planner's Report Text Amendment Residency requirements

6. Next Meeting Date - April 13, 2021 at 6 PM

7. Adjourn

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354
February 9, 2021 6:00PM**

MINUTES

1. Called to order at 6:00 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 January 12, 2021

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of January 12, 2021 as submitted. Motion Carried: 6-0.

4. New Business

5.I. 240 Maple Street

Site Plan Review

Background:

Joint Solutions, LLC requested site plan review to construct a 457-square foot rear addition, new front porch, and laundry room to a single-family dwelling located at 240 Maple Street, Parcel Identification Number 14-0094-0009-090-0. The property is zoned R-1, One-Family Residential and is subject to the requirements for Subarea E, Neighborhood Area of the Architectural Design Standards.

Recommendation:

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

- Provide actual dimensions for setbacks.
- Provide a connection from the front door to the sidewalk (required by DRC).
- Compliance with the Tree Conservation ordinance.

- Provide a landscape plan.
- Address fence encroachment.
- Extend the driveway to accommodate 2 parked cars beyond the supplemental area.

Commissioner Martin asked what type of material will be used near the critical mass of the root zone.

Ms. Johnson stated the contractor will use an approved material per code.

Commissioner Davis asked if the fence encroachment has been addressed.

Ms. Johnson stated that the existing fence will be removed and realigned on the appropriate boundary line.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to approve the site plan request for 240 Maple Street subject to the following conditions:

1. Provide actual dimensions for setbacks.
2. Provide a connection from the front door to the sidewalk (required by DRC).
3. Compliance with the Tree Conservation ordinance.
4. Provide a landscape plan.
5. Address fence encroachment.
6. Extend the driveway to accommodate 2 parked cars beyond the supplemental area.

Motion Carried: 6-0.

5.II. U-V Ordinance

Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 11.2 (Urban Village) for the purpose of updating the definition of medical uses in the U-V Zone.

The current Code regarding medical uses (permitted and non-permitted) is vague for various zoning districts. As the City is accepting more applications for healthcare-related businesses and industries, Staff reviewed the Code to facilitate easier and more consistent identification, and where necessary, interpretation of permitted uses. The mixed-use zoning classifications would maintain an “office-like” business environment while the more intense commercial zoning district (General Commercial) would allow for a broader array of uses.

Chairman Wismer discussed limiting blood plasma donation centers to the C-2 (General Commercial) zone.

Commissioners discussed this limitation and supported the change.

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to recommend approval of the U-V Ordinance text amendment provided blood plasma donation centers are permitted in the C-2 Zone only. Motion Carried: 6-0.

6. Open Discussion

None.

7. Next Meeting Date – Tuesday, March 9, 2021 at 6:00 PM

8. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to adjourn the meeting at 6:59p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

21-PC-03-08

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

Name of Applicant Bernard Vigilance

Mailing Address: 9474 Deer Crossing Trace

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Cordiality Investments LLC

Mailing Address 105 STAYMAN PARK

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 449 WALNUT ST. HAPEVILLE, GA. 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400040400

Present Zoning Classification: R-SF Size of Tract: .16 acre(s)

Present Land Use: New Construction

Please check the following as it applies to this application

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

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

Bernard Vigilance
Applicant's signature
Date: 2.8.21

Sworn to and subscribed before me
This 8th day of February, 2021.
Rachelle Eyma
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

This is a proposed revision of
449 Walnut Street reducing the
overall square footage of the house
by locating the garage underneath
the main living area instead of out
back as in the previous plan.

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:

449 Walnut Street
Hapeville, GA. 30354

City of Hapeville, County of Fulton, State of Georgia

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

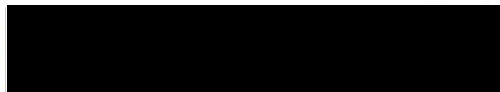
Name of Applicant

Bernard Vigilance

Address of Applicant

9474 Deer Crossing Trace

Telephone of Applicant



Kelly Brown

Signature of Owner

KELLY BROWN

Print Name of Owner

Personally Appeared Before Me this 5th day of February, 2021.

Notary Public

Sandra Tabanez Khafagy

SANDRA TABANEZ KHAFAGY
Notary Public - State of Georgia
Fayette County
My Commission Expires May 5, 2023

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)

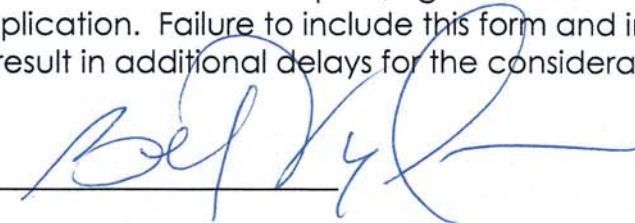
-  ☒ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
-  ☒ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.
-  ☒ 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.
-  ☒ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

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

- ☒ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ☒ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ☒ 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.
- ☒ Site area (square feet and acres).
- ☒ 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.
- ☒ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- ☒ Total floor area ratio and/or residential density distribution.
- ☒ Number of parking spaces and area of paved surface for parking and circulation
- ☒ 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 2.8.21





3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LOT 2 449

LEGAL DESCRIPTION – 0.18 ACRES

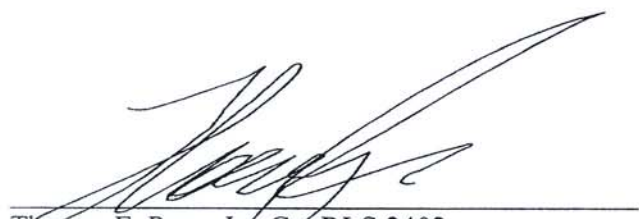
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 204.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North $90^{\circ}00'00''$ West a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed North $00^{\circ}00'00''$ West a distance of 168.77 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North $61^{\circ}07'03''$ East a distance of 10.15 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South $29^{\circ}09'46''$ East a distance of 60.00 feet to a point; Thence proceed South $29^{\circ}09'46''$ East a distance of 24.37 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South $00^{\circ}00'00''$ East a distance of 100.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.16 acres of land (7,147 Square feet), more or less, described as Lot 2 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 449 Walnut Street according to the current system of numbering in Fulton County, Georgia.


Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE HORIZONTAL.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS, SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/gGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

NOTE:

SUBDIVISION PLAT FOR WALNUT GROVE PLATBOOK 320 PAGE 48 BY ROBERT MIKIRKLEY RECORDED IN FULTON COUNTY CLERK OF SUPERIOR COURT.

TREE NOTES:

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
- ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
- ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

NOTE:

NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

TREE CANOPY CALCULATIONS LOT 2

NOTE: ONE (1) TREES TO BE PRESERVED, ZERO (0) TREES TO BE REMOVED, AND TWO (2) TREES TO BE PLANTED.

TREE CALCULATIONS LOT 1		REQUIRED CANOPY (45%)									
RLS (ACRES)	LSF (SQ FT)	RC (SQ FT) / UNITS	MC (SQ FT) / UNITS	AC UNITS	RCL (SQ FT) / UNITS	RCM (SQ FT) / UNITS	RCS (SQ FT) / UNITS	MC (SQ FT) / UNITS	TOTAL (SQ FT) / UNIT		
0.18	7841	3528 / 14	3217 / 13	1	0.00 0000 / 0	000 / 0	500 / 2	3217 / 13	3717 / 15		3
# OF TREES											

LOT 2

EXISTING TREE CHART LOT 2

THERE ARE NO EXISTING TREES ON SITE (LOT 2).

TREE CANOPY CALCULATIONS LOT 2

NOTE: ZERO (0) TREES TO BE PRESERVED, ZERO (0) TREES TO BE REMOVED, AND SIX (6) TREES TO BE PLANTED.

TREE CALCULATIONS LOT 2											
RLS (ACRES)	LSF (SQ FT)	RC (SQ FT) / UNITS	MC (SQ FT) / UNITS	AC UNITS	RCL (SQ FT) / UNITS	RCM (SQ FT) / UNITS	RCS (SQ FT) / UNITS	MC (SQ FT) / UNITS	TOTAL (SQ FT) / UNIT		
0.16	6969.6	6136 / 13	0000 / 0	0	0.00 2000 / 8	1000 / 4	500 / 2		0 3500 / 14		6
# OF TREES											

LEGEND:

IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
CL	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PF	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
SSMH	OVERHEAD UTILITY LINE(S)
MHT	SANITARY SEWER MAN HOLE
DWCB	CATCH BASIN
DI	JUNCTION BOX
SWCB	DROP INLET
POB	SINGLE WING CATCH BASIN
POC	POINT OF BEGINNING
WM	POINT OF COMMENCEMENT
CO C/O	WATER VALVE
LLL	WATER METER
CMP	SANITARY SEWER CLEANOUT
RCP	HEAD WALL
SSE	CORRUGATED METAL PIPE
FT	REINFORCED CONCRETE PIPE
DE	SANITARY SEWER EASEMENT
PB	FIRE HYDRANT
LP	DRAINAGE EASEMENT
IF	ELECTRIC POWER BOX
18"POP	LIMITS OF DISTURBANCE
18"POP	TREE PROTECTION FENCE
12"OAK	TREE STRUCTURAL
12"OAK	TREE CRITICAL
7"JUNP	TREE CRITICAL ROOT
P-TREE	STRUCTURE IMPACTED
	PRESERVED TREES
	DISTURBED/REMOVED TREES
	REPLACEMENT/PLANTED TREES

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.32 Ac.
STORAGE REQUIRED CALCULATION:
0.32 Ac. X 67CY = 21.4 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
99 LF X 0.263CY/LF = 23.36 CY

TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	LUSTERIM
HICKORY	GRAPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
NOT IDENTIFIED	WILLOW
DOGWOOD	TBD-HARDWOOD
REPLACEMENT TREE - LARGE	
REPLACEMENT TREE - MEDIUM	
REPLACEMENT TREE - SMALL	

REVISIONS 02/04/21:

- HOUSE PLAN LOT 2 REVISED.

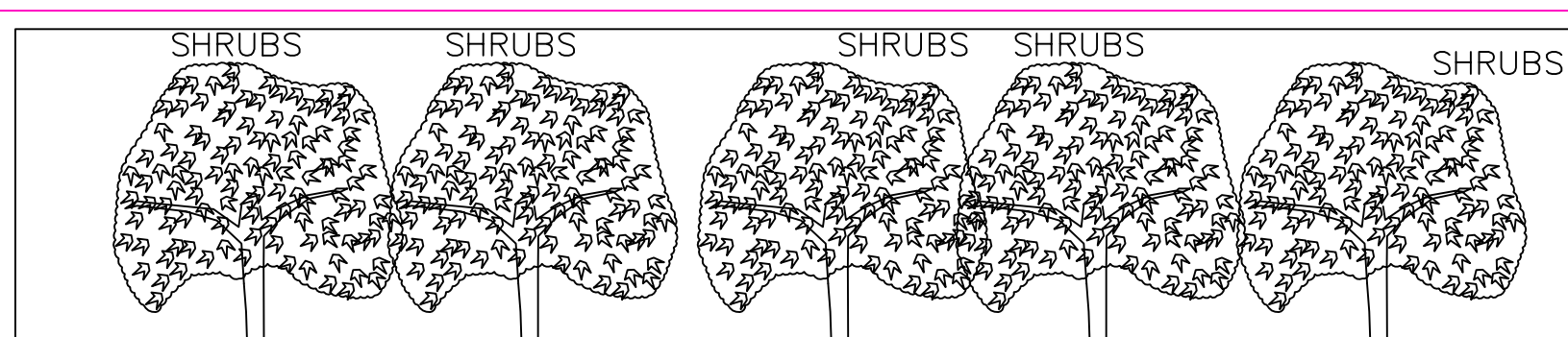
TABLE 2a FROM HAPEVILLE TREE CONSERVATION ORDINANCE

TREE SIZE	CANOPY (sq.ft)	CANOPY CREDITS	DIMENSIONS (APPROX)	COST @ \$375/CREDIT	TREES PER ACRE @ 50% CANOPY	MINIMUM SIZE AT PLANTING*
SMALL	250	1	16X16	\$375.0	87	1.5"
MEDIUM	500	2	22.5X22.5	\$750.0	43.6	2 TO 2.5"
LARGE	1000	4	31.5X31.5	\$1500.0	21.7	2 TO 2.5"

*THE HAPEVILLE ARBORIST MAY APPROVE A SMALLER MINIMUM SIZE TREES FOR DIFFICULT TO OBTAIN NATIVE SHADE TREES AND WITH DOCUMENTED MAINTENANCE PLANS
ALL PROPOSED TREES SHALL BE HARDWOOD TREES SUCH AS OAKS, MAPLES, OR HICKORY TREES.

NOTE:
CONTRACTOR TO FIELD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN 10 FEET OF THE PROPOSED GARAGE.



DETAIL: "SHRUB" FENCE BEHIND SIDEWALK

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE PHOTINIA "RED ROBIN" OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 2: 14 009400040400
LOT 2
7,147 SQ FT
0.16 ACRES

BUILDING HEIGHTS:

FROM REAR GRADE = 37.83'
FROM FRONT GRADE = 27.48'
DRIVEWAY WIDTHS = 10.3'

CURRENT ZONING:
R-SF
FRONT SETBACK = 15'
SIDE = 5'
REAR SETBACK = 20'

DISTURBED AREA:
0.32 ACRES

NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE

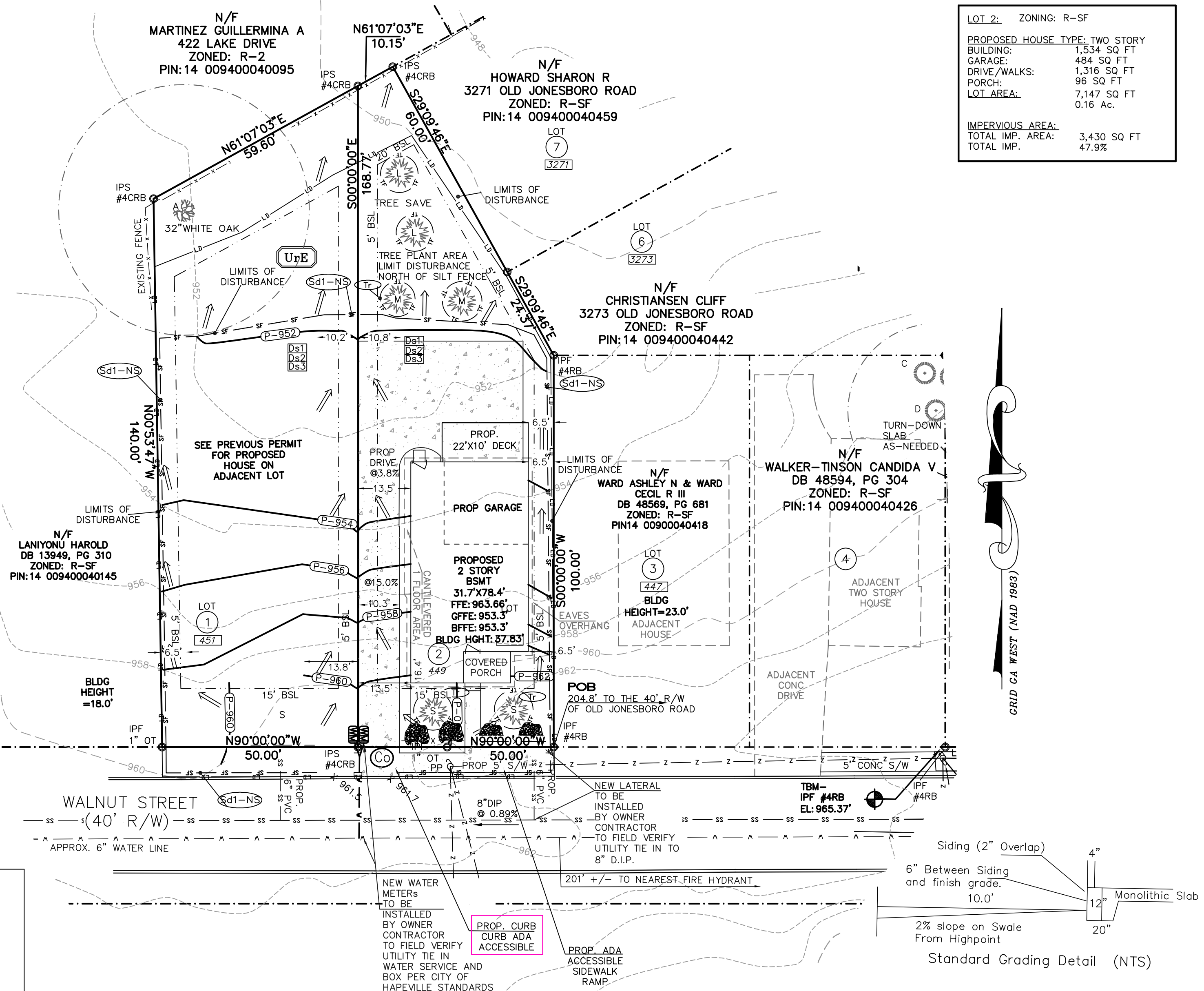
CONTOUR LEGEND

-980-	EXISTING CONTOURS
P-980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT



SITE MAP (NTS)

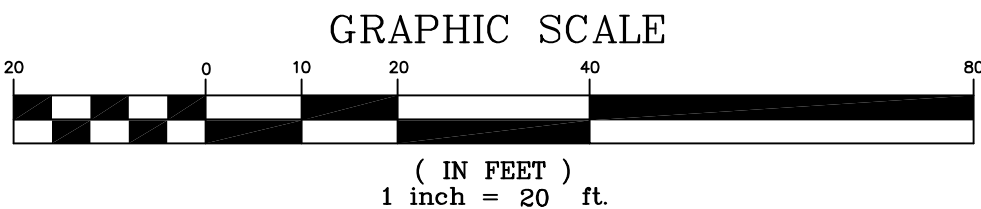
LOT 2: ZONING: R-SF
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,534 SQ FT
GARAGE: 484 SQ FT
DRIVE/WALKS: 1,316 SQ FT
PORCH: 96 SQ FT
LOT AREA: 7,147 SQ FT
0.16 Ac.
IMPERVIOUS AREA: 3,430 SQ FT
TOTAL IMP. AREA: 47.9%



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GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000068868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021



I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A-SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY SUPERVISION.

02/04/21

SHEET 1 OF 3

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

DATE 07/22/19
SCALE 1" = 20'

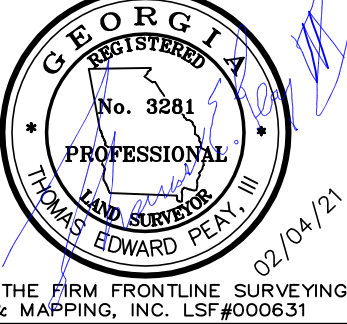
SECTION 14th DISTRICT
UNIT 94

BLOCK 94

LOT 2

PHASE 48
SUBDIVISION PB 320, PG 48
DB 54183, PG 26
EFFECTIVE DATE: 09/18/2013

JOB # 74147



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 & 451 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE

EXISTING ZONING: R-SF
EXISTING PIN

Lot 1: 14 009400040392
Lot 2: 14 009400040400

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

PETROLEUM BASED PRODUCTS – Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS – All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES – These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under cover in sealed containers.

BUILDING MATERIALS – No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of Notices of Intent submitted to EPD; and
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part V.A.5 of this permit;
- A copy of all monitoring information, results and reports required by this permit;
- A copy of all inspection reports generated in accordance with Part V.D.4.a of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and
- Daily rainfall information collected in accordance with Part IV.D.4.a(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS:**
 - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
 - Set-C stormwater silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS:**
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off-site and construction debris to be disposed of properly. Contractor to coordinate with owner regarding disposal areas.
 - Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, shall be located away from state waters, natural drains, and the storm water drainage inlets. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.

The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.

Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRAIN IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on its provided and maintained by a state licensed sanitary waste management contractor as required by local regulations.

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains, and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. These should be collected in suitable containers and recycled or disposed of as appropriate.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets.

Signage will be posted as needed to achieve the above standards.

All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventive maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly posted and procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

SOIL CLEANUP AND CONTROL PRACTICES

- Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

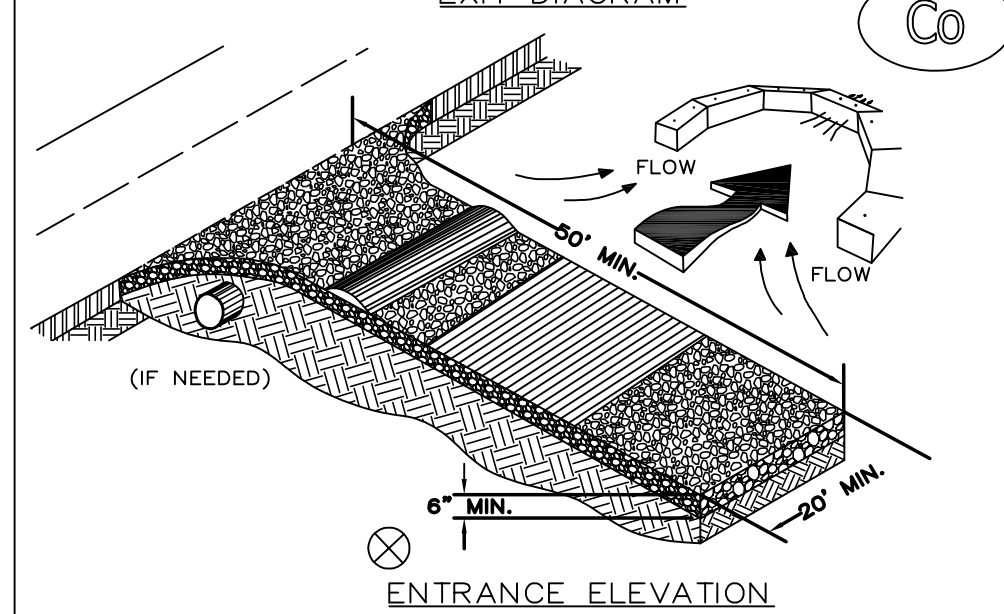
The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- All permittees shall ensure and demonstrate that their plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOI form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

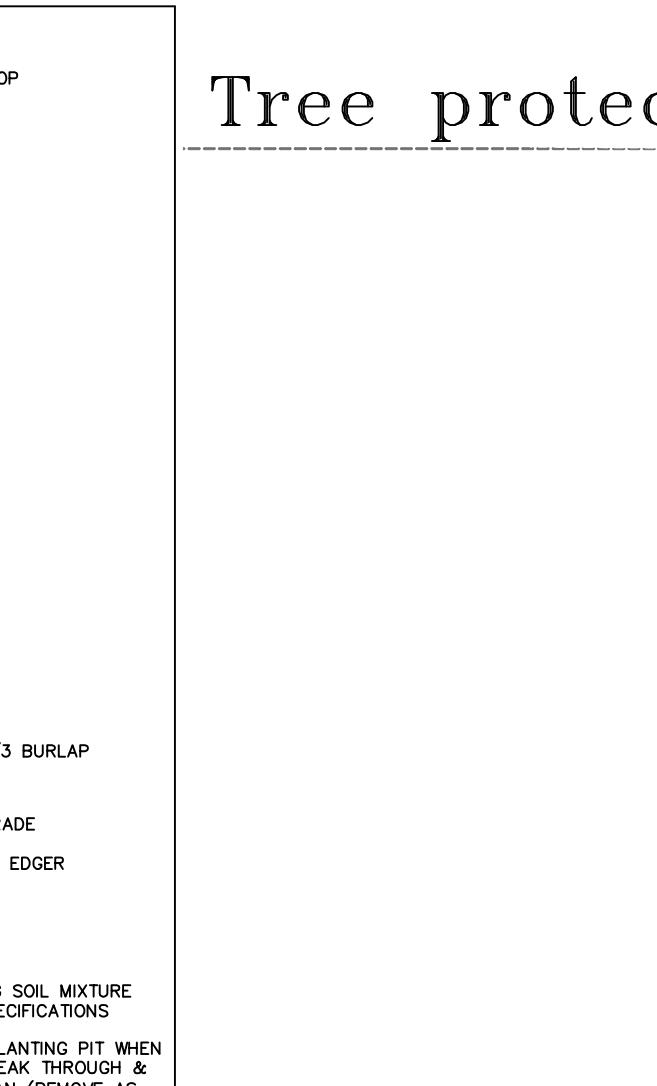
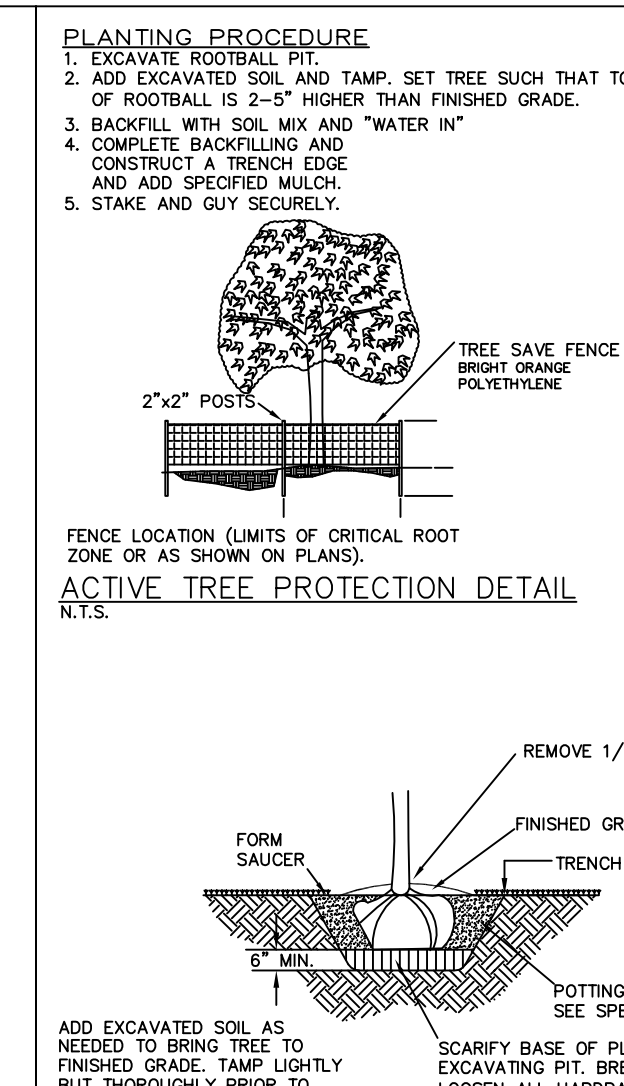
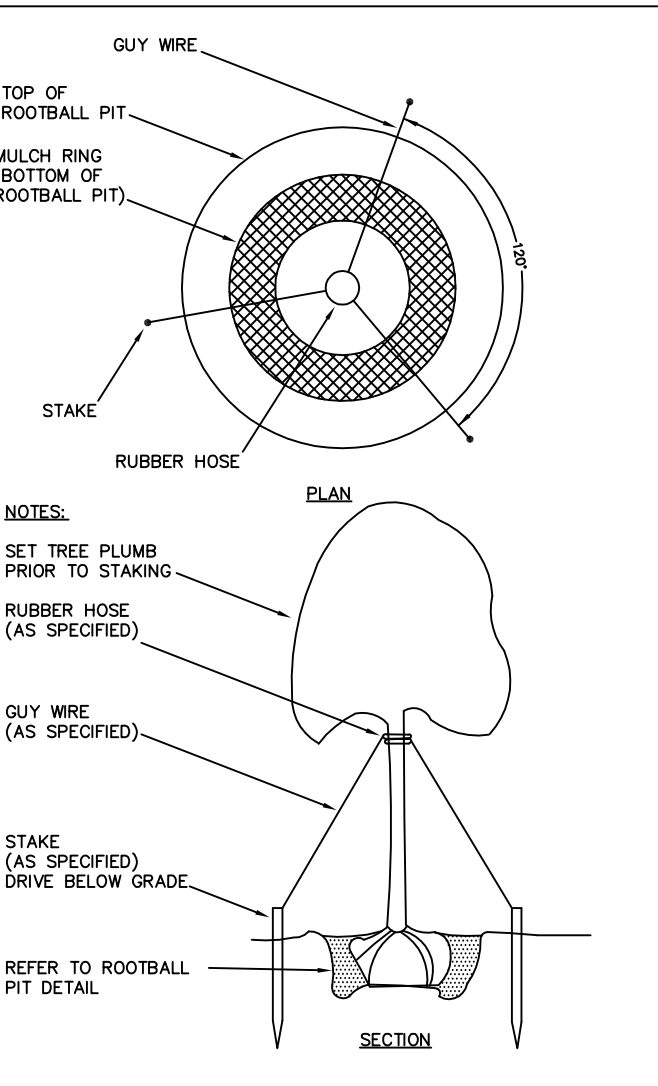
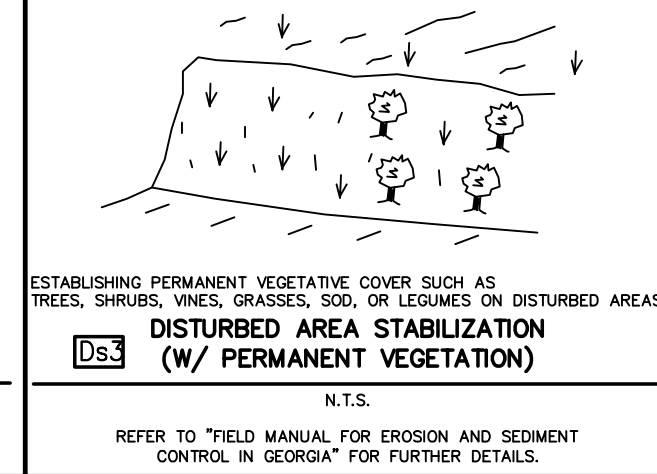
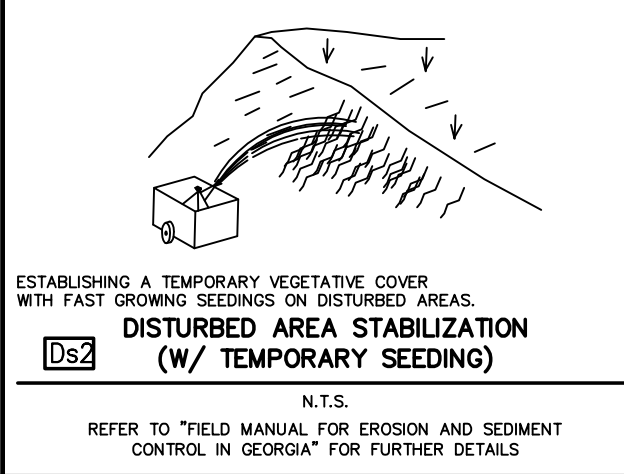
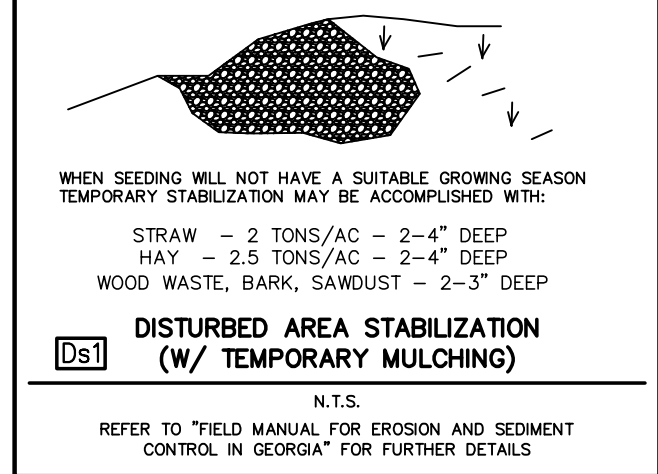
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



NOTES:

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



Tree protection fence

1. 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.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
5. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

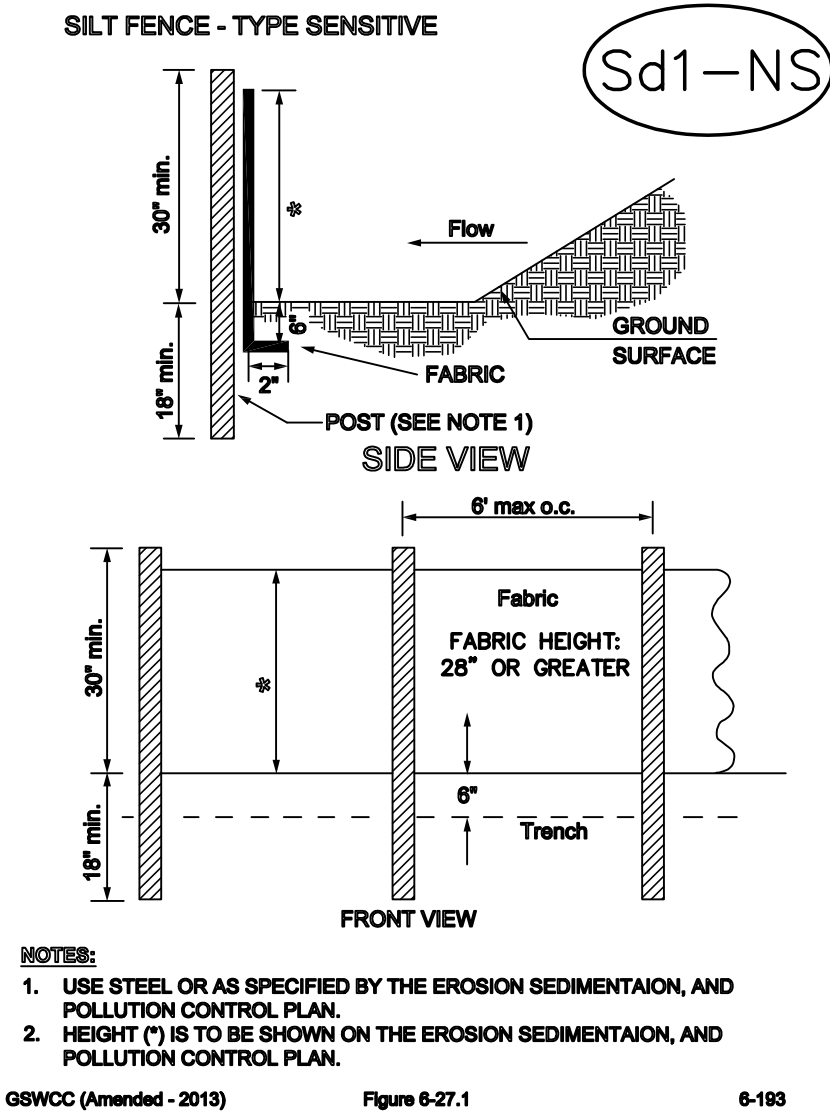
	OCT 2019	NOV 2019	DEC 2019	JAN 2020
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

INSPECTIONS

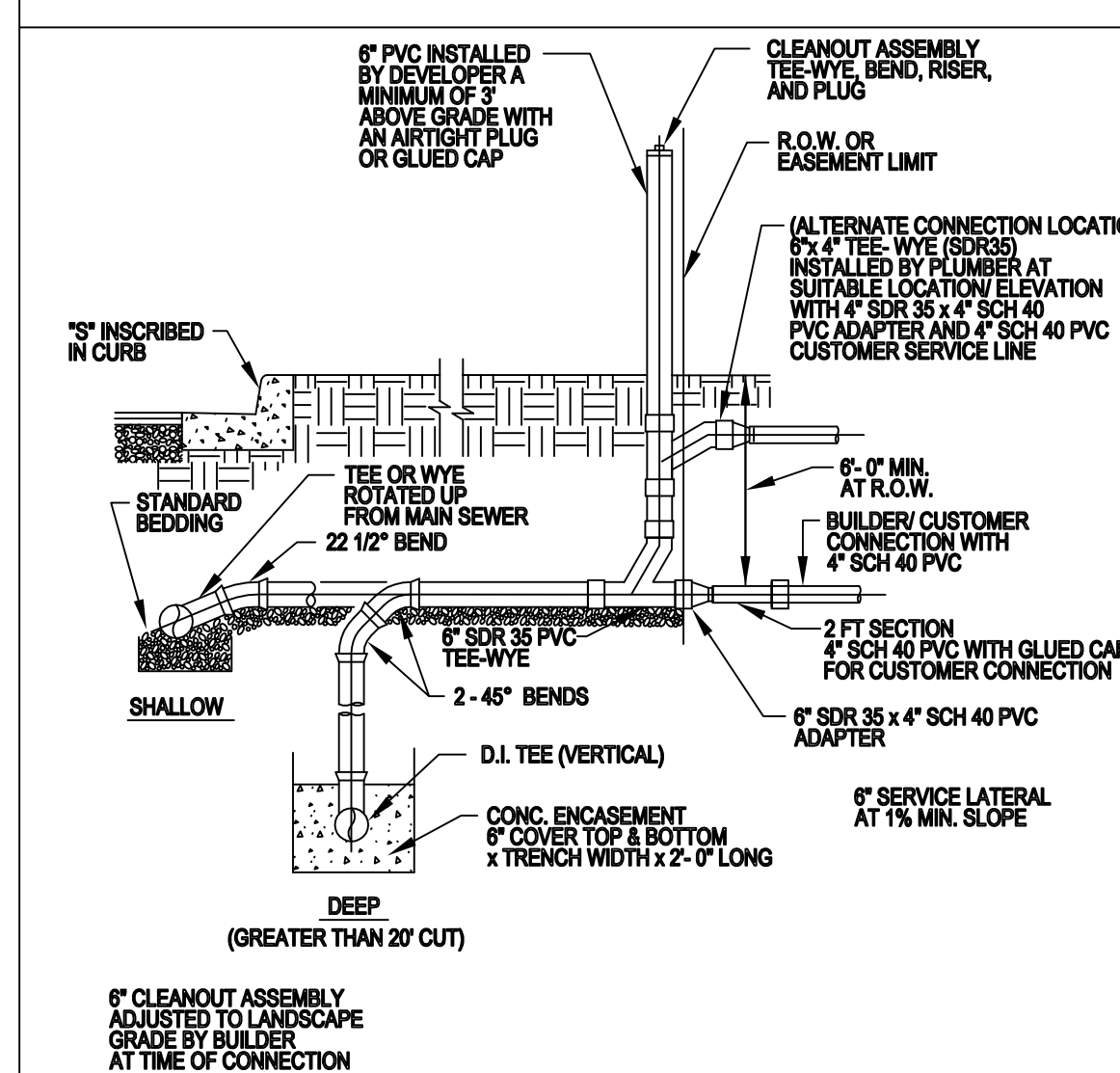
- Tertiary Permittee

- (1) Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted after a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.4.c(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (3) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (4) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (5) A report of each inspection that includes the name(s) of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed and dated by the tertiary permittee. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.



NOTES:
1. USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
GSWCC (Amended - 2013) Figure 6-27.1 6-183

SEWER SERVICE CONNECTION



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

THOMAS E PEAY III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000006868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

1. ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION
2. SERVICE LATERAL BEDDING & BACKFILL BEDDING DEPTH UNDER PIPE TO BE 4" MIN.

SHEET 2 OF 3

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 25,423 FEET, AN ANGULAR ERROR OF 10. SECONDS PER ANGLE POINT AND A DISTANCE ERROR OF 1/1000. THIS PLAN HAS BEEN 113.966 FEET ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2017 FRONTLINE SURVEYING AND MAPPING, INC. ALL MATERIALS PERTAINING TO TITLE ARE EXCLUDED.

3595 Canton Road
Suite 116, PMB 2772
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE 07/22/19
SCALE 1" = 20'
SECTION 14th DISTRICT
BLOCK 94
LOT 2
UNIT 2

INCLUDED LOT 1
CITY COMMENTS
PHASE
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING INTO THE REFERENCE PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 1312103067E EFFECTIVE DATE: 09/18/2013

BERNARD VIGILANCE
14th DISTRICT
BLOCK 94
LOT 2
UNIT 2

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LST #000631
JOB # 74147

9/21/2019

NEW RESIDENCE

449 WALNUT STREET
HAPEVILLE, GA , 30354



APPLICABLE CODES

TYPE OF OCCUPANCY:	IRC RESIDENTIAL GROUP (R-3)
RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION, W/ GEORGIA STATE AMENDMENTS (2020)
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
CLIMATE ZONE:	3A
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2018 EDITION, W/ GEORGIA AMENDMENTS (2020)

DESIGN LOADS AND BUILDING PLANNING

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

FLOORS:
SLEEPING AREAS = 30 PSF LL + 20 PSF DL
LIVING AREAS = 40 PSF LL + 20 PSF DL
STAIRS = 100 PSF LL
WOOD DECKS = 40 PSF LL + 20 PSF DL

ROOFS:
CEILINGS NOT ATTACHED TO RAFTERS, L/A = 180:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, L/A = 240:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS:
UNINHABITABLE ATTICS W/O STORAGE, L/A = 240:
LIVE LOAD = 10 PSF
DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, L/A = 240:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF

WIND LOADS:
BASIC WIND SPEED = 90 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

GROUND SNOW LOAD : 5 PSF

TERMITE INFESTATION PROBABILITY : VERY HEAVY

ARCHITECTURAL LEGEND

	SECTION MARK
	CALLOUT DETAIL MARK
	CEILING TAG
	CENTER LINE
	DOOR TAG
	EQUIPMENT TAG
	NORTH ARROW
	ROOM TAG
	AL STOREFRONT TAG
	WALL TAG
	WINDOW TAG
	(GRID LINE) CENTER
	(GRID LINE) FACE

ABBREVIATIONS

3050 WINDOW SIZE 3'-0" x 5'-0"	KW KNEE WALL
A AMPS	KW KLOWAIT
ABV ABOVE	LDG LEDGE
AC ABOVE CEILING	LIN LINEN
ACT ACOUSTICAL CEILING TILE	LOC LOCATION
AFF ABOVE FINISH FLOOR	MAS MASONRY
ALUM ALUMINUM	MECH MECHANICAL ROOM
APPROX APPROXIMATE	MFR MANUFACTURER
ASC ABOVE SUSPENDED CEILING	OHD OVERHEAD DOOR
BDRM BEDROOM	OPG OPENING
BF BI-FOLD DOOR	OPT OPTIONAL
BLW BELOW	PAN PANTRY
BRK BRICK	PDS PULL DOWN STAIR
BSMT BASEMENT	PS PEDESTAL SINK
CL CENTER LINE	PT PRESSURE TREADED
CLW CENTER LINE OF WALL	PW PLUMBING WALL
COL COLUMN	PWR POWDER ROOM
CONC CONCRETE	QT QUARRY TILE
CONT CONTINUOUS	RB RUBBER
COORD COORDINATE	RC STAIR RISER COUNT
CT CARPET	RD STAIR RISER DIMENSION
CT CERAMIC TILE	RECP RECEPTACLE
DBL DOUBLE	SB SMOKE BARRIER
DECO DECORATIVE	SC SOLID CORE
DF DRINKING FOUNTAIN	SCW SOLID CORE WOOD
DN DOWN	SIM SIMILAR
DS DOWNSPOUT	SS STAINLESS STEEL
DW DISHWASHER	STL STEEL
DWG DRAWINGS	SU STUB-UP
EFS EXTERIOR INSULATION FINISH SYSTEM	TC STAIR TREAD COUNT
ELEC ELECTRIC	TD STAIR TREAD DIMENSION
EP ELECTRIC PANEL	TOP TOP OF PLATE
EW EACH WAY	TOW TOP OF WINDOW
EWC ELECTRIC WATER COOLER	TRANS TRANSOM WINDOW
EXG EXISTING	TYP TYPICAL
EXT EXTERIOR	UNO UNLESS NOTED OTHERWISE
FE WALL RECESSED	V VOLTS
FEC FIRE EXTINGUISHER 5# A.B.C.	VCT VINYL COMPOSITE TILE
FIRE EXTINGUISHER CABINET	W WANTS
SEMI RECESSED W/ 5# A.B.C.	WH WATER HEATER
FLR FLOORING	WIC WALK IN CLOSET
FOS FACE OF STUD	
FPL FIRE PLACE	
FTG FOOTING	
GS GENERAL CONTRACTOR	
GYB GYPSUM BOARD	
HGT HEIGHT	
HM HOLLOW METAL	
HP HOKSEPOWER	
IG ISOLATED GROUND	

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

TEAM MEMBERS

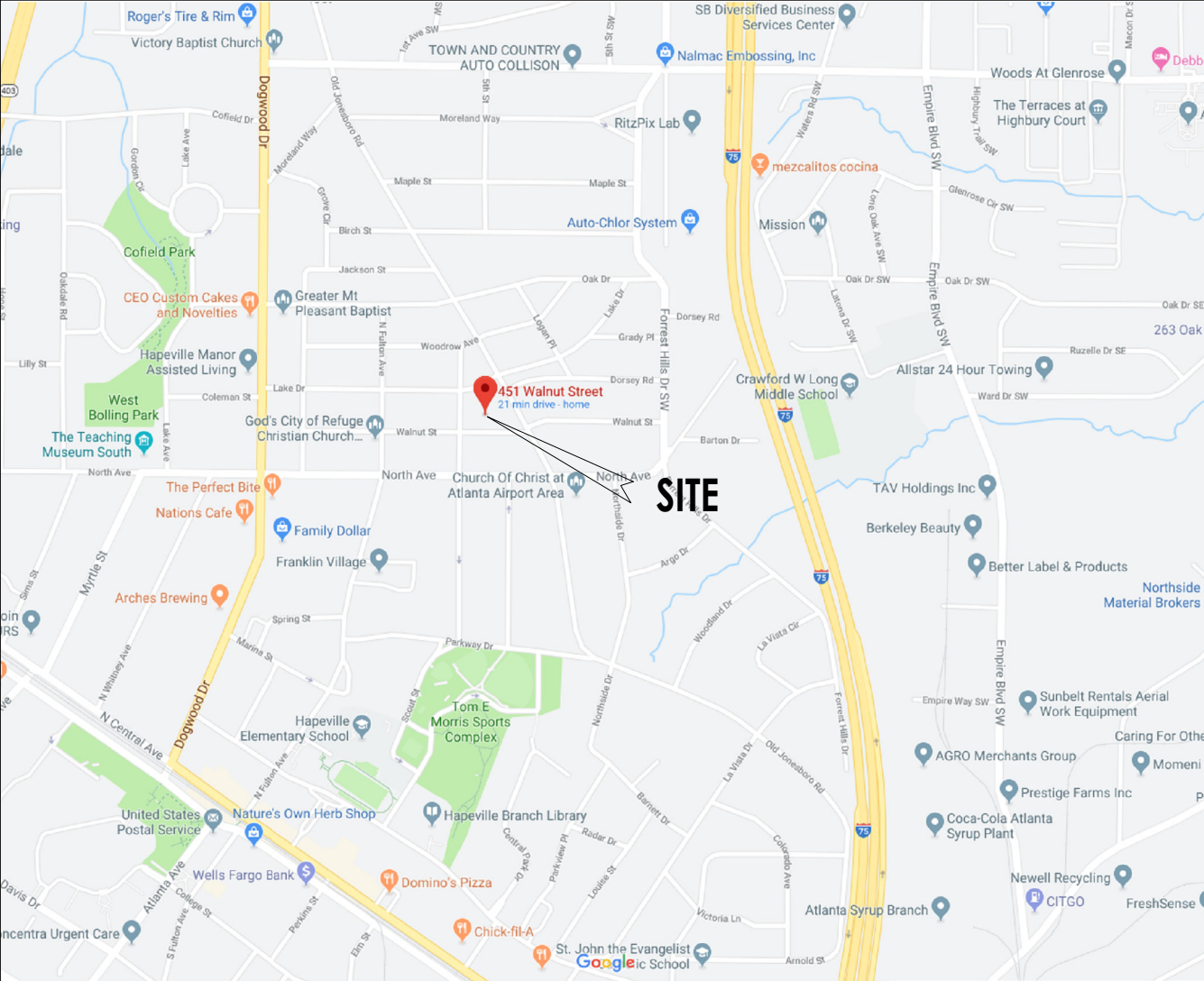
OWNER: BERNARD VIGILANCE
404.573.7041

ARCHITECT: JOEL AVILES ARCHITECTS, LLC
ATTN: JOEL AVILES, AIA, NCARB
12055 GREENMONT WALK
ALPHARETTA, GA 30009
TEL: 404.975.7895
EMAIL: JOEL@JOELAVILES.COM

BUILDING AREAS

AREA SCHEDULE (GROSS HEATED)	
FIRST FLOOR HEATED AREA	1628 SF
SECOND FLOOR HEATED AREA	661 SF
Grand total	2289 SF
AREA SCHEDULE (GROSS UNHEATED)	
FRONT COVERED PORCH	120 SF
UN-FINISHED BASEMENT AREA	1106 SF
2-CAR GARAGE	454 SF
REAR DECK	220 SF
Grand total	1901 SF
AREA SCHEDULE (GROSS TOTAL UNDER ROOF)	
FIRST FLOOR HEATED AREA	1628 SF
SECOND FLOOR HEATED AREA	661 SF
FRONT COVERED PORCH	120 SF
UN-FINISHED BASEMENT AREA	1106 SF
2-CAR GARAGE	454 SF
REAR DECK	220 SF
Grand total	4190 SF

LOCATION MAP



INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

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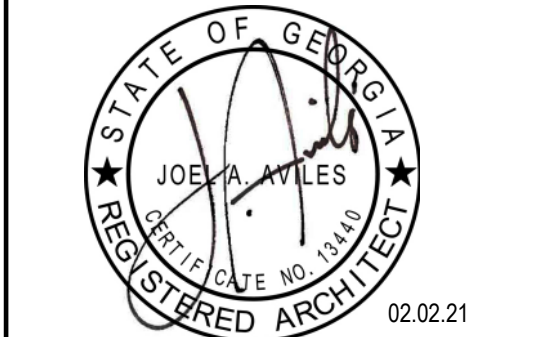
DRAWING INDEX

SHEET INDEX	
A001	COVER SHEET
A100	NOTES AND SPECIFICATIONS
A101	BASEMENT & FIRST FLOOR PLANS
A102	SECOND FLOOR AND ROOF PLANS
A103	PROPOSED EXTERIOR ELEVATIONS
A104	PROPOSED EXTERIOR ELEVATIONS
A105	FOUNDATION PLAN AND DETAILS
A106	FIRST, SECOND AND ROOF FRAMING PLANS
A107	TYPICAL DECK & RAILING DETAILS
A108	ELECTRICAL LAYOUT
A109	ELECTRICAL LAYOUT BASEMENT
A901	ISOMETRICS

Prepared by:

JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS
12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com
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Prepared for:

BERNARD VIGILANCE

Consultants:

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ISSUES / REVISIONS

Project:
BERNARD RESIDENCE

Project Address:
449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

COVER SHEET

Drawing Status:

RELEASED FOR CONSTRUCTION

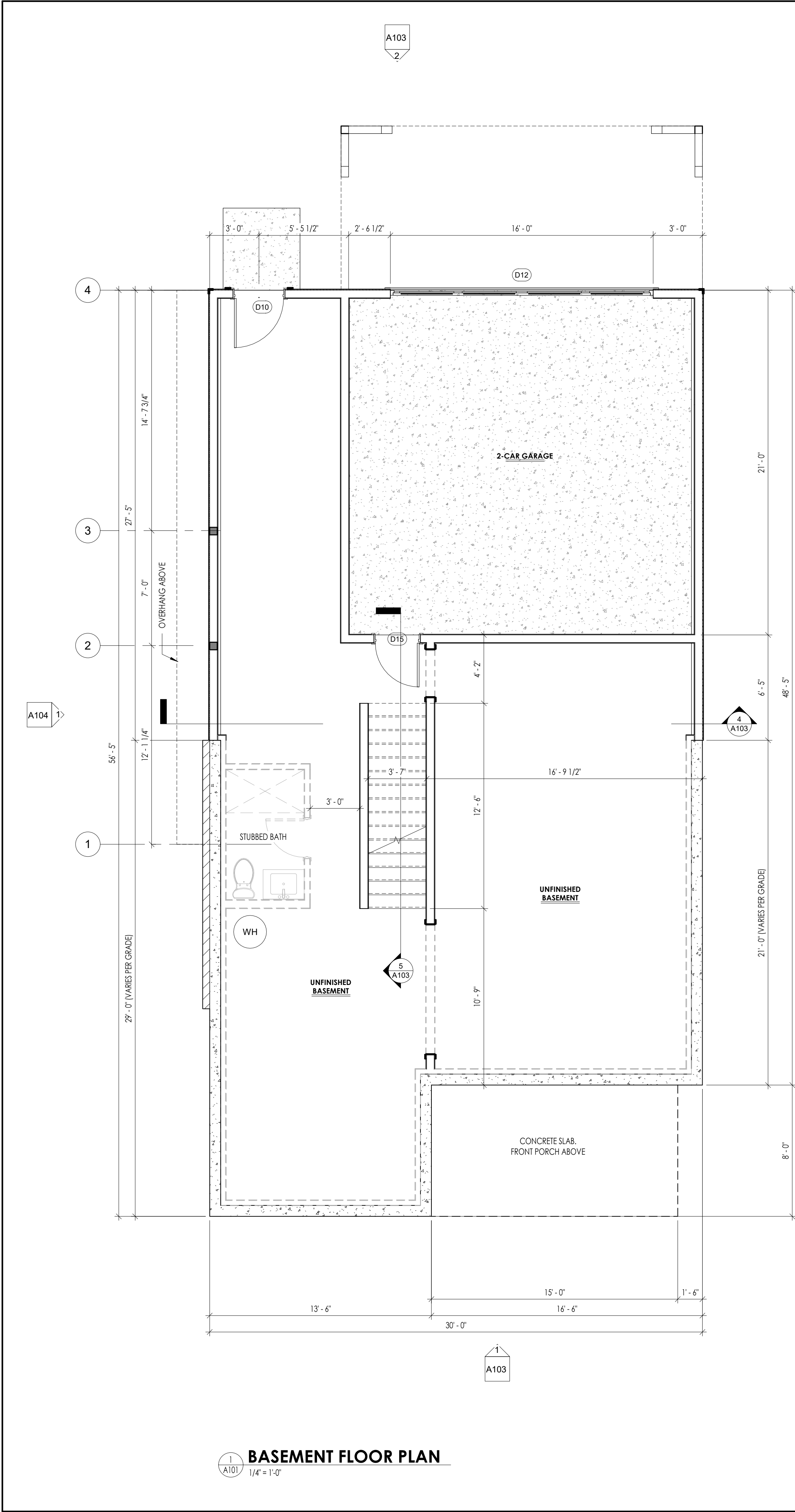
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Date: 02.02.21 Project number: 20073

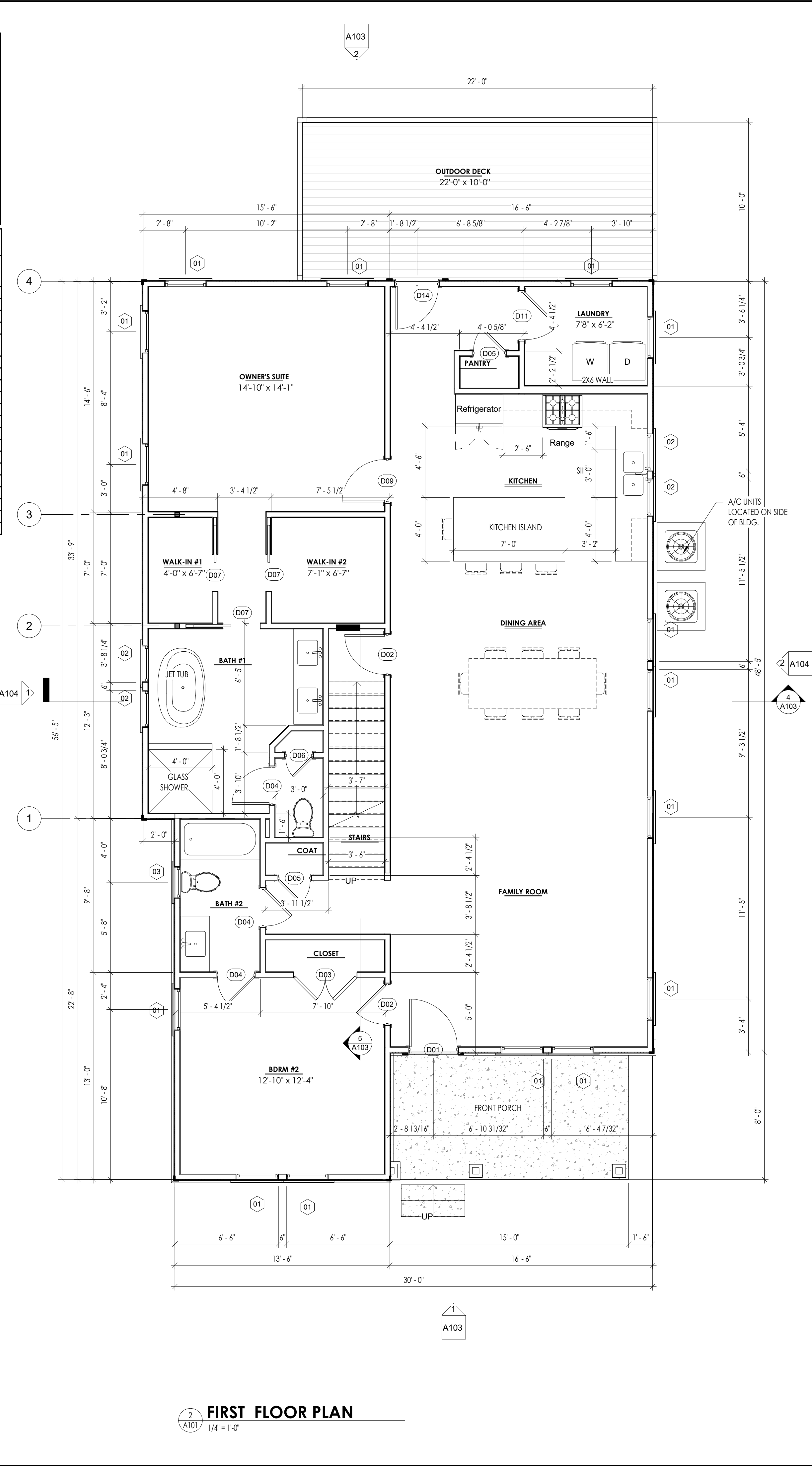
Drawing:

A001



WINDOW SCHEDULE RESIDENTIAL					
TYPE MARK	R.O.		HEAD HEIGHT	COUNT	COMMENTS
	WIDTH	HEIGHT			
LEVEL 1					
01	2'-8"	6'-0"	8'-0"	15	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
02	2'-4"	4'-6"	8'-0"	4	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
03	2'-0"	4'-0"	8'-0"	1	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
LEVEL 2					
05	2'-3 1/8"	4'-3 1/8"		1	SKYLIGHT, VELUX, BY OWNER.
08	2'-8"	5'-6"	7'-0"	2	SINGLE OR DOUBLE HUNG WINDOW BY OWNER, EGRESS REQ'D WINDOW

DOOR SCHEDULE RESIDENTIAL				
NO.	SIZE		COUNT	COMMENTS
	WIDTH	HEIGHT		
GARAGE LEVEL				
D12	16'-0"	8'-0"	1	GARAGE DOOR
BSMT LEVEL				
D10	3'-0"	6'-8"	1	
D15	2'-8"	6'-8"	1	INSULATED METAL DOOR, 1-3/8" MIN. THICKNESS.
LEVEL 1				
D01	3'-0"	8'-0"	1	
D02	2'-6"	6'-8"	2	
D03	4'-0"	6'-8"	1	
D04	2'-4"	6'-8"	3	
D05	2'-0"	6'-8"	2	
D06	1'-8"	6'-8"	1	
D07	2'-4"	6'-8"	3	POCKET DOOR
D09	2'-8"	6'-8"	1	
D11	3'-0"	6'-8"	1	
D14	2'-8"	8'-0"	1	
LEVEL 2				
D02	2'-6"	6'-8"	2	
D04	2'-4"	6'-8"	3	
D06	1'-8"	6'-8"	1	



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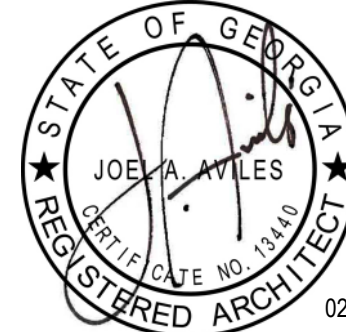


JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

**BASEMENT & FIRST
FLOOR PLANS**

Drawing Status:

**RELEASED FOR
CONSTRUCTION**

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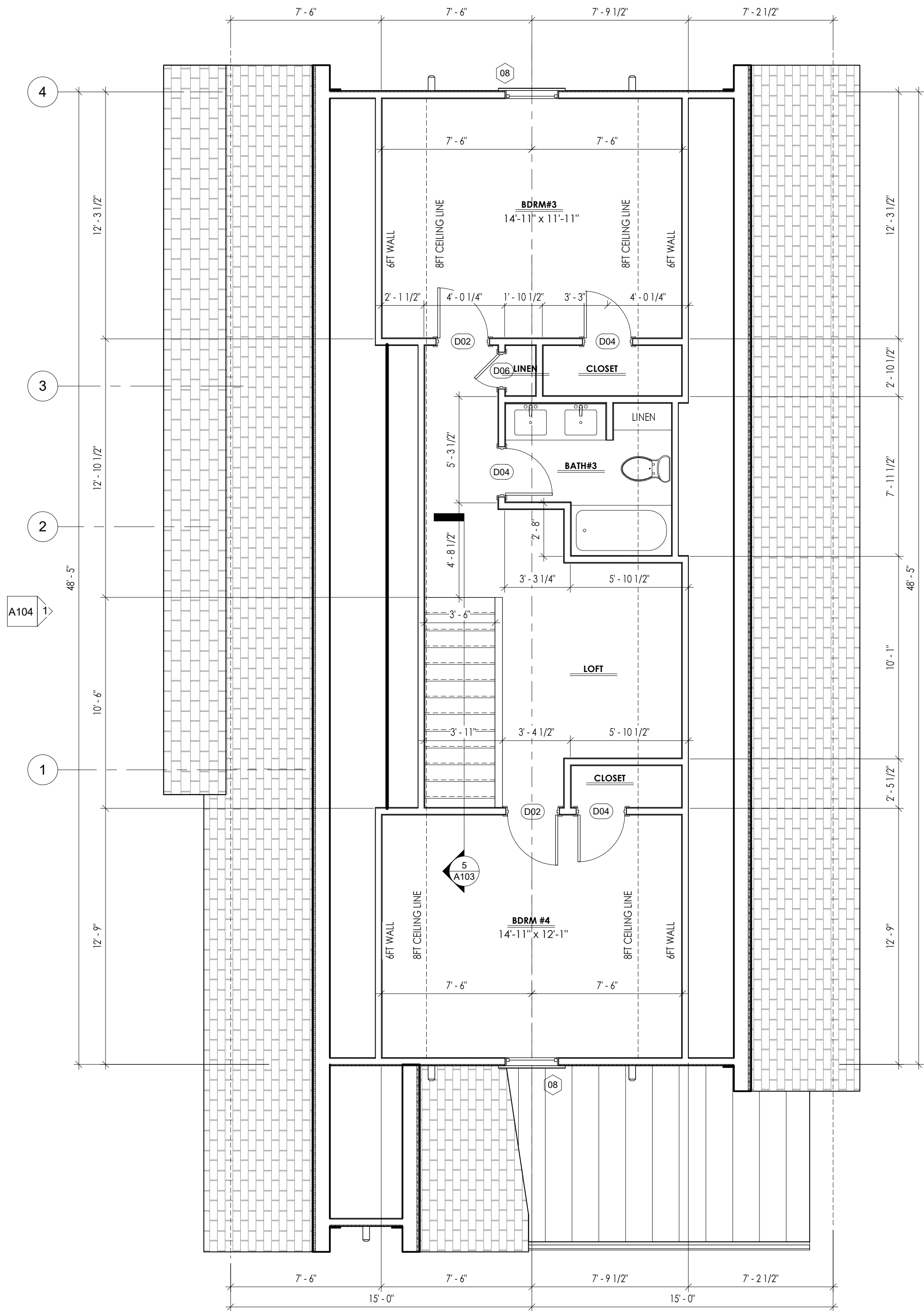
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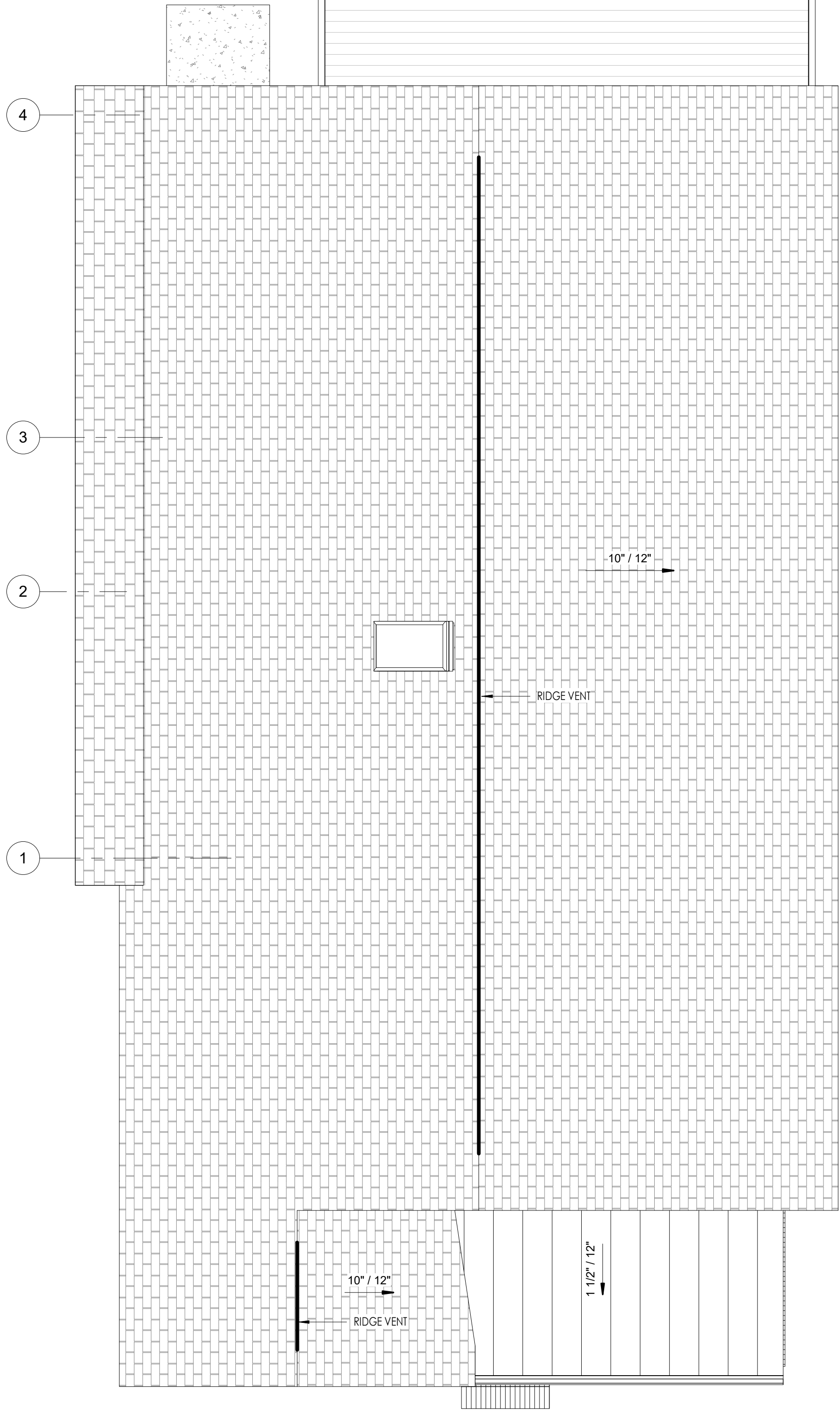
A101

WINDOW SCHEDULE RESIDENTIAL					
TYPE MARK	R.O.		HEAD HEIGHT	COUNT	COMMENTS
	WIDTH	HEIGHT			
LEVEL 1					
01	2'-8"	6'-0"	8'-0"	15	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
02	2'-4"	4'-6"	8'-0"	4	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
03	2'-0"	4'-0"	8'-0"	1	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
LEVEL 2					
05	2'-3 1/8"	4'-3 1/8"		1	SKYLIGHT, VELUX, BY OWNER.
08	2'-8"	5'-6"	7'-0"	2	SINGLE OR DOUBLE HUNG WINDOW BY OWNER, EGRESS REQ'D WINDOW

DOOR SCHEDULE RESIDENTIAL				
NO.	SIZE		COUNT	COMMENTS
	WIDTH	HEIGHT		
GARAGE LEVEL				
D12	16'-0"	8'-0"	1	GARAGE DOOR
BSMT LEVEL				
D10	3'-0"	6'-8"	1	
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D03	4'-0"	6'-8"	1	
D04	2'-4"	6'-8"	3	
D05	2'-0"	6'-8"	2	
D06	1'-8"	6'-8"	1	
D07	2'-4"	6'-8"	3	POCKET DOOR
D09	2'-8"	6'-8"	1	
D11	3'-0"	6'-8"	1	
D14	2'-8"	8'-0"	1	
LEVEL 2				
D02	2'-6"	6'-8"	2	
D04	2'-4"	6'-8"	3	
D06	1'-8"	6'-8"	1	



2 SECOND FLOOR PLAN
1/4" = 1'-0"



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

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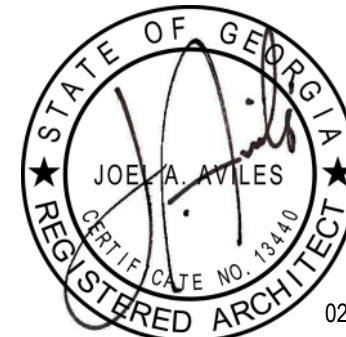


JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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Project:

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Project Address:

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Drawing Title:

SECOND FLOOR AND
ROOF PLANS

Drawing Status:

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Date/Time Printed:

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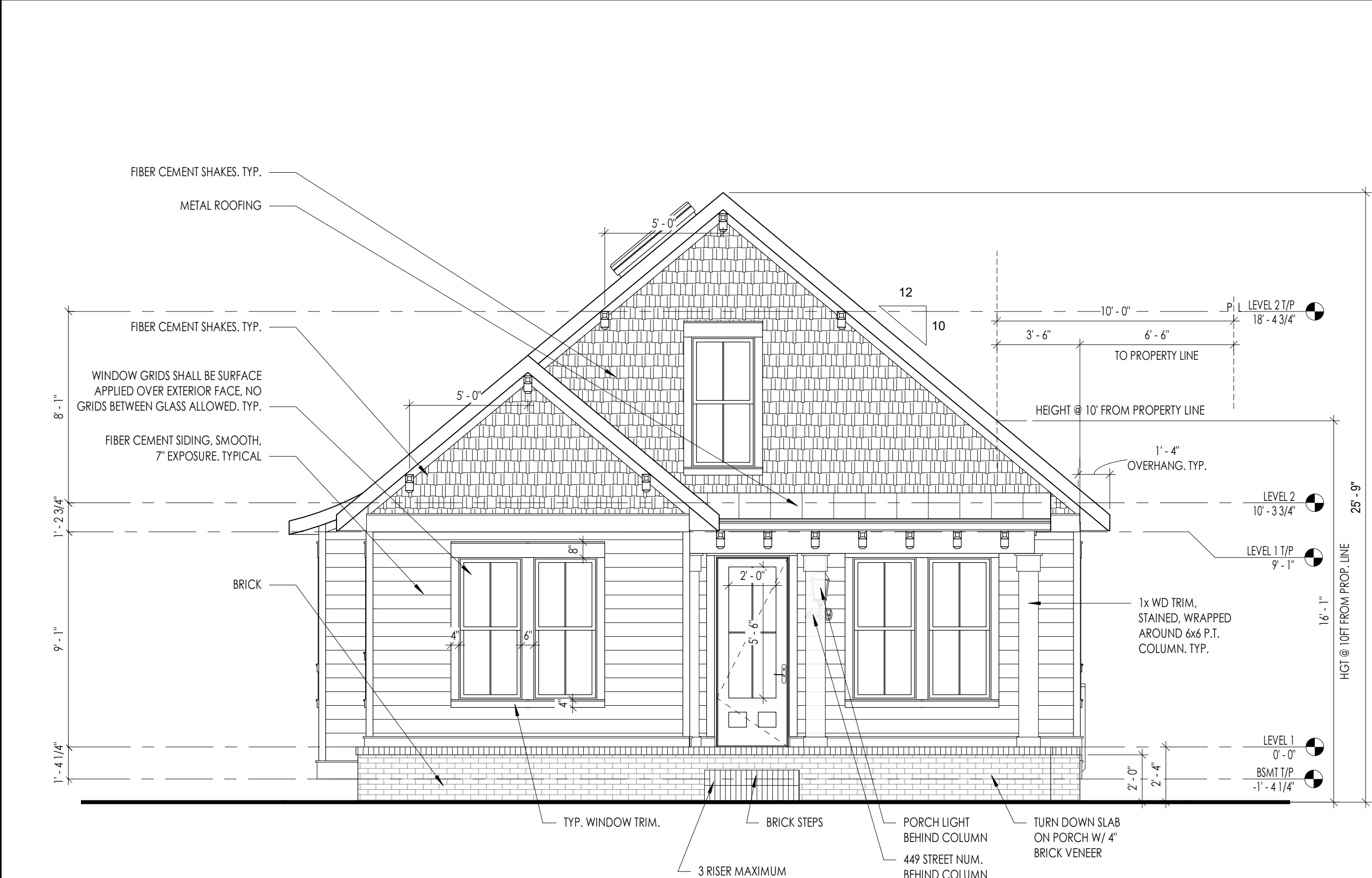
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Project number:

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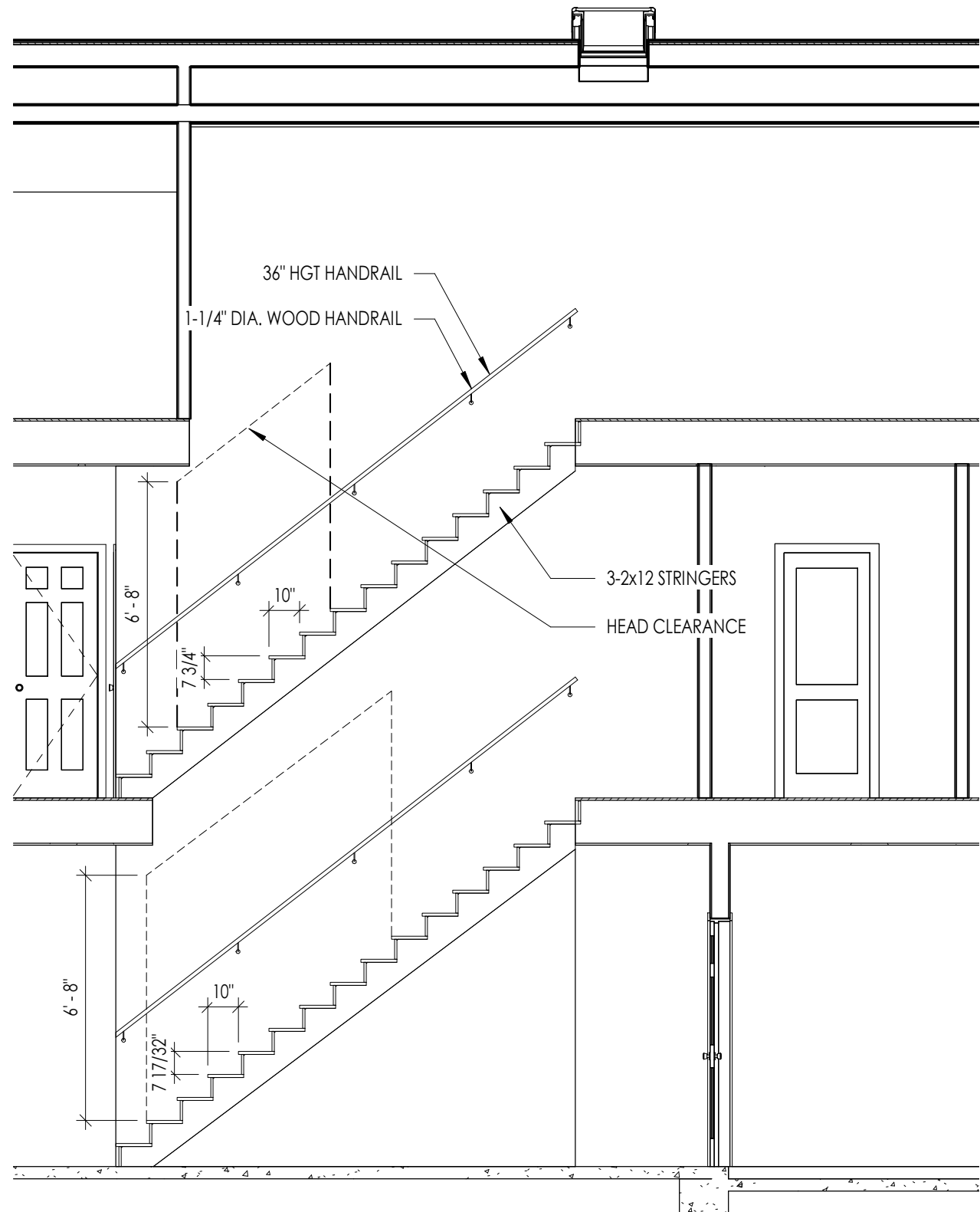
A102



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



5 STAIR SECTION
1/4" = 1'-0"



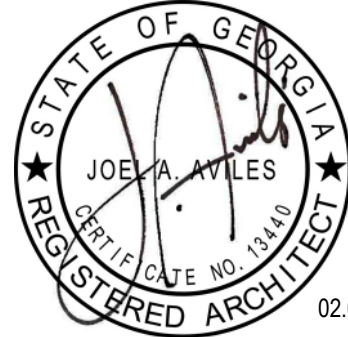
4 BUILDING CROSS SECTION
1/4" = 1'-0"

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JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS
12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
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ISSUES / REVISIONS			
Project: BERNARD RESIDENCE			
Project Address: 449 WALNUT STREET HAPEVILLE, GA 30354			
Drawing Title: PROPOSED EXTERIOR ELEVATIONS			
Drawing Status: RELEASED FOR CONSTRUCTION			
Scale: 1/4" = 1'-0" Drawn by: JJA Reviewed by: JJA			
Date/Time Printed: 2/3/2021 8:47:46 AM			
Date: 02.02.21 Project number: 20073			
Drawing:			

A103

NO.	DATE	DESCRIPTIONS	BY
ISSUES / REVISIONS			

Project:
BERNARD RESIDENCE

Project Address:
449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

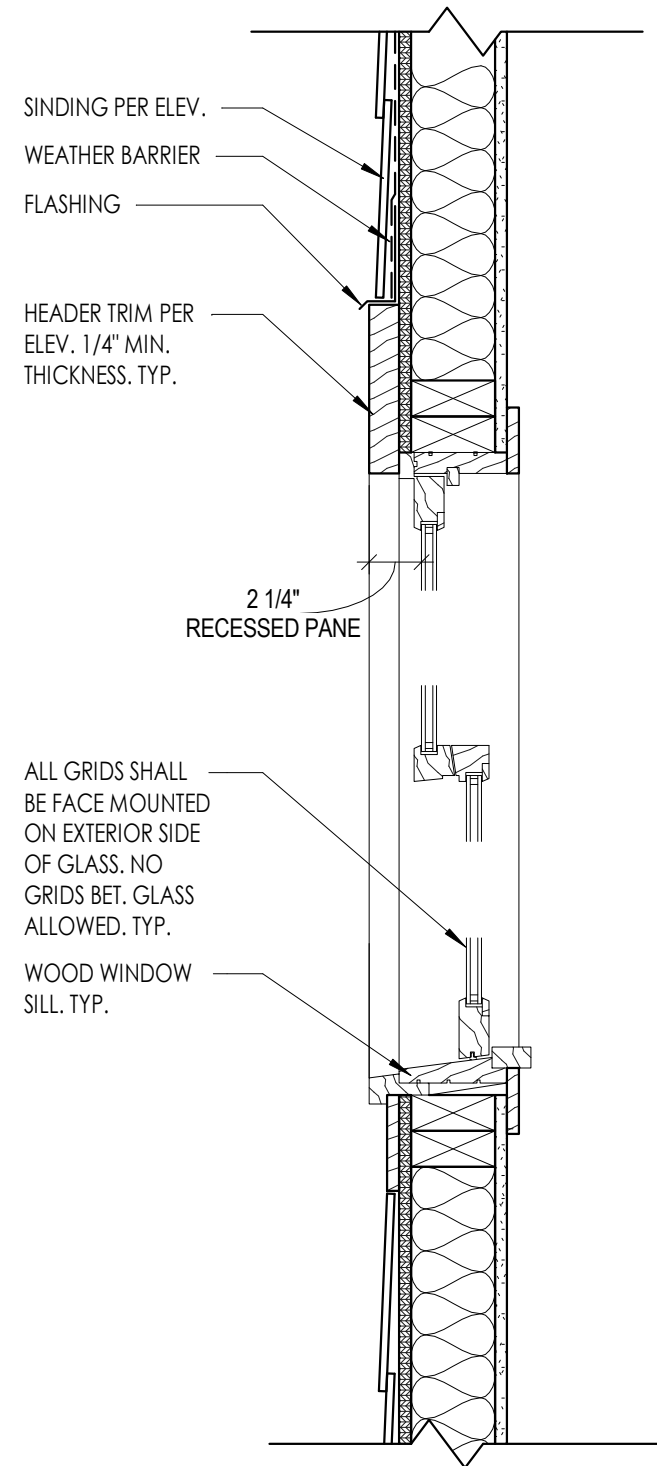
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Date: 02.02.21 Project number: 20073

Drawing:
A104



RIGHT ELEVATION
1/4" = 1'-0"

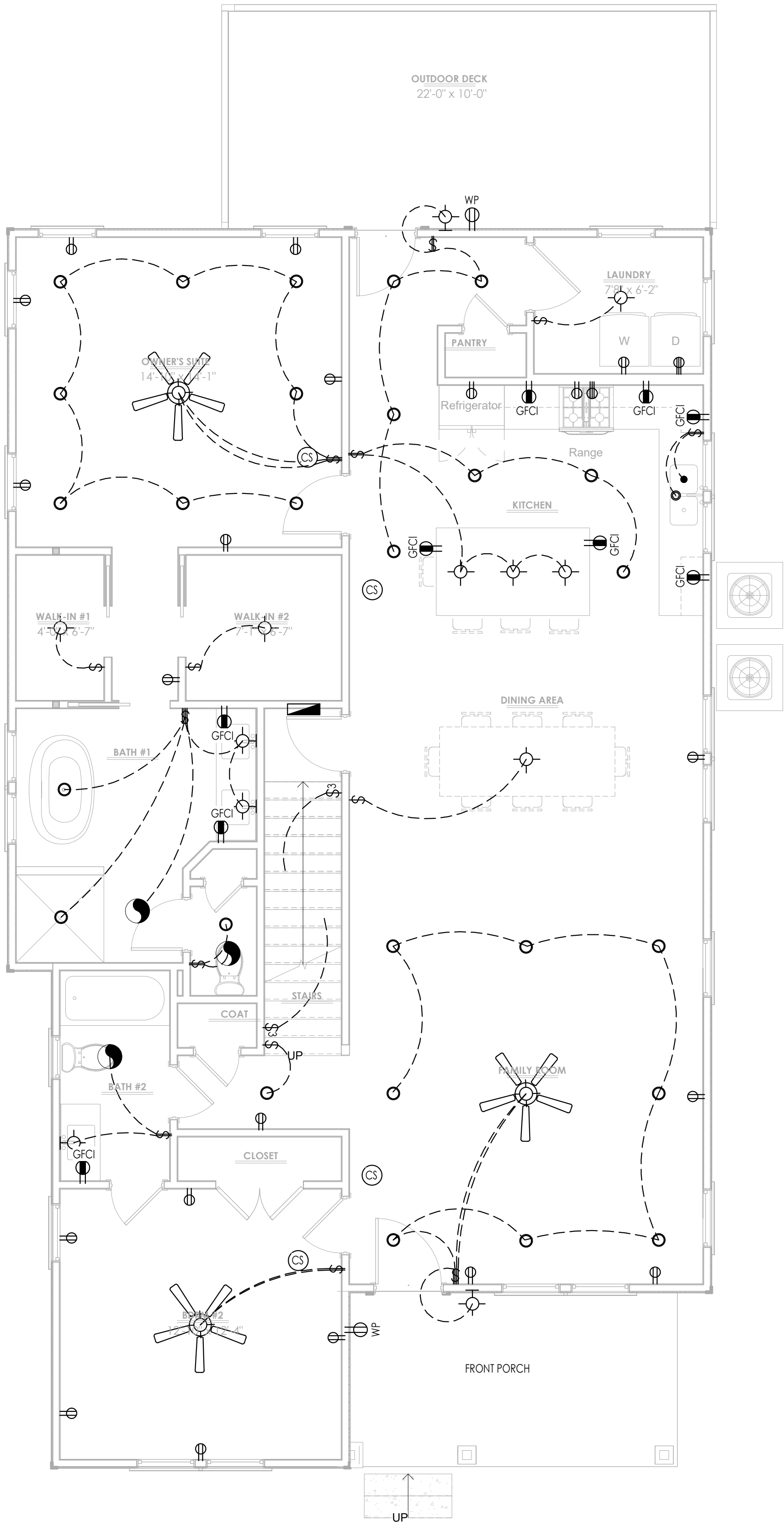


TYP WD WINDOW SECTION
3/16" = 1'-0"

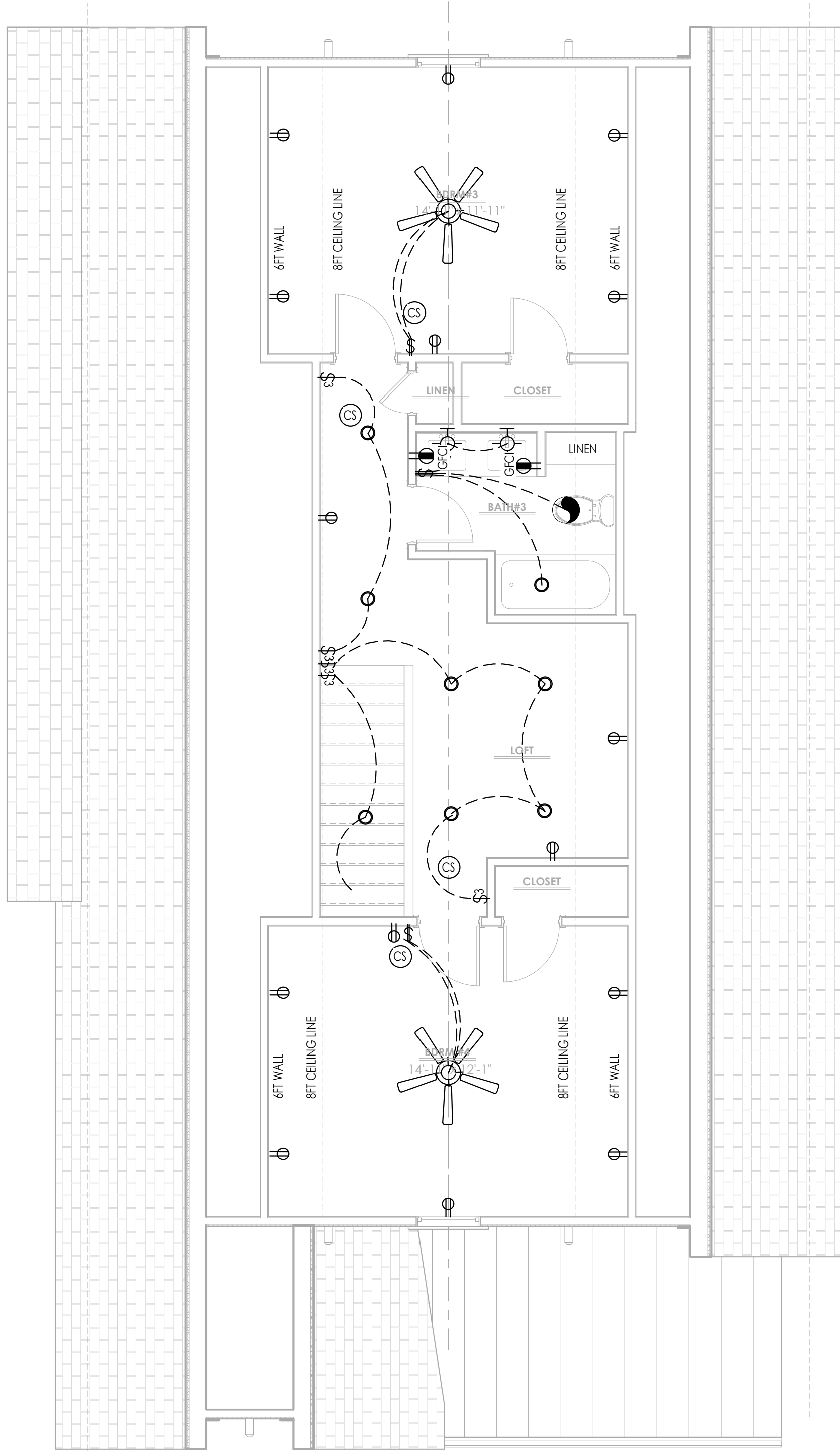


LEFT ELEVATION
1/4" = 1'-0"





1
A108
FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



2
A108
SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

NOTES:

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

	LIGHT - FLOOD		SWITCH
	LIGHT - EYE LID		SWITCH DOUBLE SWITCH BOX
	14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)		SWITCH TRIPLE SWITCH BOX
	10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160 DS)		SWITCH QUADRUPLE SWITCH BOX
	PULL CHAIN LIGHT		3-WAY SWITCH
	CLG MOUNTED LUMINAIRE		4-WAY SWITCH
	WALL MOUNTED LUMINAIRE		FAN SWITCH
	RECESSED CAN LIGHT		GARAGE DOOR OPENER SWITCH
	RECESSED MINI CAN LIGHT		GARBAGE DISPOSAL
	RECESSED WALL MOUNTED WALL LUMINAIRE		EQUIPMENT BACKBOARD
	2 x 4 FLUORESCENT LIGHT FIXTURE		EXISTING EQUIPMENT BACKBOARD
	CEILING MOUNTED LED STRIP FIXTURE (8 FT)		ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
	CEILING MOUNTED LED STRIP FIXTURE (4 FT)		ELECTRICAL METER
	TRACK LIGHTING (LED)		NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
	ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS		FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
	HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)		DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	LIGHT W/CEILING FAN PRE-WIRED		DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	CEILING FAN W/LIGHT		ELECTRIC VEHICLE CHARGING STATION
	CEILING FAN		DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
	TELEVISION CABLE		SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
	TELEVISION CABLE CEILING MOUNTED THERMOSTAT		SPECIAL PURPOSE RECEPTACLE- ELECTRIC CAR OUTLET - AMPS PER MFR
	42" A.F.F. PHONE OUTLET		WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT INDICATED
	SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED		HIDDEN OUTLET
	SMOKE DETECTOR - WALL MOUNTED & HARD WIRED		SWITCHED OUTLET
	CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED		FLOOR MOUNTED OUTLET
	CARBON MONOXIDE & SMOKE DETECTOR ALARM DETECTOR COMBO - CEILING MOUNTED		CEILING MOUNTED OUTLET
			JUNCTION BOX (DIRECT CONNECTION)

MECHANICAL SYMBOL LEGEND

NOTES:

1. MECHANICAL NOTES

	EXHAUST FAN
	EXHAUST FAN WITH LIGHT COMBO
	HVAC RETURN DIFFUSER
	HVAC SUPPLY DIFFUSER
	GAS LINE CONNECTION

PLUMBING SYMBOL LEGEND

	WATER LINE
--	------------

Prepared by:

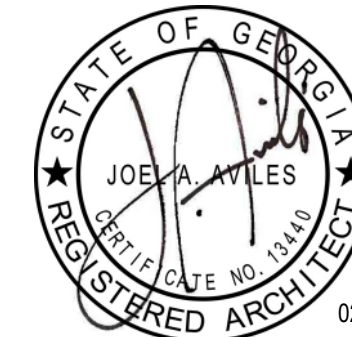


JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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Professional Seals:



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BERNARD VIGILANCE

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ELECTRICAL LAYOUT

Drawing Status:

**RELEASED FOR
CONSTRUCTION**

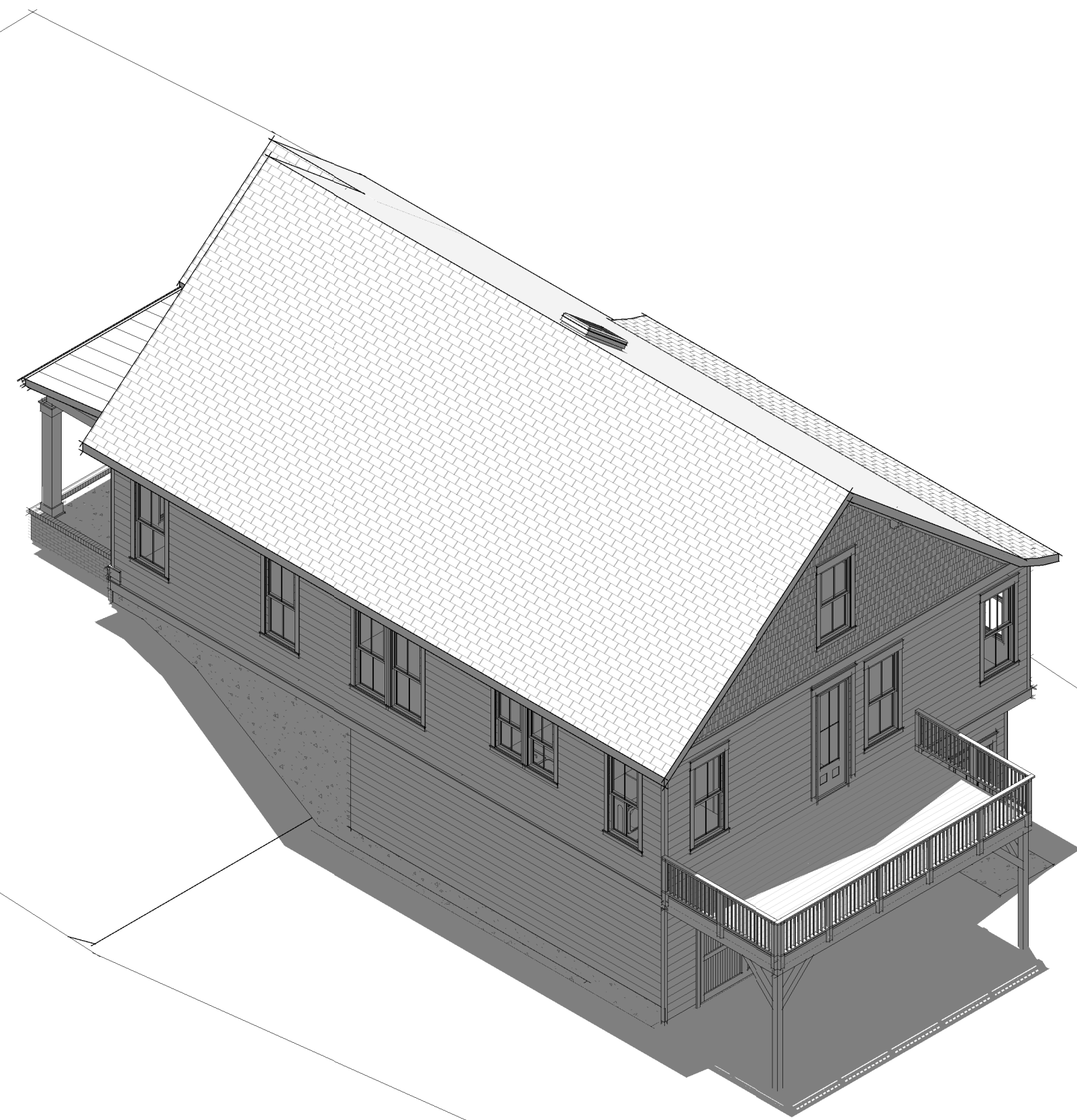
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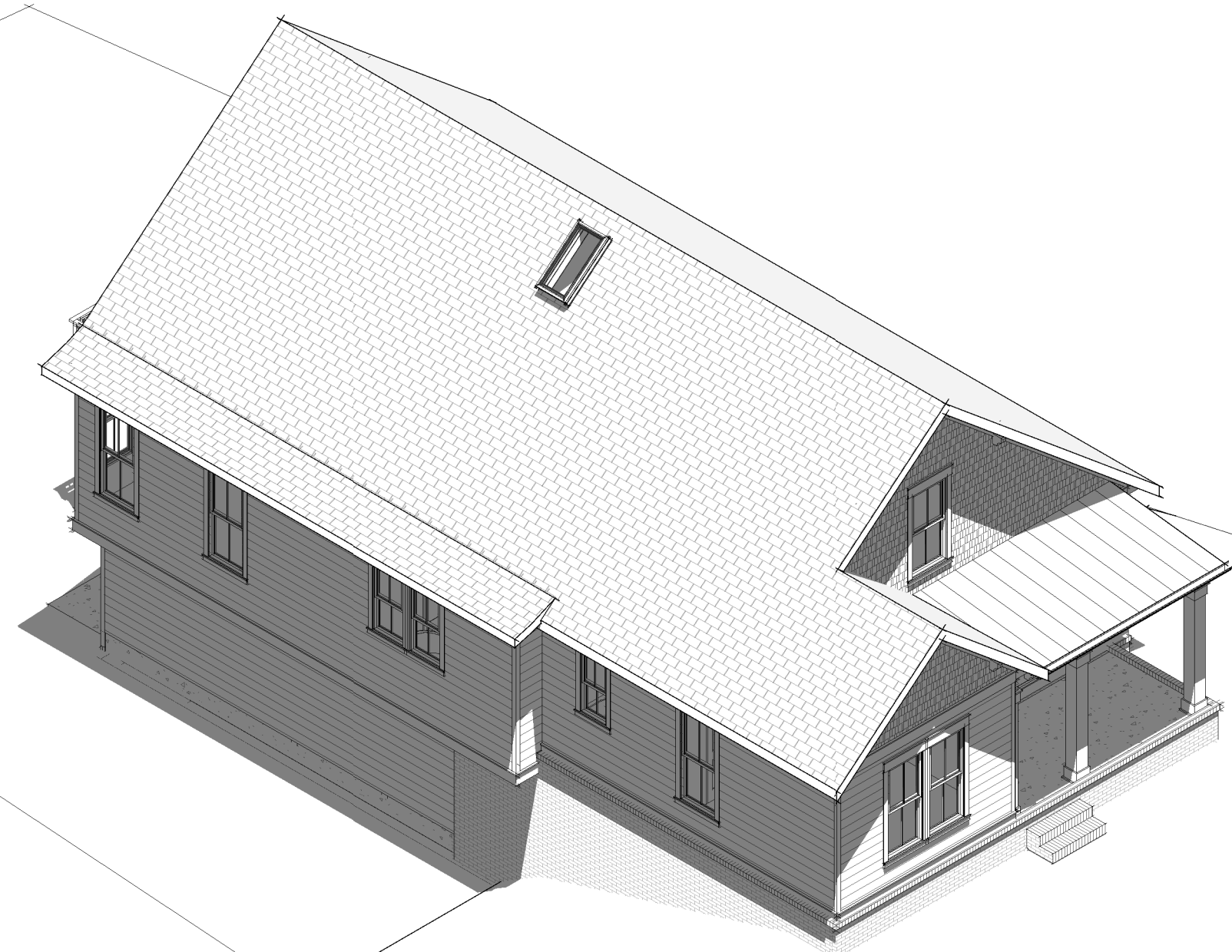
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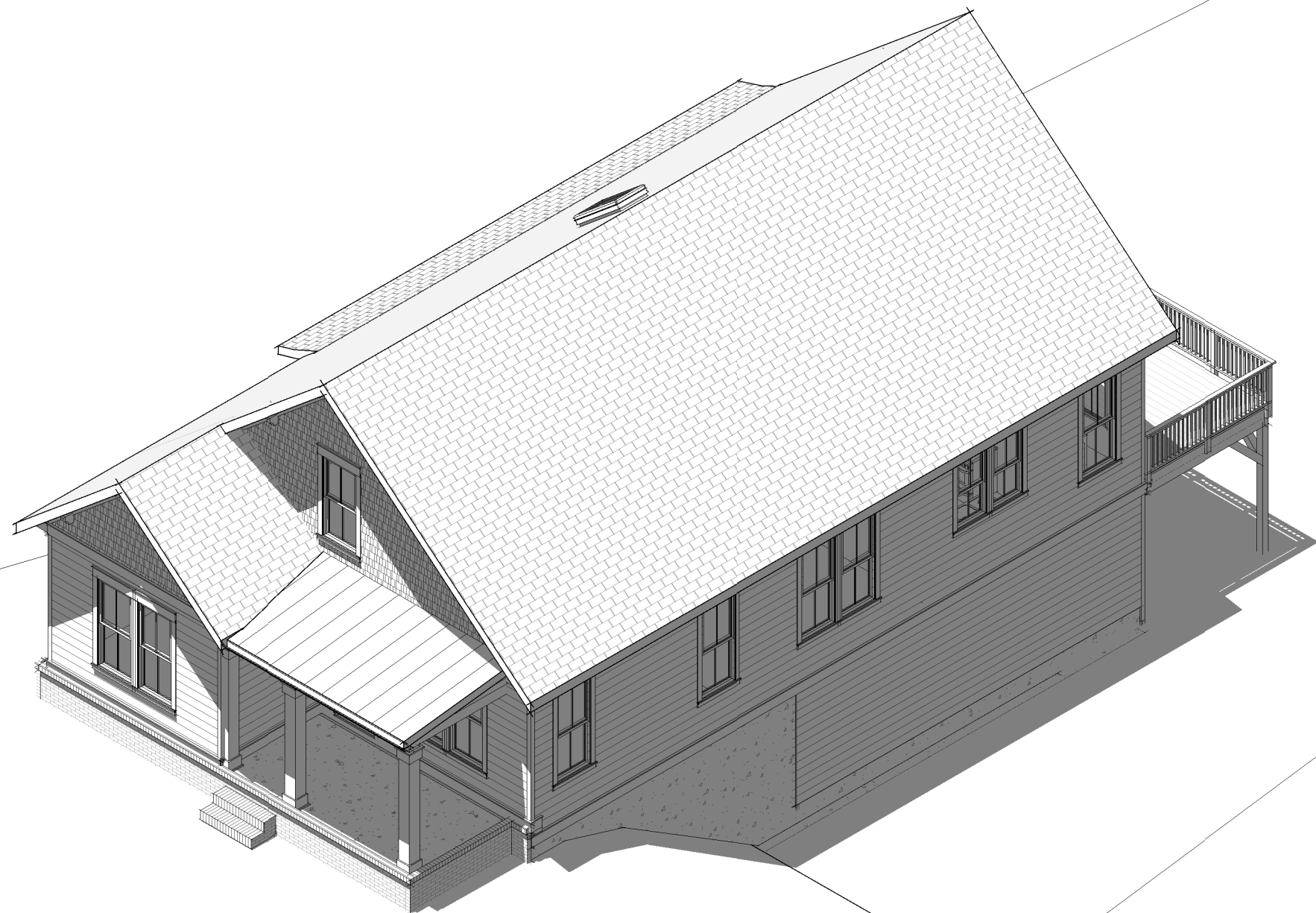
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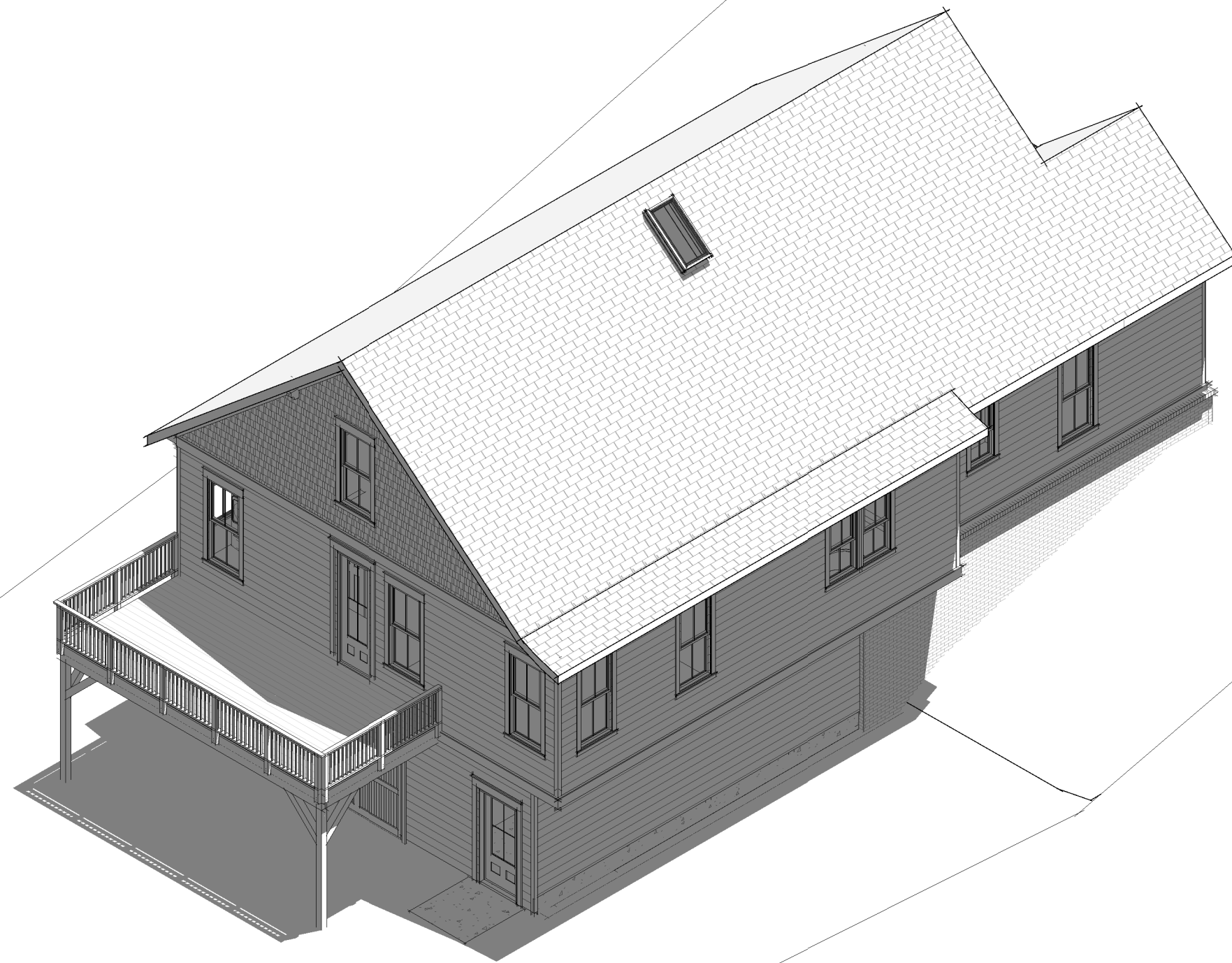
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A901



2 ISOMETRIC FRONT LEFT
A901



3 ISOMETRIC FRONT RIGHT
A901



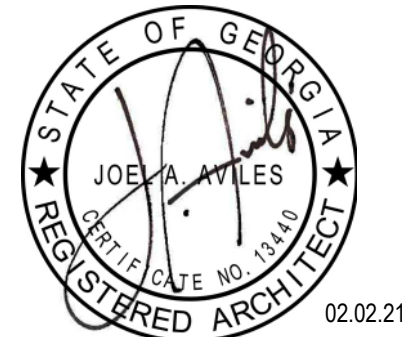
4 ISOMETRIC REAR LEFT
A901

Prepared by:



JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS
12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com
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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ISOMETRICS

Drawing Status:

**RELEASED FOR
CONSTRUCTION**

Scale: Drawn by: JA Reviewed by: JA

Date/Time Printed: 2/3/2021 8:47:58 AM

Date: 02.02.21 Project number: 20073

Drawing:

A901



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

DATE: March 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 449 Walnut Street Revised**

BACKGROUND

The City of Hapeville has received a site plan application from Bernard Vigilance to construct a new single-family dwelling at 449 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as one stubbed bathroom in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The property is currently vacant. The dwelling will have 2,289 SF of heated floor area, a 1,106 SF unheated basement, with a drive under 454 SF two-car garage, with a total roofed area of 4,190 SF including a porch.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

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	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 indicate the structure will be built on a hill, with a height of 1.5 stories at the front (25' 9") and 2.5 stories in the rear.***
 - ***The lot has five distinct sides. Setback dimensions provided:***
 - ***Front setback is 16.4'.***
 - ***West side setback is 13.5'.***
 - ***Southeast side setback is 6.5'.***
 - ***Northeast side setback is 6.5'.***
 - ***Rear setback is 79.9'.***
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***The proposed width of 6.5' for the driveway is too narrow. Architectural Design Standards require between 9 and 15 feet. The house must be relocated to the east.***
 - ***The plans include a new 5' sidewalk with landscape zone.***
 - ***The plans include a walkway from the entrance to the street.***
- c. The locations, area and number of proposed parking spaces.
- ***Parking will be provided by a two-car garage under the rear of the house.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at two-foot intervals.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***The plans indicate there are no existing trees present on the lot. 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.
- ***See arborist report.***
 - 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.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. 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.
- ***Building elevations have been provided. 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 minimum lot size is 4,000 SF. The proposed site area is 7,147 SF, which is compliant.***

- 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.
- **The maximum lot coverage allowed is 70%, or 5,003 SF. The plans indicate call out a garage that is not present. The numbers are incorrect and must be modified.**
- 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 as built with the option to add two more bedrooms and bathrooms, which is compliant.**
- d. Floor area in nonresidential use by category.
- **Not applicable.**
- e. Total floor area ratio and/or residential density distribution.
- **The minimum required area is 1,000 SF. The proposed dwelling will have 2,337 SF of heated floor area plus a 1,358 SF unfinished basement, which is compliant.**
- f. Number of parking spaces and area of paved surface for parking and circulation.
- **Parking will be provided by a two-car garage under the dwelling, connected to the street by a driveway with a turnaround area. The driveway at 6.5' is too narrow. The house must be relocated to the east.**
- (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 overall project includes the construction of a 1.5/2.5 story single-family house.**
- **Authorization of the property owner has been provided.**
- **The development schedule is out of date.**

RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- **The driveway at 6.5' is too narrow. The house must be relocated at least 2.5' to the east.**
- **The maximum lot coverage allowed is 70%, or 5,003 SF. The plans indicate call out a garage that is not present. The numbers are incorrect and must be modified.**
- **The development schedule is out of date.**

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

As the dwelling must be relocated to the east, staff recommends tabling until the plan has been revised with the correct driveway width accommodation.

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TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

1st Arborist Review 2.18.21

Reviewer: Teresa Eldredge, teresa@tjschell.com - (770) 361-2319

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ~~_____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):~~

Read Current Ordinance and revise Trees with any CRZ impact can't be counted

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- _____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- _____ 12. Other comments:
- _____
- _____

Tree Conservation Plan:

- _____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- _____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.
- _____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- _____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- _____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- _____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- _____ 9. Show tree protection fence detail. ←
- _____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).
- _____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- _____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)
- _____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Move LD out of CRZ on all plans (Grading, ESC, etc.) or recompense 32" Oak

Use City of Hapeville details

_____ 14. Other comments:

Tree Replacement Plan:

- ~~_____~~ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.
- ~~_____~~ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

- ~~_____~~ 3. Show calculations for total inch for inch landmark tree replacements
- ~~_____~~ 4. Locations of all trees to be planted on site to meet density requirements.
- ~~_____~~ 5. Locations of all tree protection areas and tree protection fencing.
- ~~_____~~ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
- ~~_____~~ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
- ~~_____~~ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

ADD

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

- ~~_____~~ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
- ~~_____~~ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
- ~~_____~~ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
- ~~_____~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

NA _____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

X _____ 21. Minimum 50% of total replacement inches shall be overstory trees.

X _____ 22. Show planting and staking details.

X _____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Use City of
Hapeville details

Tree Conservation Plan Notes:

ADD

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- 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.
- 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.
- 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.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- 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.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

BERNARD VIGILANCE

440 & 451 WALNUT STREET
LAND LOT 94 1414 DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 1: 14 009400040392
Lot 2: 14 009400040400

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

PROPOSED CONSTRUCTION ACTIVITIES:

1. THE EROSION OF SEDIMENT FROM THE SITE SHALL BE CONTROLLED BY THE FOLLOWING MEASURES:
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION SCHEDULE

ACTIVITY	START DATE	END DATE	PERMIT
1. EROSION CONTROL MEASURES	01/01/2024	01/01/2024	01/01/2024
2. EROSION CONTROL MEASURES	01/01/2024	01/01/2024	01/01/2024
3. EROSION CONTROL MEASURES	01/01/2024	01/01/2024	01/01/2024
4. EROSION CONTROL MEASURES	01/01/2024	01/01/2024	01/01/2024
5. EROSION CONTROL MEASURES	01/01/2024	01/01/2024	01/01/2024

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

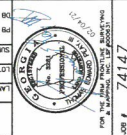
440 & 451 WALNUT STREET
LAND LOT 94 1414 DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 1: 14 009400040392
Lot 2: 14 009400040400

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

440 & 451 WALNUT STREET
LAND LOT 94 1414 DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 1: 14 009400040392
Lot 2: 14 009400040400

Page 41 of 279



BERNARD VIGILANCE

PROFESSIONAL ENGINEER

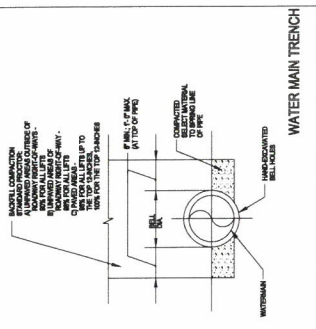
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DATE	07/22/19
SCALE	1" = 20'
SECTION	FULTON COUNTY, GEORGIA
UNIT	14TH DISTRICT
PHASE	PHASE 1
CITY COMMENTS	NO COMMENTS
INVESTIGATOR	10/09/18
DATE	09/19/18
PROJECT NO.	147147

3595 Canton Road
Suite 116, PWB 272
Marietta, GA 30066
Ph: (678) 355-9905
Fax: (678) 355-9905
www.frontlineinsurveying.com

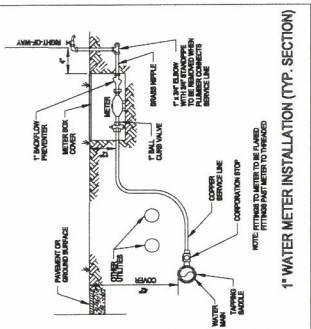
BERNARD VIGILANCE

449 & 451 WALNUT STREET
LAND LOT 94 14TH DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPPEVILLE
CONTRACT NO. 14-SP
EXISTING PIN
Lot 1: 14 009400040392
Lot 2: 14 009400040400

WATER MAIN TRENCH DETAIL

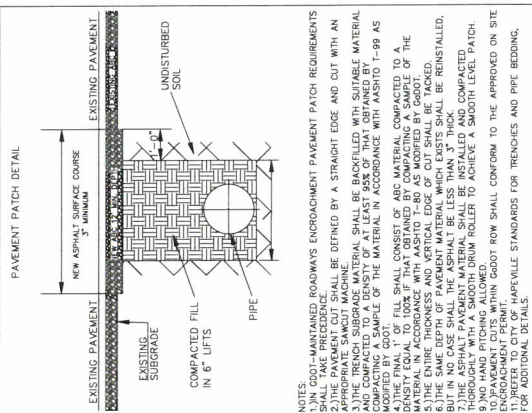


1" WATER METER INSTALLATION (TYPICAL SECTION)

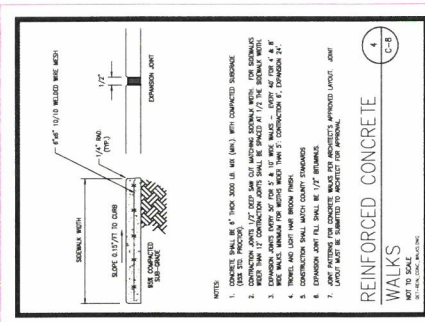


1" WATER METER INSTALLATION (TYP. SECTION)

NOTE: 1" WATER METER SHALL BE USED FOR ALL 1" WATER MAINS.

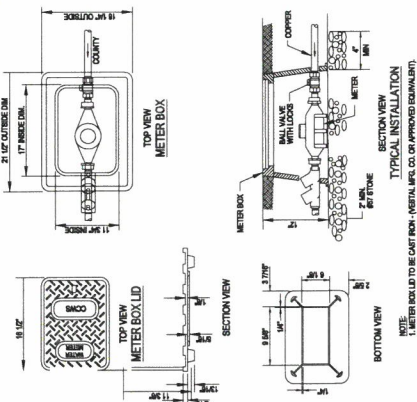


1. IN GUT-MAINTAINED ROADWAYS ENCRUSTMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE TRENCH SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAMCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO 100% OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
4. FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REMOVED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REMOVED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REMOVED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
8. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REMOVED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
9. NO HAND PATCHING ALLOWED.
10. THE FINISHED GROUT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCRUSTMENT PERMIT.
11. REFER TO CITY OF HAPPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING FOR ADDITIONAL DETAILS.



CODE	PRACTICE	DETAIL	DESCRIPTION
D01	EXISTING PAVEMENT	EXISTING PAVEMENT	EXISTING PAVEMENT
D02	EXISTING PAVEMENT	EXISTING PAVEMENT	EXISTING PAVEMENT
D03	EXISTING PAVEMENT	EXISTING PAVEMENT	EXISTING PAVEMENT
D04	EXISTING PAVEMENT	EXISTING PAVEMENT	EXISTING PAVEMENT

3/4" & 1" WATER METER BOX & LID DETAIL



NOTE: 1. WATER METER BOX TO BE 1" DIA. 2. WATER BOX TO BE 1" DIA. 3. WATER BOX TO BE 1" DIA.

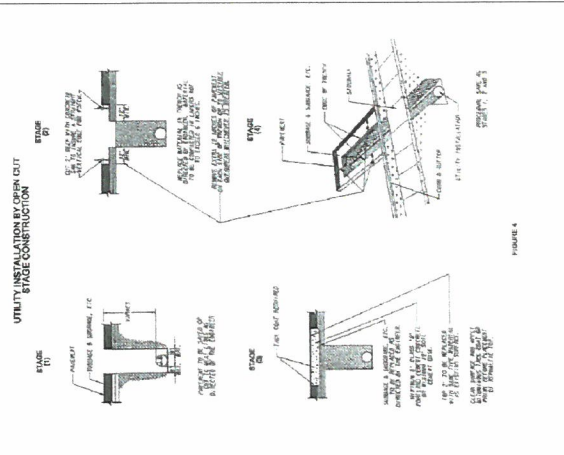
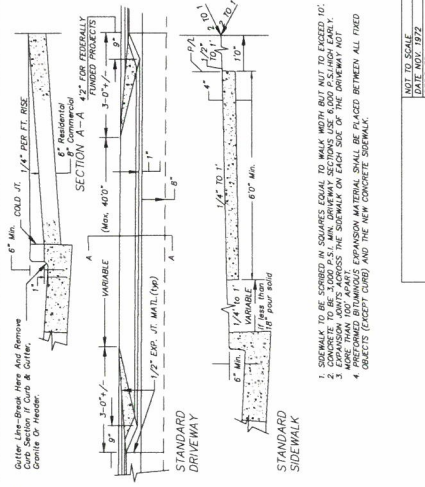


FIGURE 4

Utility Installation After Cut Stage Construction



NOT TO SCALE
DATE: NOV. 1972
DESIGNED: [Signature]
DRAWN: [Signature]
REVISIONS: 6/24/2020

STANDARD DRIVEWAY AND SIDEWALK

STANDARD DRIVEWAY AND SIDEWALK

21-PC-03-07

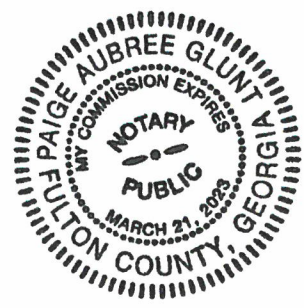
**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant MYRTLE GARDENS LLC
Mailing Address 2964 PEACHTREE RD NW, SUITE 540, ATLANTA, GA 30305
Telephone 770-903-4422 Mobile [REDACTED]
Email MILLER.LOWRY@MILLERLOWRY.COM
Property Owner (s) " "
Mailing Address _____
Telephone _____ Mobile _____
Address/Location of Property:
591 KING ARNOLD STREET
Present Zoning Classification: U-Y : URBAN VILLAGE
Present Land Use: TOWNHOMES
Parcel ID #: 14 009500040383

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

[Signature]
Applicant's signature
Date: 2/8/21

Sworn to and subscribed before me
This 8th day of February, 2021
[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

591 KING ARNOLD STREET, HAPEVILLE, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:

MYRTLE GARDENS LLC

Address of Applicant:

2964 PEACHTREE ROAD NW SUITE 540

ATLANTA, GA 30305

Telephone of Applicant:

770-903-4422 / [REDACTED]

[Handwritten Signature]

Signature of Owner

Miller Lowmy

Print Name of Owner

Personally Appeared Before Me this 8th day of February, 2021.

[Handwritten Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

THE CLYDE IS AN EIGHTEEN UNIT TOWNHOME SUBDIVISION IN THE URBAN VILLAGE DISTRICT IN THE CITY OF HAPEVILLE, GEORGIA. THE PROPERTY IS LOCATED AT 591 KING ARNOLD STREET. THERE WILL BE APPROXIMATELY 20,197 SQUARE FEET OF PRIVATE COMMON AREA. TWO BUILDINGS CONSISTING OF TWELVE UNITS WILL FACE KING ARNOLD STREET WITH PRIVATE GARAGE ENTRANCES ON THE BACK. TWO MORE BUILDINGS CONSISTING OF SIX UNITS WILL FACE A FIFTEEN FOOT LANDSCAPE BUFFER WITH PRIVATE GARAGE ENTRANCES FROM THE BACK. A PRIVATE ACCESS DRIVE WILL DIVIDE THE TWO SETS OF BUILDINGS.

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

SP

The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

SP

Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

SP

All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

SP

Location and description of monuments.

SP

The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

SP

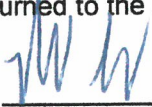
Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: 

Date 2/8/21

Legal Description 591 King Arnold Street

All that tract or parcel of land lying in and being located in Land Lot 95 & 98 of the 14th District, city of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the West end of the North miter of the intersection of the Westerly right of way line of North Fulton Avenue (having a 50 foot wide right of way⁴¹) and the Northerly right of way line of King Arnold Street (having a 50 foot wide right of way), said point being the TRUE POINT OF BEGINNING.

Thence leaving said miter along said Northerly right of way line of King Arnold Street the following courses and distances: North 56 degrees 06 minutes 44 seconds West a distance of 136.08 feet to a point; North 55 degrees 43 minutes 45 seconds West a distance of 135.55 feet to a point on the miter of the intersection of said Northerly right of way line of King Arnold Street and the Easterly right of way line of Estell Street (having a 50 foot wide right of way); Thence along said miter along a curve to the right, said curve having a radius of 10.00 feet, with an arc distance of 14.71 feet, with a chord bearing of North 13 degrees 34 minutes 34 seconds West and a chord length of 13.42 feet to a point on said the Easterly right of way line of Estell Street; Thence along said the Easterly right of way line of Estell Street North 28 degrees 34 minutes 36 seconds East a distance of 136.38 feet to a point; Thence leaving said the Easterly right of way line of Estell Street South 55 degrees 57 minutes 56 seconds East a distance of 305.60 feet to a point on the Westerly right of way line of said North Fulton Avenue; Thence along said Westerly right of way line of North Fulton Avenue South 34 degrees 30 minutes 26 seconds West a distance of 135.11 feet to a point on the miter of the intersection of said Westerly right of way line of North Fulton Avenue and said Northerly right of way line of King Arnold Street; Thence along said miter along a curve to the right, said curve having a radius of 10.00 feet, with an arc distance of 15.60 feet, with a chord bearing of South 79 degrees 11 minutes 51 seconds West and a chord length of 14.07 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.992 Acres (43,220 square feet).

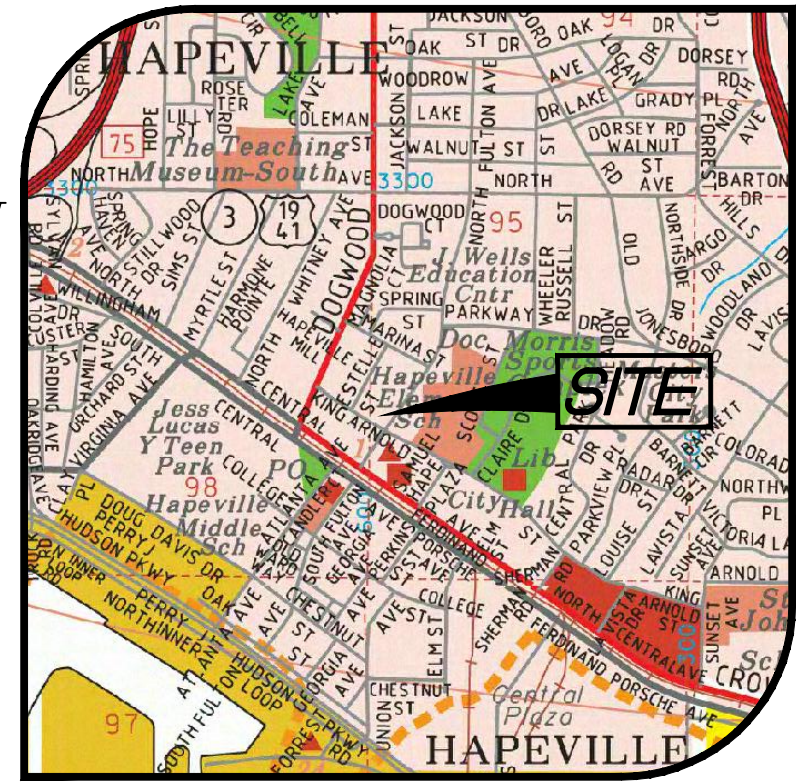
FOR OFFICIAL USE ONLY

FINAL PLAT:
THE CLYDE
591 KING ARNOLD STREET
HAPEVILLE, GA. 30354

ZONING: U-V: URBAN VILLAGE
TAX PARCEL: 14 009500040383

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 13, 2020.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 53,219' WITH AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA SX TOTAL STATION, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 424,000'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X AND A ZONE DESIGNATION A ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013 FOR COMMUNITY NUMBER 130502, IN THE CITY OF HAPEVILLE, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED SURVEY REFERENCE 1.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.



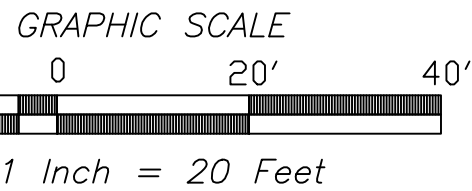
VICINITY MAP

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.00'	14.71'	13.42'	N13°34'34"W
C2	10.00'	15.60'	14.07'	S79°11'51"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°32'35"E	6.55'
L2	N55°44'31"W	22.12'
L3	N55°44'31"W	20.98'
L4	N55°44'31"W	21.00'
L5	N55°44'31"W	21.00'
L6	N55°44'31"W	21.00'
L7	N55°44'31"W	22.15'
L8	N34°18'24"E	66.30'
L9	S55°41'36"E	22.15'
L10	S55°41'36"E	21.00'
L11	S55°41'36"E	21.00'
L12	S55°41'36"E	21.00'
L13	S55°41'36"E	20.98'
L14	S55°41'36"E	22.12'
L15	N34°18'24"E	66.29'
L16	N34°18'24"E	66.27'
L17	N34°18'24"E	66.25'
L18	N34°18'24"E	66.23'
L19	N34°18'24"E	66.21'
L20	S34°18'24"W	66.20'
L21	N09°56'06"E	6.78'
L22	N34°17'17"E	66.18'
L23	S55°42'43"E	21.97'
L24	S55°42'43"E	21.00'
L25	S55°42'43"E	21.00'
L26	S55°42'43"E	21.00'
L27	S55°42'43"E	21.00'
L28	S55°42'43"E	22.12'
L29	S34°17'17"W	66.12'
L30	N55°44'31"W	22.12'
L31	N34°17'17"E	66.13'
L32	N55°44'31"W	21.00'
L33	N34°17'17"E	66.14'
L34	N55°44'31"W	21.00'
L35	N34°17'17"E	66.15'
L36	N55°44'31"W	21.00'
L37	N34°17'17"E	66.17'
L38	N55°44'31"W	21.00'
L39	N34°17'17"E	66.18'
L40	N55°44'31"W	21.97'
L41	S08°56'33"E	20.50'
L42	S55°57'56"E	37.48'
L43	S55°57'56"E	21.54'
L44	S55°57'56"E	33.09'
L45	S34°20'02"W	32.91'
L46	N55°21'49"W	33.09'
L47	N34°20'02"E	32.56'
L48	N55°21'49"W	21.54'
L49	N34°20'02"E	32.34'
L50	N55°21'49"W	28.89'
L51	N48°54'20"W	8.65'
L52	N34°20'02"E	30.94'
L53	S66°43'58"W	17.82'
L54	S34°14'53"W	32.96'
L55	N60°34'39"W	8.64'
L56	N55°45'07"W	24.50'
L57	N55°45'07"W	26.00'
L58	N55°45'07"W	26.51'
L59	N13°21'15"W	9.02'
L60	N34°14'53"E	27.26'
L61	S55°57'56"E	33.17'
L62	N34°14'53"E	33.46'
L63	S55°57'56"E	26.00'
L64	N34°14'53"E	33.96'
L65	S55°57'56"E	33.17'



LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
OHE	OVERHEAD UTILITY LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
---	FLOW DIRECTION
DI	DROP INLET
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
FND	FOUND
☆	LIGHT POLE
○	UTILITY POLE

SURVEY REFERENCES

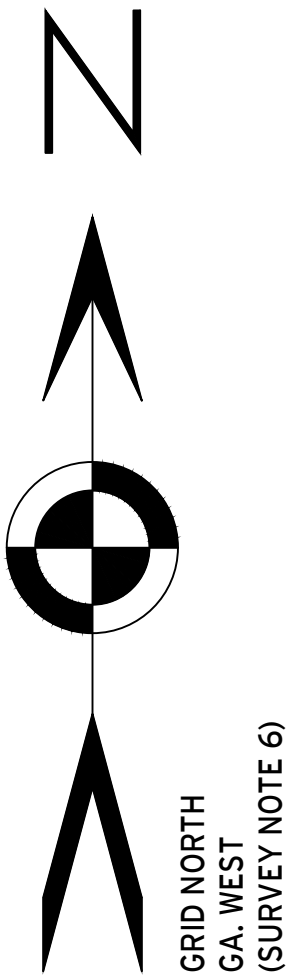
- 1) BOUNDARY & TOPOGRAPHIC SURVEY FOR MILLER LOWERY DEVELOPMENT, LLC PREPARED BY DELTA 1 LAND SURVEYING, LLC DATED: FEBRUARY 18, 2019

DESIGN BY

CRESCENT VIEW ENGINEERING, LLC
211 FRAISIER STREET SE
MARIETTA, GA. 30060
WWW.CRESCENTVIEWENG.COM
678-324-8410

OWNER / DEVELOPER

MYRTLE GARDENS LLC
2964 PEACHTREE RD SUITE 540
ATLANTA, GA 30305
PHONE # (770) 903-4422



SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,219 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 424,000 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.992 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS SOKKIA SX.

THIS PLAT IS A ENTRANCEMENT 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.

MITCHELL LOWERY
DATE OF EXPIRATION 12-31-2021

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED NAME OF OWNER _____

FINAL PLAT APPROVAL:

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK --ON BEHALF OF MAYOR AND COUNCIL _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

CITY ENGINEER _____ DATE _____

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30151
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

OWNER/SUBDIVIDER
MYRTLE GARDENS LLC
2964 PEACHTREE RD SUITE 540
ATLANTA, GA 30305
PHONE # (770) 903-4422

FINAL PLAT:
THE CLYDE
591 KING ARNOLD STREET
HAPEVILLE, GA 30354
TAX PARCEL: 14 009500040383

STATE: GEORGIA
COUNTY: FULTON
DISTRICT: 14
LAND LOTS: 95 & 98

REVISIONS

DATE: DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: FEBRUARY 4, 2020
JOB #: 192788
SCALE: 1"=20'
DRAWN BY: J.L.T.



PLANNER'S REPORT

DATE: March 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for 591 King Arnold Street

BACKGROUND

Myrtle Gardens LLC submitted a final subdivision plat application for 591 King Arnold Street (.992 acres, 43,220 sf). The property is located in the U-V, Urban Village zoning district. The property was developed with 18 townhomes called The Clyde. Within the townhomes development, there is approximately 20,197 SF of private common area maintained by the HOA.

CODE REQUIREMENTS

Final Plat

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
- d. Location and description of monuments.
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
- f. Date, title, name and location of subdivision, graphic scale and true north point.
- g. Location map showing site in relation to area.
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use

Street addresses are not shown.

Engineer's report provides additional comments.

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

(a) Streets.

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

No Change

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

No Change

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

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

No Change

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

No Change

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(9) Intersections.

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(12) Dead-end streets.

Not applicable

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

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

Not applicable

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

Not applicable

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

Not applicable

(b) Blocks.

Not applicable

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more

public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

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

(c) Lots.

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

Compliant

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

Compliant

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

Compliant

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

Not applicable

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

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

Compliant

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

Not applicable

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

Not applicable

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

Not applicable

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

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

ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

Not applicable

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

See Engineer's report.

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

Not applicable

(e) Suitability of the land.

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

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

See Engineer's report.

(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Not applicable

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

Compliant

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

Not applicable

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Sec. 90-1-4. - Development prerequisite to final approval.

- (a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

(1) Monuments.

a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

No monuments are indicated.

(2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

N/A

(3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall

also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

See Engineer Report

(4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

Not applicable

(5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:

- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
- b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
- c. For arterial streets and highways, as may be required.

Not applicable

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

(7) Sidewalks.

- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
- b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

A sidewalk has been provided.

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the

road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

Not shown on plat

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

Not shown on plat

(10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

Not shown on plat

(b) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

Compliant

(c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

RECOMMENDATION

The deficiencies addressed in the Engineer's Report must be addressed, including the provision of the HOA documents. Once the deficiencies are addressed, the plat may be approved.

March 1, 2021

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

Re: The Clyde Townhomes
591 King Arnold Street Final Plat
Final Plat Review No. 1
K&W Ref. No. 211051.10

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Clyde Townhomes at 591 King Arnold Street for compliance with the City's Final Plat requirements. The submittal was received electronically on February 17, 2021, and consists of a property subdivision to the overall 0.99 acre parcel into 18 townhome parcels and a private common area within a U-V Zoning District. The Final Plat was prepared by Lowery & Associates, under the Surveying seal of Mitchell Lowery. My comments are as follows:

1. The plat does not have the certification acknowledging the City has no responsibility for overflow or erosion per Section 90-1-2(f)(i) of the City code.
2. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with an indented cross on top) per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at the exterior property boundaries at the intersection of Estelle Street and King Arnold Street, at the intersection of King Arnold Street and North Fulton Avenue, and at the exterior property corners on Estelle Street and at North Fulton Avenue.
3. Other property corner monuments using minimum 18 inches long iron rods per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville do not appear to be shown.
4. All Final Plat Statements and Certifications should be signed and dated.
5. The street addresses for the lots should be shown on the plat.
6. The Final Plat does not indicate size or location of water services and mains, fire hydrants, or valves and the size and location of the sanitary sewer is not shown.
7. The minimum 20 feet wide sanitary sewer easement on the north side of the detention area and units 16 through 18 should be shown.
8. The stormwater facility access easement from a public road to the stormwater management facility should be shown.
9. Survey Note 5 describes a FEMA A zone designation for an area that is not shown on the plat.
10. The entity responsible for taxes and maintenance of the private common area should be shown on the plat.
11. Documents describing the formation and description of the homeowners association should be referenced on the plat.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

21-PC-03-09

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

Name of Applicant James MacDowell

Mailing Address: 4040 Derby Dr, Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED] Email info@macbulthomes.com

Property Owner (s) MacBUILT Homes Partners, LLC

Mailing Address 4040 Derby Dr, Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED]

Address/Location of Property: 0 Oak Dr, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400050334

Present Zoning Classification: R-SF Size of Tract: 0.182 acre(s)

Present Land Use: Residential Vacant Lot

Please check the following as it applies to this application

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

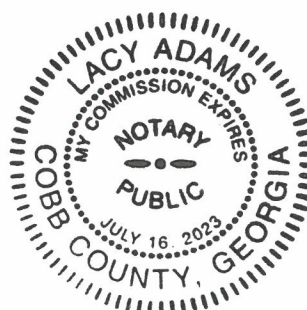
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

Applicant's signature _____

Date: 2/9/21

Sworn to and subscribed before me

This 9th day of February, 2021.
Lacy Adams
Notary Public



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

WRITTEN SUMMARY

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

We propose to build a new single family detached home on what is currently a vacant lot. The new single family detached home will meet all of the requirements of the City of Hapeville, and will be an enhancement to the lot in its current state. All design aspects of the home will meet or exceed the City requirements and will conform with the style and architecture of the City that you desire to keep. We are a well-respected Home Builder within Metro Atlanta and have completed a myriad of projects with exemplary track record.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

0 Oak Dr

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant James MacDowell

Address of Applicant
4040 Derby Dr, Cumming, GA 30040

Telephone of Applicant
[REDACTED]

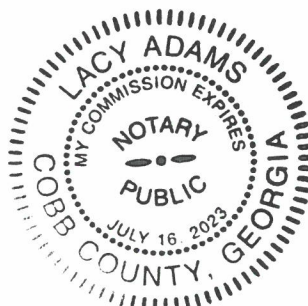
Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 9th day of February, 2021.

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:

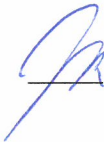
(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



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.



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



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.



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



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.



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.



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



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).



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.



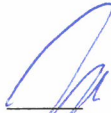
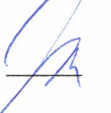
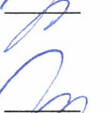
The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development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



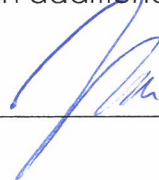
The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

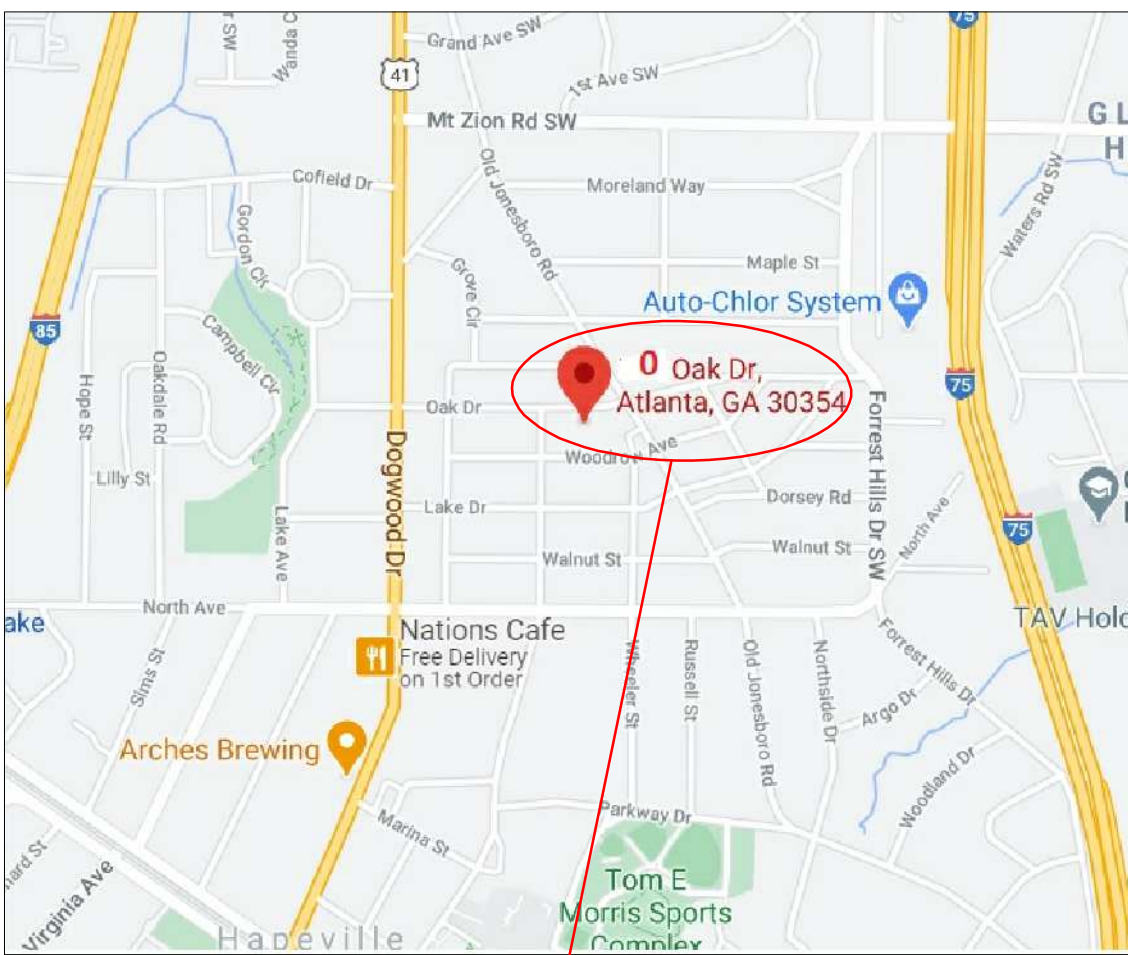
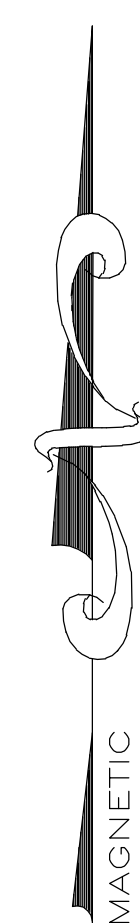


The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

-  Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
-  Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
-  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.
-  Site area (square feet and acres).
-  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.
-  Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
-  Total floor area ratio and/or residential density distribution.
-  Number of parking spaces and area of paved surface for parking and circulation
-  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 2/9/21



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 3121C0367E EFFECTIVE DATE: 02/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR ADDITIONAL INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
SIDE STREET: 15.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/15/2021
ANTICIPATED COMPLETION DATE: 10/15/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

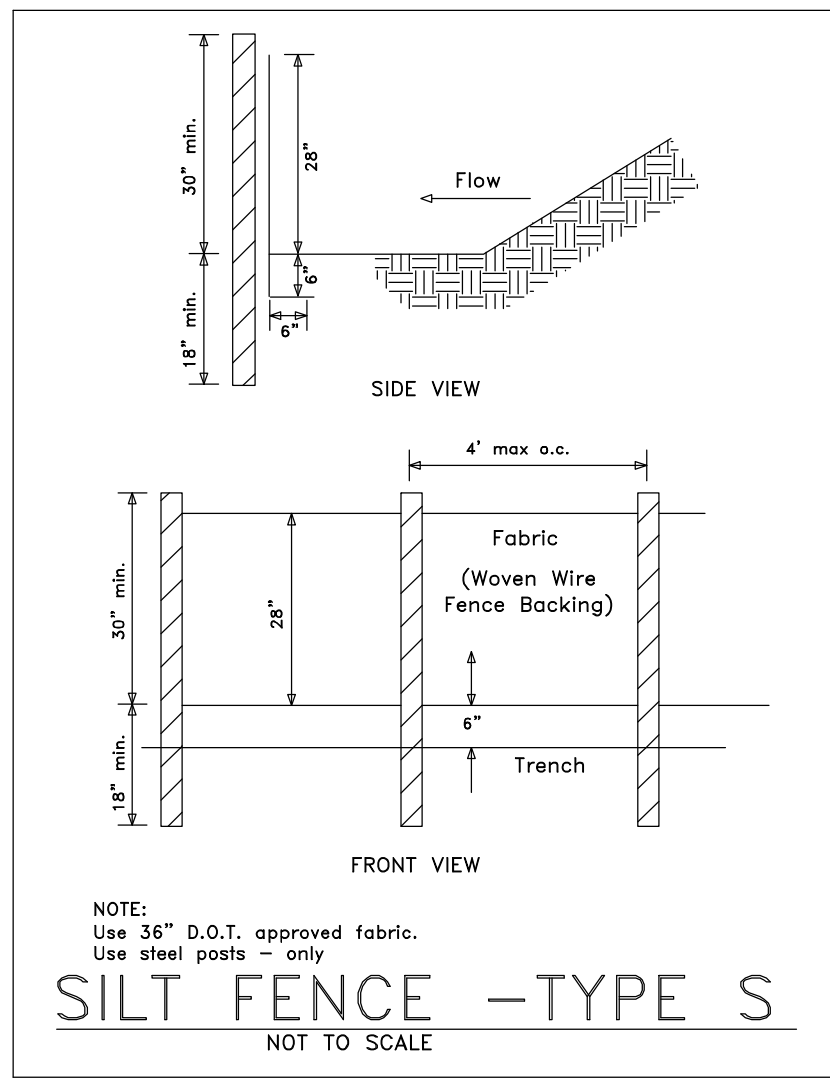
APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AF	PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MA	MAGNETIC READING IP
APP	AS PER PLAT	MC	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
B	BACK OF CURB	MT	METAL FENCE
BK	BRICK	N	NORTH
BLS	BUILDING LINE SETBACK	NP	OPEN TOP PIPE FOUND
BRK	BRICK	OU	OWNERSHIP UNCLAR
CBK	CATCH BASIN	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	PP	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	POB	POWER POLE
CO	CITY OF ATLANTA	PW	POWER LINE
COA	SAN SEWER CLEANOUT	(P)	PLAT
COF	CALCULATED POINT	R	RECORD
CPT	CARPENTRY	RBF	REINFORCING BAR FOUND
CTP	CRIMP TOP PIPE FOUND	RBS	REINFORCED CONC. PIPE
DE	DRAINAGE EASEMENT	RCF	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	R/W	RIGHT-OF-WAY
EB	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SCREENED PORCH
EP	EDGE OF PAVEMENT	SW	TOP OF BANK
F	FIELD	UE	UTILITY EASEMENT
FP	FENCE POST	WD	WOOD
FC	FENCE CORNER	WDF	WOOD FENCE
FR	FIRE HYDRANT	WDK	WOOD DECK
FR	FRAME	WL	WATER LINE
GL	GAS LINE	WM	WATER METER
GV	GAS VALVE	WRF	WIRE FENCE
GW	GLASS WINDOW	WW	WET WEATHER
HW	HARDWOOD TREE	WW	WET WEATHER
IPF	IRON PIN FOUND	Y	YARD INLET
IPS	IRON PIN SET		
IR	IRON ROD FOUND		

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* LINE INDICATORS *

—	INDICATES SANITARY SEWER LINE
—	INDICATES POWER LINE
—	INDICATES WATER LINE
—	INDICATES GAS LINE
—	INDICATES FENCE LINE
—	INDICATES DRAINAGE LINE



(Sd1-S) SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:

MACBUILT HOMES, LLC

12195 HWY 92 STE 114-307

WOODSTOCK, GA 30188

24-HRS CONTACT: RYAN MACDOWELL

eMAIL: ryan@macbuilthomes.com

PHONE: 678.688.4960

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV

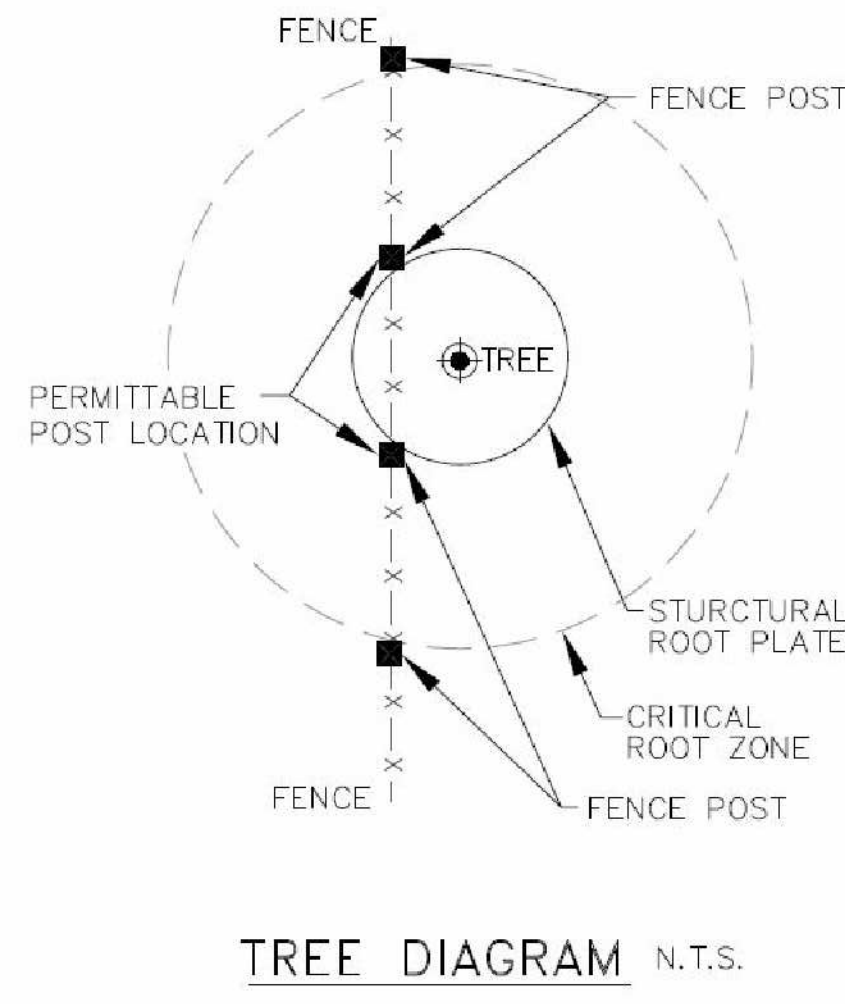
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 000065549

ISSUED: 01/27/2018 EXPIRES: 01/27/2021

TREE NOTES:

NO TREES WILL BE DESTROYED ACCORDING TO CITY OF ATLANTA PROTECTION ORDINANCE 158. ALL CONTINUOUS FENCE FOOTERS/STRINGERS LOCATED IN TREE'S CRITICAL ROOT ZONES WILL BE BUILT AT OR ABOVE EXISTING GRADE. THE ONLY IMPACT TO EARTH WILL BE TO DIG POSTS.



SILT FENCE HAND DUG IN CRZ

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

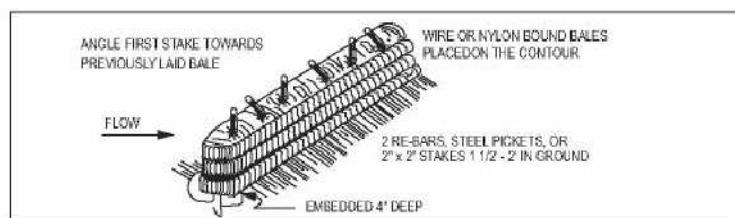


Figure 1. Straw Bale Barrier Installation Requirements

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb (HAYBALES)

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

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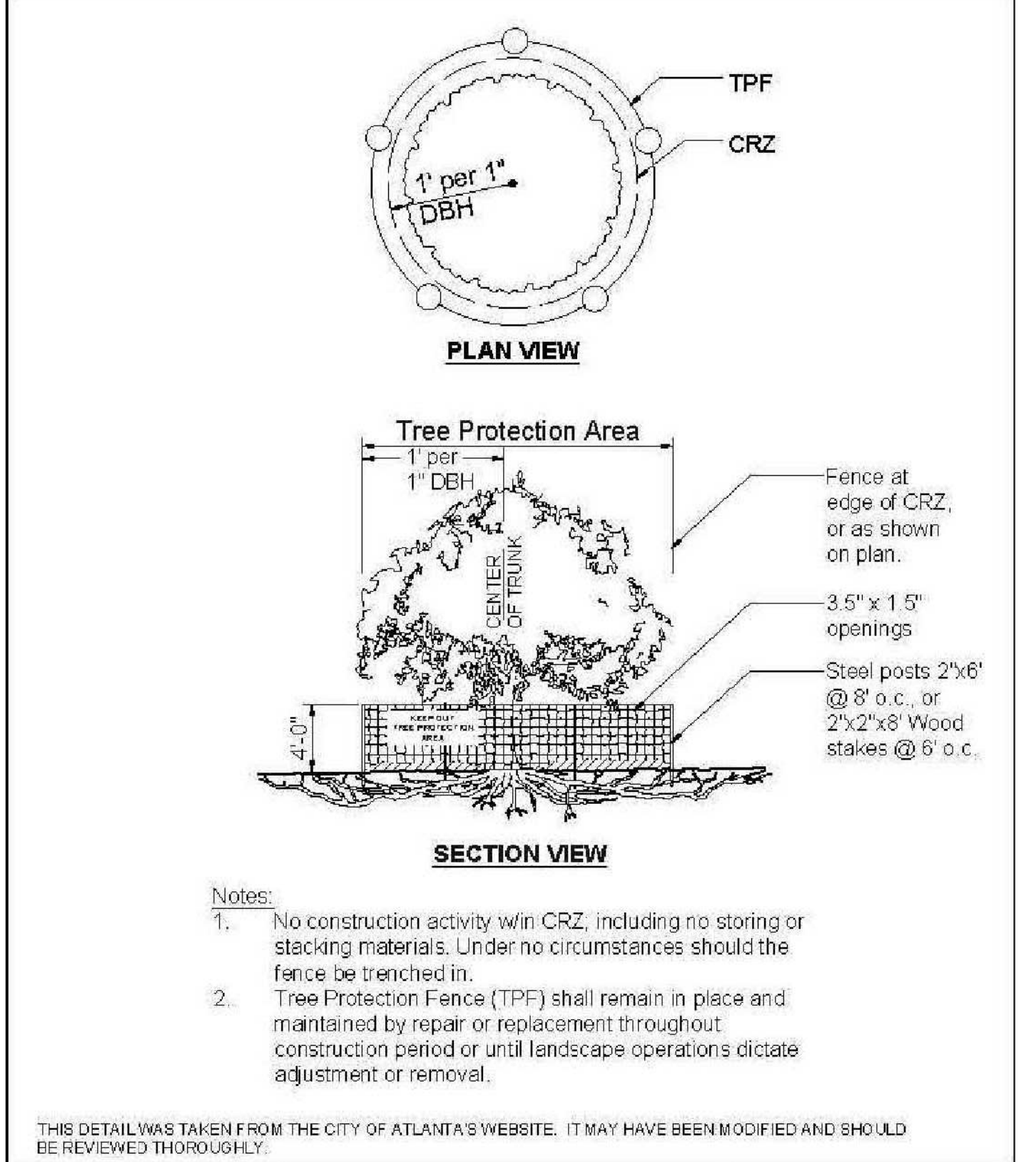
INDICATES TREE PROTECTION FENCE

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INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE



Notes:

1. No construction activity w/in CRZ, including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

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

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
4. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
5. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE SPACED 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH ENHANCED ASPHALT (GRADE A-1-S OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. SETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

SEEDING RATES FOR TEMPORARY SEEDING

SEEDING RATES FOR PERMANENT SEEDING

SEEDING RATES FOR PERMANENT SEEDING

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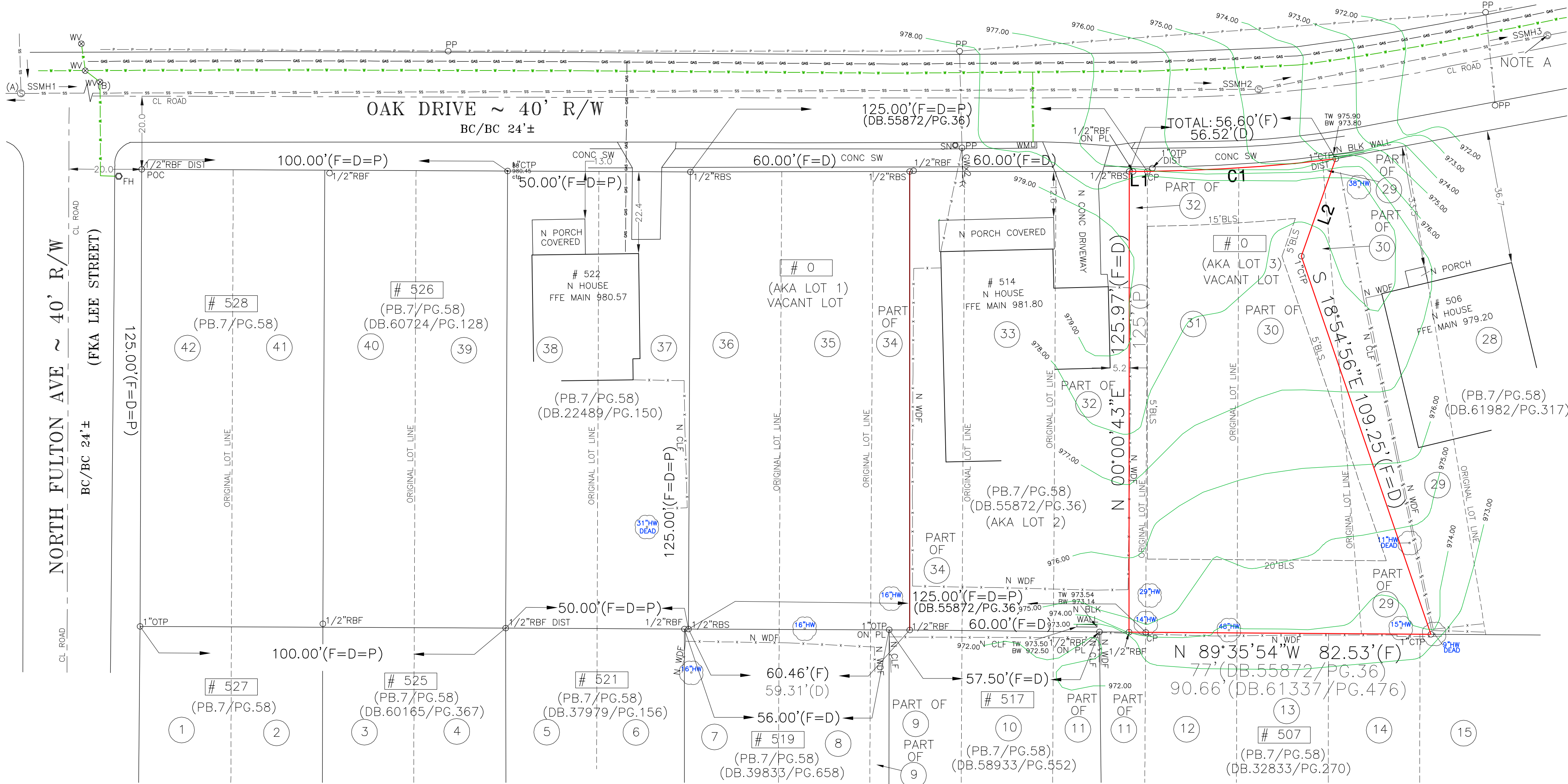
Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

Course	Bearing	Distance
L1	N 89°58'06"E	5.00'
L2	S 19°21'17"W	28.27'

SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

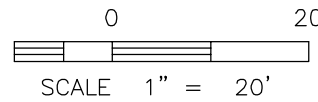
SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED



TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5545.56 SF / 0.127 AC / 70%



EXISTING CONDITIONS

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR: <i>SHEET 2 OF 5</i>	
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS: O OAK DRIVE HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
MC COORD #20202733 DWG #20202733-(AKA LOT 3)		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT.

Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

Course	Bearing	Distance
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L2	S 19°21'17"W	28.27'

SSMH1
TOP=990.89
INV. IN=985.19
(A) INV. OUT=983.79
(B) INV. OUT=983.79

SSMH2
TOP=974.67
INV. IN=969.57
INV. OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED



NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

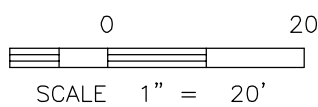
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION:



- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

(Co)	CONSTRUCTION ENTRANCE/EXIT
(Sd1-S)	INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb)	INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr)	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)



TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2871.24 SF / 0.056 AC / 44.1%
DISTURBED AREA
4114.05 SF / 0.094 AC
FLOOR AREA RATIO
See architect's set for details

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	0 OAK DRIVE	
		HAPEVILLE, GA 30354	
MC COORD #20202733 DWG #20202733-(AKA LOT 3)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD" OF THE SURVEYING PROFESSION. Page 67 of 279

EXIT DIAGRAM

HARD SURFACE PUBLIC ROAD
SEDIMENT TRAP (SEE NOTE 8)

50' MIN.

20' MIN.

6' MIN.

FLOW

FLOW

ENTRANCE ELEVATION

COARSE AGGREGATE (N.S.A. R-2)

6' MIN.

ORIGINAL GRADE

GEOTEXTILE UNDERLINER

CULVERT UNDER ENTRANCE (IF NEEDED)

DIVERSION RIDGE (SEE NOTE 6)

N.S.A. R-2 (1.5" - 3.5")

COARSE AGGREGATE

GEOTEXTILE UNDERLINER

TIRE WASHRACK AREA / TIRE WASHERS

SUPPLY WATER TO WASH WHEELS IF NECESSARY

NOTES:

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

Figure 6-14.1

PRESERVED TREES
DBH 14"HW
DBH 15"HW
DBH 29"HW
DBH 48"HW

PRESERVED DBH INCHES= 106"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 106"
0.182 AC x 120 INCHES/ACRE = 21.8 INCHES
REQUIRED FOR PRESERVATION.

A diagram of a building footprint with a stepped roofline. The footprint is an irregular polygon. The left vertical boundary is labeled '978.0+' in magenta. The bottom-left corner is labeled '976.0+' in magenta. The bottom-right corner is labeled '976.0+' in magenta. The right vertical boundary is labeled '977.5' in magenta. Inside the footprint, the following text is centered: 'AVERAGE GRADE =976.86', 'BUILDING HEIGHT', 'FROM AVERAGE GRADE', 'TO MID ROOF =26.1''. The footprint is filled with a light gray color.

Technical drawing of a 4 inch down spool for 4 inch SDR pipe. The drawing includes a side elevation and a top view.

Side Elevation Dimensions:

- Top width: $1\frac{3}{4}"$
- Left height (I.D.): $4\frac{1}{4}"$ I.D.
- Left height (O.D.): $4\frac{1}{2}"$ O.D.
- Right height (O.D.): $3\frac{3}{4}"$ O.D.
- Right width: $2"$
- Bottom height (I.D.): $4\frac{7}{16}"$ I.D.
- Bottom height (O.D.): $4\frac{7}{16}"$ O.D.

Top View: A circle with a rectangular hole in the center, representing the cross-section of the pipe and the spool.

Material: PVC
Color: White
 Adapts 4" down spool to 4" SDR pipe

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P.O. Box 339 • 251 N. Harvard Avenue • Lindsay, CA 93247
Visit us on the web at: www.nds.org

EXPANSION MATERIAL

DRIVEWAY WIDTH (10' MIN.)

TOOL JOINT

EXPANSION MATERIAL

P/L

SIDEWALK

4"

10'

3"

7"

10' MIN.

4"

7"

CONCRETE CURB & GUTTER

GRASS STRIP 1'-6" MIN.

A

40'-0" MAX.

TOP VIEW (NOT TO SCALE)

DRIVEWAY

1" GUTTER LINE

SECTION A-A (NOT TO SCALE)

6" CURB

SECTION B-

NOTE:
CAN EXCHANGE W./CONC. HEADER CURB
OR GRANITE CURB.

15' BLS

PROPOSED CONC. DRIVEWAY
1025.61 SF

PROPOSED CONC. WALK
82.23 SF

PROPOSED STEPS
8.03 SF

PROPOSED PORCH
123.36 SF

PROPOSED HOUSE
1434.01 SF

PROPOSED PATIO
180.00 SF

PROPOSED AC UNITS (2)
18.00 SF

HATCHED AREAS
SUBJECT TO SWM
2402.41 SF

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 2402.41 SF
(I) PERCENT OF IMPERVIOUS = 31.9%
 $R_v = 0.05 + 0.009 \times (I)$ VOLUME RUNOFF = 0.3371
 $\text{ACRE-FT} \times 43560 = (\text{CUBIC FEET})$

$$WQ_v = (1.2 \cdot R_v \cdot A) / 12$$

WQv= 254.14 CUBIC FEET

PIT SHALL BE 18' LONG, 5' WIDE AND 7.5' IN DEPTH.
TOTAL 675 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 270.00 CF

TOTAL STORAGE 270.00 CF
TOTAL REQUIRED 254.14 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE



NEW DOWNSPOUT
COLLECTORS (TYP) AS
NEEDED TO DIRECT ROOF
RUNOFF TO UNDERGROUND
STONE STORAGE

LOT COVERAGE AREA DETAILS

WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 2402.41 SF
(I) PERCENT OF IMPERVIOUS = 31.9%
 $R_v = 0.05 + 0.009 \times (I)$ VOLUME RUNOFF = 0.3371
 $\text{ACRE-FT} \times 43560 = (\text{CUBIC FEET})$

$$WQ_v = (1.2 \cdot R_v \cdot A) / 12$$

WQv= 254.14 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 18' LONG, 5' WIDE AND 7.5' IN DEPTH.
TOTAL 675 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 270.00 CF

TOTAL STORAGE 270.00 CF
TOTAL REQUIRED 254.14 CF
REQUIREMENT IS COMPLETE

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)		BLOCK 12	SITE PLAN PREPARED FOR:		SHEET 4 OF 5	
FORREST HILL PARK SUBDIVISION		UNIT	RYAN MACDOWELL			
LAND LOT 94 14TH DISTRICT		SECTION				
FULTON COUNTY, GEORGIA		DB.61337/PG.478	PB.7/PG.58-59			
FIELD WORK DATE JAN 04, 2021		PRINTED/SIGNED FEB 4, 2021		PROPERTY ADDRESS:		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"		0 OAK DRIVE HAPEVILLE, GA 30354		
THE FIELD DATA UPON WHICH THIS TITLE IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.						
MC COORD. #20202733 DWG. #20202733-(AKA LOT 3)			SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

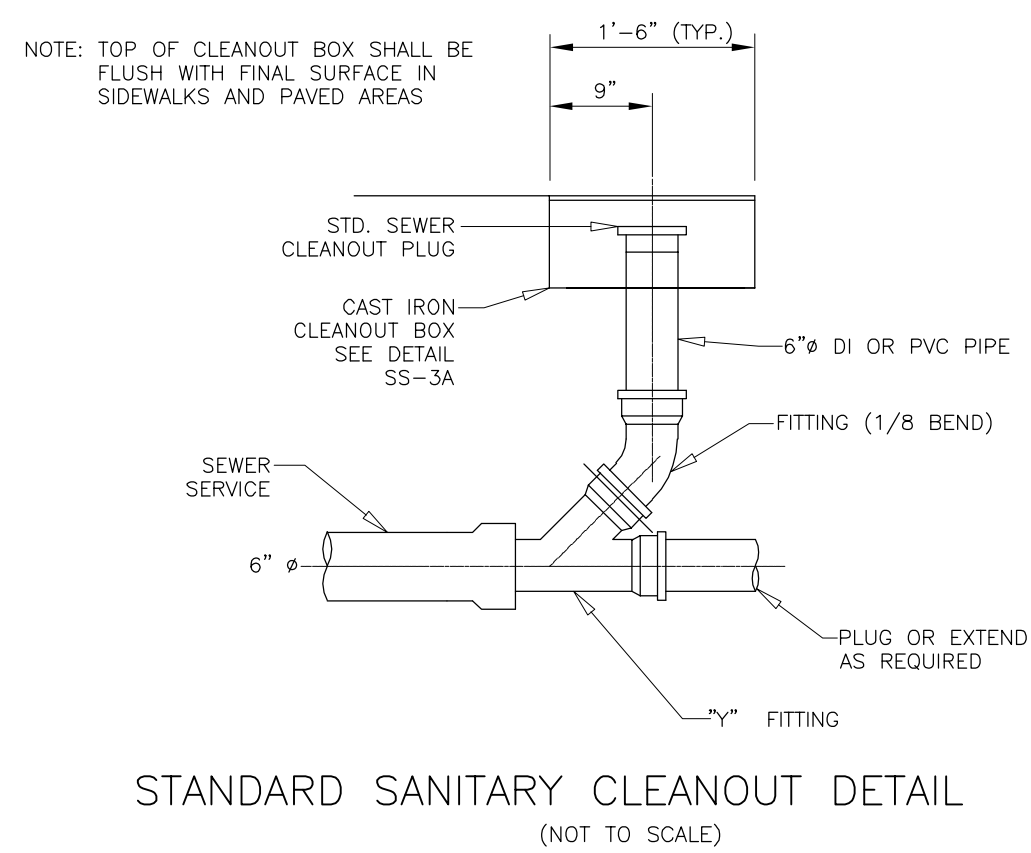
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



WIDTH AS PER ZONING
REQUIREMENTS OR PERMIT

Technical drawing of a sidewalk cross-section showing various layers and dimensions. The drawing includes a top layer of 1/2" TO 1'-0" (2" MIN. TO 4" MAX.) with a SLOPE of 1/4" TO 1'-0" (2% MAX.). Below this is a 4" MIN. layer of COMPACTED SUB-GRADE. A 1'-6" layer of AGGREGATE BASE OR COMPACTED SUB-GRADE is shown below the sub-grade. The sidewalk itself is 1'-6" wide. A 1" R radius is indicated at the corner. A 6" layer of GRASS STRIP is shown on the right side. Dimensions for the sidewalk width are 1'-0" and 1'-6". Dimensions for the aggregate base are 1'-6" and 1'-0". Dimensions for the grass strip are 6" and 1'-0". Dimensions for the sub-grade are 4" MIN. and 1'-0". Dimensions for the sidewalk thickness are 1/2" TO 1'-0" (2" MIN. TO 4" MAX.). Dimensions for the aggregate base are 1'-6" and 1'-0". Dimensions for the grass strip are 6" and 1'-0". Dimensions for the sub-grade are 4" MIN. and 1'-0". Dimensions for the sidewalk thickness are 1/2" TO 1'-0" (2" MIN. TO 4" MAX.).

NOTES:

1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH, BUT NOT TO EXCEED 10 FEET.
2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.
4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W

ALL RIBS EQUALLY SPACED, BEGIN AT CENTER OF LID, STRADDE C.L. AND LAY OFF 1-21/64" C.C.

COMMON BRICK FOOTERS (MIN. 4)

SECTION A-A
CLEANOUT BOX LID

SECTION B-B
CLEANOUT BOX LID

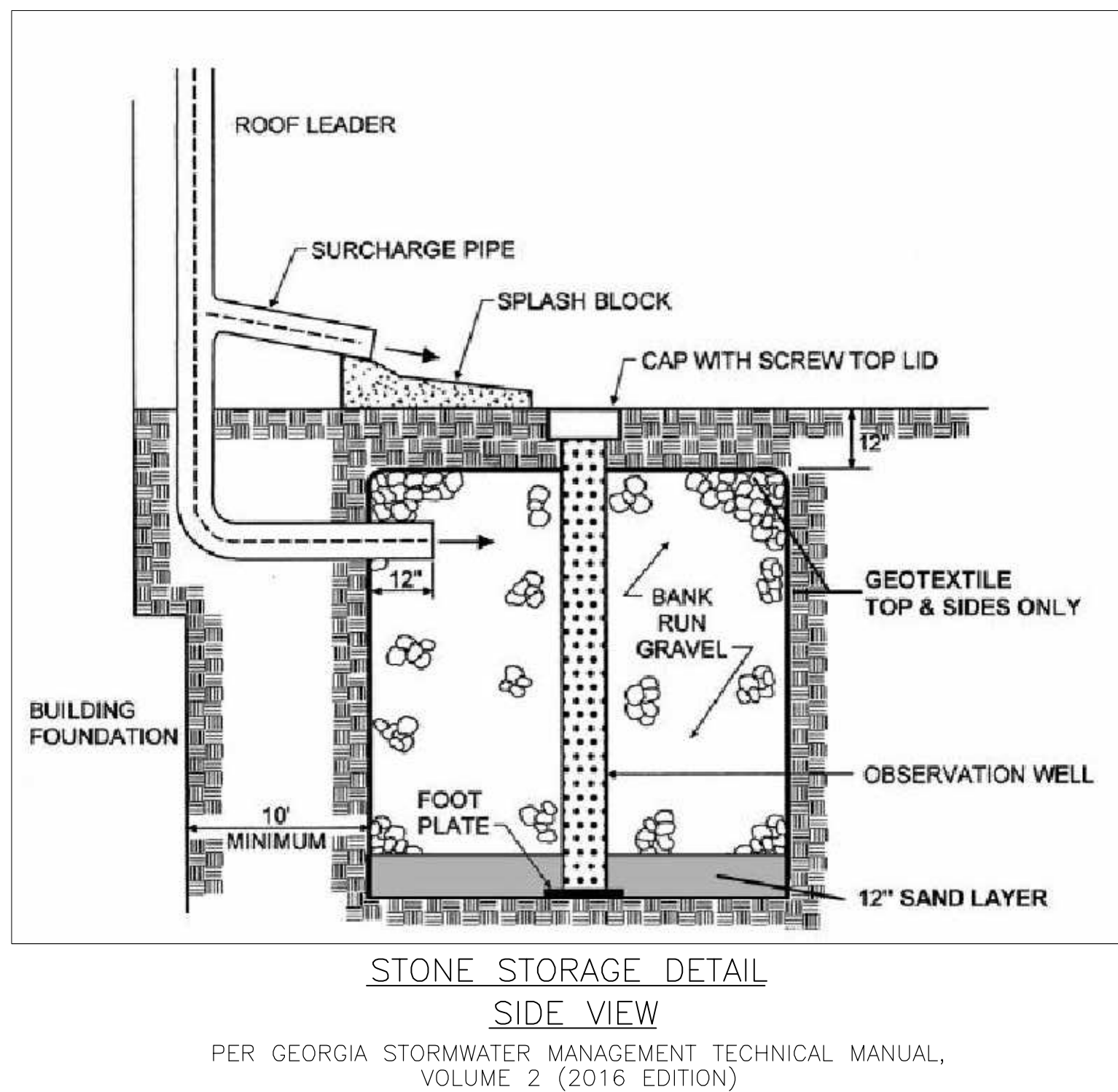
SECTION C-C
CLEANOUT BOX

SECTION D-D
CLEANOUT BOX

GENERAL NOTES

1. GRAVEL SIZE 1" - 3" STONE.
2. 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED. ENPIPE PERIMETER AND ENDS OF PIPE TO BE WAPPED IN 6-OZ FILTER FABRIC.
4. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
5. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. WQ BMP SHALL BE INSTALLED AT TIME OF FINAL LANDSCAPING.
7. EXTRACTED WATER SHALL BE DIRECTED TO A DRAINAGE AREA.
8. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1" INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE



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INDEX

A0 – COVER SHEET

A1 – ELEVATIONS, TYPICAL WALL SECTION, & DETAILS

A2 – SLAB FOUNDATION & FIRST FLOOR PLAN

A3 – SECOND FLOOR PLAN & ROOF PLAN

A4 – TRANSVERSE & STAIR SECTIONS, & DETAIL

S1 – SECOND FLOOR STRUCTURAL PLAN

S2 – ATTIC FLOOR STRUCTURAL PLAN

S3 – ROOF TRUSS PLAN

SUPPLEMENT – ENGINEERS LETTER

SUPPLEMENT – FIREPLACE SPECIFICATIONS

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE: Spring Hollow Plan

PROJECT NAME: Oak Dr Lot 0

PROJECT OWNER: MacBuilt Homes

PROJECT ADDRESS: 0 Oak Drive, Hapeville, GA 30354

HEATED SQUARE FOOTAGE:

FIRST FLOOR: 1266 SQ. FT.

SECOND FLOOR: 1300 SQ. FT.

TOTAL: 2566 SQ. FT.

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
REV # 10	2/11/20	RS
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0 Oak Drive
Hapeville, GA 30354
RELEASED FOR CONSTRUCTION

COVER SHEET

THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.

DESIGNERS OF CUSTOM AND STOCK HOMES

3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888

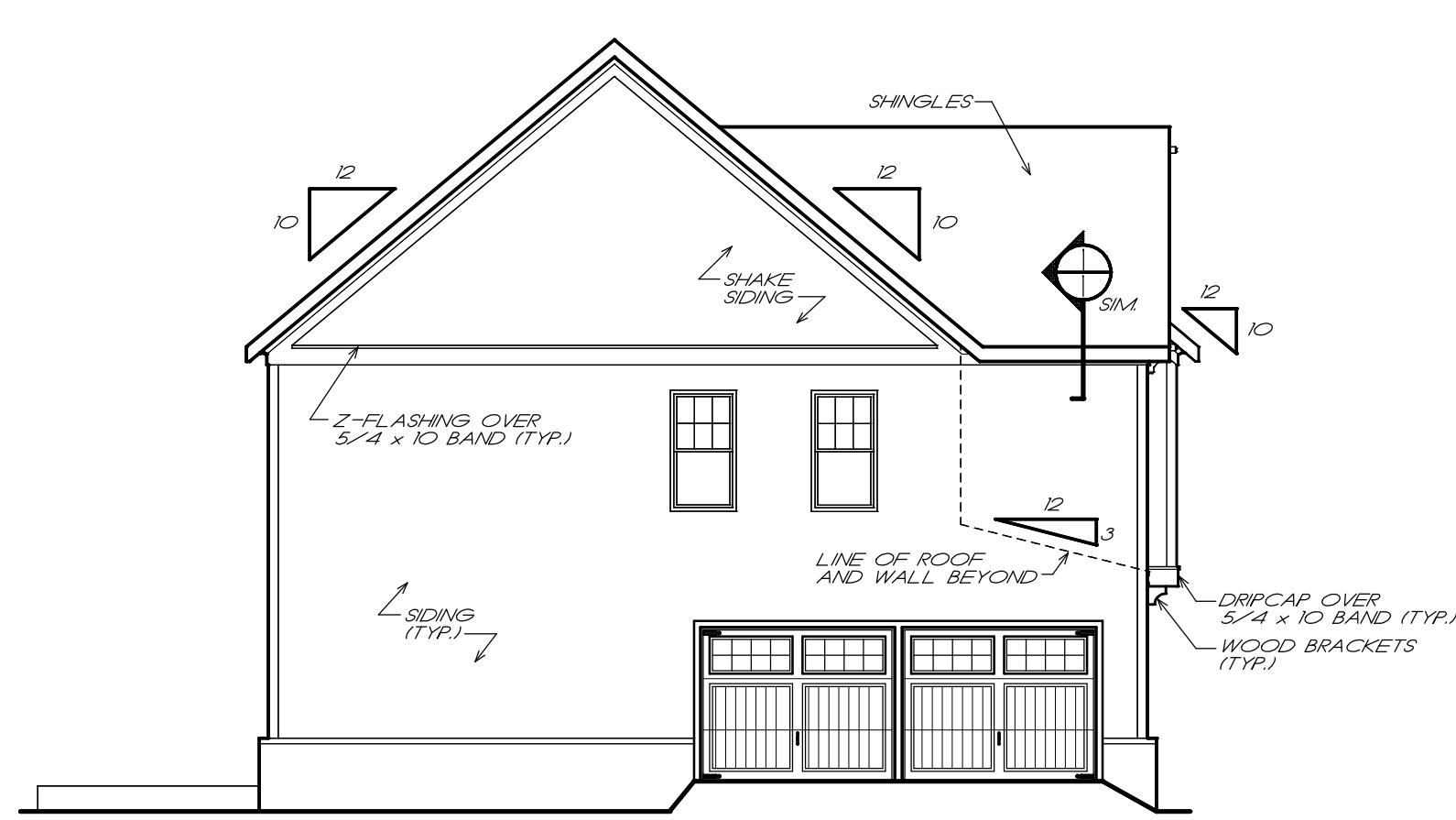
BY: RLG CK: TDJ

DATE: 5/5/20

SHEET:

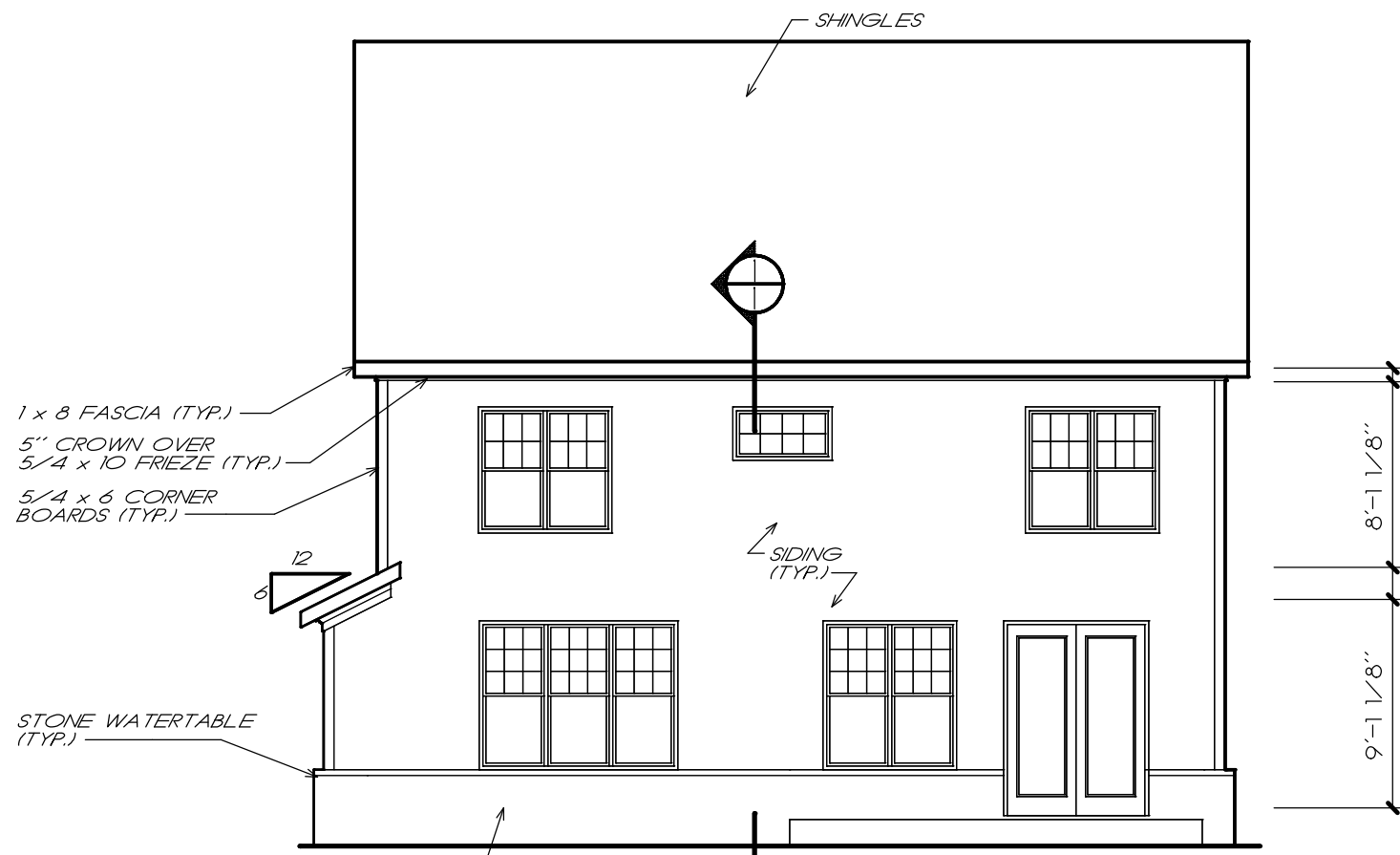
A0

OF:



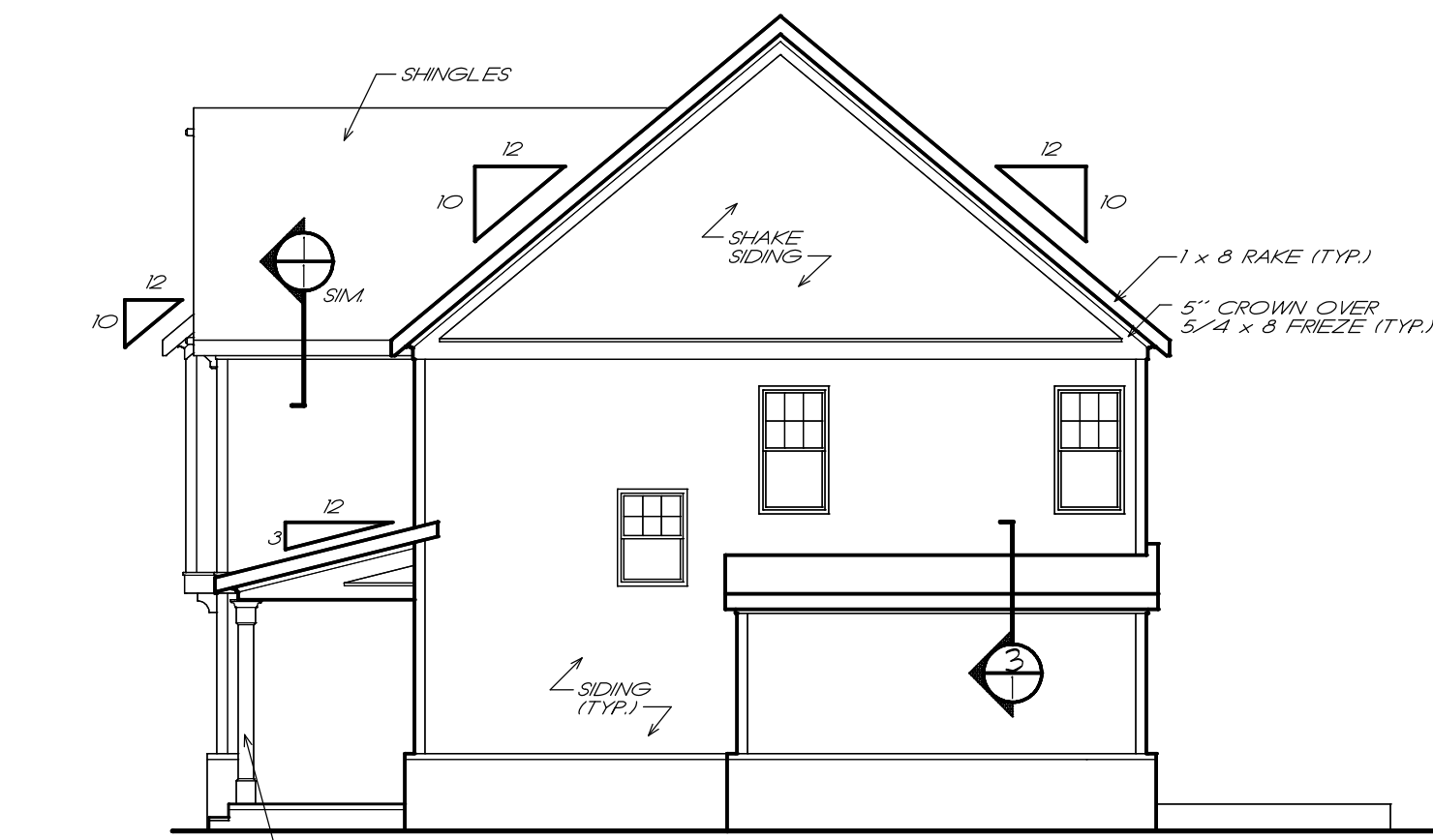
LEFT ELEVATION

1/8" = 1'-0"



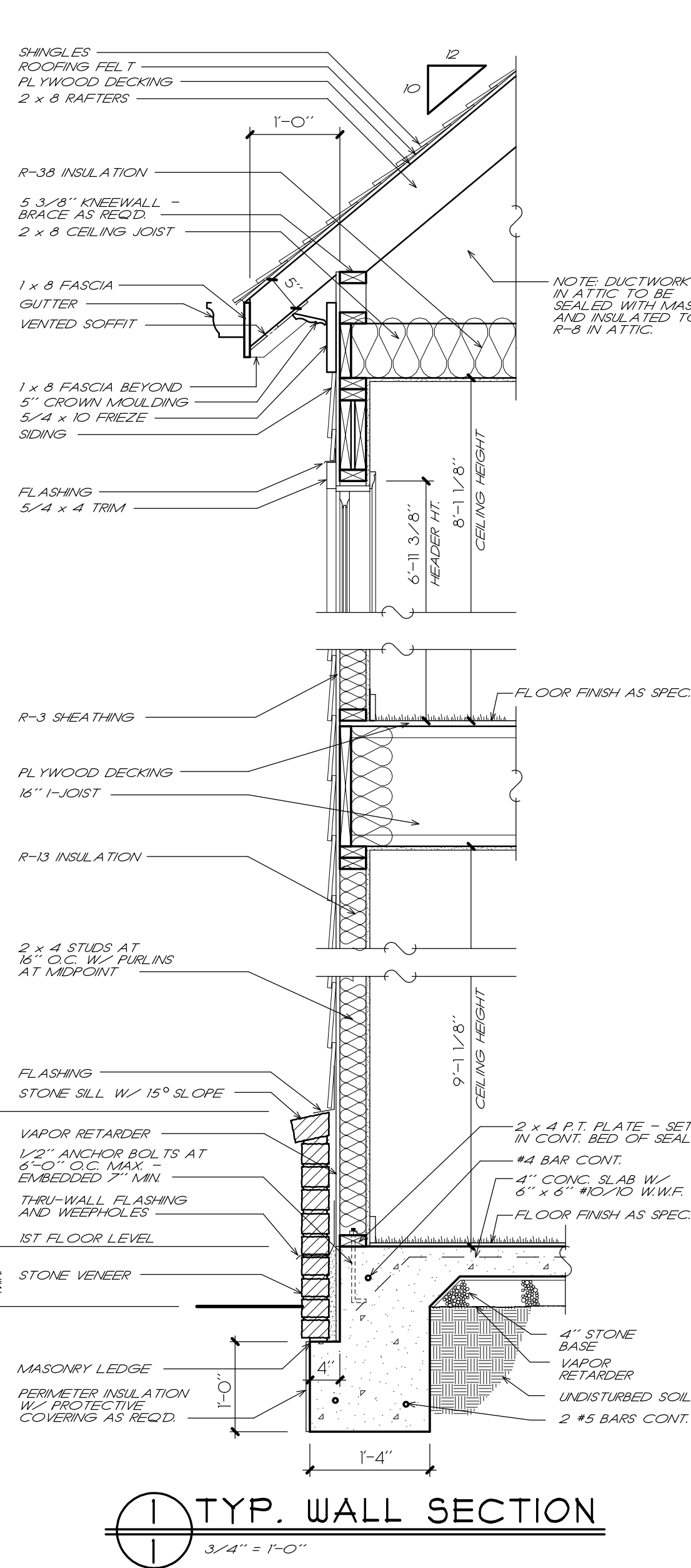
REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

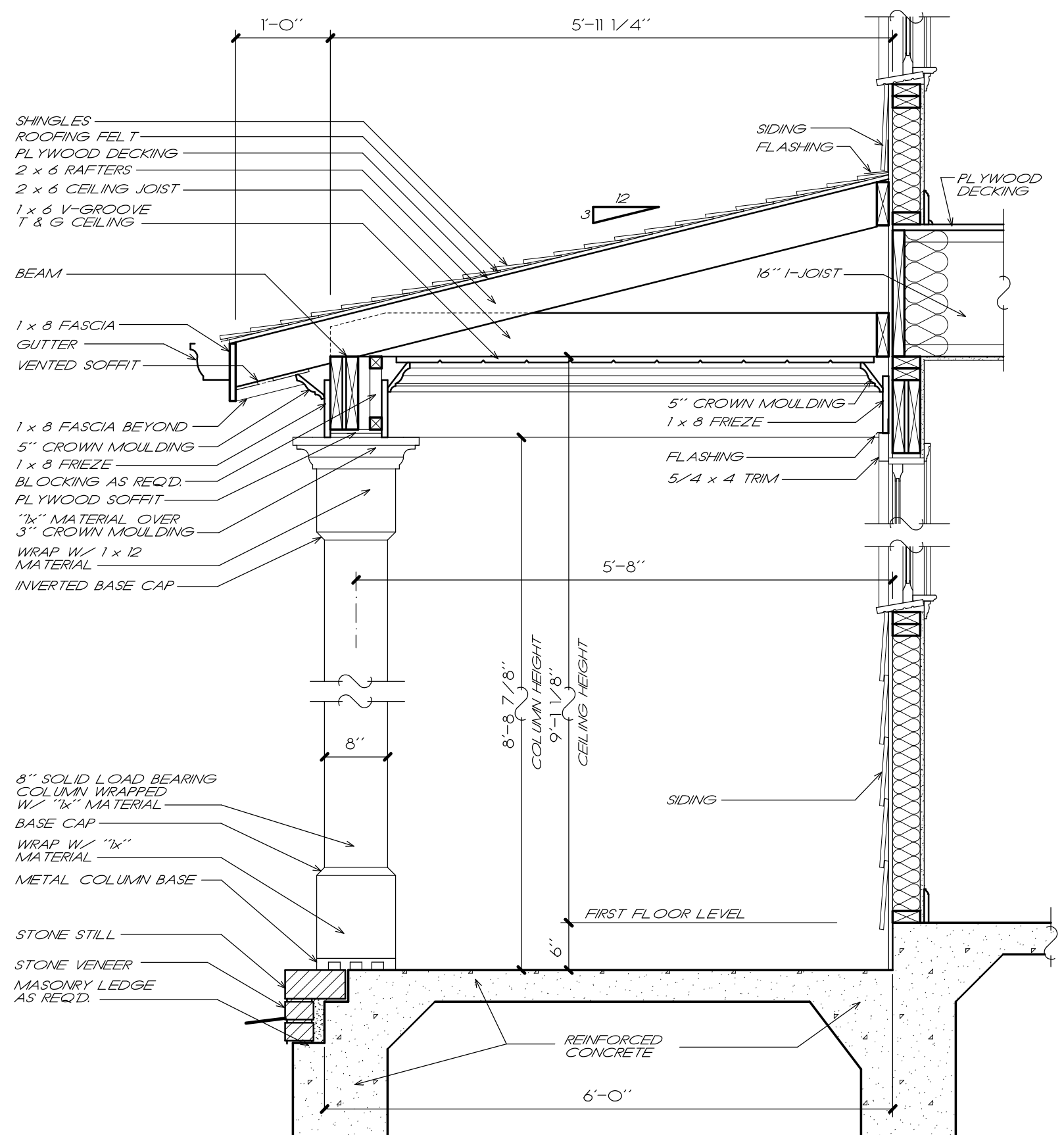
1/8" = 1'-0"



TYP. WALL SECTION

NOTE: THESE DRAWINGS DO NOT REPRESENT STRUCTURAL FRAMING DRAWINGS. CONSULT W/ LOCAL ENGINEER OR LUMBER SUPPLY COMPANY FOR THE STRUCTURAL FRAMING DRAWINGS. MSD/FBA DO NOT ASSUME ANY LIABILITY.

NOTE: LOCATE WATER HEATER & HVAC PER CODES AND SITE CONDITIONS. CONSULT W/ BUILDER & OWNER PRIOR TO CONSTRUCTION.



PORCH DETAIL

3/4" = 1'-0"

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DESIGNS THAT JUST FEEL LIKE HOME.

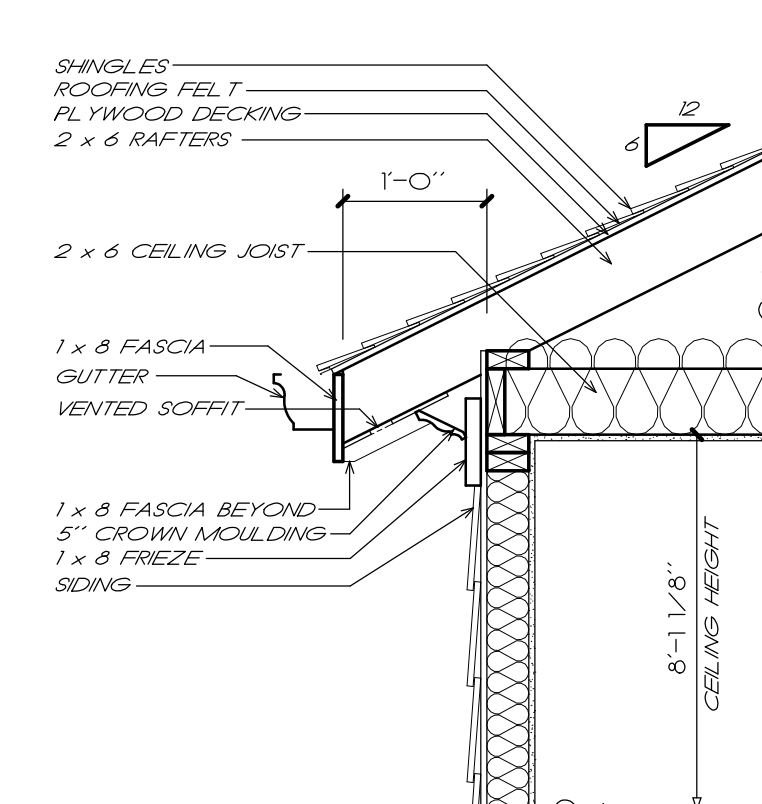
MAIN STREET

Designs

ESTABLISHED 1996.

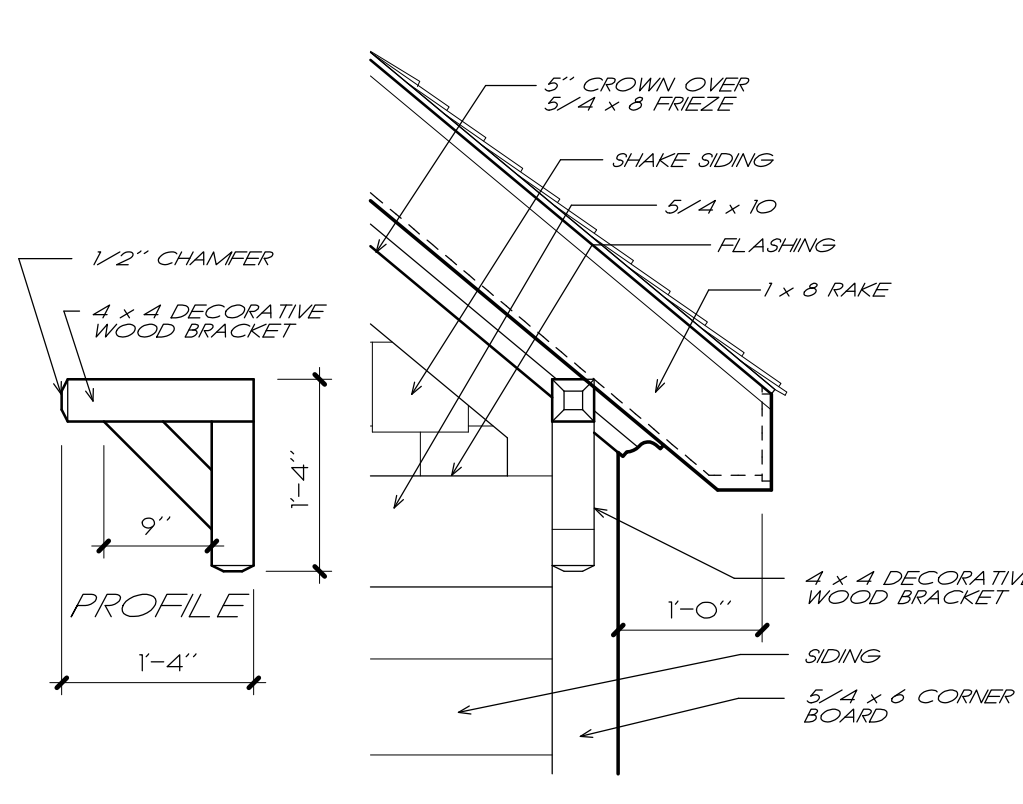
Direct: 678-697-4458 mainstreetmodifications@gmail.com

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CORNICE DETAIL

3/4" = 1'-0"



RAKE DETAIL

3/4" = 1'-0"

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

SHAKE SIDING (TYP.)
1 x 8 RAKE (TYP.)
5\"/>

WOOD BRACKET - SEE DET. 3, SHUT. 1 (TYP.)
2-FLASHING OVER 5/4 x 10 BAND (TYP.)
SIDING (TYP.)
18\"/>

WOOD BRACKET (TYP.)
5/4 x 6 CORNER BOARDS (TYP.)
5/4 x 4 TRIM (TYP.)
STONE WATERTABLE (TYP.)



FRONT ELEVATION

1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

NOTE: STAIRS INTO HOUSE PER GRADE

REVISIONS	DATE	BY
REV# 15	2/4/20	RS

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0 Oak Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

ELEVATIONS & DETAILS

THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES
3550 GEORGE BUSEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
888-717-3003
770-431-0888

BY: RLG CK, DCF
RS TJL

DATE: 10/19/09
2/25/20

SHEET:

AI

OF: 4

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.D.B. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FINISHES TO BE BELOW FINISH LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FIRST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THIS LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 2. ALL JOISTS AND RAPTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2-2x10 #2 SYP WITH 1/2" PLYWOOD PLATE BETWEEN (UNLESS NOTED OTHERWISE).
 4. FRAME TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
 5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" MAXIMUM IN ALL FLOORS.
 6. FLOOR DECKING TO BE APA 24 RATED 24/36" T&G PLYWOOD EXPOSURE 1 GRADED AND NAILED PER MANUFACTURER'S SPECIFICATIONS.
 7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 35/16 7/16" OSB EXPOSURE 1 NAILED TO STUDS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 10. HIP VALLEY RAPTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAPTERS.
 11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NAILED SCHEDULE TO BE 8d COMMONS AT 6" O.C. ALL EDGES AND CORNERS AT 4" O.C. ALL INTERMEDIATE STUDS.
 12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 13. ALL CEILING JOISTS AND RAPTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
 14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

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NOTE: LOCATE WATER HEATER & HVAC PER CODES AND SITE CONDITIONS. CONSULT W/ BUILDER & OWNER PRIOR TO CONSTRUCTION.

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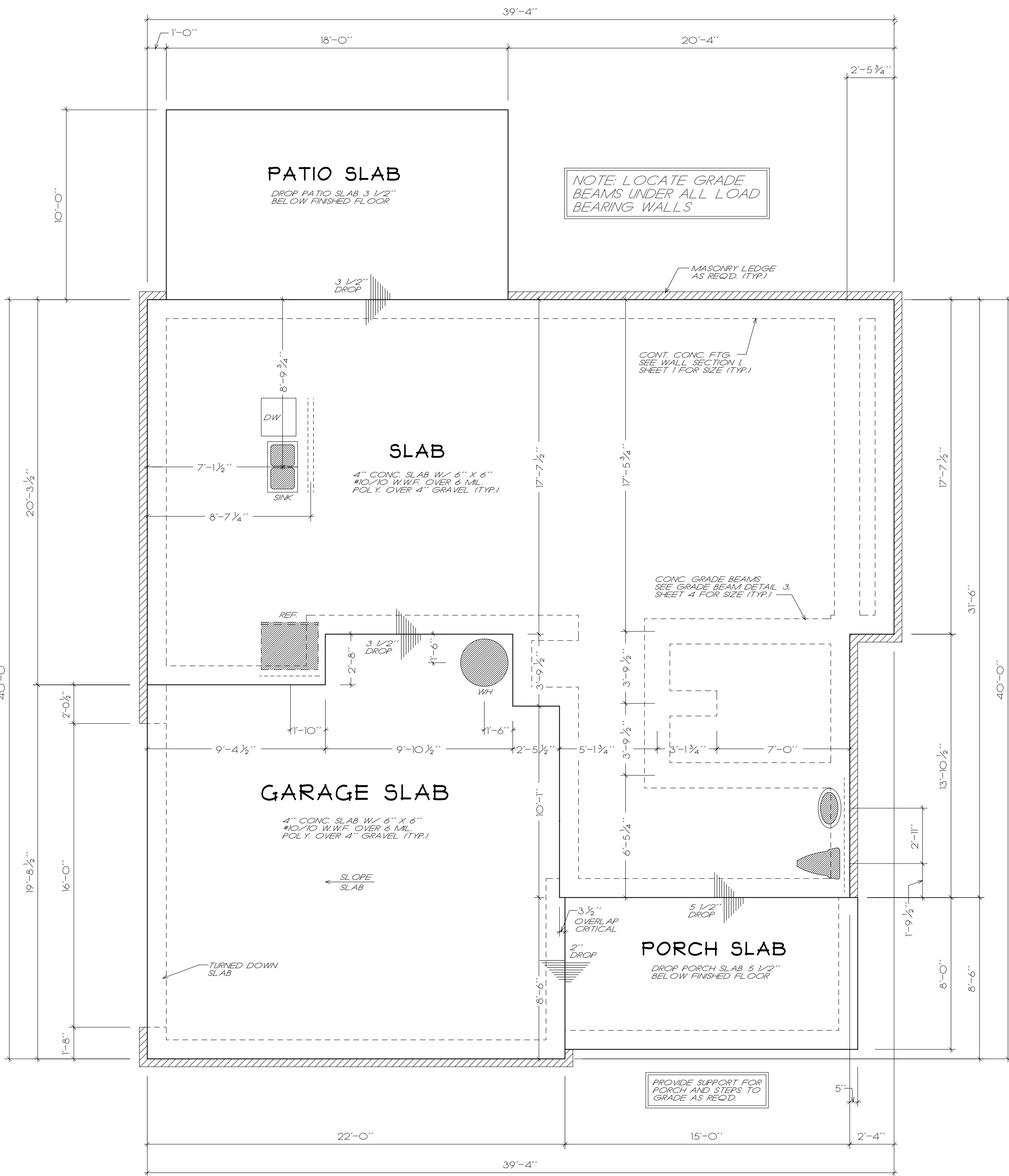
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MAIN STREET
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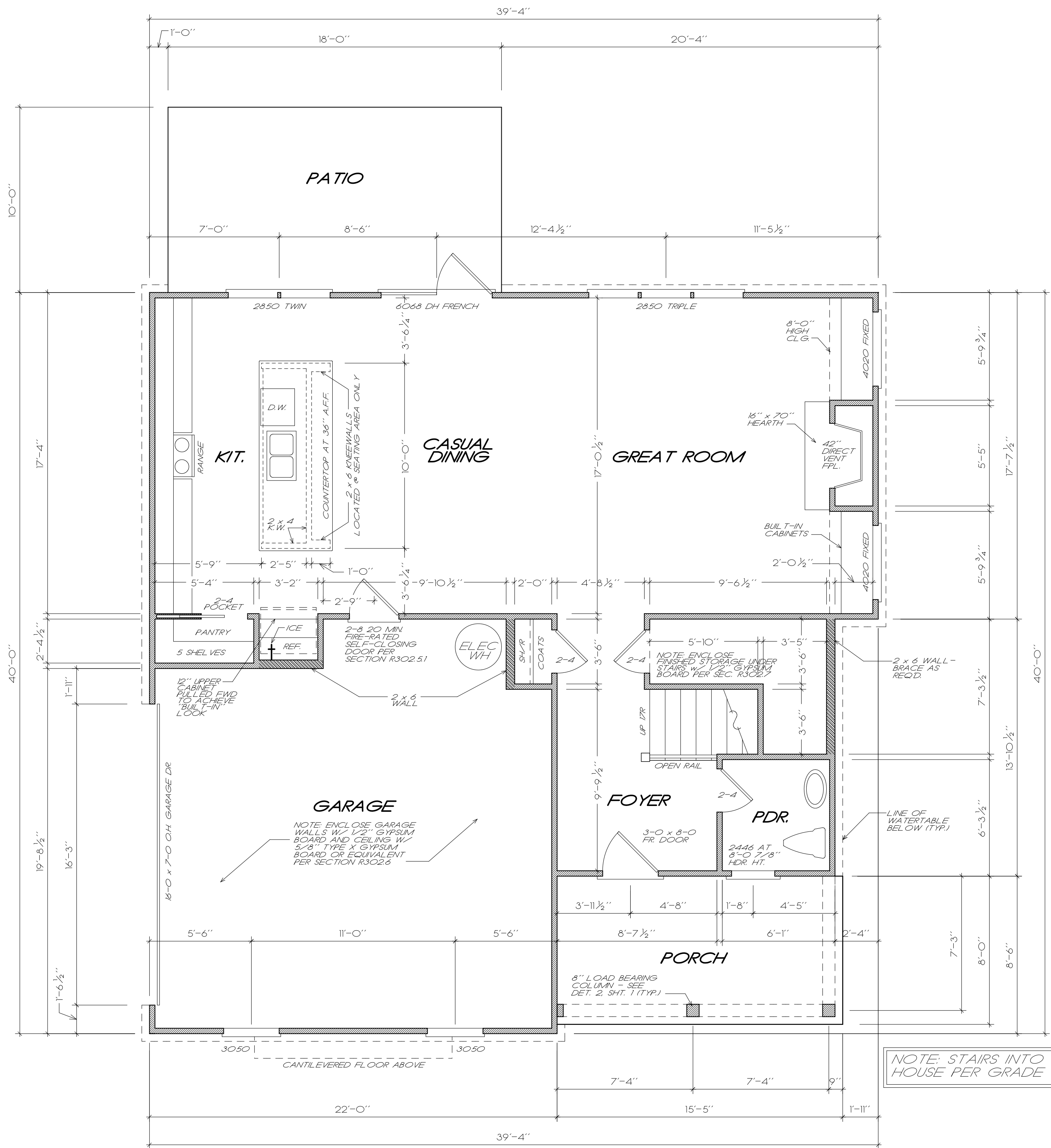
REVISIONS	DATE	BY
REV# 10	2/4/20	RS

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SLAB FOUNDATION PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

0 Oak Drive
Hapeville, GA 30354
RELEASED FOR CONSTRUCTION

SLAB FOUNDATION PLAN/
FIRST FLOOR PLAN
THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
888-717-3003
770-431-0888

BY: RLG CK: DCF
RS TDJ

DATE: 10/19/09
2/25/20

SHEET:

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OF: 4

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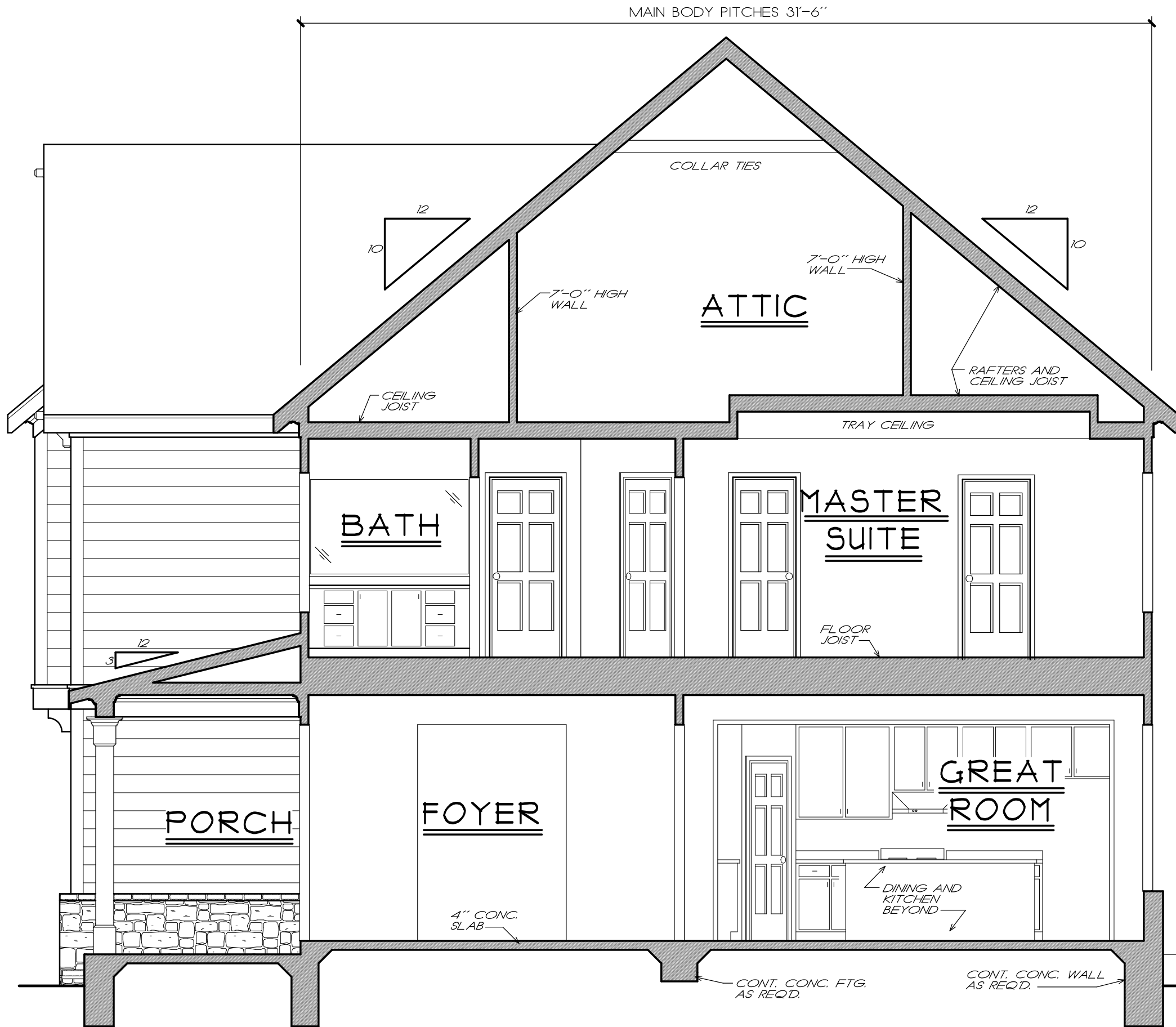
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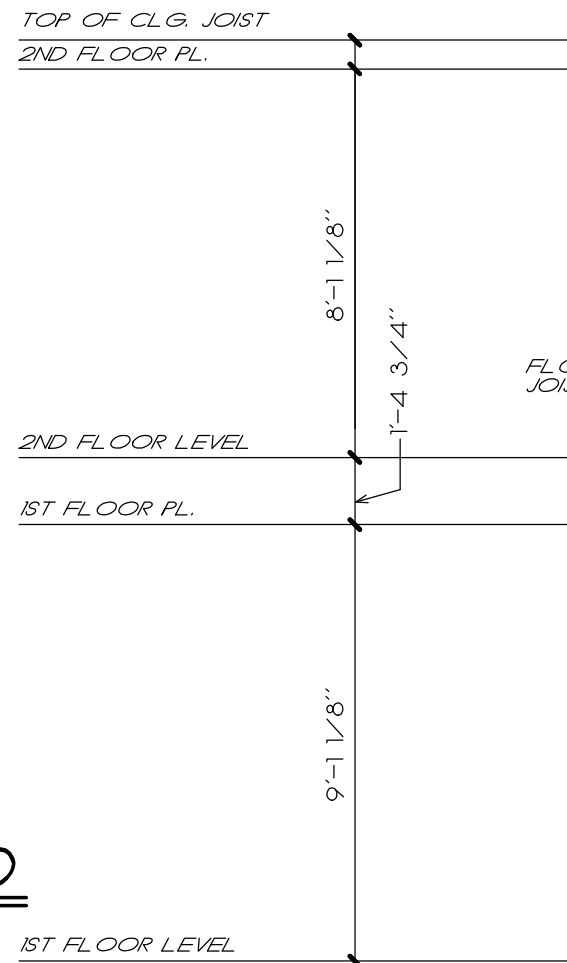
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NOTE: STAIRS INTO
HOUSE PER GRADE

1 TRANSVERSE SECTION
1/4" = 1'-0"

NOTE: RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS
SEE DETAILS



2 STAIR SECTION
1/4" = 1'-0"

REVISIONS	DATE	BY
REV # 10	2/16/20	RE
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SECTIONS

THE SPRING HOLLOW

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DESIGNERS OF CUSTOM AND STOCK HOMERPLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888
888-717-3003

BY: RL S CK: DCF
RS TDJ

DATE: 10/19/09
2/25/20

SHEET:
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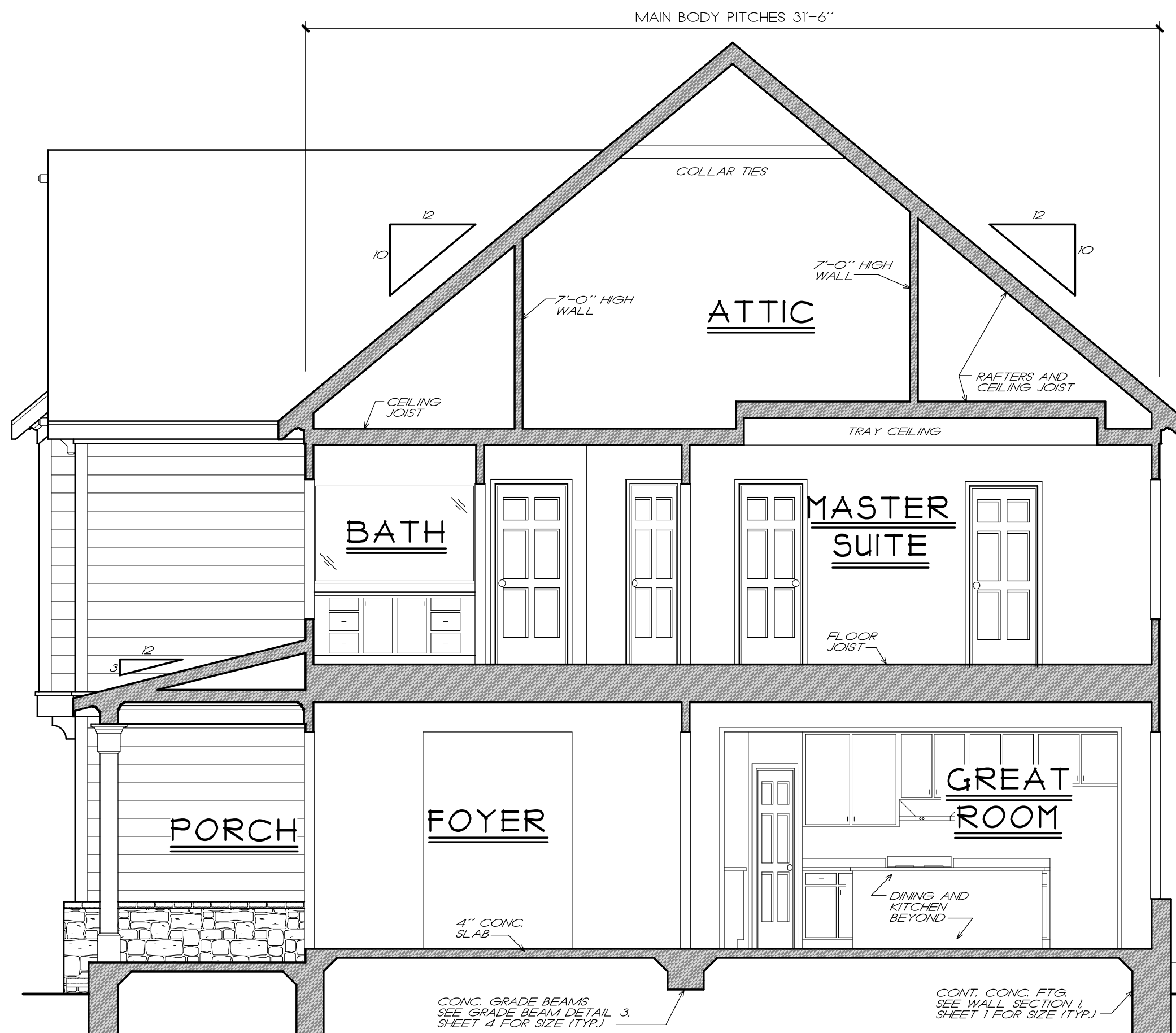
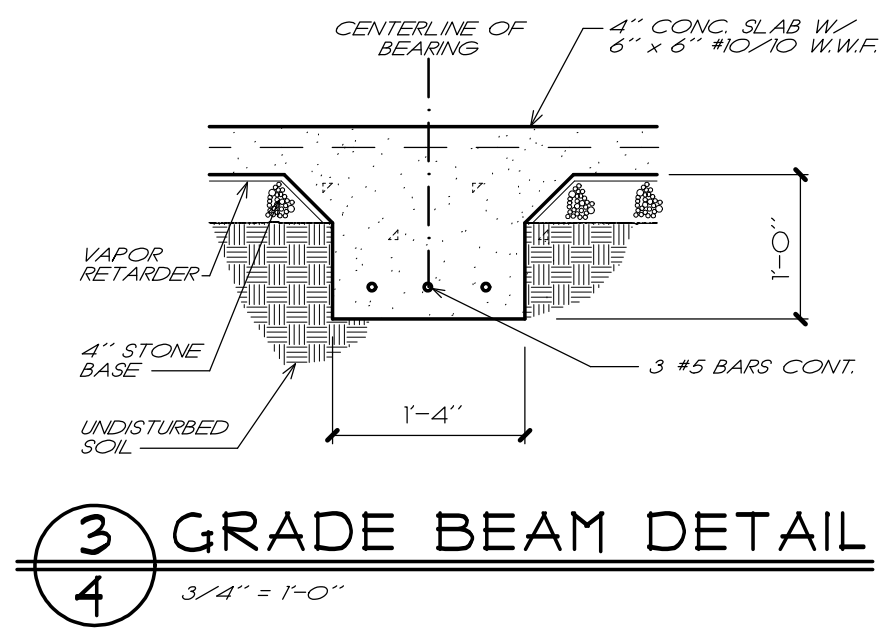
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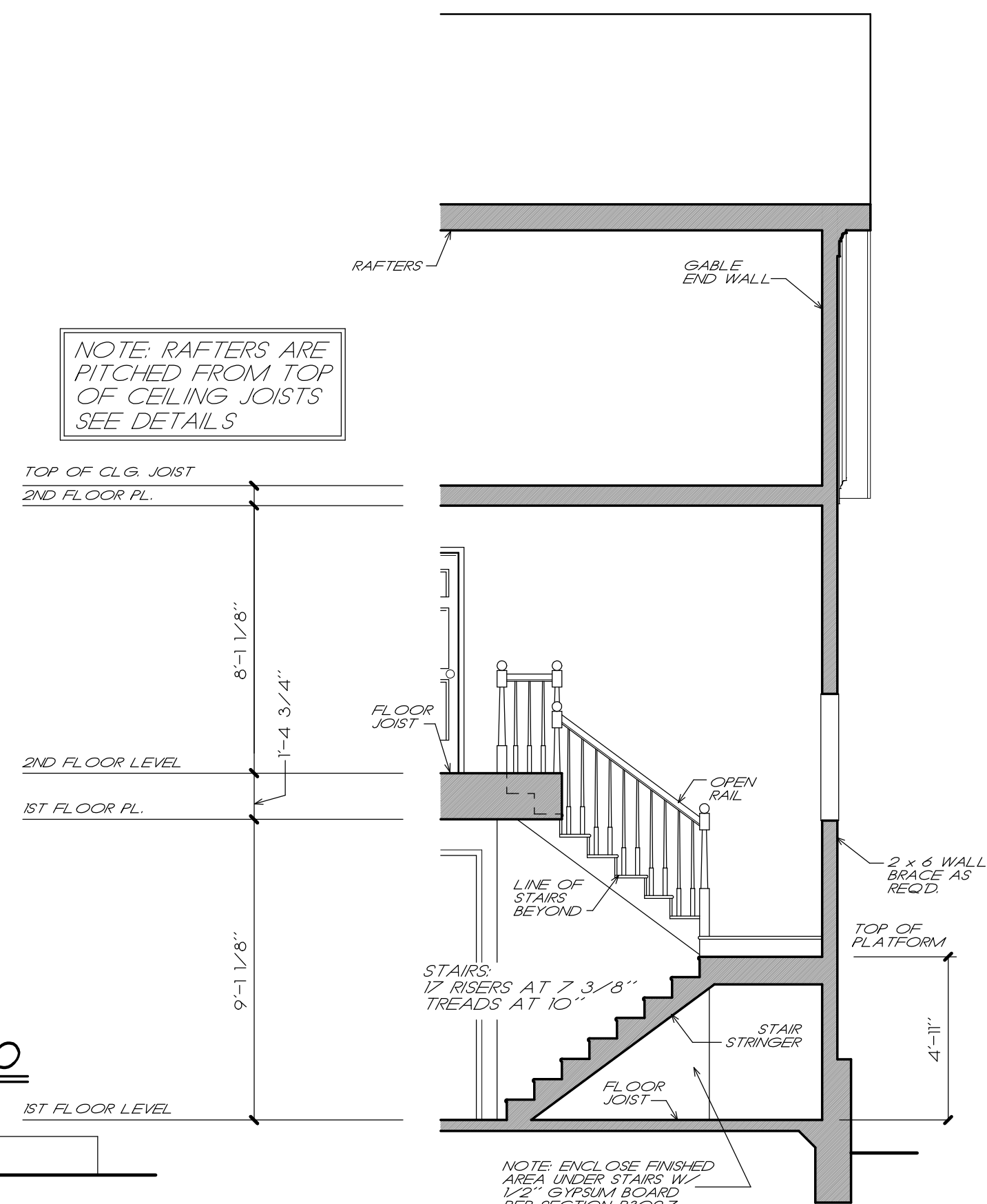
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TRANSVERSE SECTION
1/4" = 1'-0"



2 STAIR SECTION
4 1/4" = 1'-0"



3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

SHEET: _____

DF: 4



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

DATE: March 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 510 Oak Street (lot 1)

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 510 Oak Street. The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2352 SF of heated floor area, 408 sf unfinished basement and a garage on the lower level.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 site is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is does not include the front porch. Must be corrected.***
 - ***East side setback is 17.6'.***
 - ***West side setback is 14.5'.***
 - ***Rear setback is 59.6' (not inclusive of the rear deck).***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed 10' driveway.***
 - ***The plans show an existing sidewalk.***
 - ***The plans include a walkway from the entrance to the sidewalk.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided by a two-car garage located beneath the house accessed from the side.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at two-foot intervals.***
 - 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 for findings.***
 - 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.
 - ***A tree conservation and planting plan and landscape plan have been provided. See arborist report for findings.***
 - 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.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- ***Page A-2 through A-4 of the architectural drawings are incorrect.***
- (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.
- ***Building elevations have been provided. 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 lot size does not seem to be correct. The application lists .182 acres and the site plan shows .173 (same as Lot 3, 518).***
- 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.
- ***The lot size does not seem to be correct. The application lists .182 acres and the site plan shows .173 (same as Lot 3, 518). Lot coverage and lot size should be corrected.***
- 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 3 bedrooms and 3.5 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required area is 1,000 SF. The proposed dwelling will have 2,352 SF of heated floor area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking will be provided by a two-car garage underneath the dwelling, connected to the street by a driveway.***
- (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 overall project includes the construction of a 2.5 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule should be updated.***

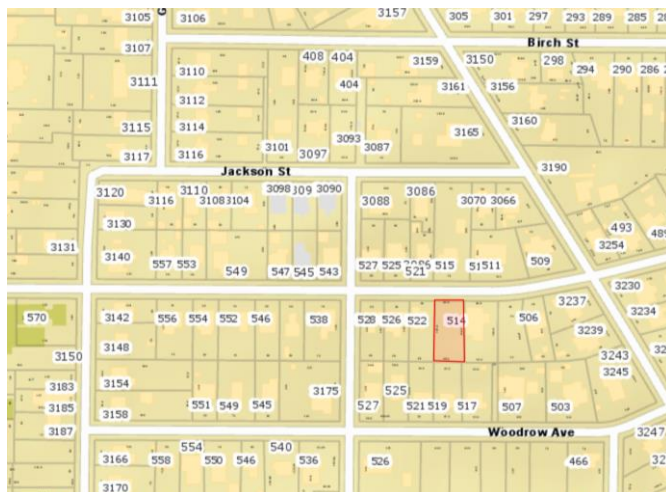
RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

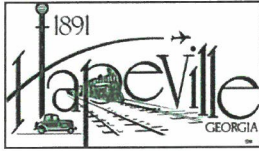
- The front setback is not provided to accommodate the front porch.
- The lot size does not seem to be correct. The application lists .182 acres and the site plan shows .173 (same as Lot 3, 518).
- Lot coverage and lot size should be corrected.
- Page A-2 and A-3 of the architectural drawings are incorrect.
- The applicant should update the development schedule.
- Address any issues related to the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 510 Oak Drive



TREE CONSERVATION PLAN CHECKLIST

510 OAK Dr.

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

1st Arborist Review 2.18.21

Reviewer: Teresa Eldredge, teresa@tjschell.com - (770) 361-2319

General Requirements:

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- ~~_____~~ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ~~_____~~ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Read current Ordinance and Add all these calculations

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.~~

~~_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.~~

~~_____ 9. Show tree protection fence detail.~~ Use City of Hapeville details

~~_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).~~

~~_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).~~

~~_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)~~

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Must provide for
all LandMark
Trees

_____ 14. Other comments:

Tree Replacement Plan:

~~_____~~ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

~~_____~~ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

~~_____~~ 3. Show calculations for total inch for inch landmark tree replacements

~~_____~~ 4. Locations of all trees to be planted on site to meet density requirements.

~~_____~~ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

~~_____~~ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

~~_____~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

~~_____~~ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

~~_____~~ ~~NA~~ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

~~_____~~ 21. Minimum 50% of total replacement inches shall be overstory trees.

Use City Details

~~_____~~ 22. Show planting and staking details.

~~_____~~ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

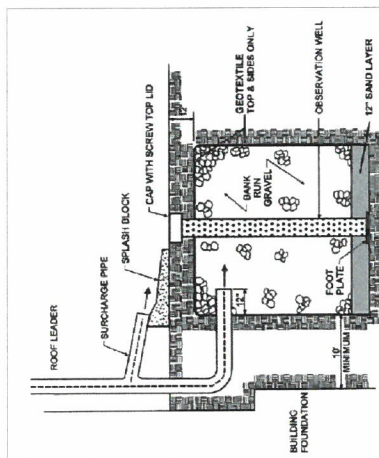
_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

ADD

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- 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.
- 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.
- 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.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- 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.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE

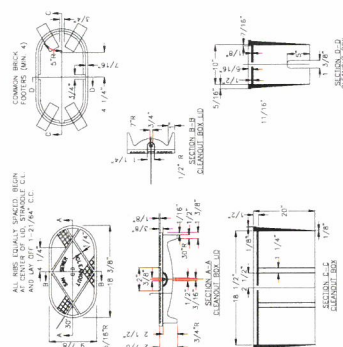
- | | DURING ESTABLISHMENT |
|---|----------------------|
| 1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAINTENANCE FOR THE FIRST FIVE MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION. | |
| 2. REMOVE STONE SCREENS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH. | |
| 3. INSPECT PRETREATMENT DEVICES AND OVERTFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/WASH AND ANY OTHER WASTES AND MATERIALS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. | |
| 4. CHECK AND MAINTAIN WELL TO WITHIN 30 DAYS OF DRY WEATHER TO ENSURE 72- INCH WATER DEPTH. MAINTAIN 12- INCH MINIMUM WATER DEPTH. | |
| 5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS. | |
| 6. REPLACE ROOF LEADER FILTER SCREENS AS NEEDED. | QUARTERLY |
| 7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR. | ANNUALLY |
| 8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY. | UPON FAILURE |

[illegible]

STANDARD SANITARY CLEANOUT DETAIL

- CAMP NOTES:**
- 1 GRAVEL SIZE 1"-3" STONE.
 - 2 4" PILES FROM DOMINIONS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
 - 3 1" MINIMUM OF 10" SURROUNDING PIPE SHALL BE PROVIDED ON ALL SIDS IF REQUIRED.
 - 4 ALL SIDS SHALL BE TIGHTLY TIGHTENED TO BE TIGHTER THAN PILE.
 - 5 CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE GIVEN.
 - 6 OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 - 7 NO BMP(S) TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
 - 8 ALL COLLECTED WATER SHALL BE DISCHARGED TO 10' OR DEEPER SURVEY (INCLUDING WATER QUALITY BMP(S)) REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

SANITARY CLEANOUT BOX



GENERAL NOTES:

- UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO ASTM SPECIFICATIONS A48 LATEST REVISION FOR CLASST 20; CAST IRON CASTINGS SHALL BE CLEANED ACCORDING TO GOOD PRACTICES AND FINISHED SURFACES SHALL BE SMOOTH AND FREE FROM ALL PROTRUDING PLACES. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY VAMISH AS INSTRUCTED IN A.W.A.S. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE WEATHER, AND NOT CRACK OR FLAKE OFF WHEN SUBJECTED TO THERMAL SHOCKS. COATINGS WHEN COATING IS COMPLETE, LTD SHALL FIT SNUGLY WITHOUT ROCKING.
- THE DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WDRIDGE - IT MAY HAVE BEEN MODIFIED

21-PC-03-10

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant James MacDowell

Mailing Address: 4040 Derby Dr, Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED] Email info@macbulthomes.com

Property Owner (s) MacBuilt Homes Partners, LLC

Mailing Address 4040 Derby Dr, Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED]

Address/Location of Property: 518 Oak Dr, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400050409

Present Zoning Classification: R-SF Size of Tract: 0.173 acre(s)

Present Land Use: Residential Vacant Lot

Please check the following as it applies to this application

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

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

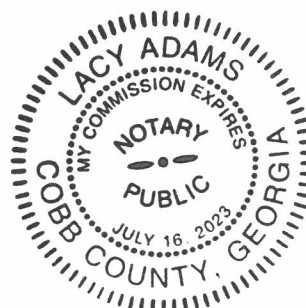
Applicant's signature _____

Date: 2/2/21

Sworn to and subscribed before me

This 9th day of February, 2021.

Lacy Adams
Notary Public



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

WRITTEN SUMMARY

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

We propose to build a new single family detached home on what is currently a vacant lot. The new single family detached home will meet all of the requirements of the City of Hapeville, and will be an enhancement to the lot in its current state. All design aspects of the home will meet or exceed the City requirements and will conform with the style and architecture of the City that you desire to keep. We are a well-respected Home Builder within Metro Atlanta and have completed a myriad of projects with exemplary track record.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

0 Oak Dr

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant James MacDowell

Address of Applicant
4040 Derby Dr, Cumming, GA 30040

Telephone of Applicant
[REDACTED]

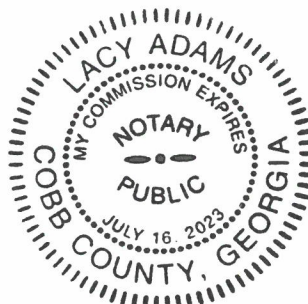
Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 7th day of February, 2021.

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)



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.



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



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.



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



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.



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.



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



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).



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.



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.



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.



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.

Jm

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

Jm

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

Jm

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.

Jm

Site area (square feet and acres).

Jm

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.

Jm

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

Jm

Total floor area ratio and/or residential density distribution.

Jm

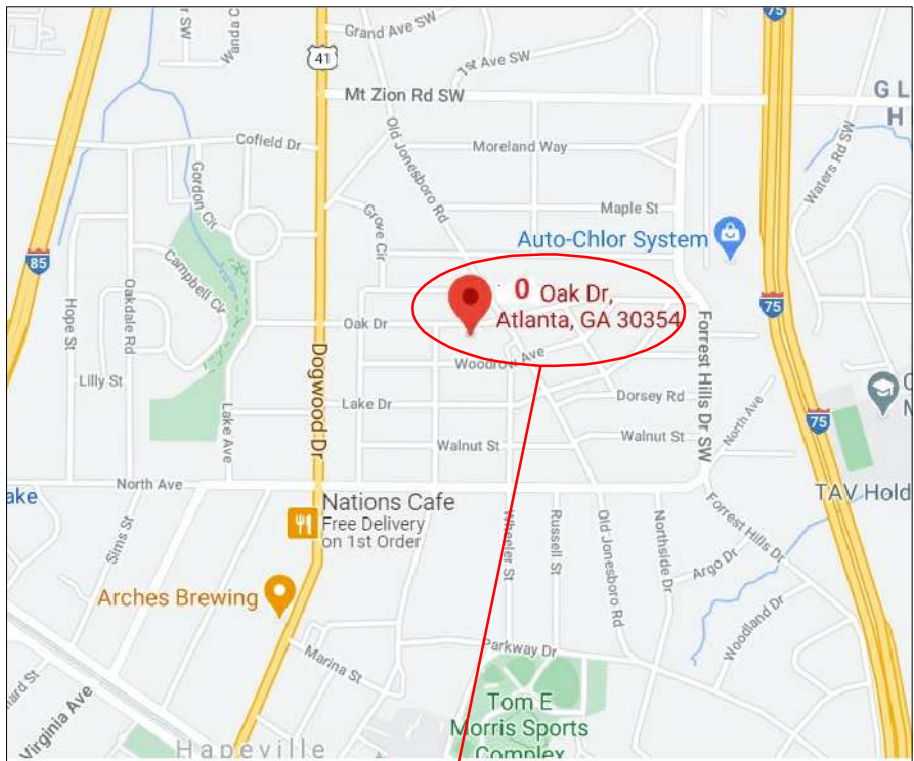
Number of parking spaces and area of paved surface for parking and circulation

Jm

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: Jm
Date 4/1/21



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 3121C0367E EFFECTIVE DATE: 02/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF
CITY OF HAPEVILLE
BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
SIDE STREET: 15.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

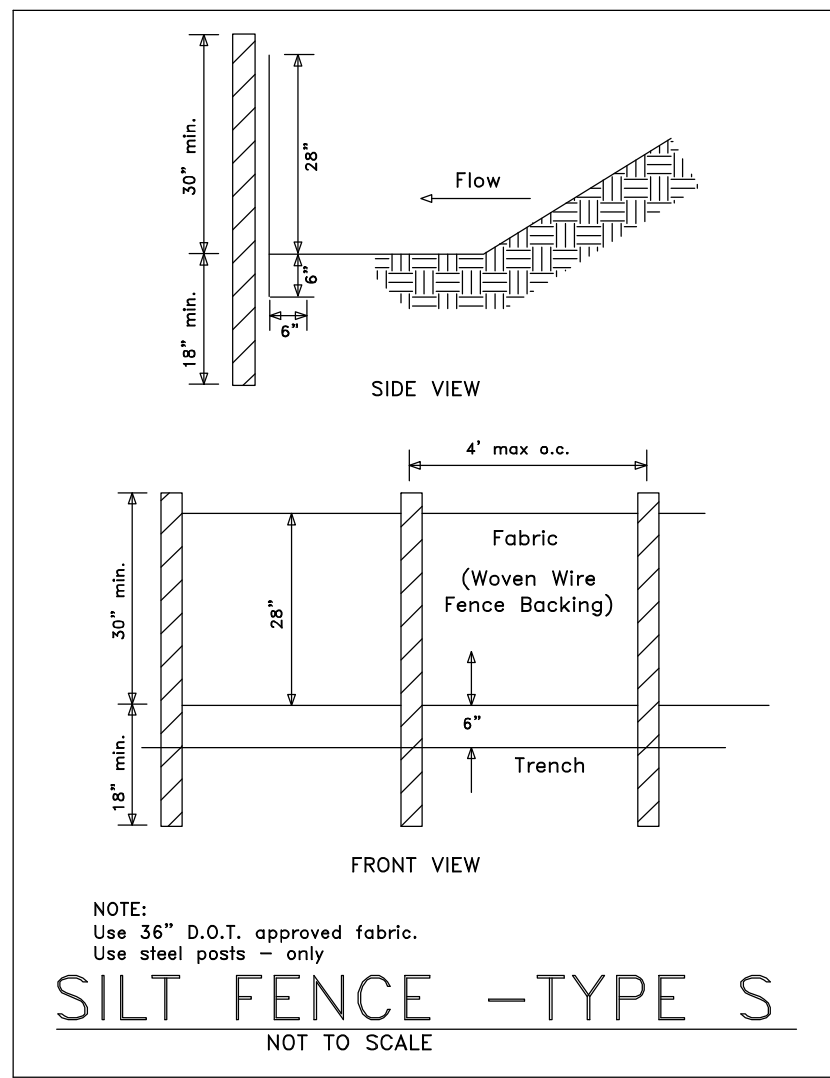
DISTURBED AREA STABILIZATION
ANTICIPATED STARTING DATE: 02/01/2021
ANTICIPATED COMPLETION DATE: 10/01/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT
TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

- * L E G E N D *
- | | | | |
|-----|-----------------------|-----|-------------------------|
| APD | AS PER DEED | IV | IRRIGATION VALVE |
| AE | ACCESS EASEMENT | JB | JUNCTION BOX |
| AFF | ACCESS FENCE | LL | LAND LOT LINE |
| AI | ANGLE IRON FOUND | MA | MAGNETIC READING IP |
| APP | AS PER PLAT | MC | MANGROVE TREE |
| APR | AS PER RECORD | MH | MAN HOLE |
| BK | BACK OF CURB | MT | METAL FENCE |
| BUC | BLOCK | NH | NORRIS HOLE |
| BLS | BUILDING LINE SETBACK | NT | OPEN TOP PIPE FOUND |
| BRK | BRICK | OU | OWNERSHIP UNCLEAR |
| CBK | CABLE BOX | PC | PROPERTY CORNER |
| CB | CATCH BASIN | PL | PROPERTY LINE |
| CL | CENTER LINE | PN | PINE TREE |
| CLF | CHAIN LINK FENCE | PP | POINT OF BEGINNING |
| CMP | CORRUGATED METAL PIPE | POB | POWER POLE |
| CO | CITY OF ATLANTA | PW | POWER LINE |
| COA | SAN SEWER CLEANOUT | (P) | PLAT |
| CPT | CALCULATED POINT | R | RECORD |
| CPT | CARPENTRY | RBF | REINFORCING BAR FOUND |
| CTP | CRIMP TOP PIPE FOUND | RBS | REINFORCED CONCRETE |
| DE | DRAINAGE EASEMENT | RCF | REINFORCED CONC. PIPE |
| DI | DRAINAGE INLET | R/W | RIGHT-OF-WAY |
| EB | ELECTRIC POWER BOX | SSL | SANITARY SEWER LINE |
| EM | ELECTRIC METER | SSE | SCREENED SEWER EASEMENT |
| EP | EDGE OF PAVEMENT | SW | WOOD |
| FP | FENCE POST | TD | TOP OF BANK |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| FR | FIRE HYDRANT | WD | WOOD FENCE |
| FW | FRAME | WDC | WOOD DECK |
| GL | GAS LINE | WDL | WOOD LANE |
| GM | GAS METER | WM | WATER METER |
| GV | GAS VALVE | WRF | WIRE FENCE |
| GW | GLASS WINDOW | WW | WET WEATHER |
| HW | HARDWOOD TREE | WW | WET WEATHER |
| IPF | IRON PIN FOUND | YI | INDICATES STAIRS |
| IR | IRON PIN SET | | |
| IR | IRON ROD FOUND | | |

- * SYMBOLS *
- | | |
|---|------------------------|
| ■ | ELECTRIC PANEL/METER |
| □ | WATER METER |
| □ | AIR CONDITIONER |
| □ | GAS METER |
| □ | JUNCTION BOX |
| ○ | SANITARY SEWER MANHOLE |
| ○ | STORM MANHOLE |
| ○ | TRAFFIC/INFO SIGN |
| ○ | GAS MARKER |
| ○ | LAMP POST |
| ○ | METAL POST |
| ○ | WATER VALVE |
| ○ | HEADWALL |
| ○ | DRAINAGE INLET |
| ○ | FIRE HYDRANT |

- * LINE INDICATORS *
- | | |
|---|-------------------------------|
| — | INDICATES SANITARY SEWER LINE |
| — | INDICATES POWER LINE |
| — | INDICATES WATER LINE |
| — | INDICATES GAS LINE |
| — | INDICATES FENCE LINE |
| — | INDICATES DRAINAGE LINE |



(Sd1-S) SEDIMENT BARRIER
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND			
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

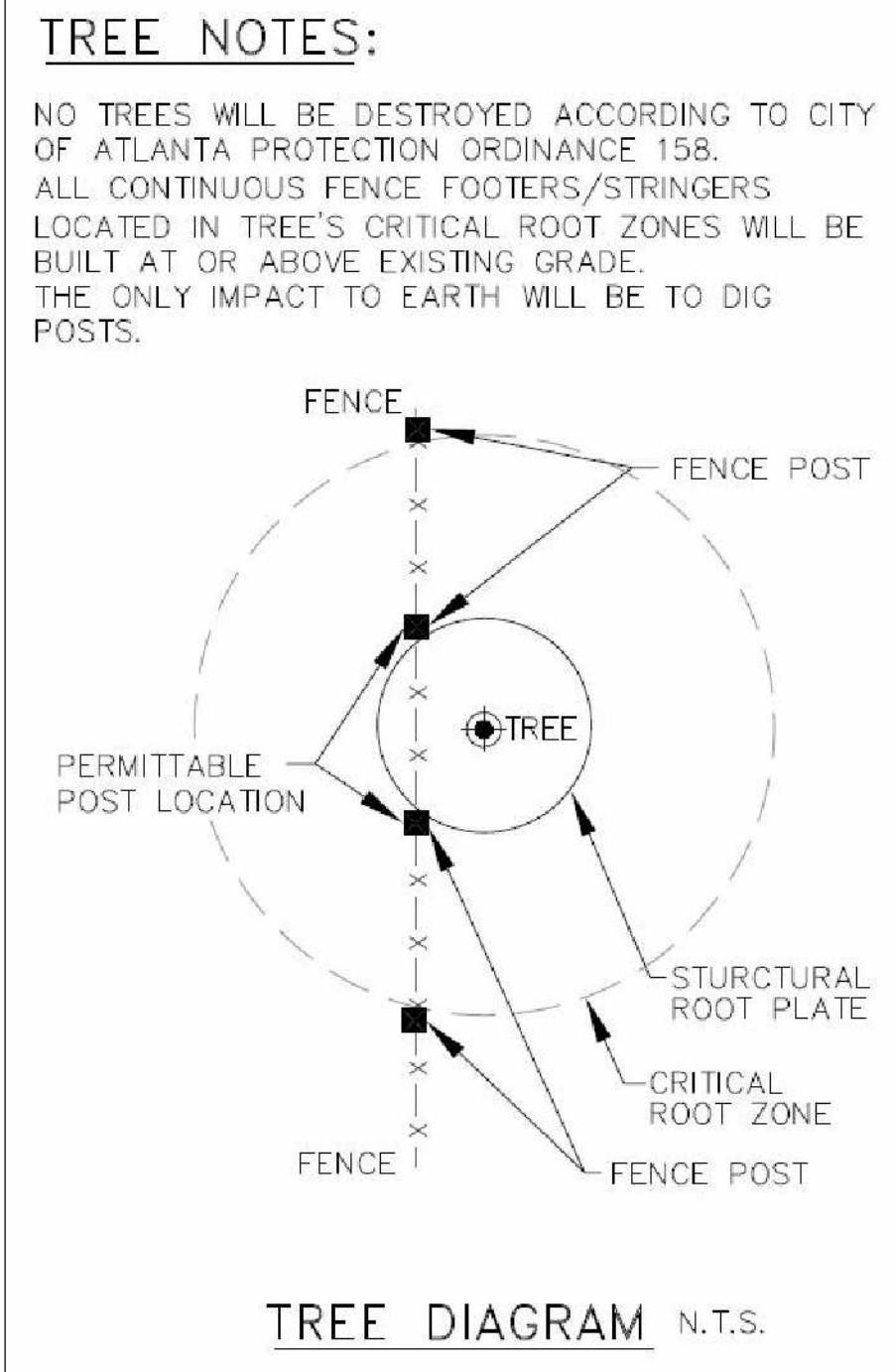
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000065549
ISSUED:01/27/2018 EXPIRES:01/27/2021

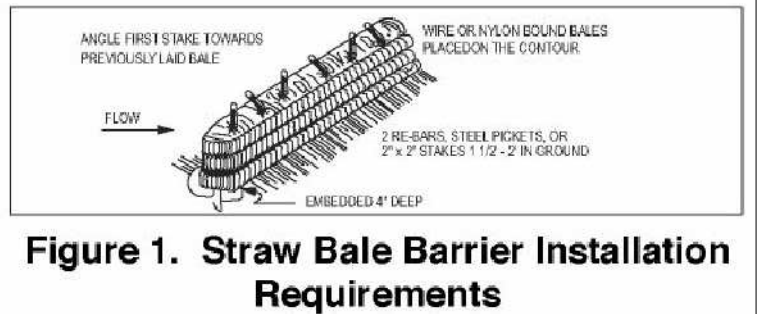
NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
MACBUILT HOMES, LLC
12195 HWY 92 STE 114-307
WOODSTOCK, GA 30188
24-HRS CONTACT: RYAN MACDOWELL
eMAIL: ryan@macbuilthomes.com
PHONE: 678.688.4960



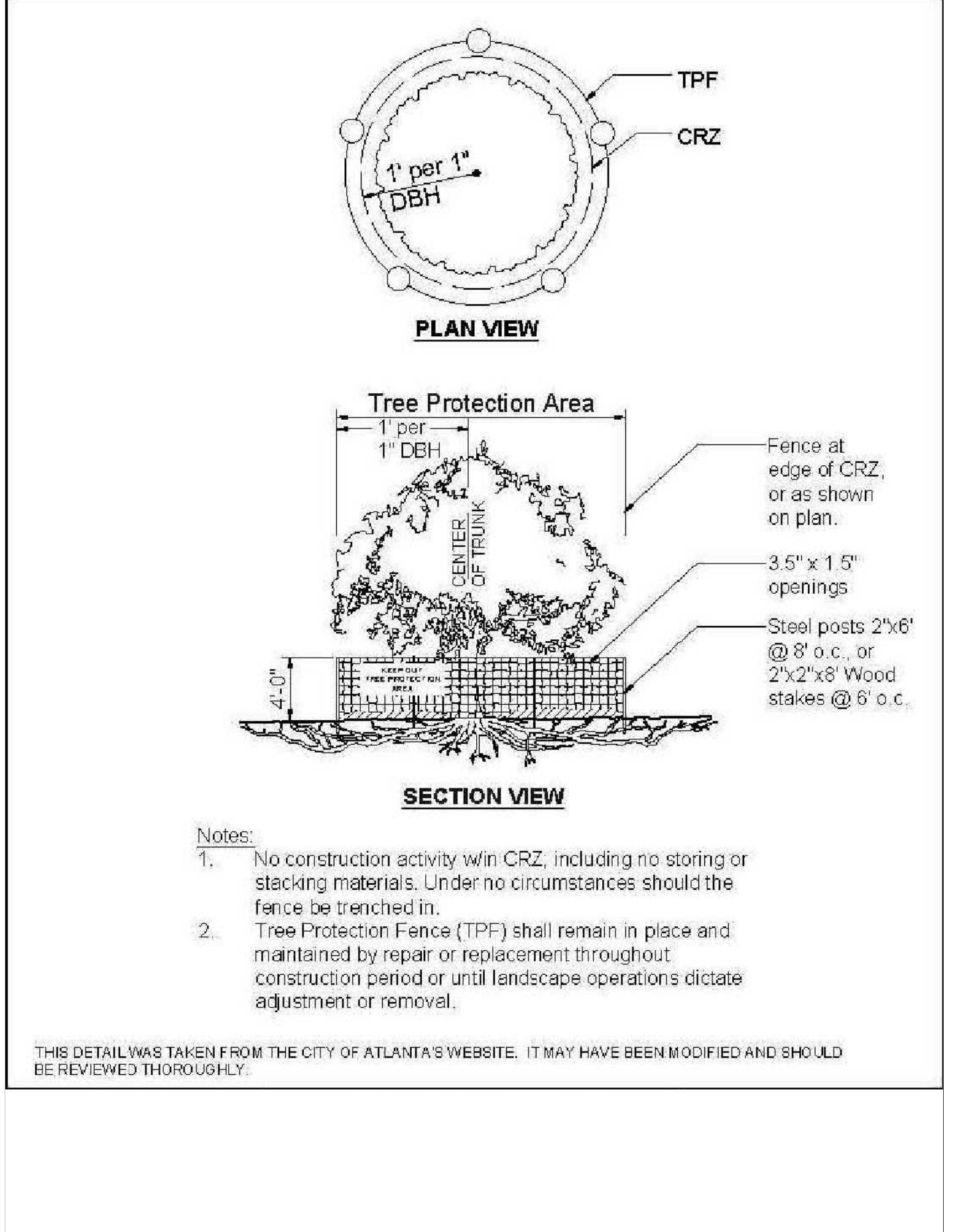
TREE PROTECTION:

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

- Hay or Straw Bales (Sd1-Hb)
- Place in a single row, lengthwise, on the contour.
 - Embed in the soil to a depth of 4 inches.
 - Secure with stakes or bars driven through the bales or by other adequate means.
 - Place in areas of low rate sheet flow.
 - For use on projects with a duration of three months or less.



- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
- (Tr) INDICATES TREE PROTECTION FENCE
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)



(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.
CONDITIONS
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.

3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE SPACED 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH ENHANCED ASPHALT (GRADE #1-S OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. SETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			
SEEDING RATES FOR TEMPORARY SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDAGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

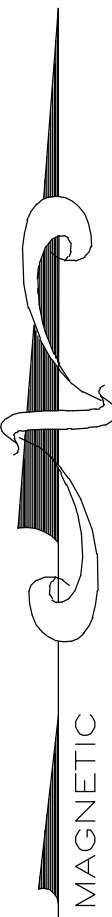
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			
SEEDING RATES FOR PERMANENT SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)	BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL
FORREST HILL PARK SUBDIVISION	UNIT	PROPERTY ADDRESS: 0 OAK DRIVE HAPEVILLE, GA 30354
LAND LOT 94	14TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478 PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED JAN 22, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
MC COORD #20202733 DWG #20202733-(AKA LOT 1)	LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
EUGENE A. STEPANOV
No. 1197
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND THE BOUNDARIES OF THE PROPERTY SHOWN WITHIN THE BOUNDARY SURVEY.

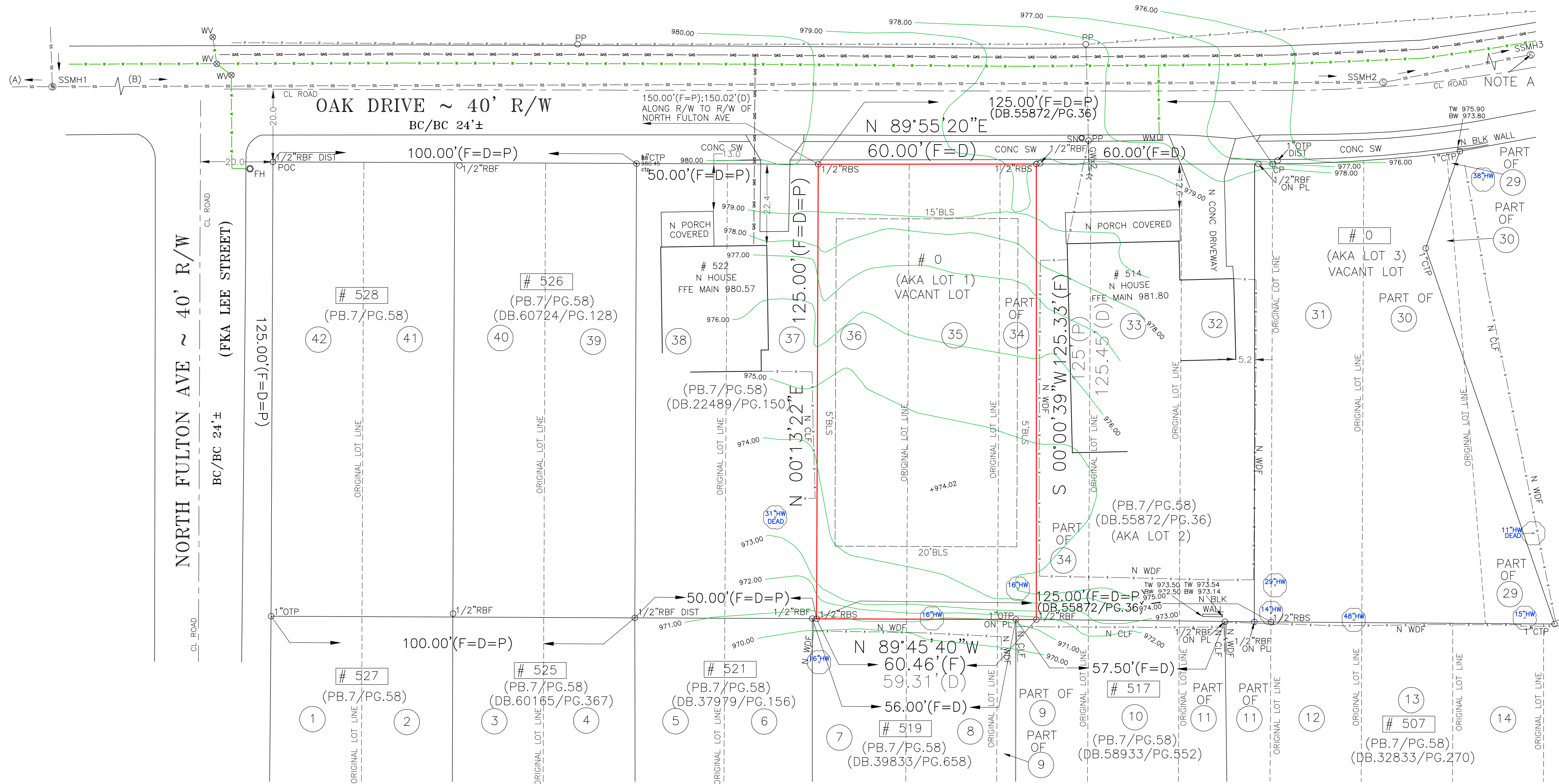


SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

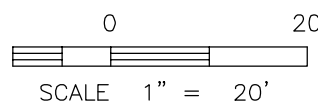
SSMH3
TOP=960.45
NOTE
COVERED

NOTE:
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION



TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%



EXISTING CONDITIONS

PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)			BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL	PROPERTY ADDRESS: 0 OAK DRIVE HAPEVILLE, GA 30354	
FORREST HILL PARK SUBDIVISION			UNIT			
LAND LOT 94			14TH DISTRICT			
FULTON COUNTY, GEORGIA			DB.61337/PG.478			
PB.7/PG.58-59						
FIELD WORK DATE JAN 04, 2021			PRINTED/SIGNED JAN 22, 2021			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"			
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 10" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN FOOT OF THIS PROPERTY.						
SURVEY LAND EXPRESS, INC				24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		
MC COORD #20202733 DWG #20202733--(AKA LOT 1)				LAND SURVEYING SERVICES		

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

SSMH1
TOP=990.89
INV IN=985.19
(A) INV OUT=983.79
(B) INV OUT=983.79

SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED

NOTE A:
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION.

MAGNETIC



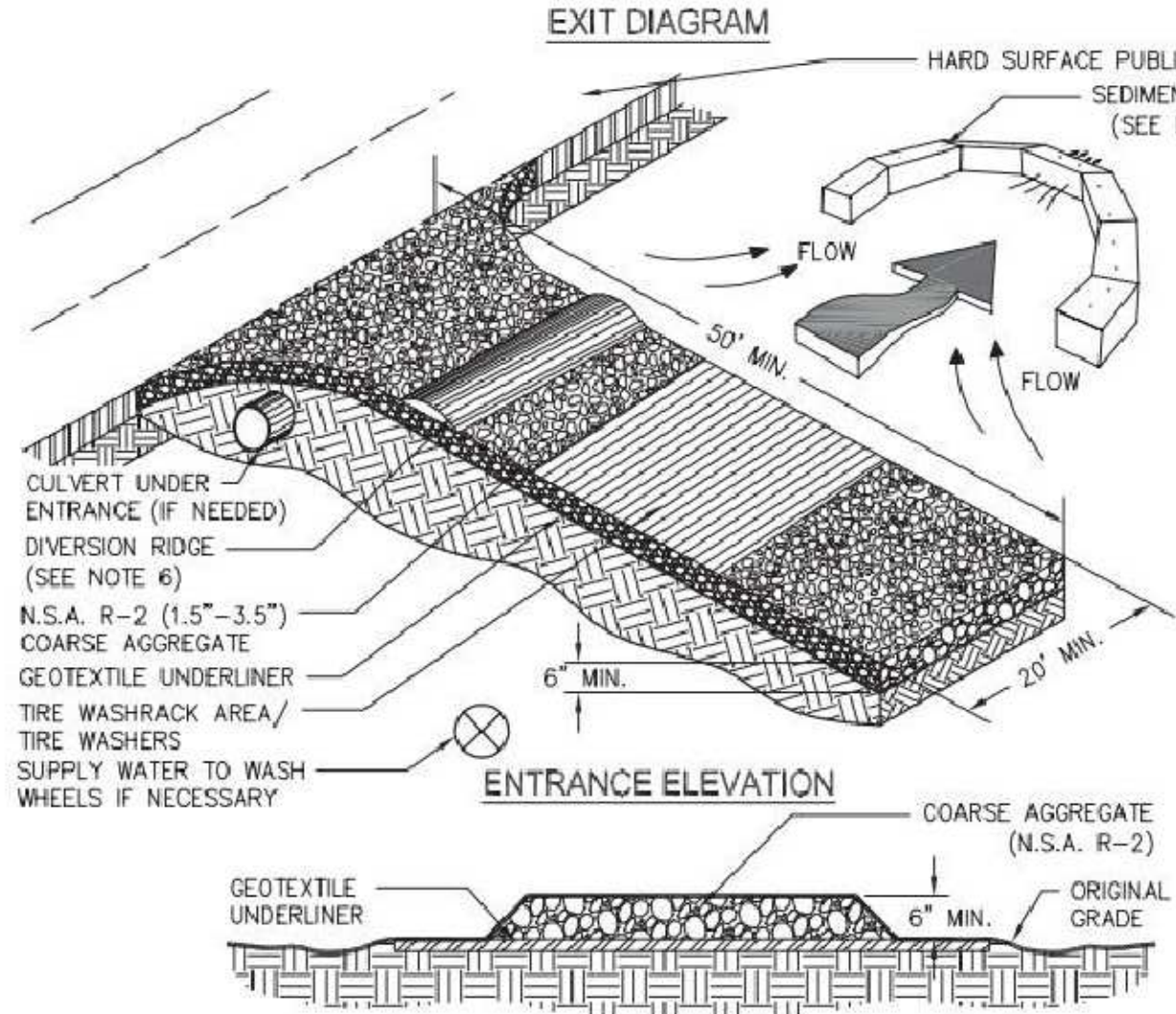
IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

CRUSHED STONE CONSTRUCTION EXIT



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

Figure 6-14.1

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PLAN

PRESERVED TREES
DBH 16"HW
DBH 16"HW

REPLACEMENT TREES (2 TOTAL)

2.5" Nuttall Oak T1
2.5" Red Maple T2

PRESERVED DBH INCHES= 32"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 5"
TOTAL DBH INCHES= 37"

0.173 AC x 120 INCHES/ACRE = 21 INCHES
REQUIRED FOR PRESERVATION.

TREE PROTECTION:

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

- (Co) CONSTRUCTION ENTRANCE/EXIT
(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr) INDICATES TREE PROTECTION FENCE
(Ds1) DISTURBED AREA STABILIZATION (WITH MULCH)
(Ds2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
(Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
(Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

0 20
SCALE 1" = 20'

TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%

PROPOSED LOT COVERAGE
2429.12 SF / 0.056 AC / 32.2%

DISTURBED AREA
1971.78 SF / 0.045 AC

FLOOR AREA RATIO
See architect's set for details

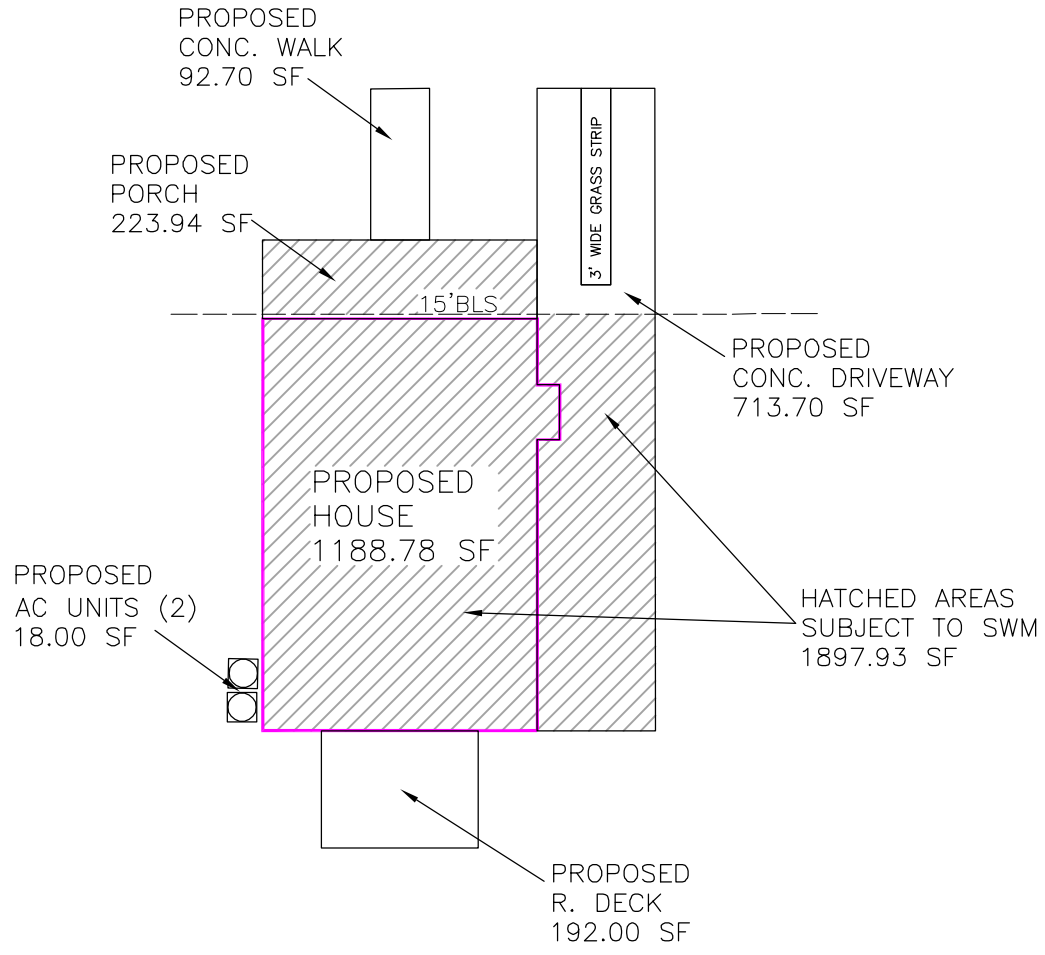
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FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT
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MC
COORD #20202733
DWG #20202733--(AKA LOT 1)

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

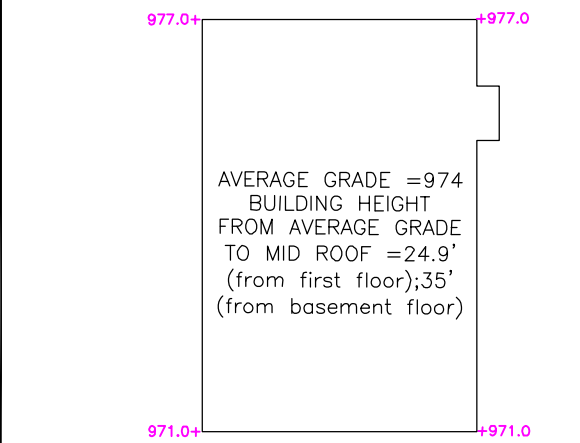
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1897.93 SF
(I) PERCENT OF IMPERVIOUS = 25.2%
Rv=0.05+0.009*(I) VOLUME RUNOFF = 0.2768
ACRE-FT)x43560=(CUBIC FEET)
A = 7538.90 SF
WQv=(1.2*Rv*A)/12
WQv= 208.68 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 9.5' LONG, 9' WIDE AND 6.5' IN DEPTH.
TOTAL 555.75 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 222.30 CF

TOTAL STORAGE 222.30 CF
TOTAL REQUIRED 208.68 CF
REQUIREMENT IS COMPLETE

ROOF HEIGHT DETAIL

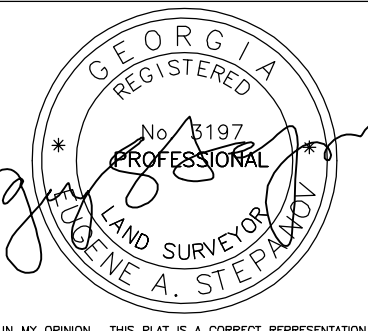


AVERAGE GRADE =974
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF =24.9'
(from first floor);35'
(from basement floor)

SITE PLAN PREPARED FOR: SHEET 3 OF 4

RYAN MACDOWELL

PROPERTY ADDRESS:
0 OAK DRIVE
HAPEVILLE, GA 30354



The technical drawing consists of two parts:

- TOP VIEW (NOT TO SCALE):** This plan view shows the layout of the gutter system. Key dimensions include:
 - A central DRIVEWAY WIDTH of 10' MIN.
 - SIDEWALK areas on either side of the driveway.
 - EXPANSION MATERIAL at the ends of the gutter run.
 - A TOOL JOINT indicated near the expansion material.
 - Gutter segments with lengths of 7', 10' MIN., and 7'.
 - A total gutter length dimensioned as 40'-0" MAX.
 - A section line A-A passing through the center.
 - A GRASS STRIP 1'-6" MIN. shown adjacent to one sidewalk.
 - A CONCRETE CRUB & GUTTER area labeled on the right.
- SECTION A-A (NOT TO SCALE):** This cross-sectional view shows the gutter's profile. It features:
 - A 1" GUTTER LINE representing the bottom of the gutter channel.
 - CURB structures on both sides of the gutter.
 - A 6" dimension indicating the height or depth of the curb/gutter assembly.

6" MIN.

1"

Slope 1/4" to 1'-0" (2% min.)

4" MIN.

P/L

2:1

2:1

RESIDENTIAL

COMMERCIAL (CONCRETE BASE)

COMPACTED SUB-GRADE 6"

GUTTER LINE - BREAK - HERE AND REMOVE CURB SECTION IF CURB & GUTTER, GRANITE OR HEADER CURB.

SECTION B-B
(NOT TO SCALE)

1" 6" MIN. 1.5" MIN. Slope 1/4" TO 2% MAX. 4" MIN. P/L 2:1 2:1 6" RESIDENTIAL OR COMMERCIAL (CONCRETE BASE) 6' COMPACTED SUB-GRADE

NOTE:
CAN EXCHANGE W./CONC. HEADER CURB
OR GRANITE CURB.

NOTE:
CAN EXCHANGE W./CONC. HEADER CURB
OR GRANITE CURB.

4 1/4" I.D. 4 1/2" O.D. 1 3/4" 3 3/4" O.D. 3.62" I.D. 2"

Material: PVC
Color: White
Adapts 4" down spigot to 4" SDR pipe

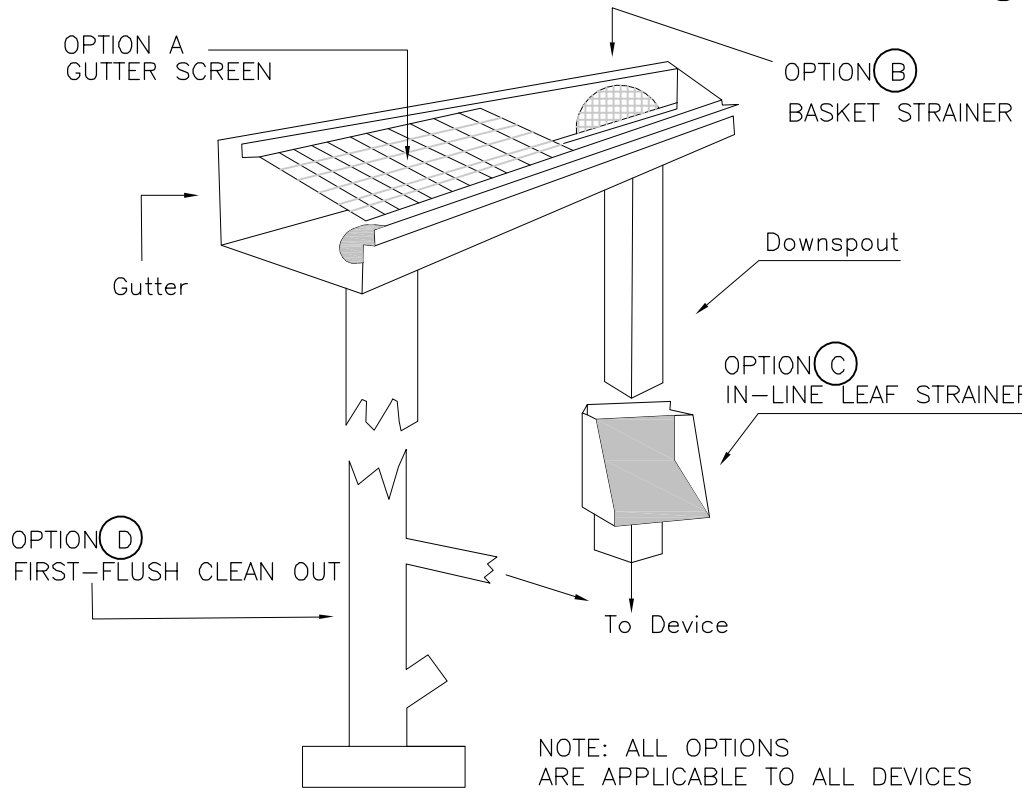
Material: PVC
Color: White
Adapts 4" down spout
to 4" SDR pipe



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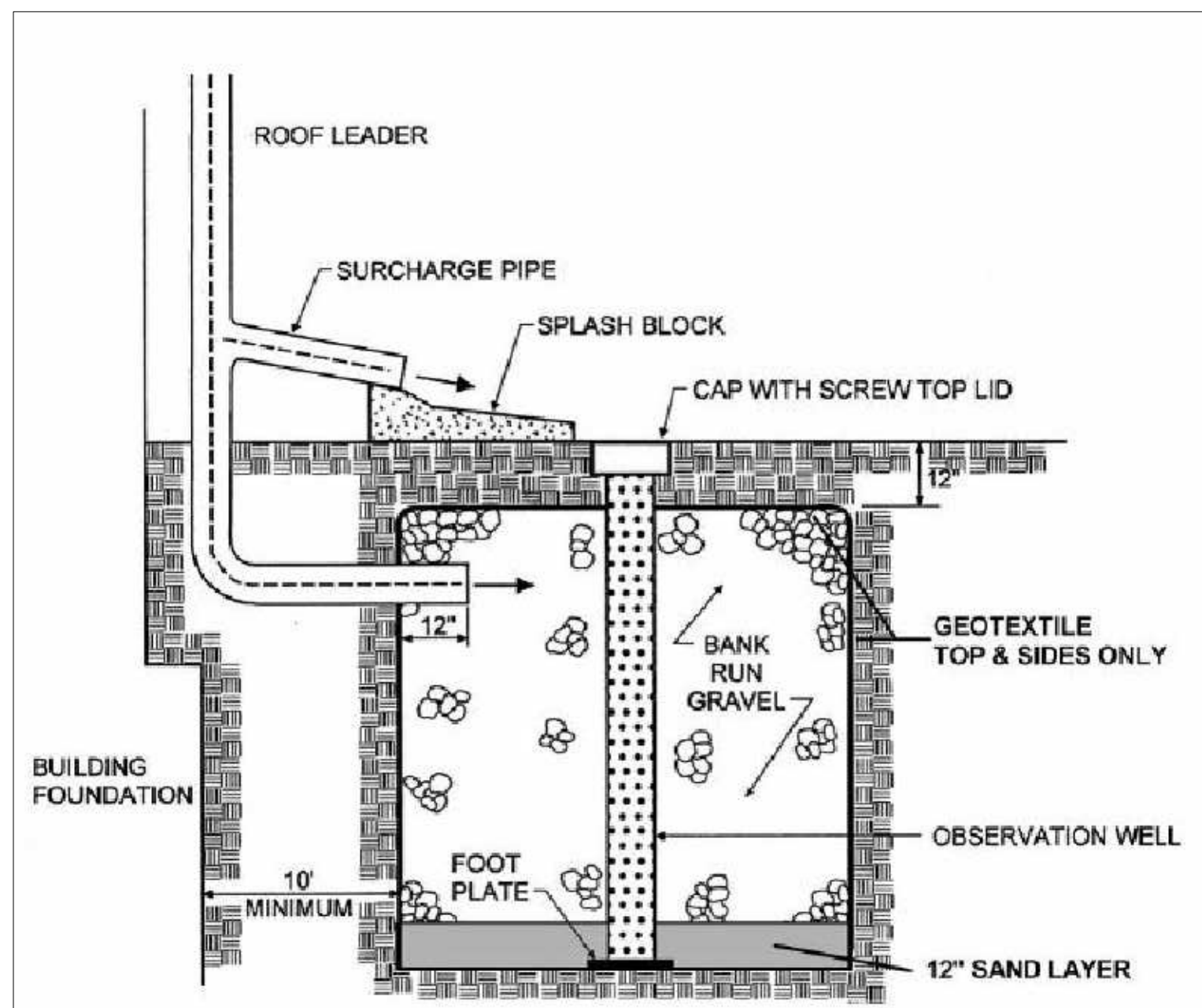
NEW DOWNSPOUT
COLLECTORS (TYP) AS
NEEDED TO DIRECT ROOF
RUNOFF TO UNDERGROUND
STONE STORAGE

CIRCLE ONE OR MORE OPTIONS A ☒ B ☒ C ☒ D



NOTE: ALL OPTIONS
ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL,
VOLUME 2 (2016 EDITION)

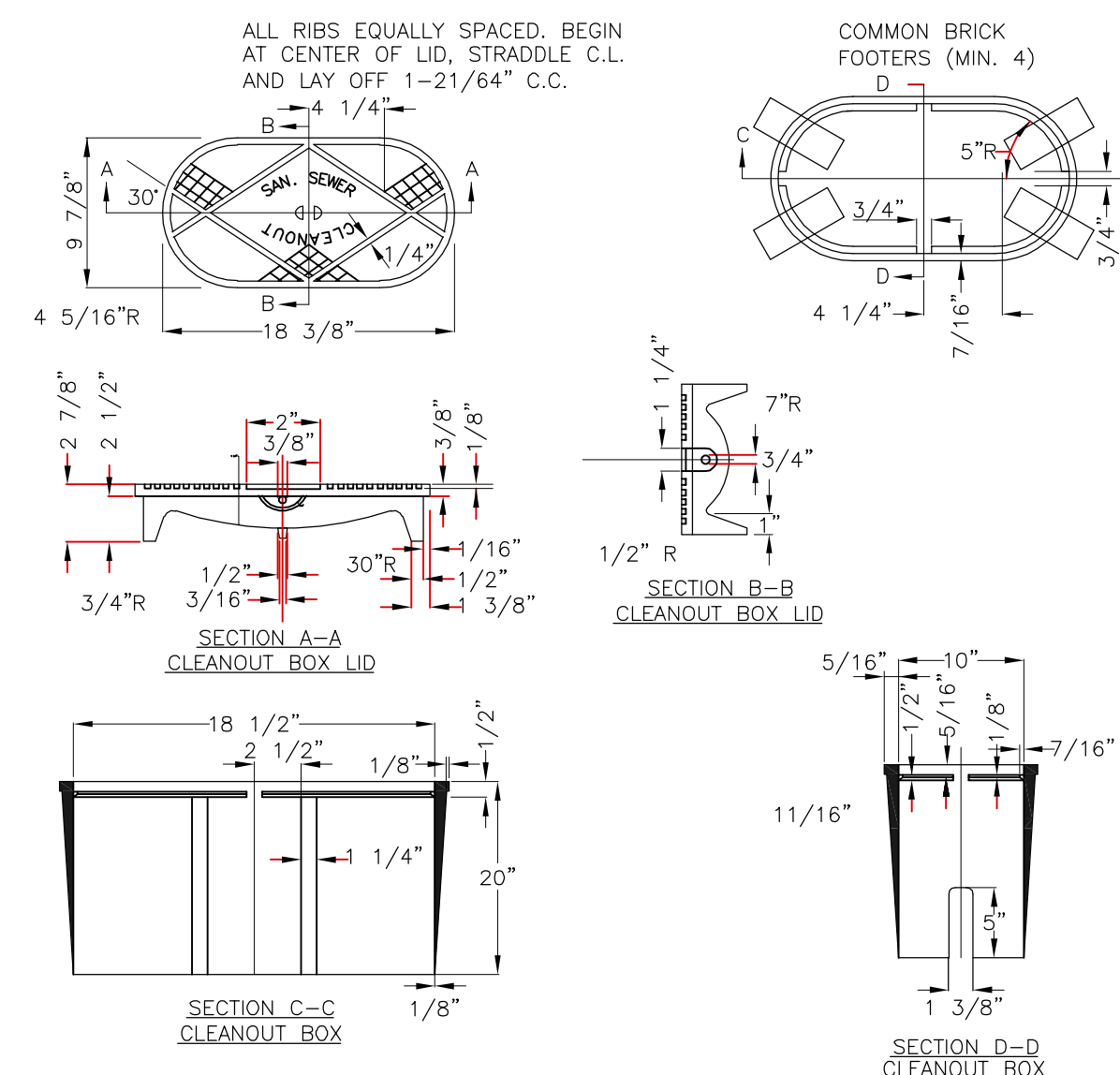
1. GRAVEL SIZE 1"-3" STONE.
2. 4" PIPES FROM DOWNSPANS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. EXISTING DOWNSPANS AND ENDS OF PIPE TO BE REMOVED TO 6"-2" FILTER FABRIC.
5. CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WO BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO WO BMP(S).
9. AS-BUILT WATER QUALITY CERTIFICATION OR AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

NOTES:

1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.
4. CURBS AND RETAINING WALLS SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W

(NOT TO SCALE)



GENERAL NOTES:

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

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

PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)		BLOCK 12	
FORREST HILL PARK SUBDIVISION		UNIT	
LAND LOT 94 14TH DISTRICT		SECTION	
FULTON COUNTY, GEORGIA		DB.61337/PG.478	PB.7/PG.58-59
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED JAN 22, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 65 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET; AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SITE PLAN PREPARED FOR:

RYAN MACDOWELL

PROPERTY ADDRESS:

0 OAK DRIVE
HAPEVILLE, GA 30354

MC
COORD #20202733
DWG #20202733-(AKA LOT 1)

SURVEY LAND EXPRESS, INC

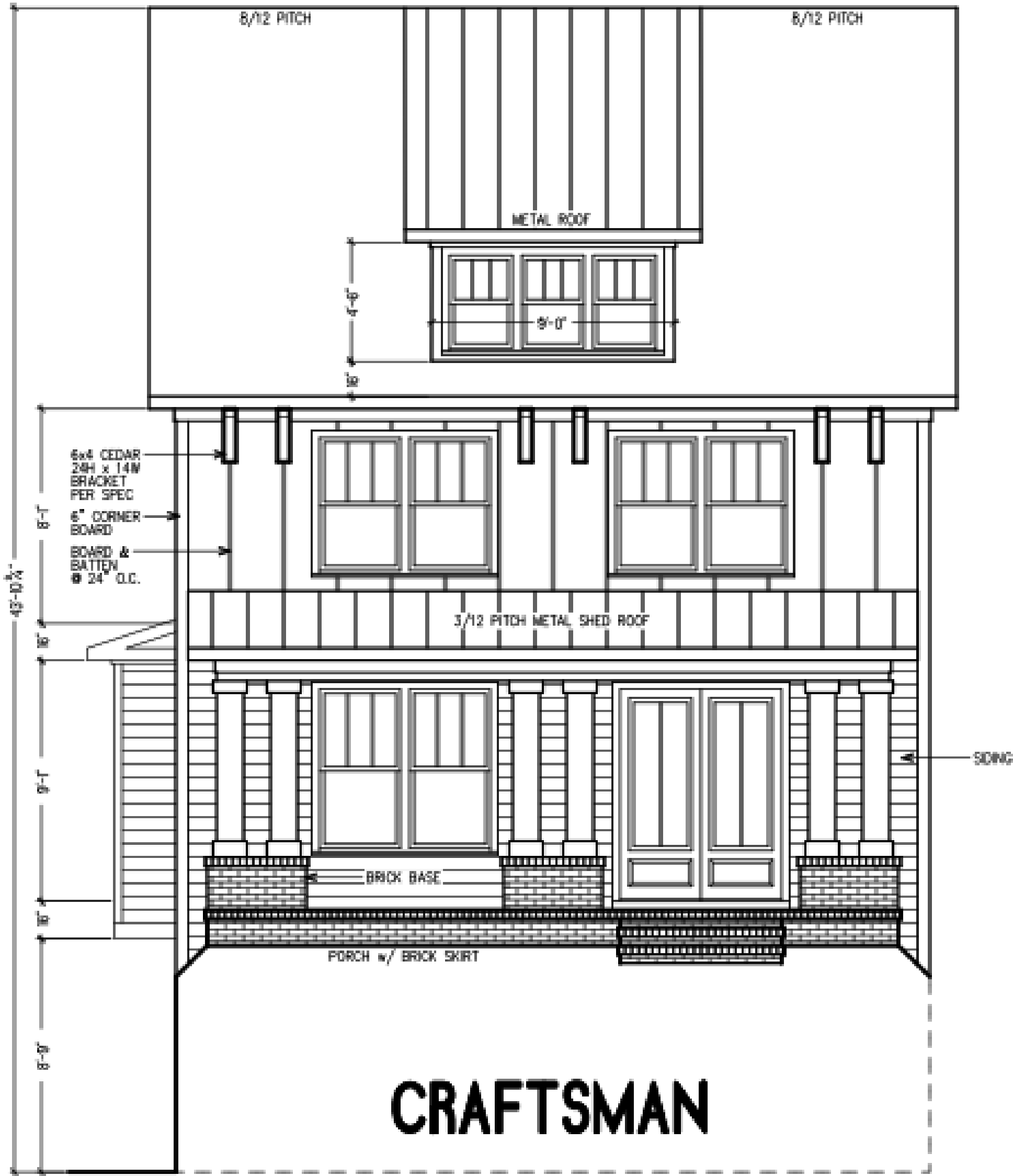
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

SHEET 4 OF 4



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



INDEX

- A1 - Cover Sheet
- A2 - Basement Floor Plan
- A3 - First Floor Plan
- A4 - Second Floor Plan
- A5 - Elevations 1
- A6 - Elevations 2
- A7 - Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: Oak Dr Lot 0

PROJECT OWNER: MacBuilt Homes

PROJECT ADDRESS: 0 Oak Drive, Hapeville, GA 30354

Unfinished basement square feet = 408.5
First Floor heated square feet = 1176
Second floor heated square feet = 1176
Total heated square feet = 2352
Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES
CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
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0 Oak Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

COVER SHEET

MACBUILT HOMES

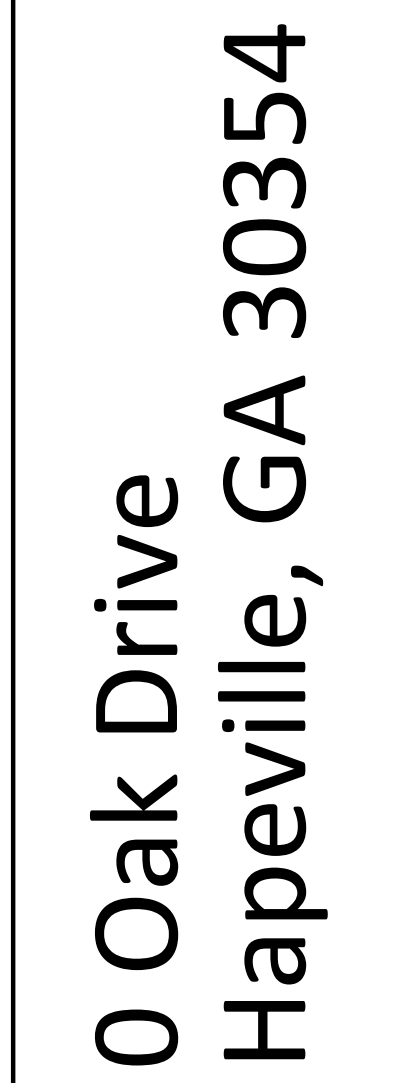
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DATE:

SHEET:

A-1

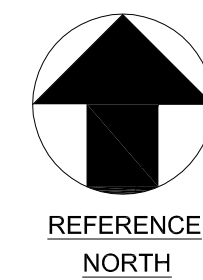
OF:



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

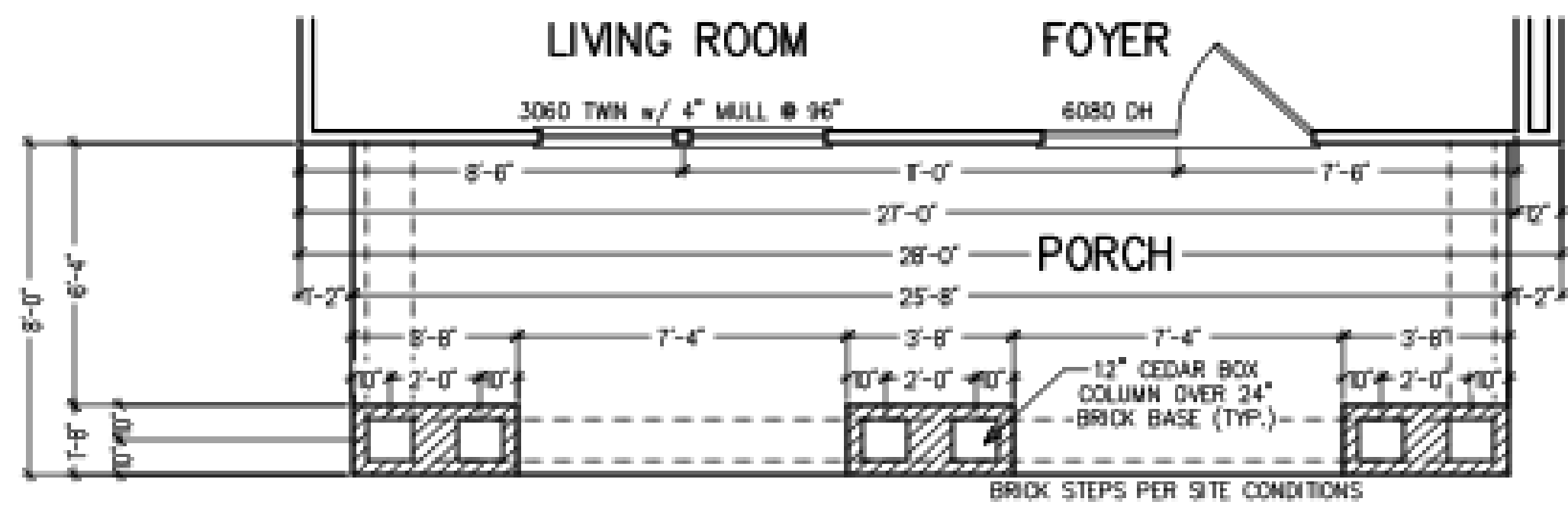
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A-2

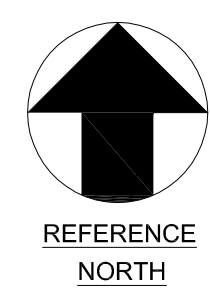
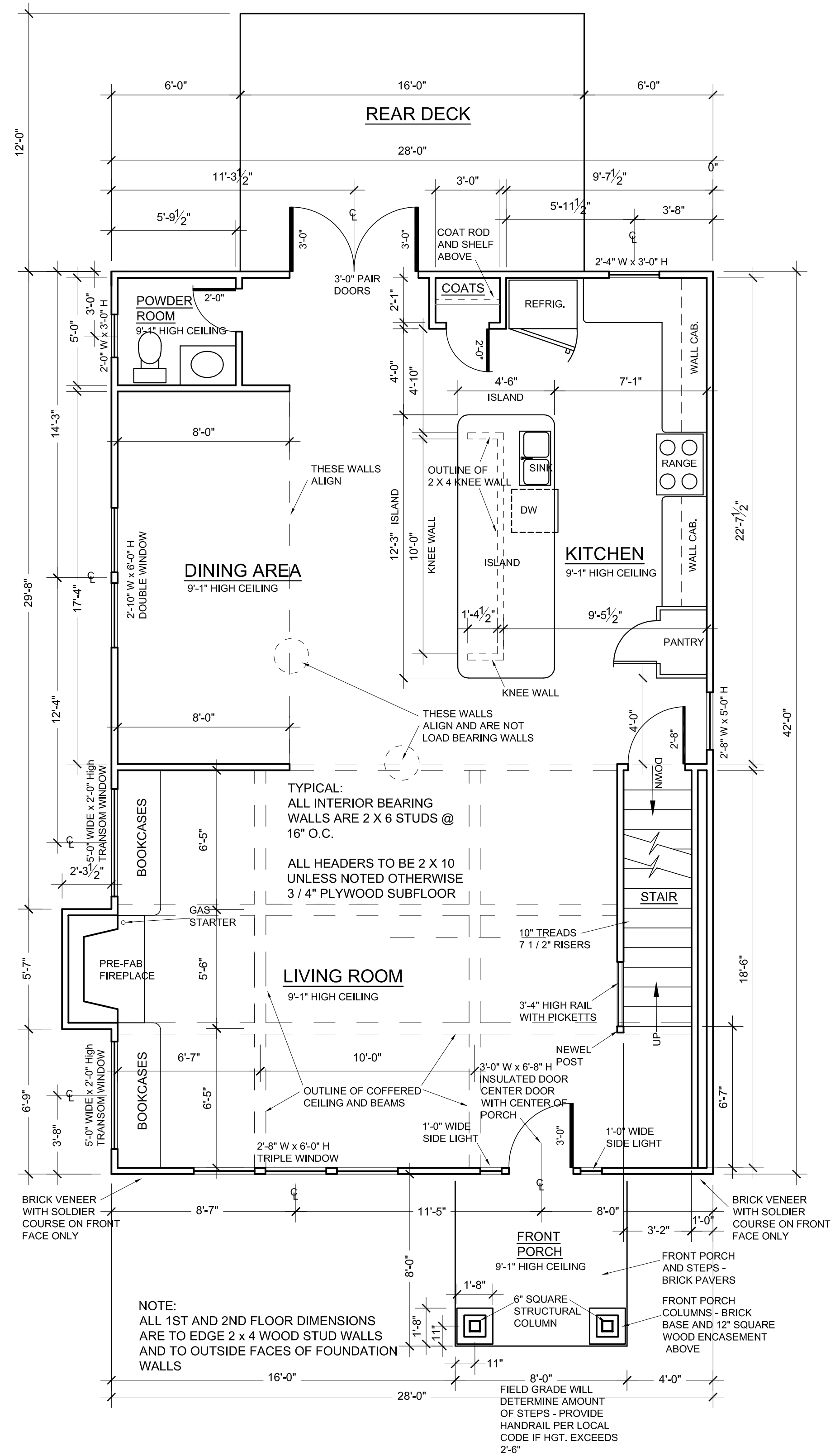


BASEMENT FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"



PARTIAL FIRST FLOOR



FIRST FLOOR PLAN

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



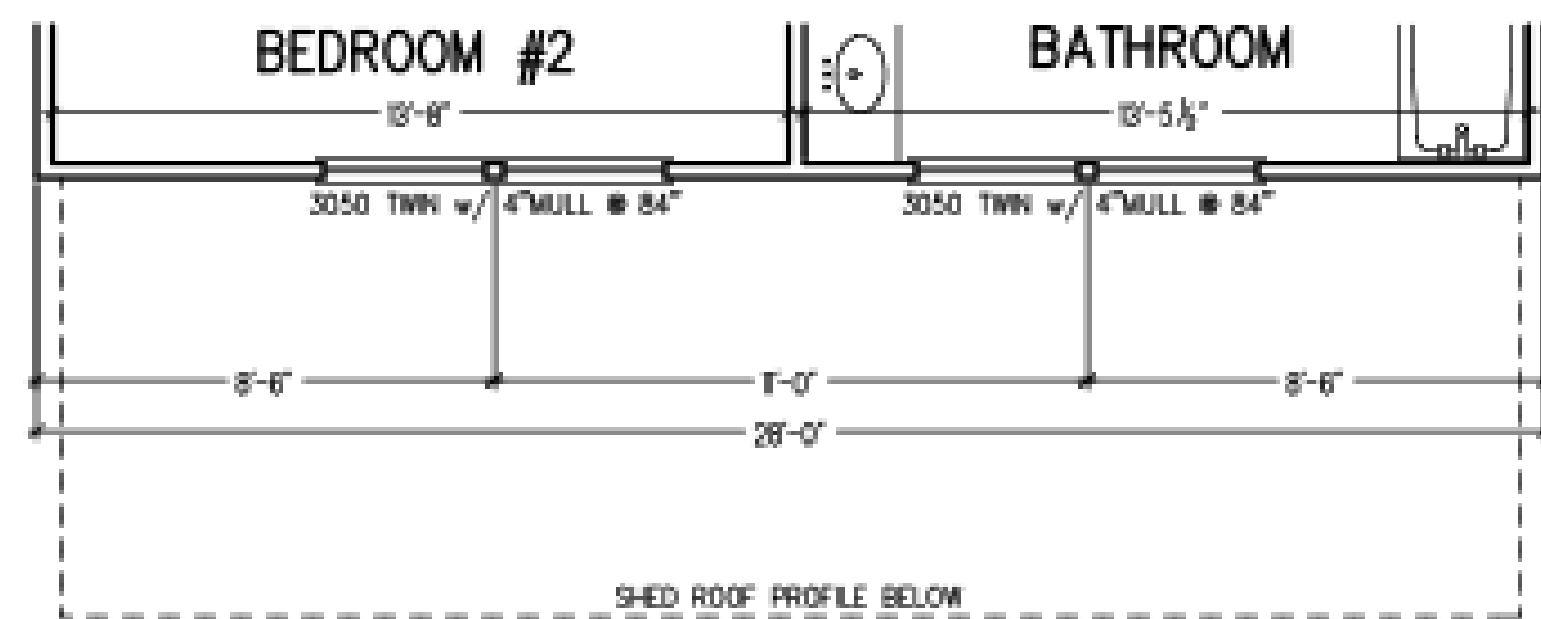
0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

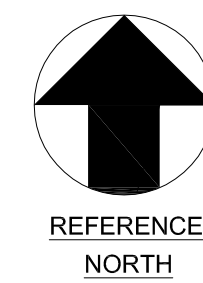
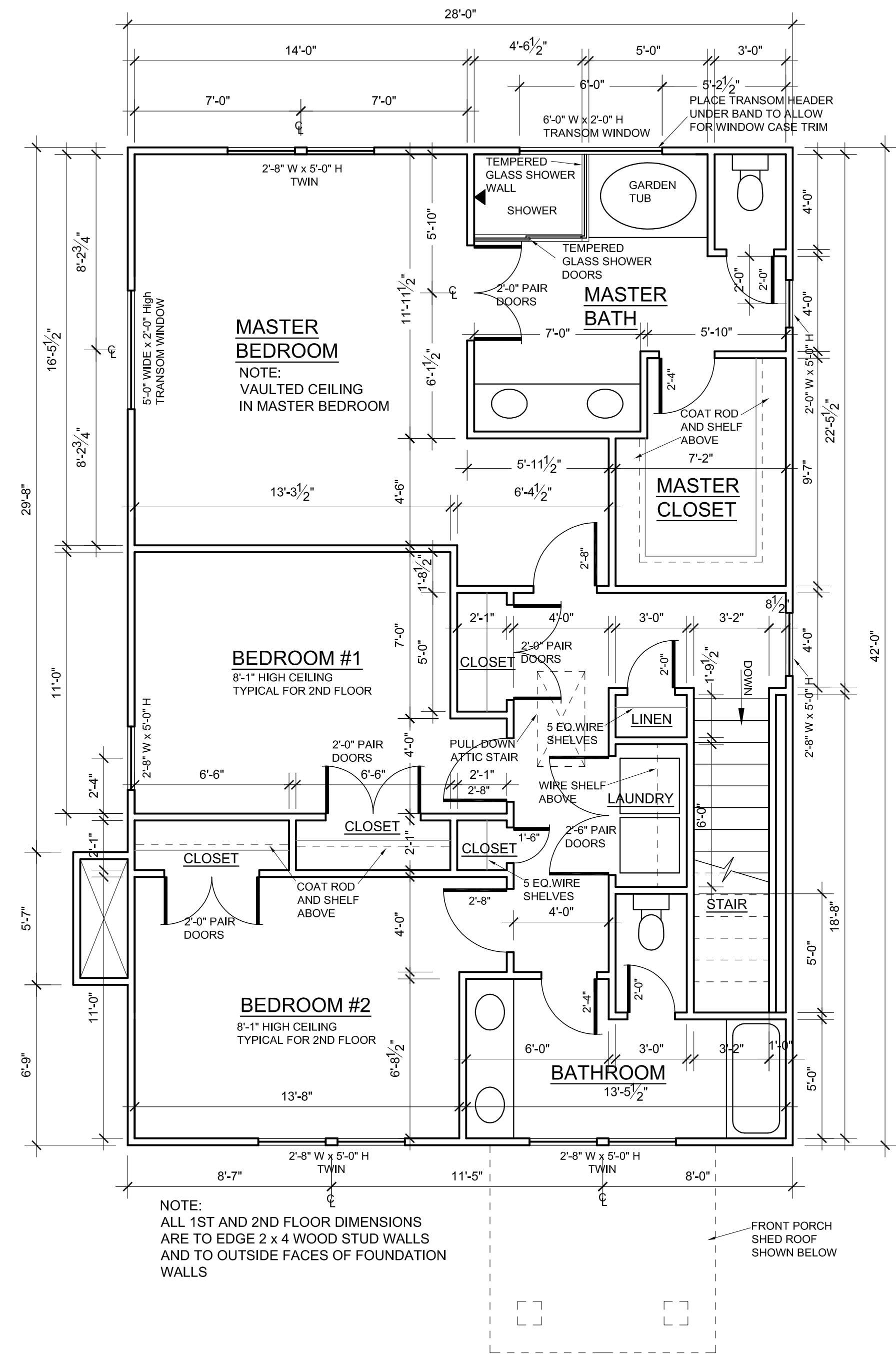
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A-3

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



PARTIAL SECOND FLOOR



REFERENCE
NORTH

SECOND FLOOR PLAN

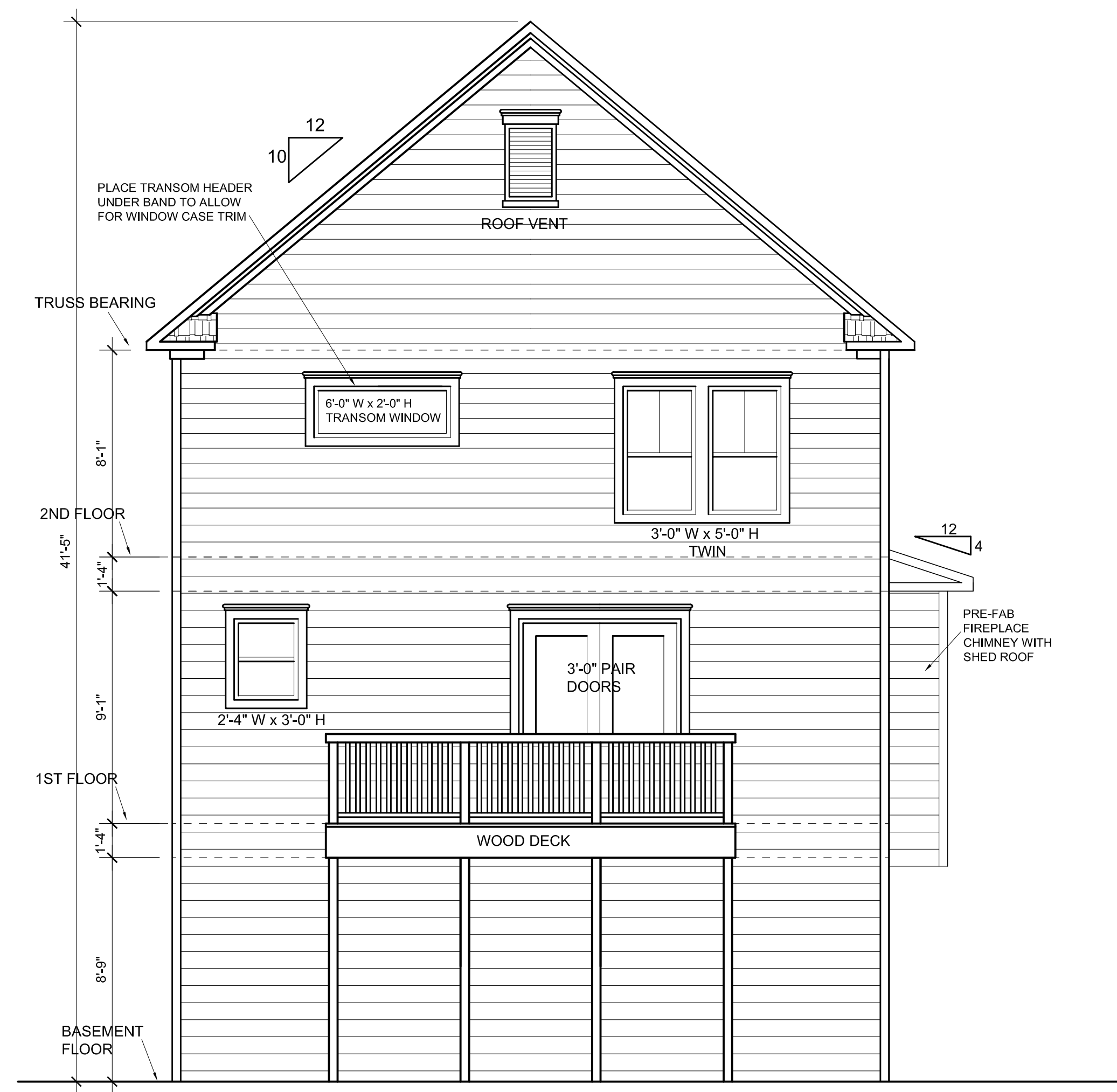
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0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

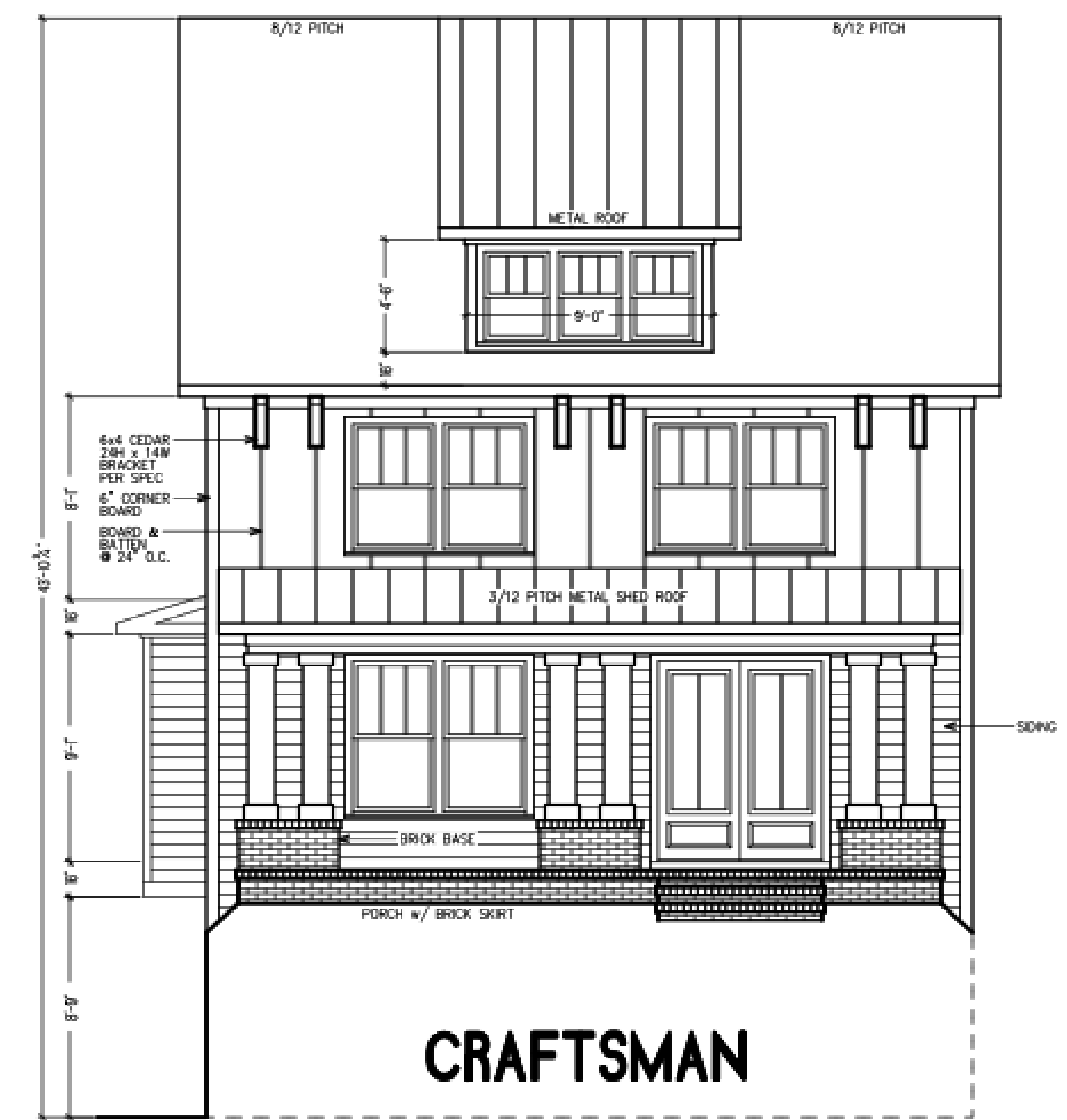
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SCALE:	1 / 4" = 1'-0"

A-5



REAR ELEVATION

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



FRONT ELEVATION

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



0 Oak Drive
Hapeville, GA 30354

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Cumming, GA 30040

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CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-6



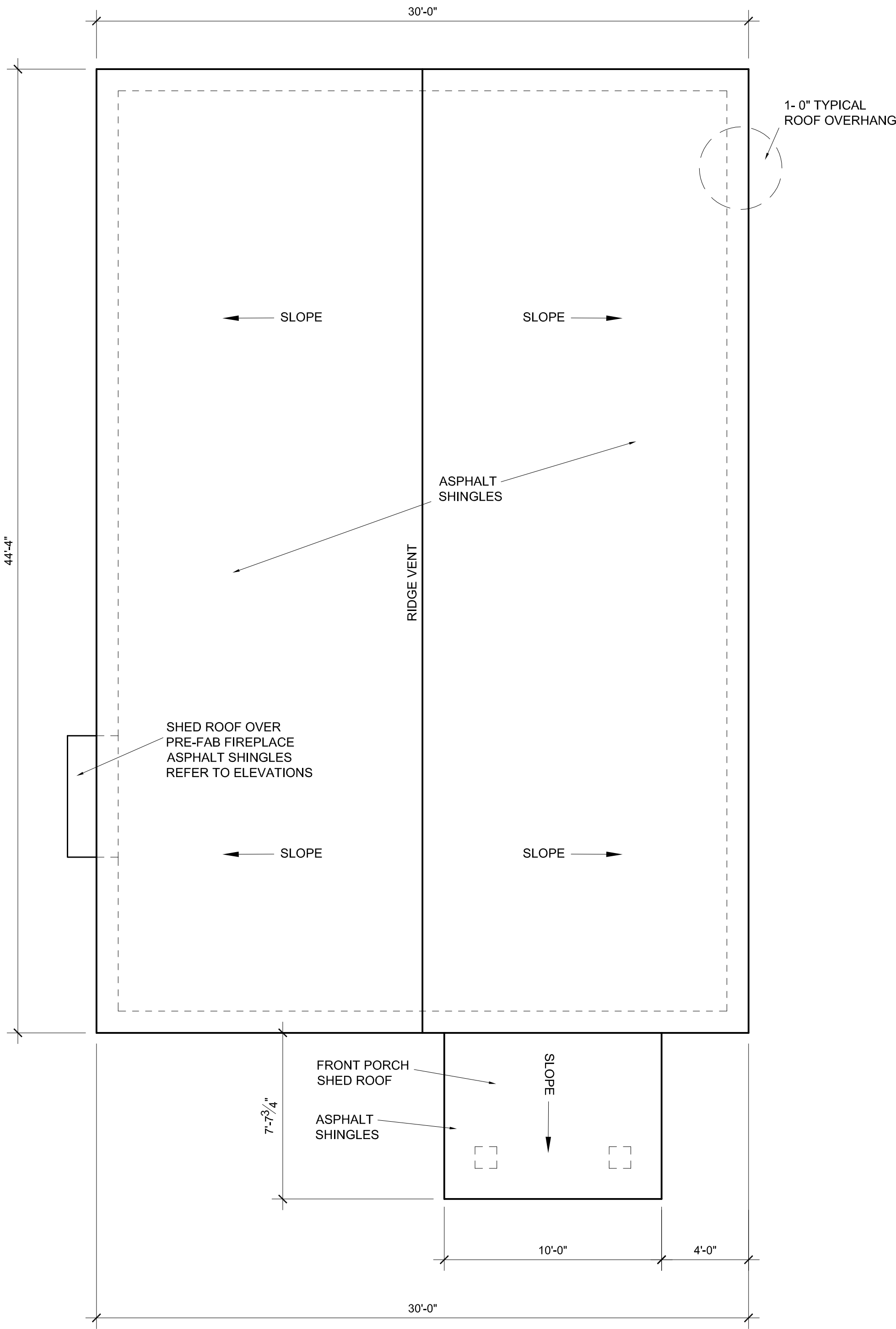


0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



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

DATE: March 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 518 Oak St (lot 3)

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 518 Oak St. The dwelling will have four bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2566 SF of heated floor area and a side entry garage.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 site is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 50.4'.***
 - ***East side setback is 8.7'.***
 - ***West side setback is 12.6'.***
 - ***Rear setback is 35.8' not inclusive of the rear patio.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed 12' driveway.***
 - ***The plans show an existing sidewalk.***
 - ***The plans do not include a walkway from the entrance to the sidewalk. This is a requirement for DRC.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided by a side entry two-car garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at two-foot intervals.***
 - 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 for findings.***
 - 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.
 - ***A tree conservation and planting plan and landscape plan have been provided. See arborist report for findings.***
 - 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.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. 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.
- ***Building elevations have been provided. 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 minimum lot size is 4,000 SF. The proposed site area is .173 acres or 7538.90 sf, which is compliant.***
- 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.
- ***Lot coverage includes 1025.61 SF of driveway, 180 SF proposed patio, 123.36 SF proposed porch, proposed walk 82.23 (not to sidewalk), and 1434 SF for the dwelling for a total of 2871 SF or 44.1% which is compliant.***
- 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 3.5 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required area is 1,000 SF. The proposed dwelling will have 2,566 SF of heated floor area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking will be provided by a side entry two-car garage, connected to the street by a driveway.***

- (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 overall project includes the construction of a 2.5 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule should be updated.***

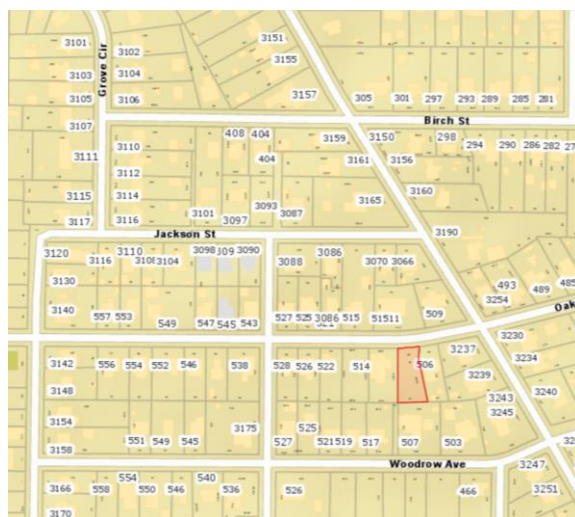
RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- The applicant should update the development schedule.
- The walkway to the street should be provided.
- Address any issues related to the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 518 Walnut Street.



TREE CONSERVATION PLAN CHECKLIST

5180 Oak St.

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

1st Arborist Review 2.18.21

Reviewer: Teresa Eldredge, teresa@tjschell.com - (770) 361-2319

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ~~_____~~ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Read current Tree Ordinance and revise accordingly

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.~~

~~_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.~~

~~_____ 9. Show tree protection fence detail.~~ Use City Details

_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 14. Other comments:

Tree Replacement Plan:

_____ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

_____ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

_____ 3. Show calculations for total inch for inch landmark tree replacements

_____ 4. Locations of all trees to be planted on site to meet density requirements.

_____ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

~~_____ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:~~

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

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

_____ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

NA _____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

~~_____ 22. Show planting and staking details.~~

~~_____ 23. Note type of irrigation to be used.~~

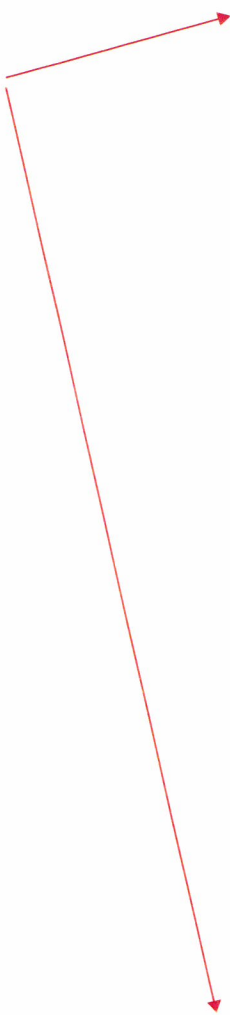
- ~~If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.~~
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

ADD



- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- 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.
- 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.
- 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.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- 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.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

21-PC-03-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant James MacDowell

Mailing Address: 4040 Derby Dr., Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED] Email info@macbuilthomes.com

Property Owner (s) MacBuilt Homes Partners, LLC

Mailing Address 4040 Derby Dr., Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED]

Address/Location of Property: 401 Walnut St, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400060200

Present Zoning Classification: R-SF Size of Tract: 0.215 acre(s)

Present Land Use: Residential Vacant Lot

Please check the following as it applies to this application

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

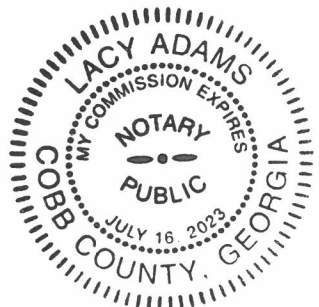
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

Applicant's signature _____

Date: 2/9/21

Sworn to and subscribed before me

This 9th day of February, 2021.
[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

We propose to build a new single family detached home on what is currently a vacant lot. The new single family detached home will meet all of the requirements of the City of Hapeville, and will be an enhancement to the lot in its current state. All design aspects of the home will meet or exceed the City requirements and will conform with the style and architecture of the City that you desire to keep. We are a well-respected Home Builder within Metro Atlanta and have completed a myriad of projects with exemplary track record.

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:

401 0 Walnut St

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 James MacDowell

Address of Applicant
4040 Derby Dr, Cumming, GA 30040

Telephone of Applicant
[REDACTED]

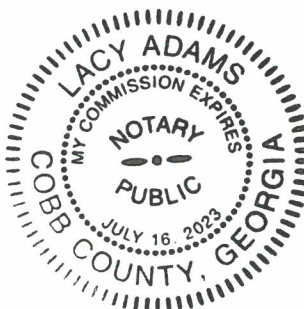
Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 9th day of February, 2021.

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)



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.



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



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.



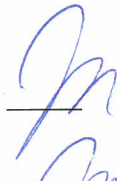
Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall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



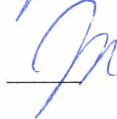
The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.



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.



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



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).



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.



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.



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.



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.

- Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- 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.
- Site area (square feet and acres).
- 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.
- Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- Total floor area ratio and/or residential density distribution.
- Number of parking spaces and area of paved surface for parking and circulation
- 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 2/9/21

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(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

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(C) INV IN=938.96
INV OUT=933.96

SSMH3
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INV OUT=930.06

SSMH4
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SSMH5
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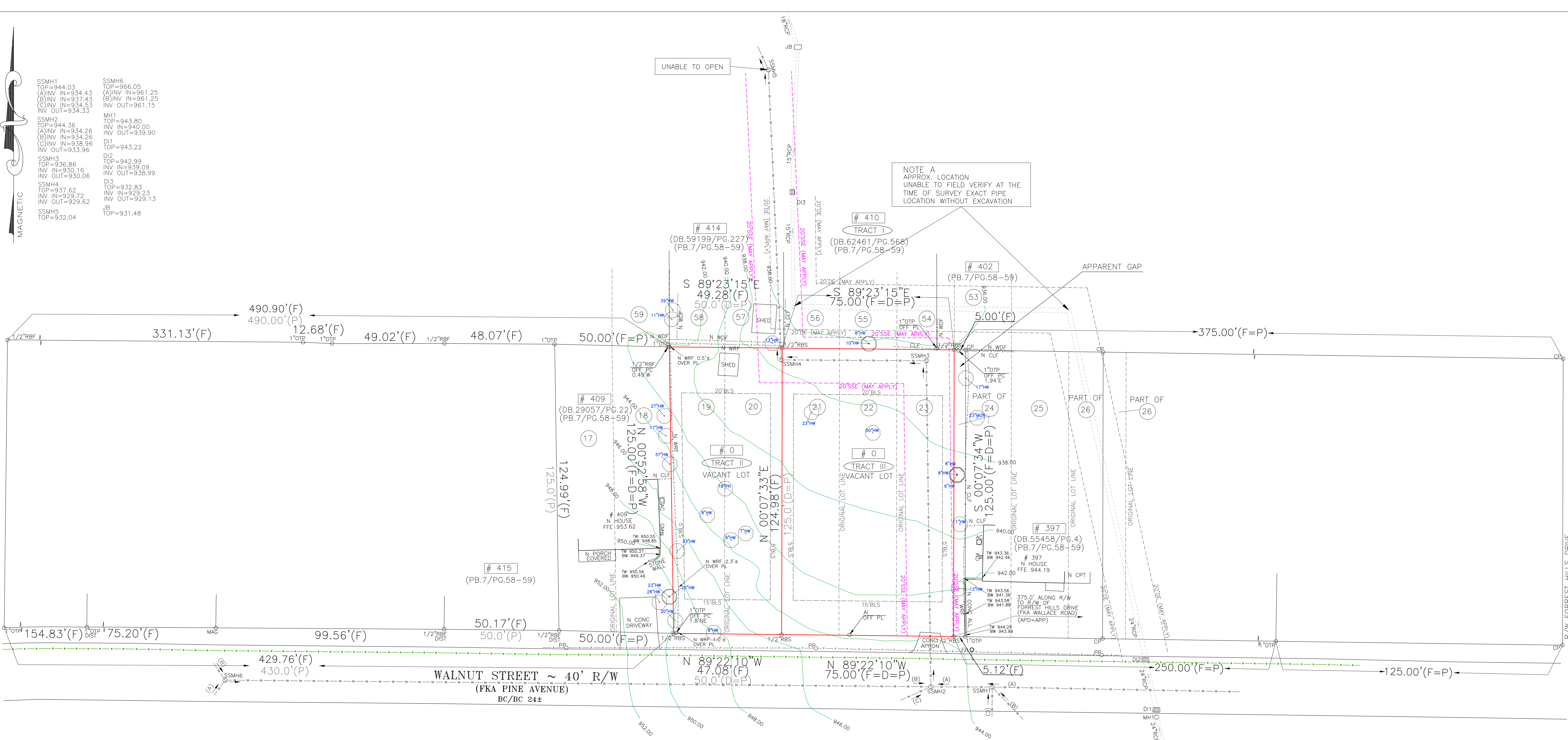
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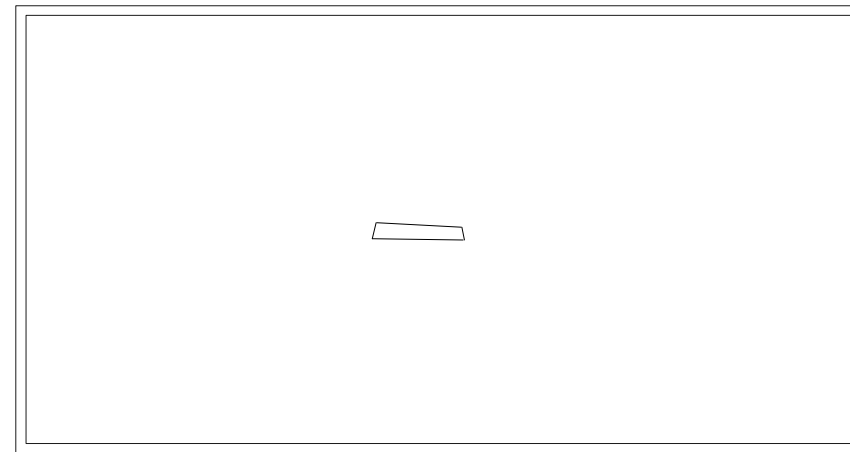
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JB
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EXISTING LOT COVERAGE DETAIL
(TRACT III) # 0 WALNUT STREET HAPEVILLE GA 30354

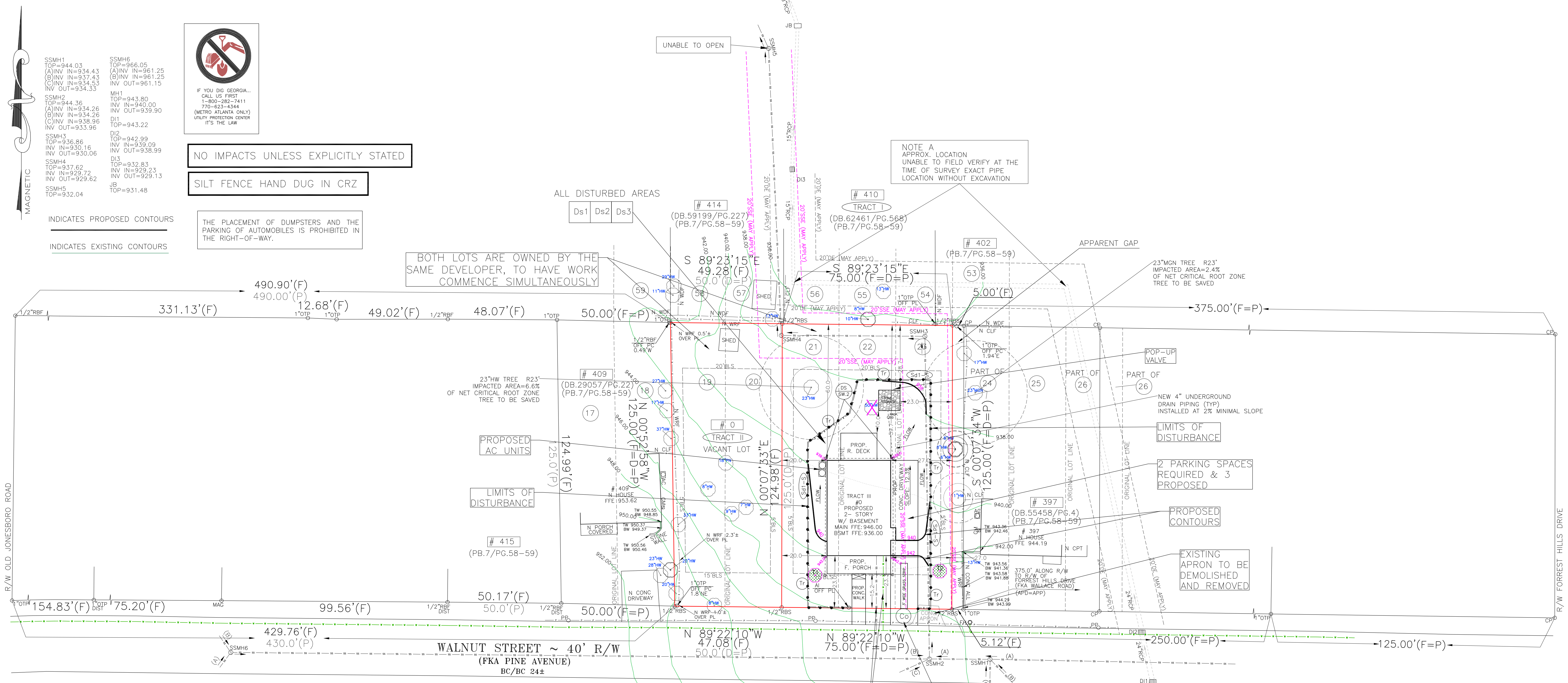


(TRACT III) # 0 WALNUT STREET HAPEVILLE GA 30354
TOTAL LAND AREA
9373.83 SF / 0.215 AC

ALLOWABLE LOT COVERAGE
6561.68 SF / 0.151 AC / 70%
EXISTING LOT COVERAGE
13.22 SF / 0.0 AC / 0.0%

EXISTING CONDITIONS

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 2 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.62461/PG.568	PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	(TRACT III) # 0 WALNUT STREET HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 FEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THE DATA THEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.
MC COORD #20202732 DWG #20202736 SITE PLAN	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		Page 127 of 279



SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PROTECTION:

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
- (Tr) INDICATES TREE PROTECTION FENCE
- (Ds1) DISTURBED AREA STABILIZATION (WITH MULCH)
- (Ds2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- (Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

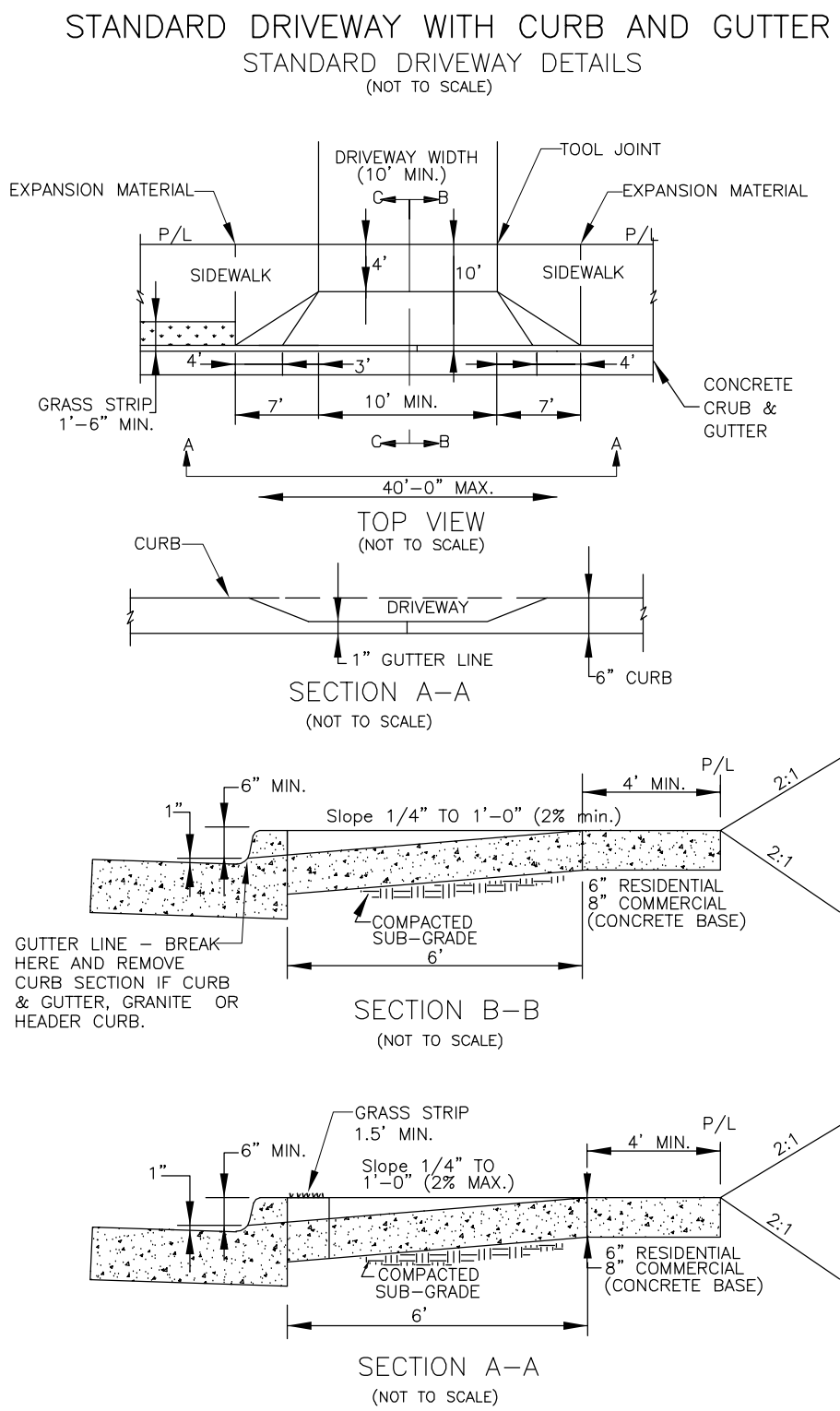
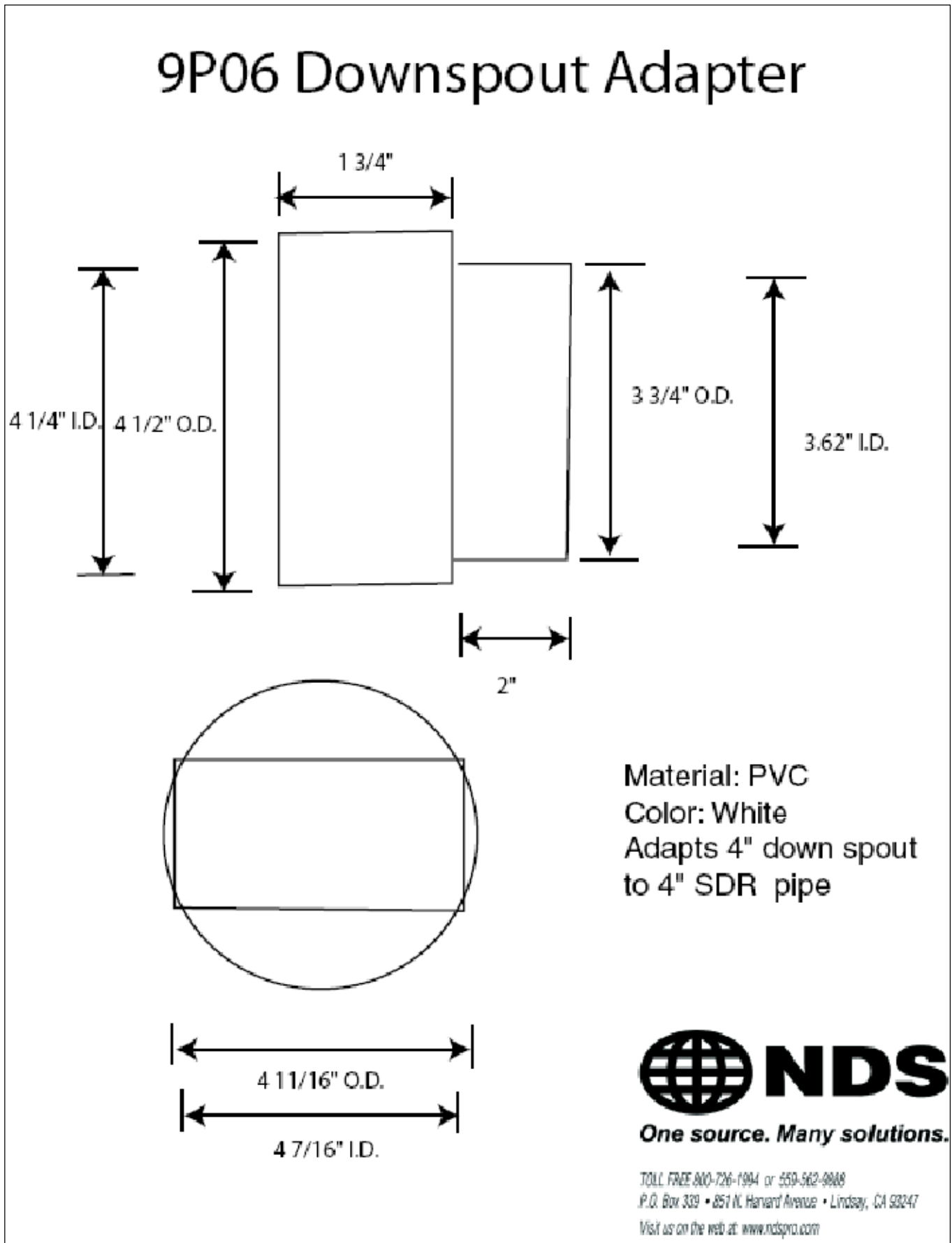
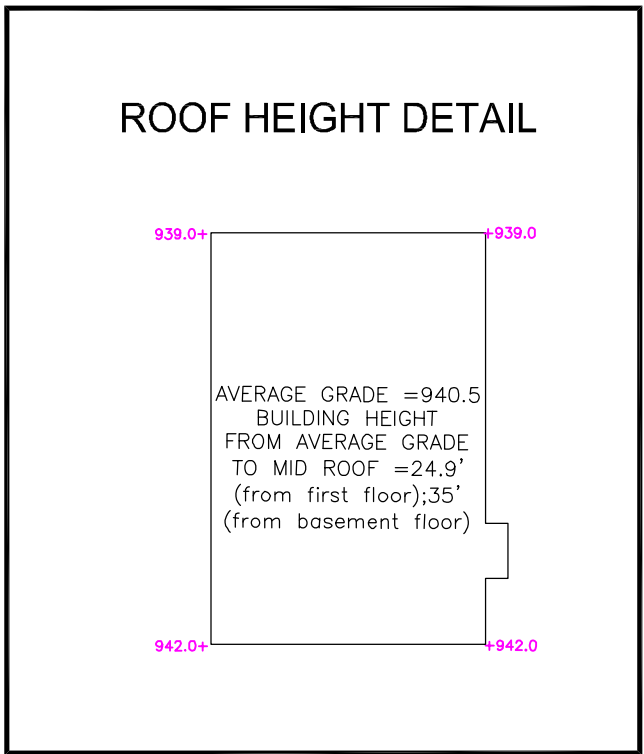
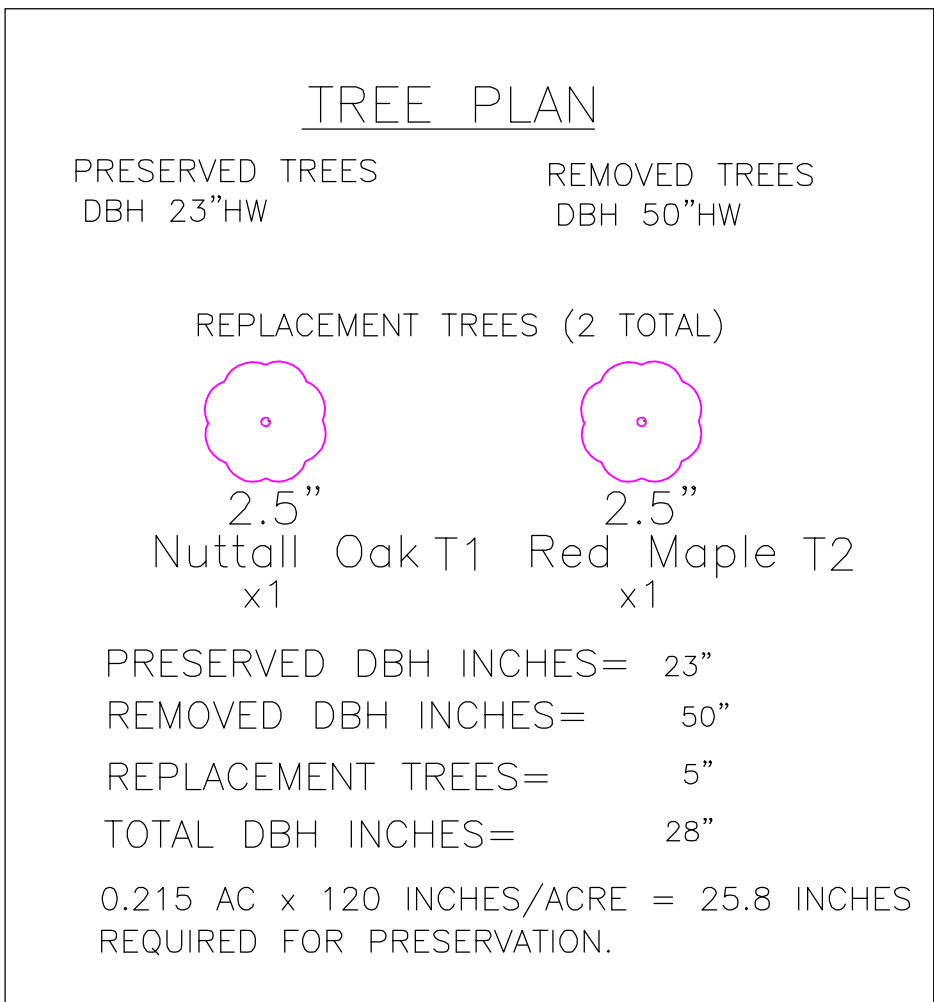
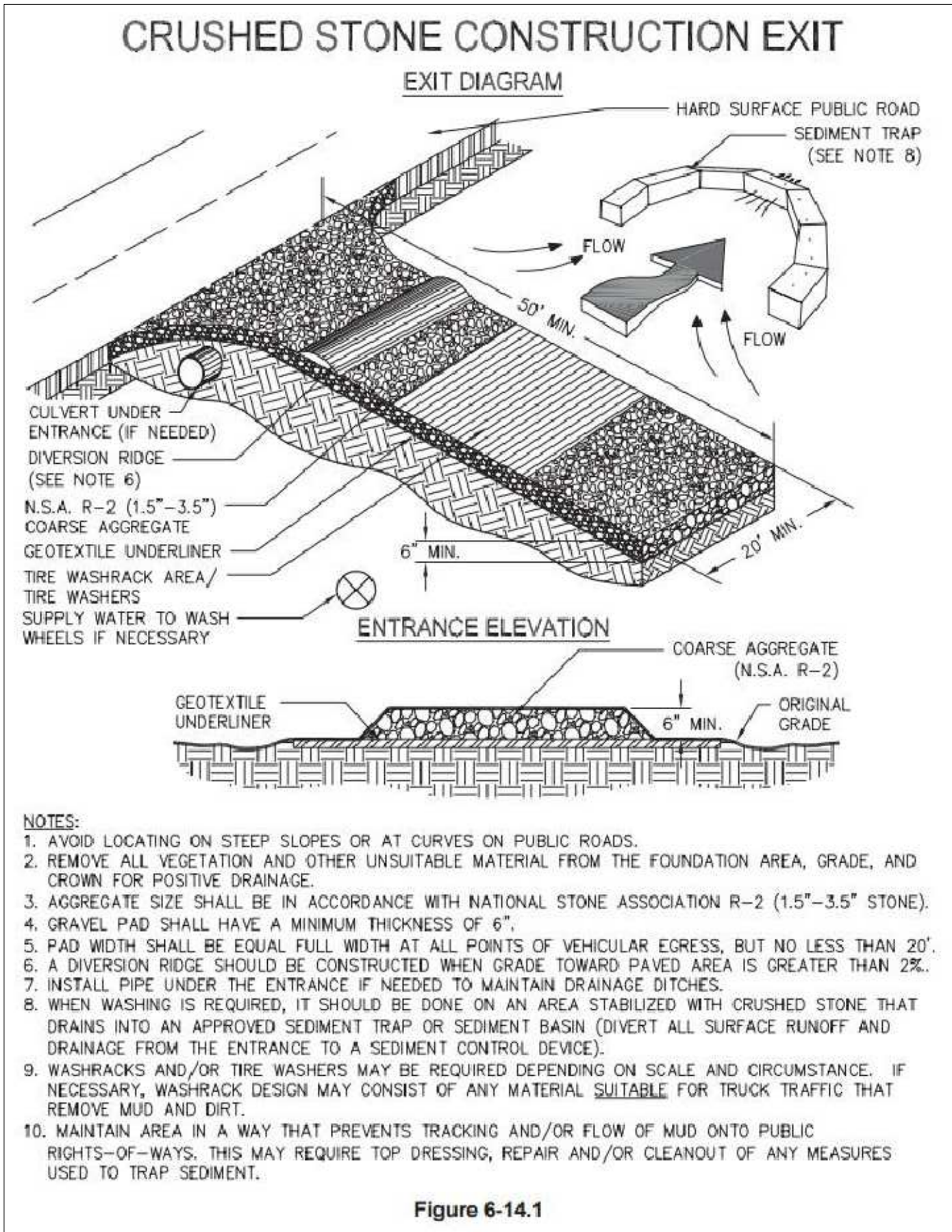
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SCALE 1" = 20'

TOTAL LAND AREA
9373.83 SF / 0.215 AC

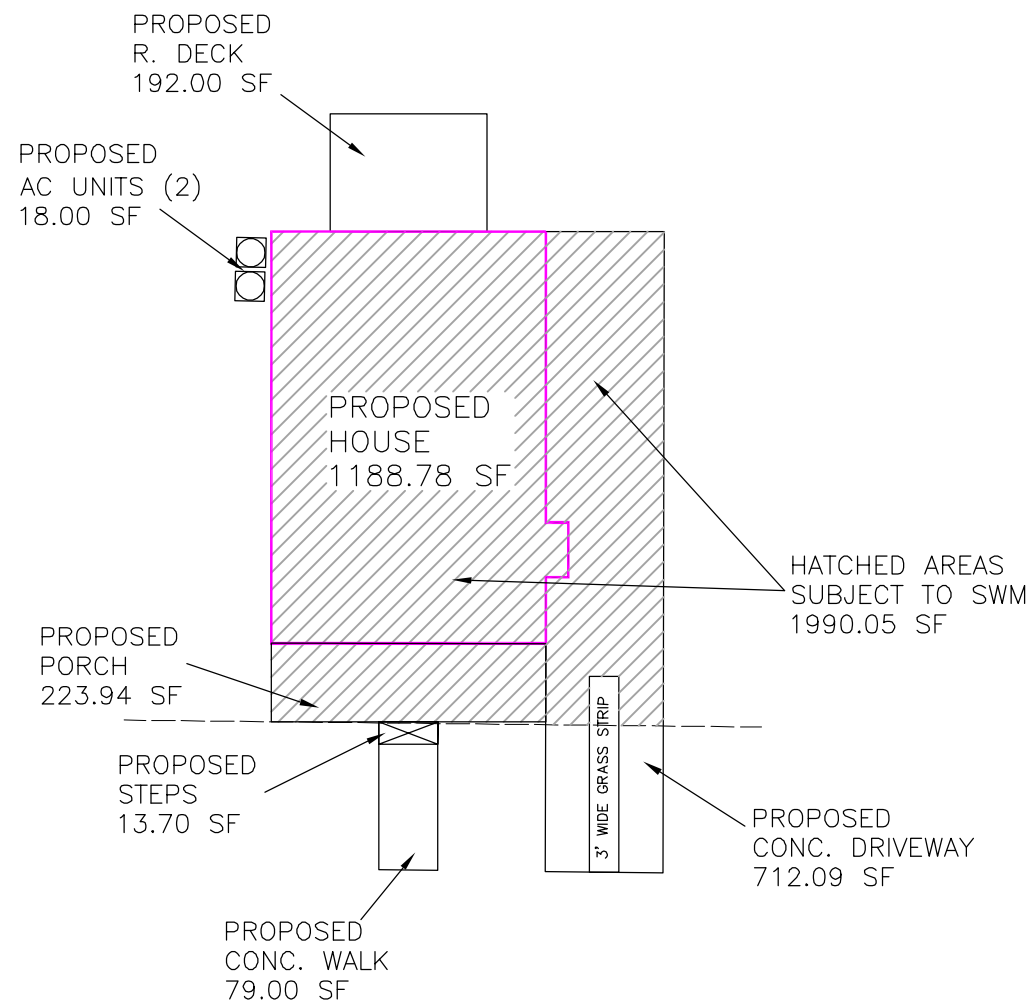
ALLOWABLE LOT COVERAGE
6561.68 SF / 0.151 AC / 70%
EXISTING LOT COVERAGE (PRE REMOVALS)
13.22 SF / 0.0 AC / 0.0%
PROPOSED LOT COVERAGE
2427.51 SF / 0.056 AC / 25.9%
DISTURBED AREA
4939.30 SF / 0.113 AC
FLOOR AREA RATIO
See architect's set for details

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT		
FULTON COUNTY, GEORGIA	DB.62461/PG.568	PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	(TRACT III) # 0 WALNUT STREET	
		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
MC COORD #20202732 DWG #20202736 SITE PLAN		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	





LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1990.05 SF
(I) PERCENT OF IMPERVIOUS = 21.2%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2408
ACRE-FT) $\times 43560 =$ (CUBIC FEET)
 $A = 9373.83$ SF
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 225.72$ CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 9.5' LONG, 9' WIDE AND 7' IN DEPTH.
TOTAL 598.5 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 239.40 CF

TOTAL STORAGE 239.40 CF
TOTAL REQUIRED 225.72 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE

DS SW.2
NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 4 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA	DB.62461/PG.568 PB.7/PG.58-59	PROPERTY ADDRESS: (TRACT III) # 0 WALNUT STREET HAPEVILLE, GA 30354	
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		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON. IN COMPLIANCE WITH THE "LAND SURVEYING" STATUTE, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. No. 1197 PROFESSIONAL DAVID A. STEPHAN	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

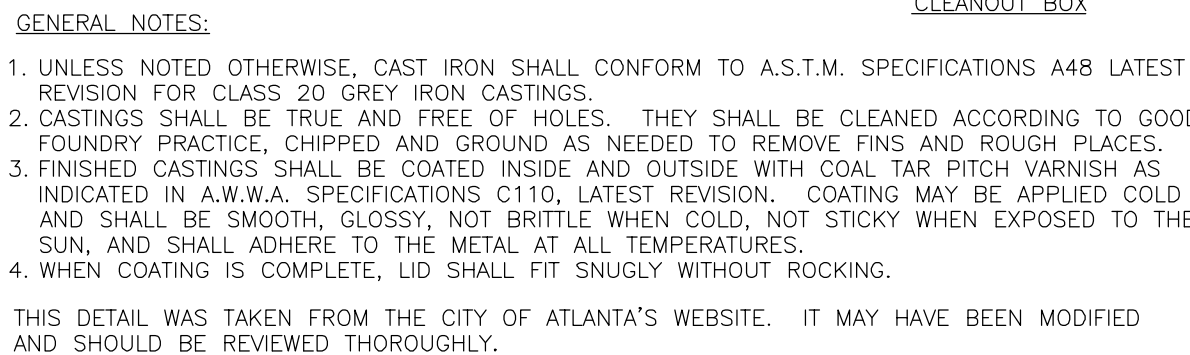
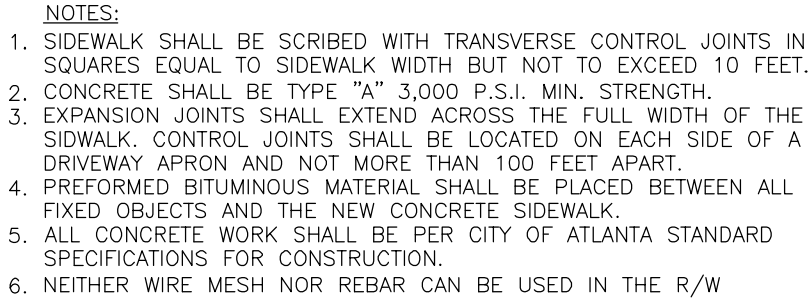
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

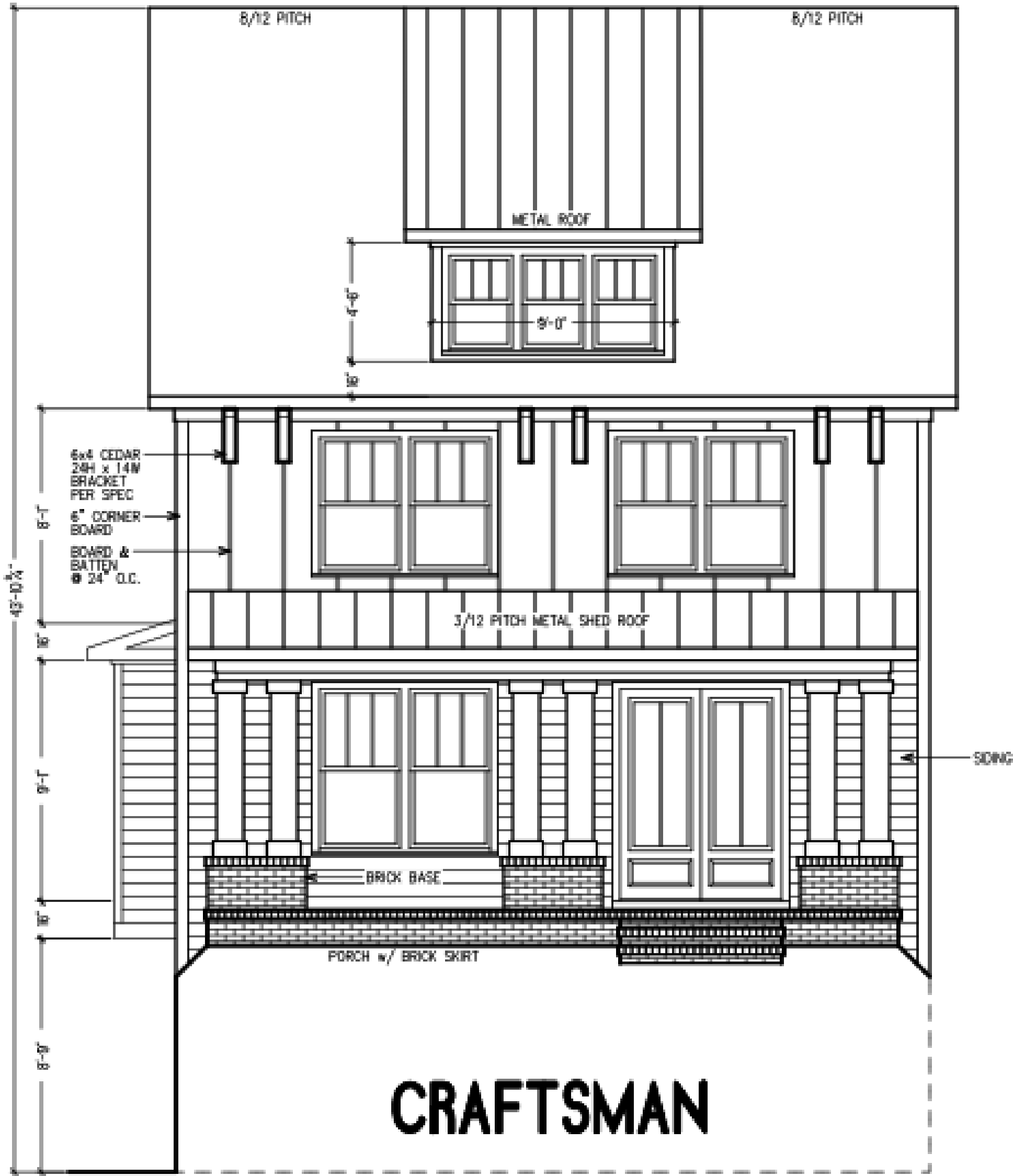
PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1" - 3" STONE.
2. 4" PIPES FROM DOWNSPANS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL DETAILED AND CONSTRUCTED WATER QUALITY BMP(S) SHALL BE DIRECTED TO THE STORM SEWER.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



INDEX

- A1 - Cover Sheet
A2 - Basement Floor Plan
A3 - First Floor Plan
A4 - Second Floor Plan
A5 - Elevations 1
A6 - Elevations 2
A7 - Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: Walnut St Lot 1

PROJECT OWNER: MacBuilt Homes

PROJECT ADDRESS: 0 Walnut St, Hapeville, GA 30354

Unfinished basement square feet = 408.5
First Floor heated square feet = 1176
Second floor heated square feet = 1176
Total heated square feet = 2352
Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES
CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
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0 Walnut St
Hapeville, GA 30354
RELEASED FOR CONSTRUCTION

COVER SHEET

MACBUILT HOMES

BY: RLS CK: TDJ

DATE:

SHEET:

A-1

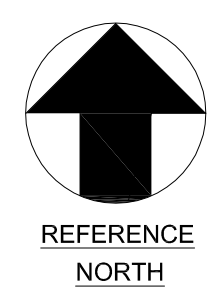
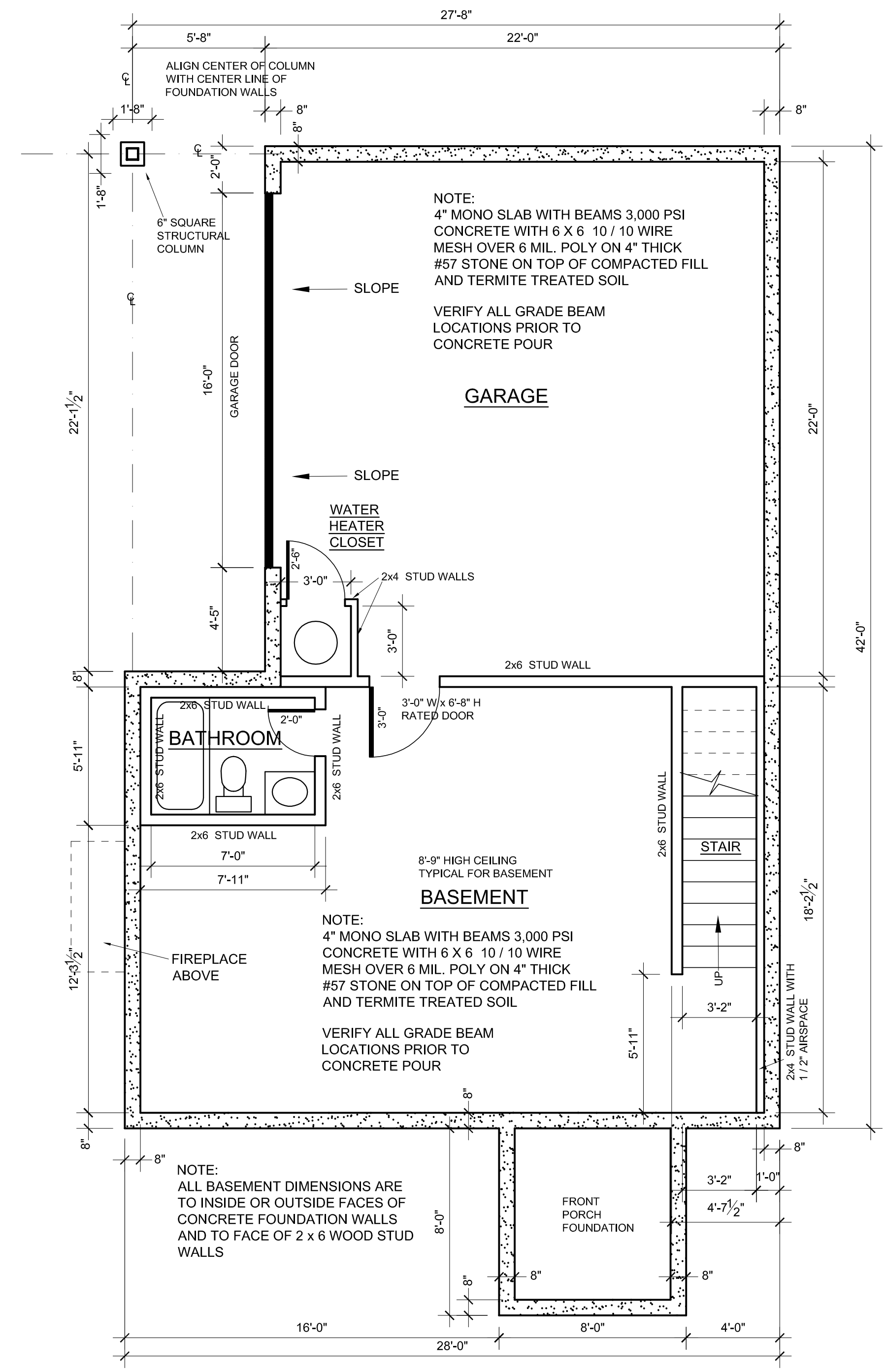
OF:

0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

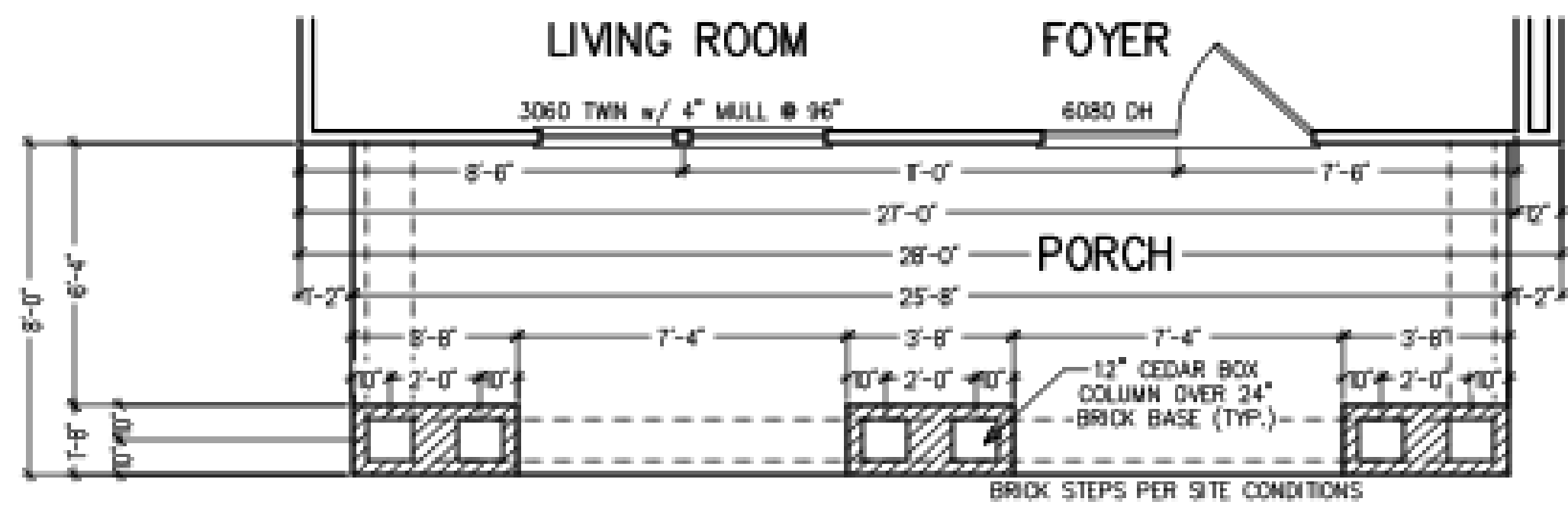
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A-2

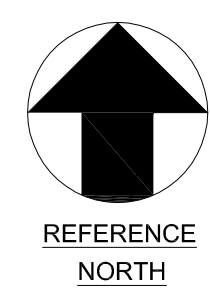
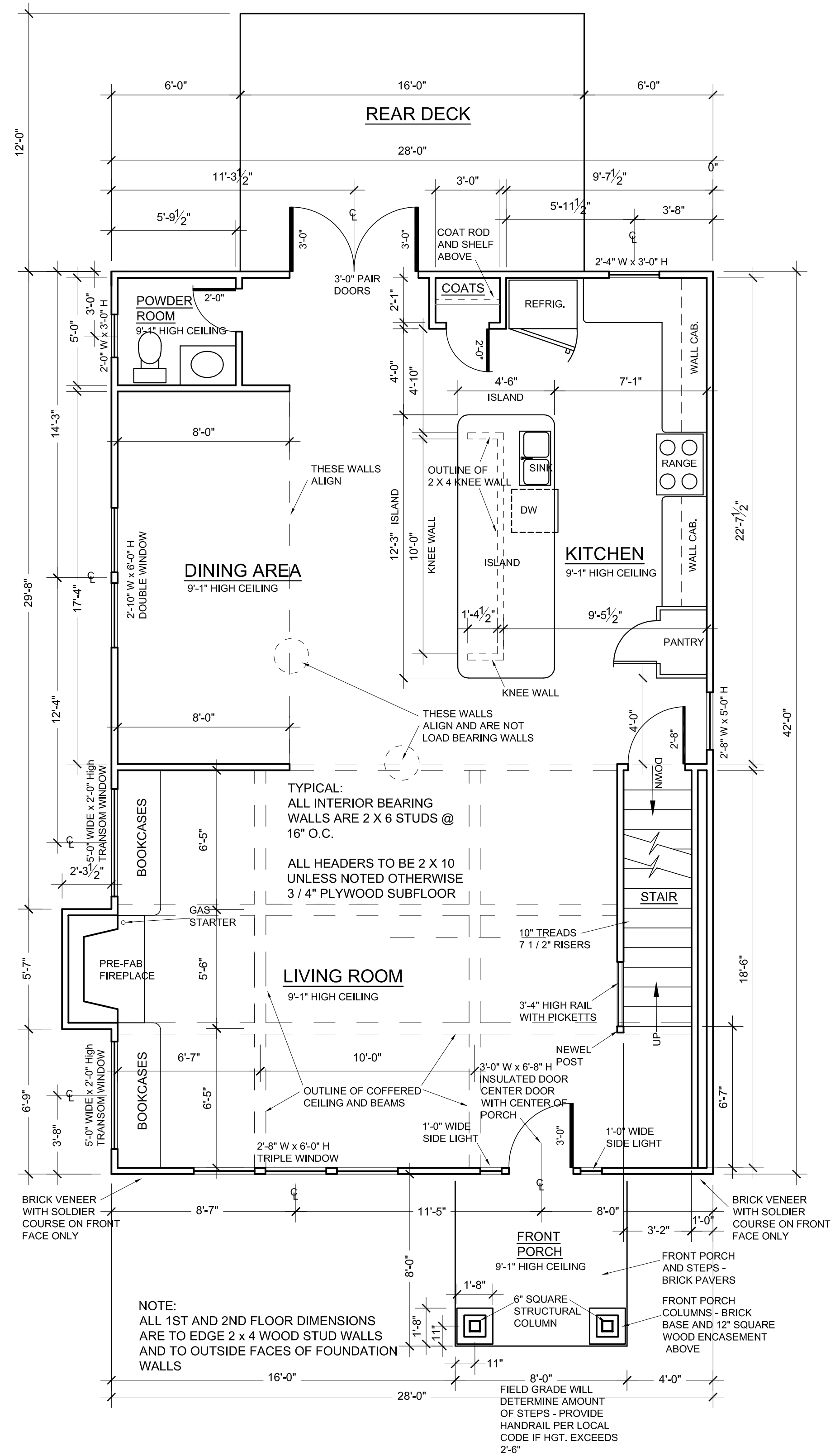


BASEMENT FLOOR PLAN

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



PARTIAL FIRST FLOOR



FIRST FLOOR PLAN

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



0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"

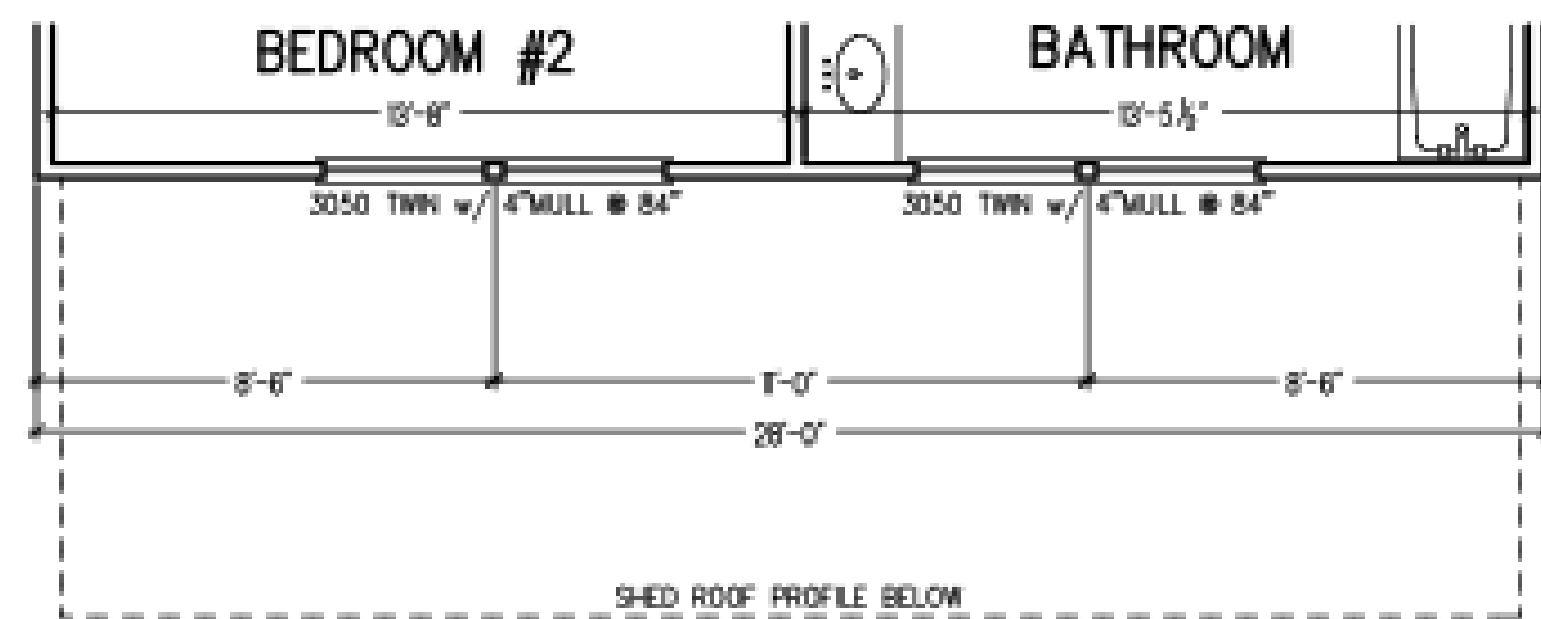
A-3

0 Walnut St
Hapeville, GA 30354

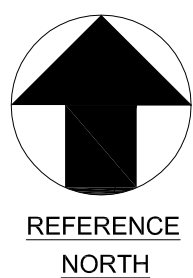
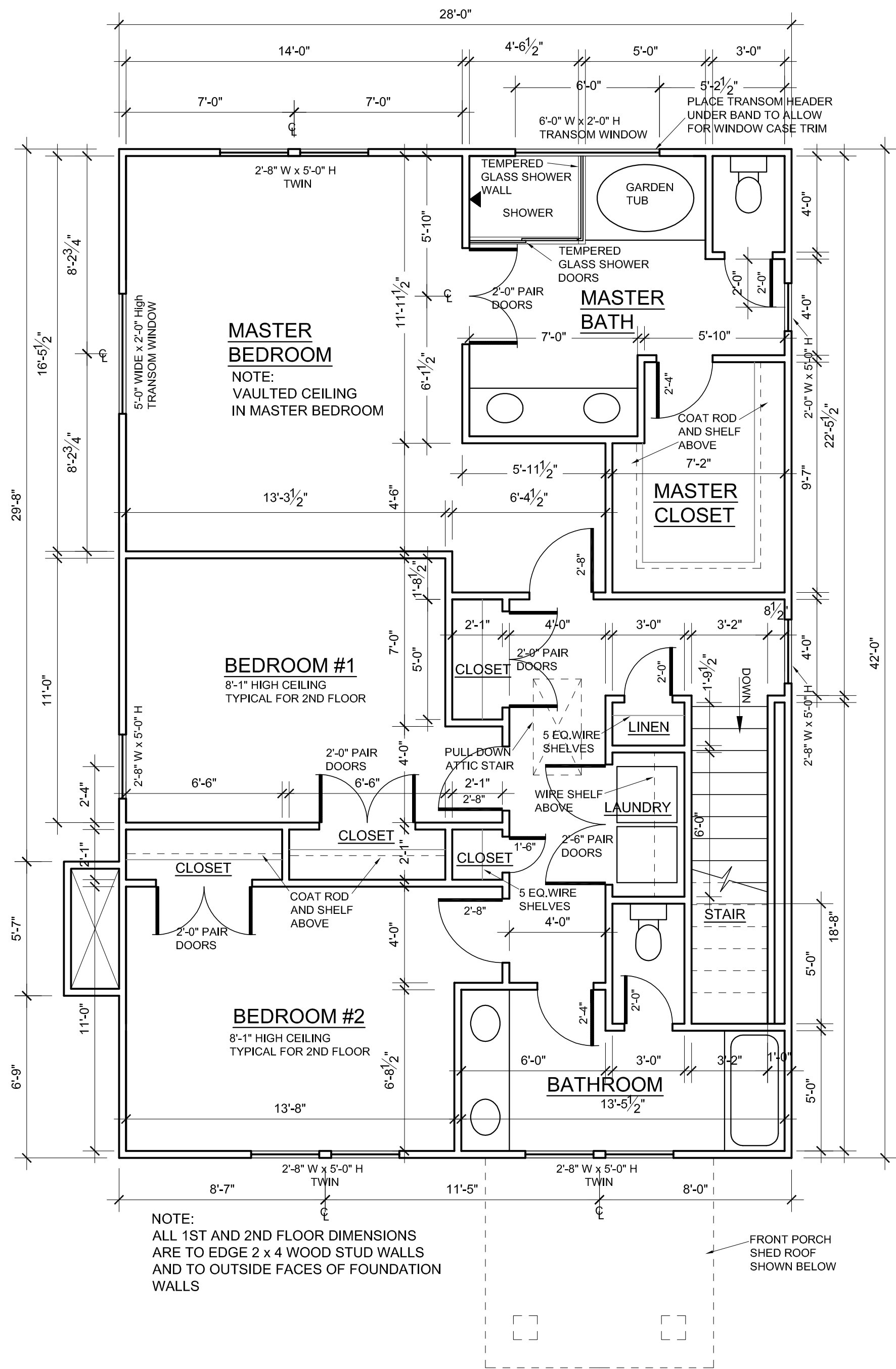
MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"

A-4



PARTIAL SECOND FLOOR



SECOND FLOOR PLAN

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

NOTE:
ALL 1ST AND 2ND FLOOR DIMENSIONS
ARE TO EDGE 2 x 4 WOOD STUD WALLS
AND TO OUTSIDE FACES OF FOUNDATION
WALLS

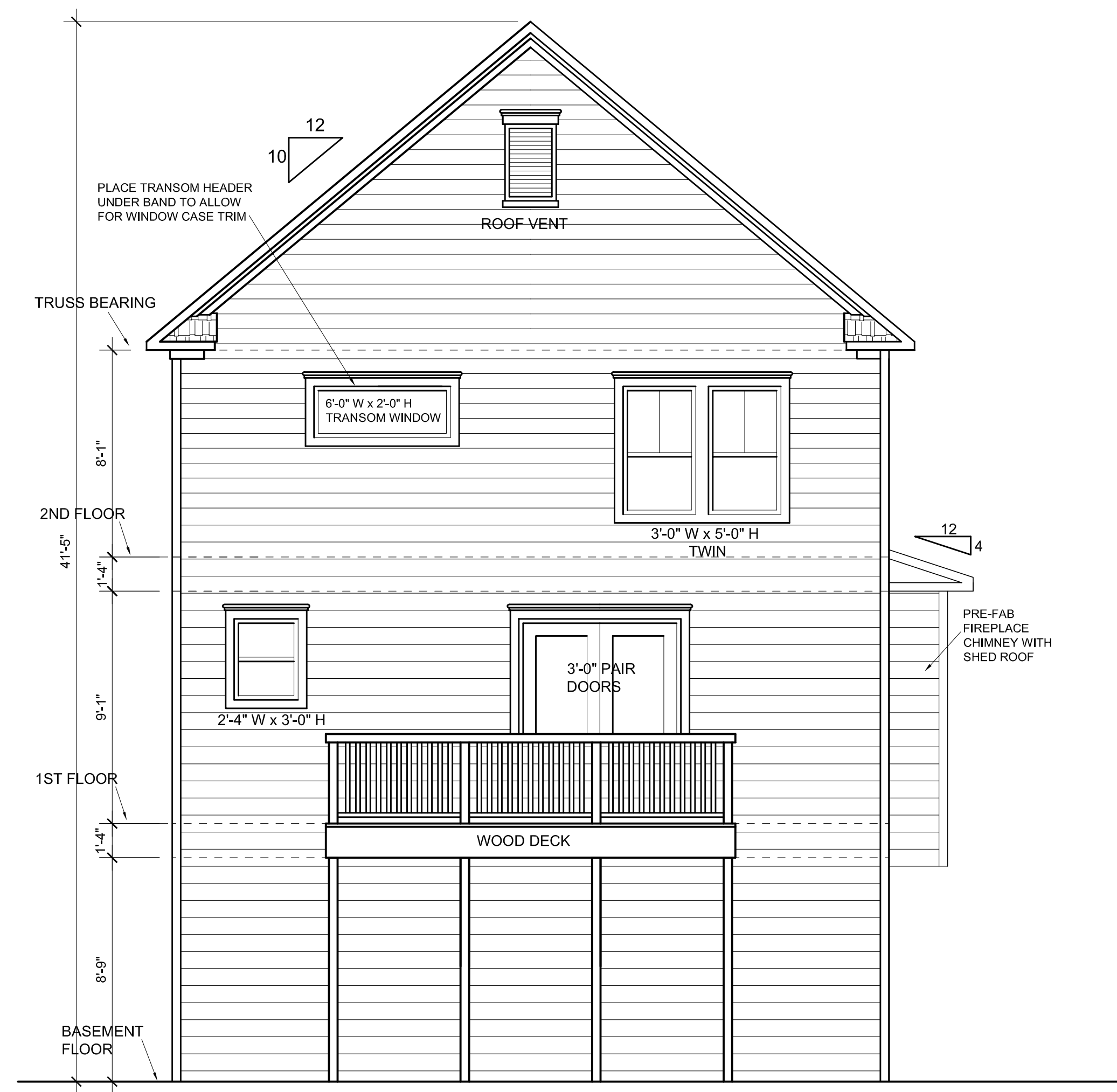
FRONT PORCH
SHED ROOF
SHOWN BELOW

0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

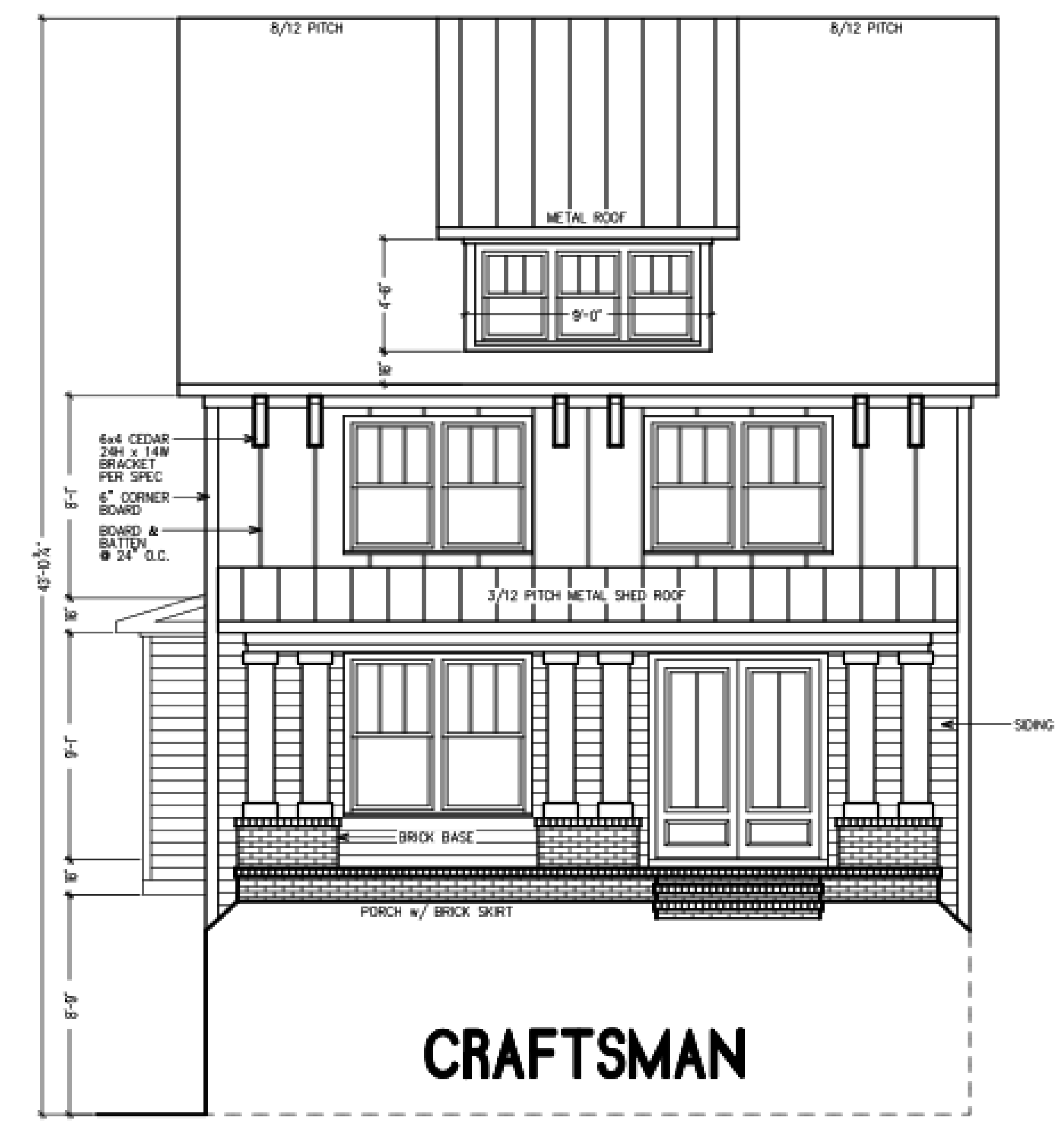
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CHECKED:	TMF
DATE:	2-22-2019
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A-5



REAR ELEVATION

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



FRONT ELEVATION

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



0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-6



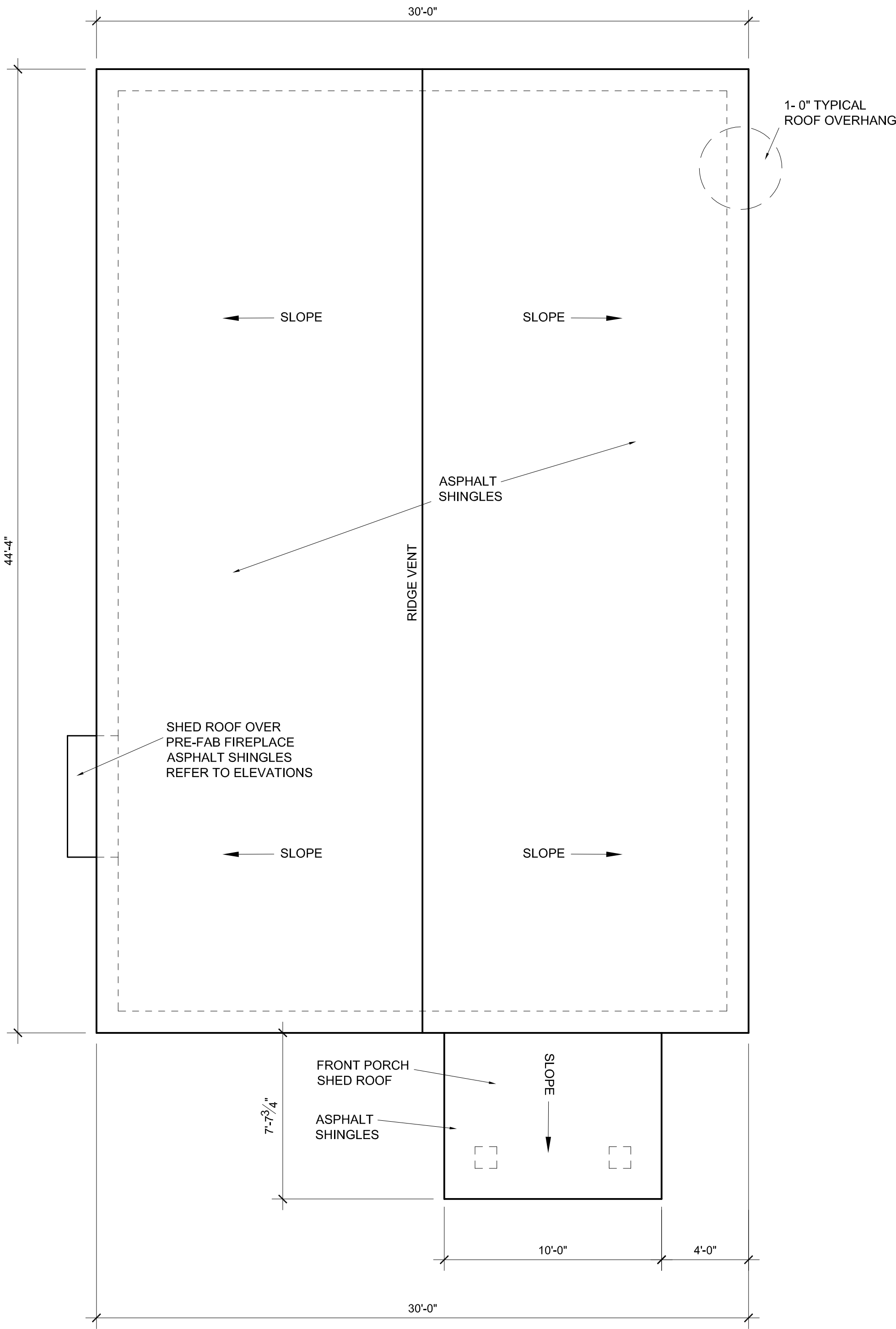


0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



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

DATE: March 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 401 Walnut Street

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 401 Walnut Street. The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2352 SF of heated floor area, 408 sf unfinished basement and a garage on the lower level.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 site is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 15.2'.***
 - ***East side setback is 27'.***
 - ***West side setback is 20'.***
 - ***Rear setback is 60'.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed 10' driveway.***
 - ***The plans do not include a new sidewalk. There is a sidewalk along the south side of Walnut Street.***
 - ***The plans include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided by a two-car garage located beneath the house accessed from the side. .***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at two-foot intervals.***
 - 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 for findings.***
 - 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.
 - ***A tree conservation and planting plan and landscape plan have been provided. See arborist report for findings.***
 - 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.
 - **No retaining walls, fences, or earth berms are shown or are proposed.**
- i. The identification and location of all refuse collection facilities, including screening to be provided.
 - **Not applicable to single-family development.**
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
 - **Not applicable.**
- k. Location and size of all signs.
 - **Not applicable.**
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
 - **Building elevations have been provided. 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.
 - **Building elevations have been provided. 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 minimum lot size is 4,000 SF. The proposed site area is .215 acres or 9373.83 sf, which is compliant.**
 - 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.
 - **The maximum lot coverage allowed is 70%, or 6,561 SF. The plans indicate that the lot coverage will be 1,188 SF for the building area, 712 SF for the driveway and 79 SF for the walkway, 224 SF for the porch and 192 SF for the rear deck, and 13.7 SF for the front stairs for a total coverage of 2,427.5 SF or 25.9%, which is compliant.**
 - 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 3 bedrooms and 3.5 bathrooms.**
 - d. Floor area in nonresidential use by category.
 - **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
 - **The minimum required area is 1,000 SF. The proposed dwelling will have 2,352 SF of heated floor area, which is compliant.**
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - **Parking will be provided by a two-car garage underneath the dwelling, connected to the street by a driveway with a turnaround area.**

- (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 overall project includes the construction of a 2.5 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule should be updated.***

RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

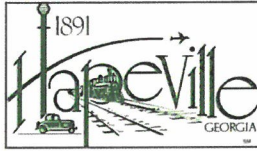
- The applicant should update the development schedule.
- Address any issues related to the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 401 Walnut Street.



TREE CONSERVATION PLAN CHECKLIST

401 Walnut St.

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

1st Arborist Review 2.18.21

Reviewer: Teresa Eldredge, teresa@tjschell.com -
(770) 361-2319

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____X_____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____X_____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- _____X_____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Current calculations
are incorrect

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

- _____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- _____ 12. Other comments:
- _____
- _____

Tree Conservation Plan:

- _____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- _____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.
- _____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

~~_____~~ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____~~ 7. No construction activity within the CRZs of preserved trees
CRZ must be free of any cut, fill, impervious cover or trenching activity.

~~_____~~ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

~~_____~~ 9. Show tree protection fence detail.

~~_____~~ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

~~_____~~ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Revise to
show
TPF out
of CRZ
or
remove
inches
saved

Submit
Report for
50" tree

_____ 14. Other comments:

Tree Replacement Plan:

~~_____~~ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

~~_____~~ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

~~_____~~ 3. Show calculations for total inch for inch landmark tree replacements

~~_____~~ 4. Locations of all trees to be planted on site to meet density requirements.

~~_____~~ 5. Locations of all tree protection areas and tree protection fencing.

_____ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

_____ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

~~_____~~ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

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

_____ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

_____ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

_____ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

~~_____~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

~~NA~~ _____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

~~X~~ _____ 21. Minimum 50% of total replacement inches shall be overstory trees.

~~X~~ _____ 22. Show planting and staking details.

~~X~~ _____ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

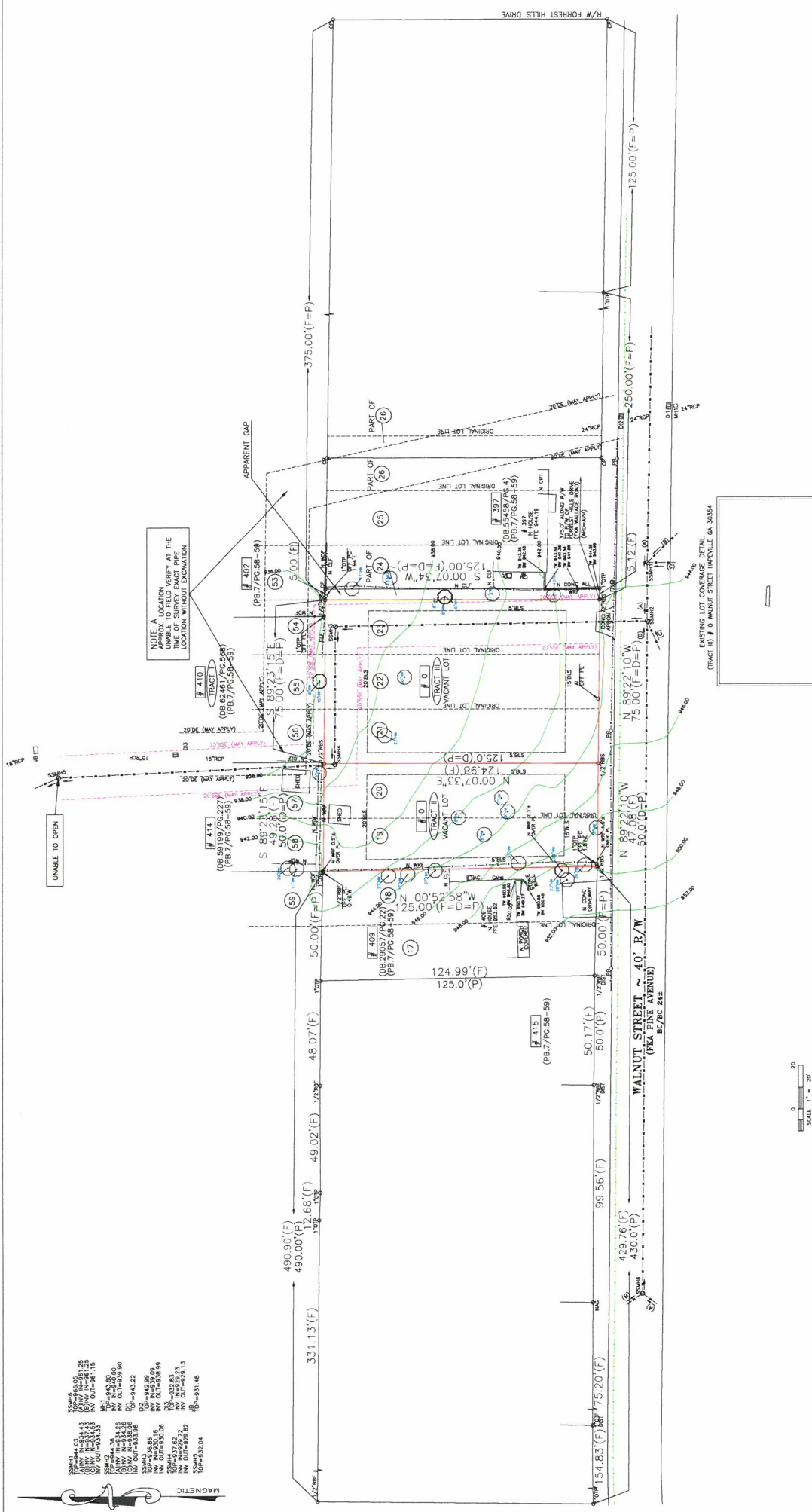
_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

ADD

- 
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
 - 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.
 - 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.
 - 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.
 - All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
 - 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.
 - Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



UNABLE TO OPEN

NOTE A
APPROX. LOCATION
MARKED BY SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION

EXISTING LOT COVERAGE DETAIL
(TRACT II) # 0 WALNUT STREET HAVENVILLE GA 30354
TOTAL LAND AREA
837,883 SF / 0.210 AC

ALLOWABLE LOT COVERAGE
869,686 SF / 0.191 AC / 70%
EXISTING LOT COVERAGE
1,312 SF / 0.003 AC / 0.0%

WALNUT STREET ~ 40' R/W
(FALL LINE AVENUE)
86/PC 842

EXISTING LOT COVERAGE DETAIL
(TRACT II) # 0 WALNUT STREET HAVENVILLE GA 30354
TOTAL LAND AREA
837,883 SF / 0.210 AC

ALLOWABLE LOT COVERAGE
869,686 SF / 0.191 AC / 70%
EXISTING LOT COVERAGE
1,312 SF / 0.003 AC / 0.0%

EXISTING CONDITIONS			
LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	
FOREST HILL PARK SUBDIVISION	SECTION	RYAN MACDOWELL	
LAND LOT #4	UNIT		
TULON COUNTY, GEORGIA	DB 62461/PC 58-59	PROPERTY ADDRESS:	
FIELD WORK DATE JAN 4, 2020	PRINTED/ISSUED FEB 1, 2020	(TRACT II) # 0 WALNUT STREET	
ALL MATTERS PERTAINING TO THIS ARE EXCEPTED		HAVENVILLE, GA 30354	
THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDATION		SHEET 2 OF 5	
SURVEY LAND EXPRESS, INC.		LAND SURVEYING SERVICES	
COUNTY # 00000373		REGISTERED SITE PLAN	
STATE # 00000000		REGISTERED SURVEYOR	
1945 ZEEBEE DRIVE		HAVENVILLE, GA 30354	
TEL 404-881-8817		WWW.SURVEYLANDEXPRESS.COM	



D-1	DISTURBED AREA (W/ MULCHING ONLY)	D-1	A TEMPORARY COVER OF PLANT RESIDUES OR OTHER MATERIALS MUST BE MAINTAINED FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
D-2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	D-2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON SEE EROSION CONTROL NOTES.
D-3	DISTURBED AREA STABILIZATION (W/ PERMANENT)	D-3	ESTABLISHING PERMANENT COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS.

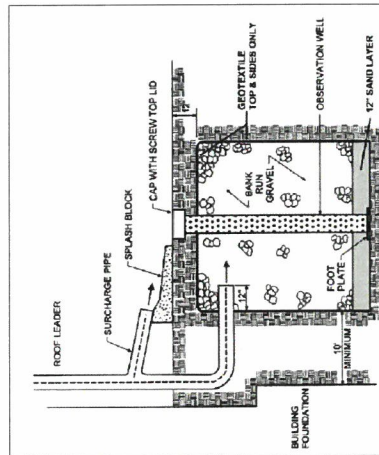
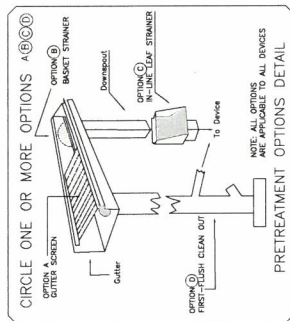
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TOTAL LAND AREA	3373.63 SF / 0.215 AC
ALLOWABLE LOT COVERAGE	
EXISTING LOT COVERAGE (PHE REMOVALS)	1561.68 SF / 0.151 AC / 70%
PROPOSED LOT COVERAGE	3322.32 SF / 0.0 AC / 0.0%
UNDISTURBED AREA	2427.51 SF / 0.306 AC / 25.9%
FLOOR AREA RATIO	49.30 SF / 0.113 AC

See architect's set for details

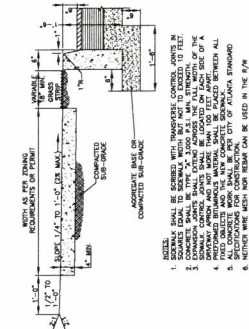
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CIRCLED ITEMS ARE REQUIRED



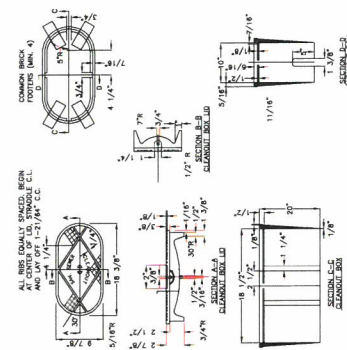
STONE STORAGE DETAIL
SIDE VIEW
PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL,
VOLUME 2 (2016 EDITION)

CONCRETE SIDEWALK AND CONCRETE HEADER CURB
(NOT TO SCALE)



STANDARD SANITARY CLEANOUT DETAIL
(NOT TO SCALE)

SANITARY CLEANOUT BOX
(NOT TO SCALE)



GENERAL NOTES:
1. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL CONFORM TO A.S.T.M. SPECIFICATIONS AS LATEST EDITION.
2. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY AVAILABLE.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- BMP NOTES:**
- GRAVEL SIZE 1-3" STONE.
 - PIPS FROM DOWNSPOUTS MUST EXTEND AT LEAST 1' INTO STONE SURROUNDING PIPE.
 - ENTIRE FORMER AND DIPS OF PIPE TO BE WRAPPED IN 6-0Z FILTER FABRIC.
 - INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
 - STONE STORAGE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING AND TO PREVENT OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
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TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTIONING.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. STONE STORAGE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING AND TO PREVENT OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	QUARTERLY
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME.	UPON FAILURE

LOTS 19, 20, 21, 22, 23 BLOCK 18
FOREST HILL PARK SUBDIVISION
LAND LOT #4
SECTION 14TH DISTRICT
FULTON COUNTY, GEORGIA
PRINTED/ISSUED FEB 1, 2020
FILED WORK DATE JAN 4, 2020
COURTESY #20022373
DATE 1/15/2020
BY J. J. JONES
J. J. JONES & ASSOCIATES, INC.
1000 BUCKLE UP DRIVE, SUITE 100
ALBUQUERQUE, NM 87102
TEL: 505-261-1947
WWW.JJJA-ENGINEERS.COM

SITE PLAN PREPARED FOR:
RYAN MACDOWELL
PROPERTY ADDRESS:
(TRACT B) # 0 MANUIT STREET
MANUIT STREET, ALBUQUERQUE, NM 87102
DATE 1/15/2020
BY J. J. JONES
J. J. JONES & ASSOCIATES, INC.
1000 BUCKLE UP DRIVE, SUITE 100
ALBUQUERQUE, NM 87102
TEL: 505-261-1947
WWW.JJJA-ENGINEERS.COM

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

21-PC-03-12

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

Name of Applicant James MacDowell

Mailing Address: 4040 Derby Dr., Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED] Email info@macbuilthomes.com

Property Owner (s) MacBuilt Homes Partners, LLC

Mailing Address 4040 Derby Dr., Cumming, GA 30040

Telephone 678-688-4960 Mobile # [REDACTED]

Address/Location of Property: 405 0 Walnut St, Hapeville, GA 30354 Tract 2

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400060713

Present Zoning Classification: R-SF Size of Tract: 0.138 acre(s)

Present Land Use: Residential Vacant Lot

Please check the following as it applies to this application

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

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

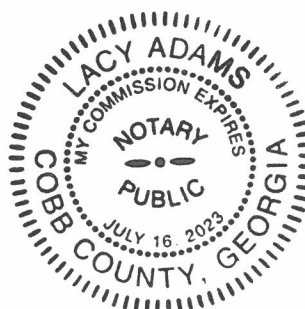
Applicant's signature _____

Date: 12/9/21

Sworn to and subscribed before me

This 9th day of February, 2021

Lacy Adams
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

We propose to build a new single family detached home on what is currently a vacant lot. The new single family detached home will meet all of the requirements of the City of Hapeville, and will be an enhancement to the lot in its current state. All design aspects of the home will meet or exceed the City requirements and will conform with the style and architecture of the City that you desire to keep. We are a well-respected Home Builder within Metro Atlanta and have completed a myriad of projects with exemplary track record.

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

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

0 Walnut St

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 James MacDowell

Address of Applicant
4040 Derby Dr, Cumming, GA 30040

Telephone of Applicant
[REDACTED]

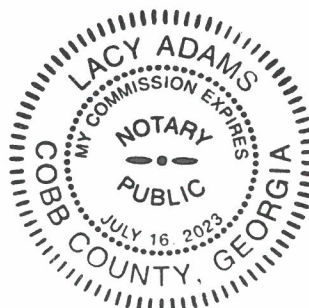
Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 9th day of February, 2021.

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)

 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.

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

 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.

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



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.



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.



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



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).



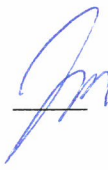
A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required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



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.



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.



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.













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Information
with your s
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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.

[Signature]

Date 2/9/21

Legal Description: 0 Walnut Street, Hapeville

TRACT II:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lots 19 and 20, Block 18, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 59, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the northerly right-of-way line of Walnut Street (formerly known as Pine Avenue), being a 40 foot wide right-of-way, as shown on said Plat, with the westerly right-of-way line of Forrest Hills Drive (formerly known as Wallace Road), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the southeast corner of Lot 38, Block 18, of said Plat;

Thence along said northerly right-of-way line of said Walnut Street, a distance of 450.00 feet to the southeast corner of said Lot 20 and the POINT OF BEGINNING;

Thence N 89°22'10" W along said northerly right-of-way line of said Walnut Street and the southerly line of said Lots 19 and 20, a distance of 47.08 feet to the southwest corner of said Lot 19;

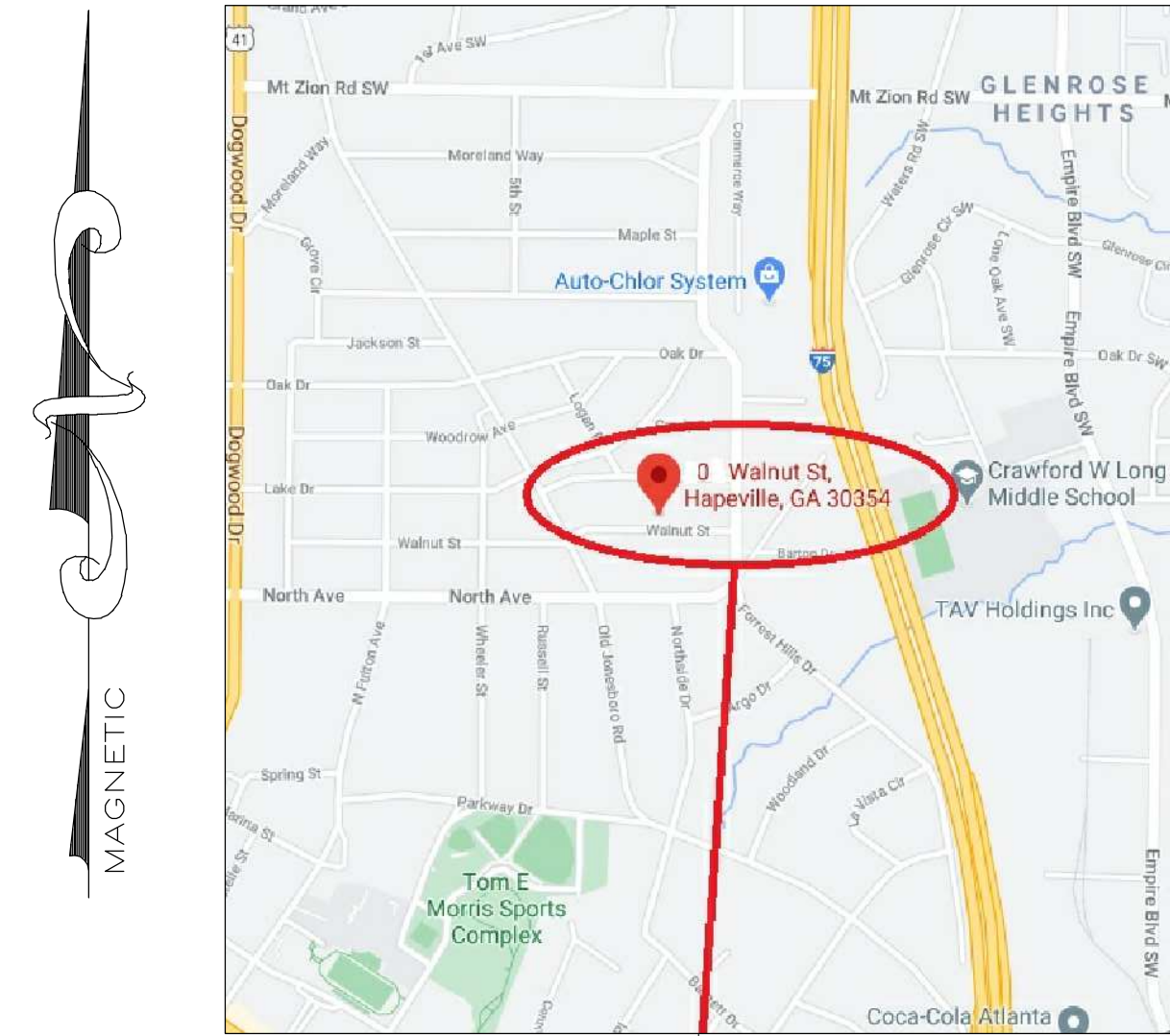
Thence N 00°52'58" W along the westerly line of said Lot 19, a distance of 125.00 feet to the northwest corner of said Lot 19;

Thence S 89°23'15" E along the northerly line of said Lots 19 and 20, a distance of 49.28 feet to the northeast corner of said Lot 20;

Thence S 00°07'33" W along the easterly line of said Lot 20, a distance of 124.98 feet to said northerly right-of-way line and the POINT OF BEGINNING.

Land Area 0.138

Survey completed by Survey Land Express, Inc, dated January 06, 2021
End



FLOOD NOTE: SITE LOCATION MAP NOT TO SCALE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 3121C0367E EFFECTIVE DATE: 03/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/15/2021
ANTICIPATED COMPLETION DATE: 10/15/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

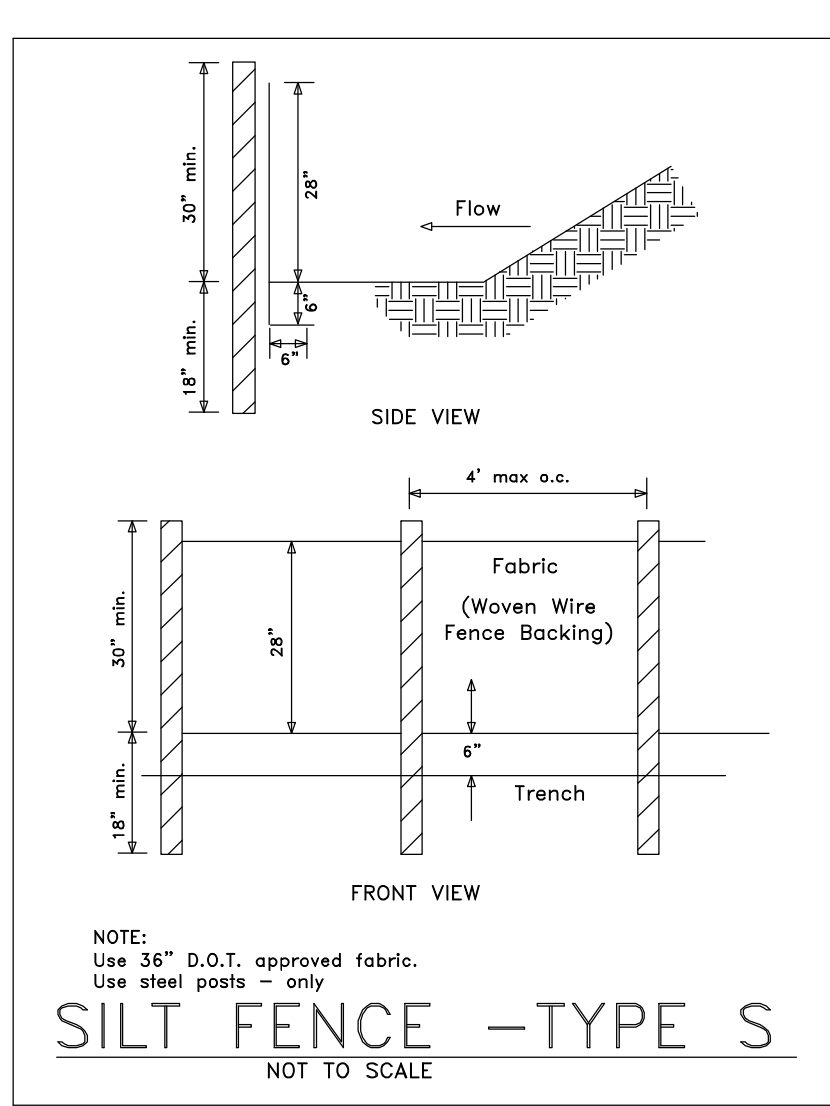
APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AFF	ASPER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MGN	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BK	BACK OF CURB	MTF	METAL FENCE
BUC	BLOCK	NH	NORRIS HOLE
BLS	BUILDING LINE SETBACK	NT	NOTED
BRK	BRICK	OTP	OPEN TOP PIPE FOUND
CBK	CABLE BOX	OU	OWNERSHIP UNCLEAR
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
CO	CITY OF ATLANTA	PP	POWER POLE
COA	SEWER CLEANOUT	PW	POWER LINE
CPT	CALCULATED POINT	(P)	PLAT
CPT	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	RCP	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
F	FIELD	SW	SCREENED PORCH
FC	FENCE POST	TB	TOP OF BANK
FC	FENCE CORNER	UE	UTILITY EASEMENT
FR	FIRE HYDRANT	WD	WOOD
FW	FRAME	WDF	WOOD FENCE
GL	GAS LINE	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WW	WATER VALVE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPS	IRON PIN SET	Y	YARD INLET
IR	IRON ROD FOUND	Y	INDICATES STAIRS

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* LINE INDICATORS *

— — — — —	INDICATES SANITARY SEWER LINE
— — — — —	INDICATES POWER LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES WATER LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES FENCE LINE
— — — — —	INDICATES DRAINAGE LINE



(Sd1-S) SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

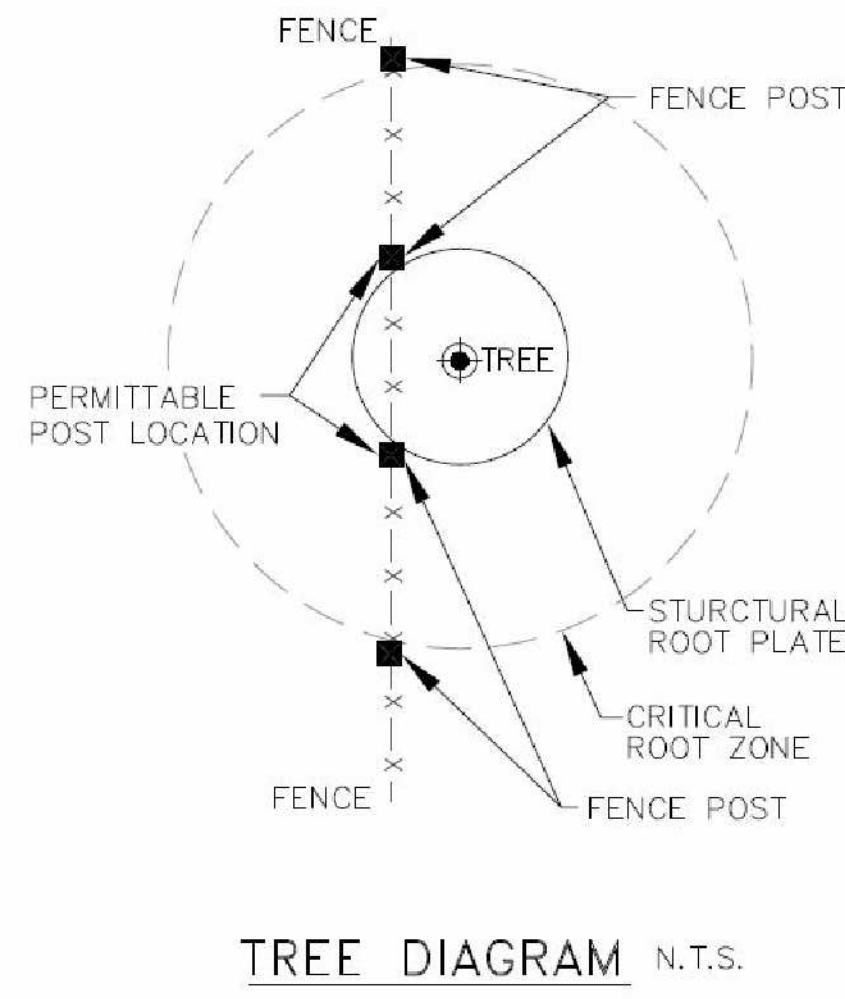
SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000065549
ISSUED: 01/27/2018 EXPIRES: 01/27/2021

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
MACBUILT HOMES, LLC
12195 HWY 92 STE 114-307
WOODSTOCK, GA 30188
24-HRS CONTACT: RYAN MACDOWELL
eMAIL: ryan@macbuilthomes.com
PHONE: 678.688.4960

TREE NOTES:

NO TREES WILL BE DESTROYED ACCORDING TO CITY OF ATLANTA PROTECTION ORDINANCE 158. ALL CONTINUOUS FENCE FOOTERS/STRINGERS LOCATED IN TREE'S CRITICAL ROOT ZONES WILL BE BUILT AT OR ABOVE EXISTING GRADE. THE ONLY IMPACT TO EARTH WILL BE TO DIG POSTS.



SILT FENCE HAND DUG IN CRZ

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

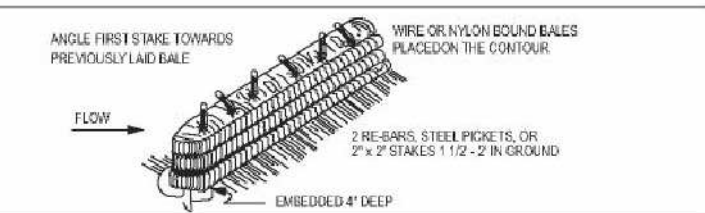


Figure 1. Straw Bale Barrier Installation Requirements

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb (HAYBALES)

INDICATES TREE PROTECTION FENCE

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

Released for Construction

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 1 OF 6
FOREST HILL PARK SUBDIVISION	SECTION	UNIT	RYAN MACDOWELL
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB 62461/PG.568	PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS:	(TRACT II) # 0 WALNUT STREET
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
MC	COORD #20202732	SURVEY LAND EXPRESS, INC	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
DWG	#20202736 SITE PLAN	LAND SURVEYING SERVICES	

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDAGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

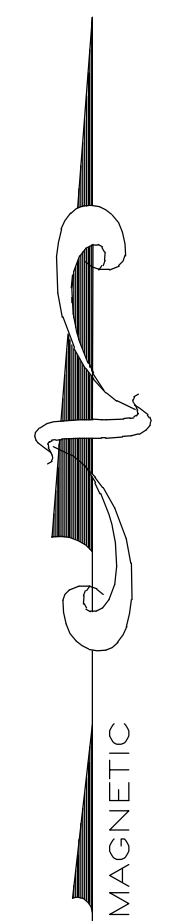
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
EUGENE A. STEPANOV
No. 1197
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND THE BOUNDARIES SHOWN THEREON.
Page 159 of 279



SSMH1
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

SSMH2
TOP=944.36
(A) INV IN=934.26
(B) INV IN=934.26
(C) INV IN=938.96
INV OUT=933.96

SSMH3
TOP=936.86
INV IN=930.16
INV OUT=930.06

SSMH4
TOP=937.62
INV IN=929.72
INV OUT=929.62

SSMH5
TOP=932.04

SSMH6
TOP=966.05
(A) INV IN=961.25
(B) INV IN=961.25
INV OUT=961.15

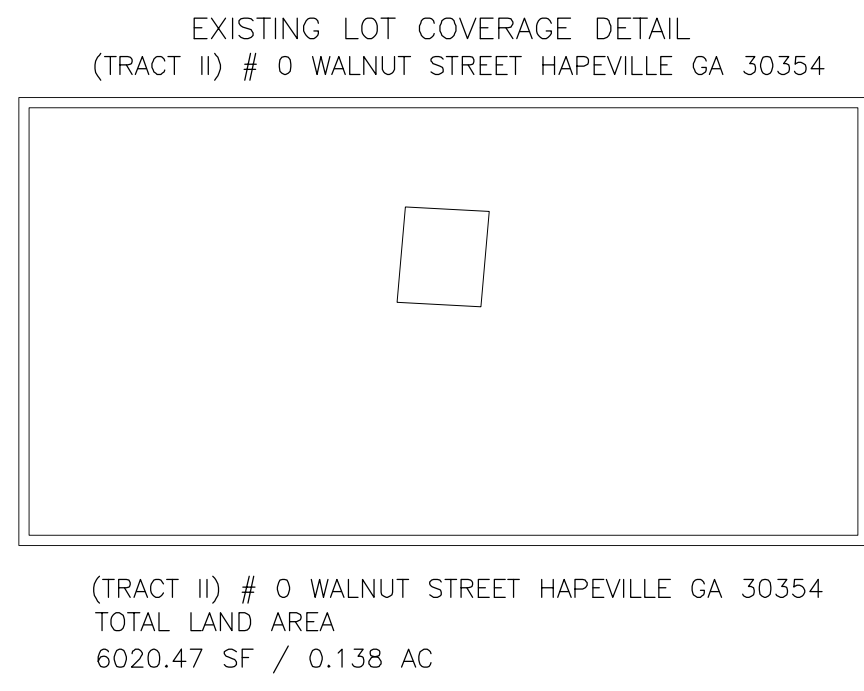
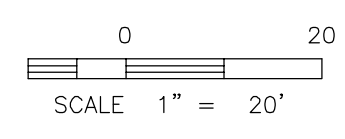
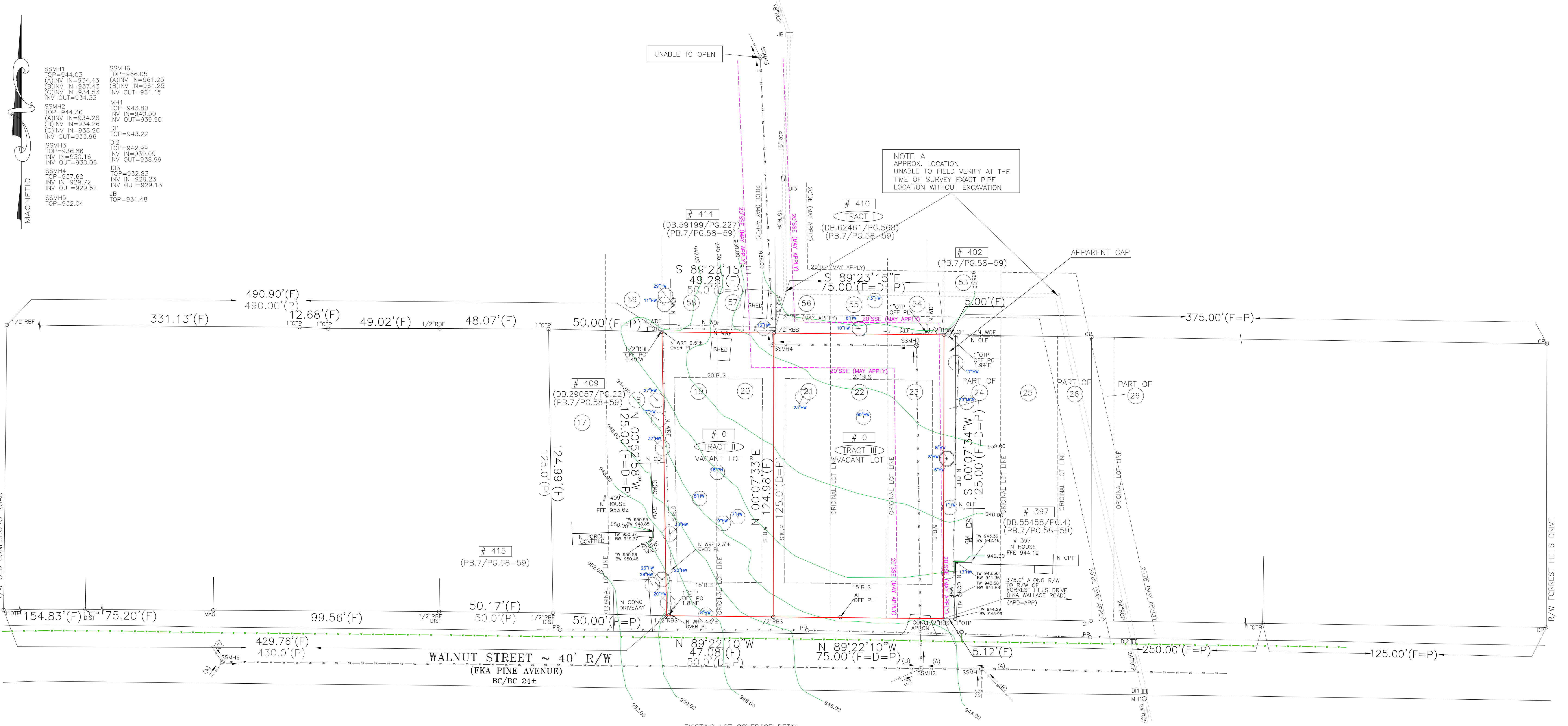
MH1
TOP=943.80
INV IN=940.00
INV OUT=939.90

D11
TOP=943.22

D12
TOP=942.99
INV IN=939.09
INV OUT=938.99

D13
TOP=932.83
INV IN=929.23
INV OUT=929.13

JB
TOP=931.48

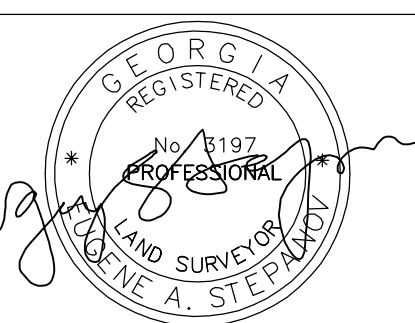


ALLOWABLE LOT COVERAGE
4214.33 SF / 0.097 AC / 70%

EXISTING LOT COVERAGE
36.59 SF / 0.001 AC / 0.61%

EXISTING CONDITIONS

LOTS 19, 20, 21, 22, 23			BLOCK 18		SITE PLAN PREPARED FOR: SHEET 2 OF 6	
FOREST HILL PARK SUBDIVISION			SECTION		UNIT	
LAND LOT 94			SECTION		SECTION	
FULTON COUNTY, GEORGIA			DB.62461/PG.568		PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020			PRINTED/SIGNED FEB 1, 2021		PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"		(TRACT II) # 0 WALNUT STREET	
					HAPEVILLE, GA 30354	
MC COORD #20202732 DWG #20202736 SITE PLAN			SURVEY LAND EXPRESS, INC		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
			LAND SURVEYING SERVICES		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1967, AS AMENDED.	



MAGNETIC

SSMH1
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

SSMH2
TOP=944.36
(A) INV IN=934.26
(B) INV IN=934.26
(C) INV IN=938.96
INV OUT=933.96

SSMH3
TOP=936.86
INV IN=930.16
INV OUT=930.06

SSMH4
TOP=937.62
INV IN=929.72
INV OUT=929.62

SSMH5
TOP=932.04

SSMH6
TOP=966.05
(A) INV IN=961.25
(B) INV IN=961.25
INV OUT=961.15

MH1
TOP=943.80
INV IN=940.00
INV OUT=939.90

D11
TOP=943.22

D12
TOP=942.99
INV IN=939.09
INV OUT=938.99

D13
TOP=932.83
INV IN=929.23
INV OUT=929.13

JB
TOP=931.48



NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

0
TRACT II
VACANT LOT

EXISTING SHED TO BE
DEMOLISHED AND REMOVED

ALL DISTURBED AREAS

Ds1 Ds2 Ds3

NOTE A
APPROX. LOCATION
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION

23" HW TREE R23'
IMPACTED AREA=12.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

BOTH LOTS ARE OWNED BY THE
SAME DEVELOPER, TO HAVE WORK
COMMENCE SIMULTANEOUSLY

LIMITS OF
DISTURBANCE

2 PARKING SPACES
REQUIRED & 3
PROPOSED

PROPOSED
CONTOURS

HAY BALES AND TREE
PROTECTION ONLY

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS
THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION
AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION
OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND
DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES
PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL
BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS &
ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE
HOUSE.

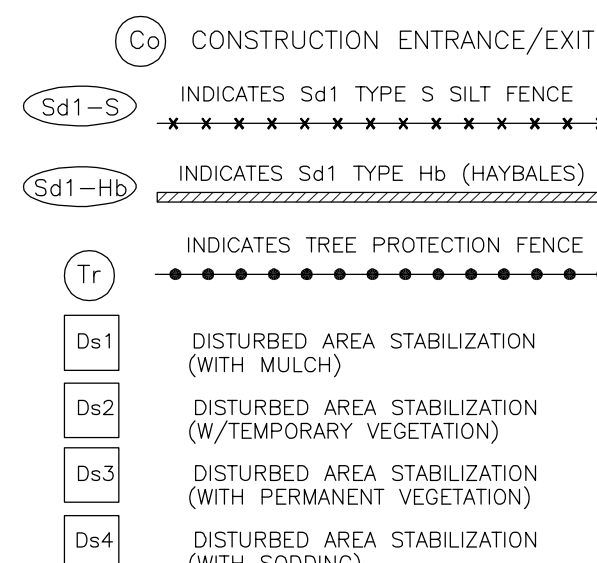
EROSION CONTROL & TREE PROTECTION BMPs TO BE
MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS
DETAILED HEREON.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	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	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PROTECTION:

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE
START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE
FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO
OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

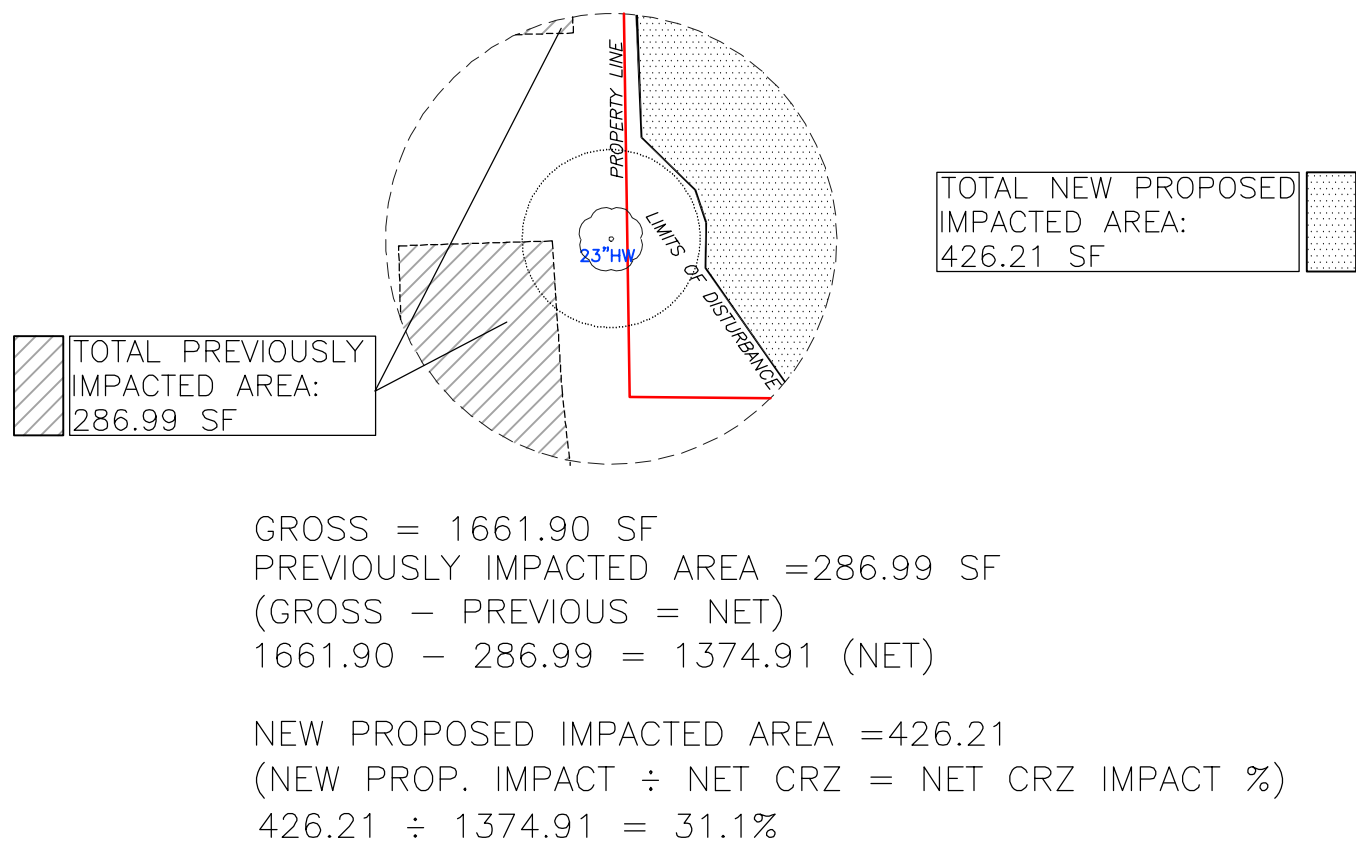
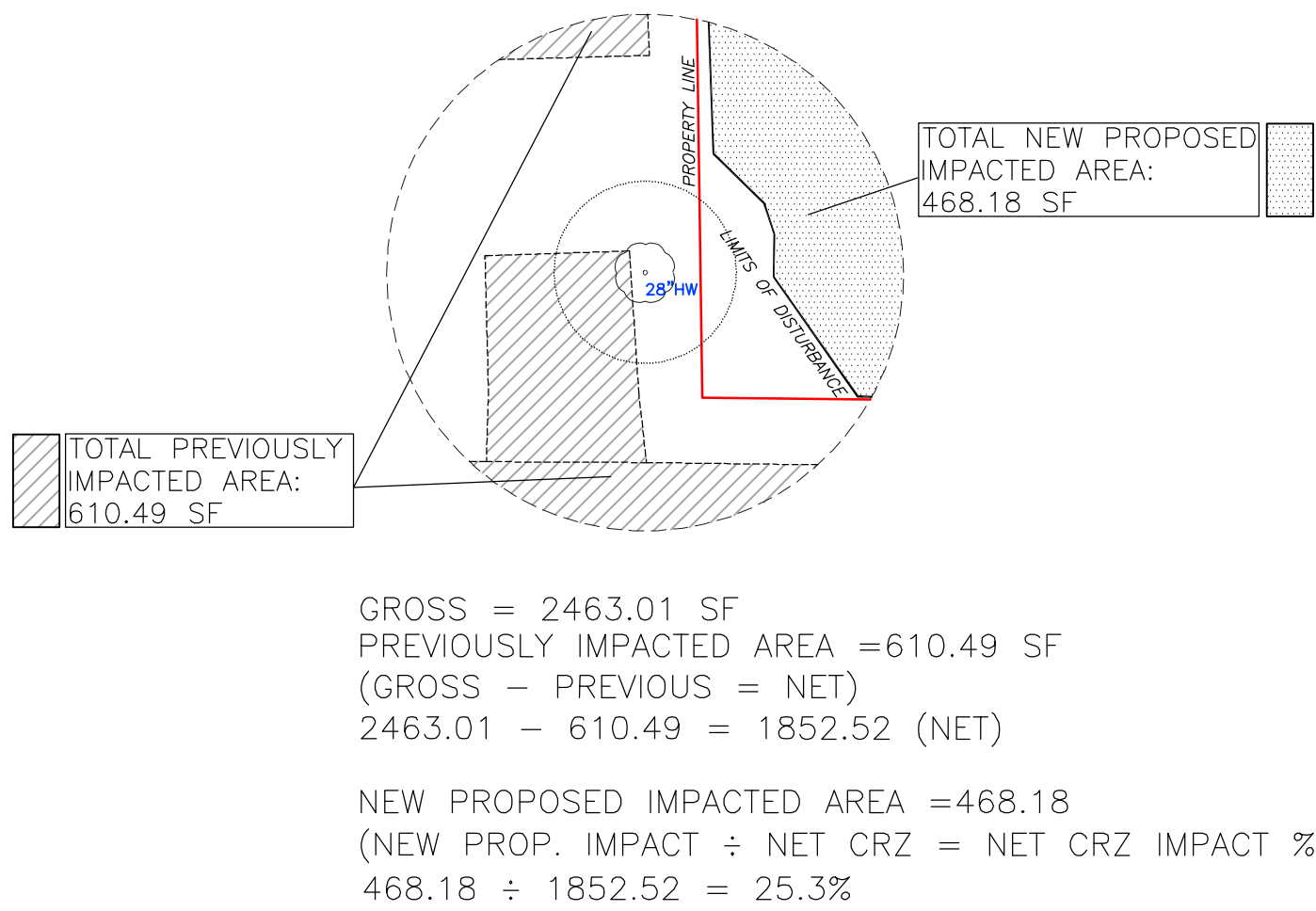
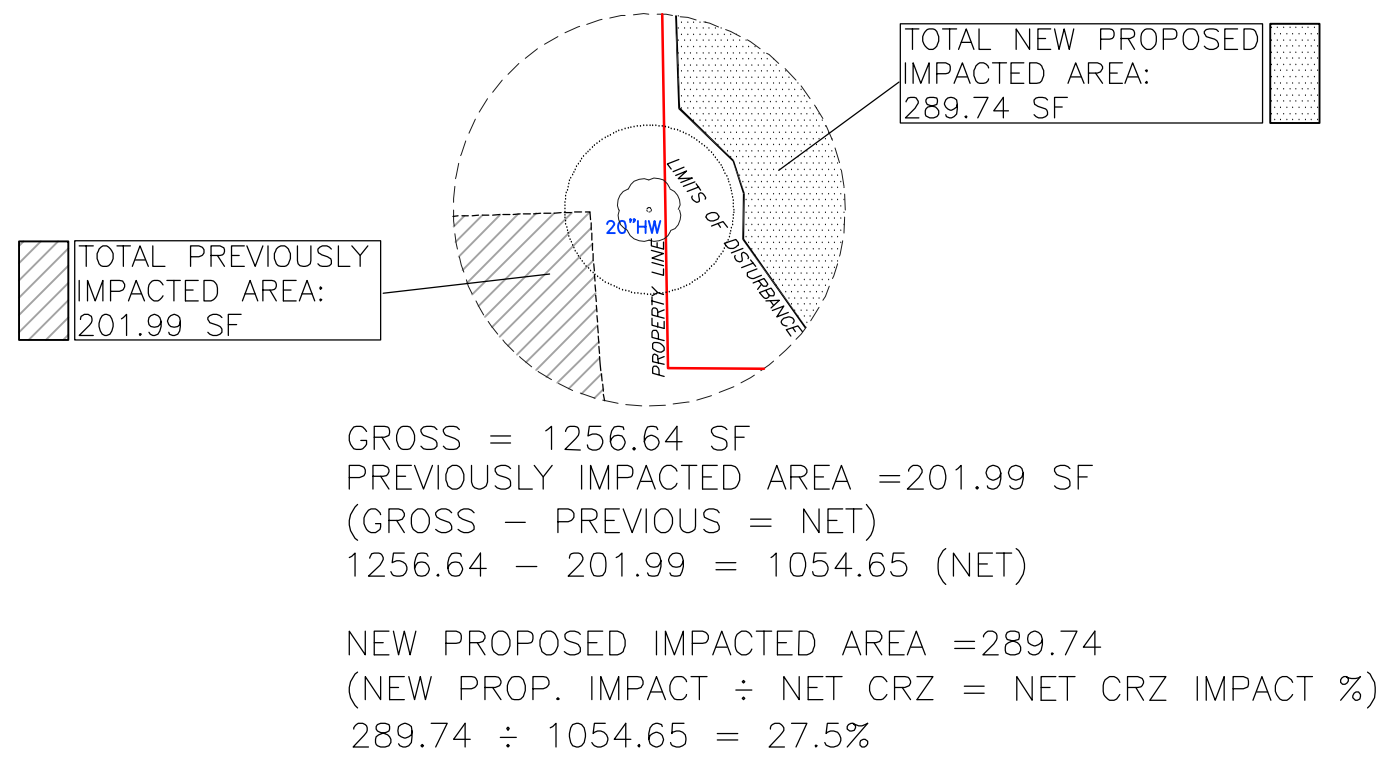
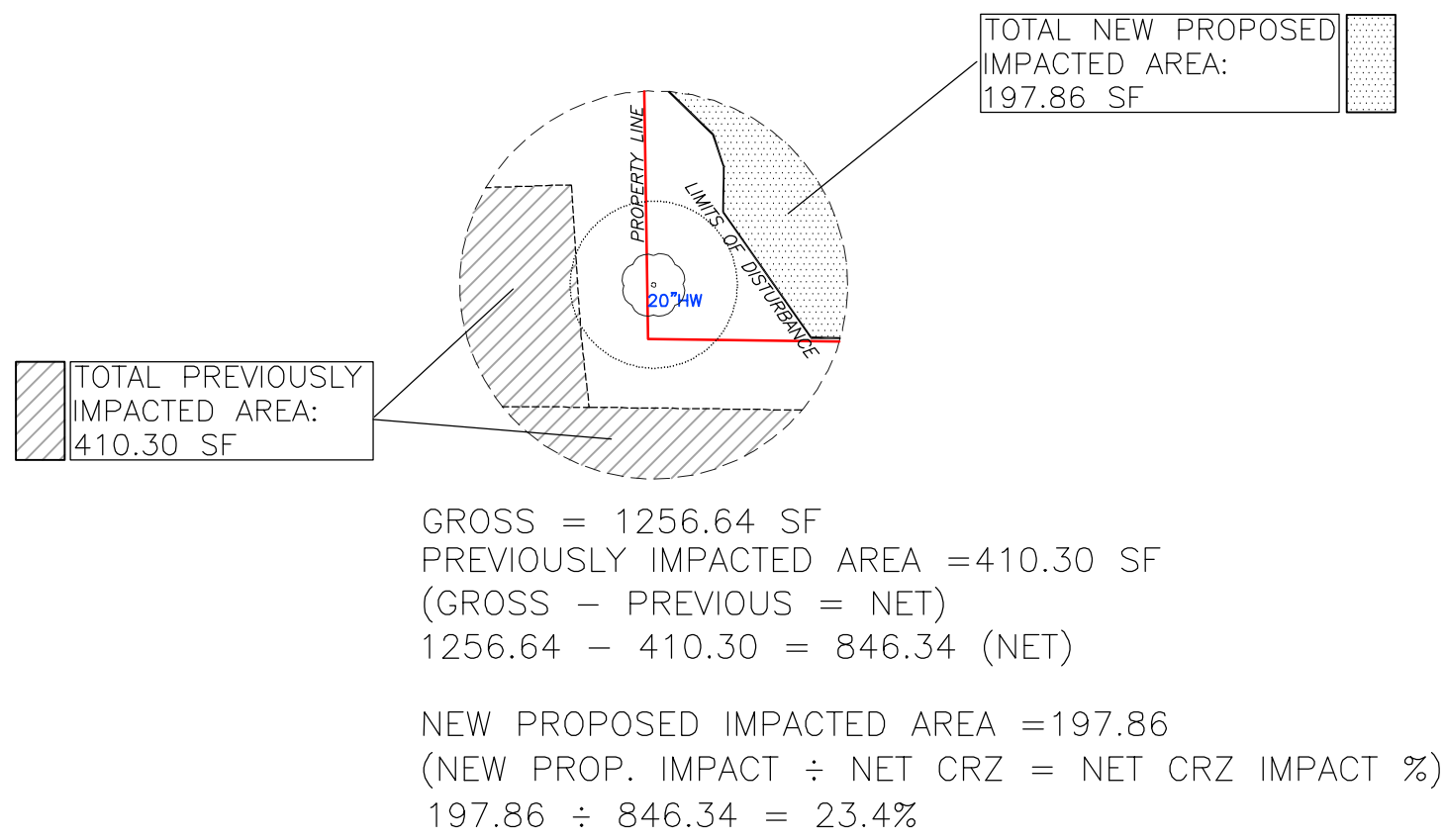
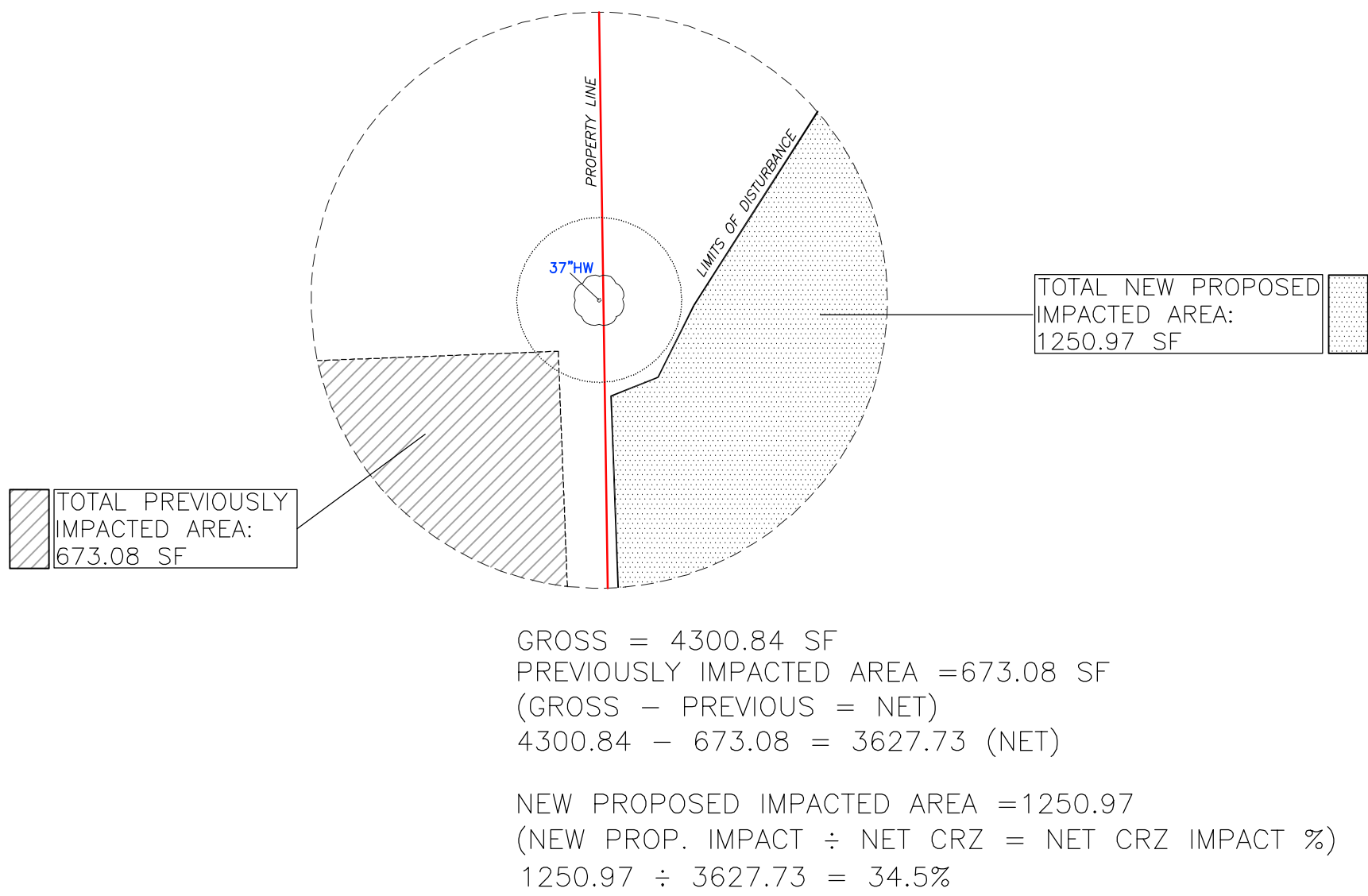


0 20
SCALE 1" = 20'

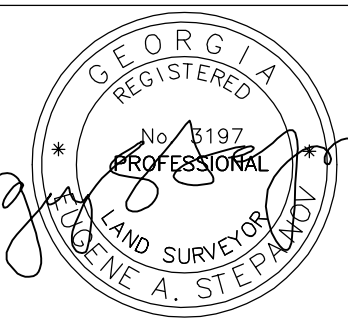
TOTAL LAND AREA
6020.47 SF / 0.138 AC

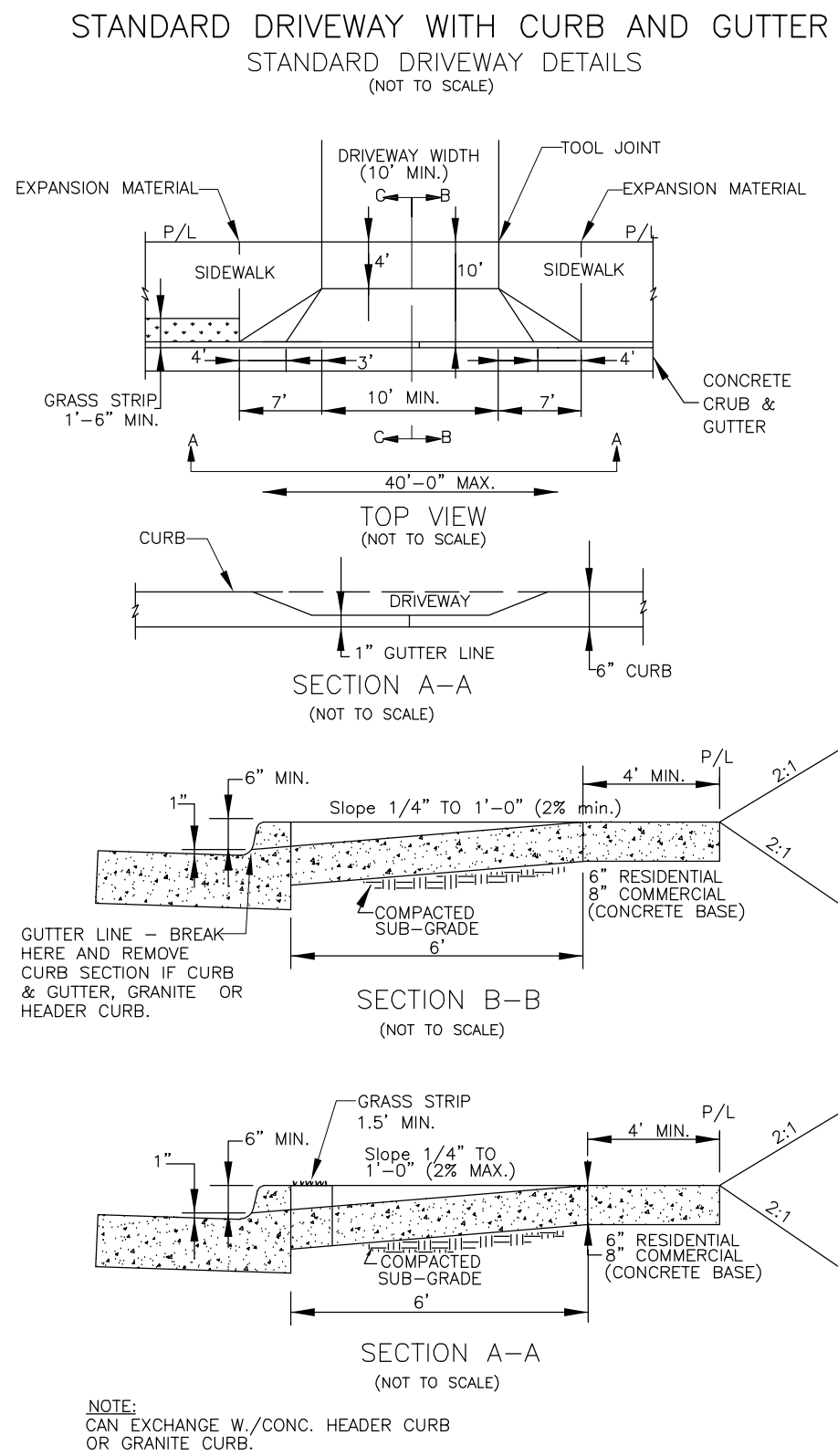
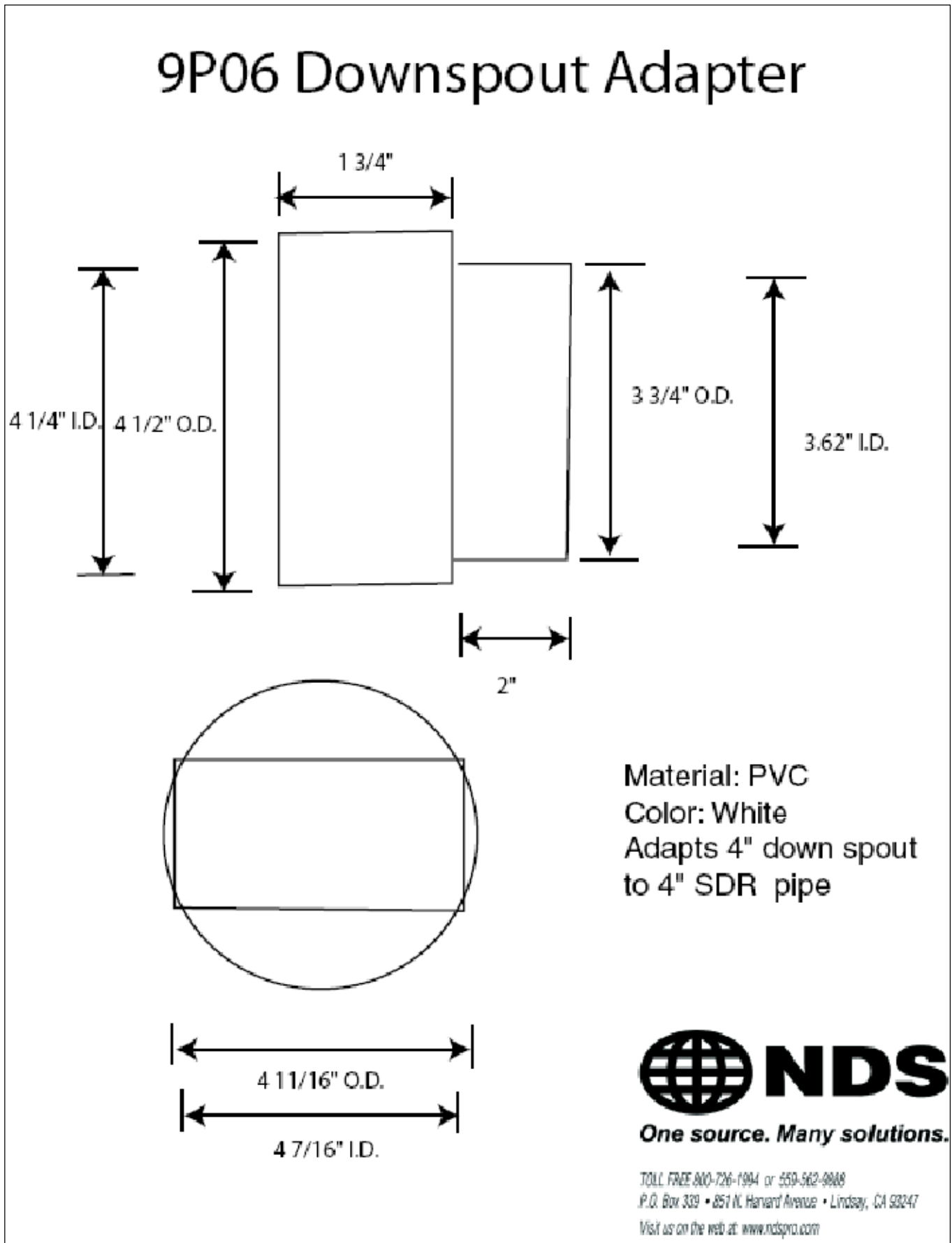
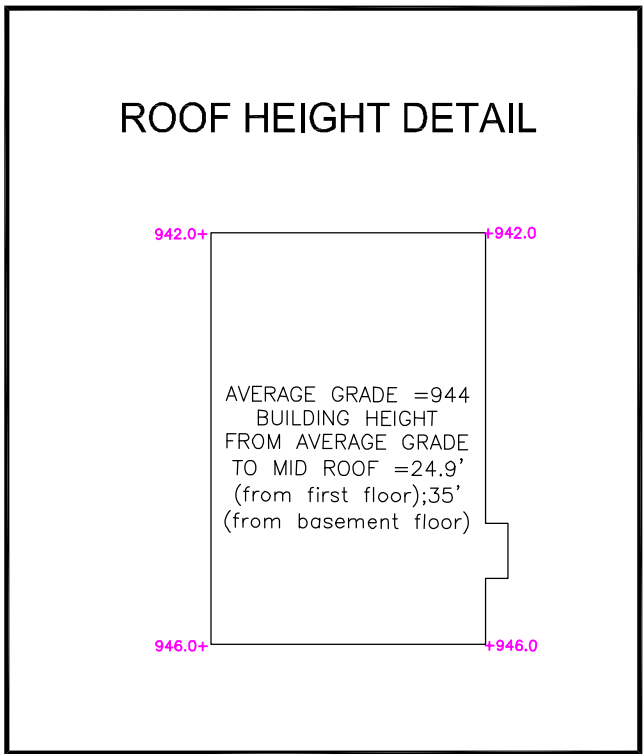
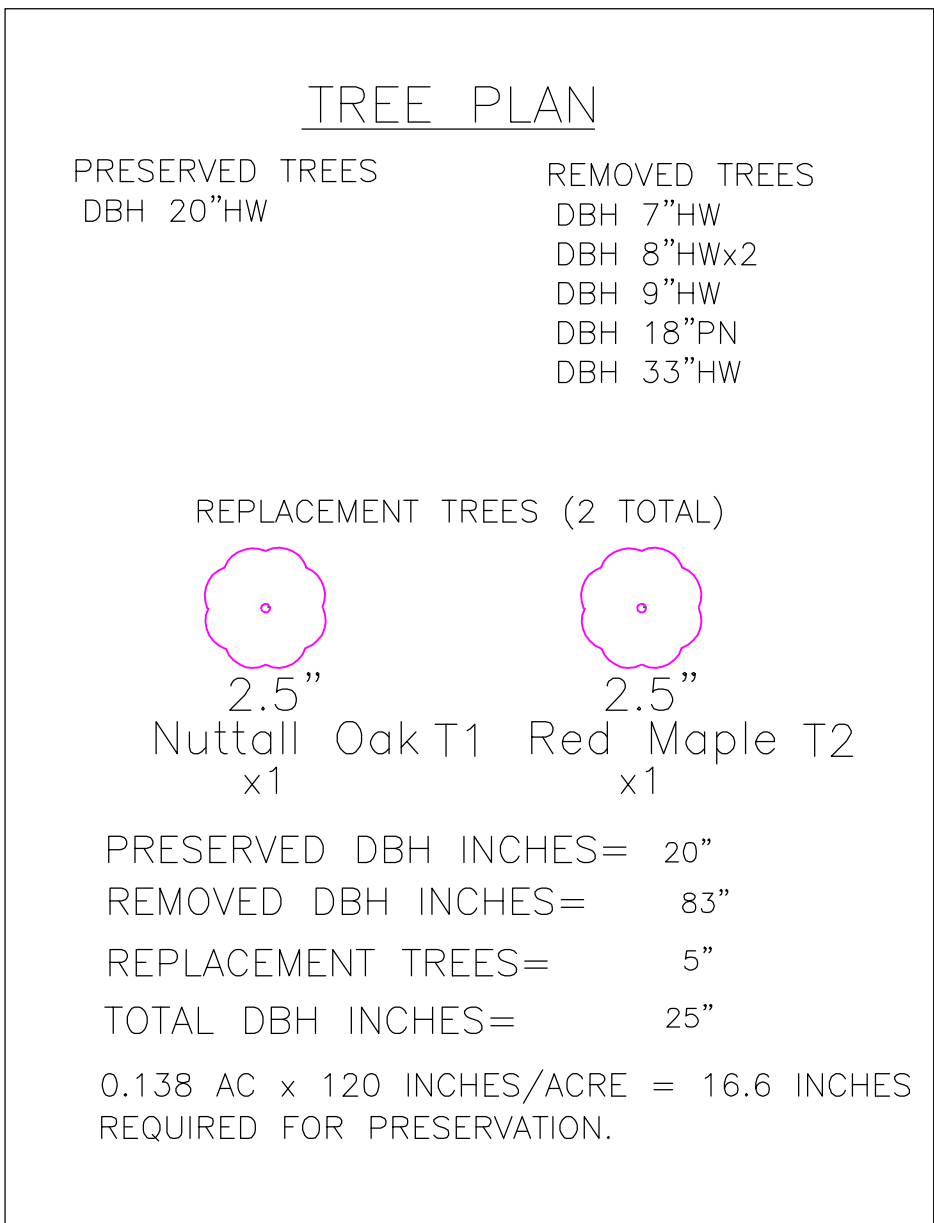
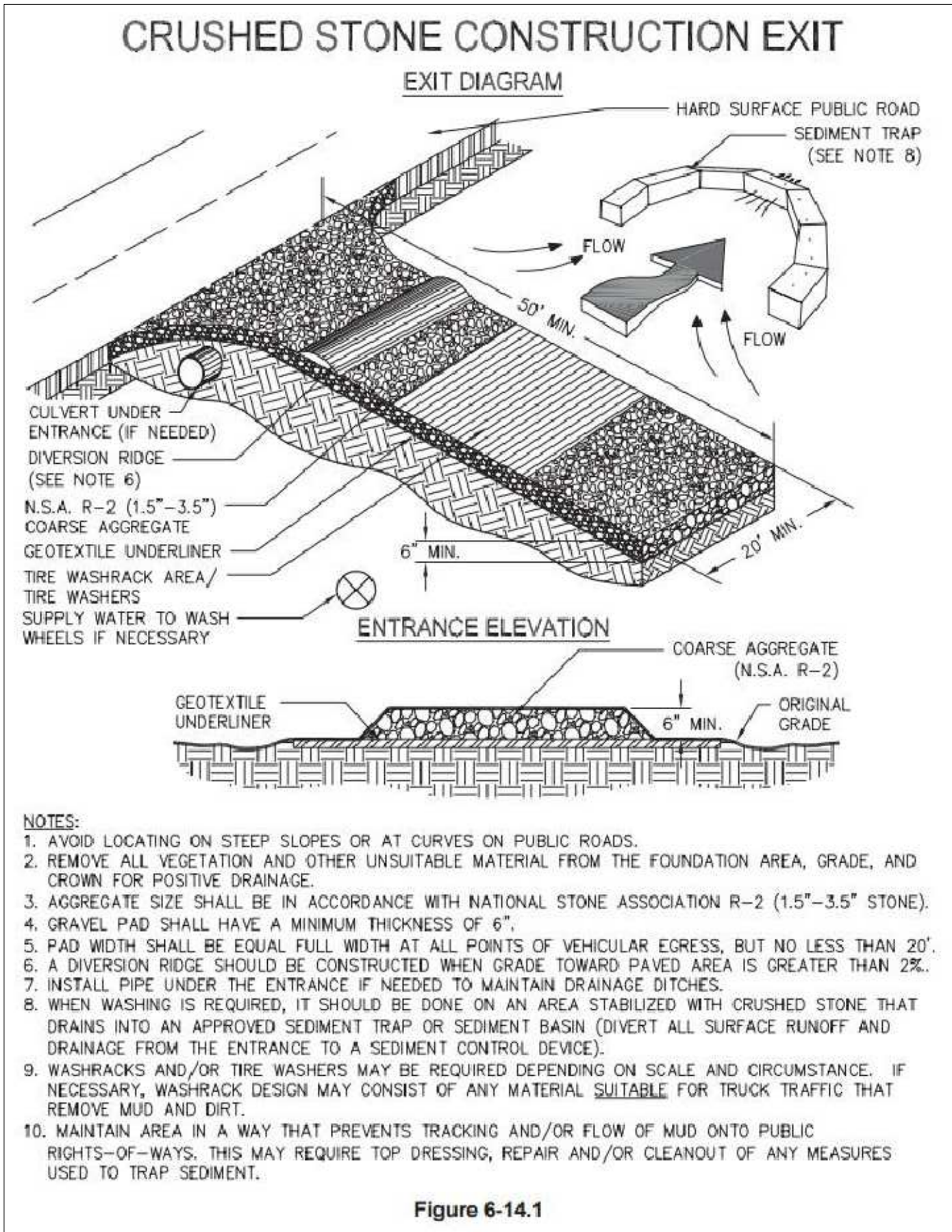
ALLOWABLE LOT COVERAGE
4214.33 SF / 0.097 AC / 70%
EXISTING LOT COVERAGE (PRE REMOVALS)
36.59 SF / 0.001 AC / 0.61%
PROPOSED LOT COVERAGE
2452.40 SF / 0.056 AC / 40.7%
DISTURBED AREA
3896.78 SF / 0.089 AC
FLOOR AREA RATIO
See architect's set for details

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 3 OF 6
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT		
FULTON COUNTY, GEORGIA	DB.62461/PG.568	PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
MC COORD #20202732 DWG #20202736 SITE PLAN	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON IN ACCORDANCE WITH THE "LAND SURVEYING" ACT OF 1917. No. 1197 REGISTERED PROFESSIONAL LAND SURVEYOR DAVID A. STEPHENS

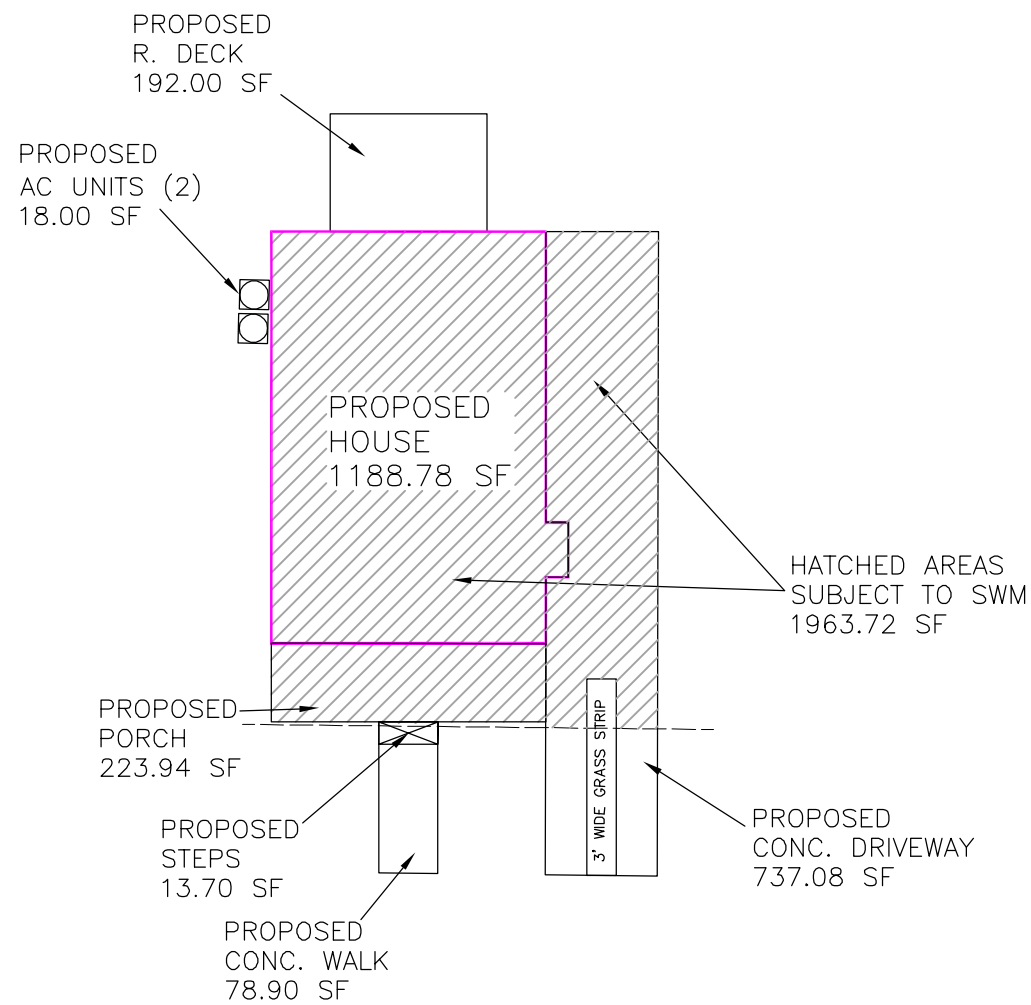


TREE IMPACT DETAILS

LOTS 19, 20, 21, 22, 23			BLOCK 18		SITE PLAN PREPARED FOR:		SHEET 4 OF 6			
FOREST HILL PARK SUBDIVISION			SECTION		UNIT		RYAN MACDOWELL			
LAND LOT 94			14TH DISTRICT		SECTION					
FULTON COUNTY, GEORGIA			DB.62461/PG.568		PB.7/PG.58-59		PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354			
FIELD WORK DATE JAN 4, 2020			PRINTED/SIGNED FEB 1, 2021							
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"							
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.										
MC COORD #20202732 DWG #20202736 SITE PLAN					SURVEY LAND EXPRESS, INC					
					24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM					
					IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THE SURVEYOR'S RESPONSIBILITY TO THE PUBLIC IS MAINTAINED.					



LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1963.72 SF
(I) PERCENT OF IMPERVIOUS = 32.6%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3434
ACRE-FT) $\times 43560 =$ (CUBIC FEET)
A = 6020.47 SF
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
WQv= 206.74 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 9.5' LONG, 9' WIDE AND 6.5" IN DEPTH.
TOTAL 555.75 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 222.30 CF

TOTAL STORAGE 222.30 CF
TOTAL REQUIRED 206.74 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE

DS SW.2
NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 5 OF 6
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA	DB.62461/PG.568 PB.7/PG.58-59		
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
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MC COORD #20202732 DWG #20202736 SITE PLAN	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE SURVEYOR'S RESPONSIBILITY TO THE "WARRANTED SURVEYOR" IS MAINTAINED. No. 1197 PROFESSIONAL LAND SURVEYOR GENE A. STEPHAN	

CIRCLE ONE OR MORE OPTIONS A(B)(C)(D)

OPTION A
GUTTER SCREEN

OPTION B
BASKET STRAINER

Gutter

Downspout

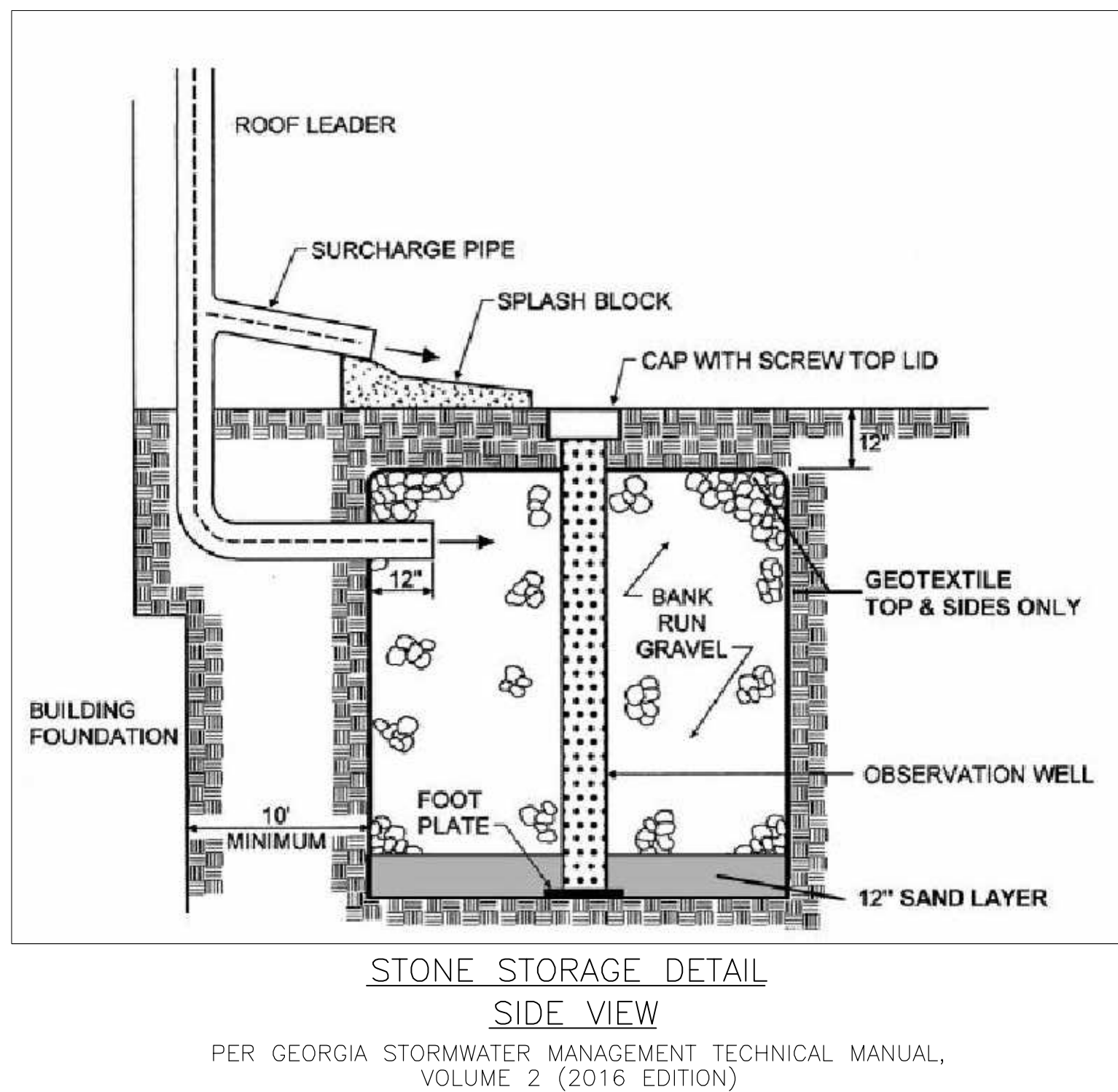
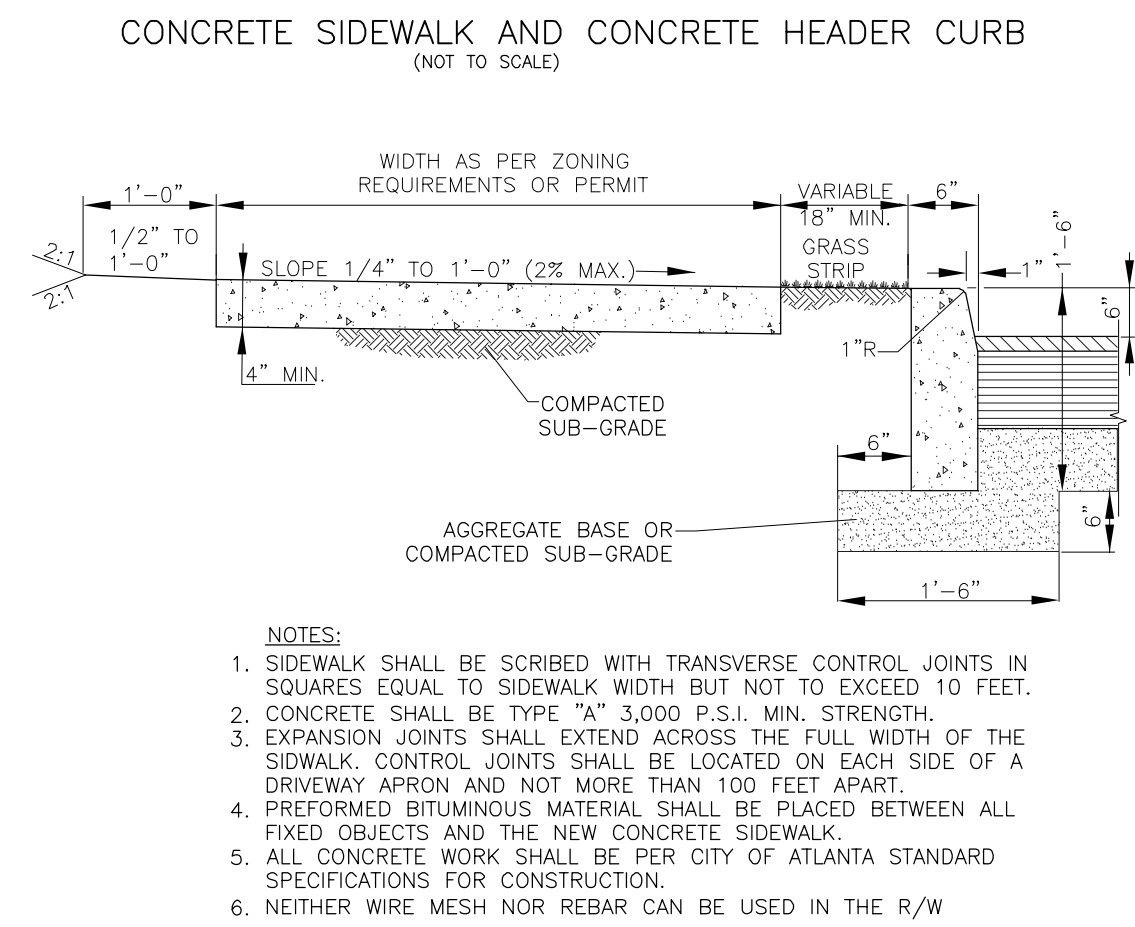
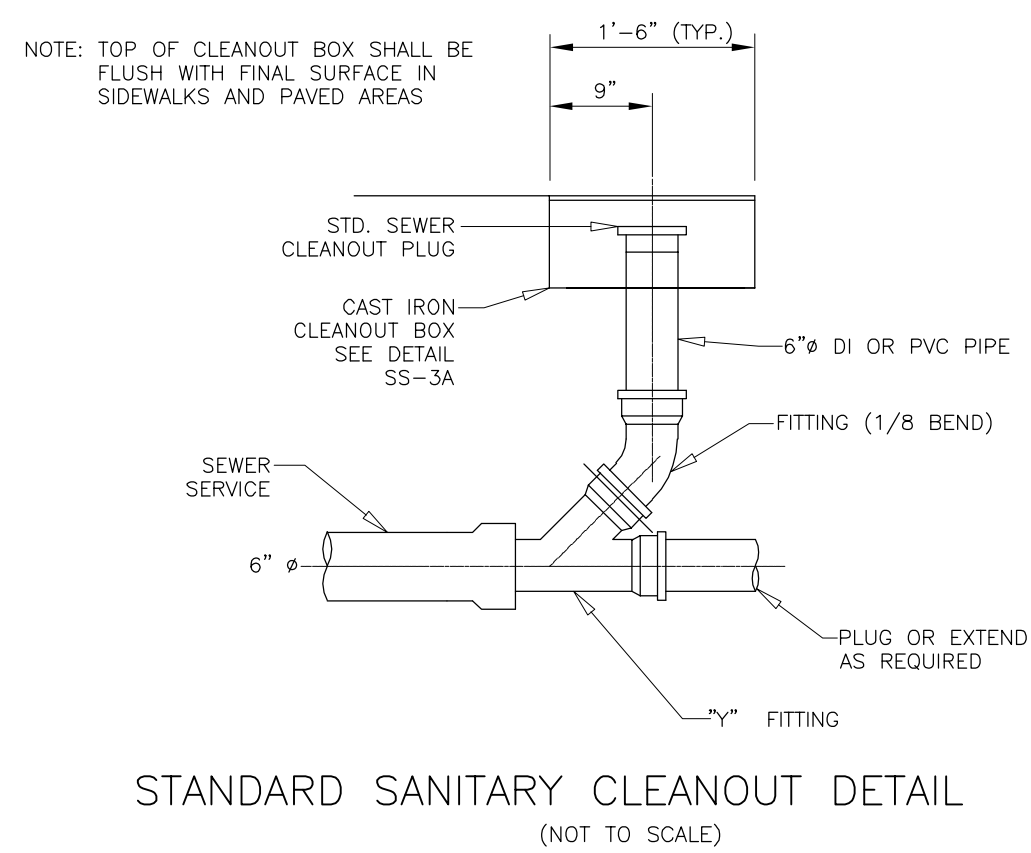
OPTION C
IN-LINE LEAF STRAINER

OPTION D
FIRST-FLUSH CLEAN OUT

To Device

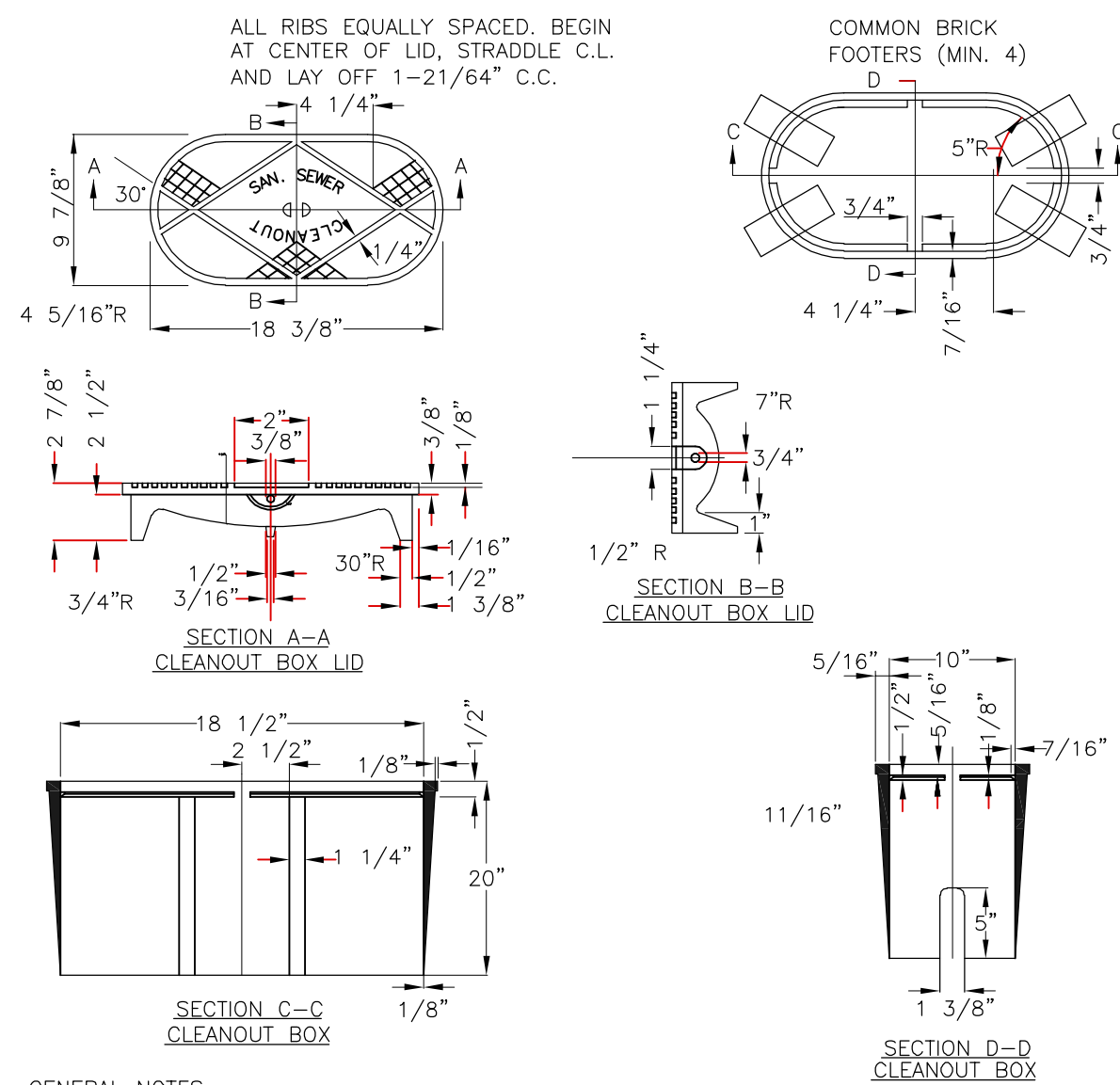
NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2"-3" STONE.
2. 4" PIPES FROM DOWNRUNNERS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-0Z FILTER FABRIC.
5. A CLEANTO AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMP'S.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

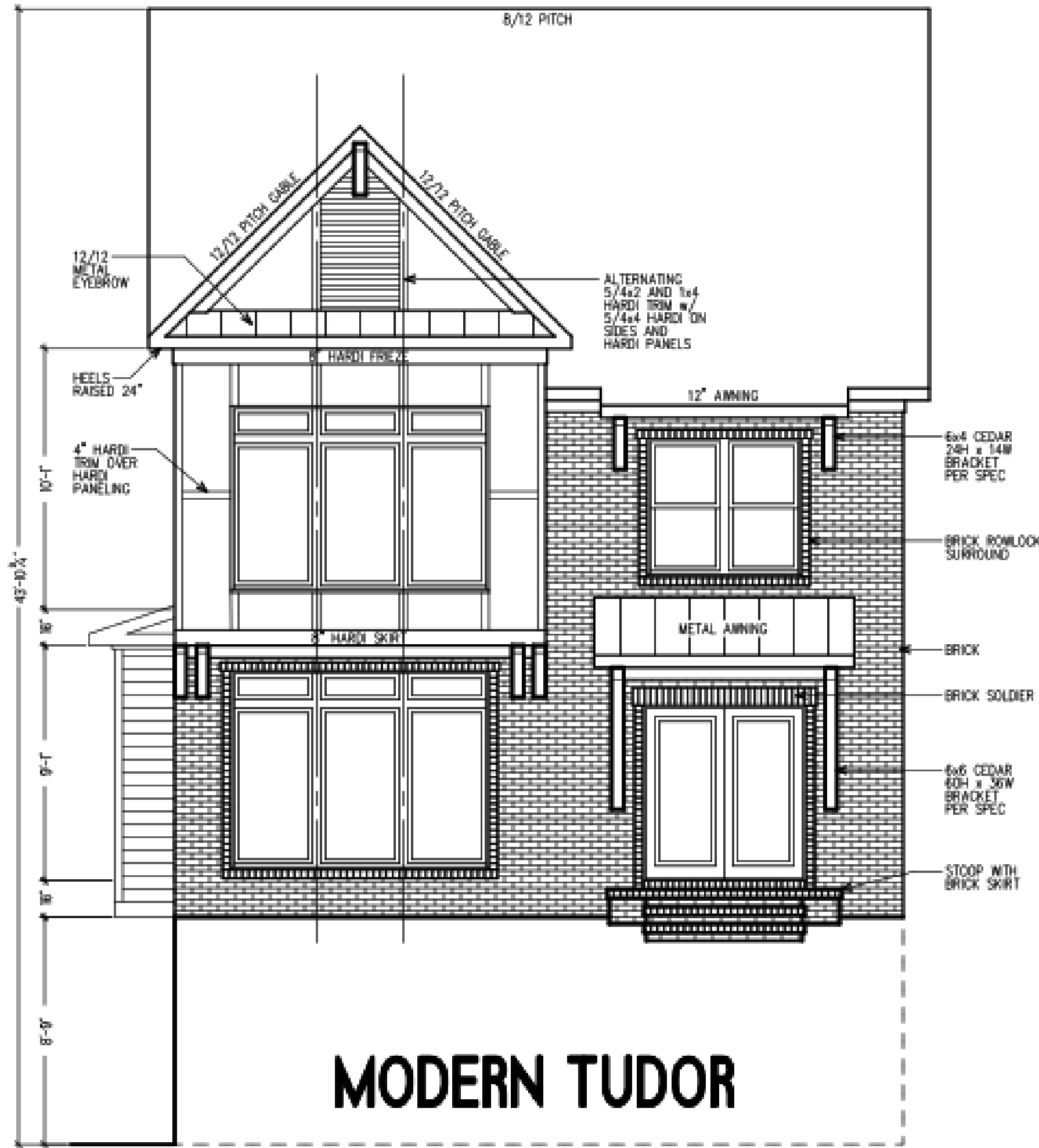
TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE



1. UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
2. CASTINGS SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE, CHIPPED AND GROUND AS NEEDED TO REMOVE FINIS AND ROUGH PLACES.
3. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH INDICATED IN A.W.A.C. SPECIFICATIONS C11. AFTER REPAIRS, COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.
4. WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.

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

LOTS 19, 20, 21, 22, 23		BLOCK 18		SITE PLAN PREPARED FOR:		SHEET 6 OF 6	
FOREST HILL PARK SUBDIVISION		SECTION UNIT		RYAN MACDOWELL			
LAND LOT 94		14TH DISTRICT					
FULTON COUNTY, GEORGIA		DB.62461/PG.568		PB.7/PG.58-59			
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SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES				IN NO MANNER, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLAT, BUT HAS BEEN PREPARED IN CONFORMANCE WITH THE MANNER, STANDARD AND REQUIREMENTS OF THE PROFESSION.			



INDEX
A1 - Cover Sheet
A2 - Basement Floor Plan
A3 - First Floor Plan
A4 - Second Floor Plan
A5 - Elevations 1
A6 - Elevations 2
A7 - Roof Plan

PROJECT INFORMATION
SINGLE FAMILY RESIDENCE:
PROJECT NAME: Walnut St Lot 2
PROJECT OWNER: MacBuilt Homes
PROJECT ADDRESS: 0 Walnut St, Hapeville, GA 30354
Unfinished basement square feet = 408.5 First Floor heated square feet = 1176 Second floor heated square feet = 1176 Total heated square feet = 2352 Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION.
APPLICABLE CODES:
- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
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0 Walnut St
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

COVER SHEET

MACBUILT HOMES

BY: *RLG* CK: *TDJ*

DATE:

SHEET:

A-1

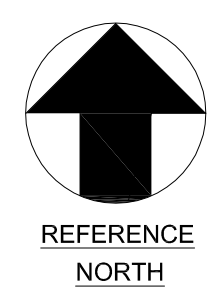
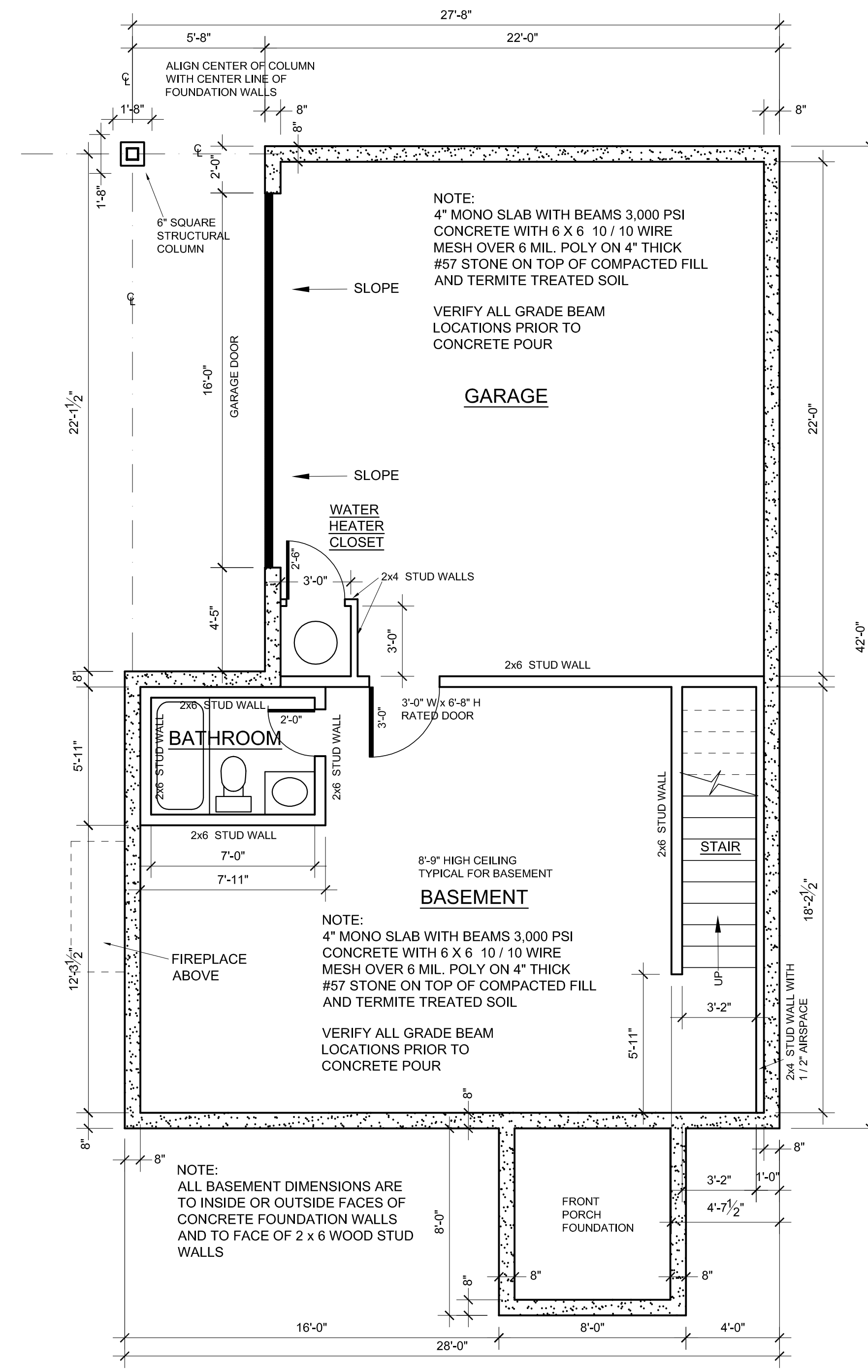
OF:

0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

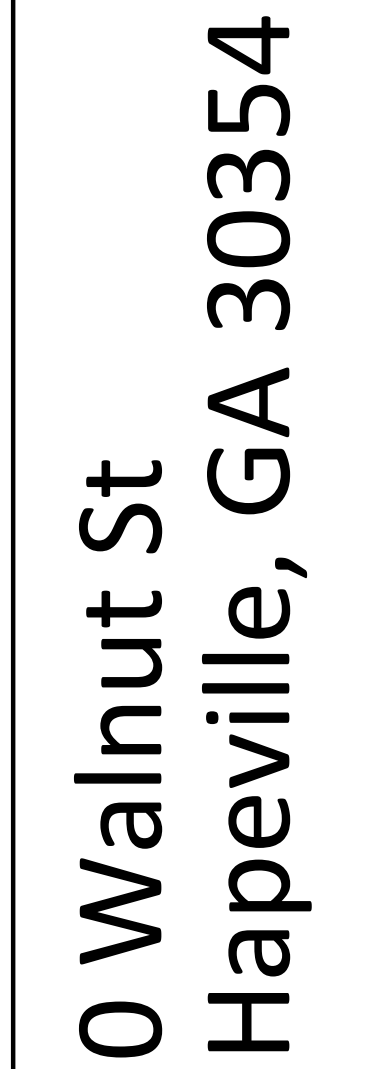
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4"=1'-0"

A-2



BASEMENT FLOOR PLAN

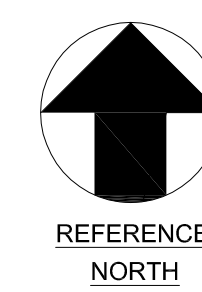
SCALE: 1/4"=1'-0"



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

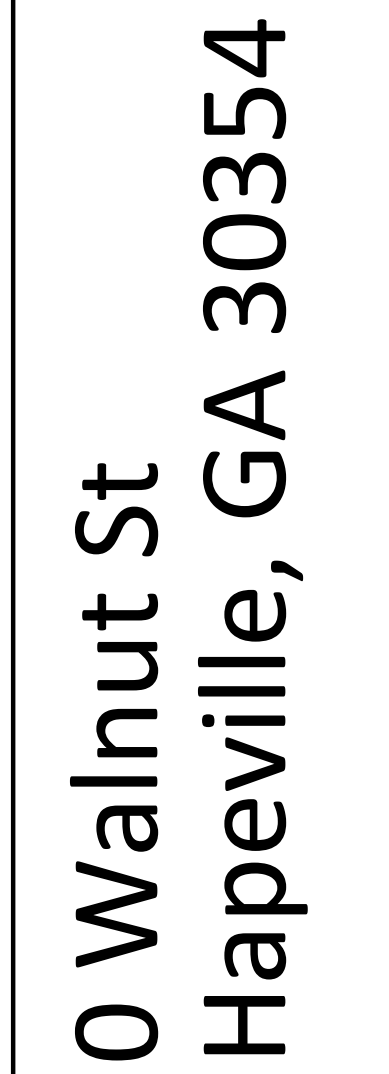
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
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A-3



FIRST FLOOR PLAN

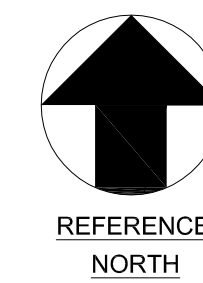
SCALE: $\frac{1}{4}'' = 1'-0''$



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"

A-4



SECOND FLOOR PLAN

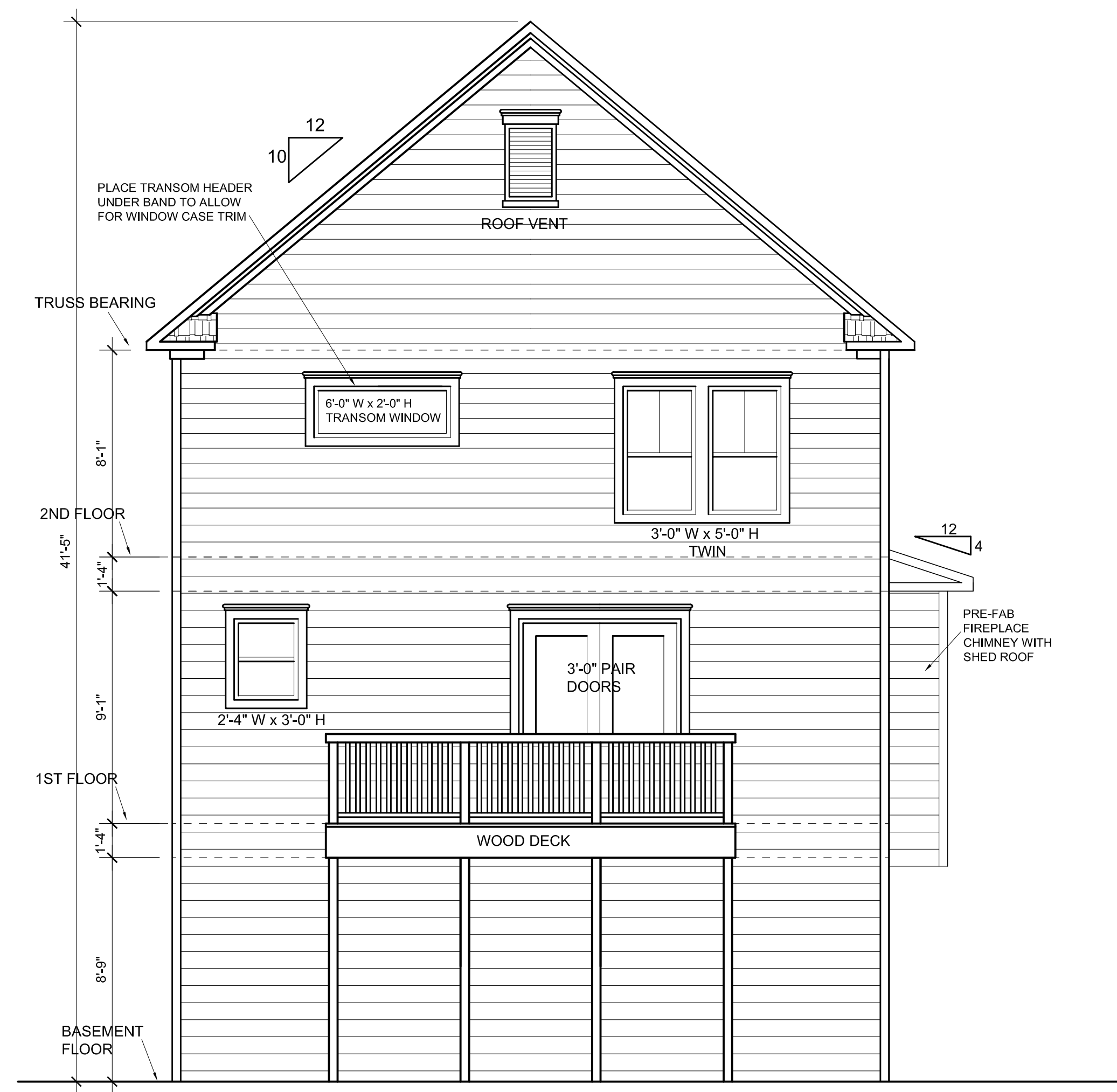
SCALE: $\frac{1}{4}$ " = 1'-0"

0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

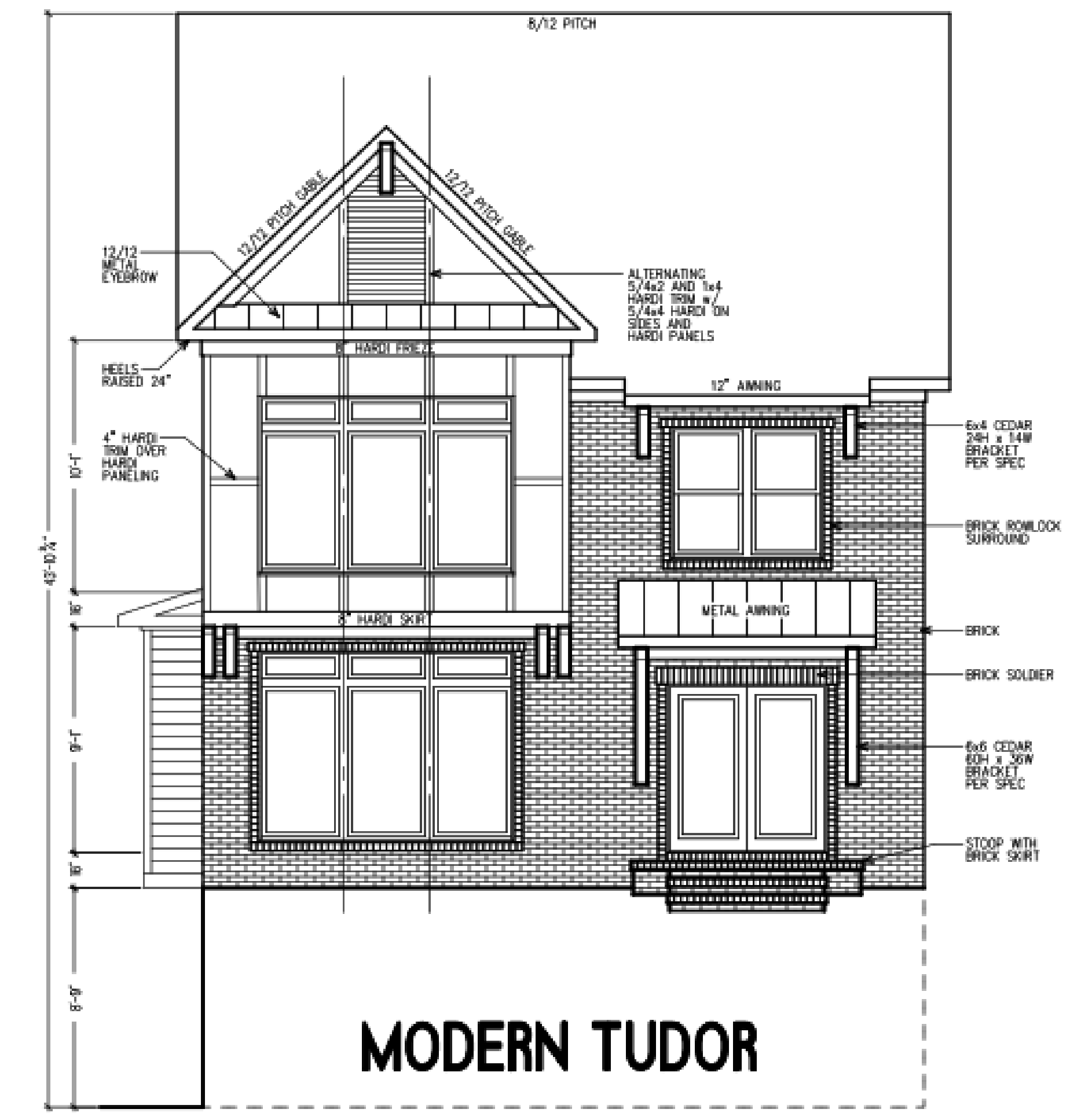
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-5



REAR ELEVATION

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



FRONT ELEVATION

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



0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-6

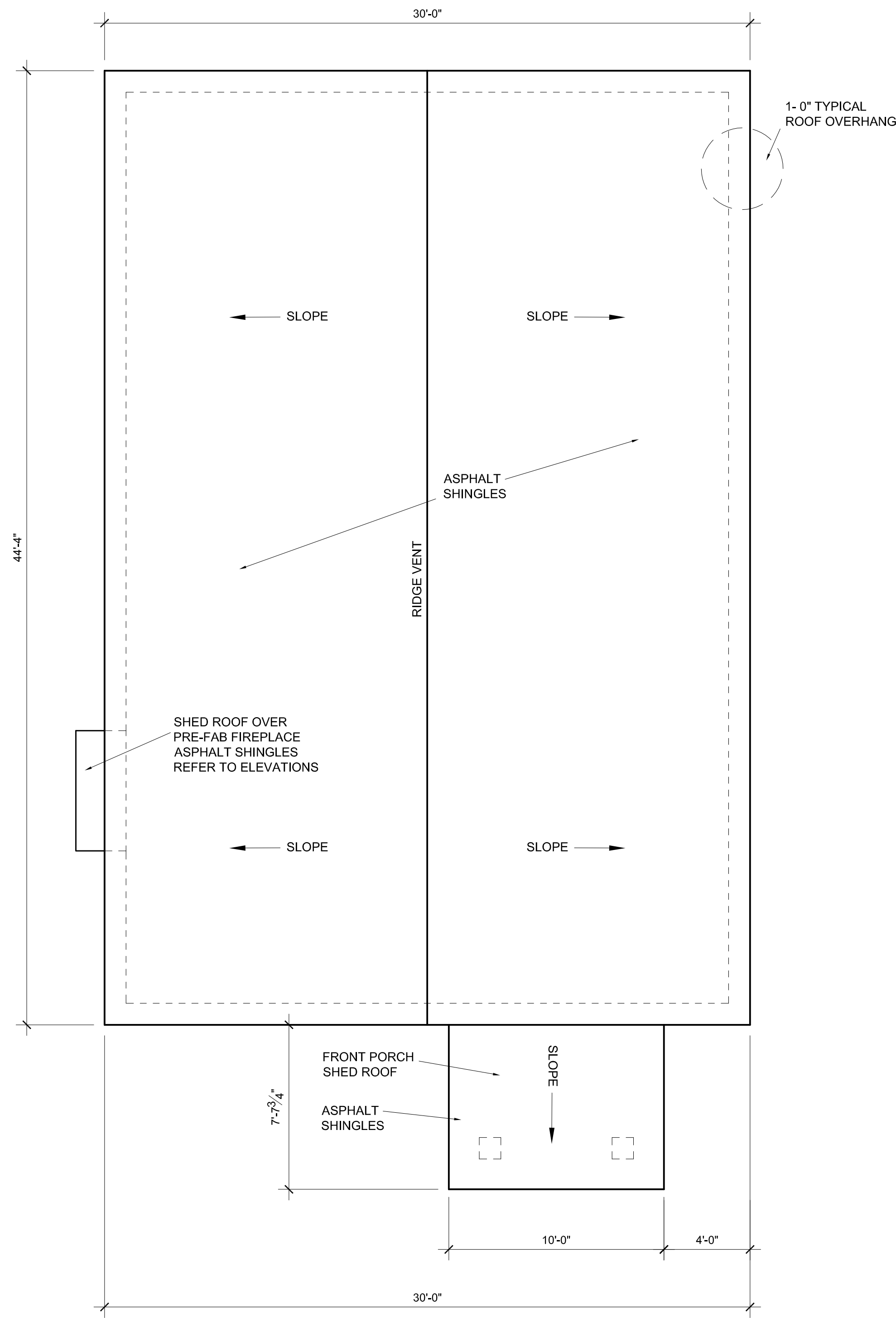


0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



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

DATE: March 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 405 Walnut Street

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 405 Walnut Street. The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2352 SF of heated floor area, 408 sf unfinished basement and a garage on the lower level.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 site is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 15.5'.***
 - ***East side setback is 11.4'.***
 - ***West side setback is 8.8'.***
 - ***Rear setback is 59.7' (not inclusive of the rear deck).***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed 10' driveway.***
 - ***The plans do not include a new sidewalk. There is a sidewalk along the south side of Walnut Street.***
 - ***The plans include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided by a two-car garage located beneath the house accessed from the side.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at two-foot intervals.***
 - 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 for findings.***
 - 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.
 - ***A tree conservation and planting plan and landscape plan have been provided. See arborist report for findings.***
 - 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.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- ***The building elevations do not match the footprint shown on the site plan.***
- (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.
- ***Building elevations have been provided. 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 minimum lot size is 4,000 SF. The proposed site area is .138 acres or 6020.47 sf, which is compliant.***
- 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.
- ***The maximum lot coverage allowed is 70%, or 6,561 SF. The plans show the footprint from 401 Walnut and should be updated to correct the lot coverage.***
- 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 3 bedrooms and 3.5 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required area is 1,000 SF. The proposed dwelling will have 2,352 SF of heated floor area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking will be provided by a two-car garage underneath the dwelling, connected to the street by a driveway with a turnaround area.***
- (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 overall project includes the construction of a 2.5 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule should be updated.***

RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- The house footprint seems to be that of 401 Walnut and not 405 (modern Tudor), showing a front porch running the width of the house.
- The applicant should update the development schedule.
- Address any issues related to the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 405 Walnut Street.



405 Walnut St.

TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

1st Arborist Review 2.18.21

Reviewer: Teresa Eldredge, teresa@tjschell.com - (770) 361-2319

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- ~~_____~~ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ~~_____~~ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

**READ
ORDINANCE
AND REVISE
ACCORDINGLY**

→ Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____~~ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

~~_____~~ 9. Show tree protection fence detail.

_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

~~_____~~ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

~~_____~~ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

USE
CITY
DETAILS

_____ 14. Other comments:

Tree Replacement Plan:

 ~~X~~ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

 ~~X~~ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

REVISE

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

 3. Show calculations for total inch for inch landmark tree replacements

 4. Locations of all trees to be planted on site to meet density requirements.

 5. Locations of all tree protection areas and tree protection fencing.

 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

ADD

a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form

b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form

c. All evergreen trees to be Full to Ground, Healthy, Good Form

 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

 ~~X~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

~~_____~~ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

~~_____~~ ~~NA~~ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

~~_____~~ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

~~_____~~ 21. Minimum 50% of total replacement inches shall be overstory trees.

~~_____~~ 22. Show planting and staking details.

~~_____~~ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

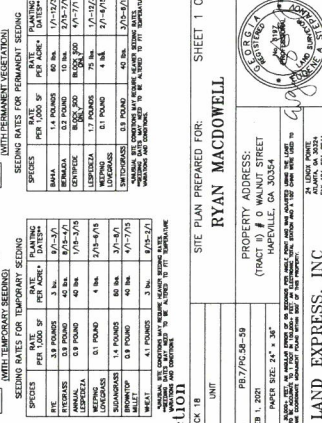
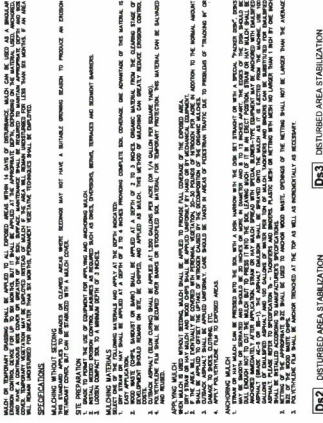
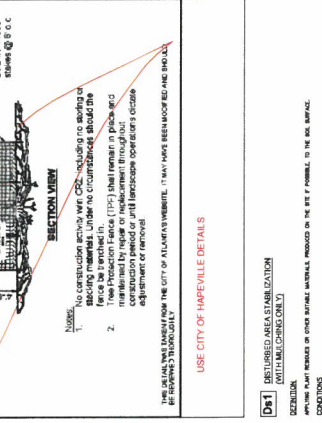
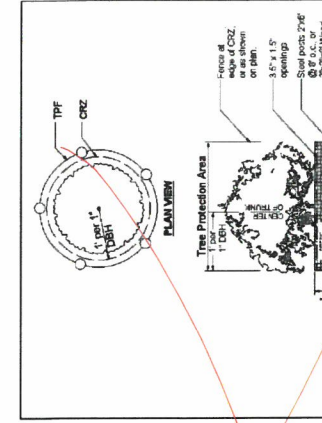
USE CITY
DETAILS

Tree Conservation Plan Notes:

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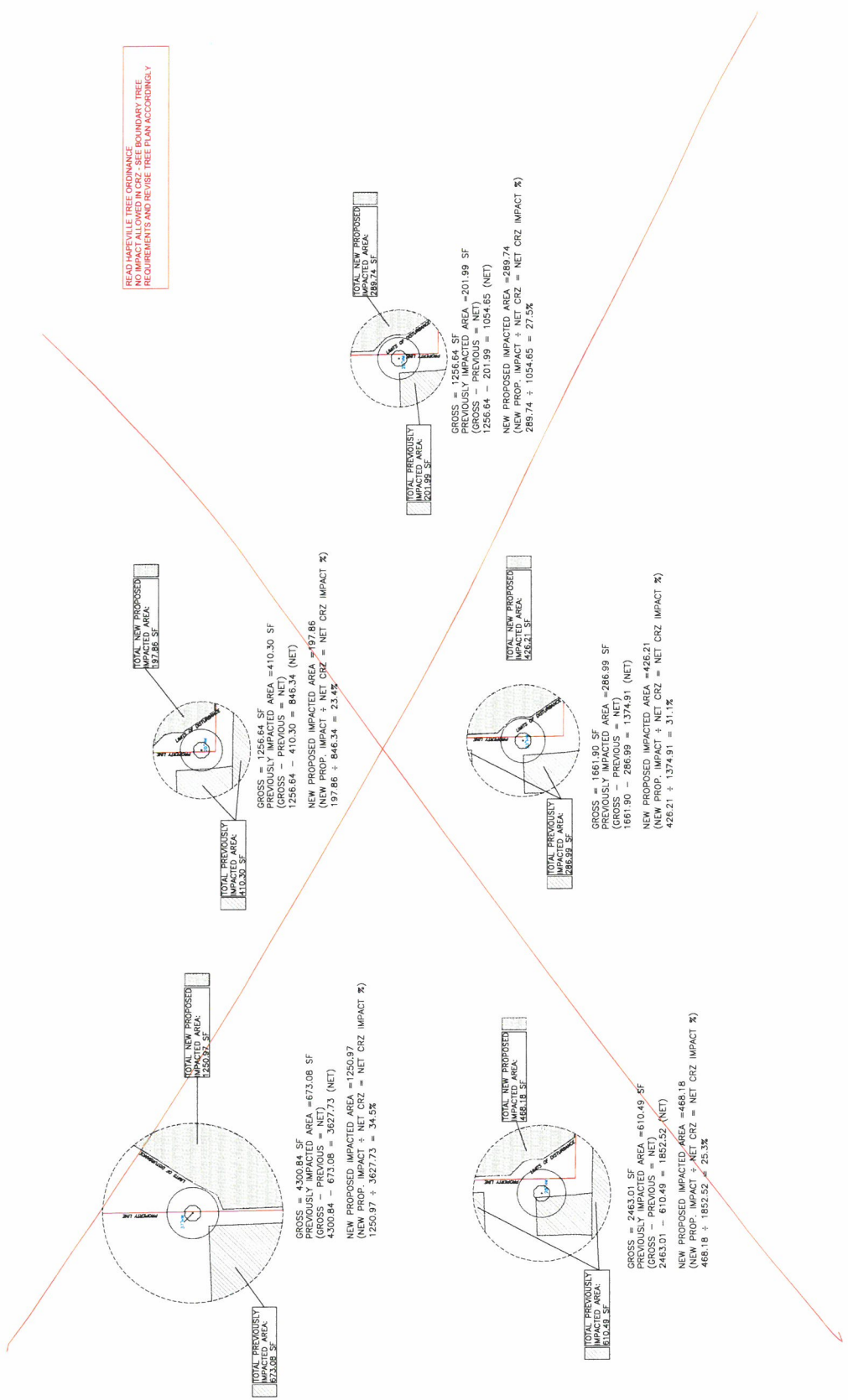


- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start 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.
- 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.
- 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.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- 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.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



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READ HAVENVILLE TREE ORDINANCE
 AND HAVENVILLE TREE PRESERVATION
 REQUIREMENTS AND REUSE TREE PLAN ACCORDINGLY



TREE IMPACT DETAILS

BLOCK 18		SHEET 4 OF 6	
LOT 19, 20, 21, 22, 23		SITE PLAN PREPARED FOR:	
FORREST HILL PARK SUBDIVISION		RYAN MACDOWELL	
LAND LOT #4		SECTION	
14TH DISTRICT		DR 6343 / PC 536	
FULTON COUNTY, GEORGIA		PR 7 / PC 58-59	
SHEET 4 OF 6		SHEET 12 OF 12	
ALL MATTERS PERTAINING TO THIS TITLE ARE REFERRED TO THE ENGINEER'S OFFICE, 347 S. 34TH ST., SUITE 100, ATLANTA, GA 30317		PROPERTY ADDRESS:	
THE AREA SHOWN ON THIS PLAN IS BASED ON A SURVEY OF THE LAND AND THE ADJACENT AREAS. THE SURVEY WAS CONDUCTED ON 10/10/2023 BY RYAN MACDOWELL, P.E., AND THE RESULTS WERE REVIEWED AND APPROVED BY THE ENGINEER, RYAN MACDOWELL, P.E., ON 10/10/2023.		(NAME) 18 HAVENVILLE STREET	
SURVEYED BY: RYAN MACDOWELL, P.E.		ATLANTA, GA 30317	
DATE: 10/10/2023		TEL: 404-262-9141	
LAND SURVEYING SERVICES		SURVEY LAND EXPRESS, INC	



CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A
GUTTER SCREEN

OPTION B
GUTTER DRAIN
BUCKET STRAINER

Downspout

OPTION C
IN-LINE LEAF STRAINER

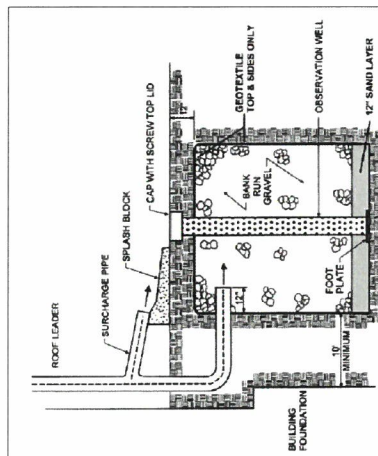
To Device

Gutter

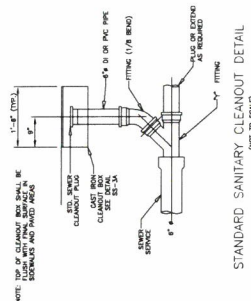
OPTION D
FIRST-TOUGH CLEAN OUT

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

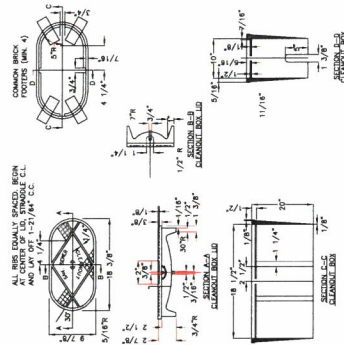
PRETREATMENT OPTIONS DETAIL



SIDE VIEW

[illegible]

(NOT TO SCALE)

[illegible]

	DURING ESTABLISHMENT
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE SIMILATION AND PROPER FUNCTION.	
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERTLOW OUTLETS AND DISPOSE OF EXCESSIVE SOLIDS AND SEDIMENT AS REQUIRED BY STATE AND FEDERAL REGULATIONS IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-INCH MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-INCH DRAWDOWN TIME.	UPON FAILURE

5. GRAVEL FILTER, 3" STONE
6. PILES FROM STONE MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
7. A MINIMUM OF 20 LB OF PIPE SURROUNDED BY 10" OF GRAVEL ON ALL SIDES IS REQUIRED.
8. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 4-6 OZ FILTER FABRIC.
9. OVERFLOW FROM WATER QUALITY IMPACTS (WQI) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
10. WE BOPS TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
11. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BOPS.
12. A SURVEY (INCLUDING WATER QUALITY BWP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

21-PC-03-14

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

Name of Applicant SCP Acquisitions, LLC

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

Telephone 404-400-1322 Mobile [REDACTED]

Email wcasaday@southcitypartners.com

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

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

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

Address/Location of Property:

See Exhibit A

Present Zoning Classification: U-V Urban Village

Present Land Use: Vacant Land & Commercial Uses

Parcel ID #: See Exhibit A

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

[Signature]
Applicant's signature

Date: 2/9/2021

Sworn to and subscribed before me

This 9 day of Feb, 20 21.

Ashley Fee
Notary Public



WRITTEN SUMMARY

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

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 284 luxury apartments, 5,670 SF of retail/restaurant space, and approximately 20,000 SF of commercial office space across approximately 8.15 acres in Hapeville, GA

This application specifically combines 7 Mixed-Use parcels into 1 parcel bound by King Arnold, Sunset, and LaVista. Simultaneously, it combines 2 parcels north of King Arnold into 1 parcel. It does not contemplate the single family parcel, as it will remain as-is.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

396 North Central Ave & 325 Sunset Ave

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant: SCP Acquisitions, LLC

Address of Applicant: 3715 Northside PKWY, STE 1-310
Atlanta, GA 30327

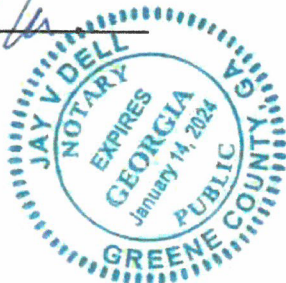
Telephone of Applicant: [REDACTED]

Patricia Murray
Signature of Owner

Patricia Murray
Print Name of Owner

Personally Appeared Before Me this 8 day of February, 2021.

Notary Public [Signature]



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

377, 383, 397 N Central Ave, 325 Sunset Ave
3394 Lavista Drive, 376 and 400 King Arnold Street

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant: SCP Acquisitions, LLC

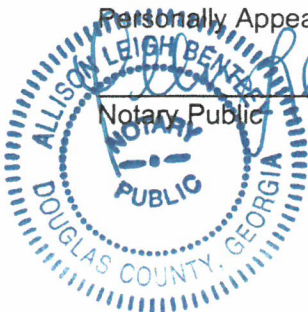
Address of Applicant: 3715 Northside PKWY, STE 1-310
Atlanta, GA 30327

Telephone of Applicant: [REDACTED]

[Signature]
Signature of Owner

LOUIS LEVENSON
Print Name of Owner

Personally Appeared Before Me this 8 day of February, 2021.

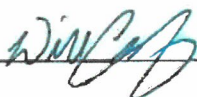


Allison Leigh Bentley

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

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

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

Applicant Signature: 

Date 2/9/21

Exhibit A

Mixed-Use Parcels

14

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

Townhome & Single Family Parcels

Parcel ID	Parcel Address	Acres	Owner
14 009600060091	376 KING ARNOLD ST - TRACT 5A	0.5770	Louis Levenson
14 009600060141	325 SUNSET AVE	0.7240	Louis Levenson
Total Townhome & Single Family Parcels:		1.3010	

Legal Description - SCP Hapeville

Tract 1

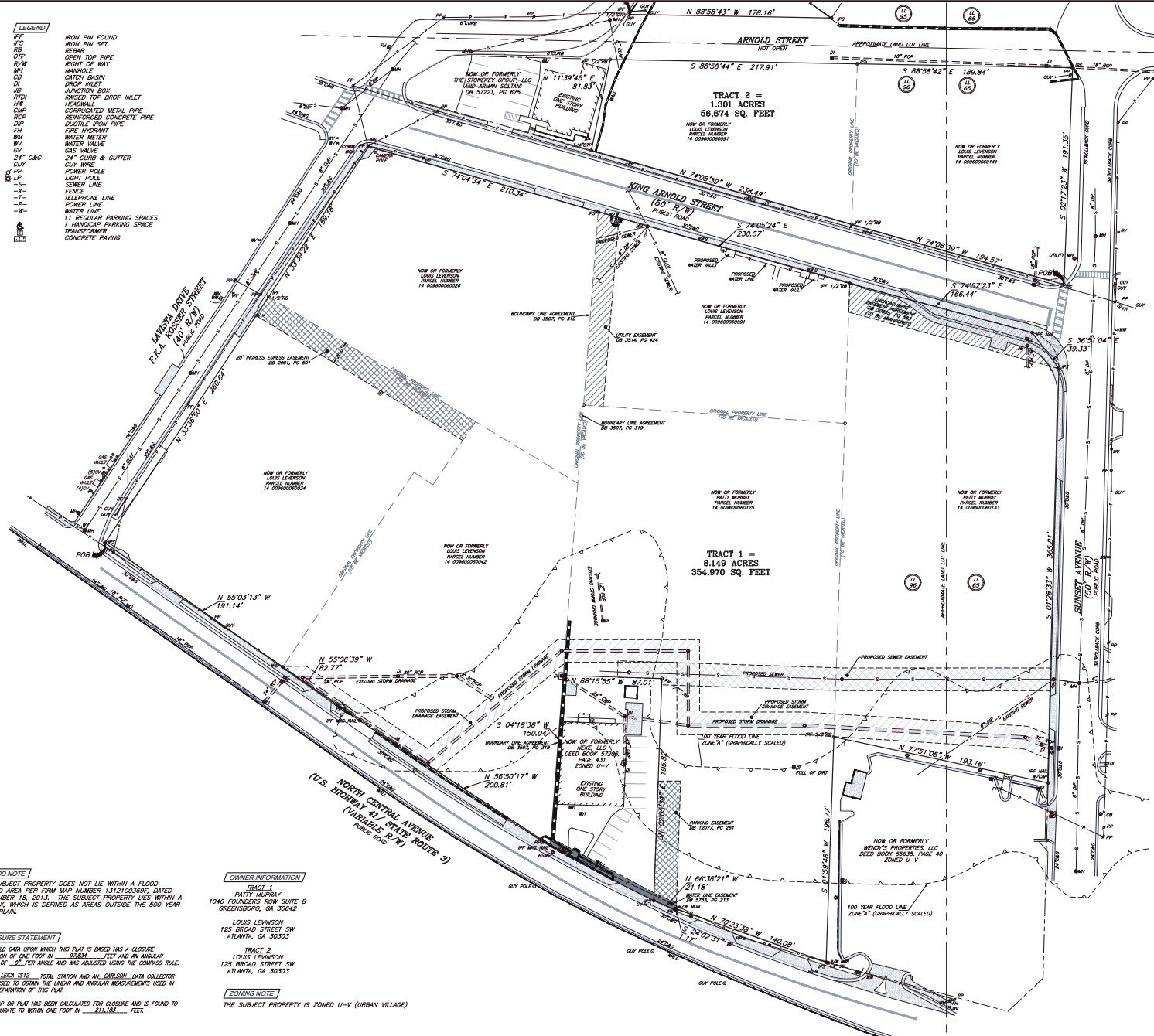
All that tract or parcel of land lying and being in Land Lot 96 & 65 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northeasterly Right of Way of North Central Avenue, also known as U.S. Highway 41 and State Route 3 (Variable R/W) and the southeasterly Right of Way of Lavista Drive, formerly known as Rosser Street (40' R/W); from point thus established and running along the southeasterly Right of Way of Lavista Drive North 33° 36' 50" East a distance of 260.64 feet to a 1/2" rebar found; thence North 33° 39' 22" East a distance of 159.18 feet to an iron pin set at the intersection of the southeasterly Right of Way of Lavista Drive (40' R/W) and the southwesterly Right of Way of King Arnold Street (50' R/W) thence running along the southwesterly Right of Way of King Arnold Street the following courses: South 74° 04' 34" East a distance of 210.34 feet to an iron pin set; thence South 74° 05' 24" East a distance of 230.57 feet to a 1/2" rebar found; thence South 74° 57' 23" East a distance of 166.44 feet to a nail found at the northerly most mitered intersection of the southwesterly Right of Way of King Arnold Street (50' R/W) and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along said miter South 36° 51' 04" East a distance of 39.33 feet to an iron pin set; thence running along the westerly Right of Way of Sunset Avenue South 01° 28' 33" West a distance of 365.81 feet to an iron pin found; thence leaving said Right of Way North 77° 51' 05" West a distance of 193.16 feet to a 5/8" rebar found; thence South 01° 59' 48" West a distance of 198.77 feet to an iron pin set on the aforementioned northeasterly Right of Way of North Central Avenue (Variable R/W); thence running along said Right of Way the following courses: North 70° 23' 38" West a distance of 140.08 feet to a Right of Way monument found; thence South 24° 02' 31" West a distance of 1.17 feet to an iron pin set; thence North 66° 38' 21" West a distance of 21.18 feet to an iron pin set; thence leaving said Right of Way North 02° 05' 39" East a distance of 195.82 feet to a 1/2" rebar found; thence North 88° 15' 55" West a distance of 87.01 feet to a point; thence South 04° 18' 38" West a distance of 150.04 feet to a magnetic nail found on the aforementioned northeasterly Right of Way of North Central Avenue (Variable R/W); thence running along said Right of Way the following courses: North 56° 50' 17" West a distance of 200.81 feet to a magnetic nail found; thence North 55° 06' 39" West a distance of 82.77 feet to an iron pin set; thence North 55° 03' 13" West a distance of 191.14 feet to the TRUE POINT OF BEGINNING. Said tract contains 8.149 Acres (354,970 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 96 & 65 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the westerly Right of Way of Sunset Avenue (50' R/W) and the northeasterly Right of Way of King Arnold Street (50' R/W); from point thus established and running along the northeasterly Right of Way of King Arnold Street North 74° 08' 39" West a distance of 194.57 feet to a 1/2" rebar found; thence North 74° 08' 39" West a distance of 238.49 feet to a 3/4" open top pipe found; thence leaving said Right of Way North 11° 39' 45" East a distance of 81.83 feet to a 1/2" rebar found on the southerly Right of Way of Arnold Street, unopened Road; thence running along said Right of Way South 88° 58' 44" East a distance of 217.91 feet to an iron pin set; thence South 88° 58' 42" East a distance of 189.84 feet to an iron pin set at the intersection of the southerly Right of Way of Arnold Street and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along the westerly Right of Way of Sunset Avenue South 02° 17' 23" West a distance of 191.35 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.301 Acres (56,674 Square Feet).

[illegible]



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

DATE: March 3, 2021
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Preliminary Plat Request for 369 to 397 North Central

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from SCP Acquisitions LLC to combine 7 parcels into 1 parcel south of King Arnold bound by Sunset, Lavista and N Central Ave and 2 parcels into 1 parcel north of King Arnold bound by Sunset to the east.

The parcels are:

Tract 1	Parcel Number	Acres
369 N Central Ave	14009600060125	2.0517
377 N Central Ave	14009600060059	0.7820
383 N Central Ave	14009600060041	0.4960
397 N Central Ave	14009600060034	1.2070
325 Sunset Ave	14009600060133	1.7052
400 King Arnold	14009600060026	0.7700
376 King Arnold (tract 5)	14009600060091	1.1490
Total		8.1610

Tract 2	Parcel Number	Acres
376 King Arnold (tract 5a)	14009600060091	0.5770
325 Sunset Ave	14009600060141	0.7820
Total		1.3010

The parcels are zoned U_V, Urban Village.

Preliminary Plat

- (1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1":40'*
- (2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:

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

An address has not been provided for the new tracts.

The parcel IDs on the plat do not all match Exhibit A.

- b. Date, approximate north point and graphic scale.

Meets Requirements

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

See Engineer report

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

See Engineer report

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

Meets Requirements

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

Not provided.

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

Meets Requirements

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

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.
- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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

- (a) *Streets.*

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

Meets requirements

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

Not applicable

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

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Lavista is shown with a 40' ROW which is an existing street with an existing 40' ROW.

- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Should the City require additional ROW, then 5' should be dedicated to the City.

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

Meets requirements

- (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- (7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.
- (8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.
- (9) *Intersections.*
 - a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.
 - b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.
- (10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.
- (11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- (12) *Dead-end streets.*
 - a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.
- (13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

- (14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.
- (15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.
- (b) *Blocks.*
 - (1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.
 - (2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

- (c) *Lots.*
 - (1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.
- Meets requirements.***
 - (2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.
 - a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
 - b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

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

Meets Requirements

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

Meets Requirements

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

Not Applicable

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

Not Applicable

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

Requires variance given multi family proposed use.

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

- (1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- (2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
- (3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

- (e) *Suitability of the land.*

- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been

determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

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

See Engineer Report.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Not Applicable

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

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

Double frontage variance requested.

(i) *Zoning or other regulations.*

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

Not Applicable

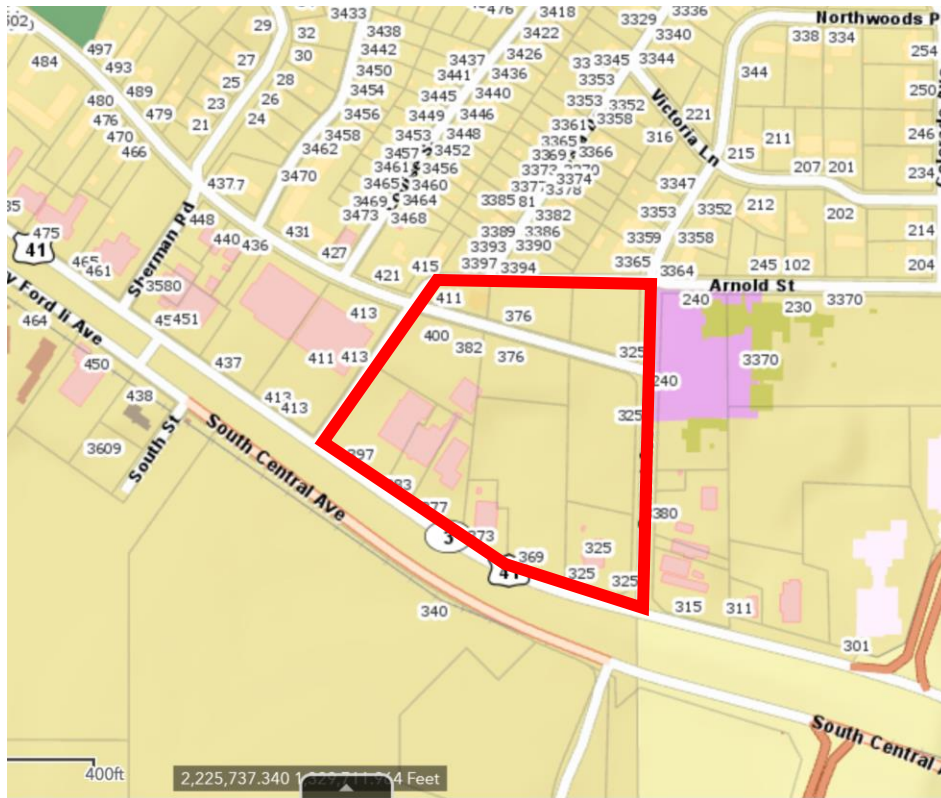
FINDINGS

The preliminary plat should address the issues raised in the Engineer's report, including correcting the discrepancy between the parcel IDs on the plat and in Exhibit A.

The City is researching the easement agreement on the north side of the property to determine if it can be abandoned.

The Community Services Director is making a determination regarding the additional right of way from Lavista Drive.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map

February 26, 2021

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

Re: Hapeville North Mixed Use
369 to 397 North Central Avenue
Preliminary Plat Review No. 1
K&W Ref. No. 201051.40

Dear Ms. Senter:

As requested, I have reviewed the Preliminary Plat for the Hapeville North Residential/Commercial site to be located on a 9.46 acre parcel on North Central Avenue, Lavista Drive, King Arnold Street, and Sunset Avenue, within a UV Zoning District. The initial submittal was received on February 16, 2021. The preliminary plat combines 7 existing parcels into 1 parcel of 8.16 acres and combines another set of 2 parcels into 1 parcel of 1.301 acres on the north side of King Arnold Street. The plans were prepared by Technical Survey Services with no design professional seal or signature. My comments are as follows:

1. The preliminary plat should be signed and sealed by a registered land surveyor or professional engineer.
2. Parcel ID shown on the plat as 14 009600060042 is not listed on Exhibit A in the application. Is this mislabeled and should be shown with the address 377 North Central Avenue?
3. Parcel ID 14 099600060059 on Exhibit A does not appear to be shown on the plat.
4. Parcel ID 14 009600060041 shown as 383 North Central Avenue on Exhibit A does not appear to be shown on the plat.
5. Lavista Road is shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
6. It is not clear if the existing 20 ft ingress egress easement between parcels along Lavista Drive will remain or be abandoned with the preliminary plat.
7. It is not clear if the existing utility easement between parcels on the south side of King Arnold Street will remain or be abandoned with the preliminary plat.
8. The existing 8 inch sanitary sewer crossing the parcel from Sunset Avenue to the Wendy's properties should be shown within a minimum 20 feet wide permanent sanitary sewer easement.
9. The plat should show vertical elevation surface contours at intervals no greater than 5 feet.
10. The flood note at the lower left portion of the plat does not agree with the flood zone limit line shown crossing the south side of the property.
11. Identification of building setback lines per the zoning category should be shown on the plat. It is not clear which front setback distance applies to the property.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

21-PC-03-15

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

Name of Applicant SCP Acquisitions, LLC

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

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

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

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

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

Address/Location of Property: See Exhibit A

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

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

Present Land Use: Vacant Land & Commercial Uses

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State)

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

[Signature]
Applicant's signature

Date: 2/9/2021

Sworn to and subscribed before me

This 9 day of Feb, 2021.

Ashley Fee
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 284 luxury apartments,

5,670 SF of retail/restaurant space, and approximately 20,000 SF of commercial office space across approximately 8.15 acres in Hapeville, GA

This specific application is for Mixed-Use Site Plan approval. Not included in this application is a single family parcel and two parcels on which approximately 22 townhome units are contemplated.

The SCP Acquisitions, LLC team has designed this project with aesthetic cues taken from the local community and in keeping with city design standards. The project has a stronger commercial feel on the 4-story buildings fronting King Arnold Street, which also contain the retail and leasing office. It then gradually transitions toward a more residential feel as the project moves north, shifting to 3-story apartment buildings, then townhomes north of King Arnold, and then finally a single family parcel.

SCP Acquisitions, LLC currently has the entire project site under contract and intends to finalize the purchase following final approvals. It is the intention and goal of SCP Acquisitions, LLC to close on the land and simultaneously break ground on construction in late Q2 or early Q3 of 2021 on a significant portion, if not the entirety, of the planned site.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

377, 383, 397 N. Central Ave
325 Sunset Ave, 3394 Lavista Drive
376 & 400 King Arnold Street
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant SCP Acquisitions, LLC
Address of Applicant 3715 Northside PKWY, STE 1-310
Atlanta, GA 30327

Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner
Louis Levenson
Print Name of Owner



Personally Appeared Before Me this 8 day of February 2021.
[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
396 North Central Ave & 325 Sunset Ave

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant SCP Acquisitions, LLC
Address of Applicant 3715 Northside PKWY, STE 1-310
Atlanta, GA 30327

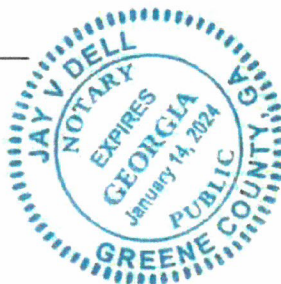
Telephone of Applicant [REDACTED]

Patricia Murray
Signature of Owner

Patricia Murray
Print Name of Owner

Personally Appeared Before Me this 8 day of February, 2021.

[Signature]
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)

 X

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.

 X

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

 X

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.

 X

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

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

- X Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- X Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- X 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.
- X Site area (square feet and acres).
- X 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.
- X Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- X Total floor area ratio and/or residential density distribution.
- X Number of parking spaces and area of paved surface for parking and circulation
- X 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 2/9/2021

Exhibit A

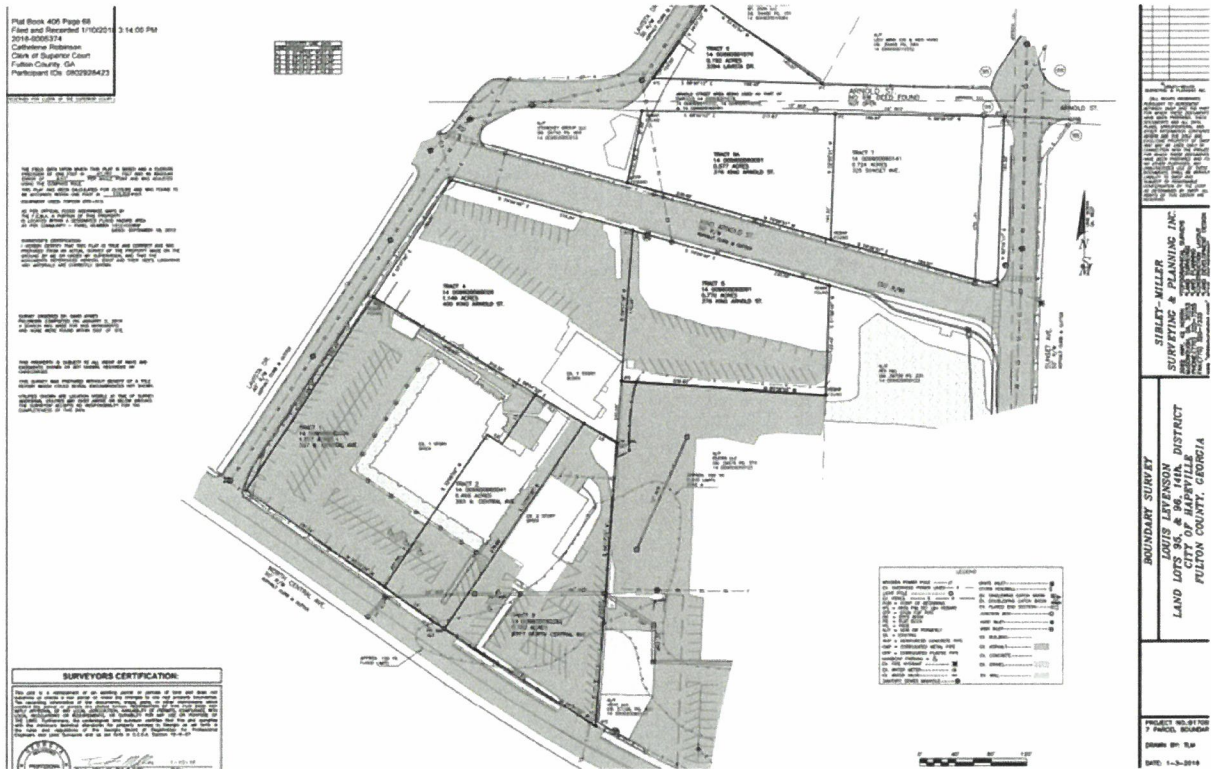
Mixed-Use Parcels

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

Exhibit B

Legal Description of Property

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



Legal Description of the Land

Tract 1:

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

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

Tract 2:

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

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

Known as 325 Sunset Avenue, Hapeville, GA 30354

HAPEVILLE, GA 30354

Hapeville, GA 30354

Hapeville Multifamily									
Hapeville, GA 30354									
UNIT NAME	UNIT DESCRIPTION	UNIT QTY	BEDS ACTUAL	HEATED AREA ACTUAL (UNITS)	BALCONY AREA PER UNIT	TOTAL HEATED AREA ACTUAL	TOTAL GROSS AREA ACTUAL	PERCENTAGE ACTUAL	
A1	1 Bed/1 Bath	36	36	623 SF	78 SF	22,428 SF	25,238 SF	12.66%	
A2	1 Bed/1 Bath	6	6	638 SF	114 SF	3,828 SF	4,512 SF	2.11%	
A3	1 Bed/1 Bath	12	12	667 SF	94 SF	8,004 SF	9,132 SF	4.23%	
A4	1 Bed/1 Bath	32	32	718 SF	50 SF	22,976 SF	24,576 SF	11.27%	
A5	1 Bed/1 Bath	53	53	724 SF	63 SF	38,372 SF	41,711 SF	18.66%	
A6	1 Bed/1 Bath	7	7	740 SF	106 SF	5,180 SF	5,922 SF	2.46%	
A7	1 Bed/1 Bath	7	7	757 SF	103 SF	5,298 SF	6,020 SF	2.46%	
A8	1 Bed/1 Bath	10	10	759 SF	40 SF	7,590 SF	7,990 SF	3.52%	
A9	1 Bed/1 Bath Carriage House	2	2	764 SF	65 SF	1,528 SF	1,656 SF	0.70%	
A10	1 Bed/1 Bath	24	24	792 SF	93 SF	19,008 SF	21,240 SF	8.45%	
A11	1 Bed/1 Bath/ Den	12	12	881 SF	80 SF	10,572 SF	11,532 SF	4.23%	
TOTAL 1 BEDRMS		201	201	720 SF	72 SF	144,785 SF	159,529 SF	70.77%	
B1	2 Bed/2 Bath	25	50	1,176 SF	72 SF	29,400 SF	31,200 SF	8.80%	
B2	2 Bed/2 Bath	40	80	1,188 SF	56 SF	47,520 SF	49,760 SF	14.08%	
B3	2 Bed/2 Bath	6	12	1,233 SF	50 SF	7,398 SF	7,698 SF	2.11%	
B4	2 Bed/2 Bath	10	20	1,277 SF	40 SF	12,770 SF	13,170 SF	3.52%	
B5	2 Bed/1 Bath (Carriage Unit)	2	4	1,290 SF	66 SF	2,580 SF	2,712 SF	0.70%	
TOTAL 2 BEDRMS		83	166	4,201 SF	242 SF	99,668 SF	104,540 SF	29.23%	
TOTAL		284	367	861 SF	94 SF	244,453 SF	264,069 SF	100.00%	
Avg Unit Size 861 SF									

[illegible]

ARCHITECTS

115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Jim Fredrickson
Tel: 770 481 5119

CALIFORNIA

CIVIL ENGINEER
Kenny-Horn
817 West Peachtree Street NW, Suite 601
Atlanta, Georgia 30306
Contact: Connor Galloway
Tel: 404 419 8700

CIVIL ENGINEER

817 West Peachtree Street NW, Suite 601
Atlanta, Georgia 30306
Contact: Connor Galloway
Tel: 404 419 6700

STRUCTURAL ENGINEER
Elmerwood • Machado Consulting Engineers

800 Lambert Drive, Suite H
Atlanta, Georgia 30324
Contact: Brad Ellwood
Tel: 404 262 0400

WEL ENGINEER
ENGR93

100 North Point Center East, S
Alpharetta, Georgia 30022
Contact: Trey Long
Tel: 404 860 1283

LANDSCAPE
R+C Studio

1820 The Exchange, Suite 400
Atlanta, Georgia 30339
Contact: Joel Bowman
Tel: 678 990 7691

Tel: 0778 990 7691

Tel: 078 990 7691

MLA

MLA

Hapeville Multifamily

WATERVILLE, GA 30084
300 South City Parkway



SOUTH CITY
PARTNERS

CONCLUSIONS The results of this study indicate that the use of a single, low-dose, short-acting anticholinergic agent, such as atropine, is not sufficient to prevent the development of AChR antibodies in patients with MG. The use of a single, low-dose, short-acting anticholinergic agent, such as atropine, is not sufficient to prevent the development of AChR antibodies in patients with MG.

[illegible]

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2

2

10

COVER

1

CLIENT INFORMATION

PROJECT INFORMATION

APPLICABLE CODES

VICINITY MAP



2715 Northside Parkway
Suite 1-310
Atlanta Georgia 30327
Contact: David Bivens
Tel: 404.406.1222



00-2

PRESTON

ARCHITECT

The Preston Group, LLC
10000 Preston Road, Suite 1000
Dallas, Texas 75240
Tel: 214.416.1100
Fax: 214.416.1101

CLIENT

South City
3711 Westside Parkway, Suite 1310
Dallas, Texas 75220
Tel: 214.401.1222
Fax: 214.401.1223

CIVIL ENGINEER

Engineering & Planning
3711 Westside Parkway, Suite 1310
Dallas, Texas 75220
Tel: 214.401.1222
Fax: 214.401.1223

STRUCTURAL ENGINEER

Structural & Building Consulting Engineers
10000 Preston Road, Suite 1000
Dallas, Texas 75240
Tel: 214.416.1100
Fax: 214.416.1101

MEP ENGINEER

Engineering & Planning
3711 Westside Parkway, Suite 1310
Dallas, Texas 75220
Tel: 214.401.1222
Fax: 214.401.1223

LANDSCAPE

South City
3711 Westside Parkway, Suite 1310
Dallas, Texas 75220
Tel: 214.401.1222
Fax: 214.401.1223

PROJECT DATA

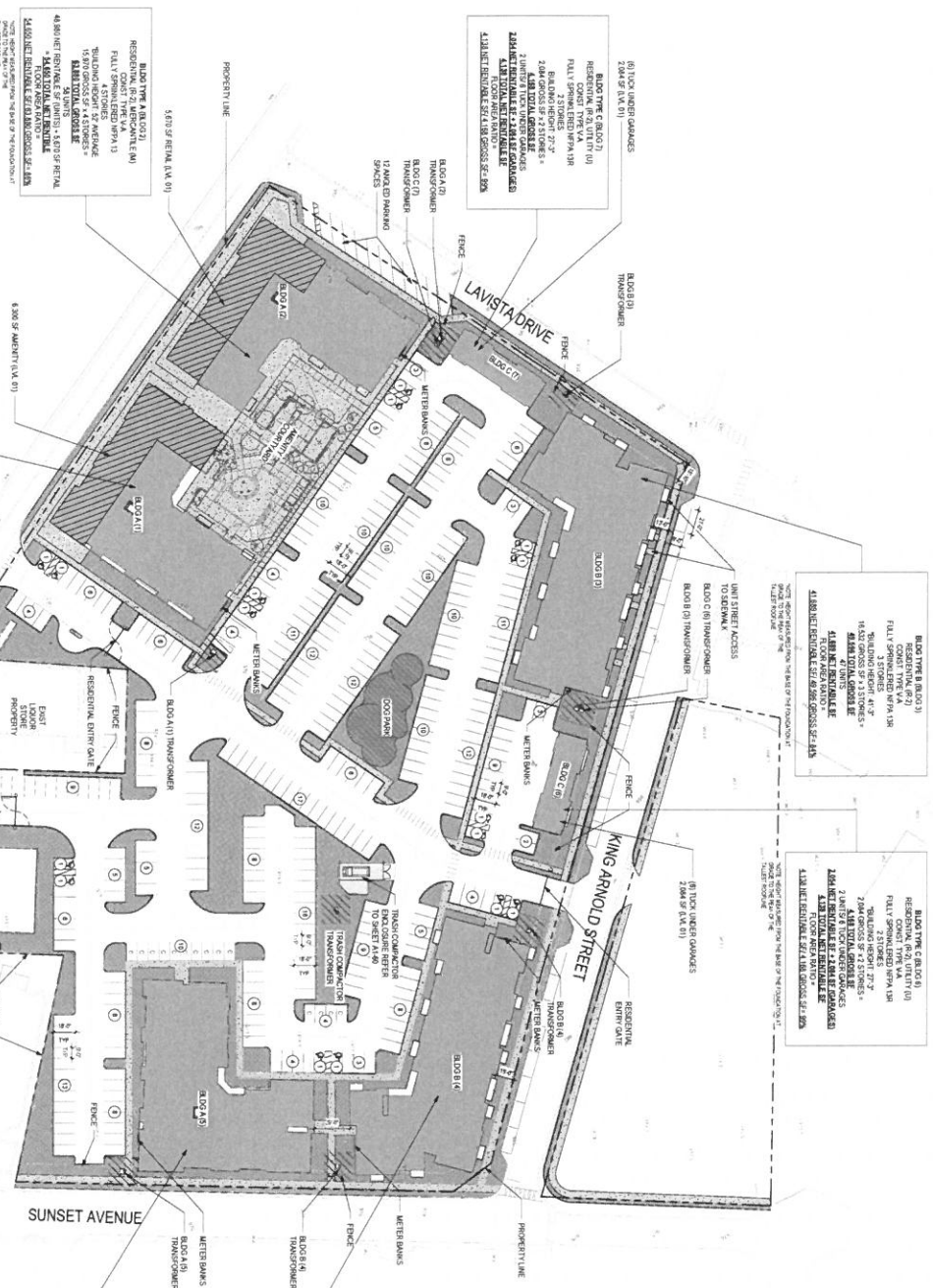
TOTAL SITE ACRES: 1.13 ACRES (54,848 SF)
TOTAL NUMBER OF UNITS: 344 UNITS
TOTAL NET LEASABLE SF: 286,341 SF
PROPOSED ZONING: URBAN SUBURBAN
PROPOSED OFFICES: COMM. USE IN URB. ZONE
LIMIT 40 UNITS/ACRE
24 UNITS/1.5 ACRES - 344 UNITS/ACRE
5.51 FEET FROM PROPERTY LINE
27 MINIMUM FEET MAXIMUM (3 STORIES MAXIMUM)
REQUIREMENTS
1. LANDSCAPE STRIP MAINTAINED FROM THE BACK OF CURB
2. SIDEWALKS CONSTRUCTED TO 8' CROWN HEIGHT
3. SIDEWALKS MAINTAINED FROM THE BACK OF CURB
4. SIDEWALKS MAINTAINED FROM THE BACK OF CURB

PARKING SCHEDULE

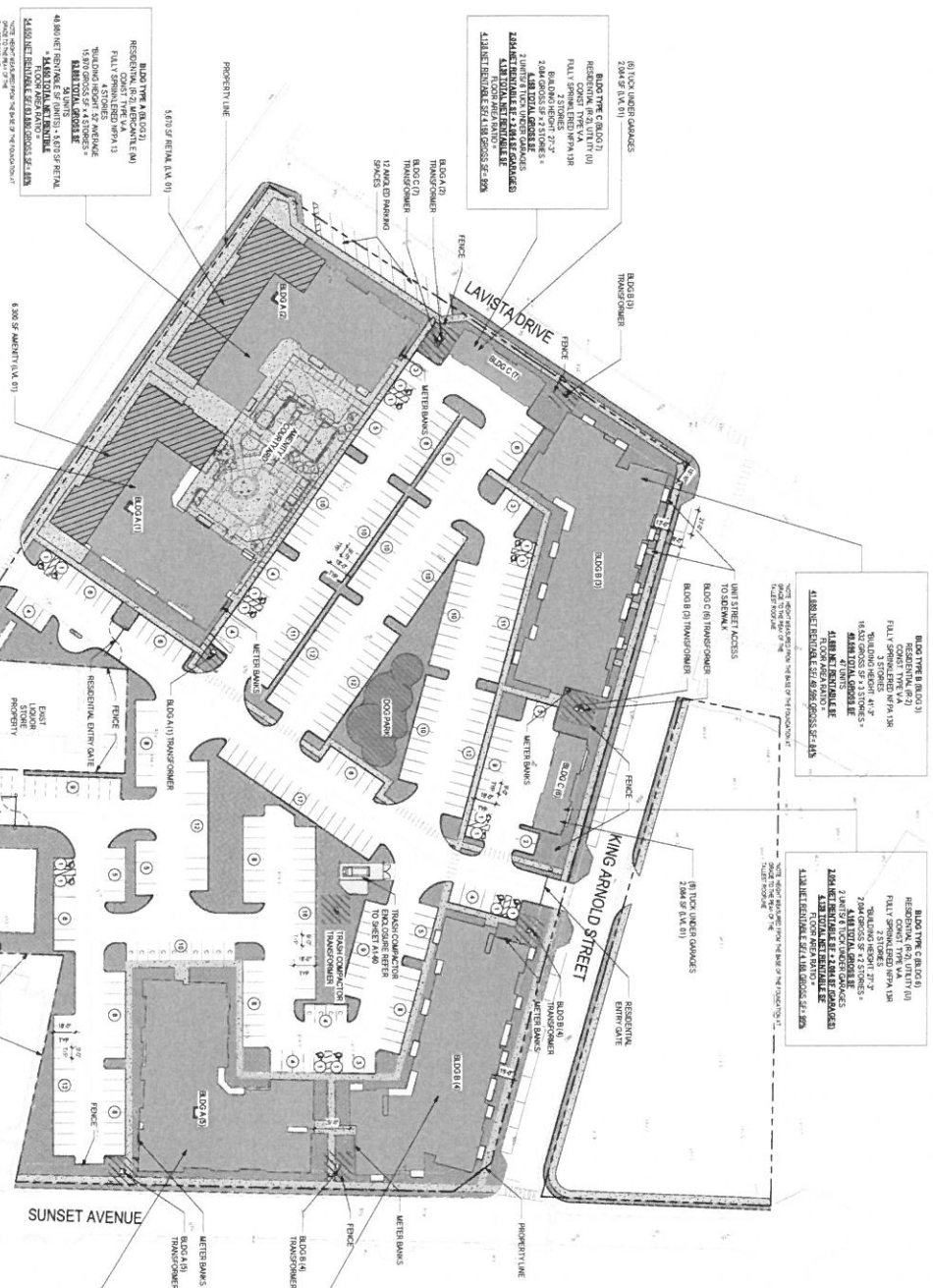
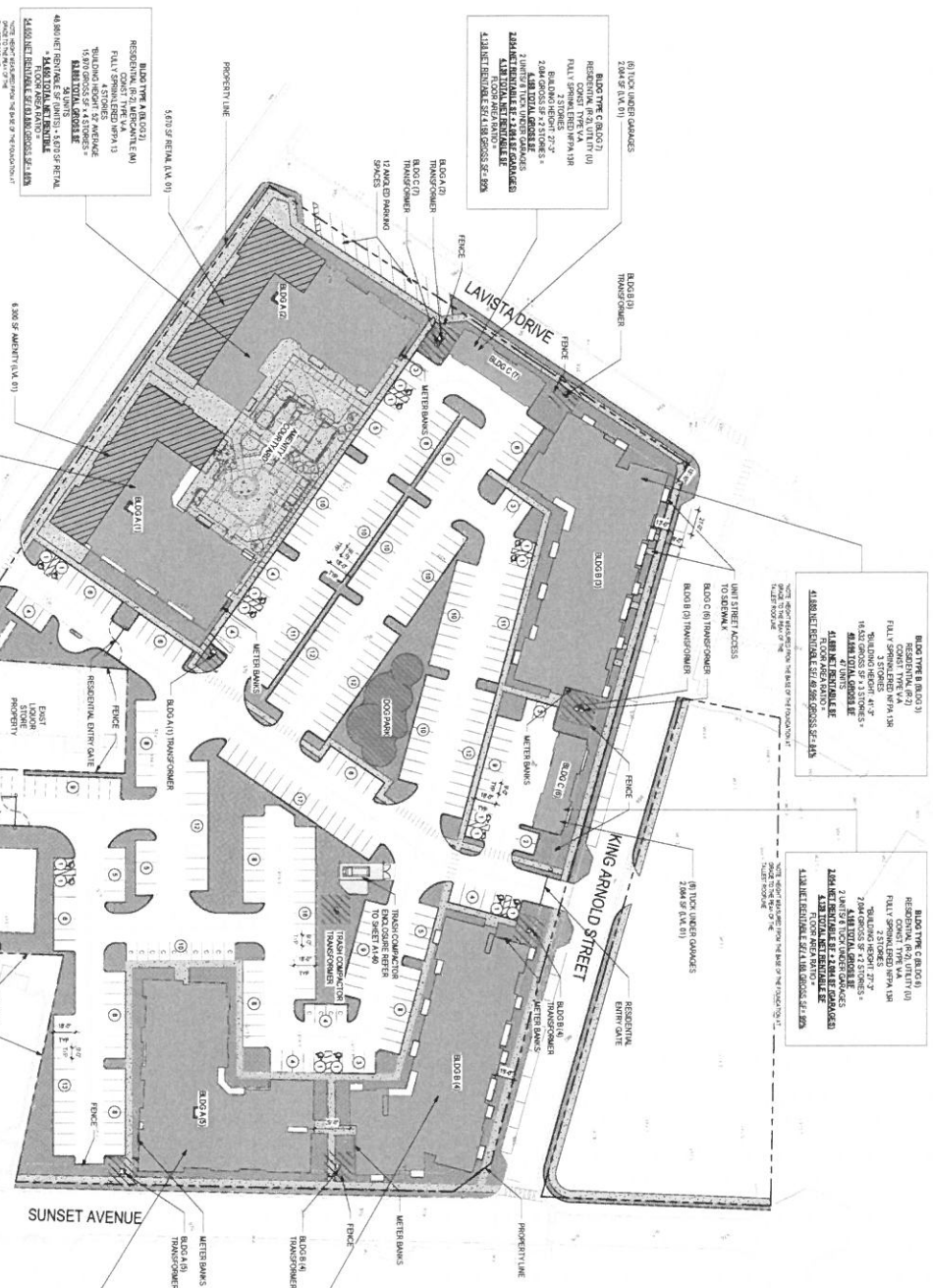
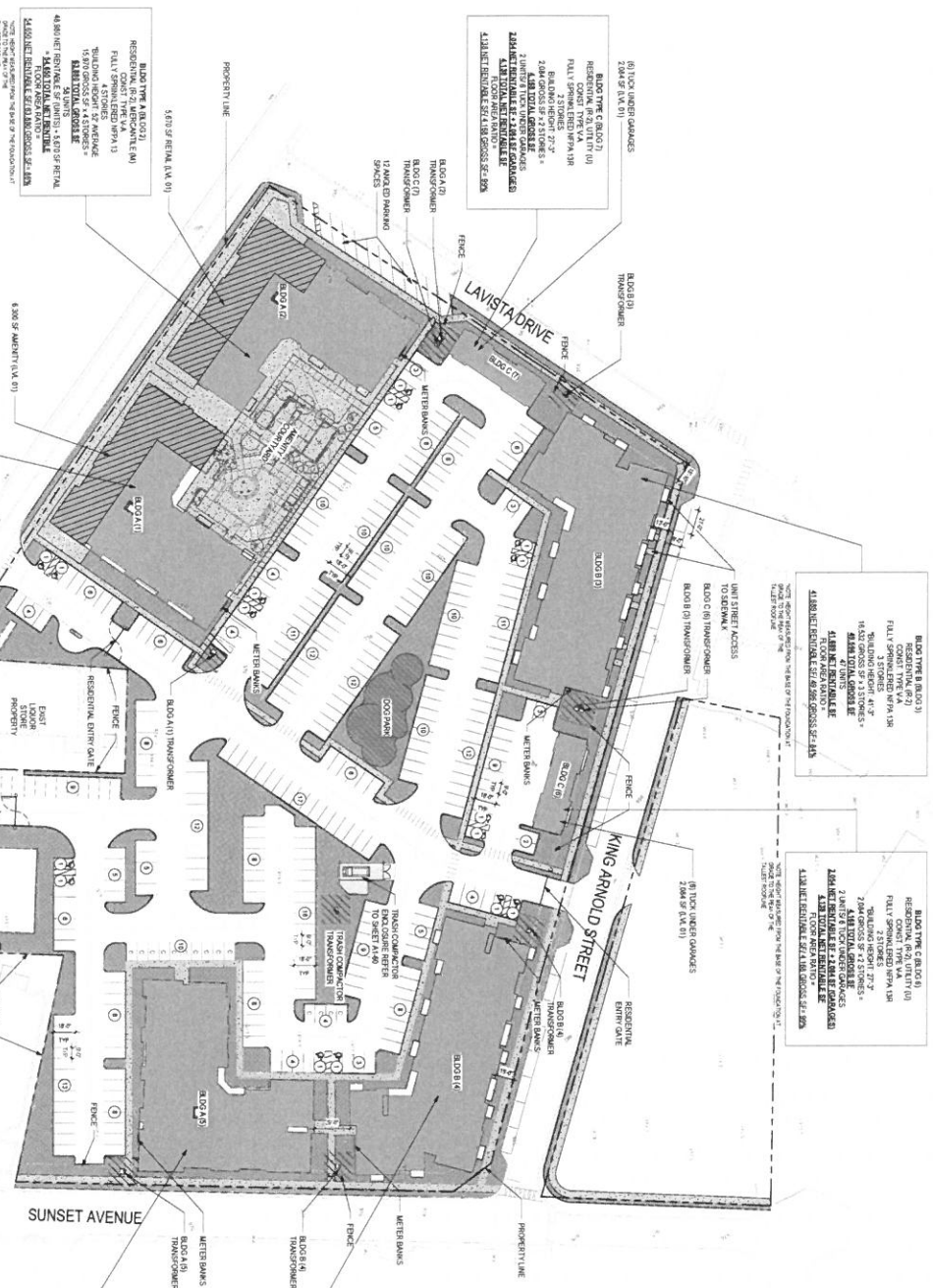
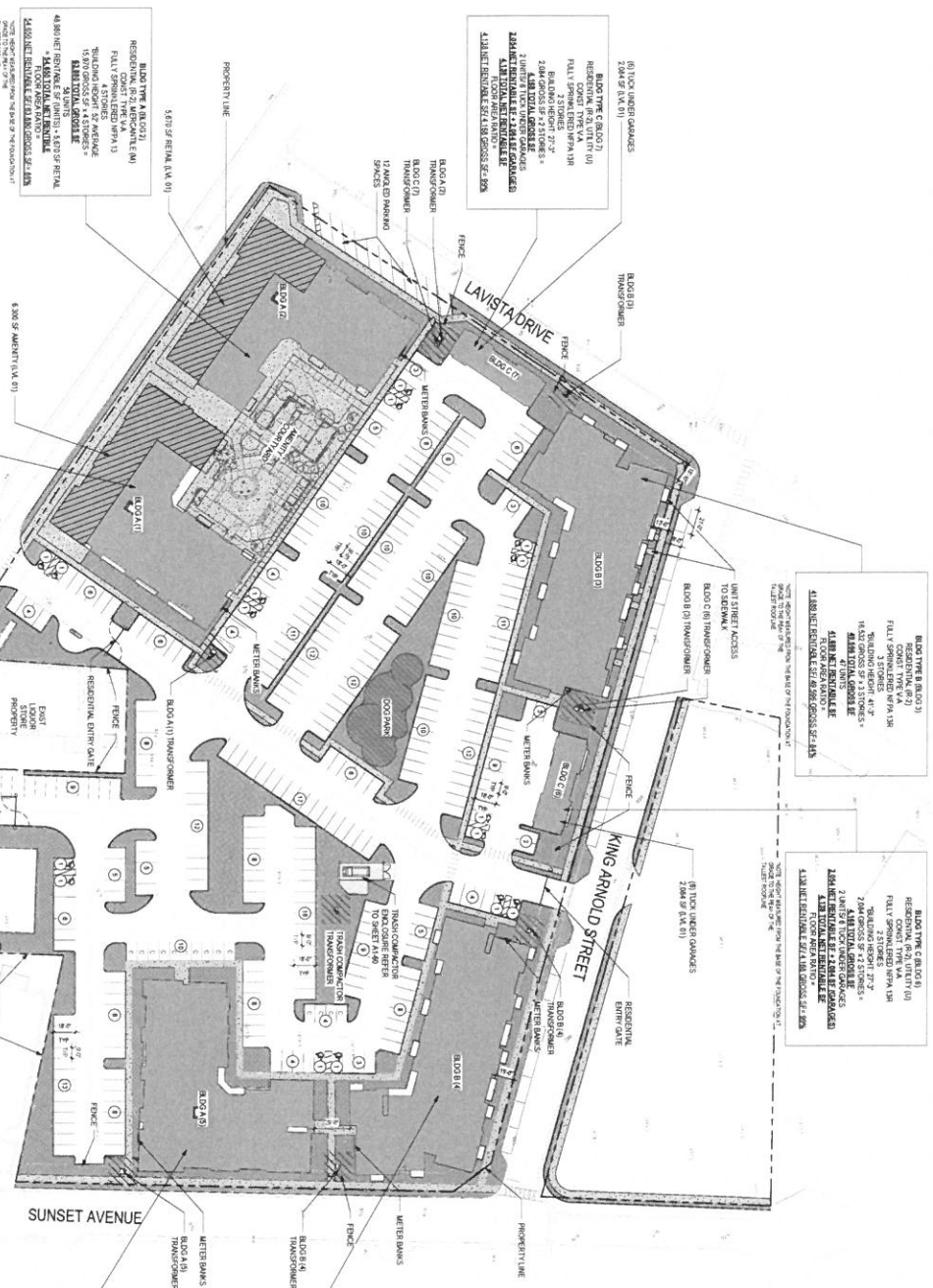
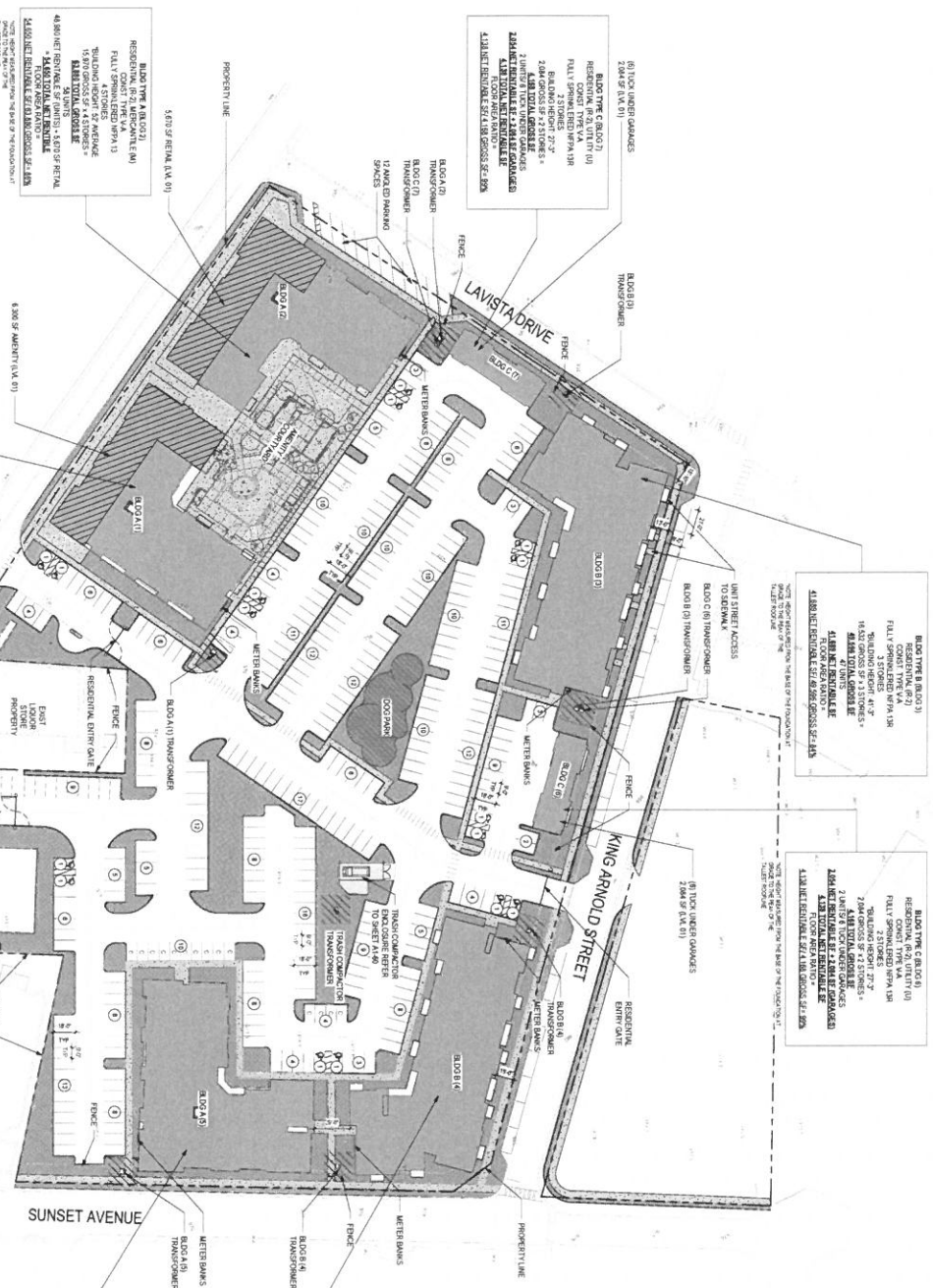
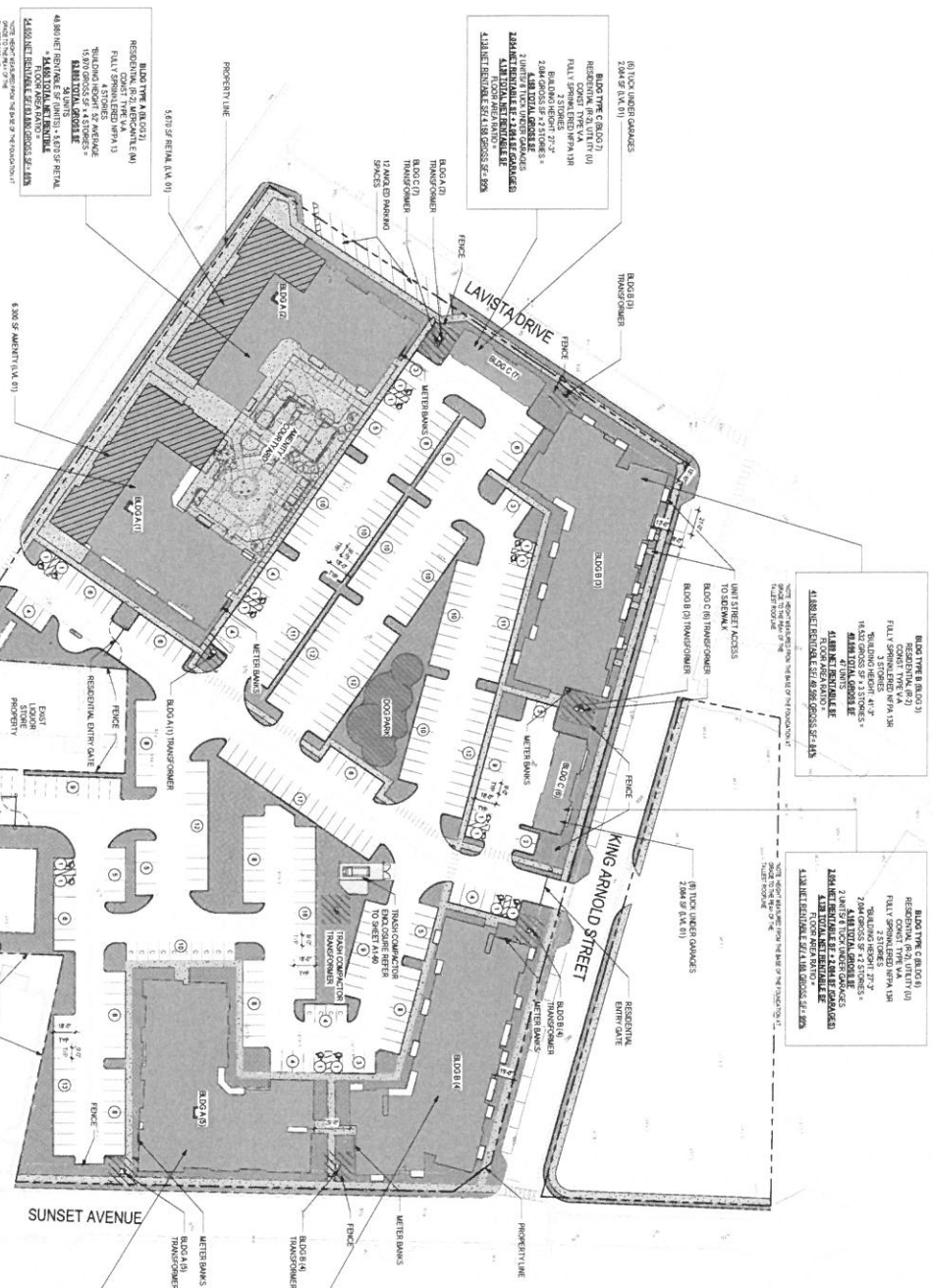
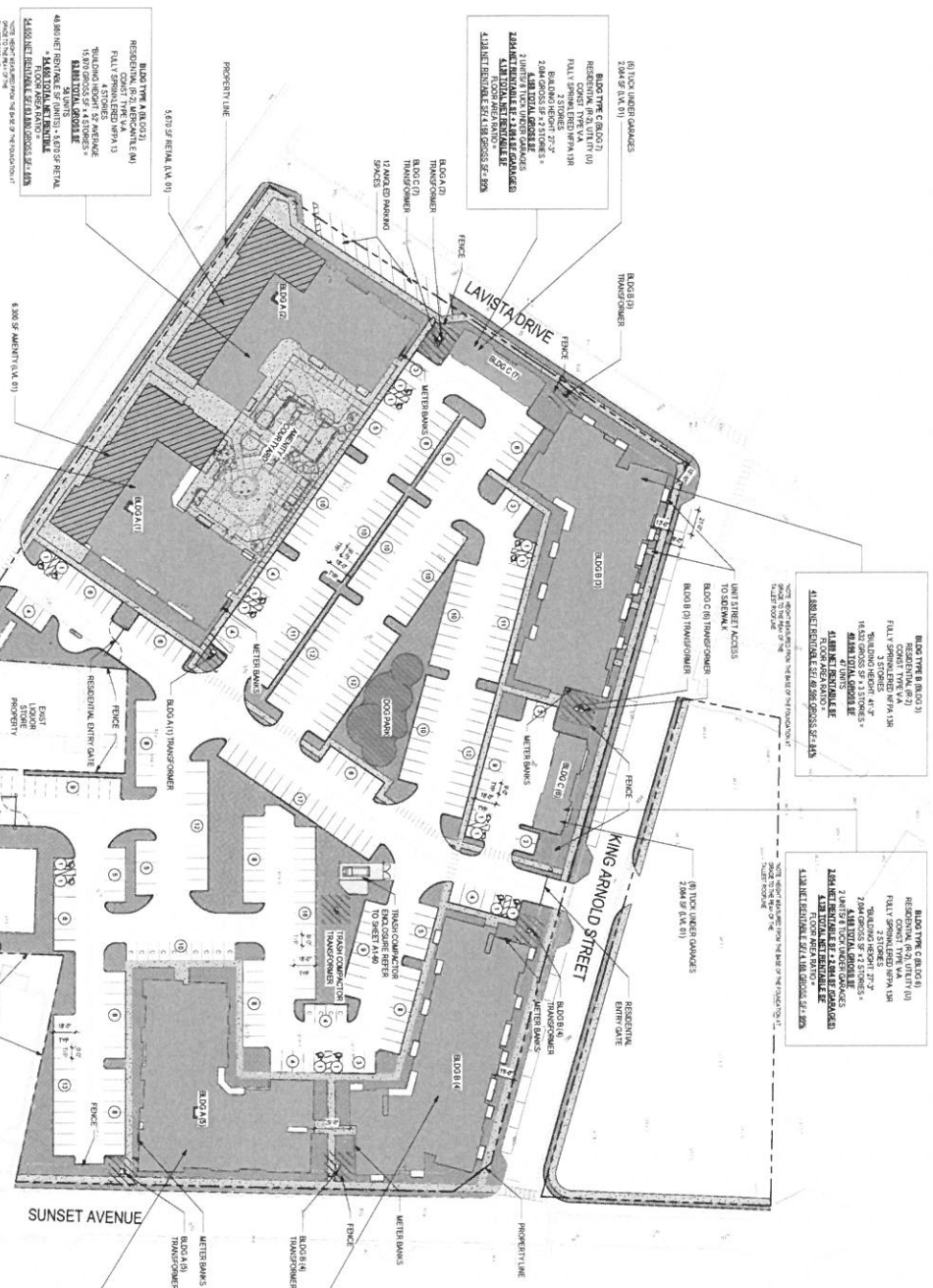
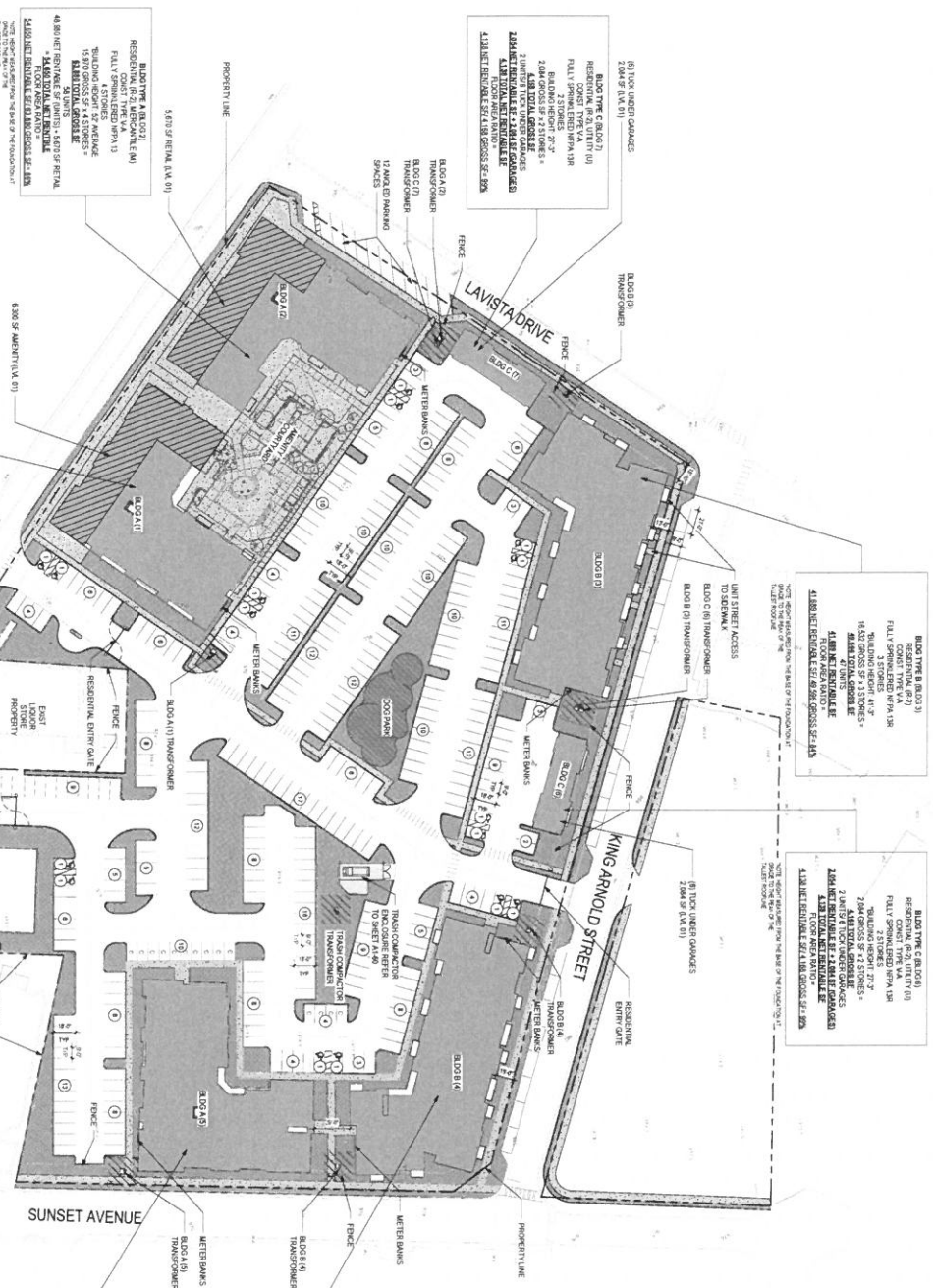
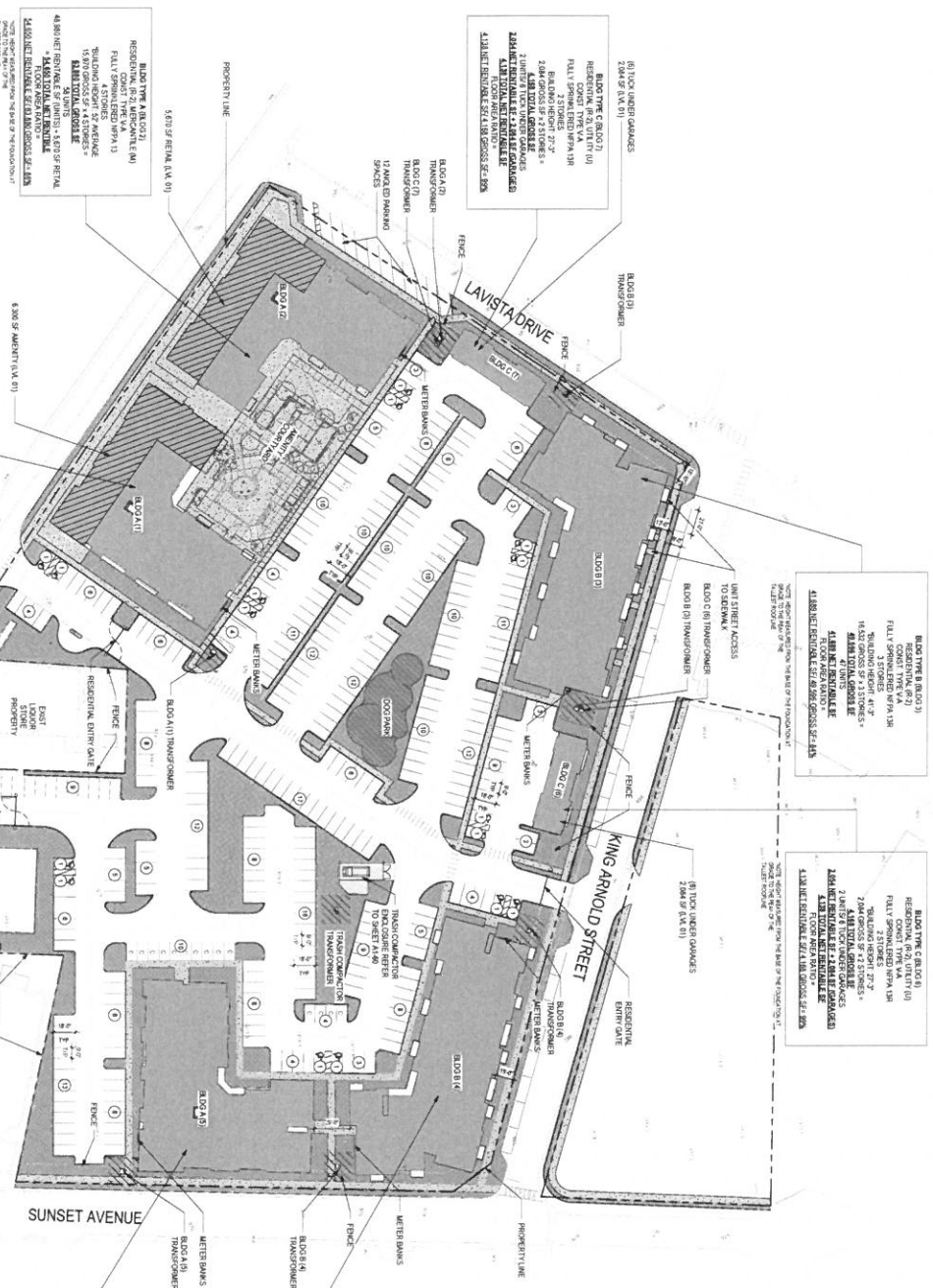
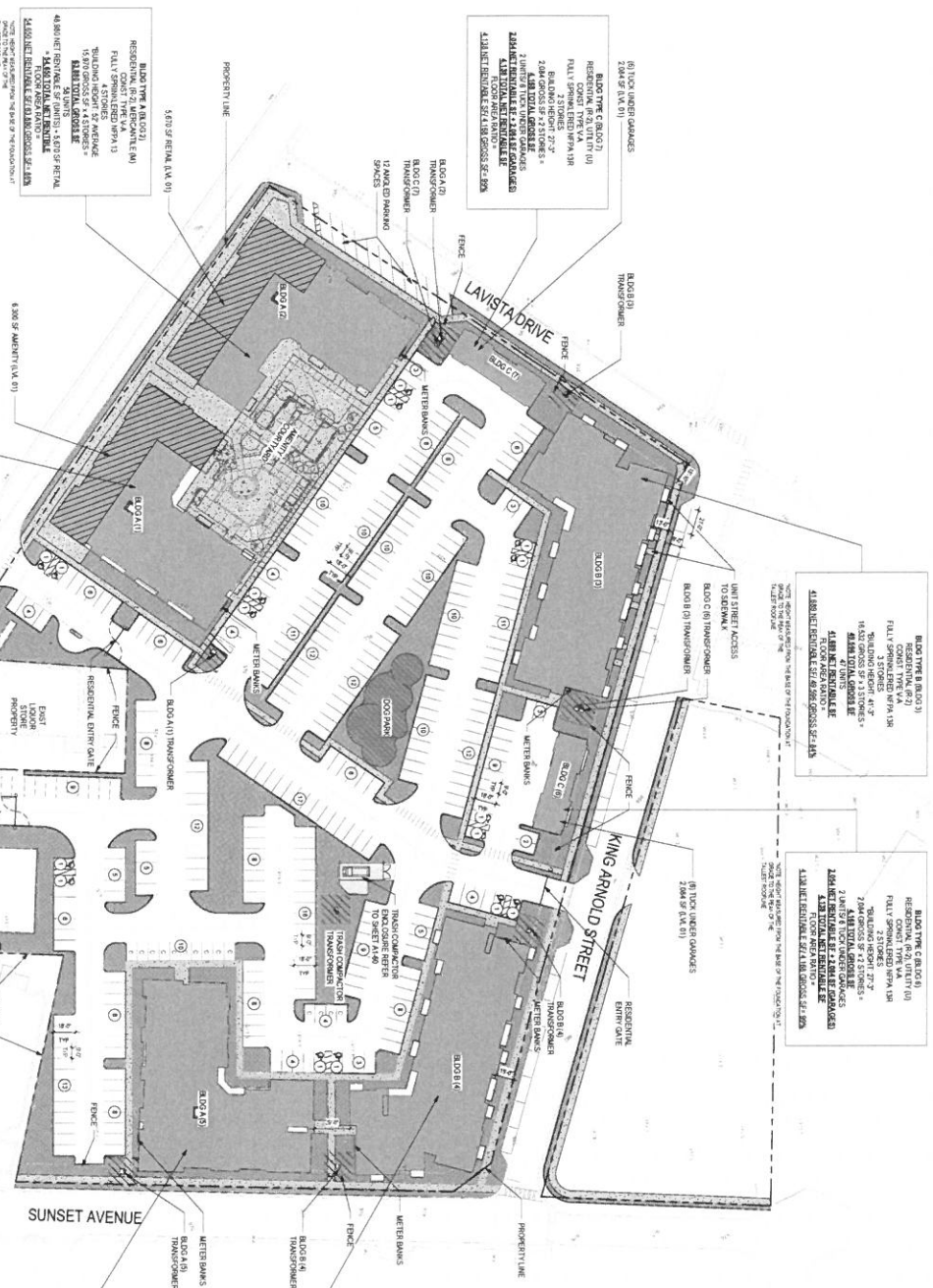
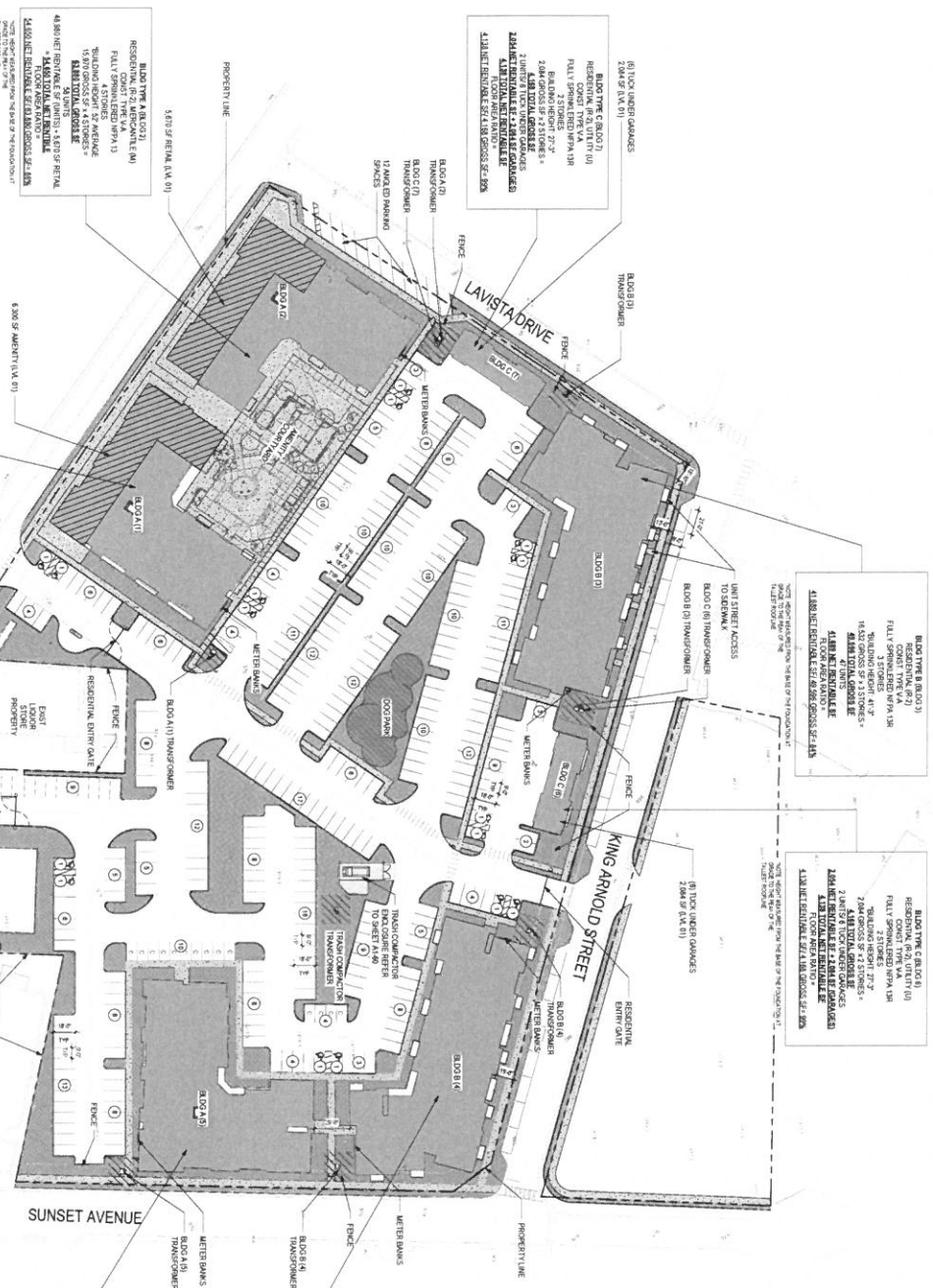
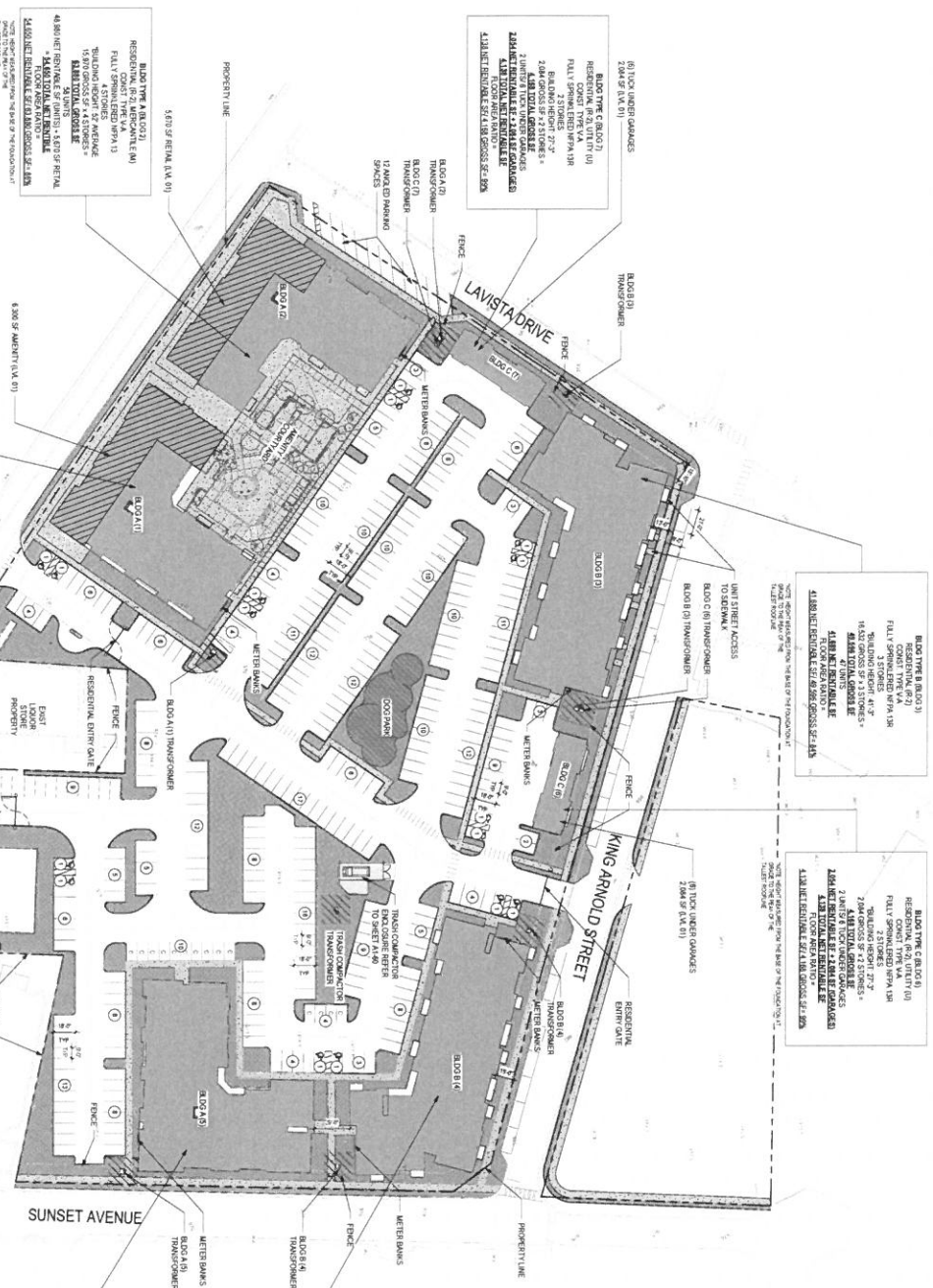
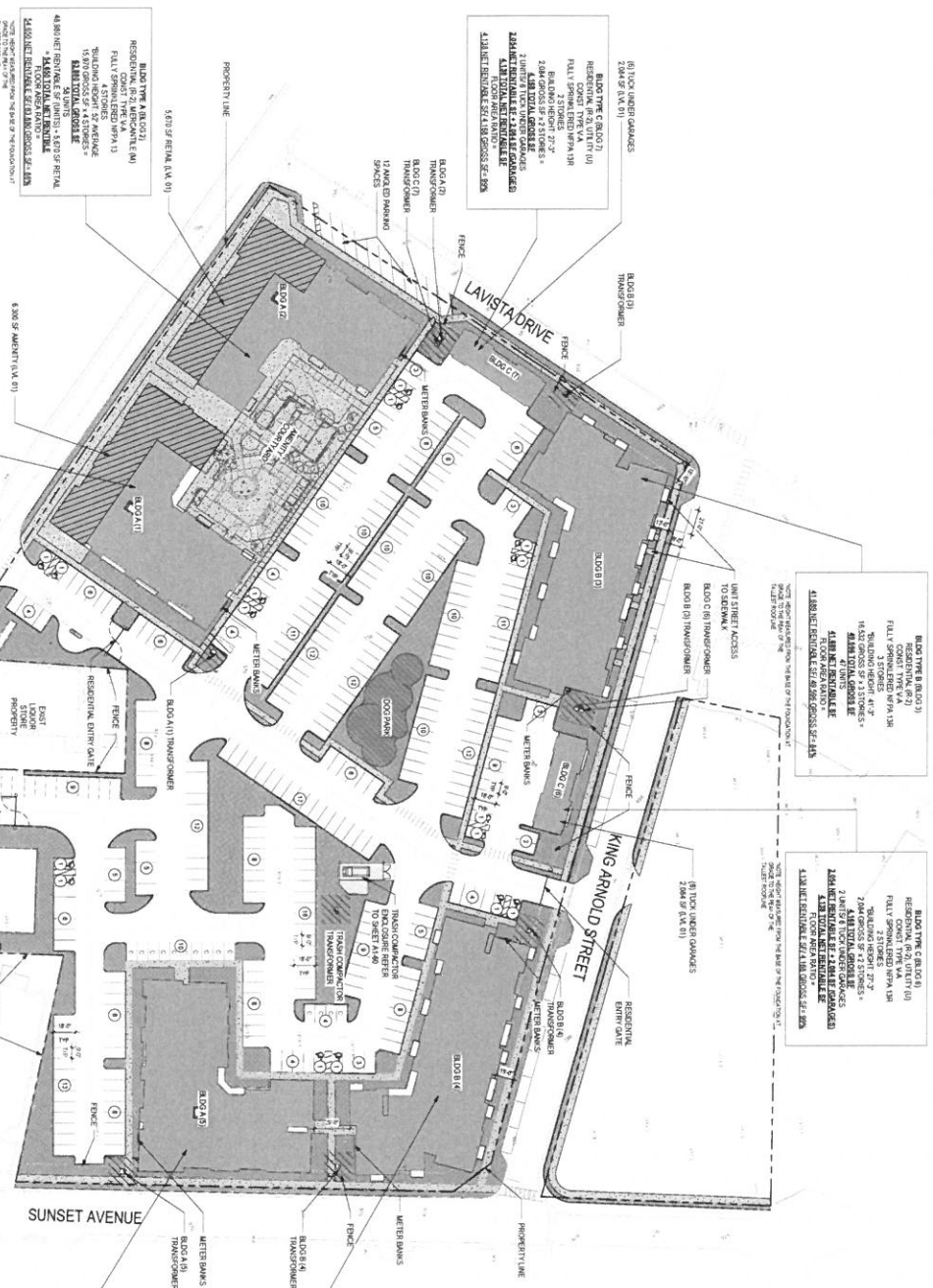
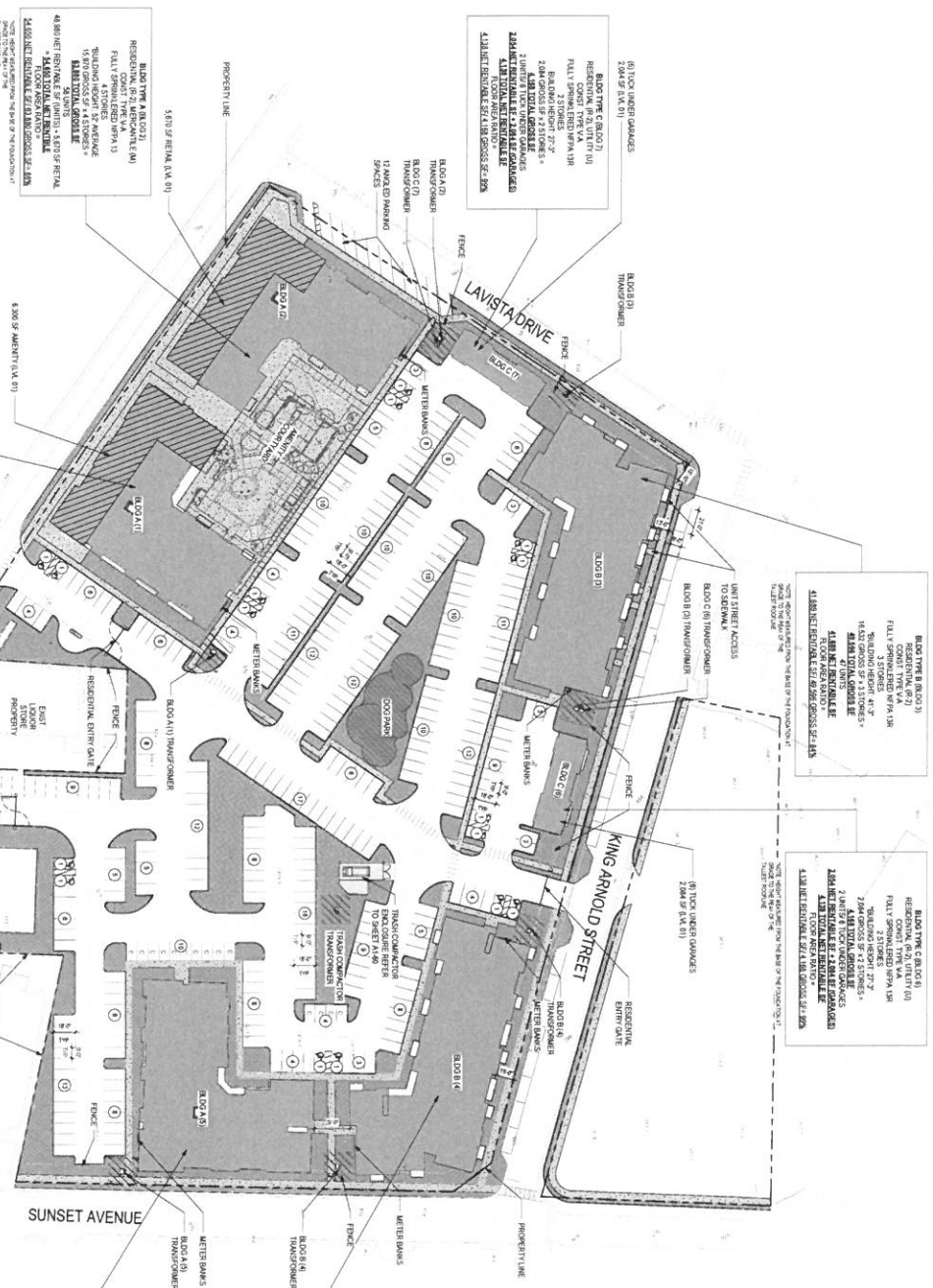
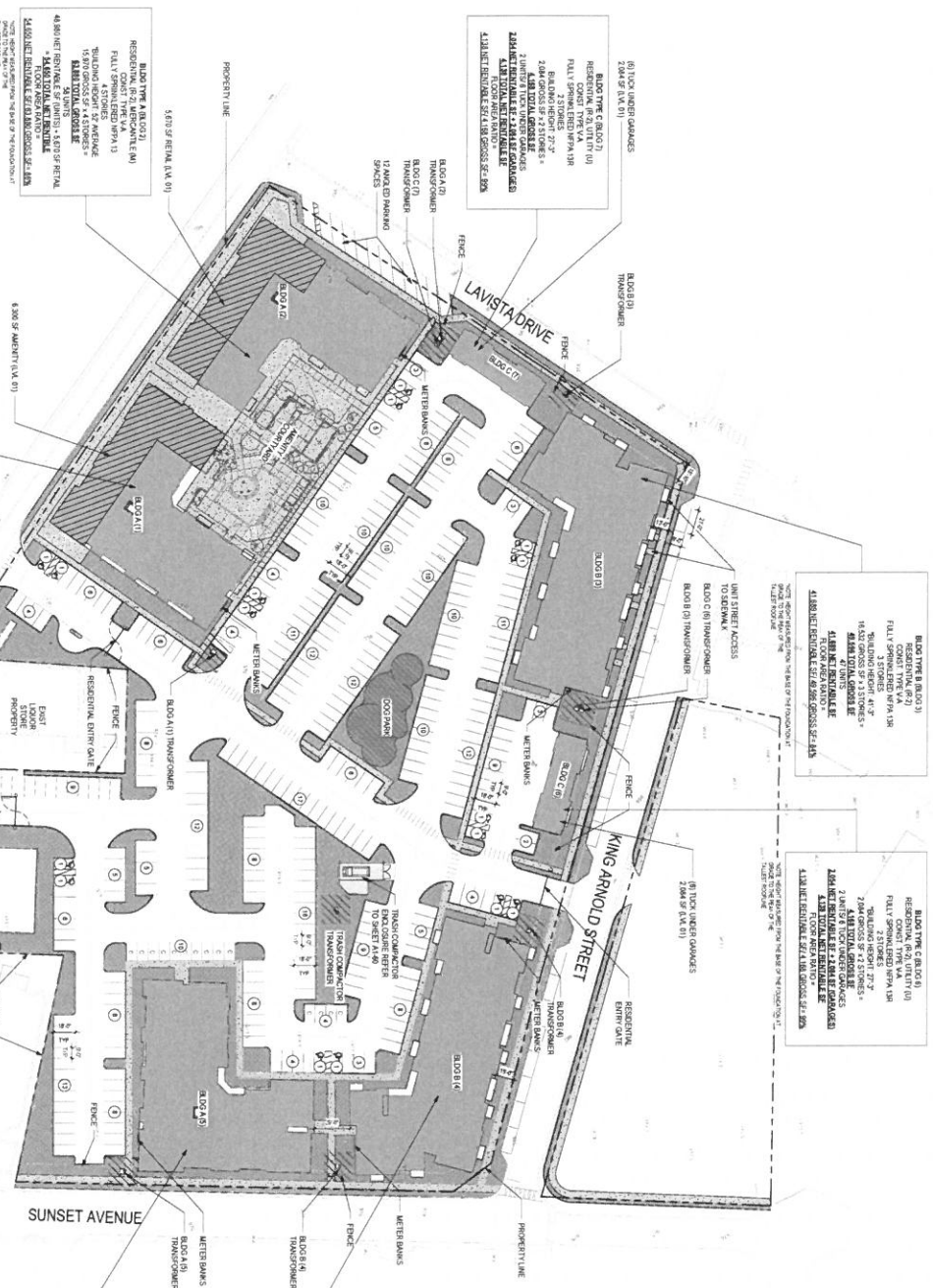
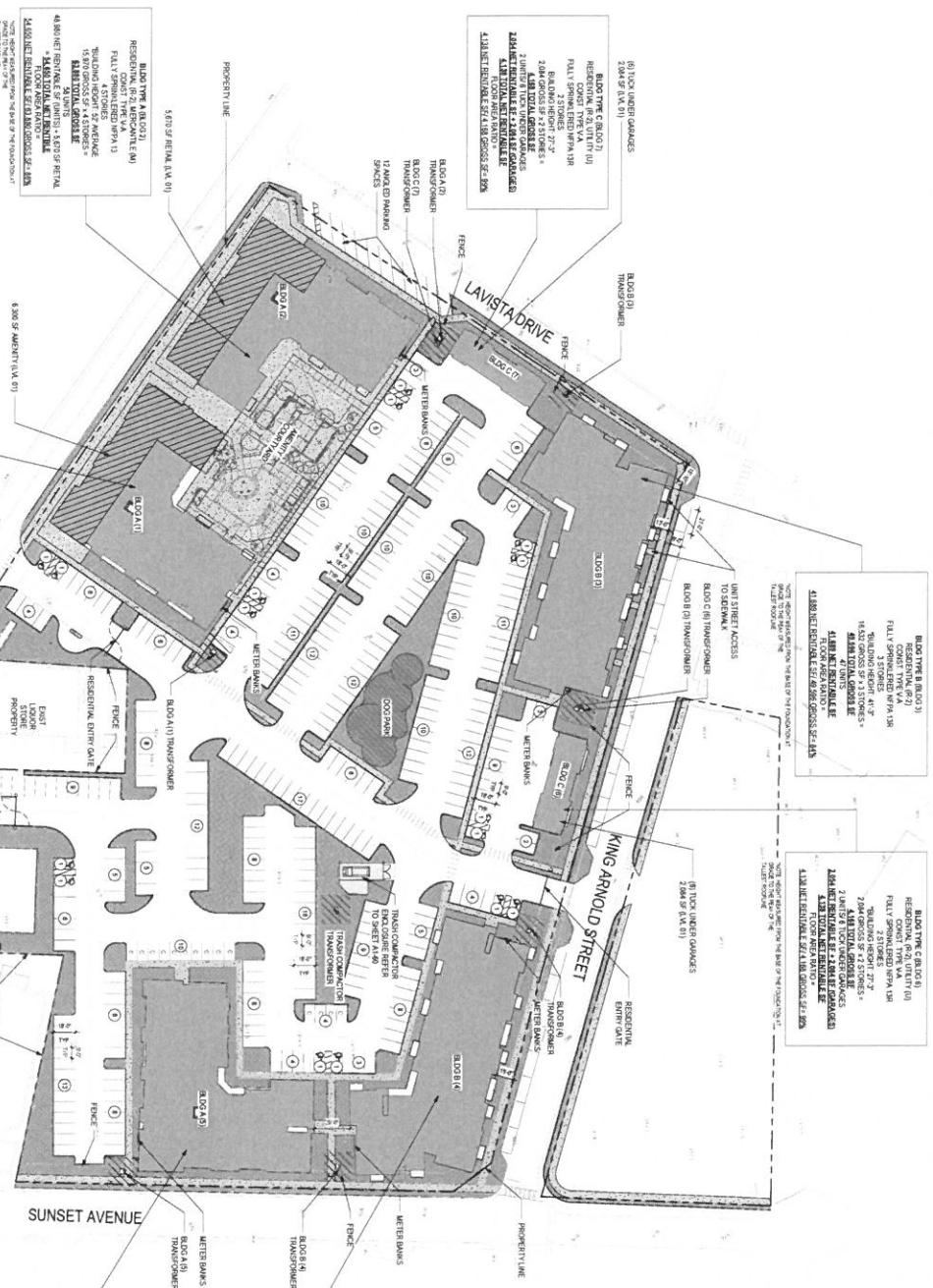
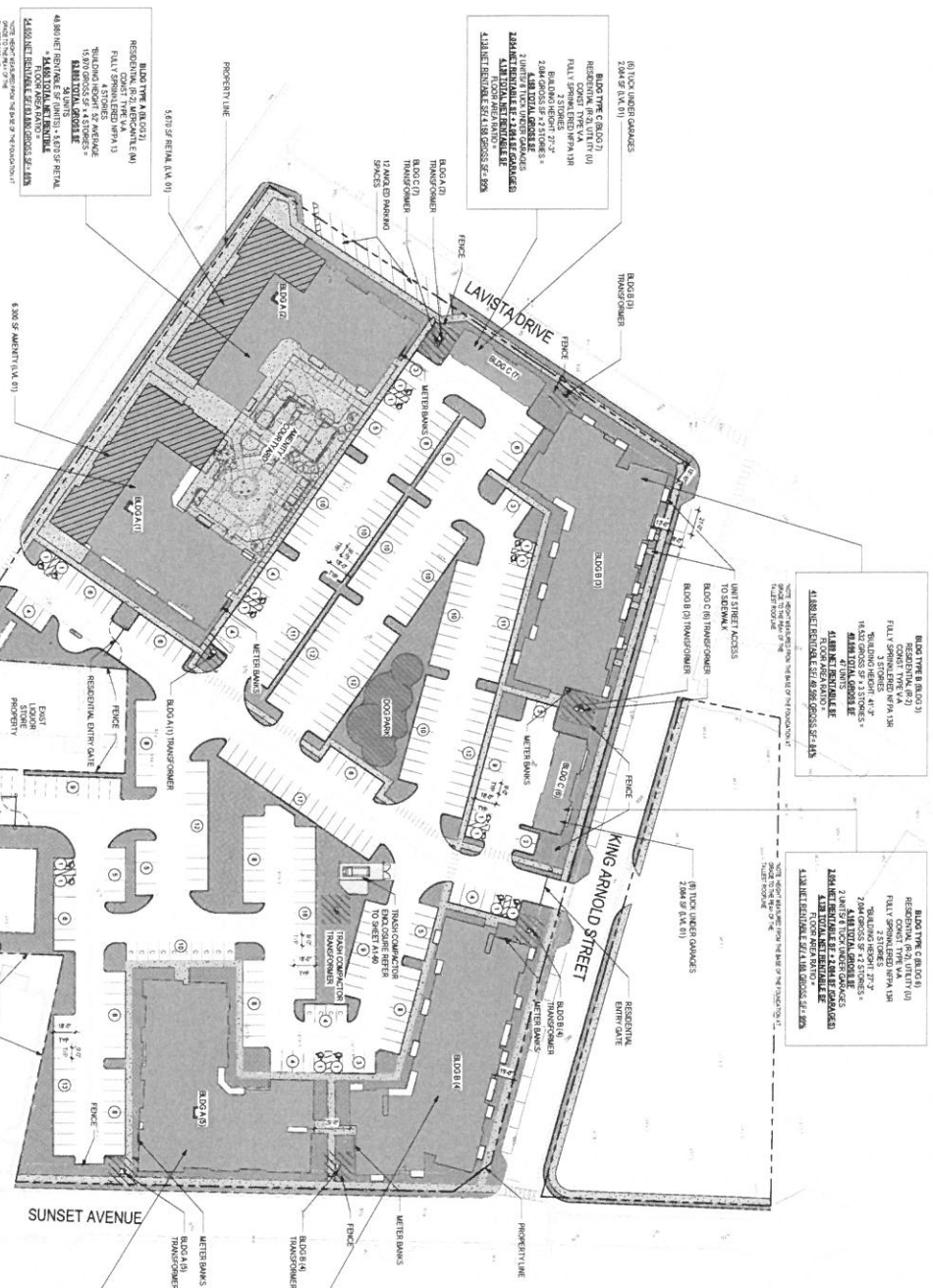
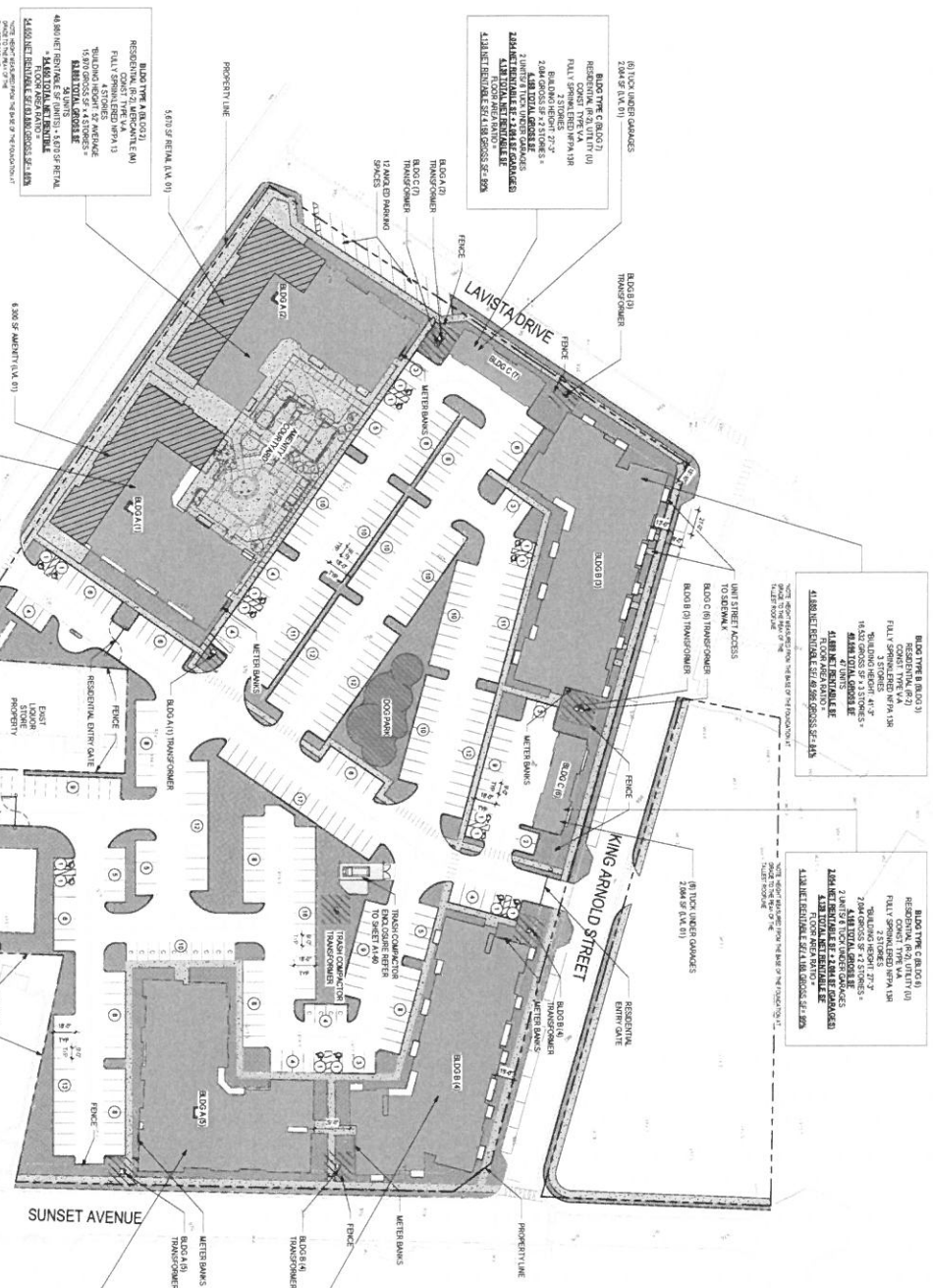
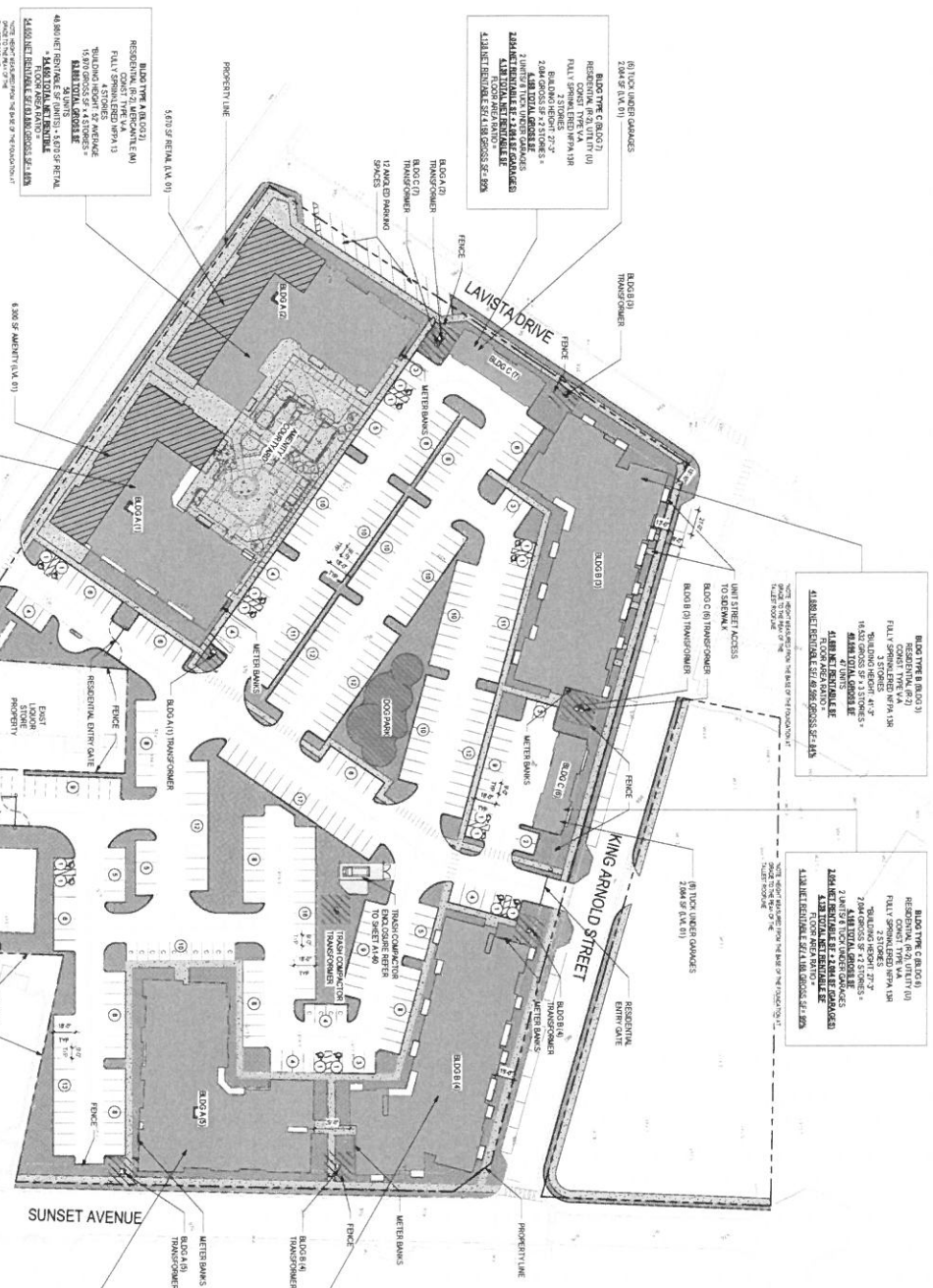
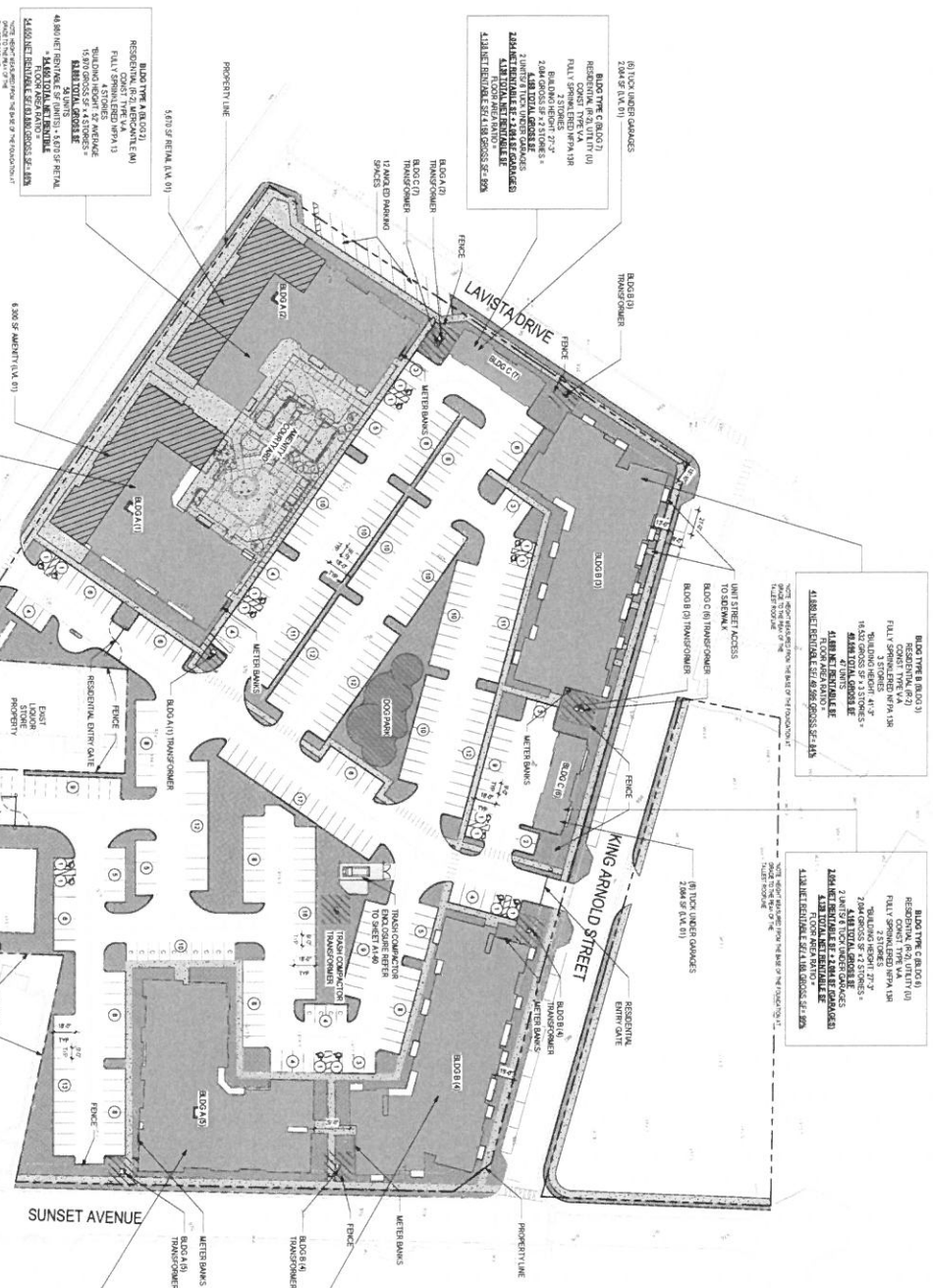
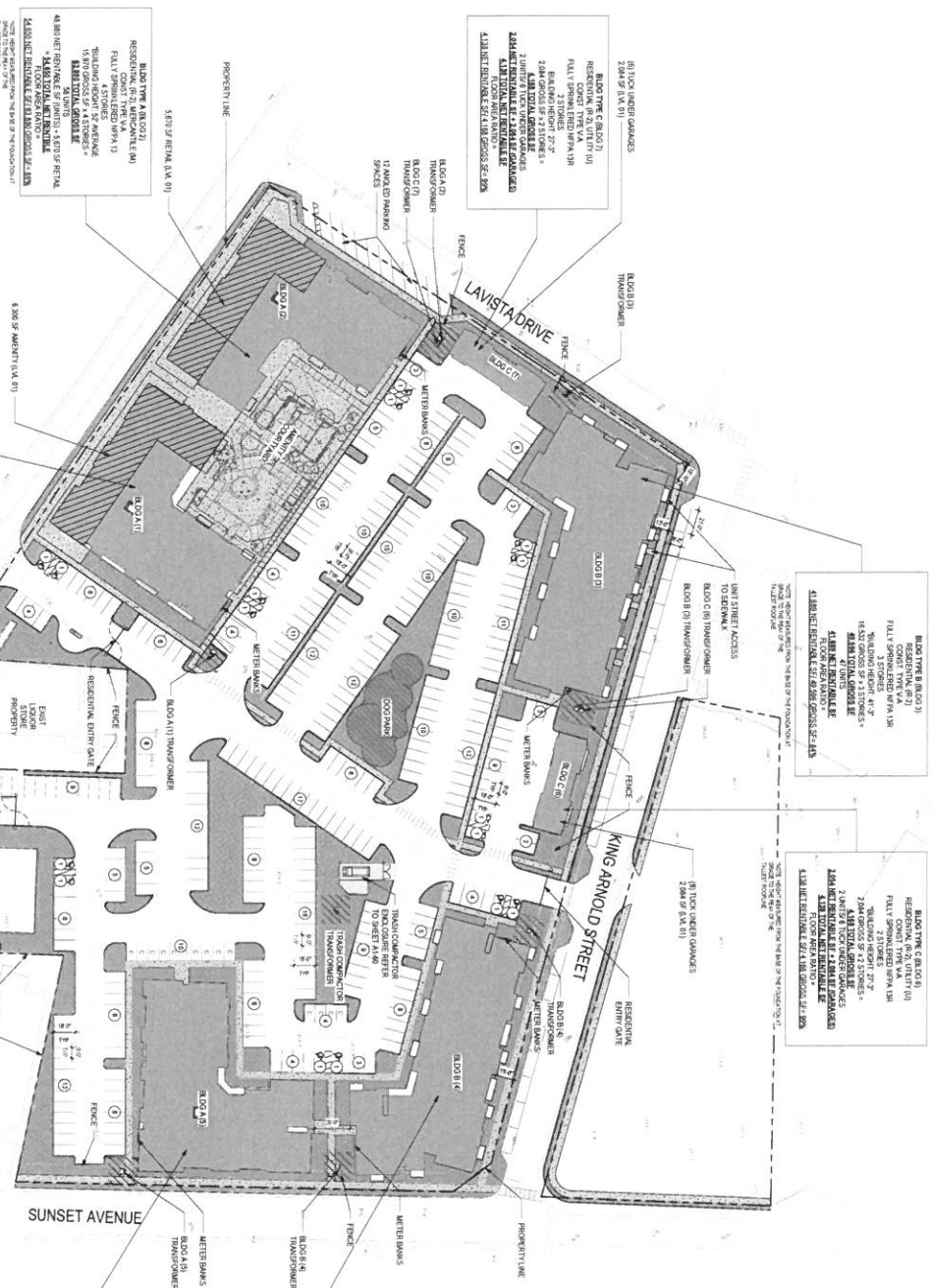
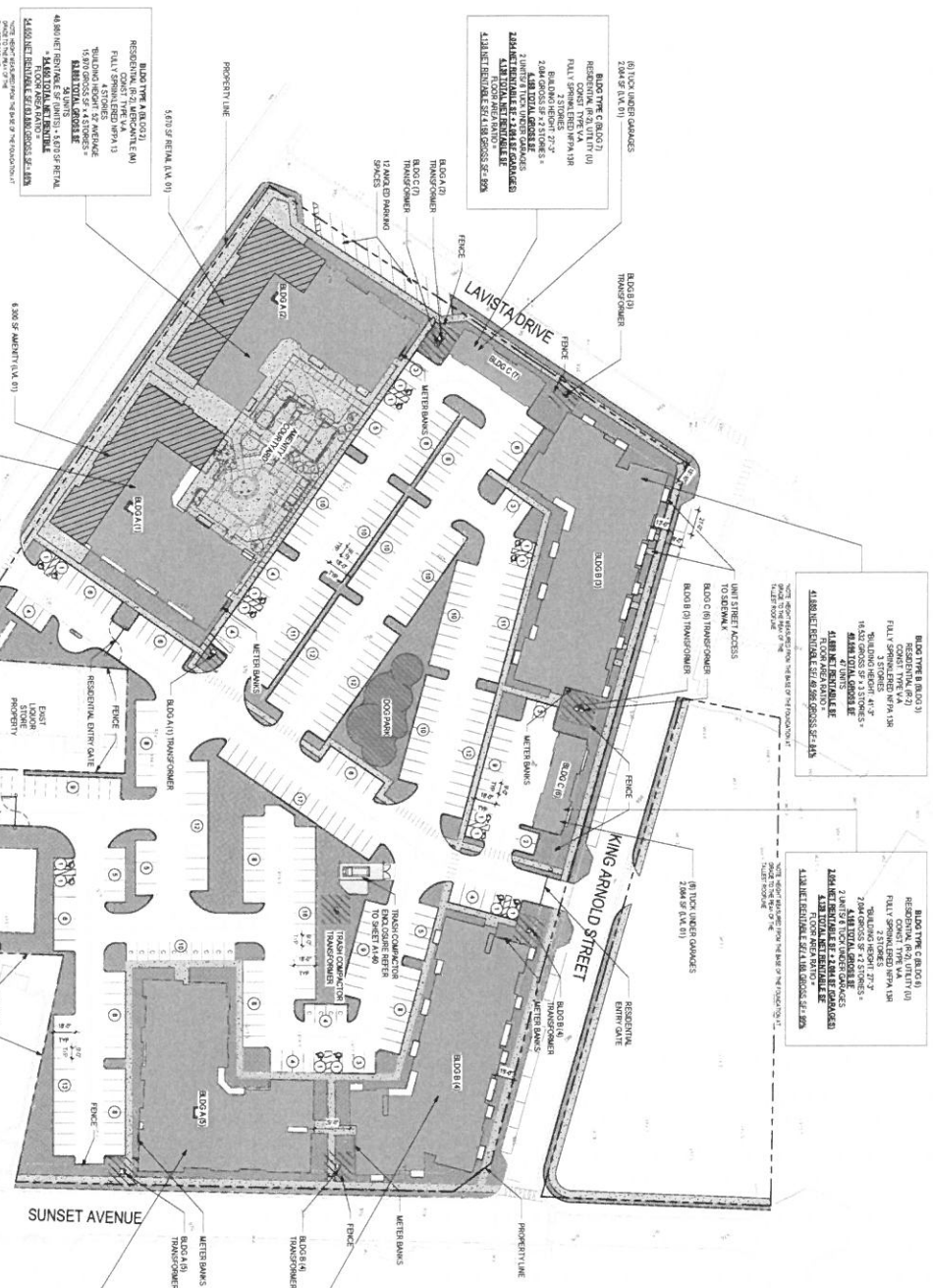
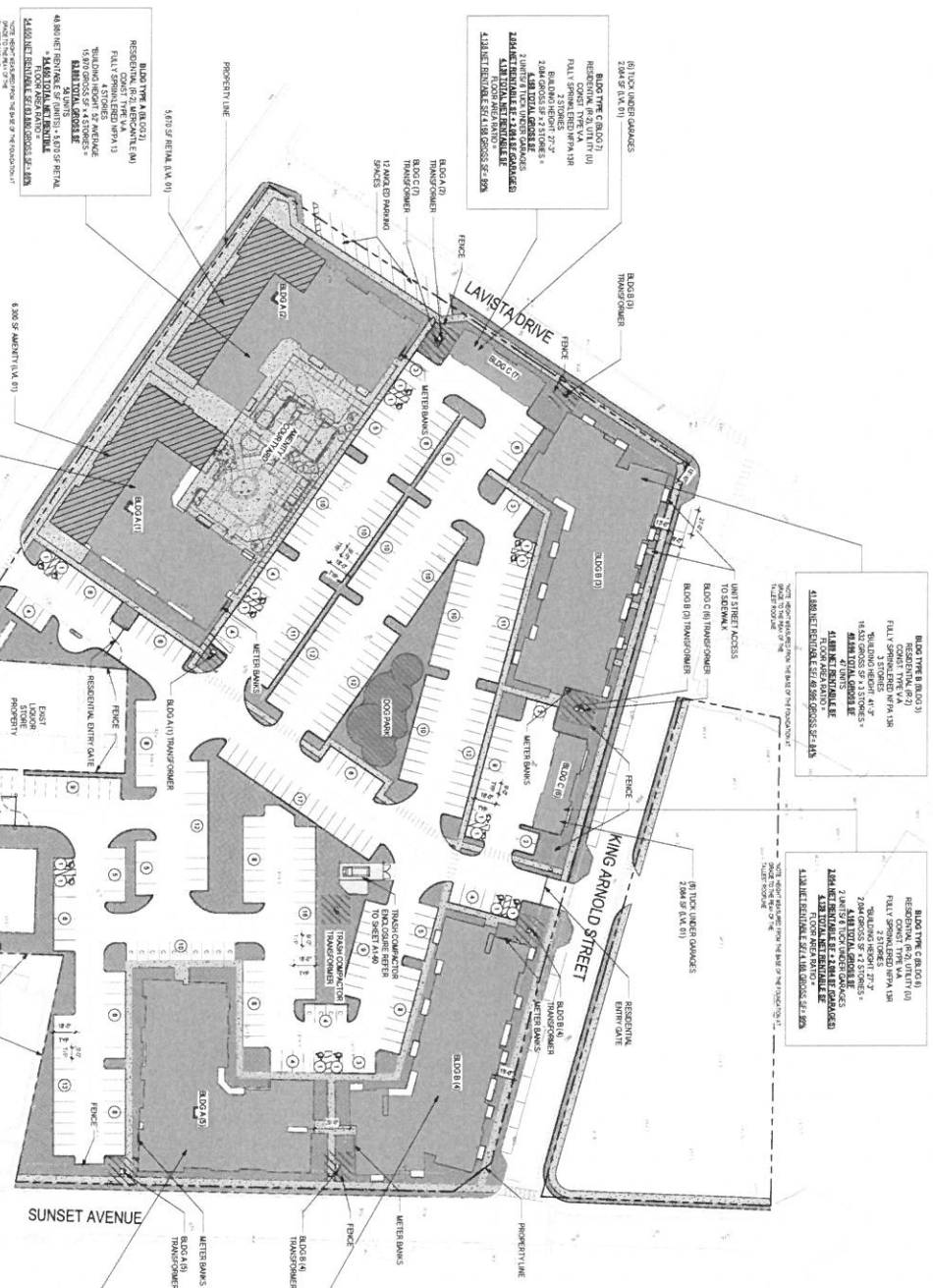
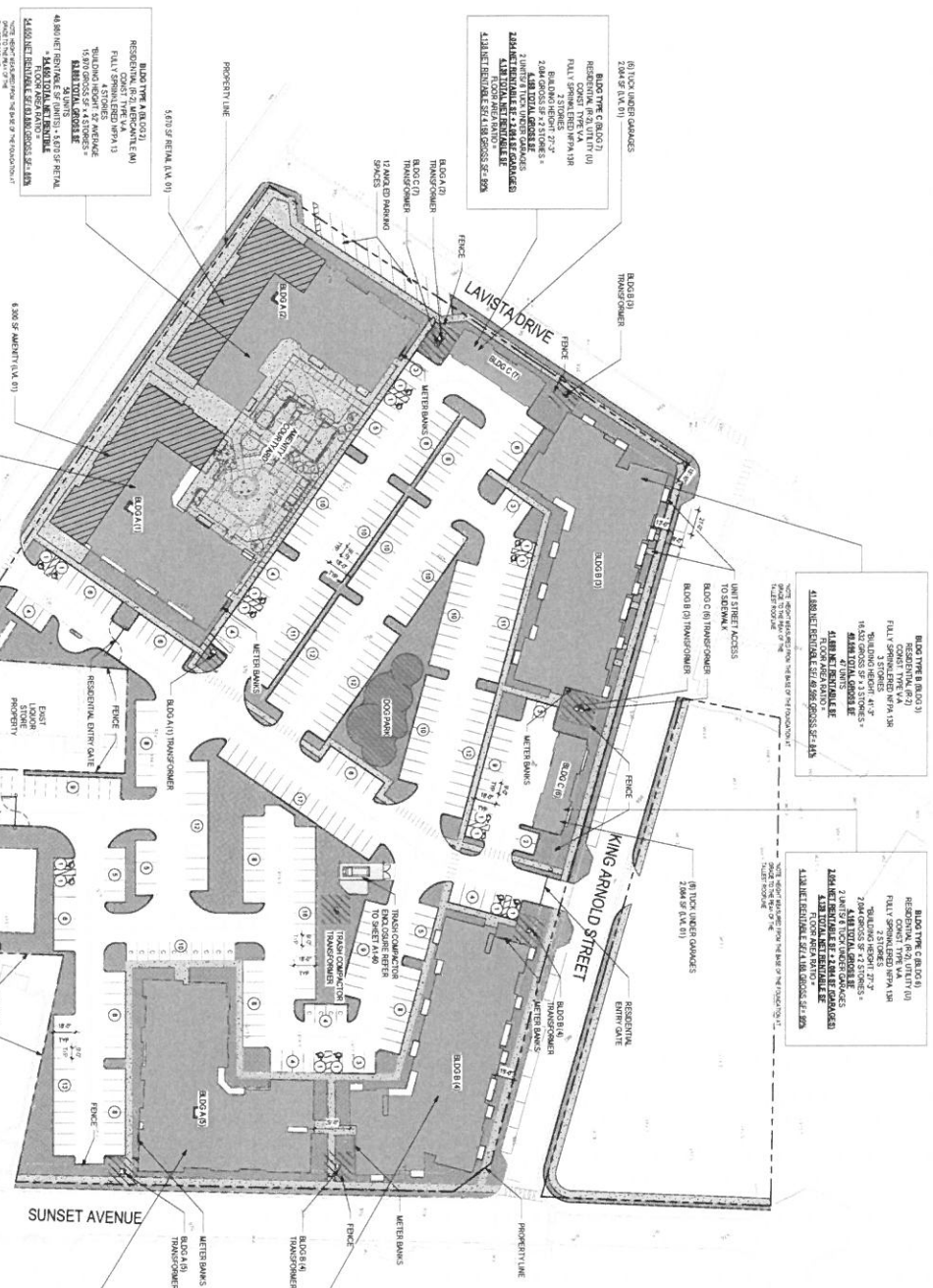
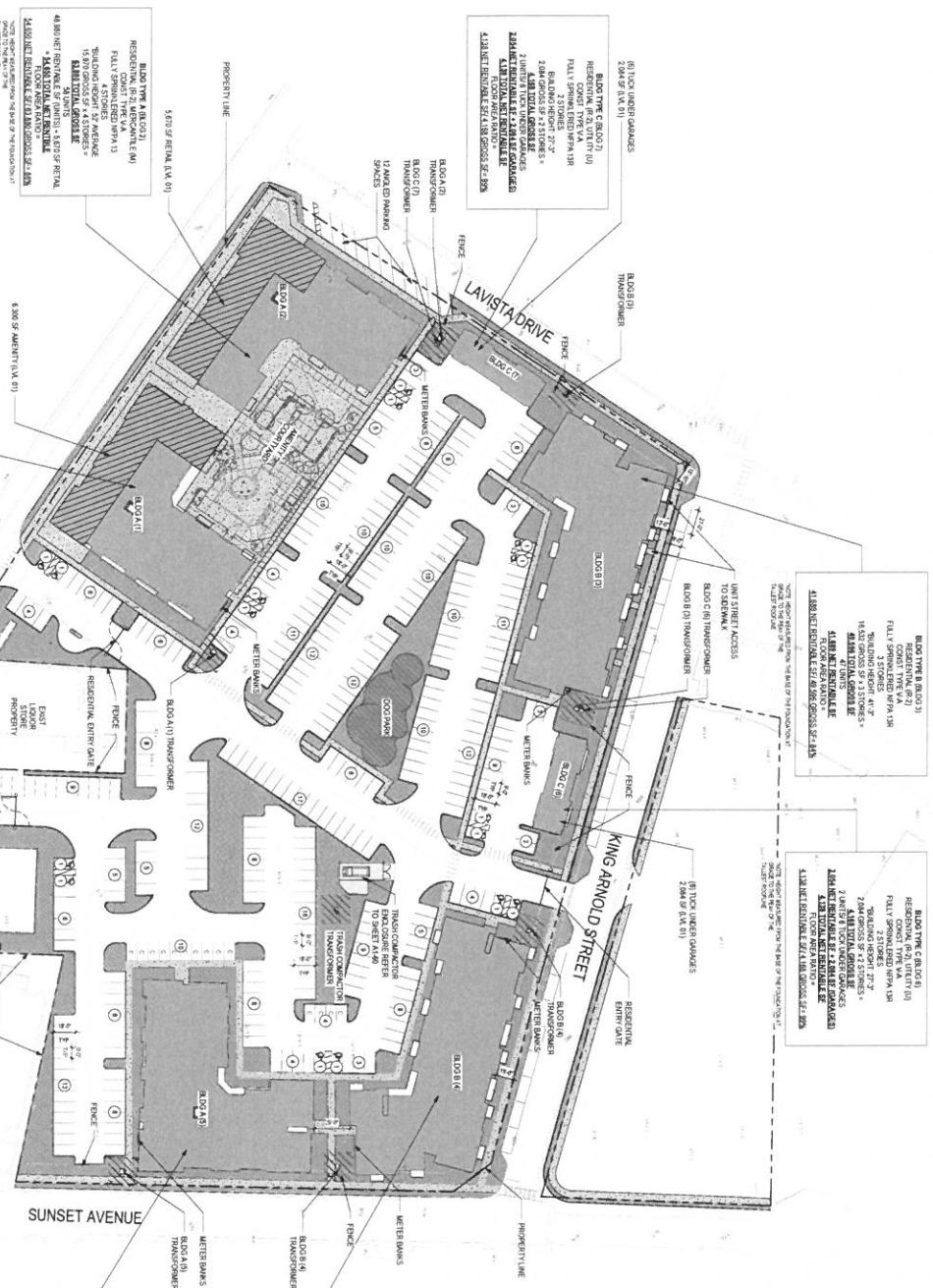
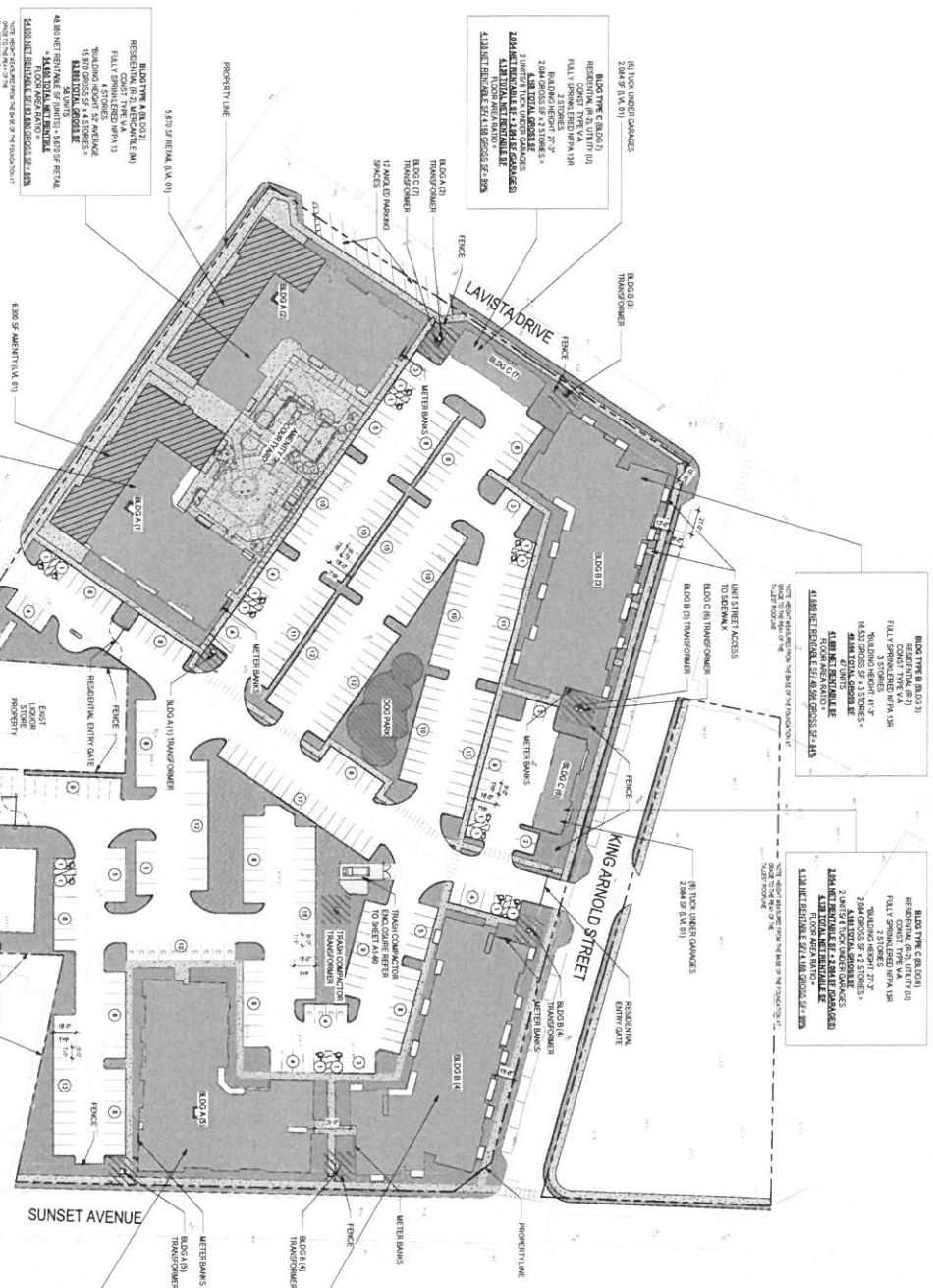
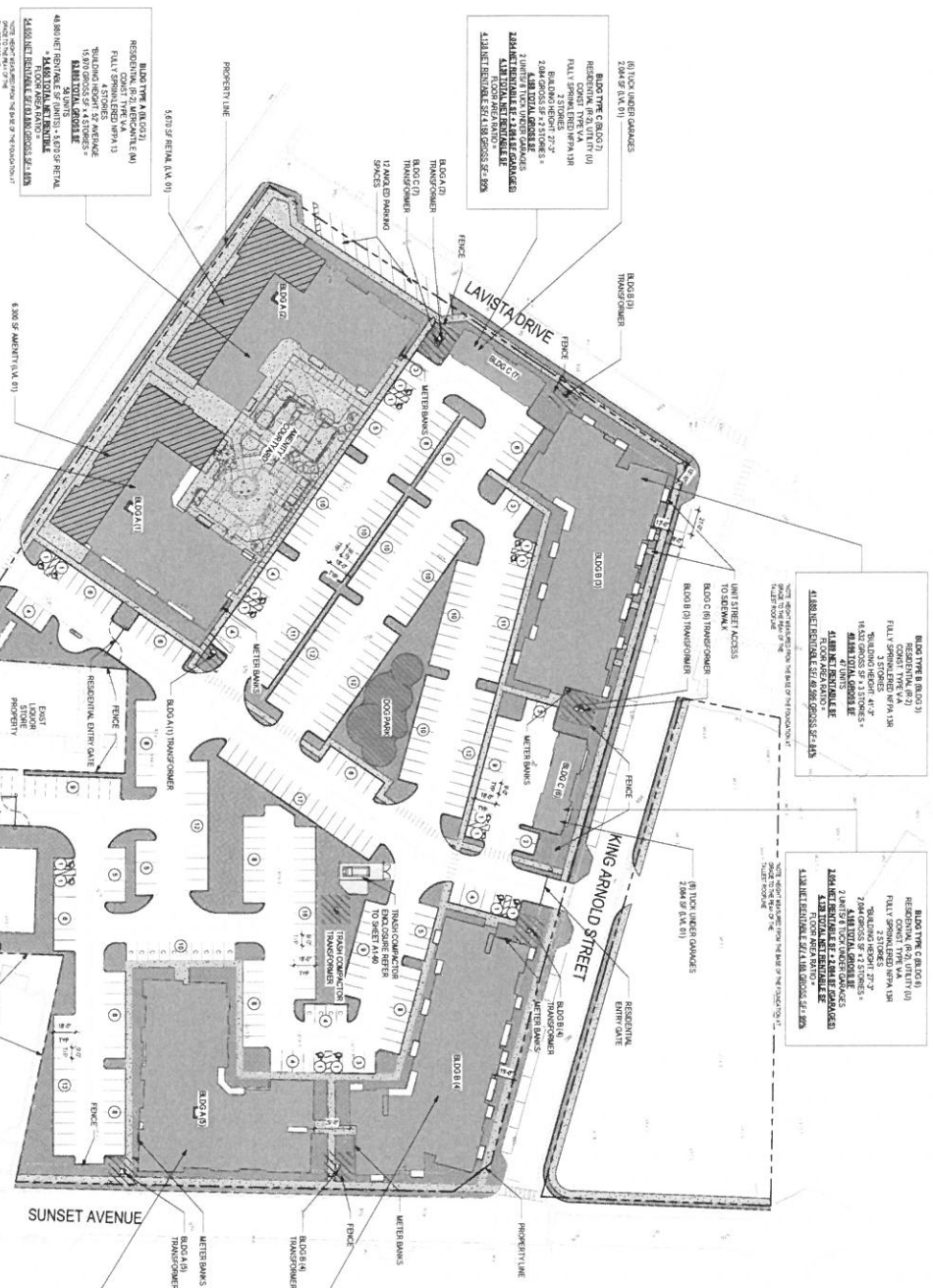
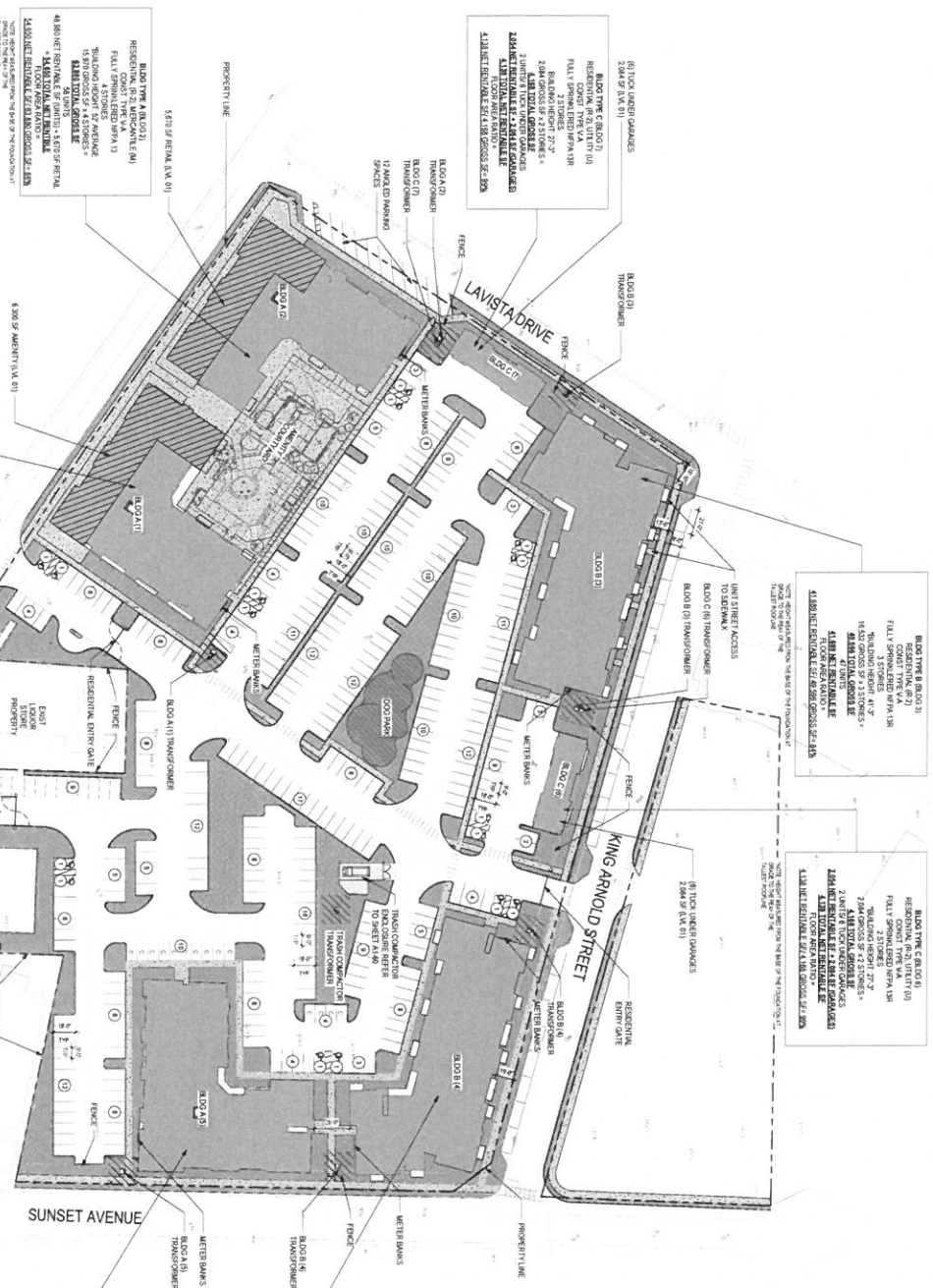
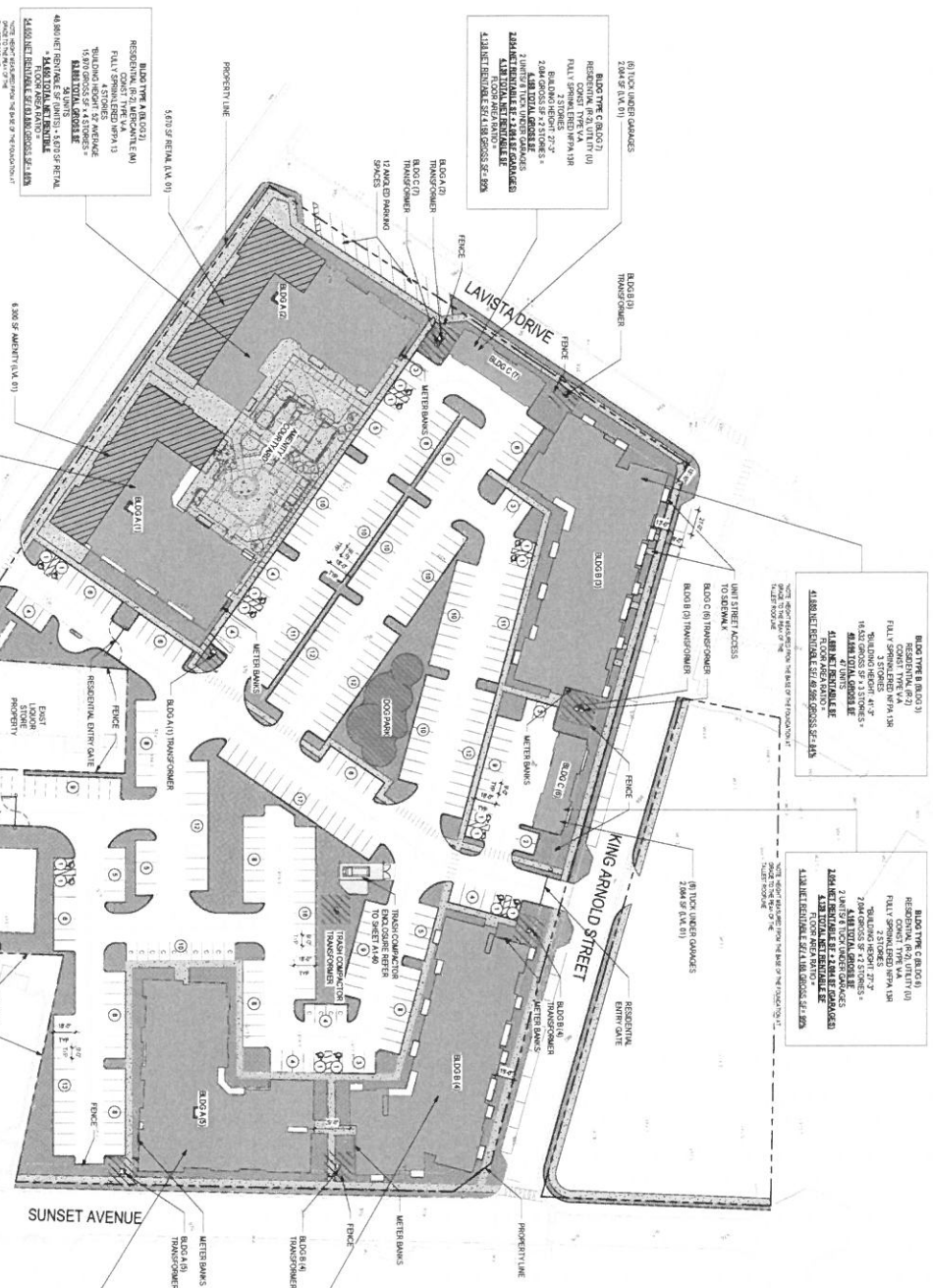
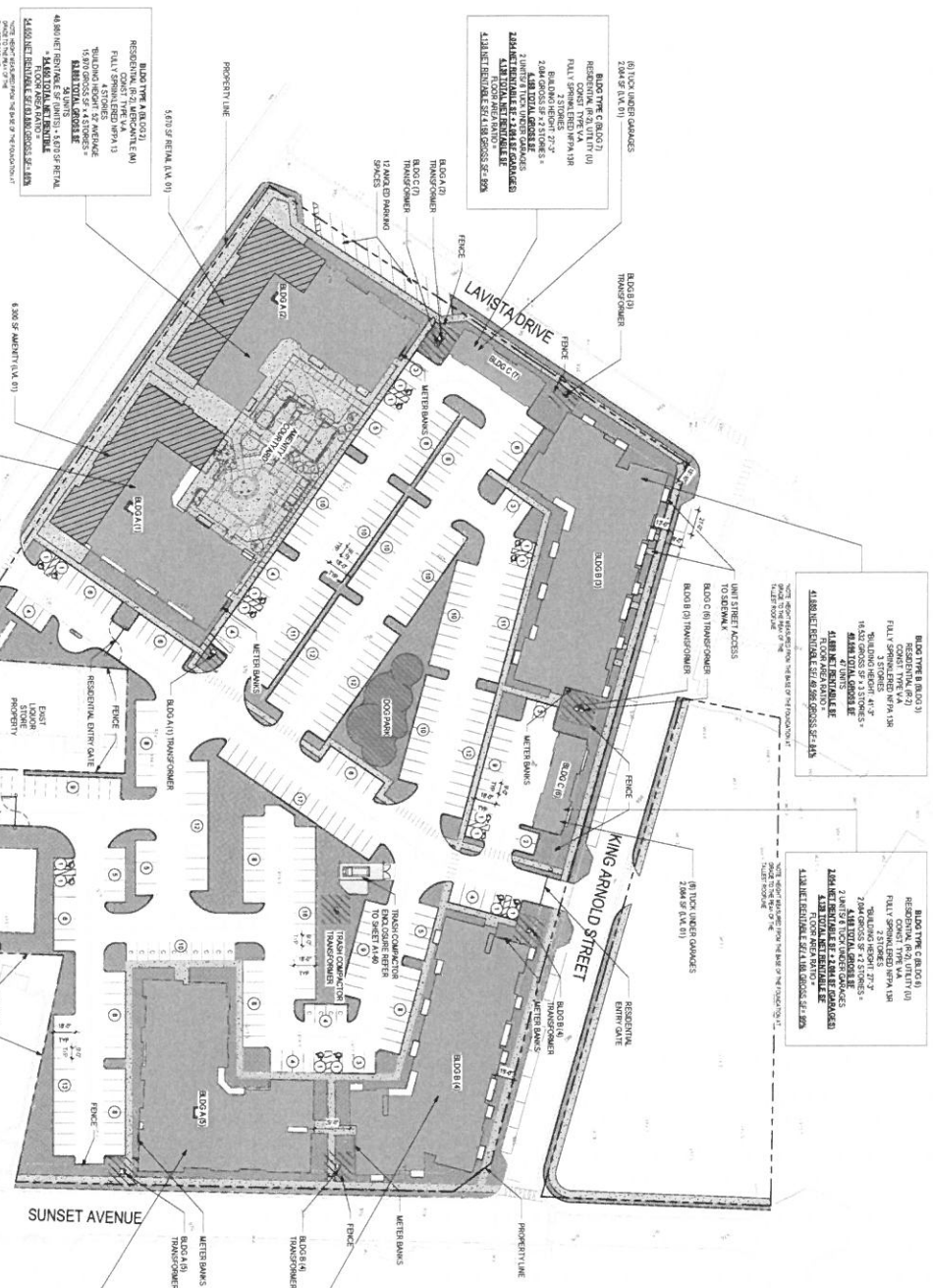
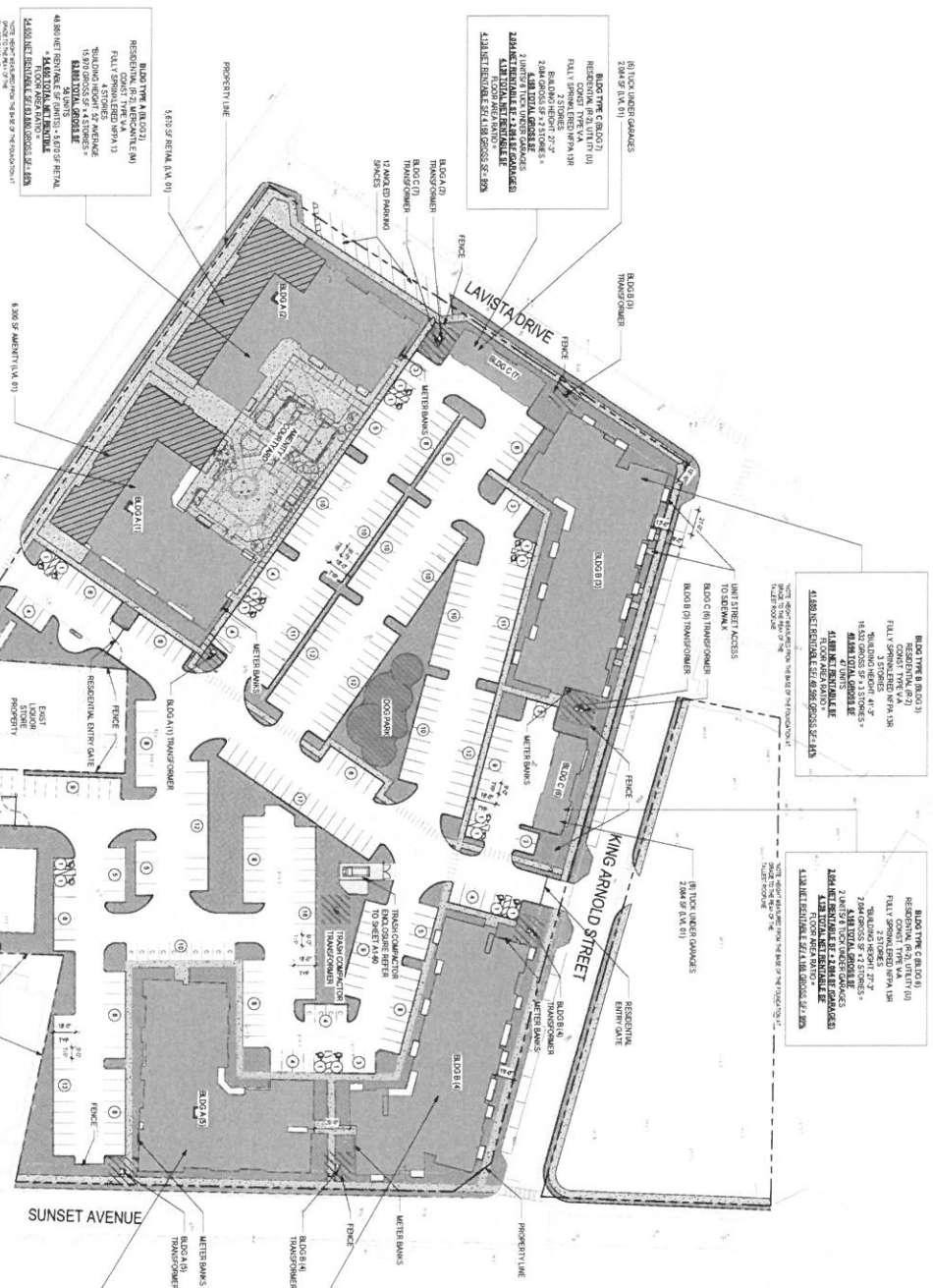
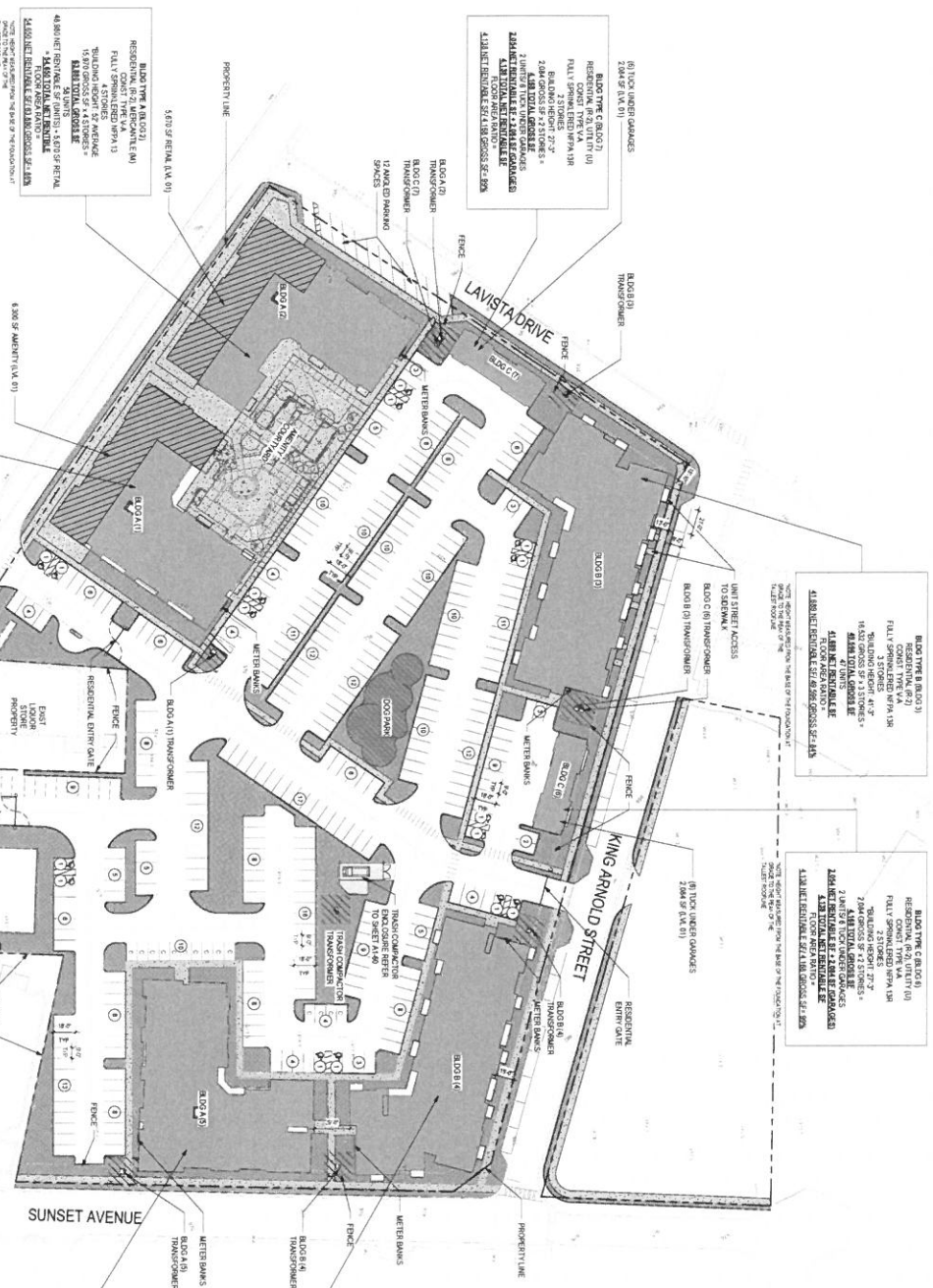
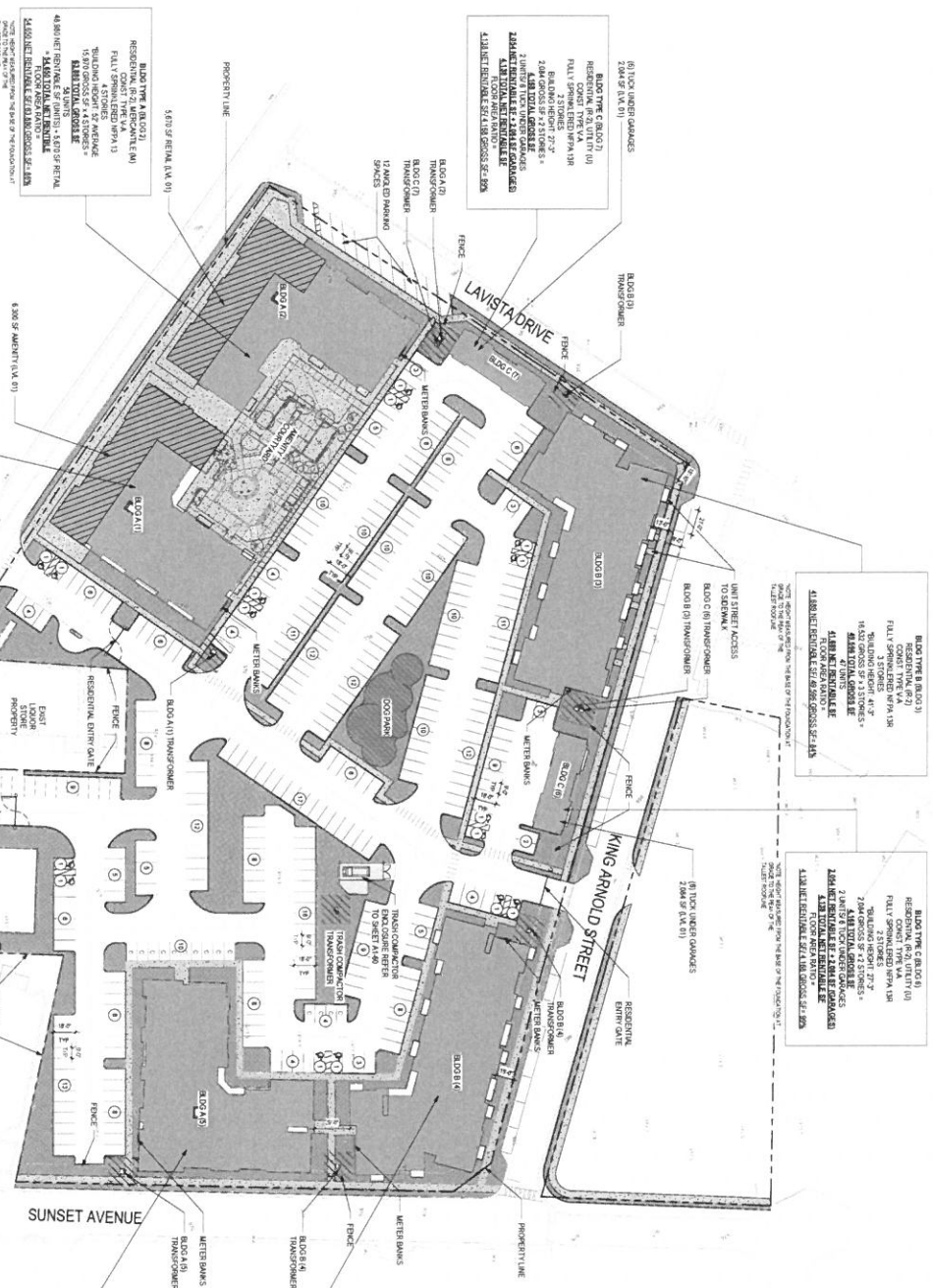
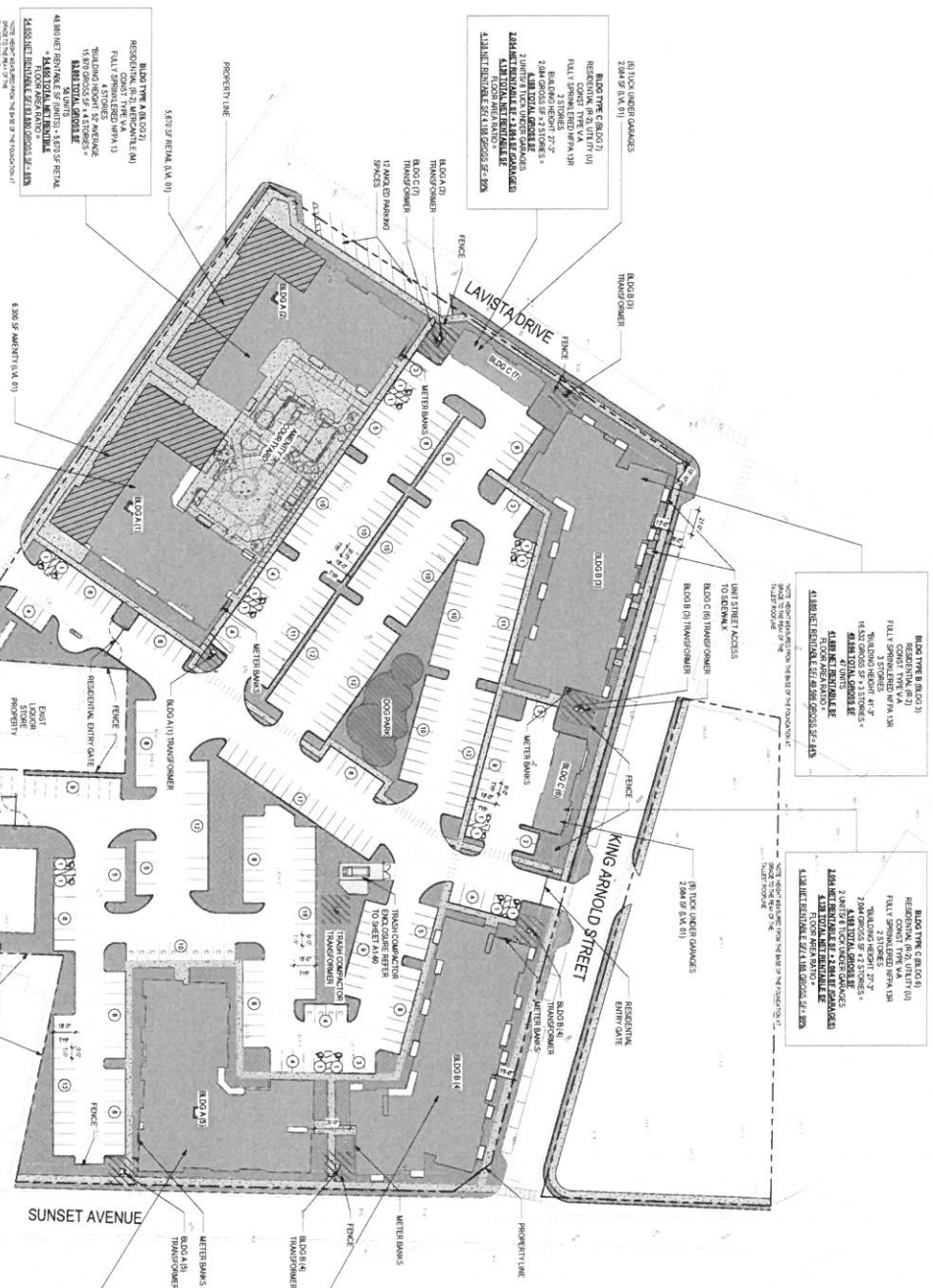
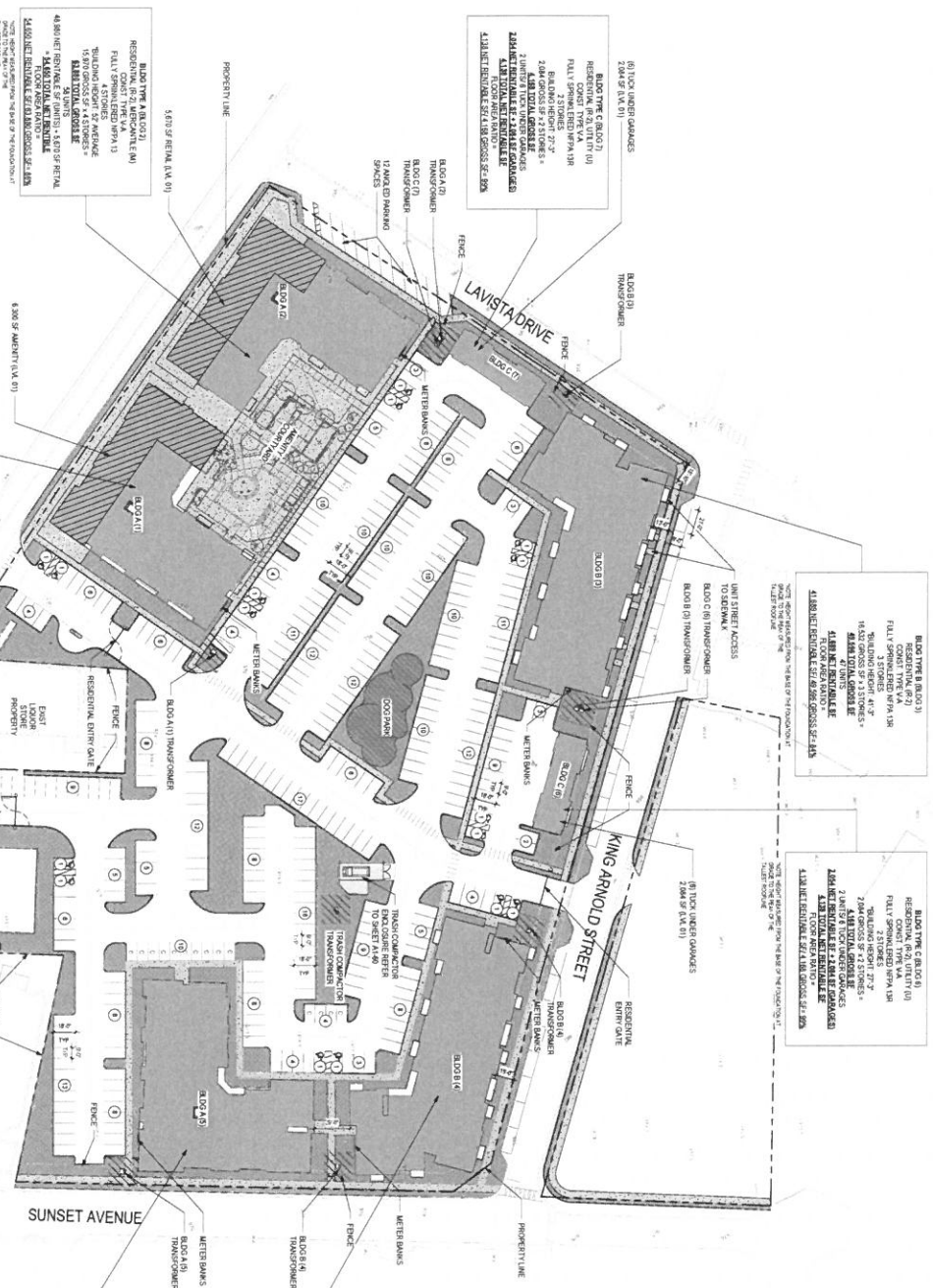
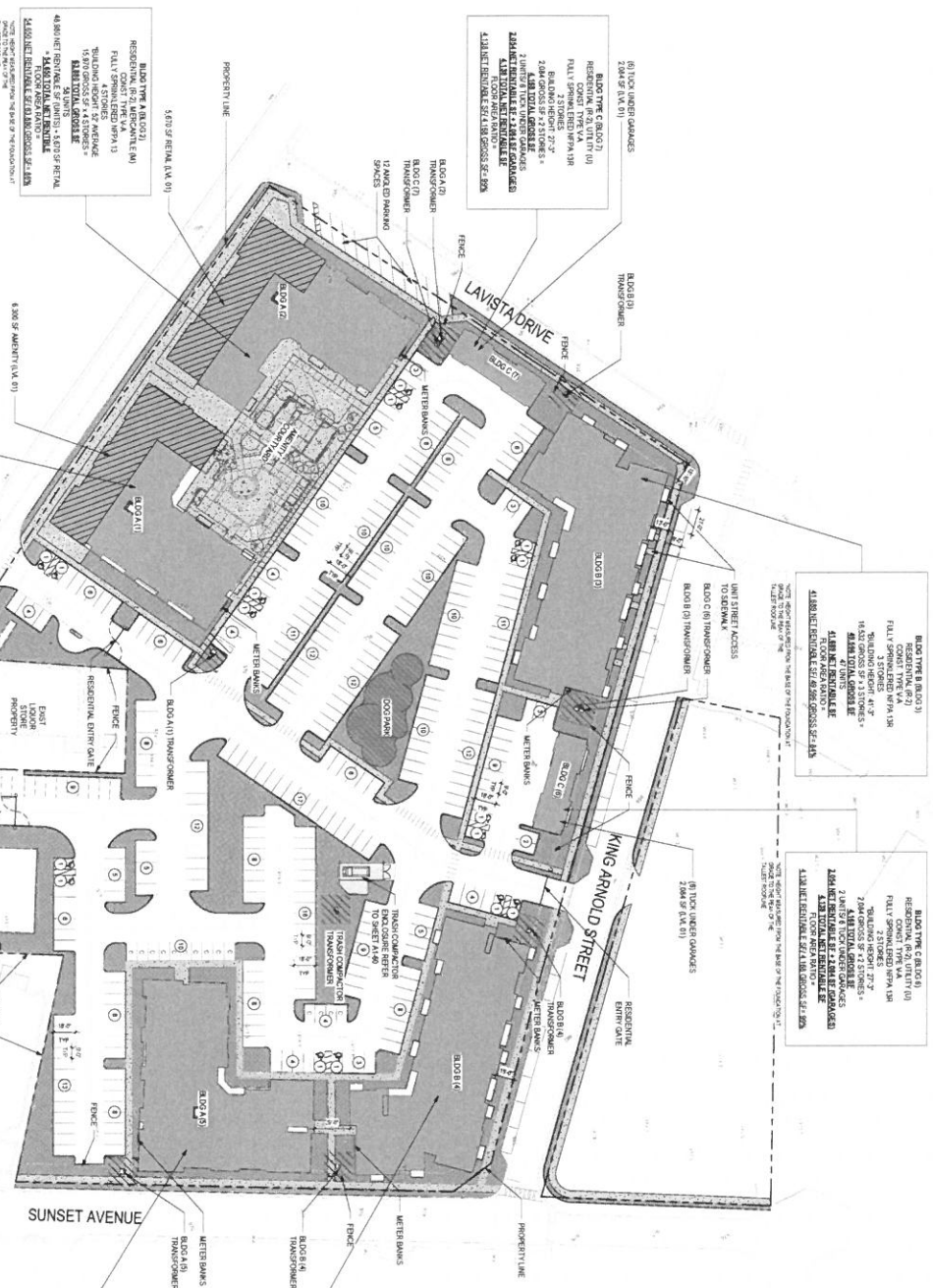
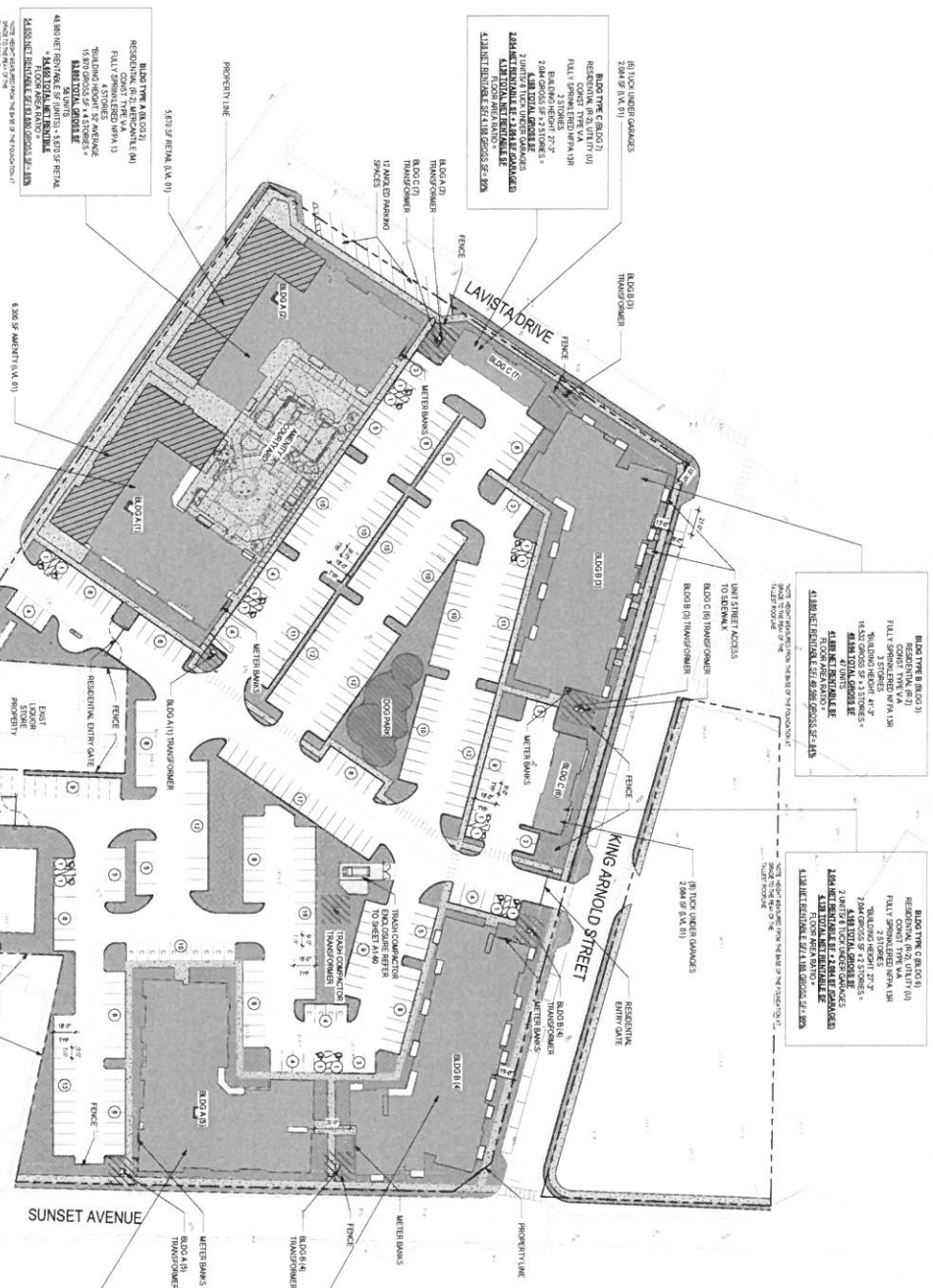
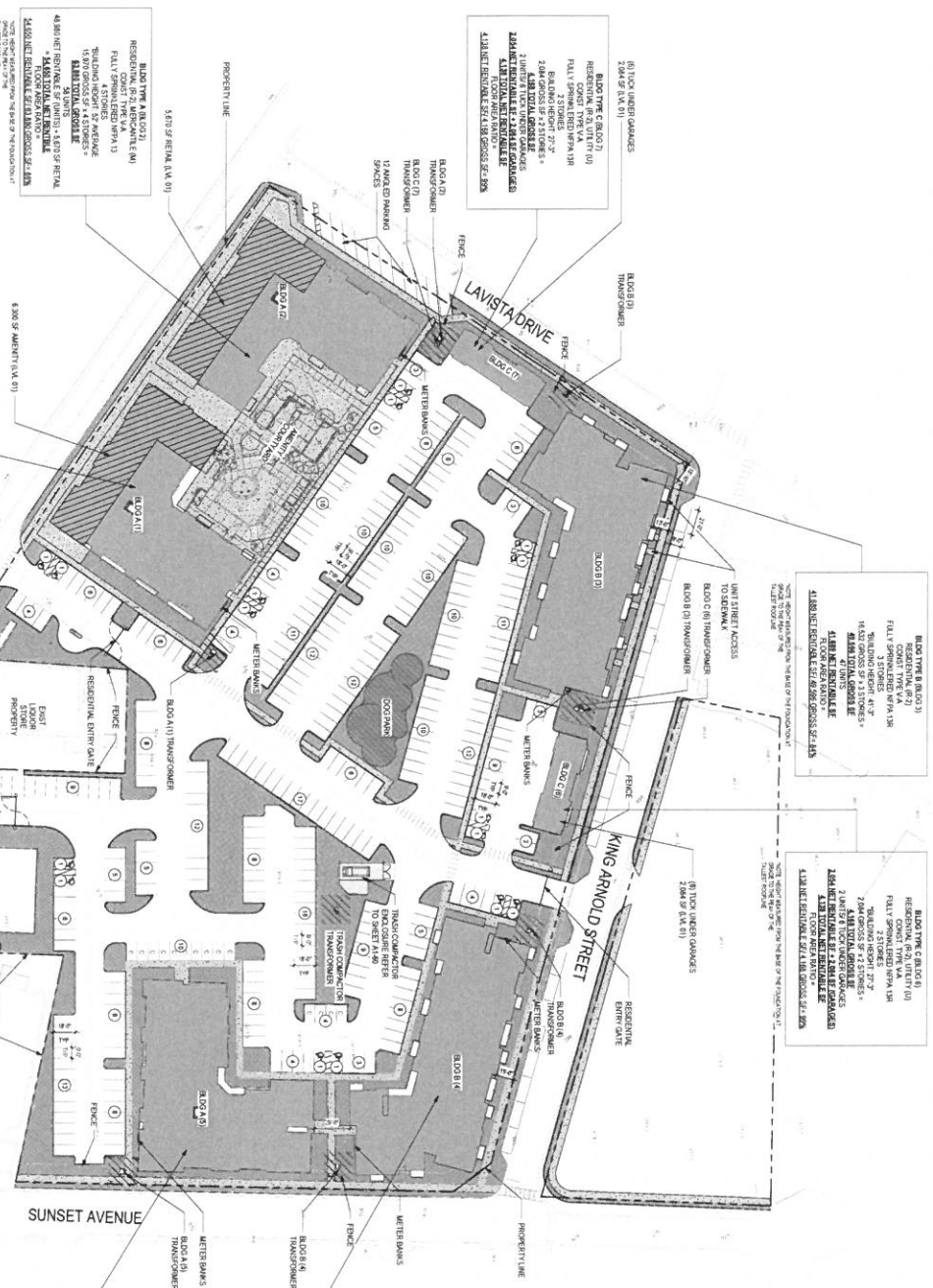
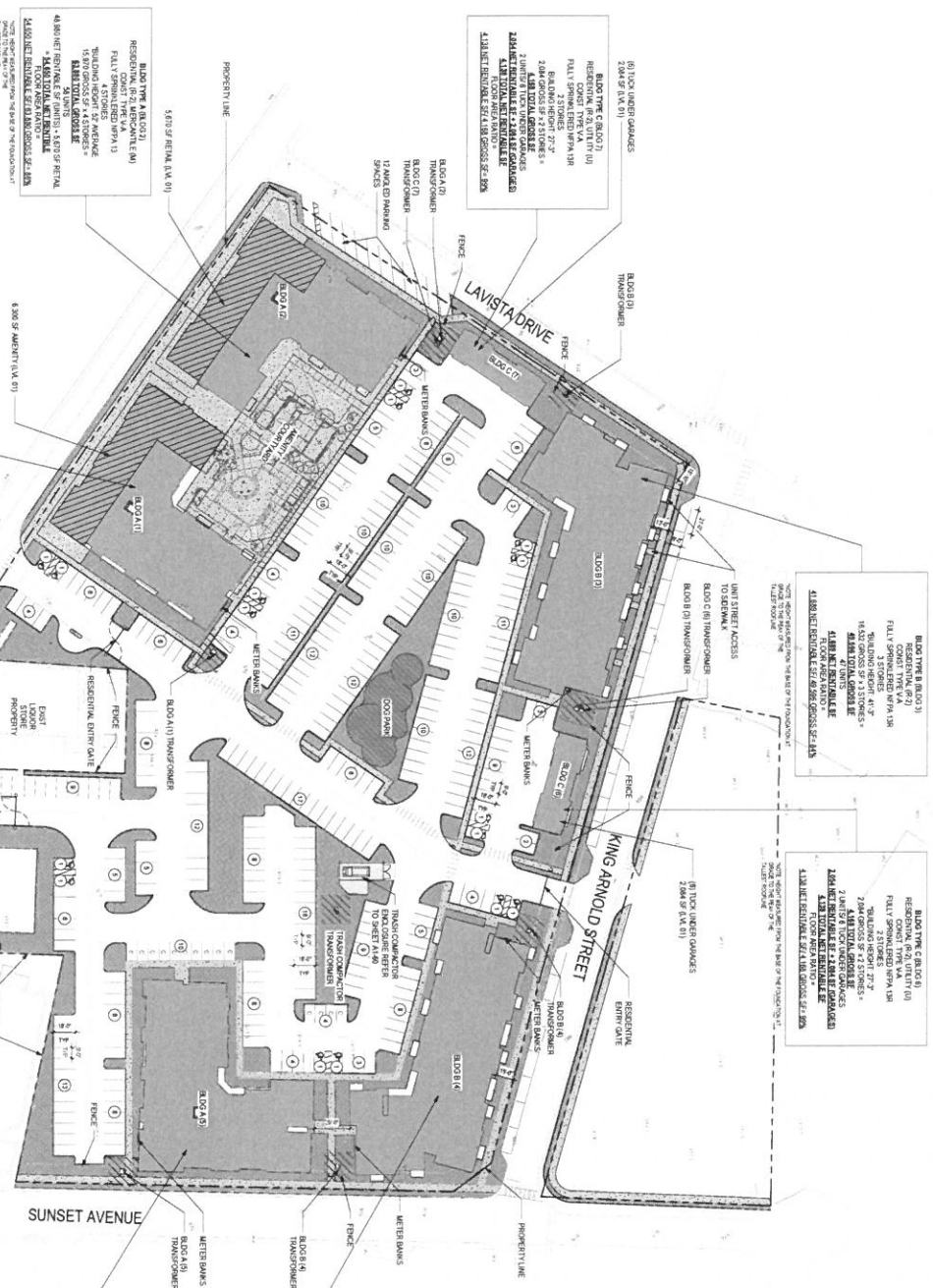
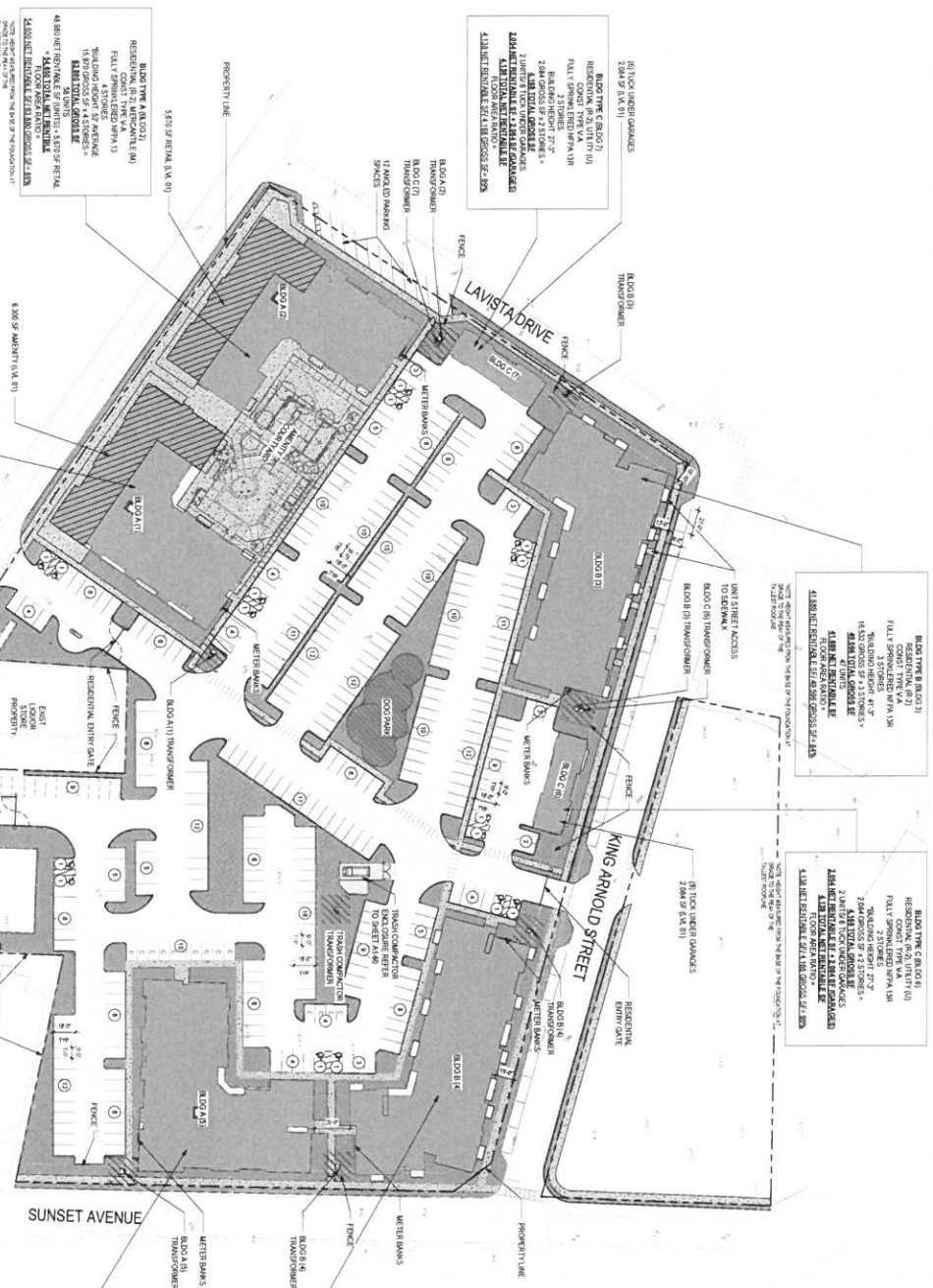
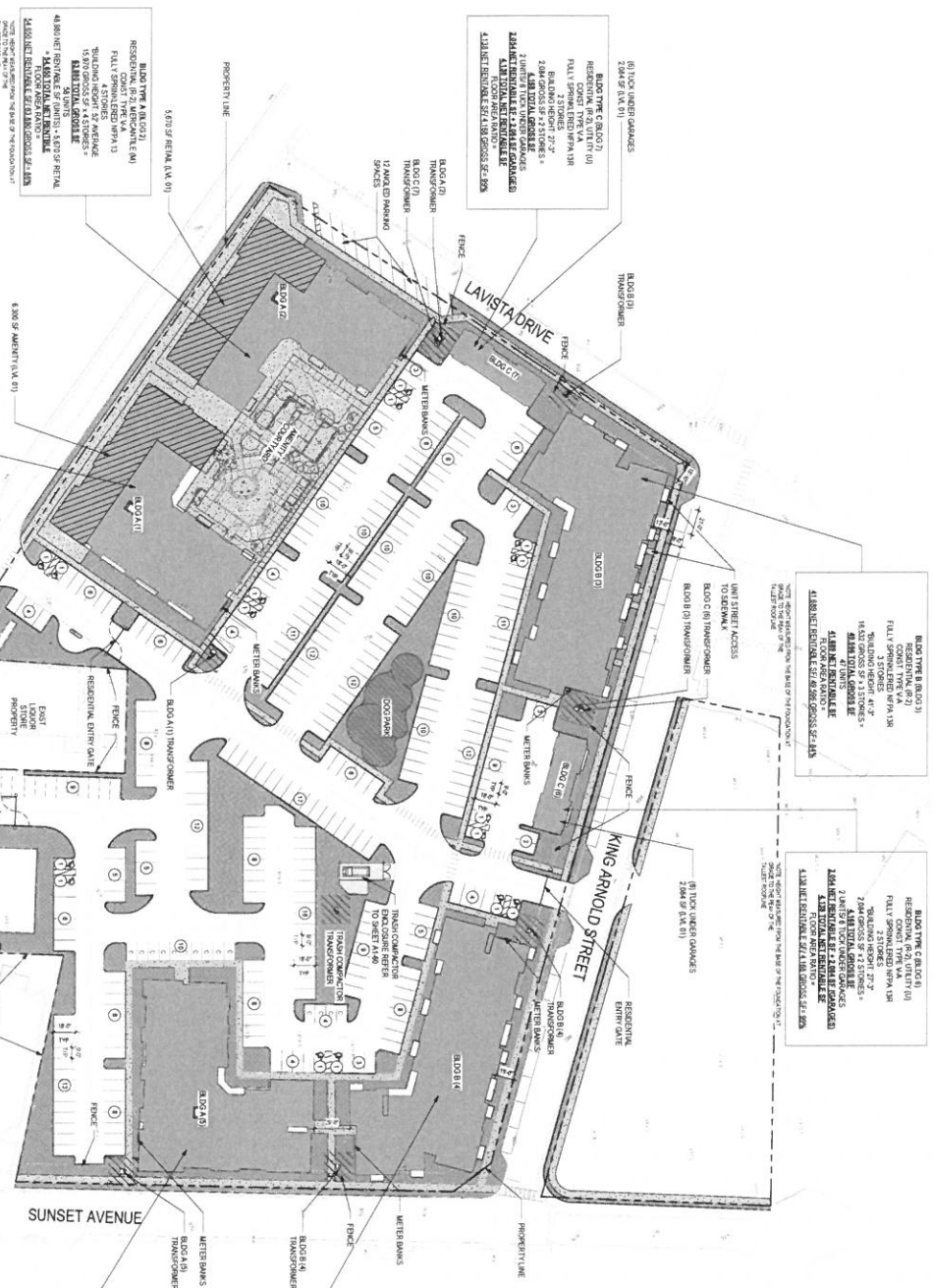
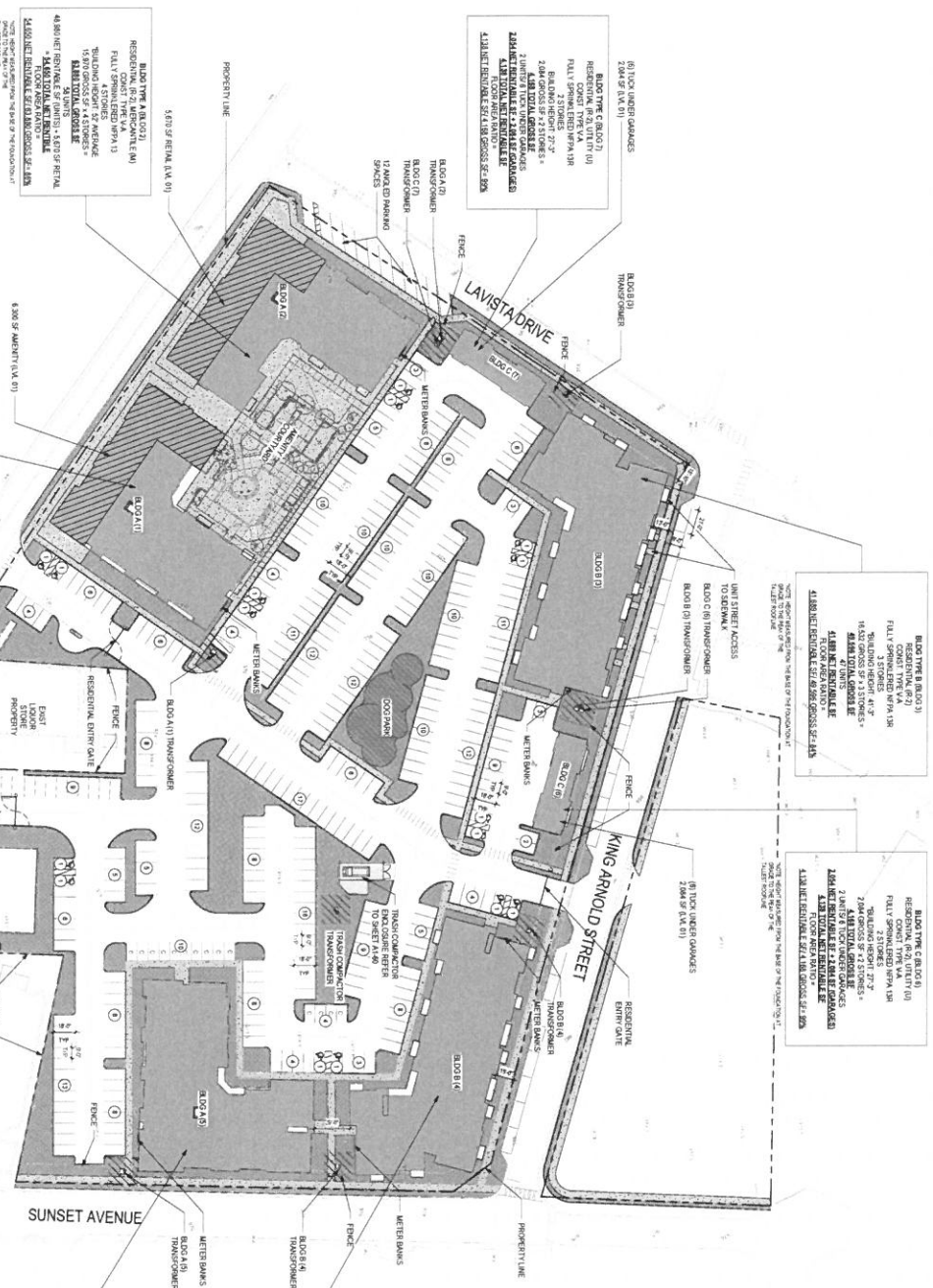
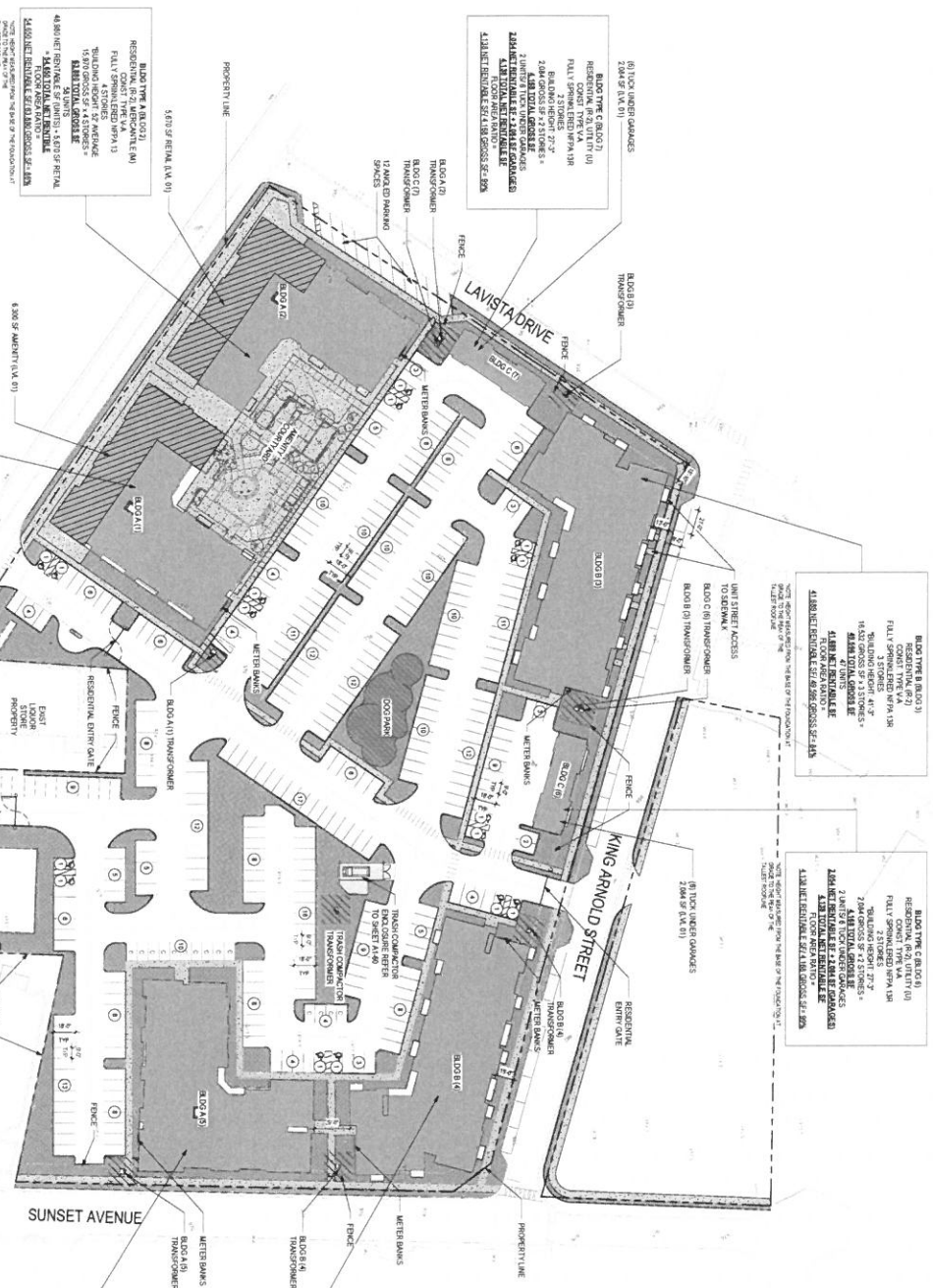
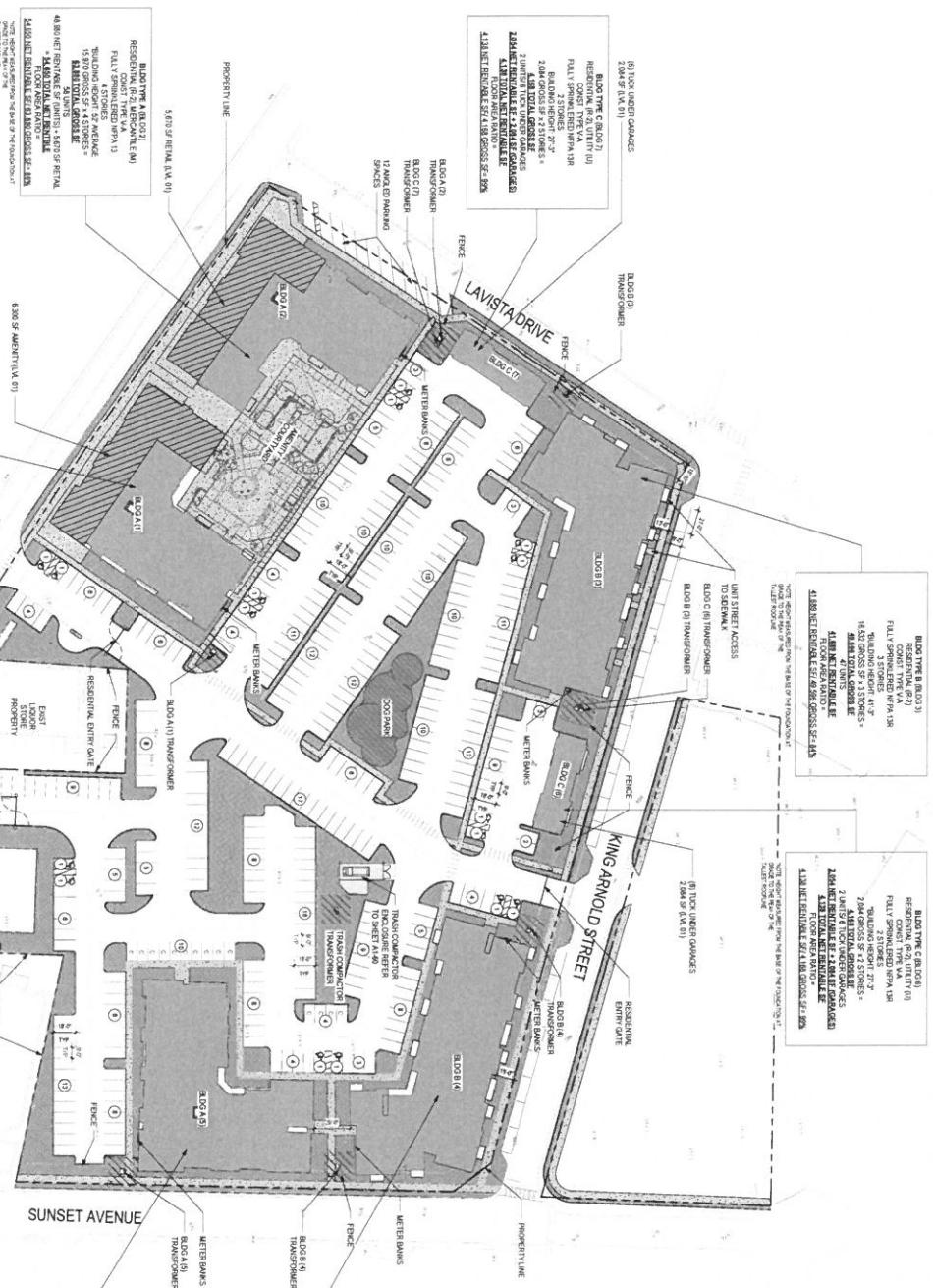
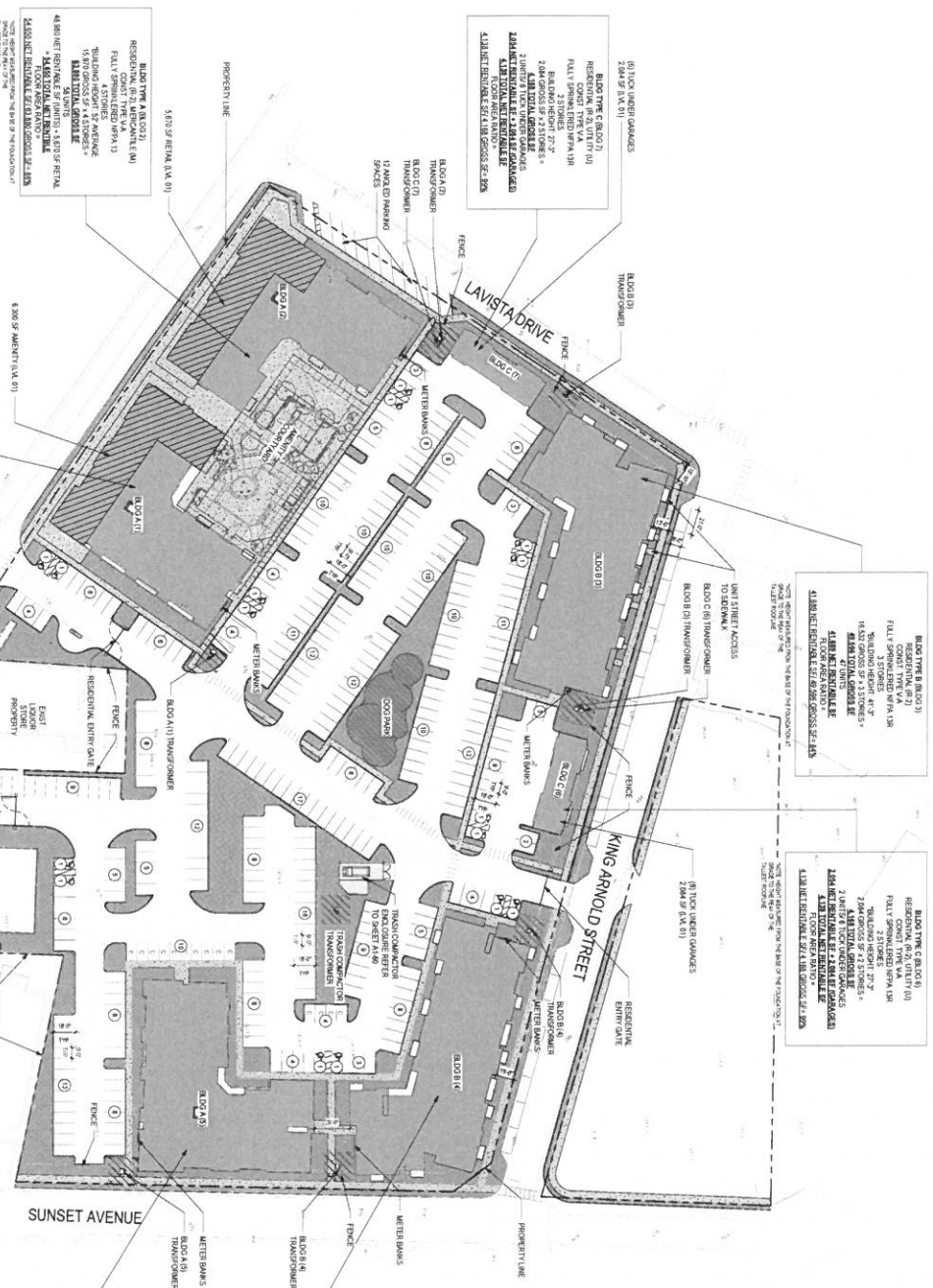
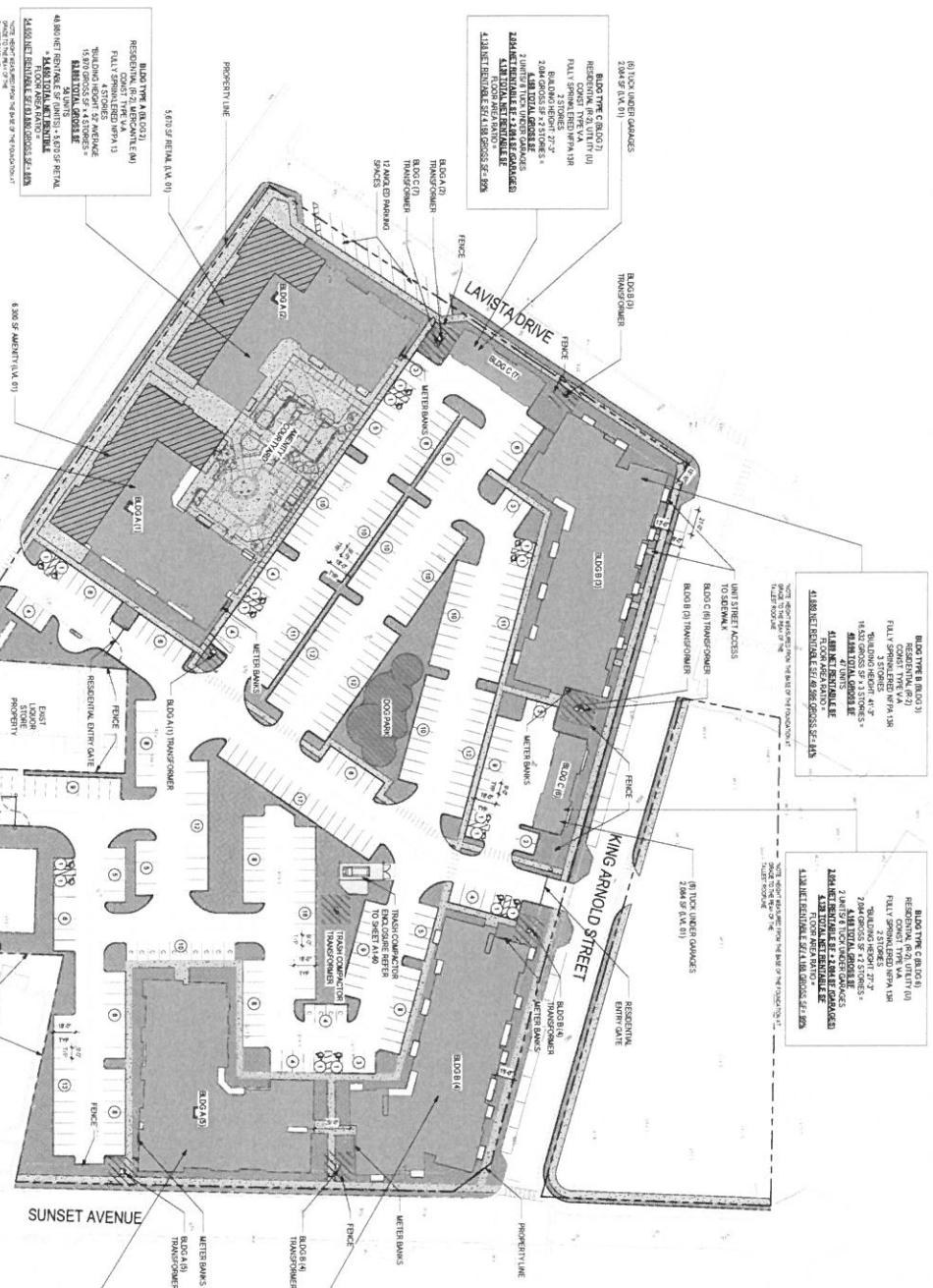
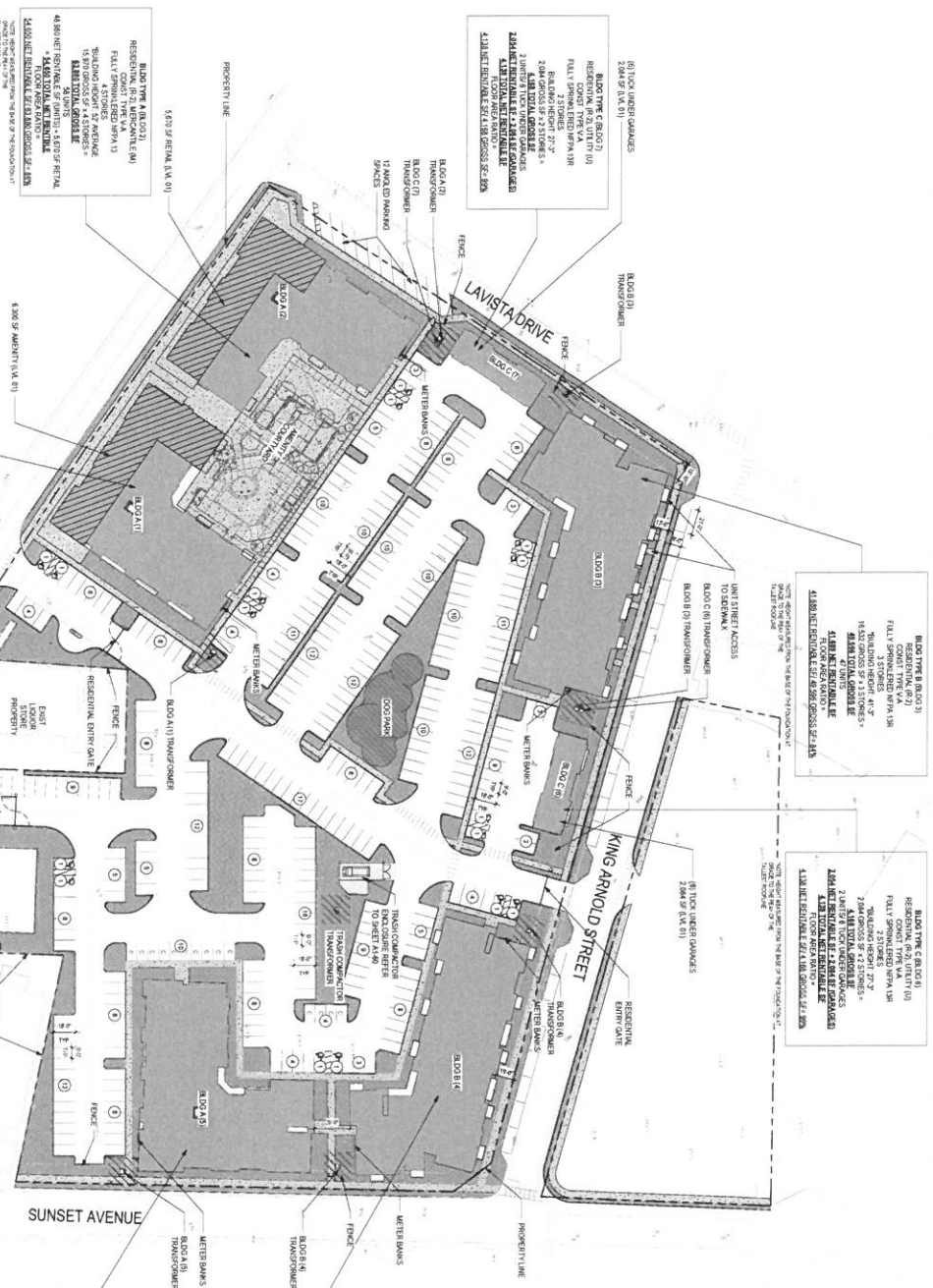
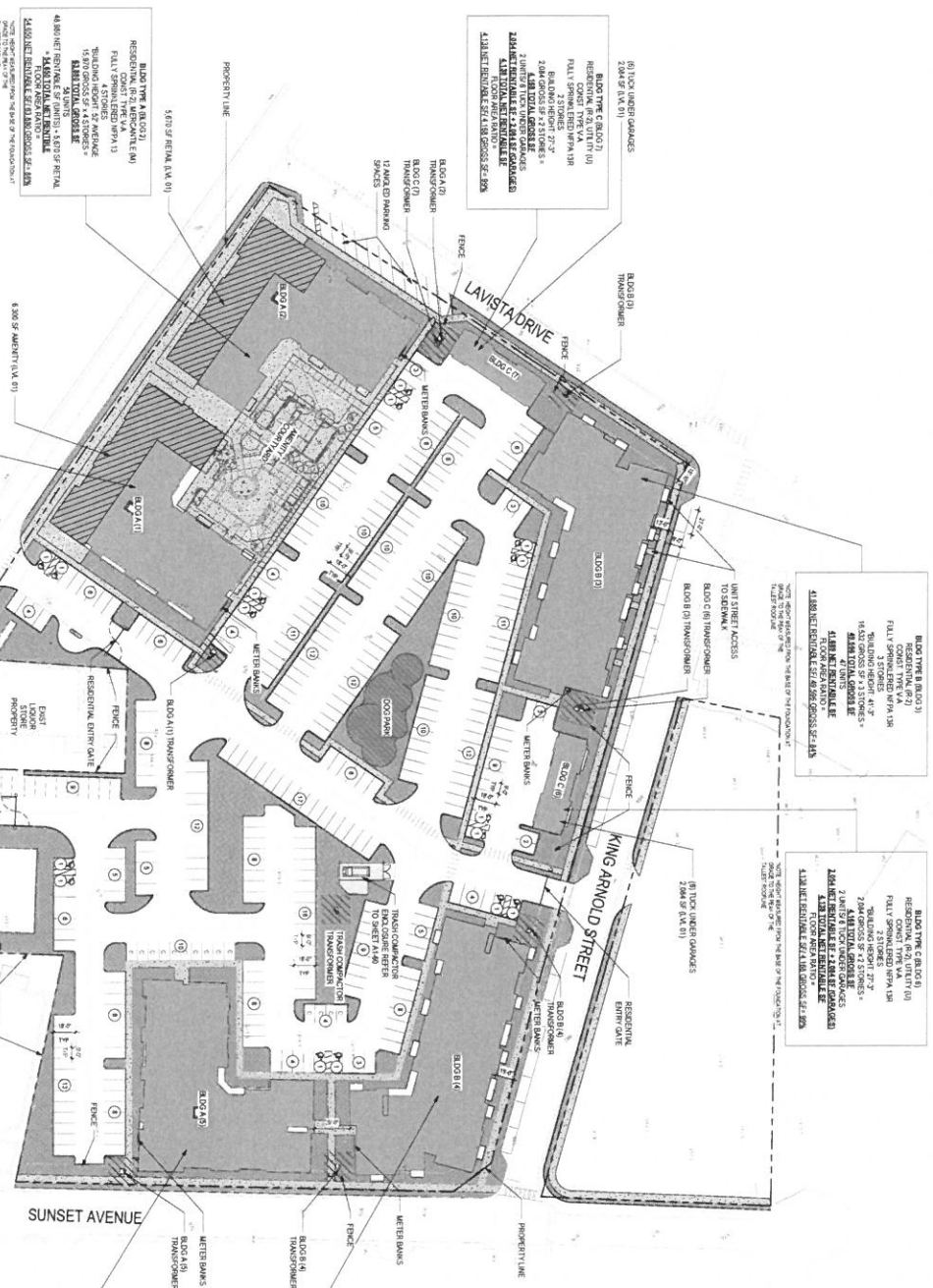
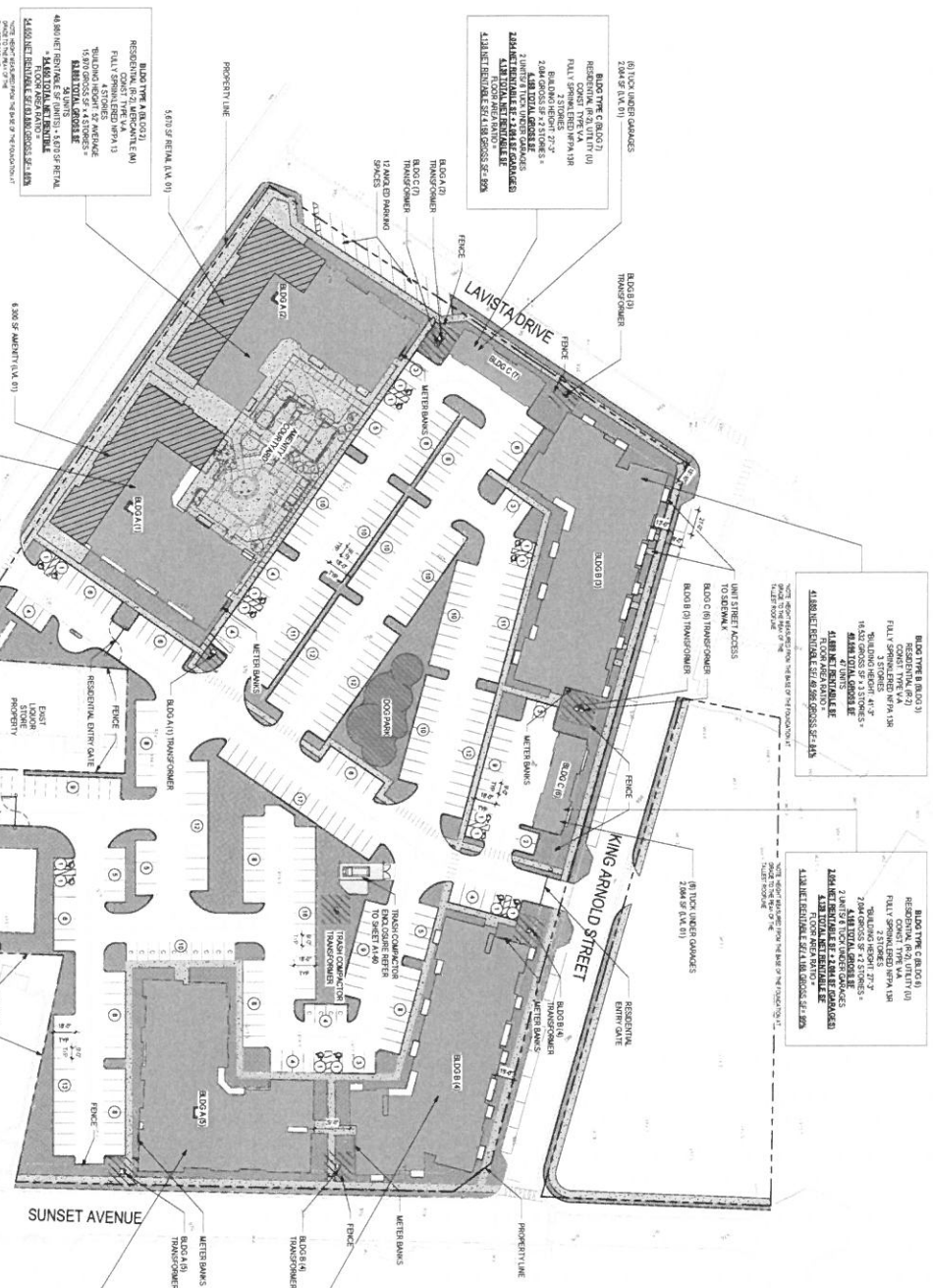
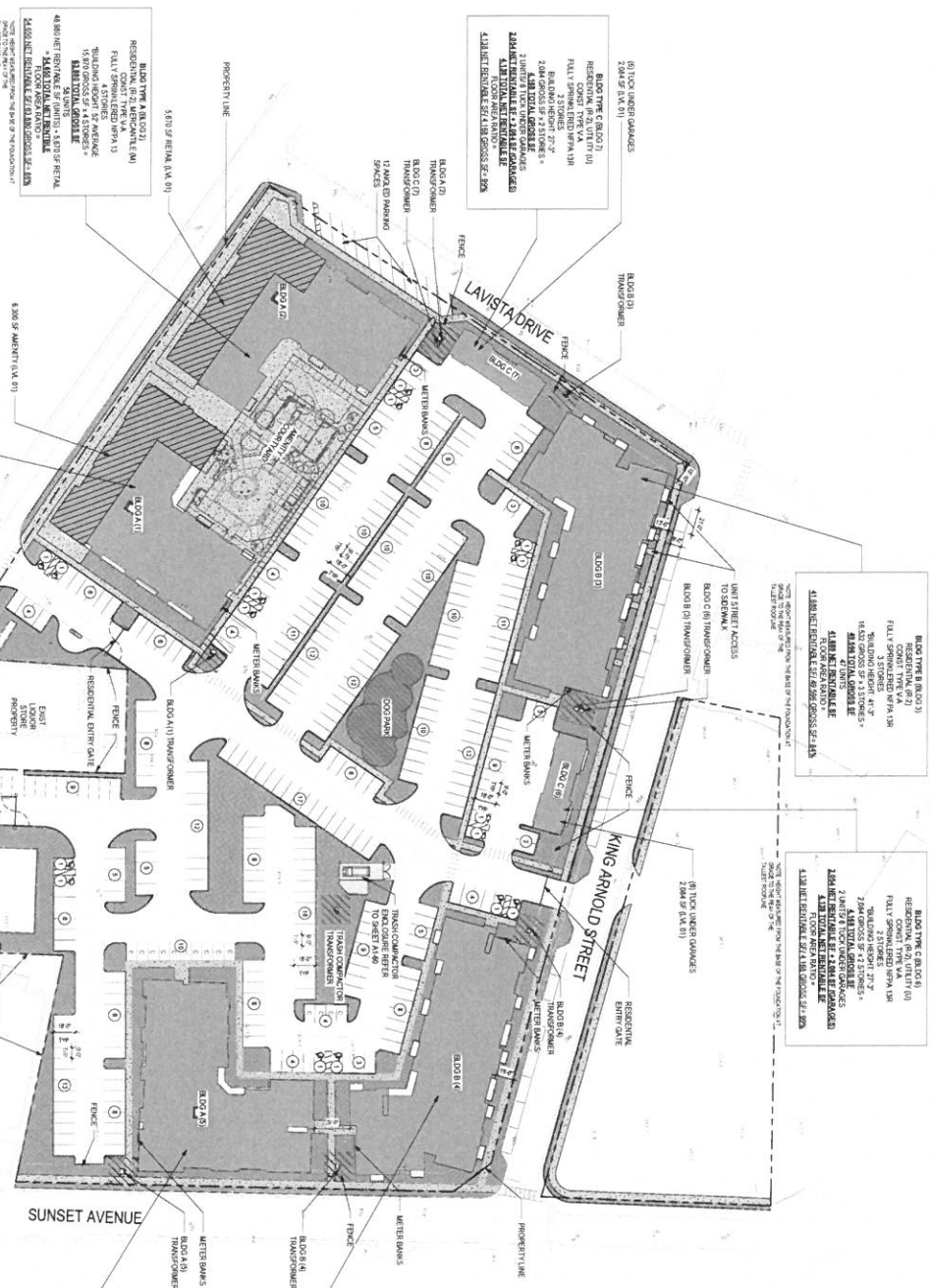
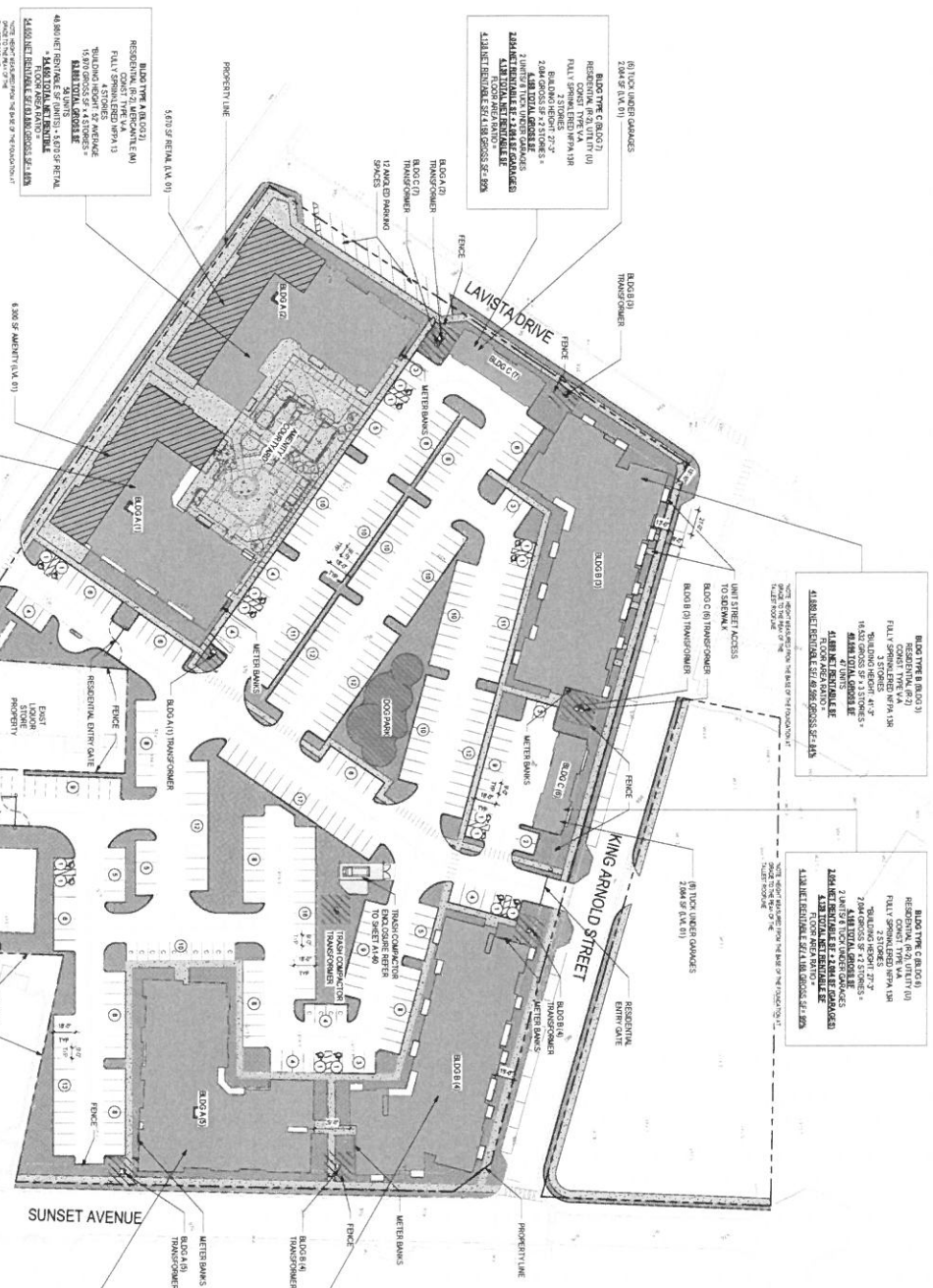
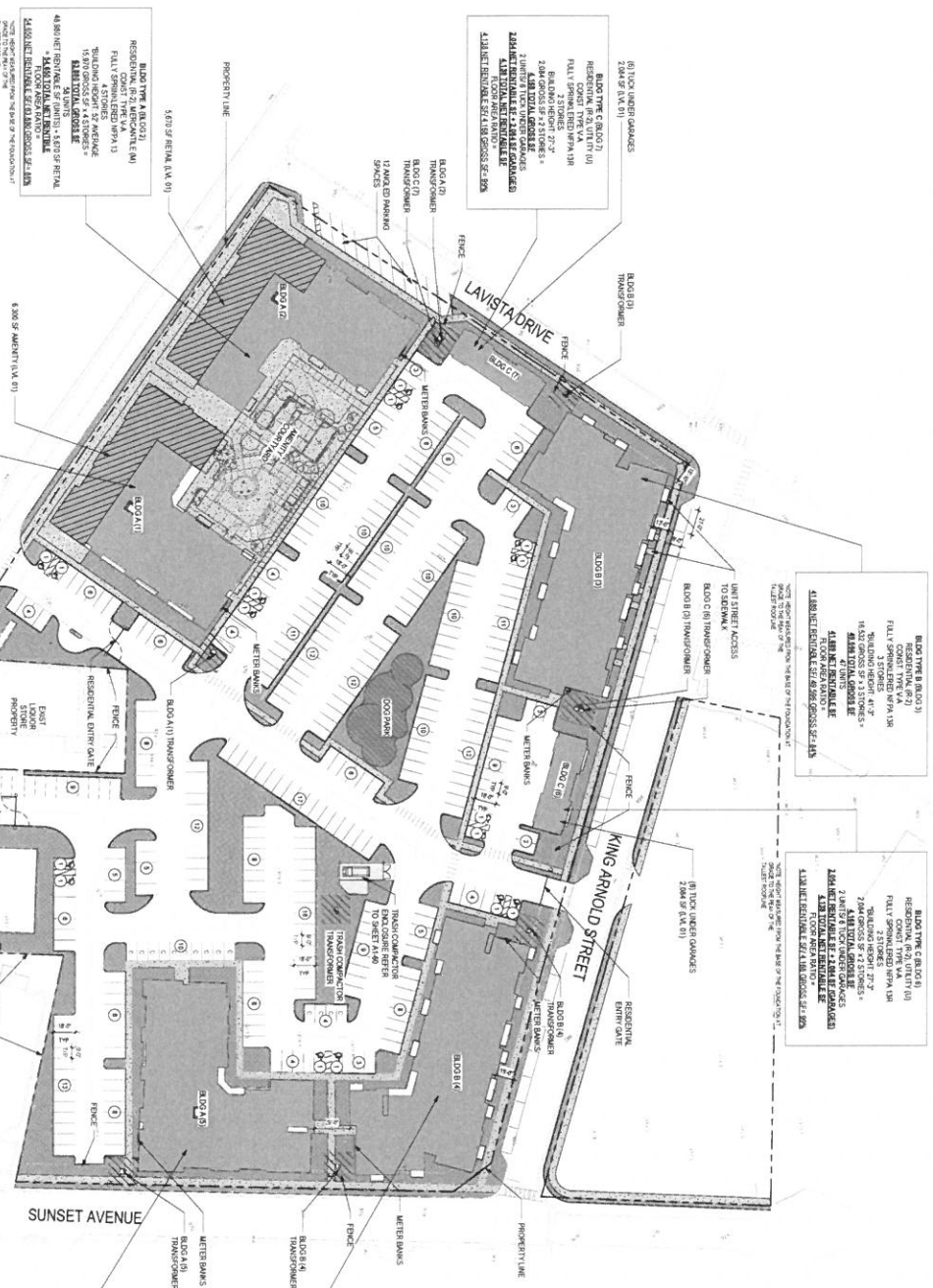
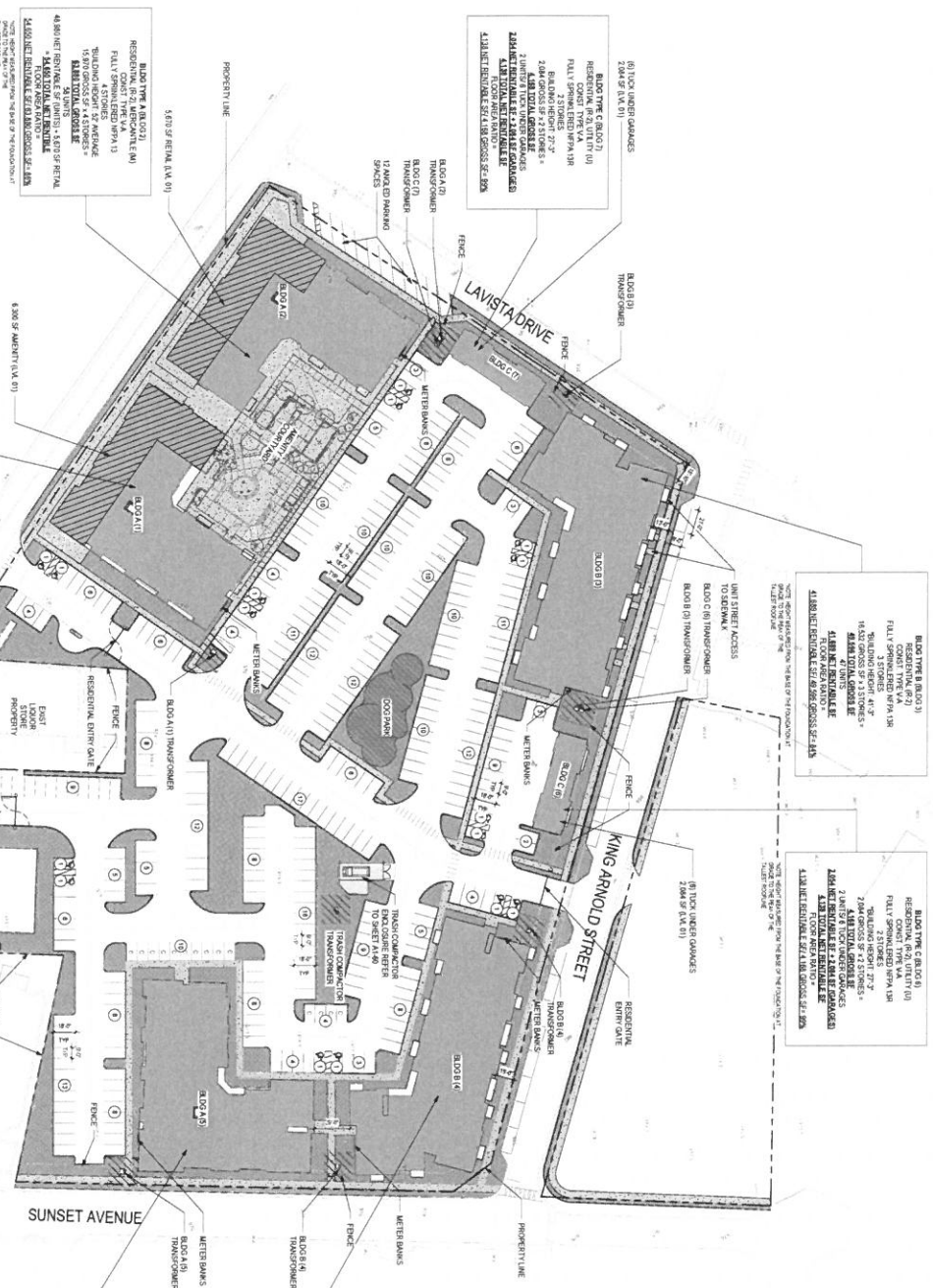
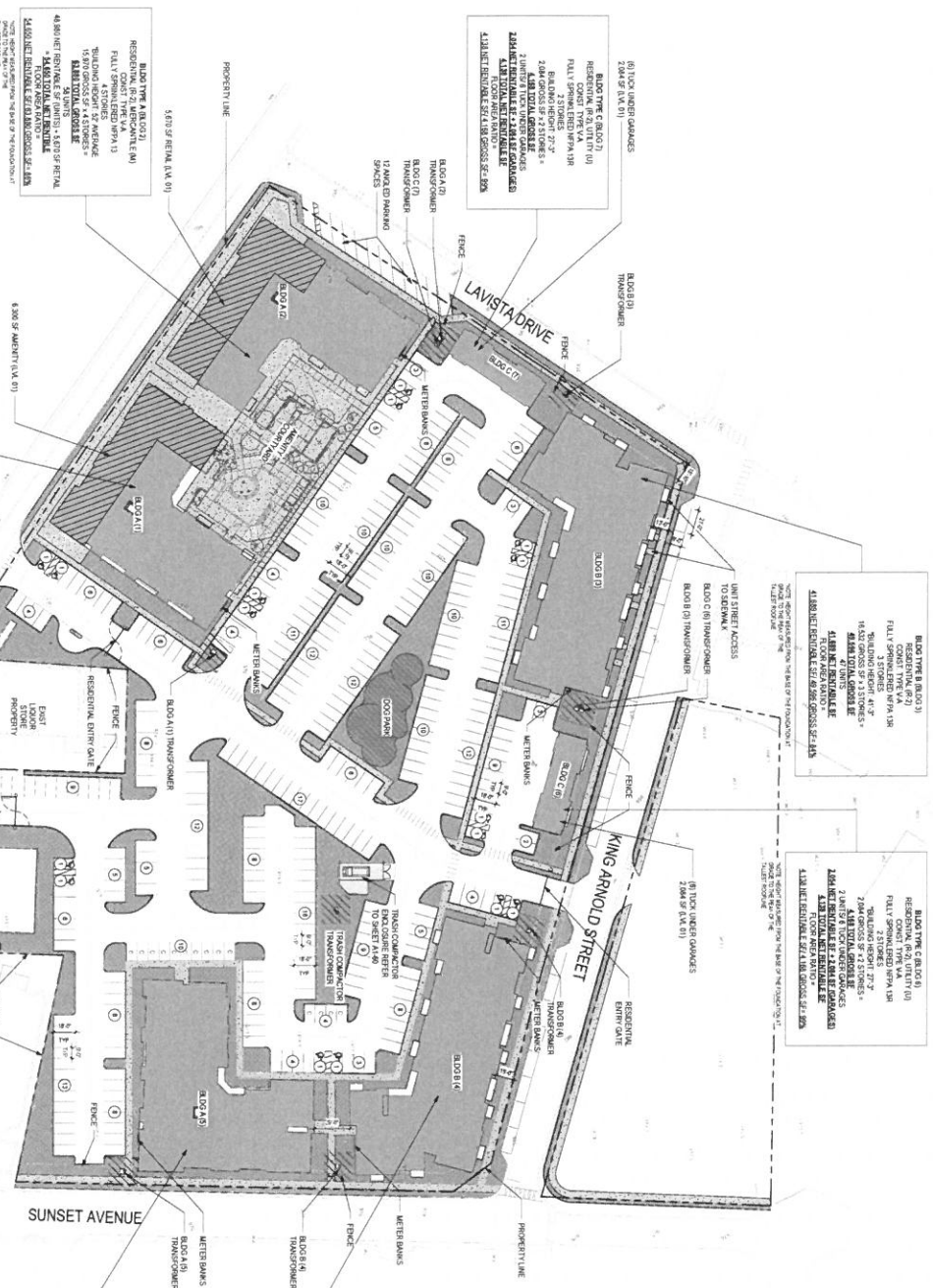
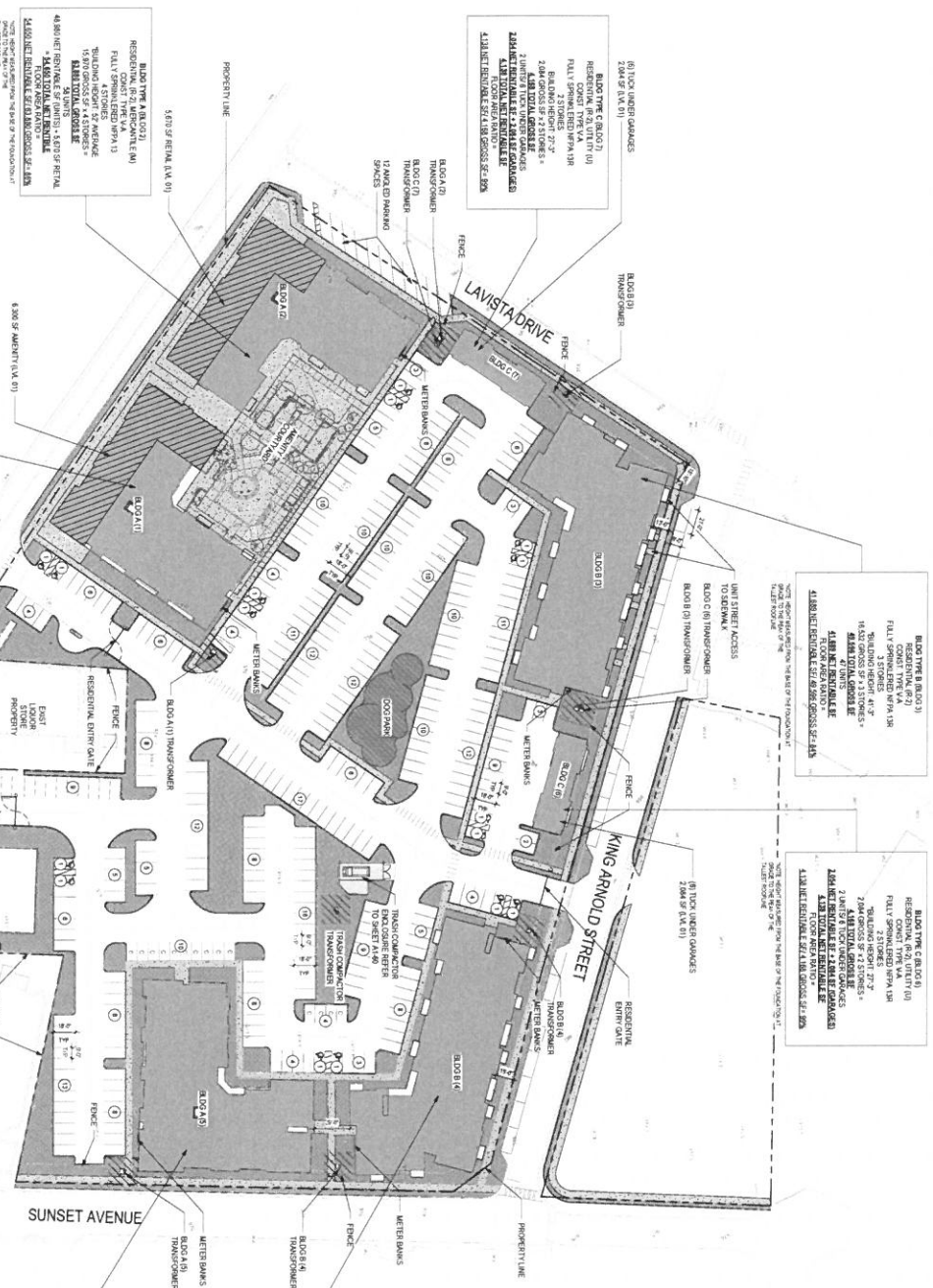
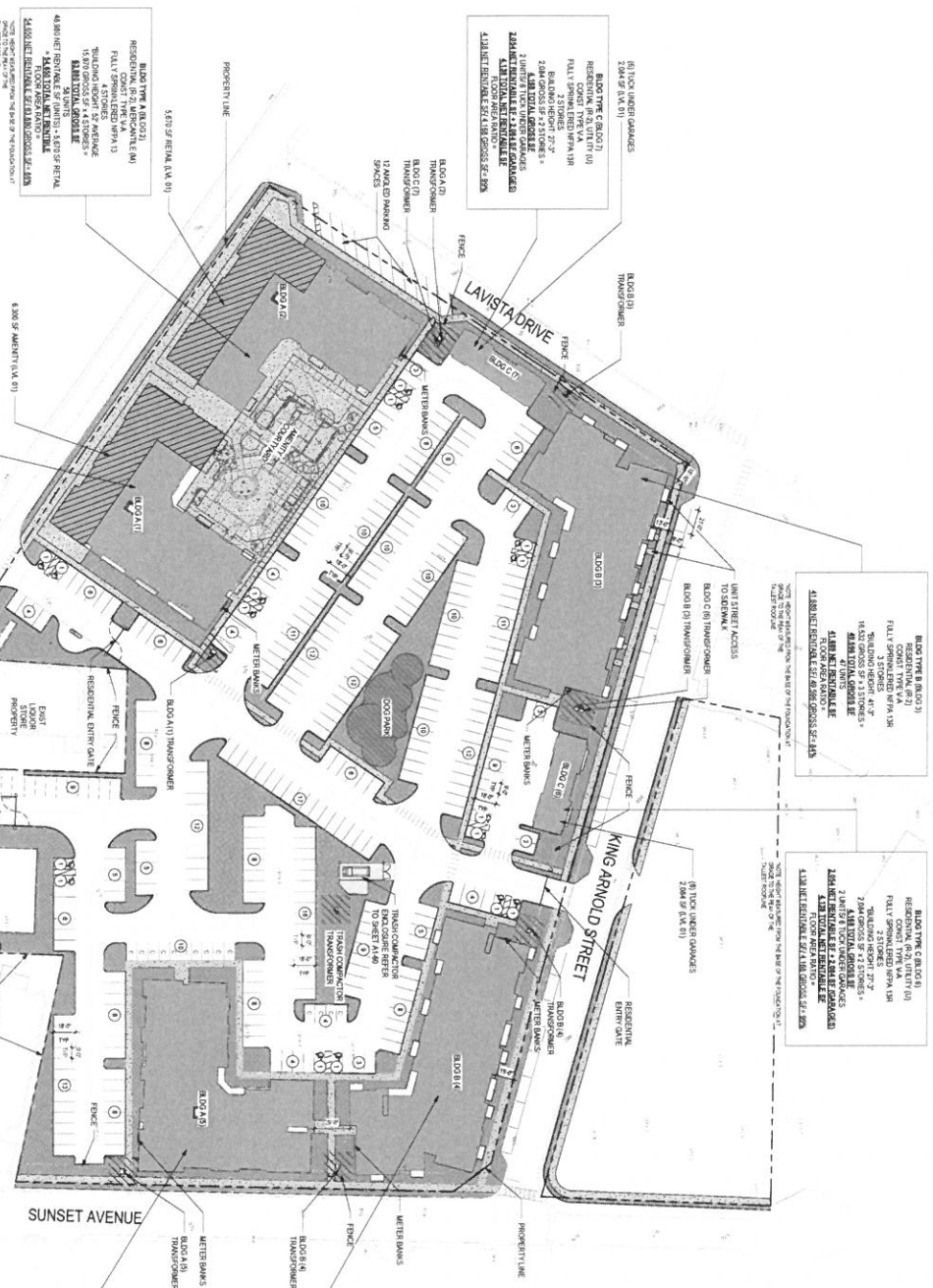
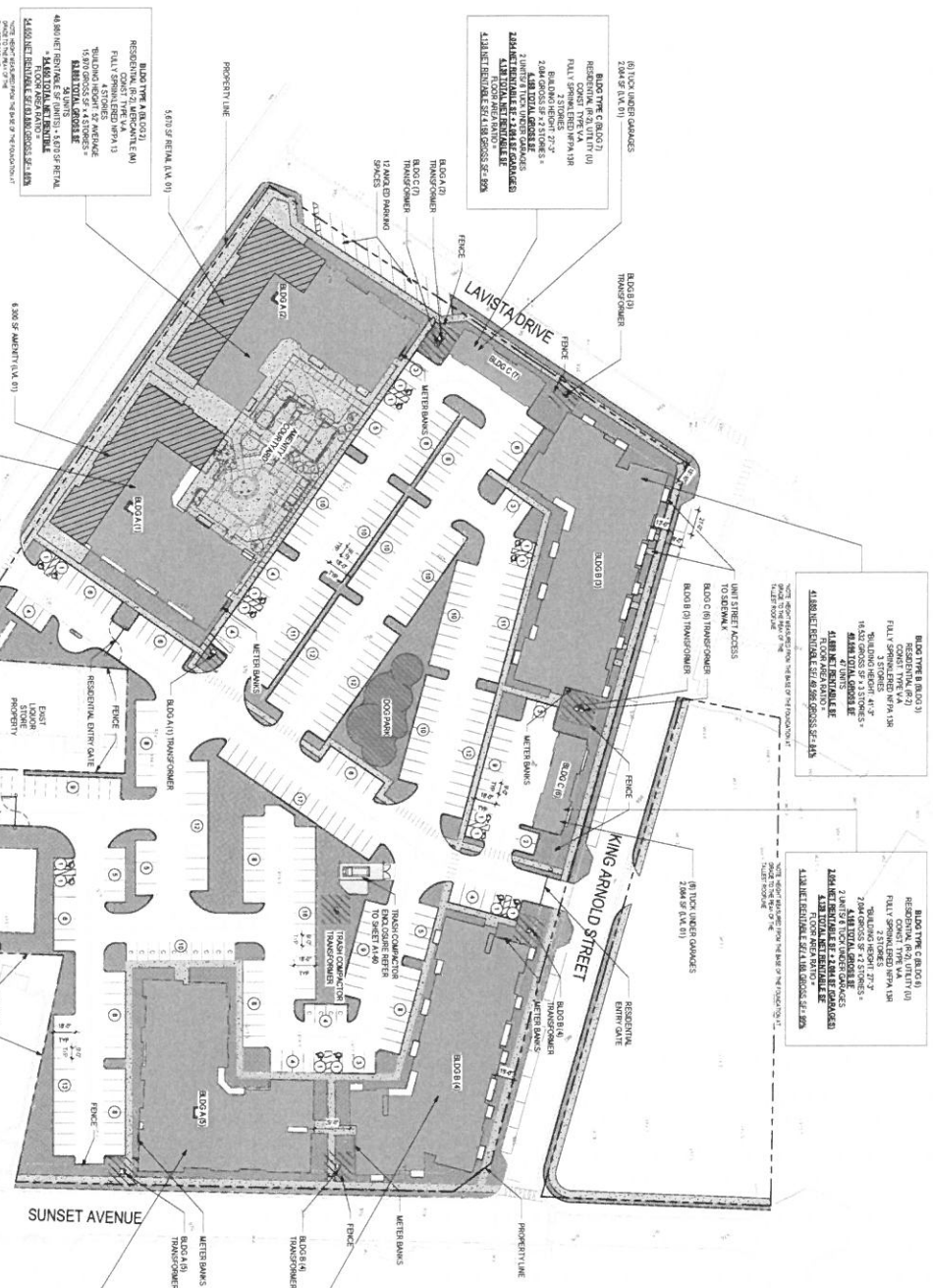
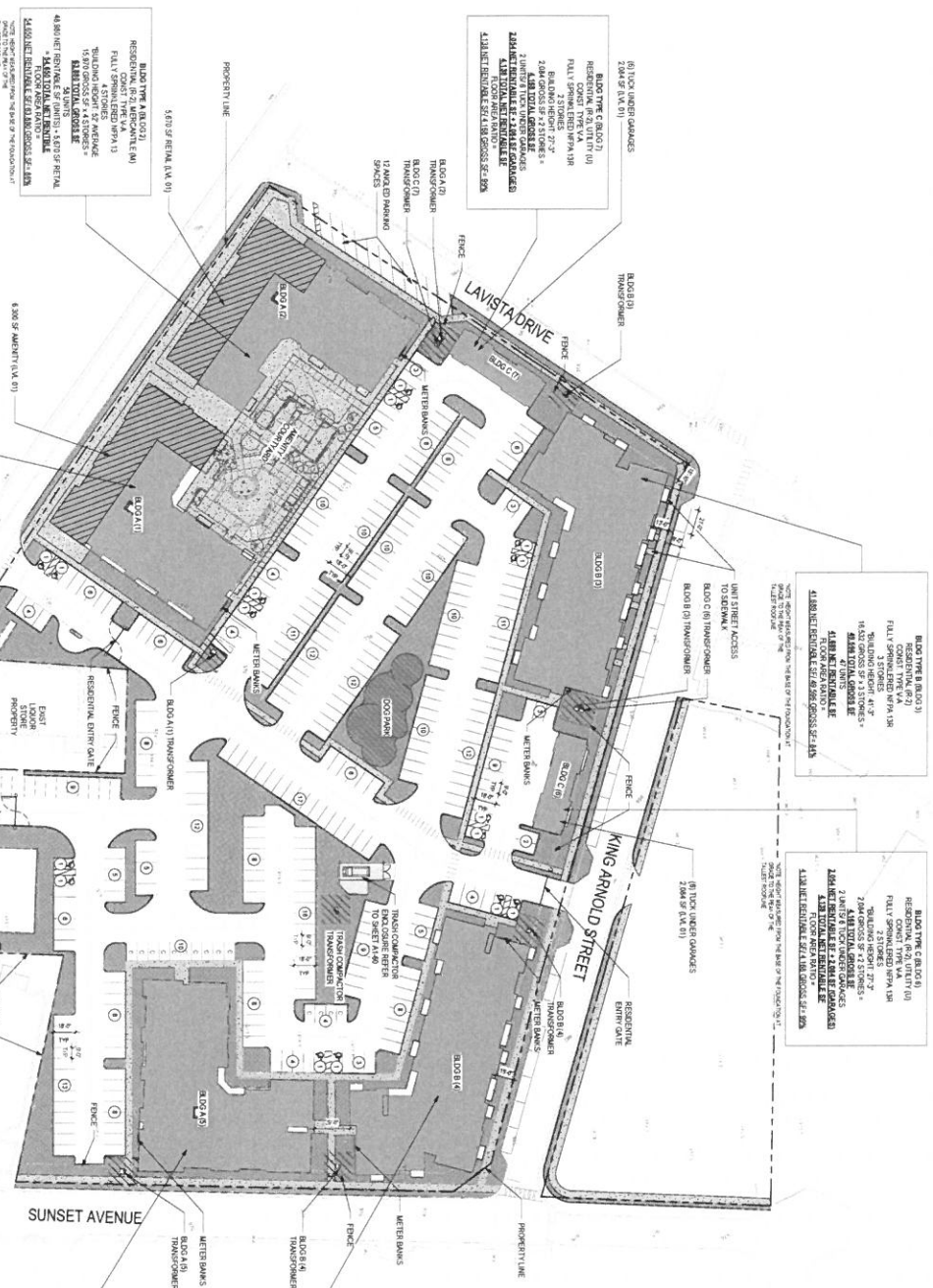
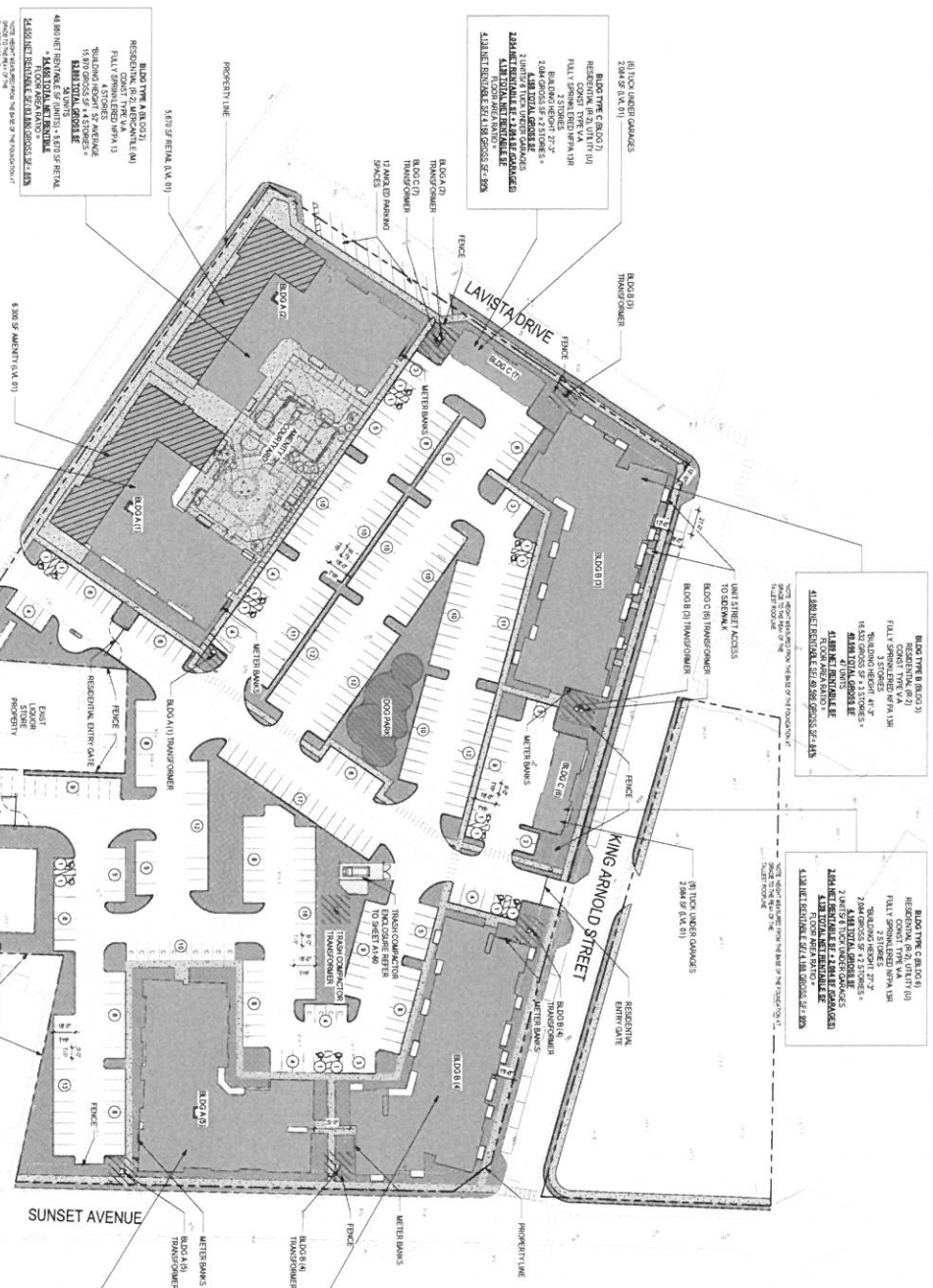
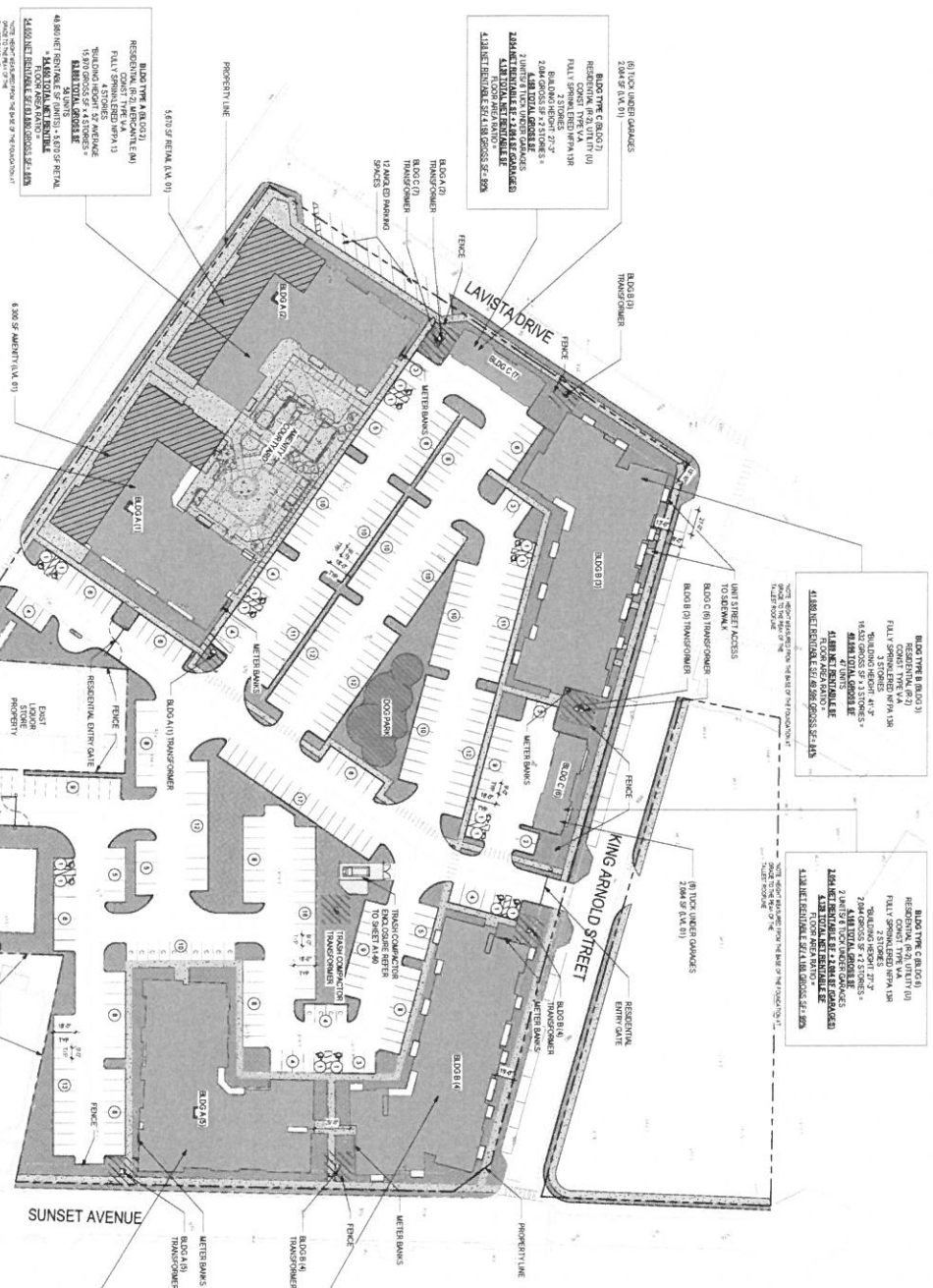
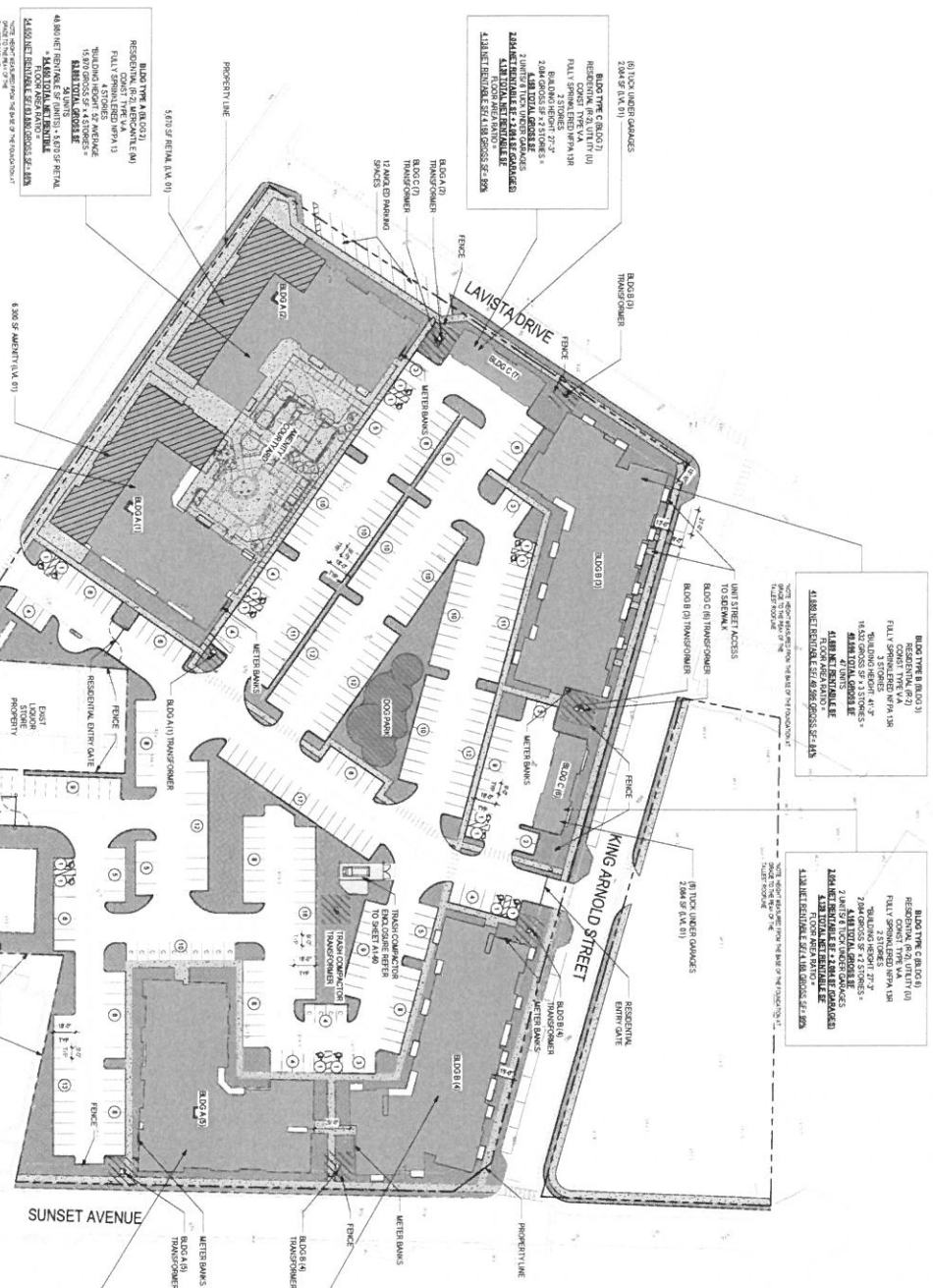
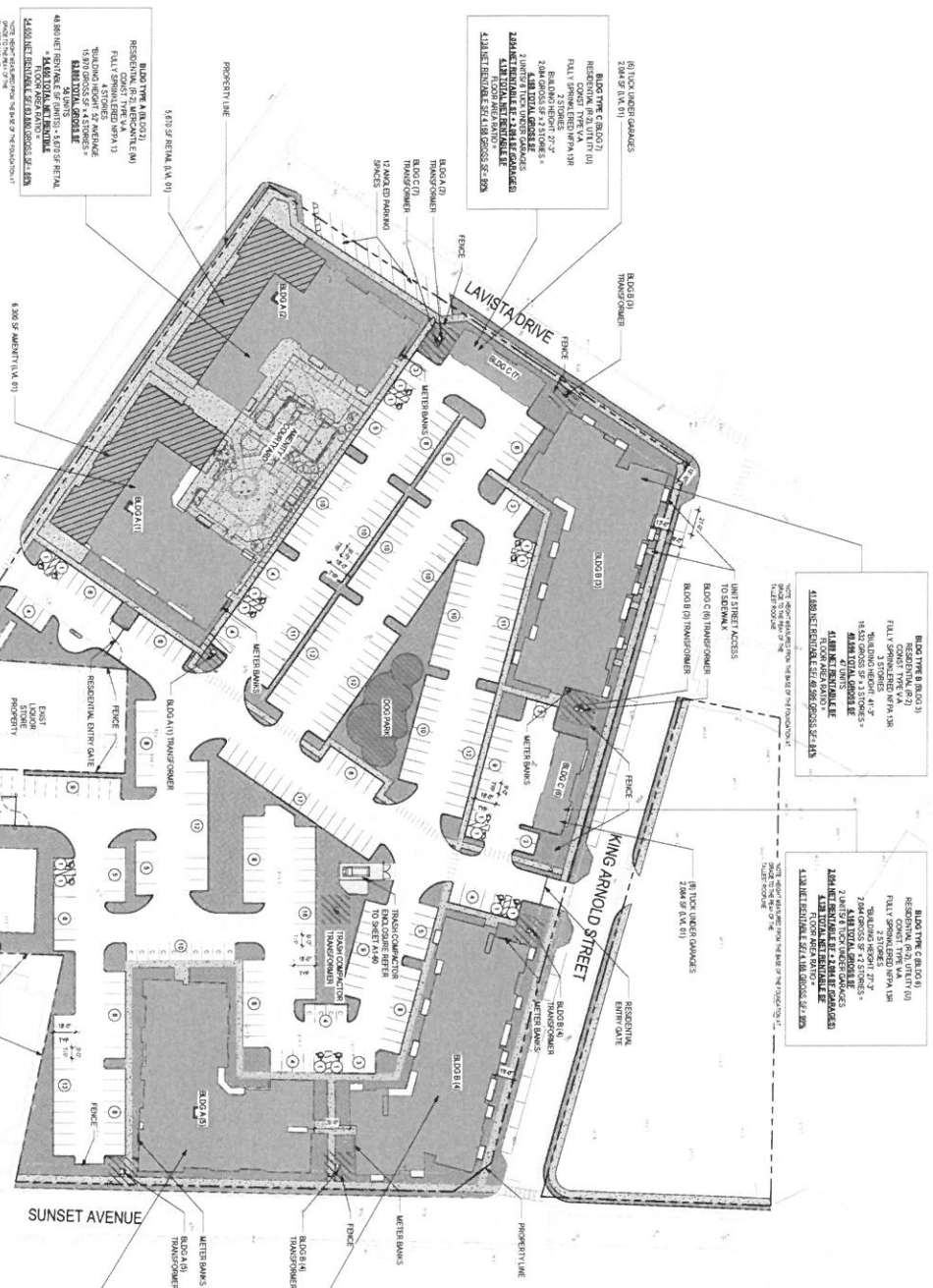
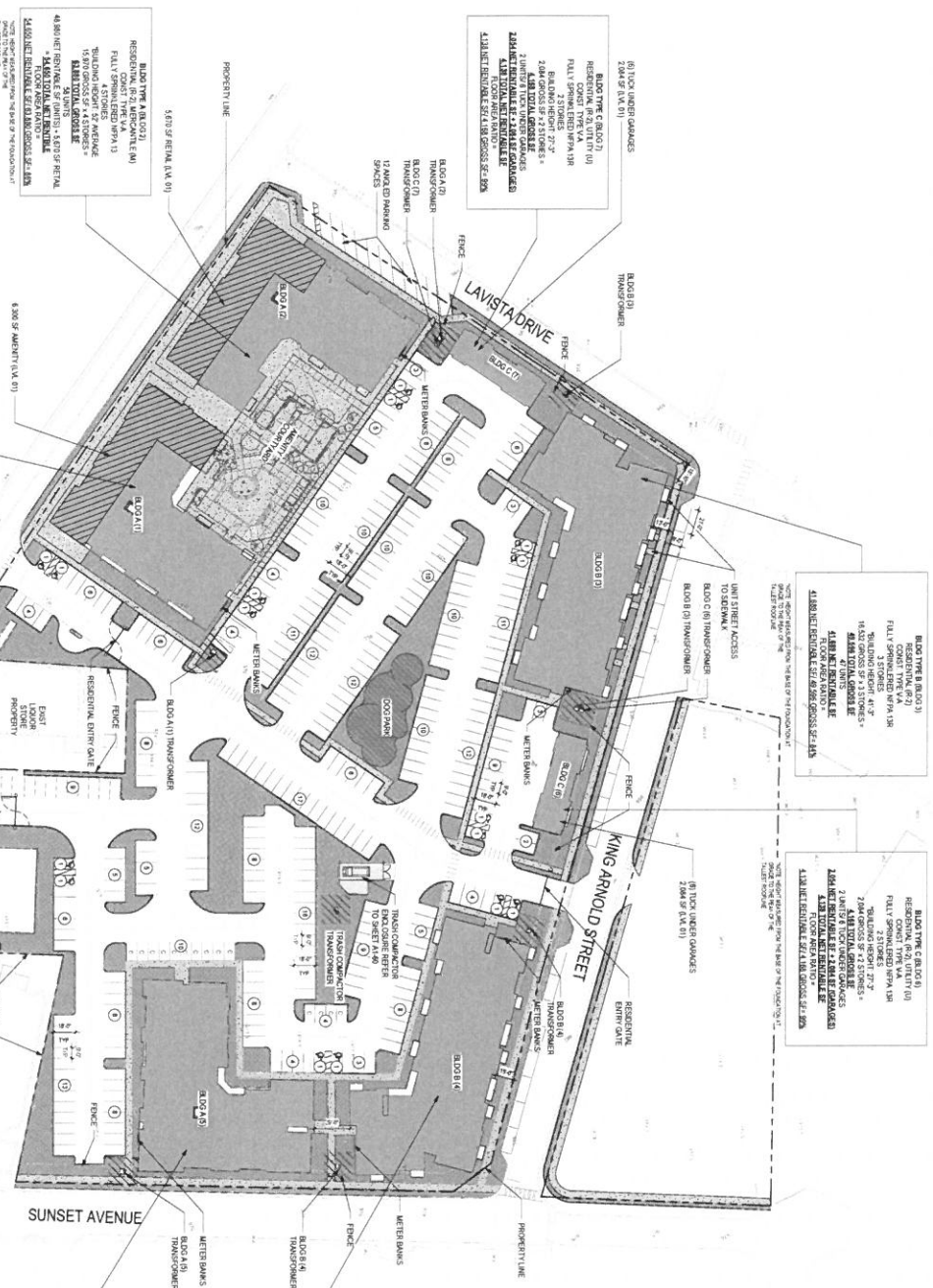
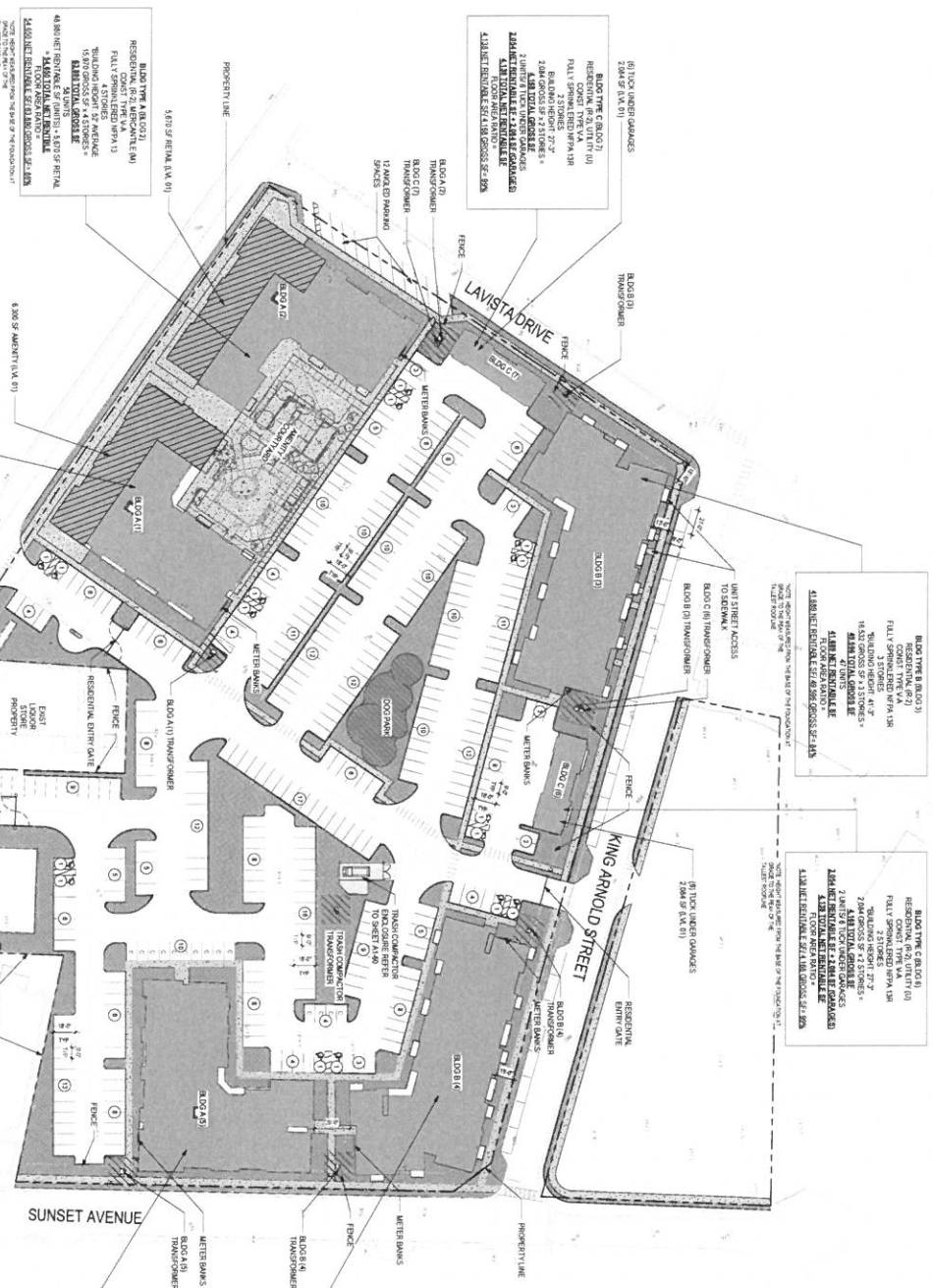
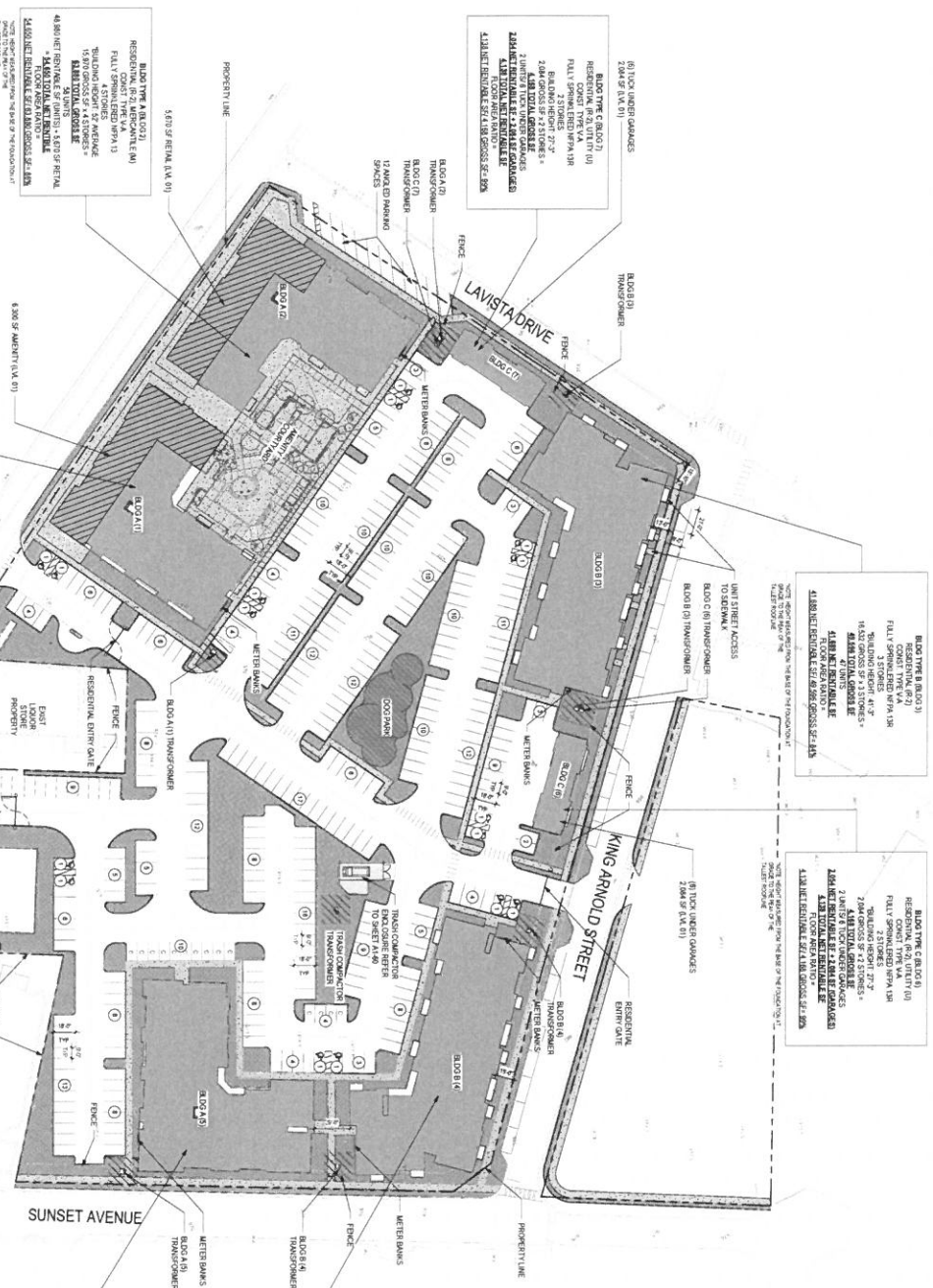
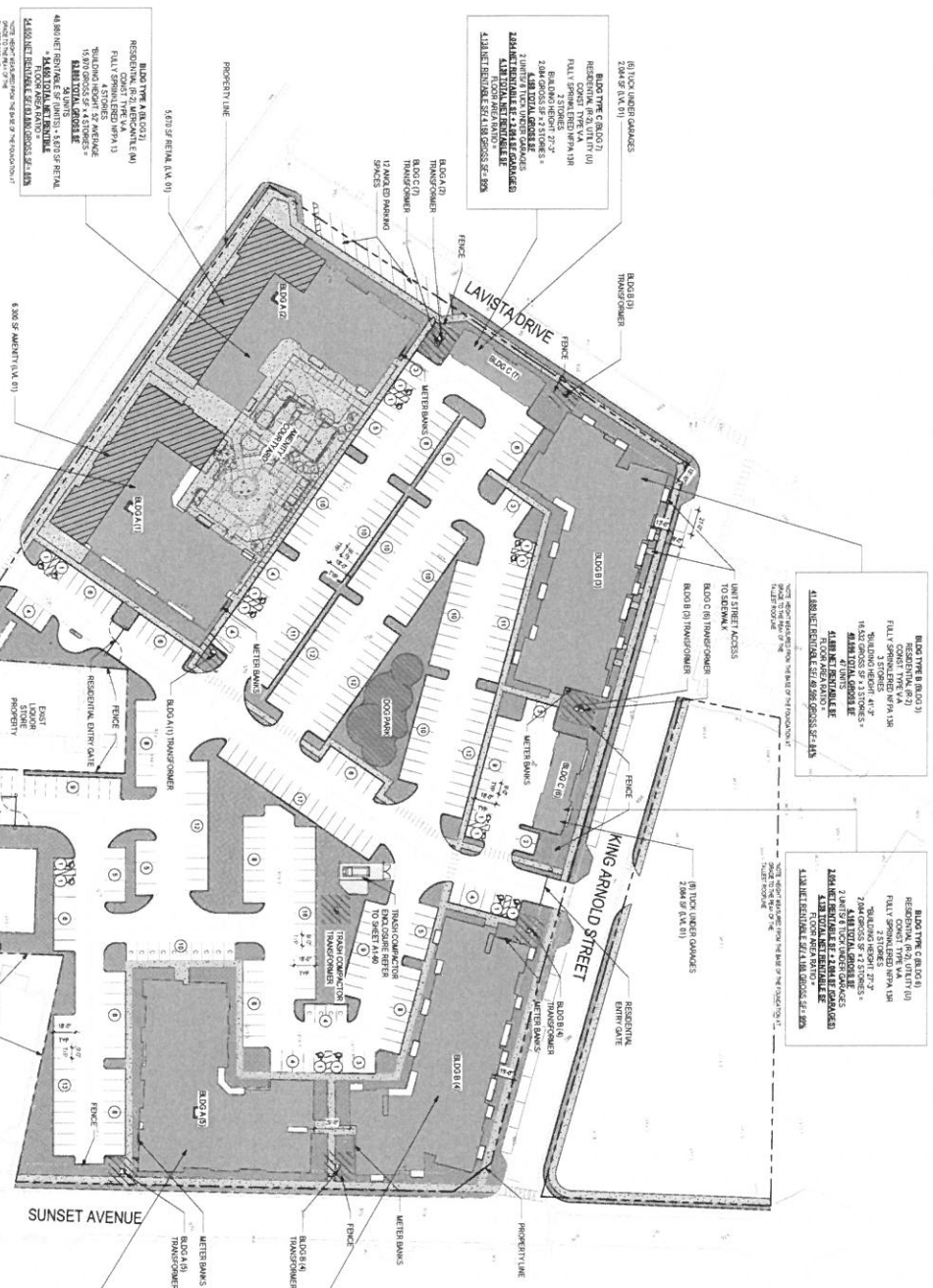
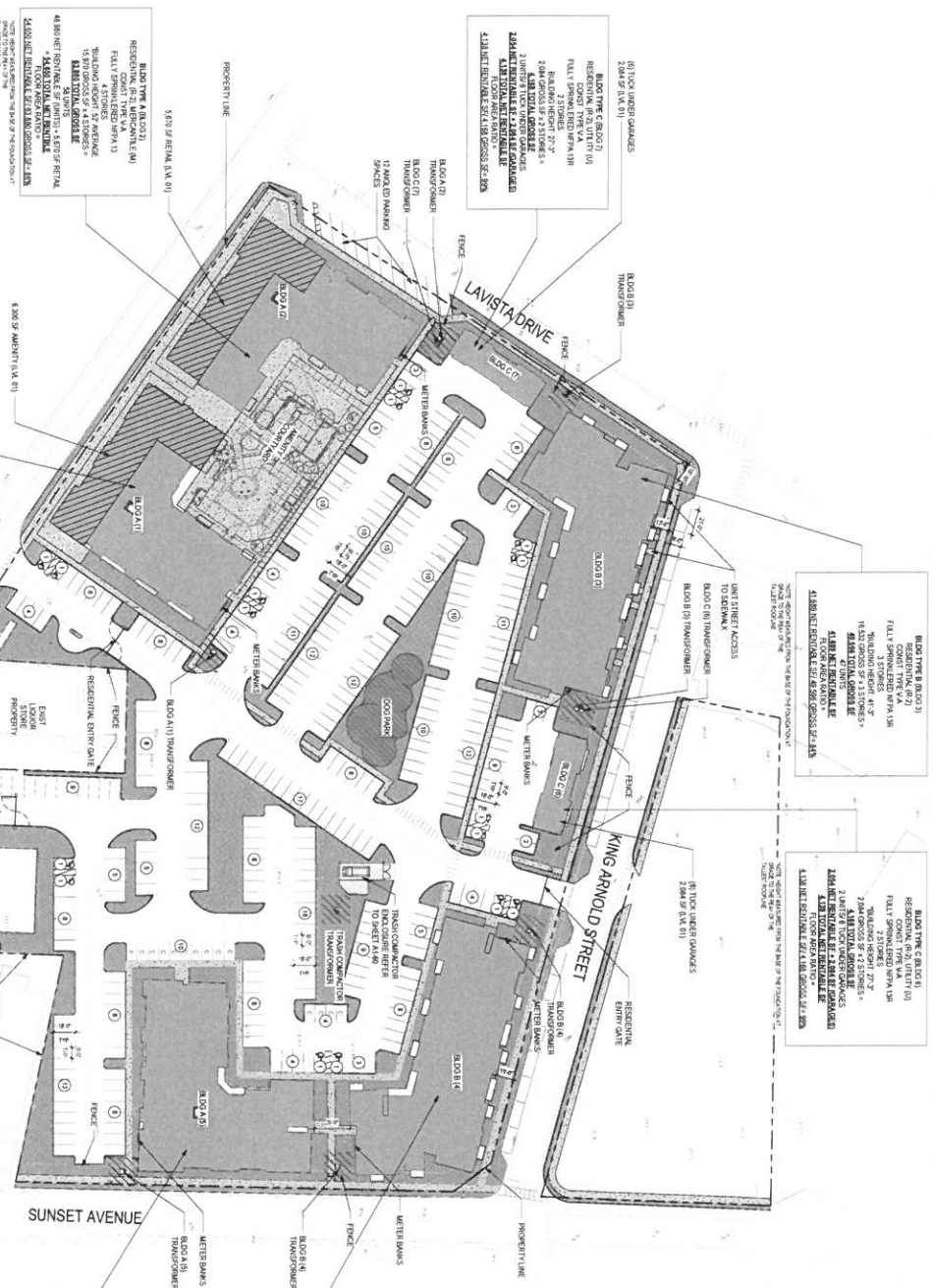
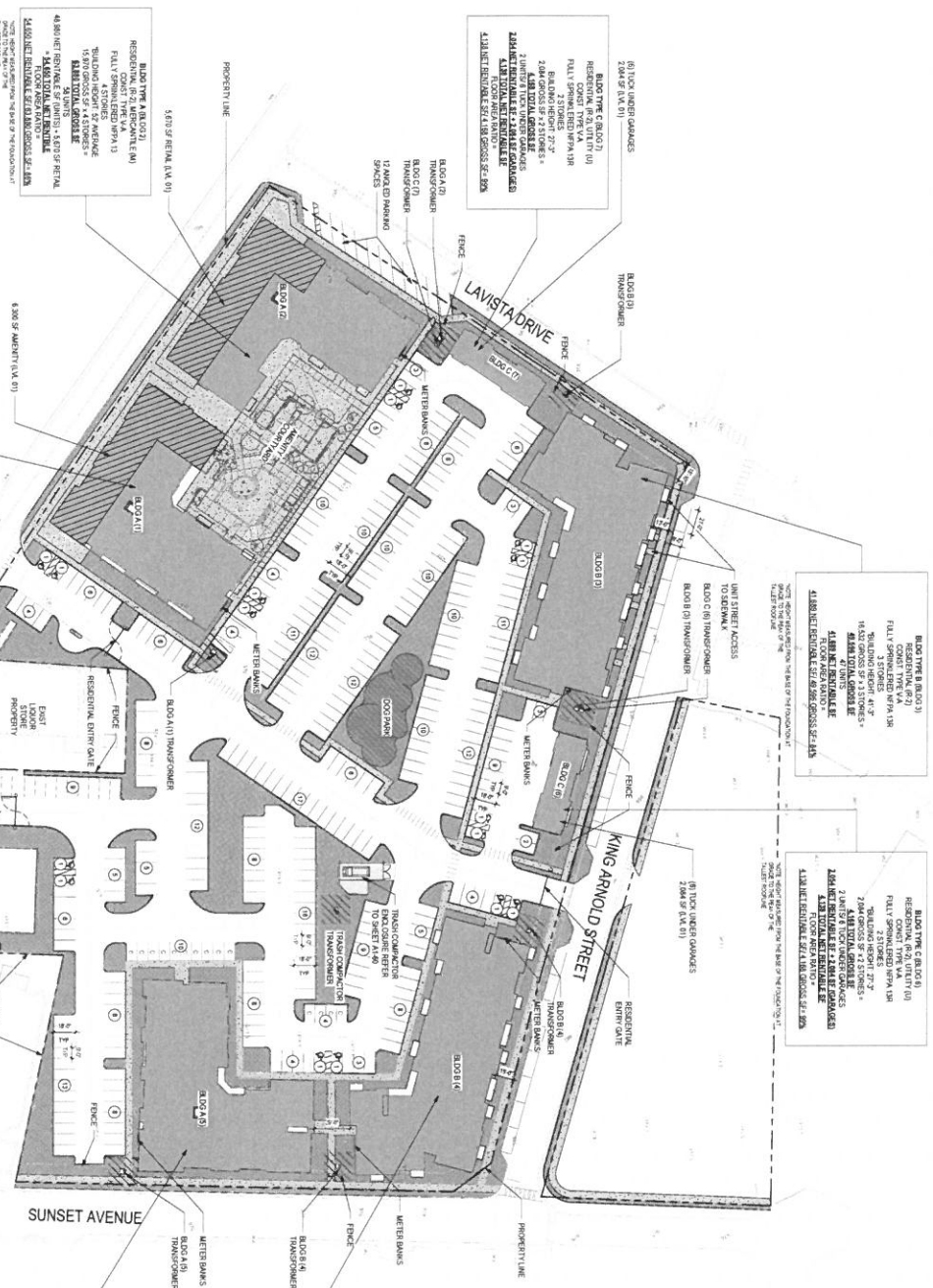
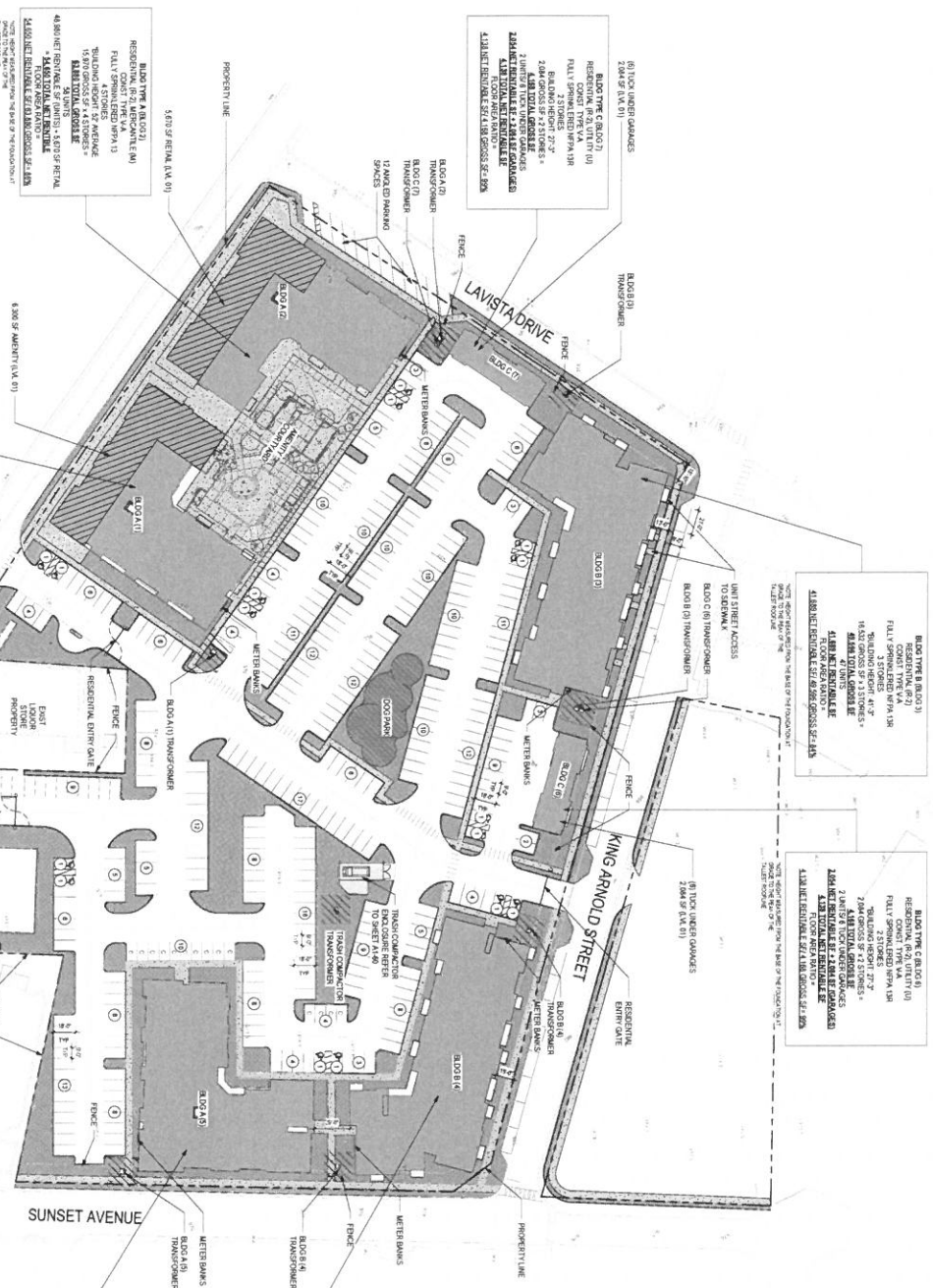
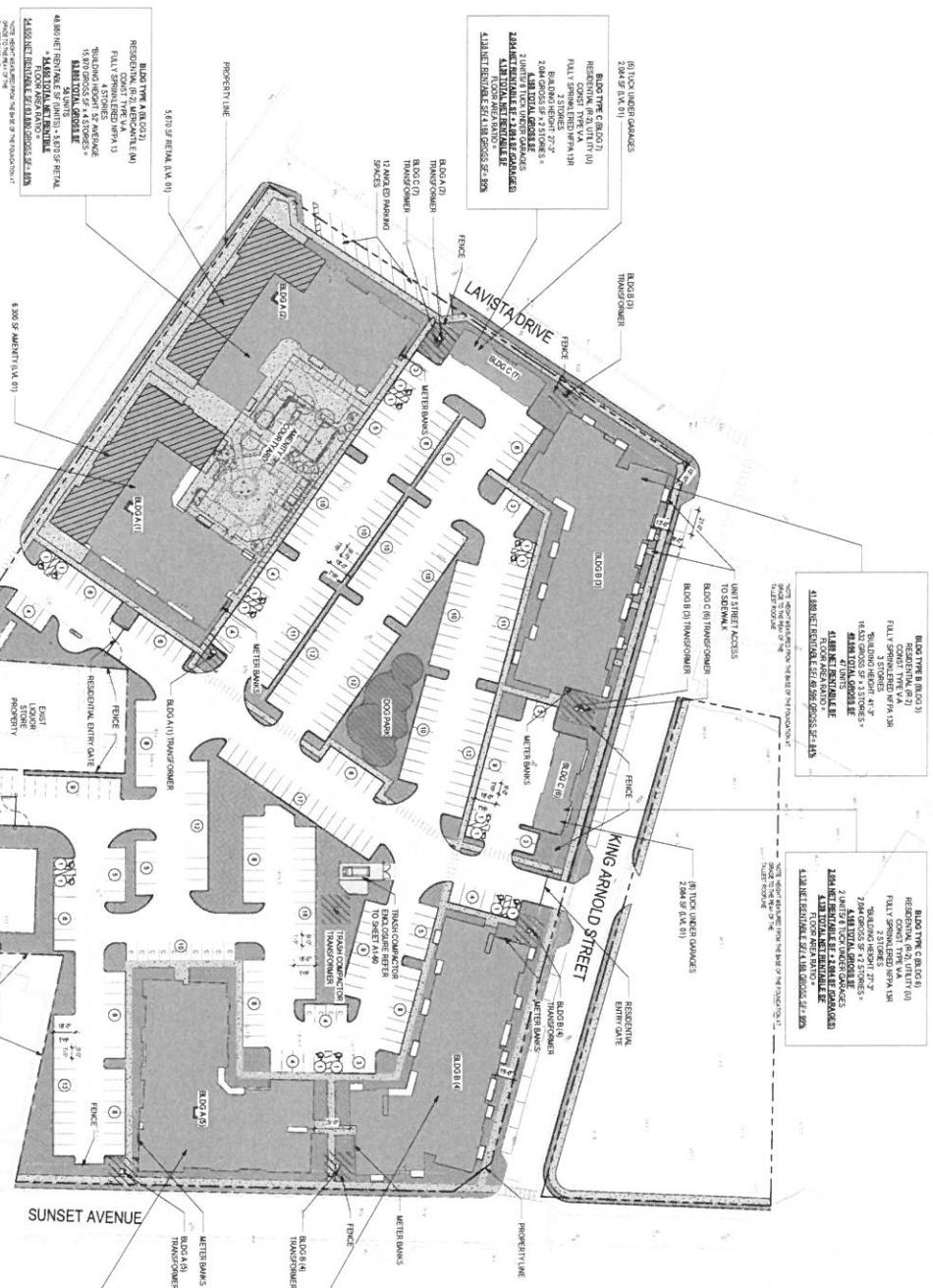
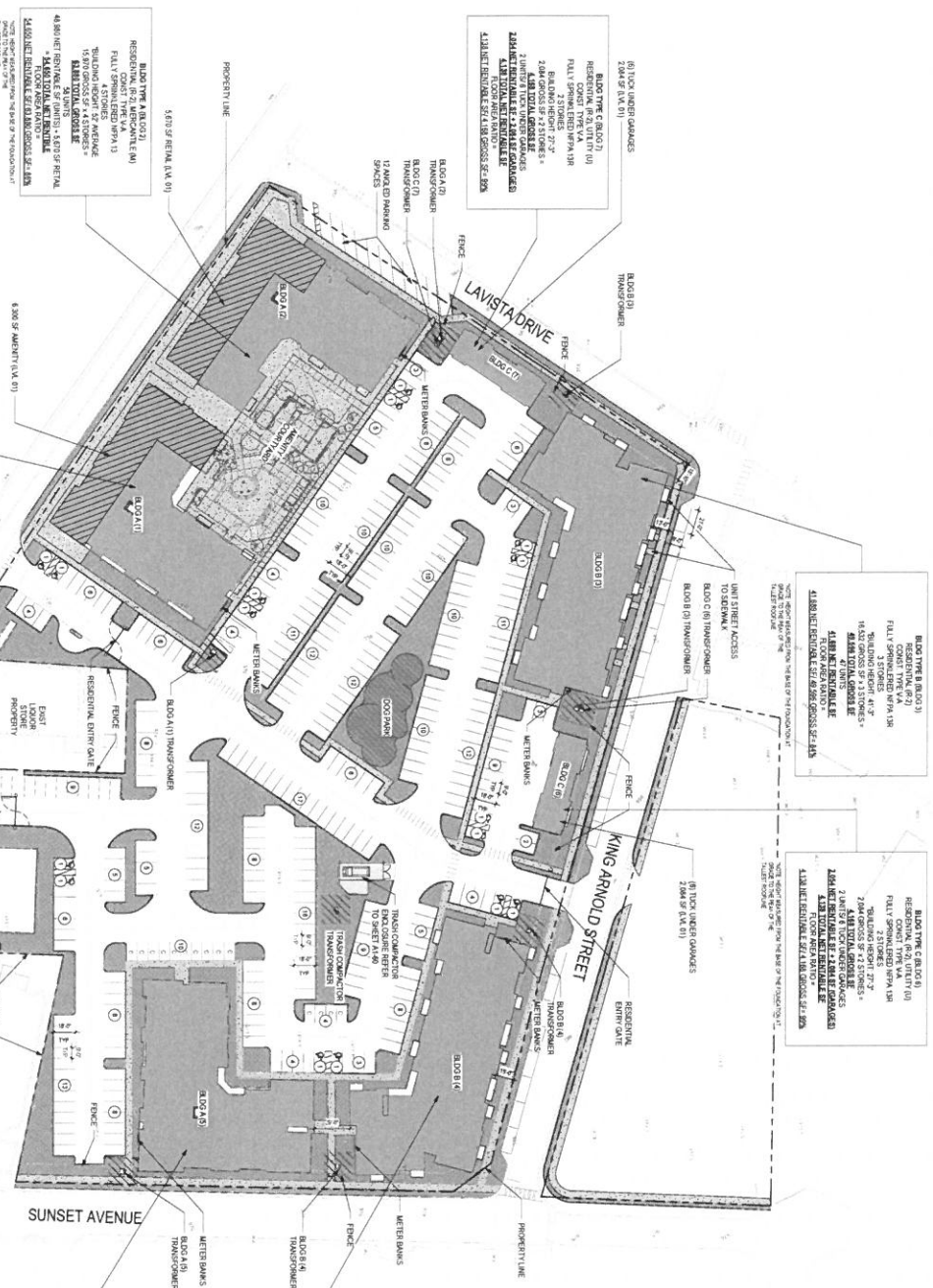
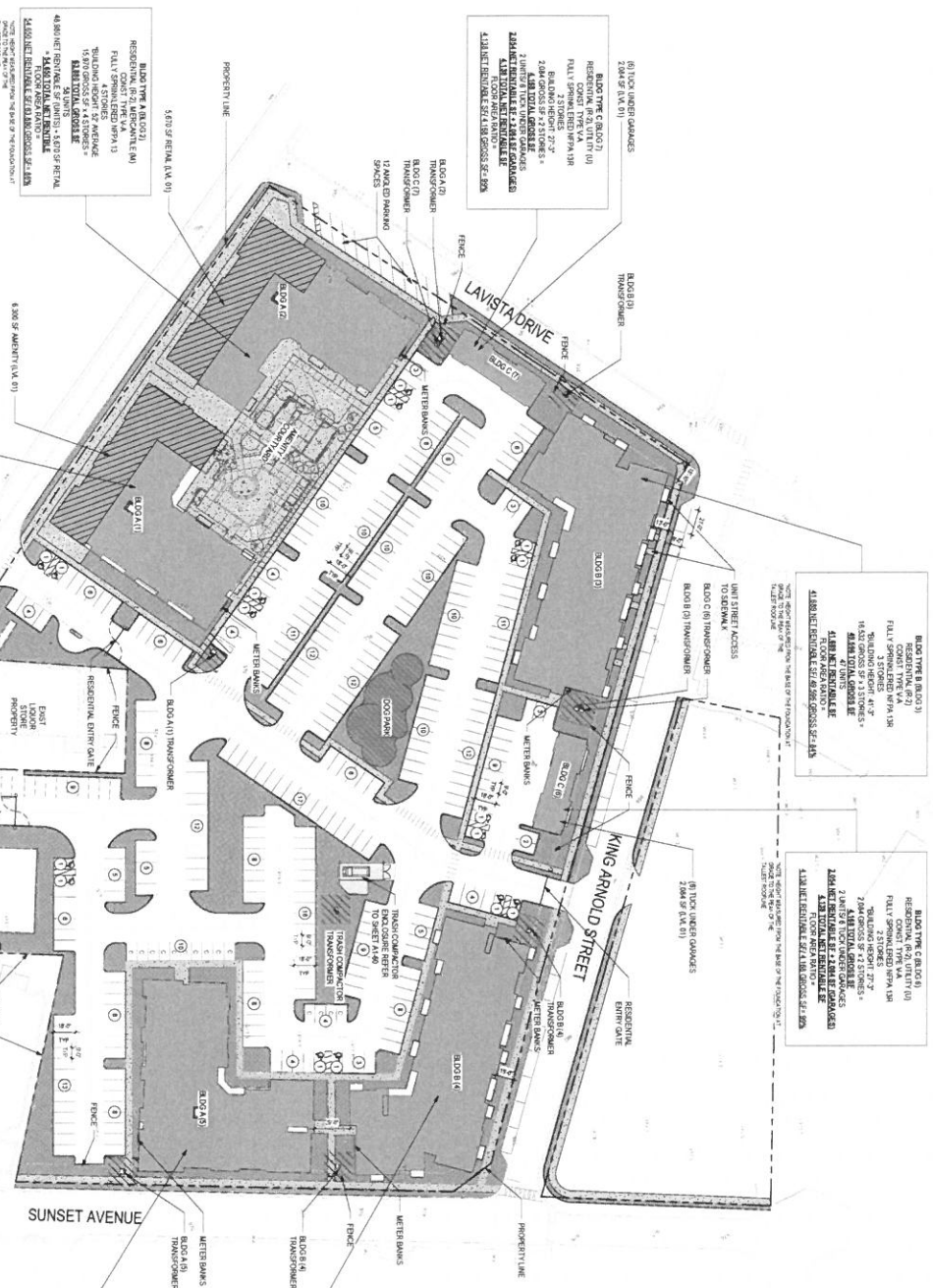
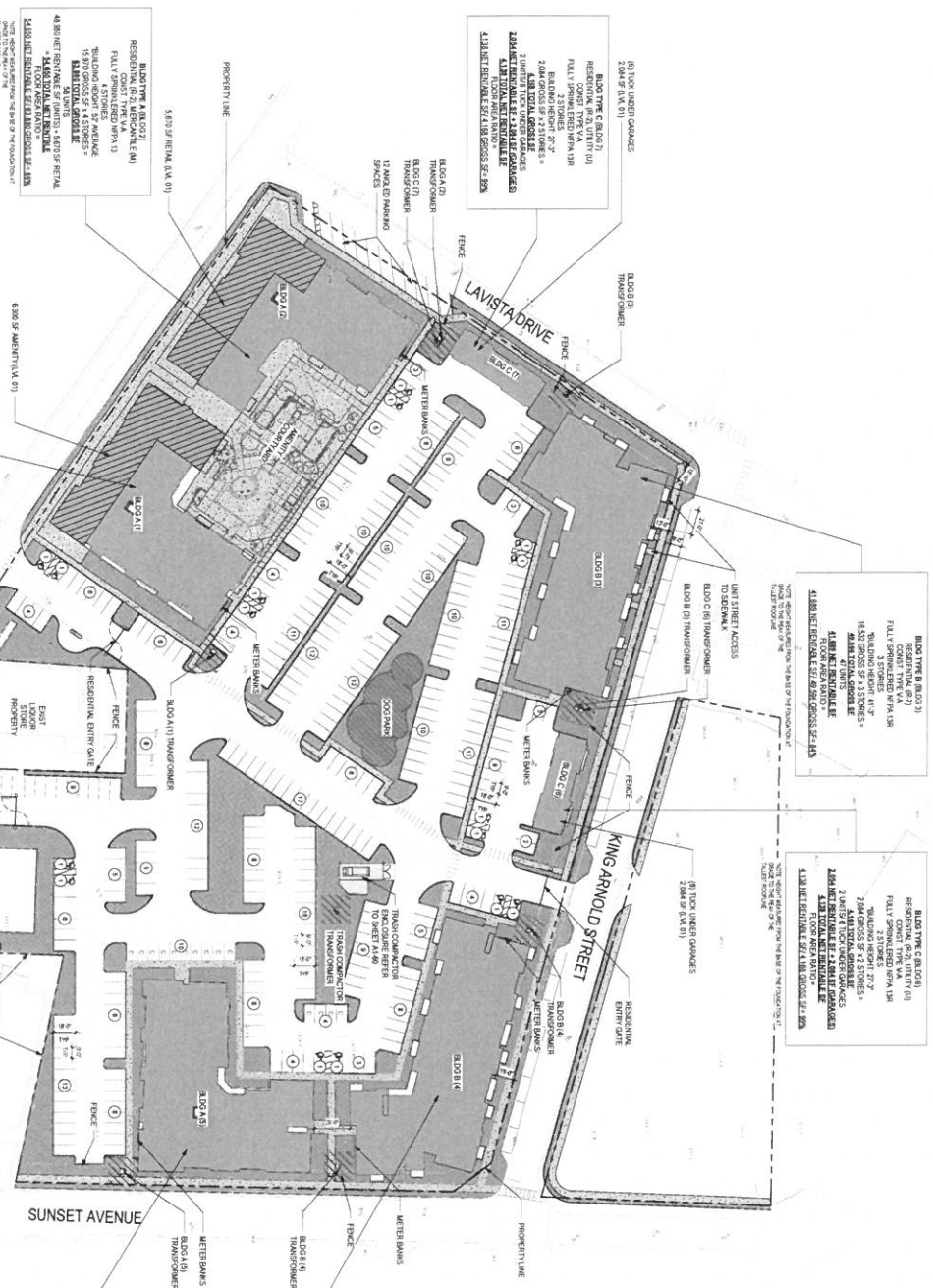
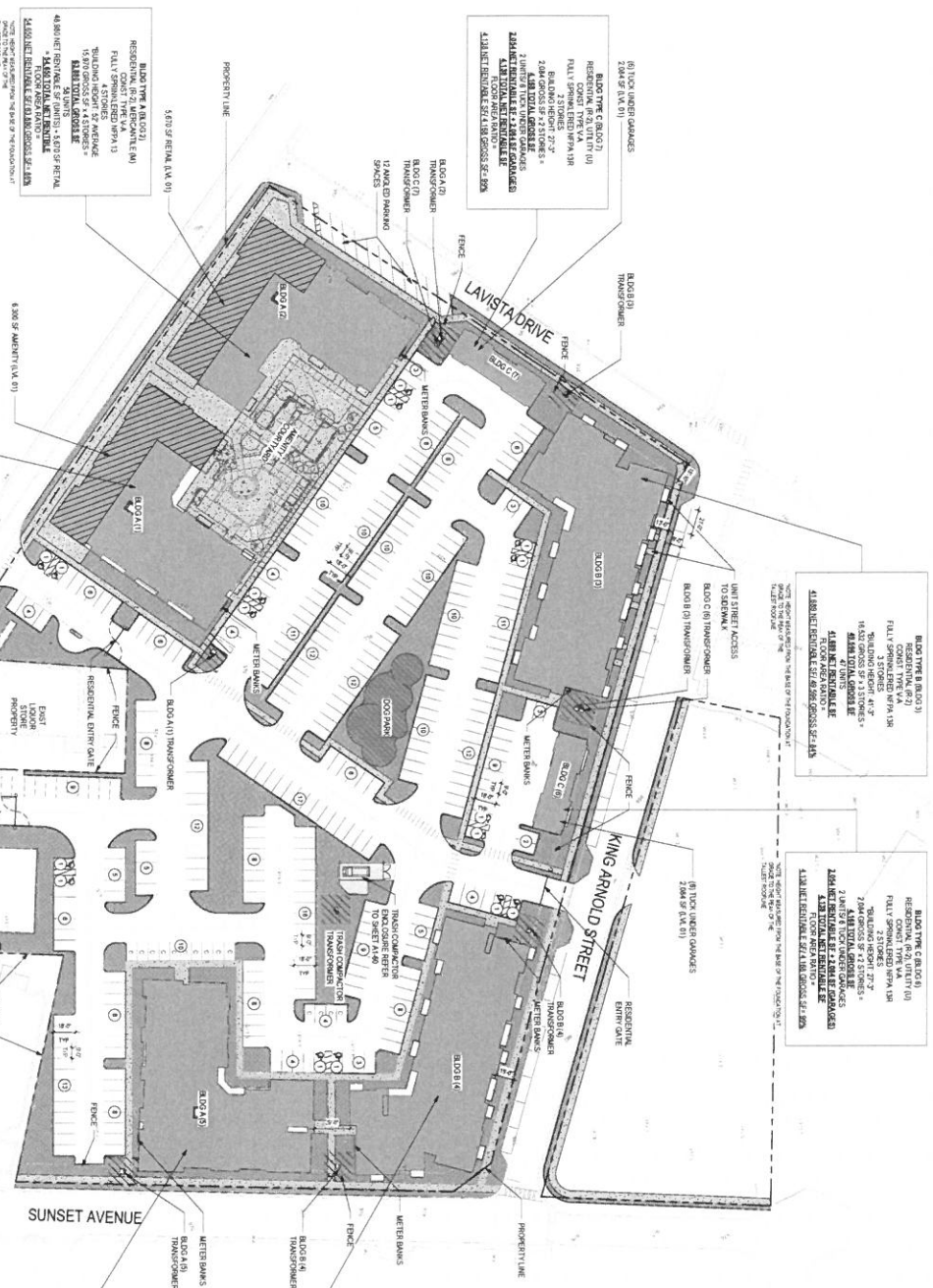
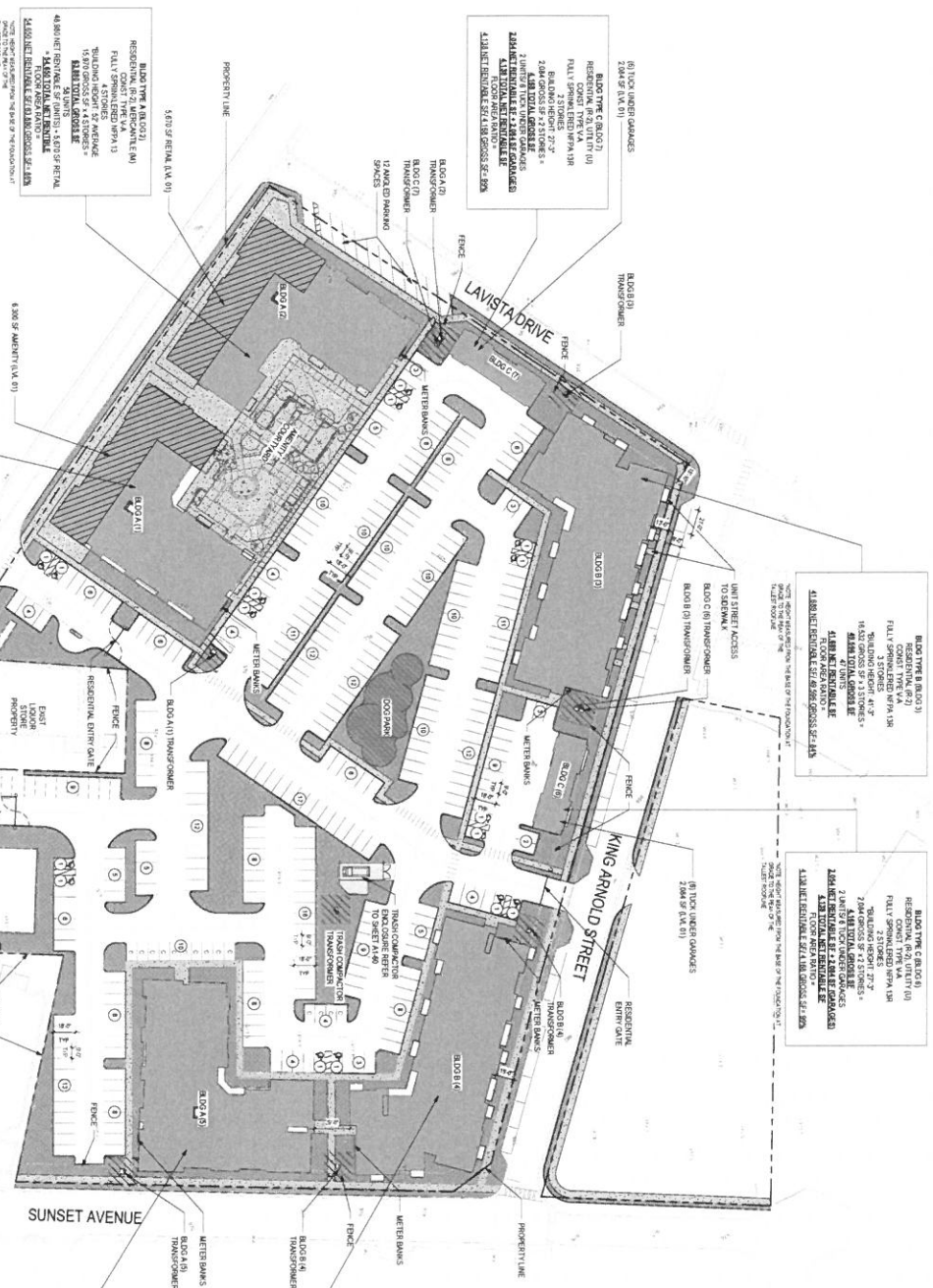
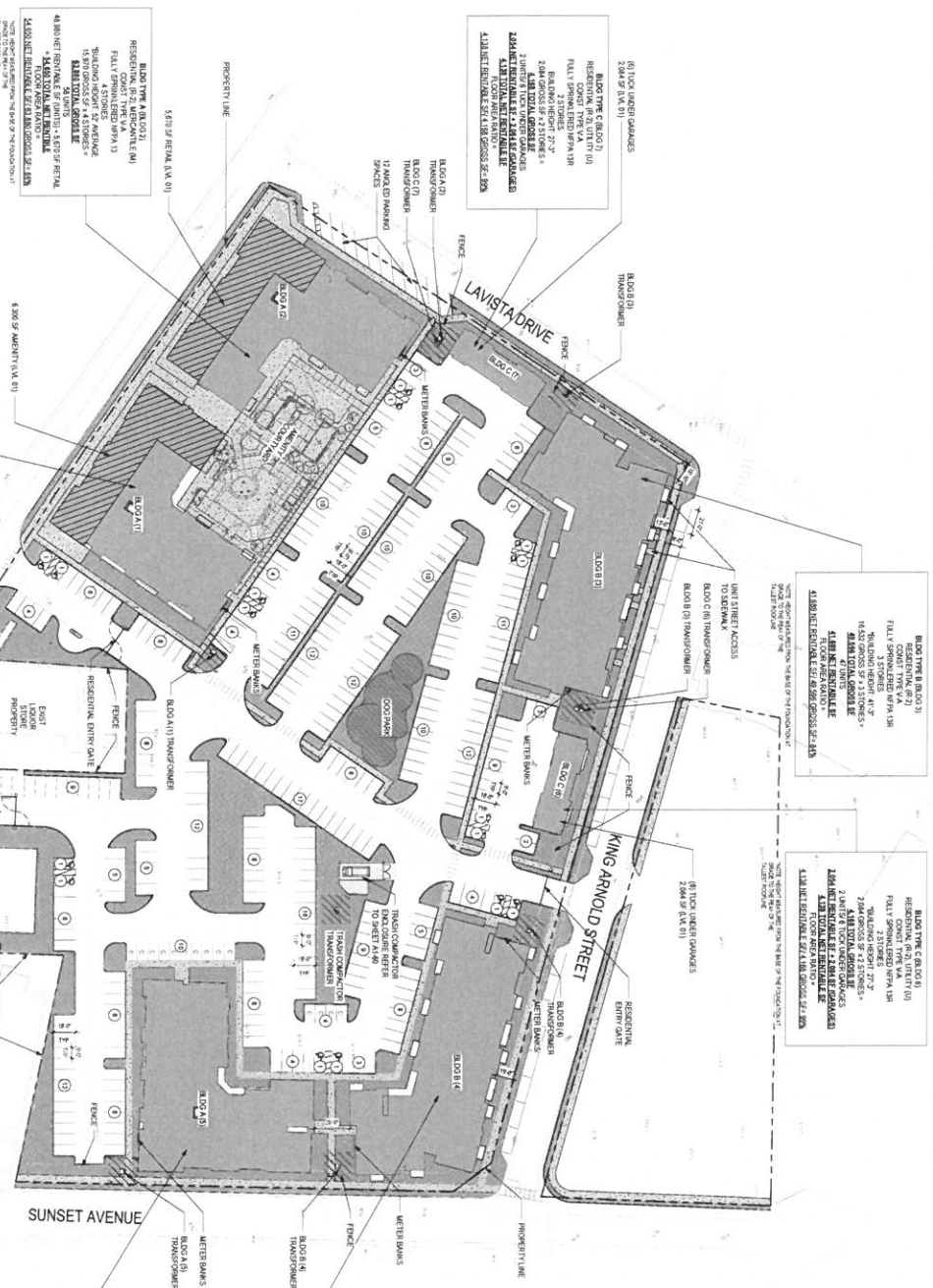
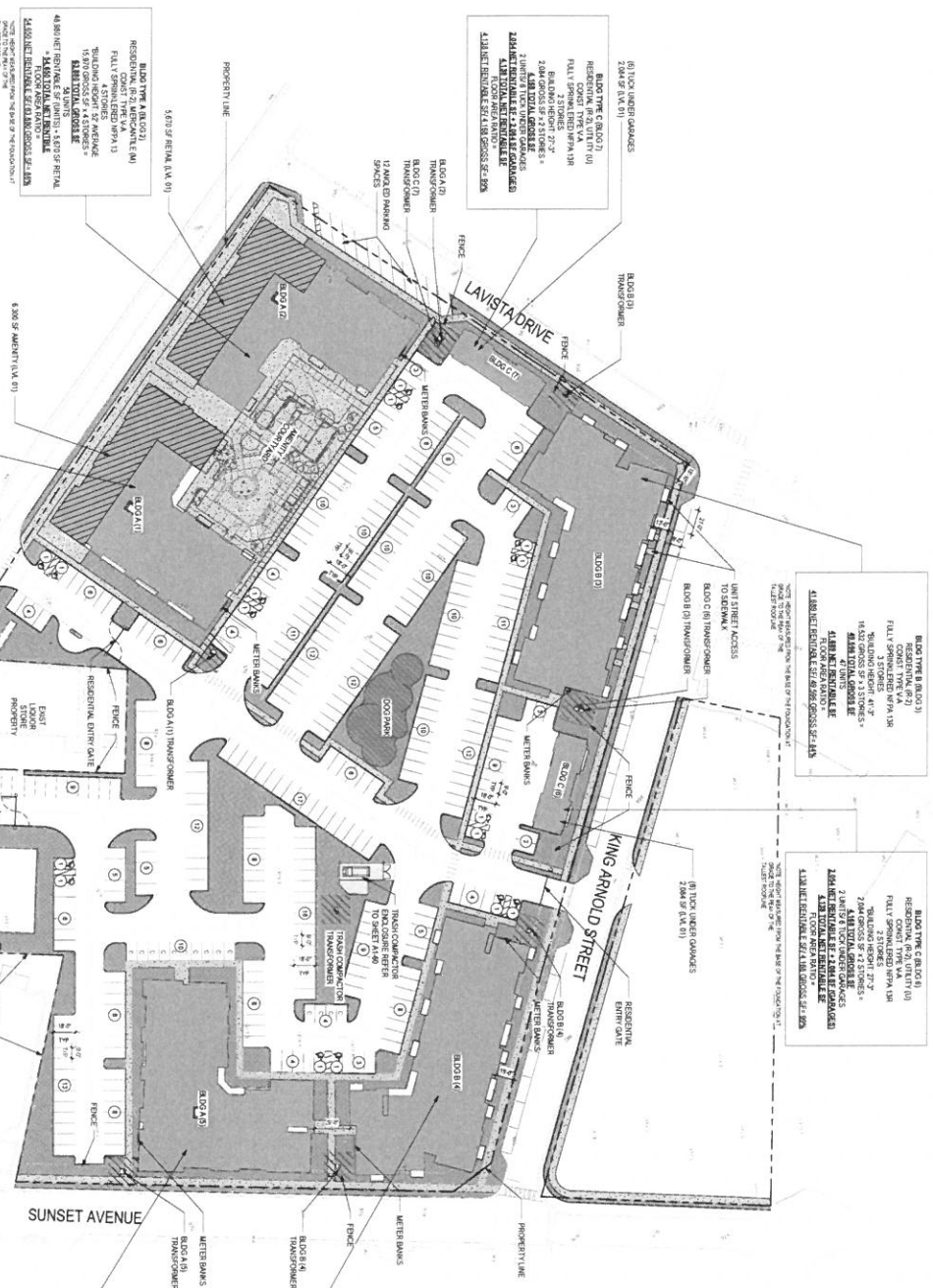
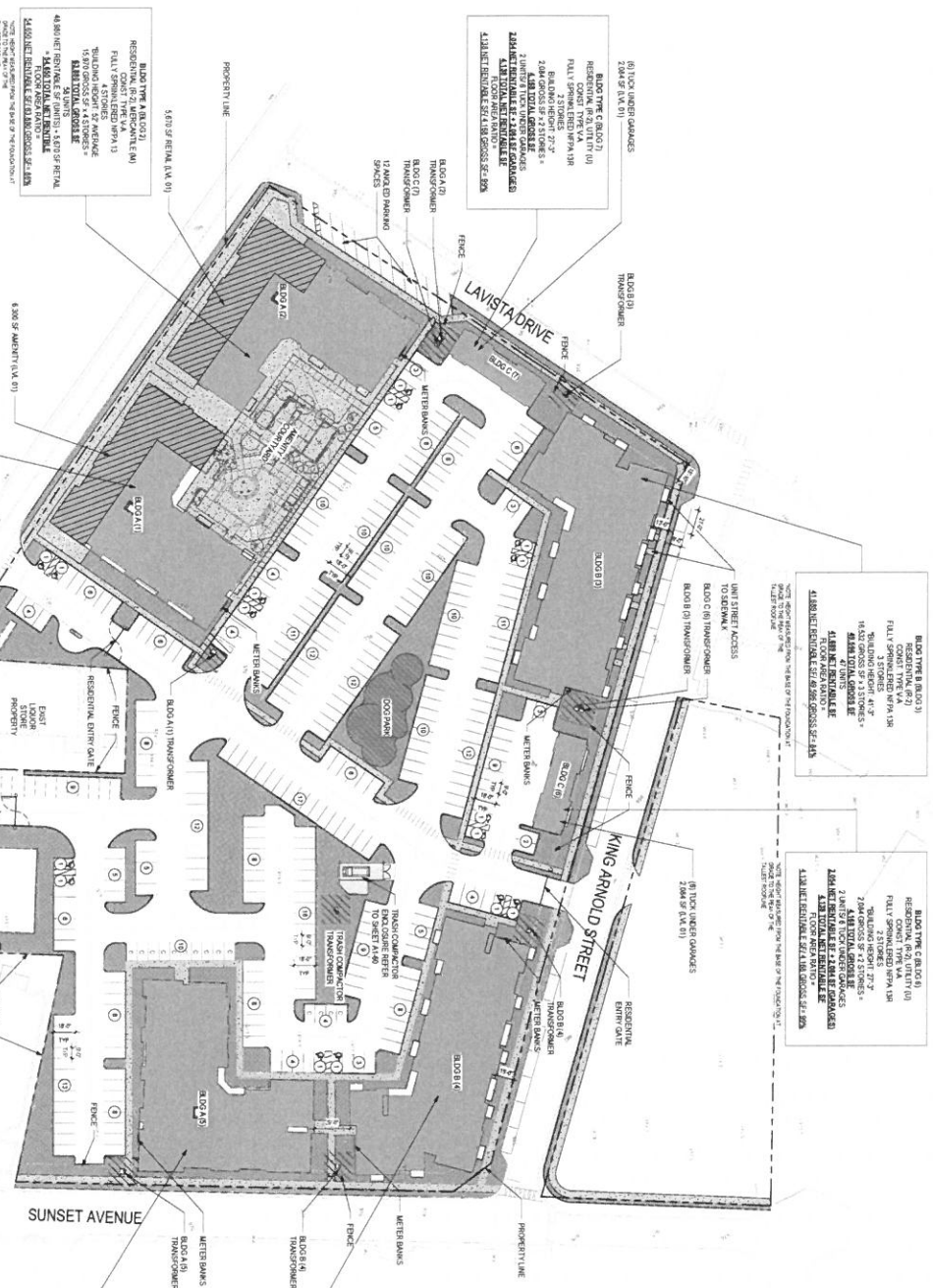
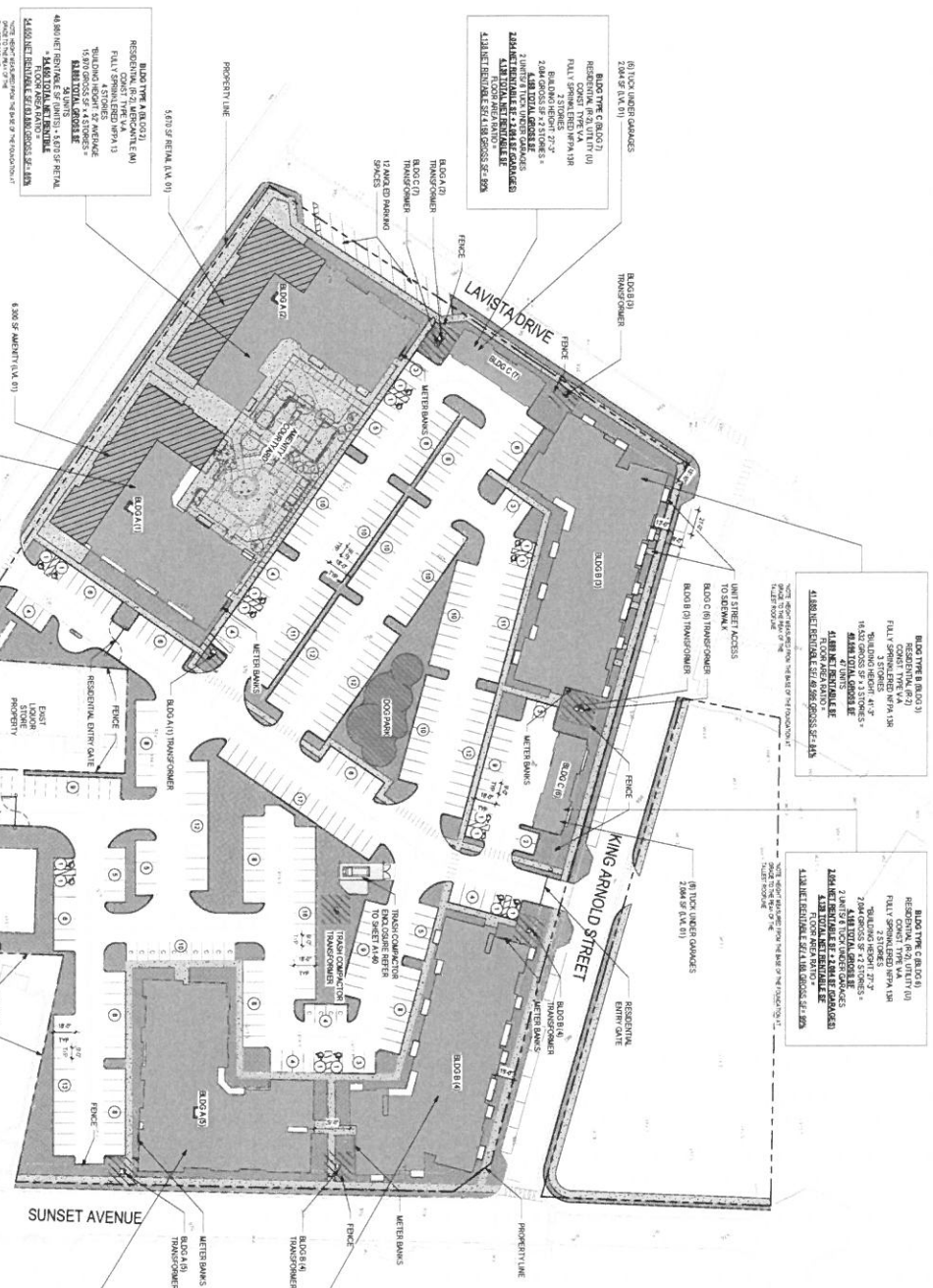
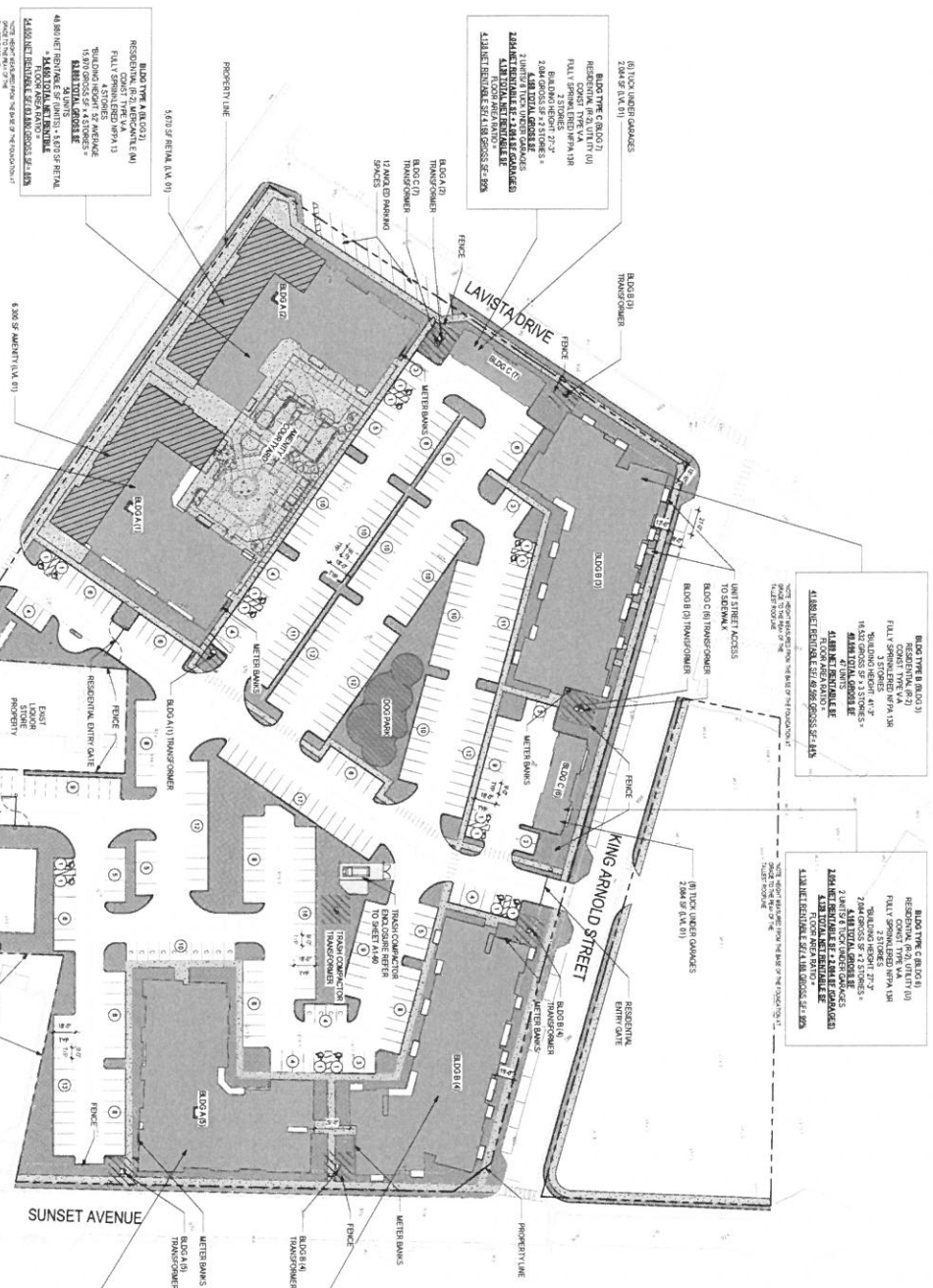
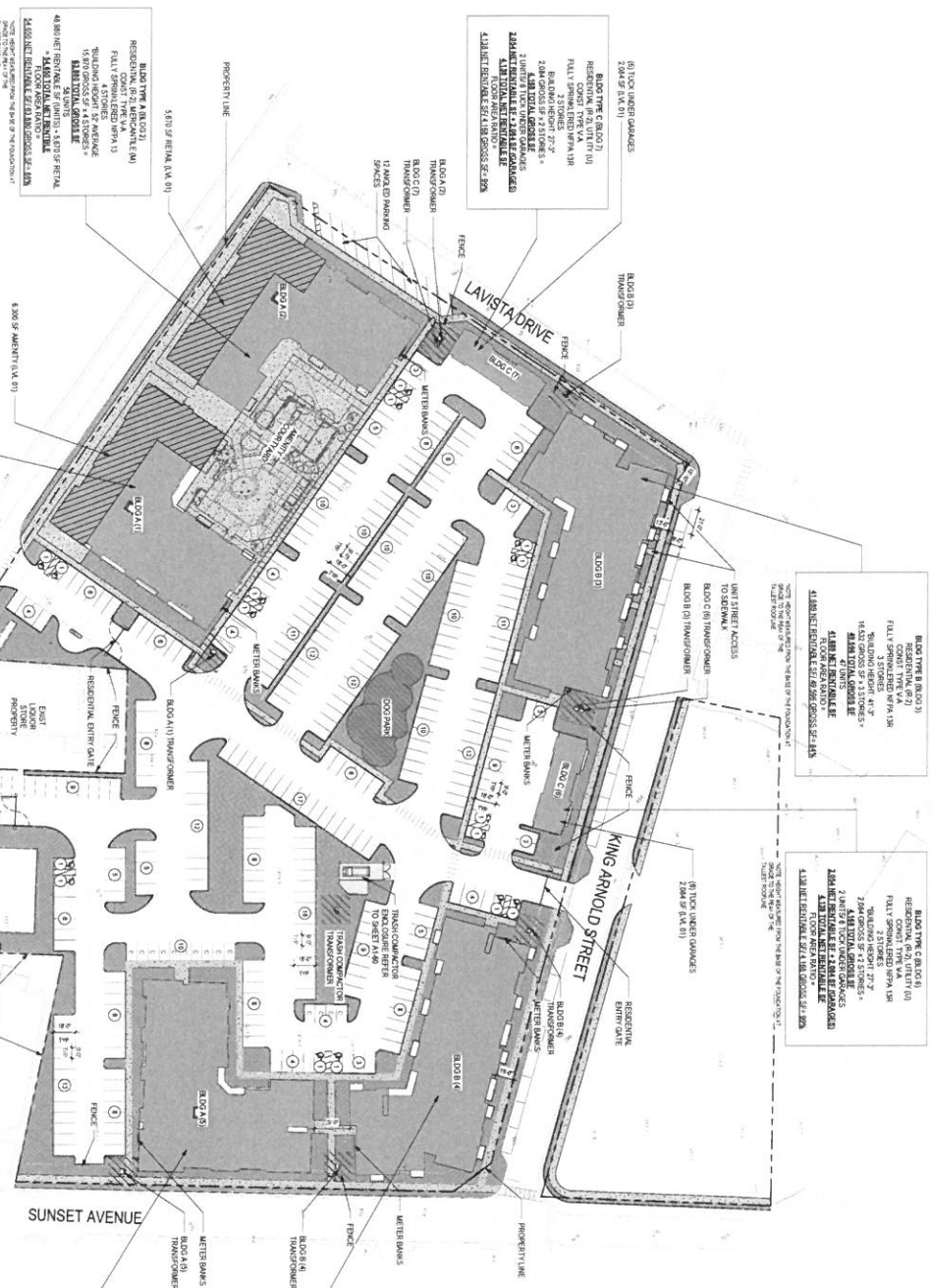
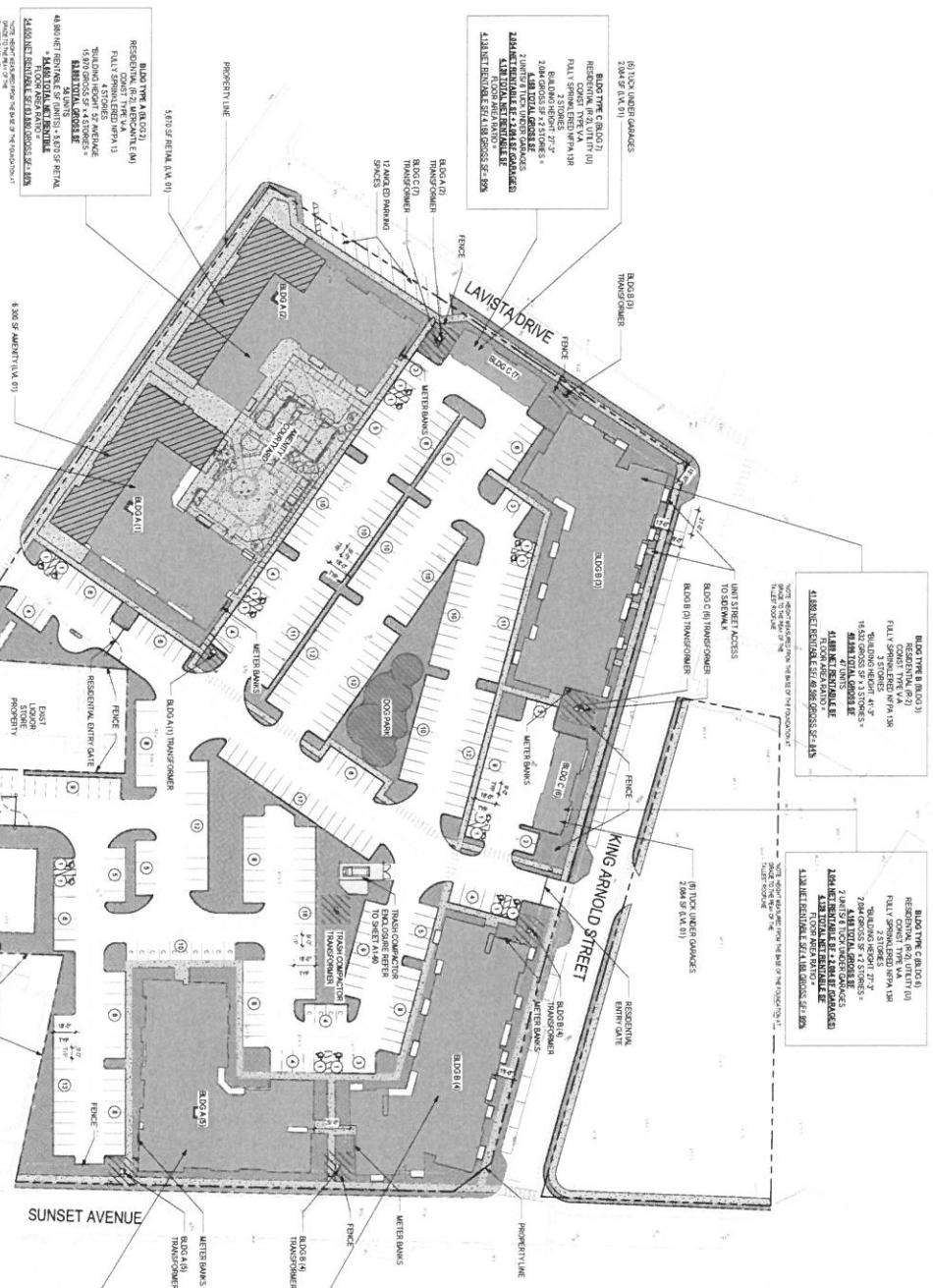
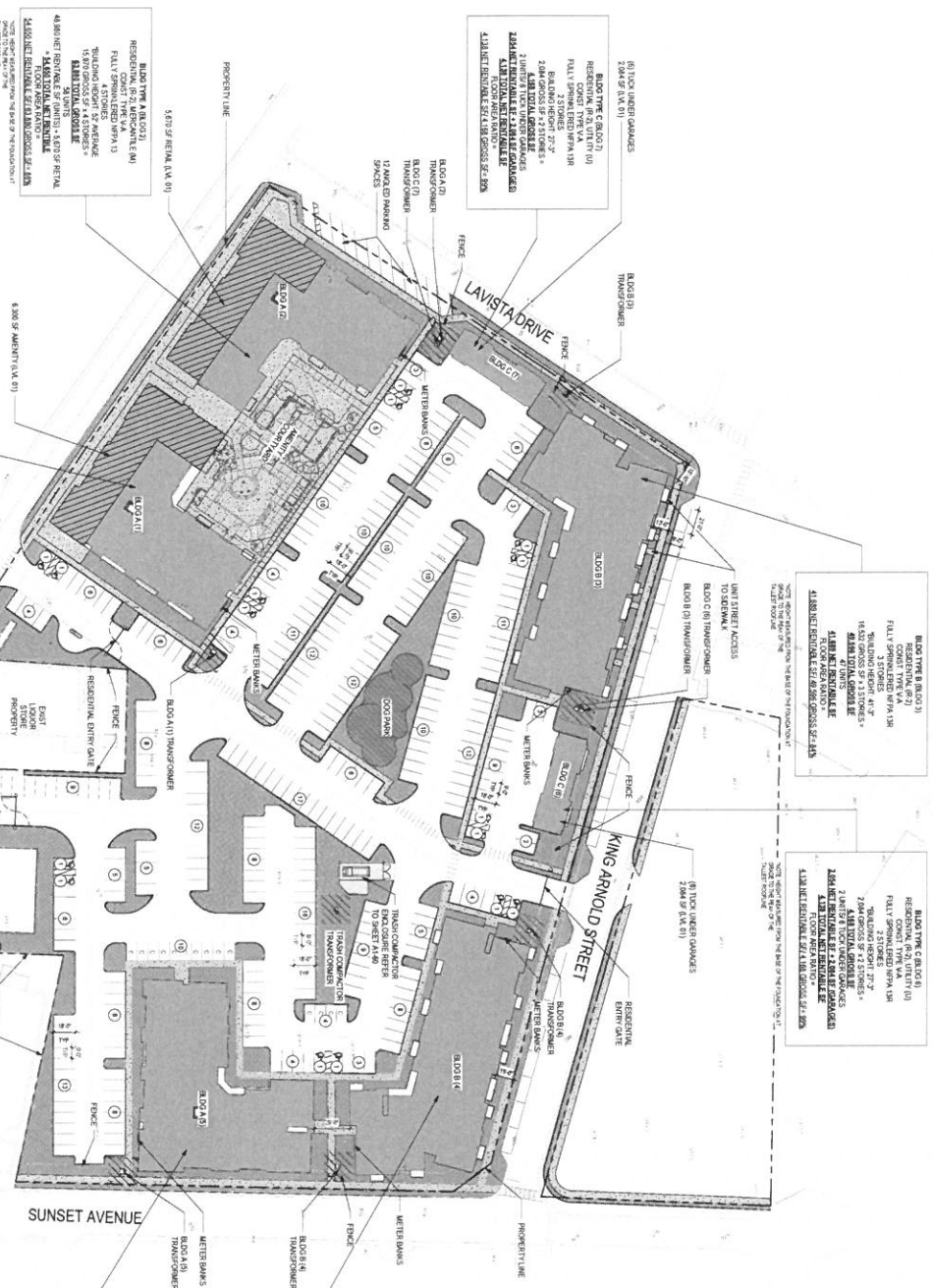
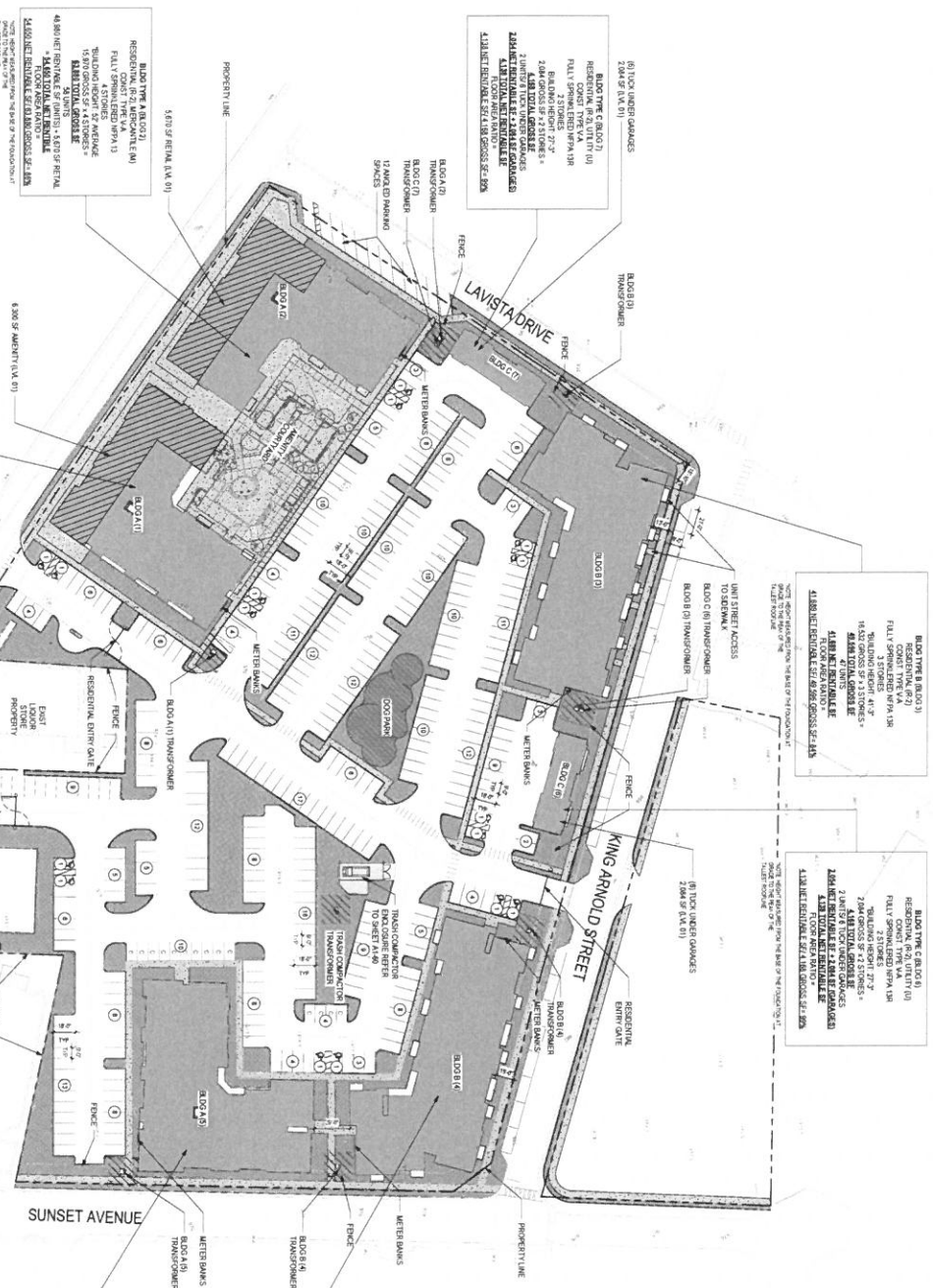
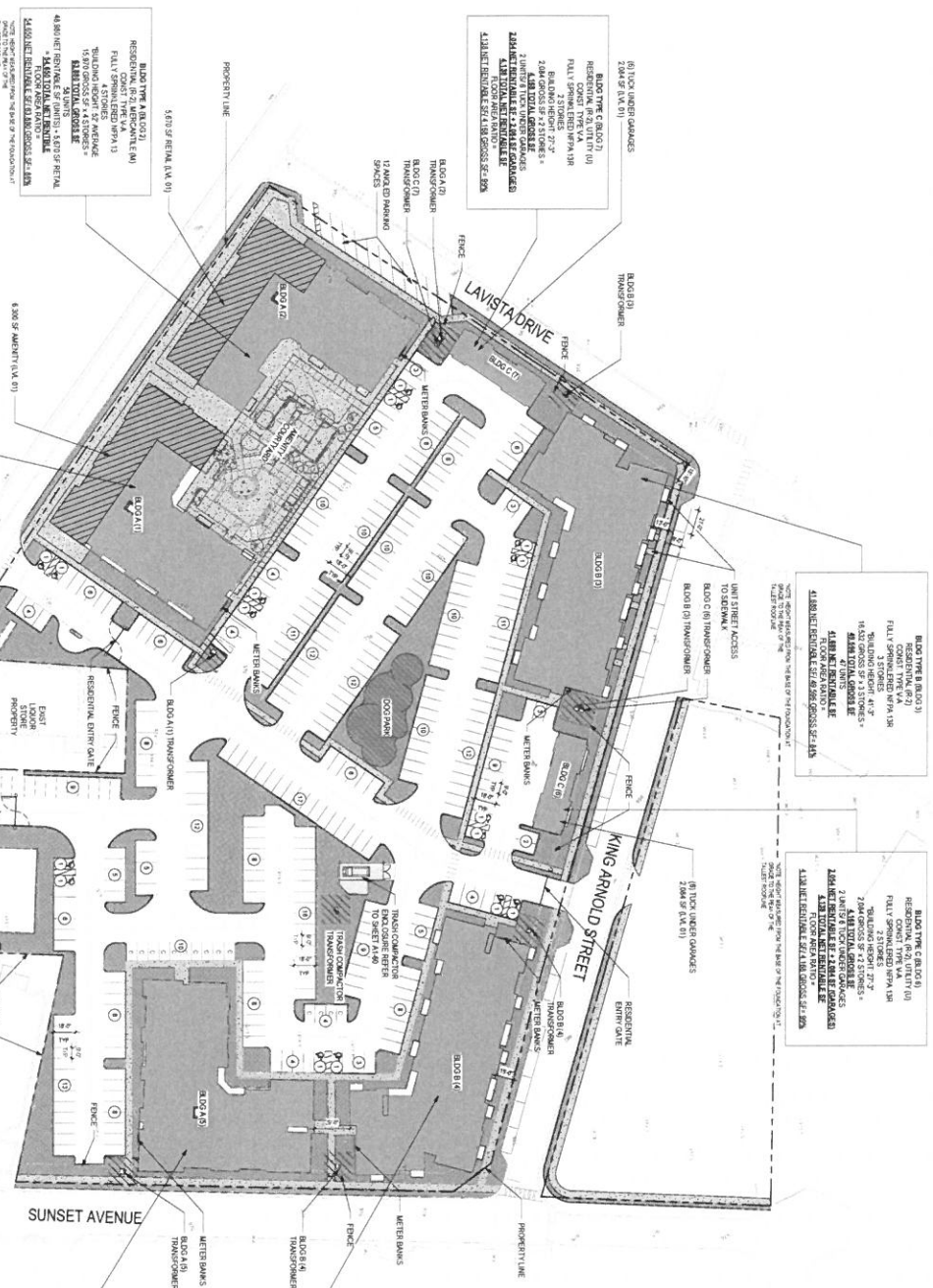
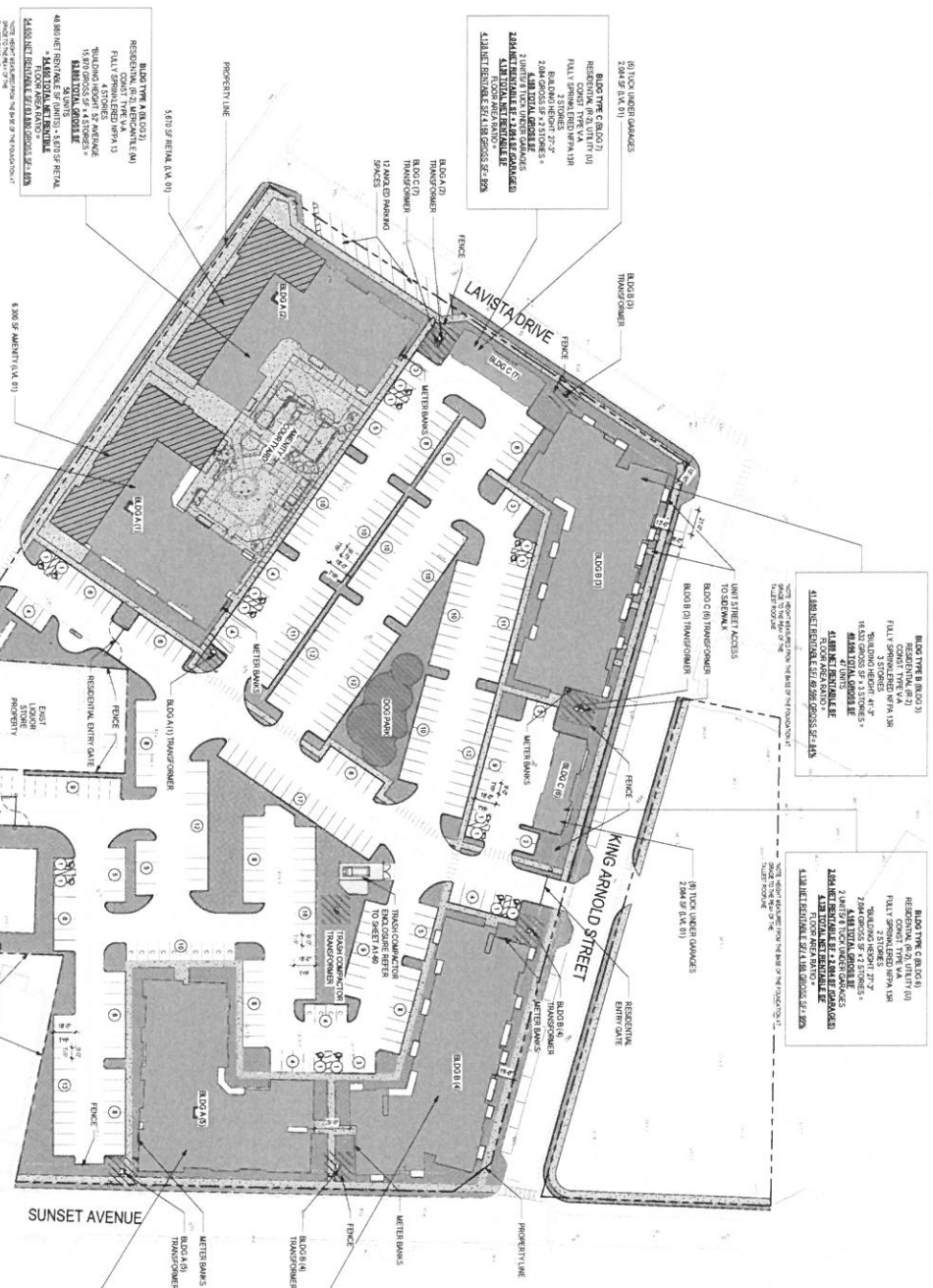
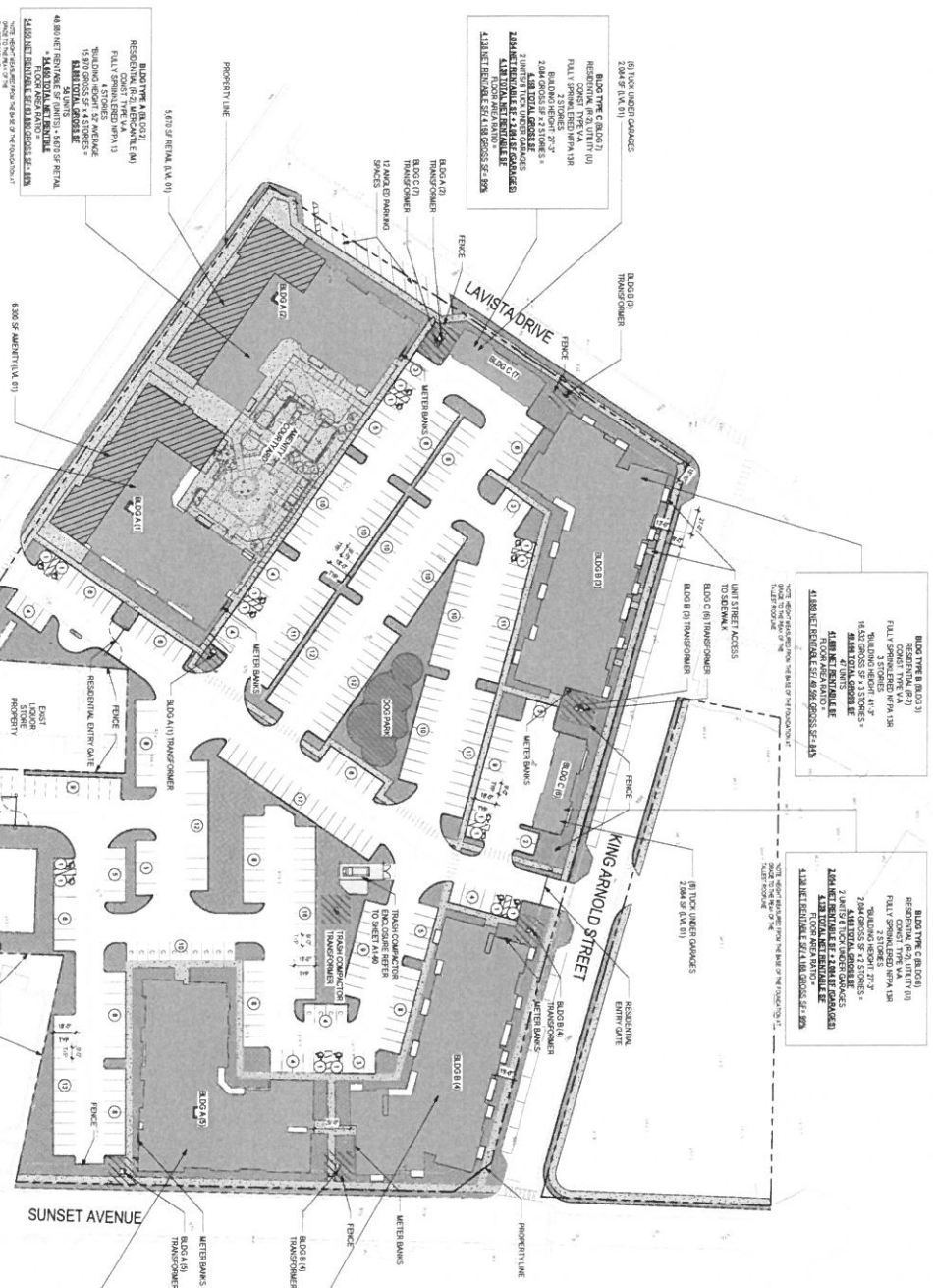
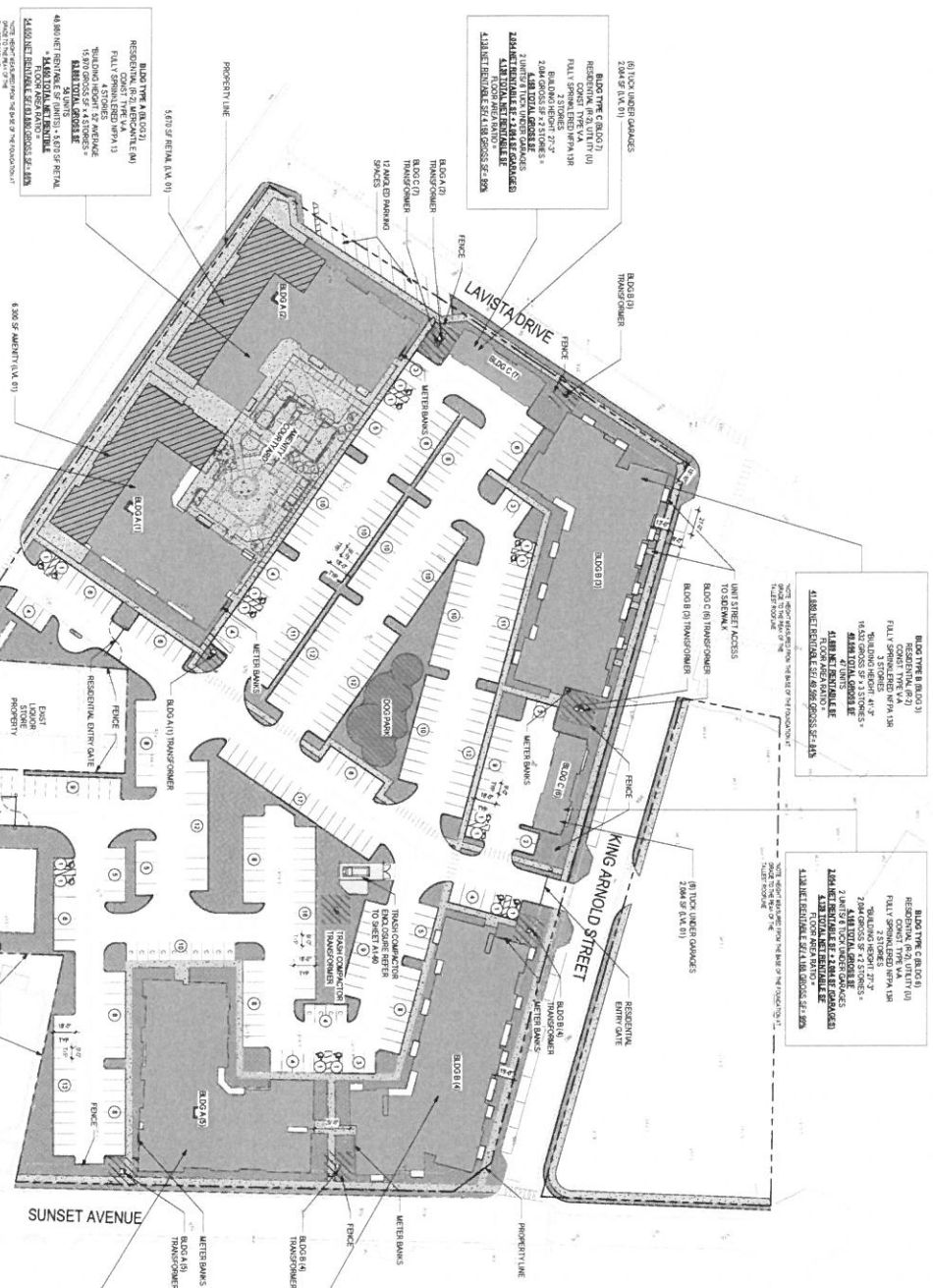
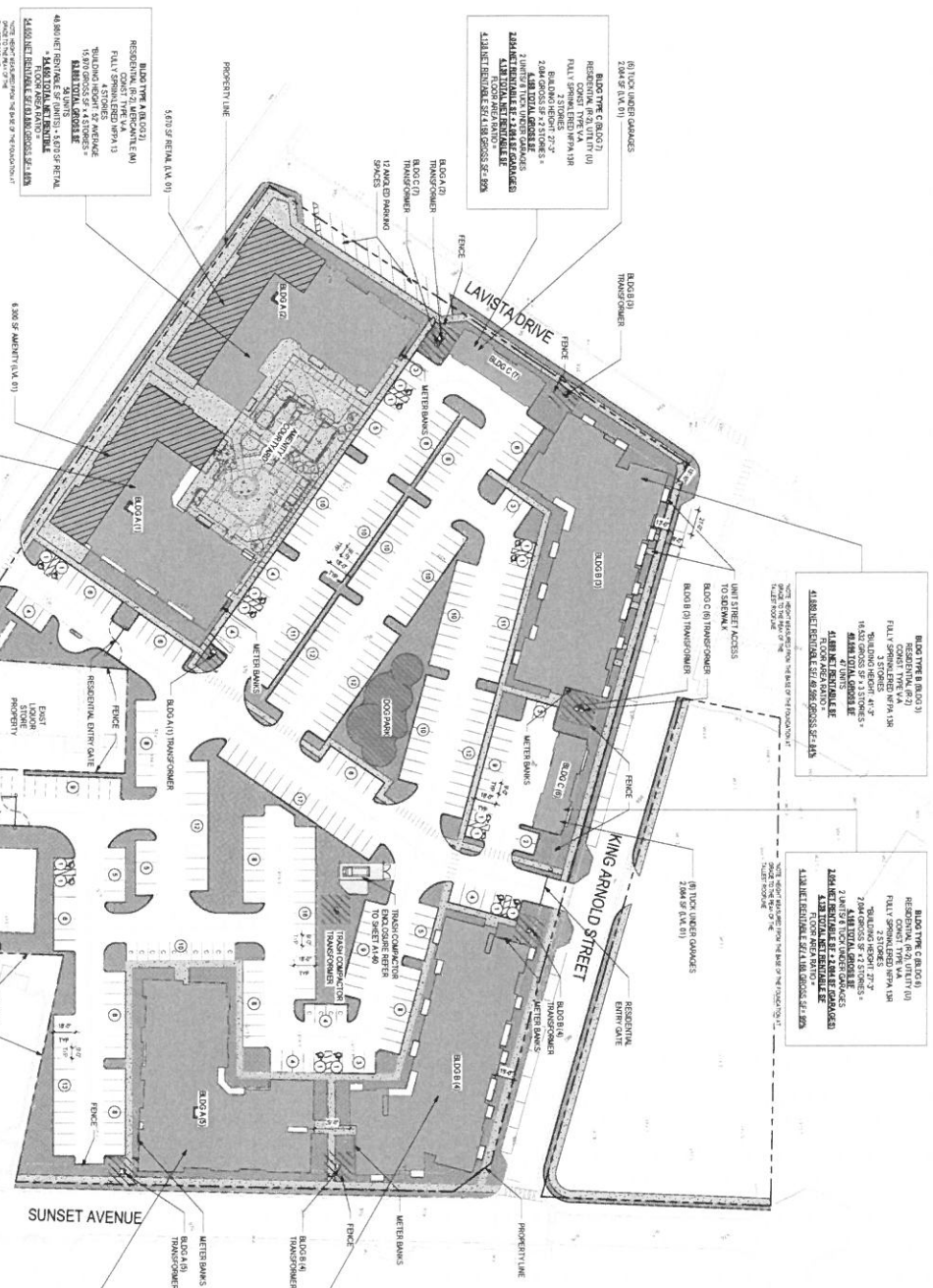
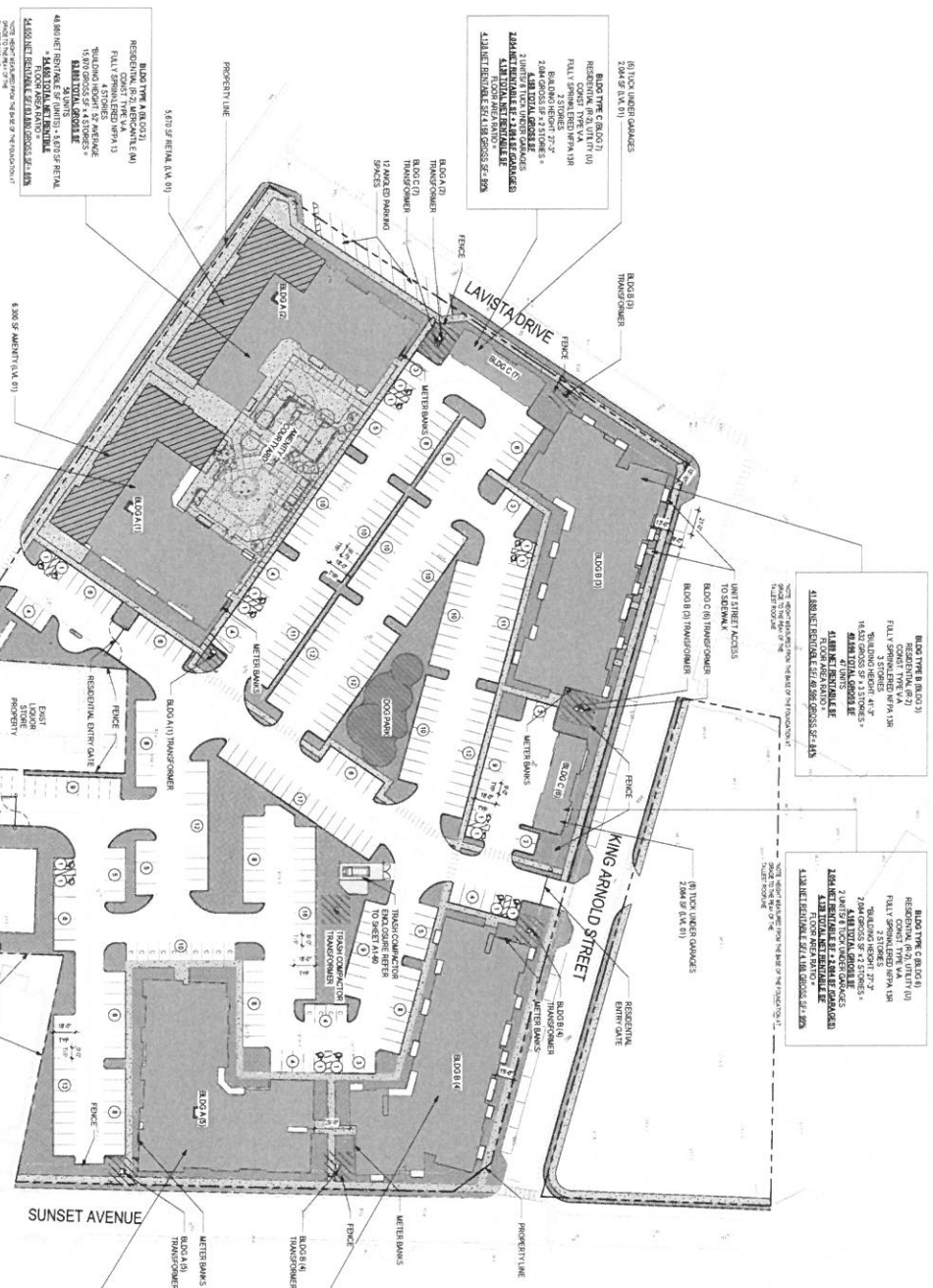
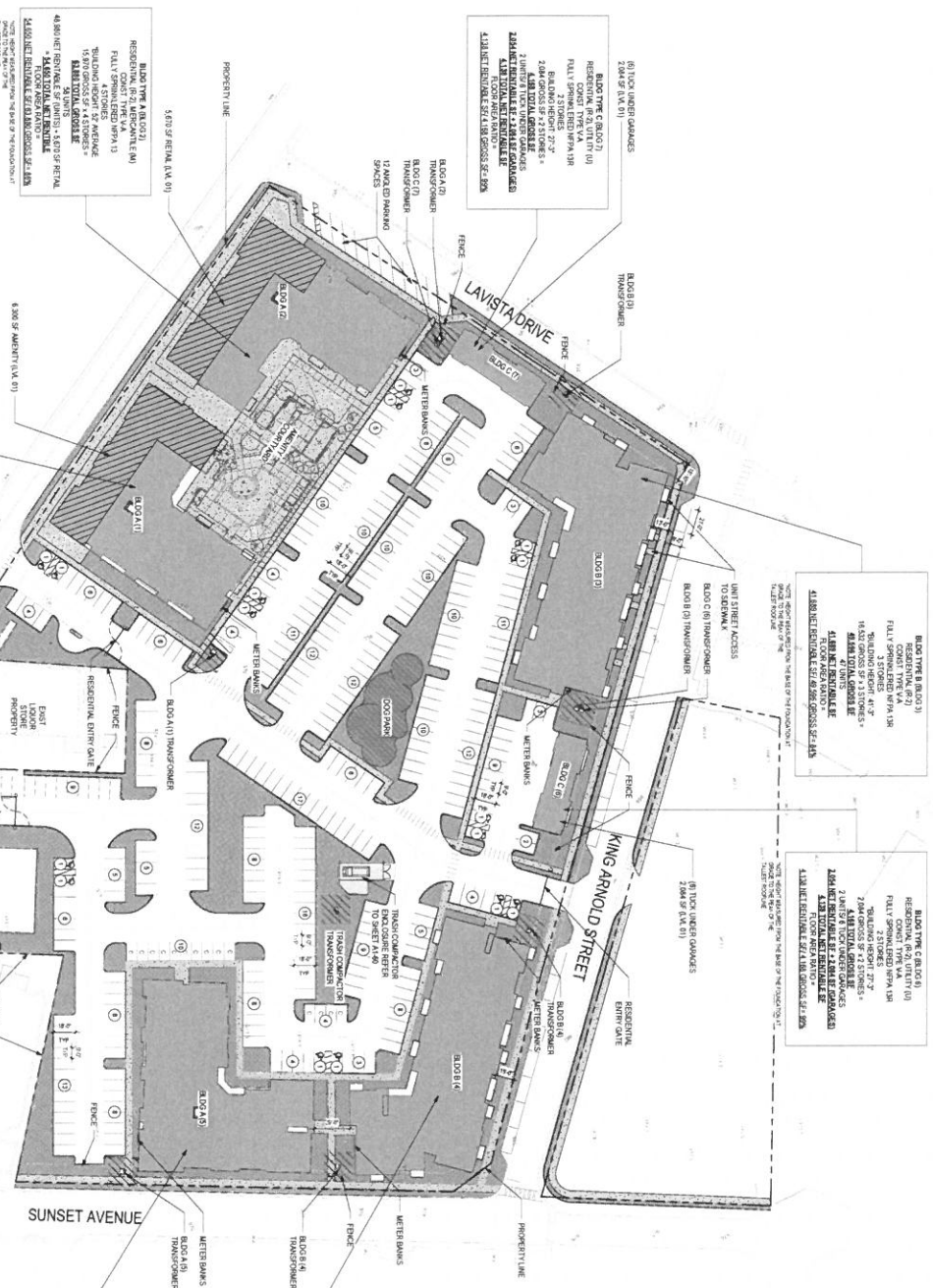
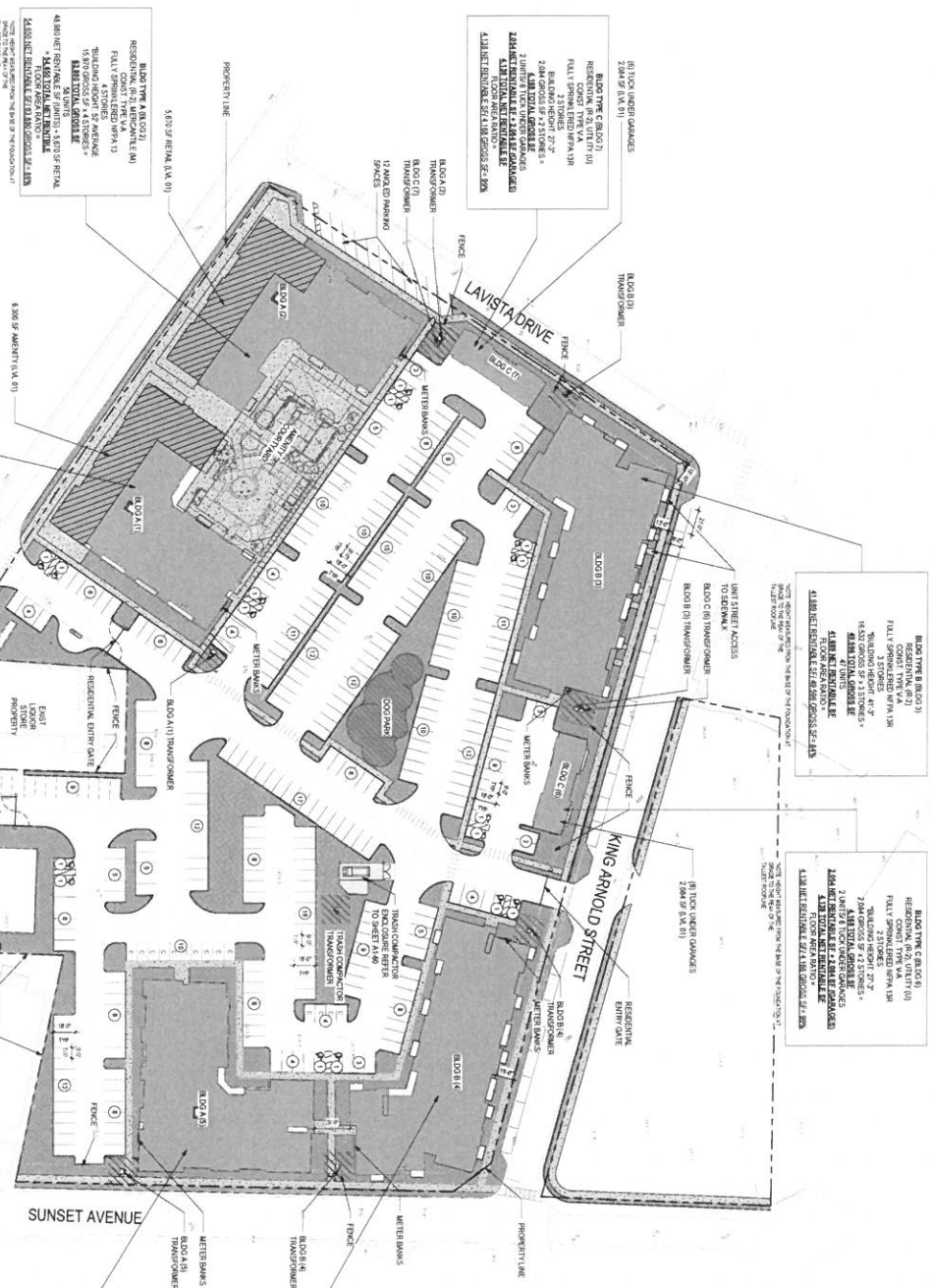
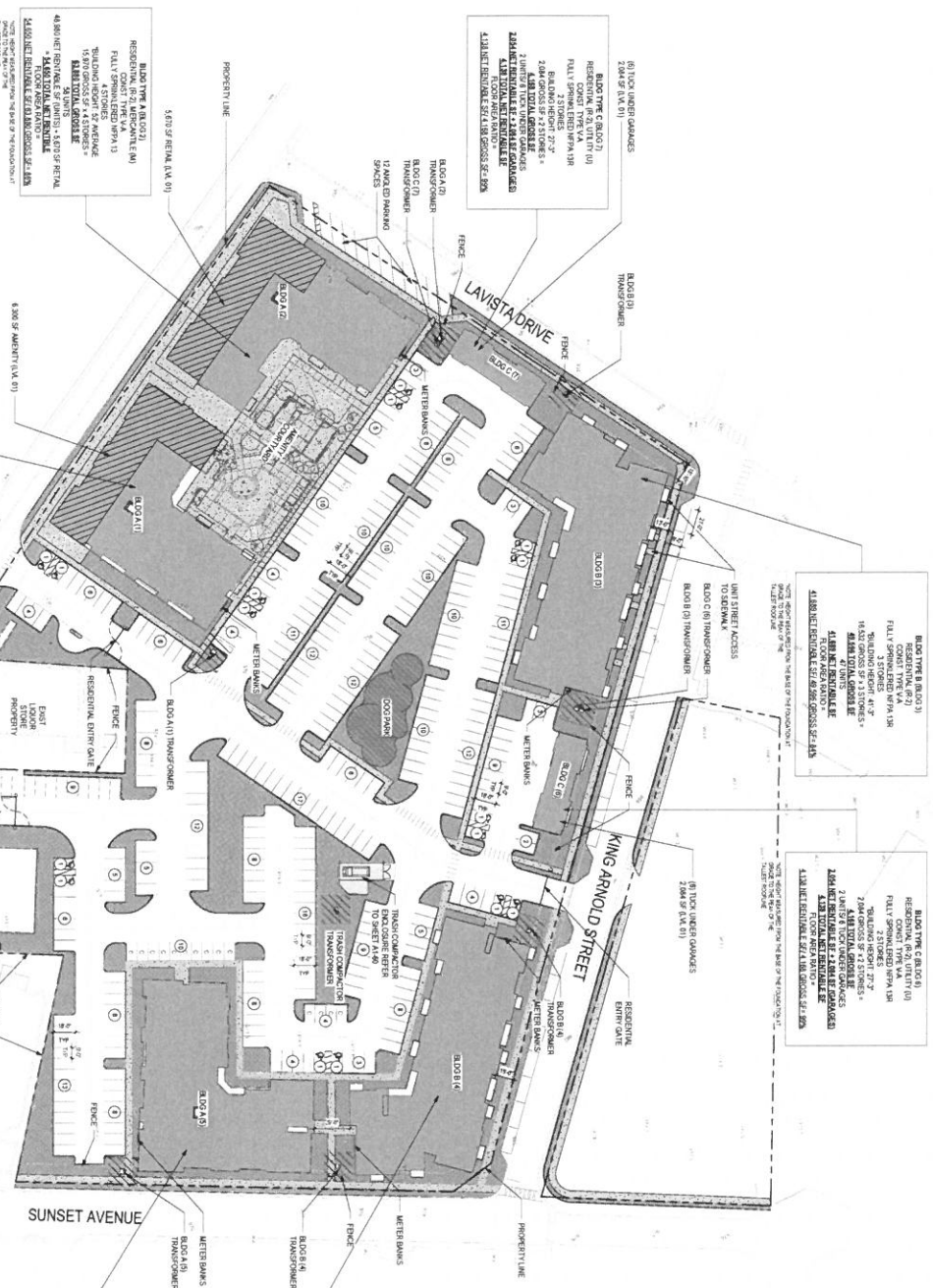
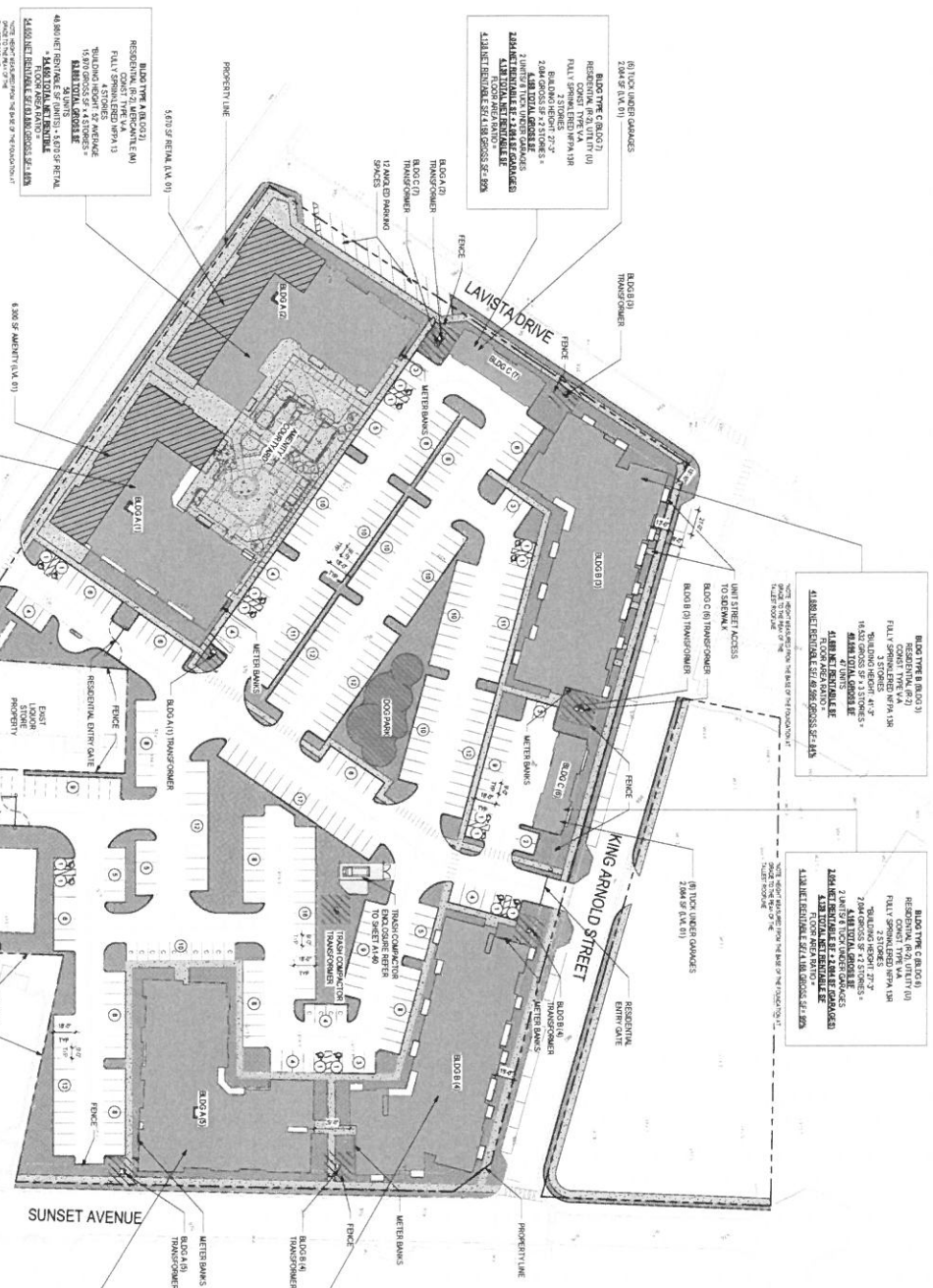
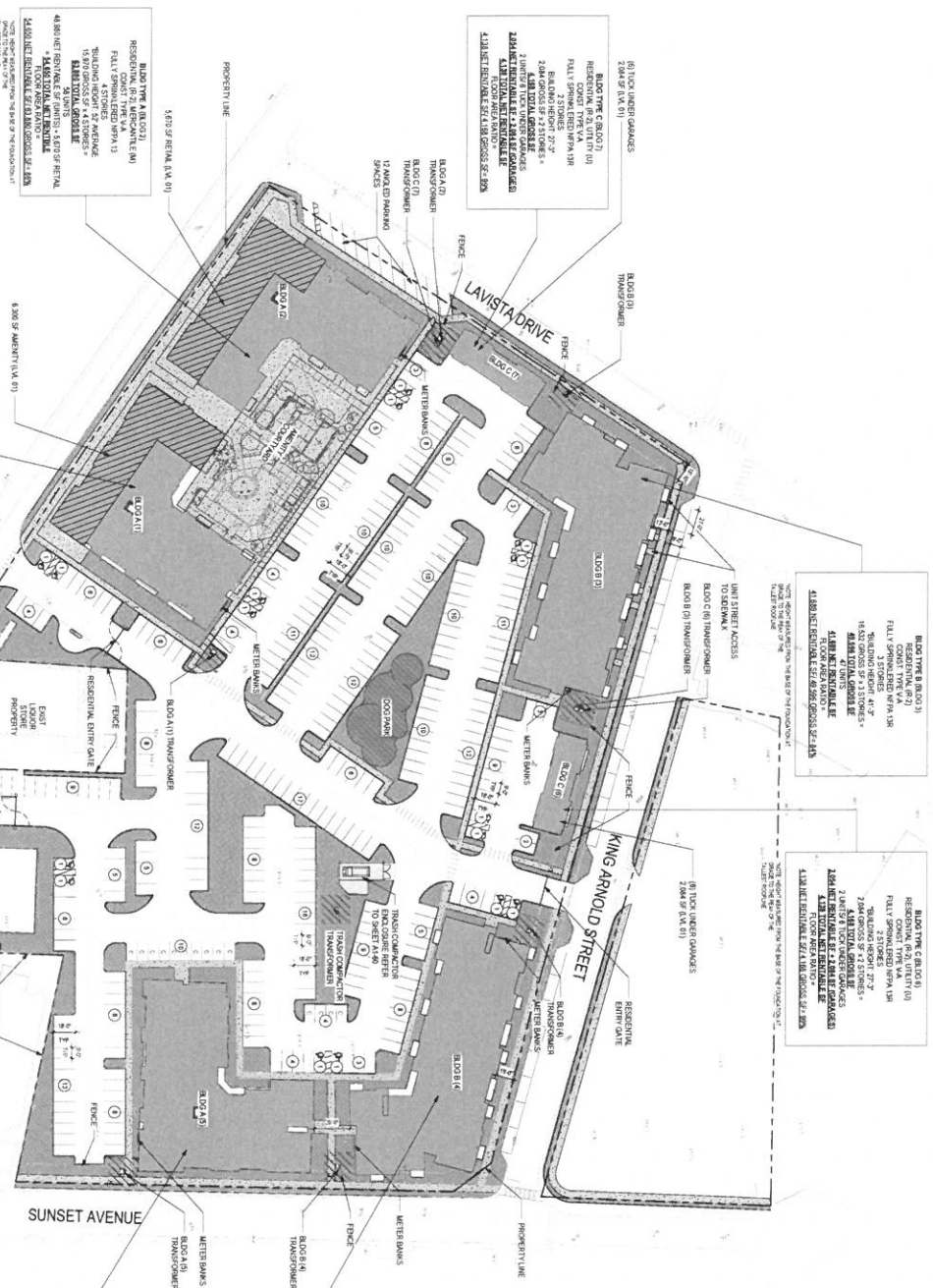
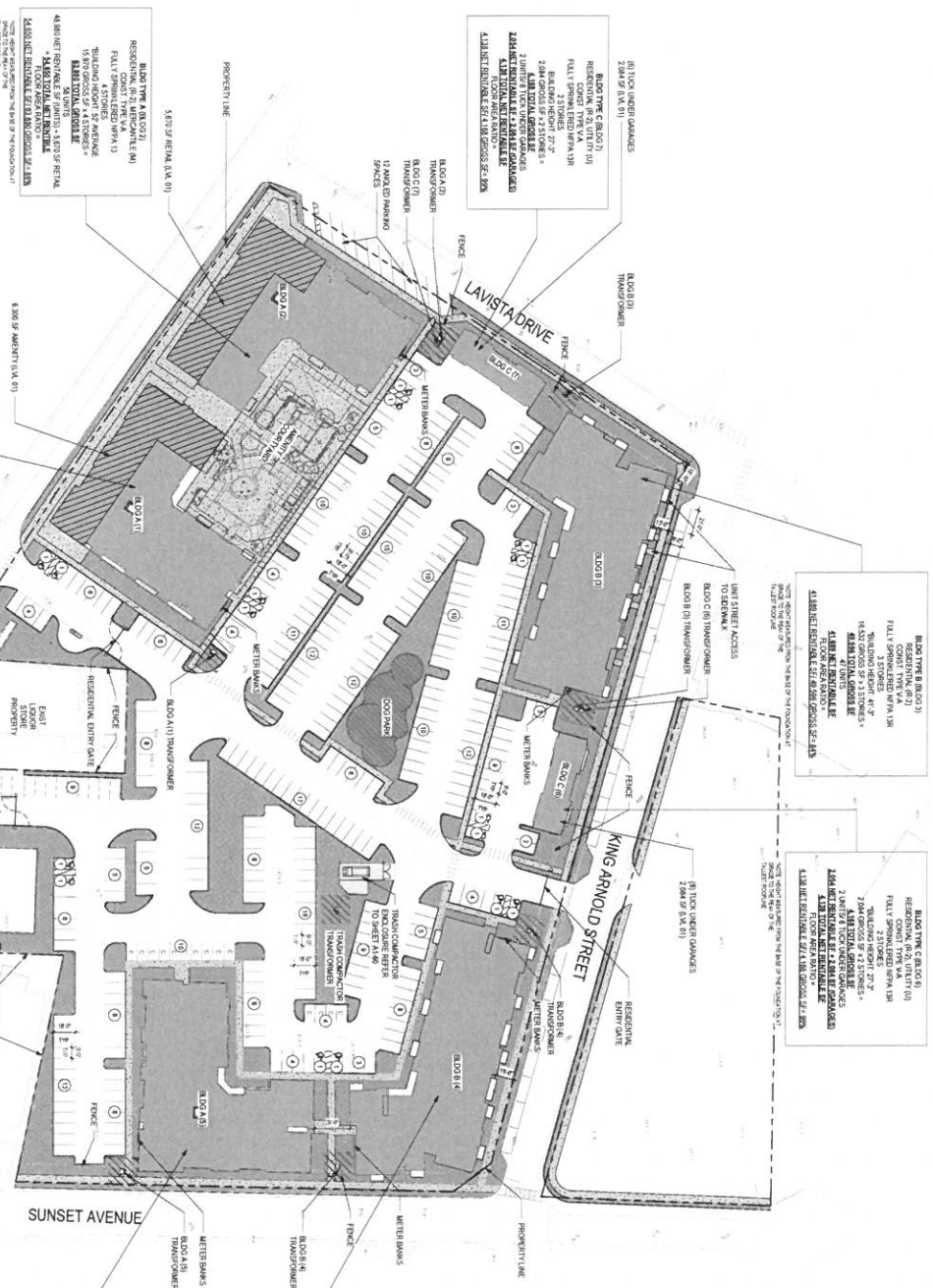
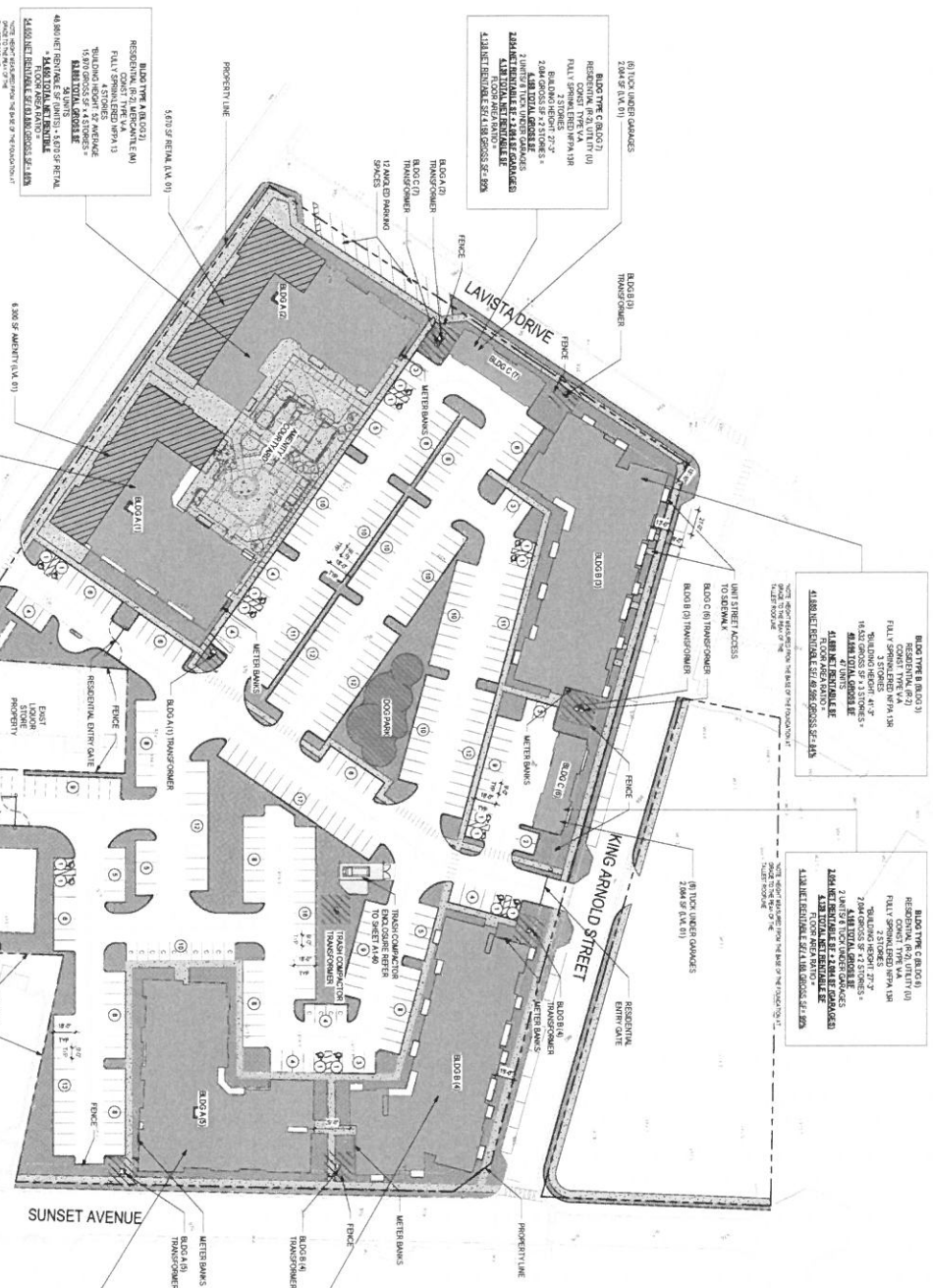
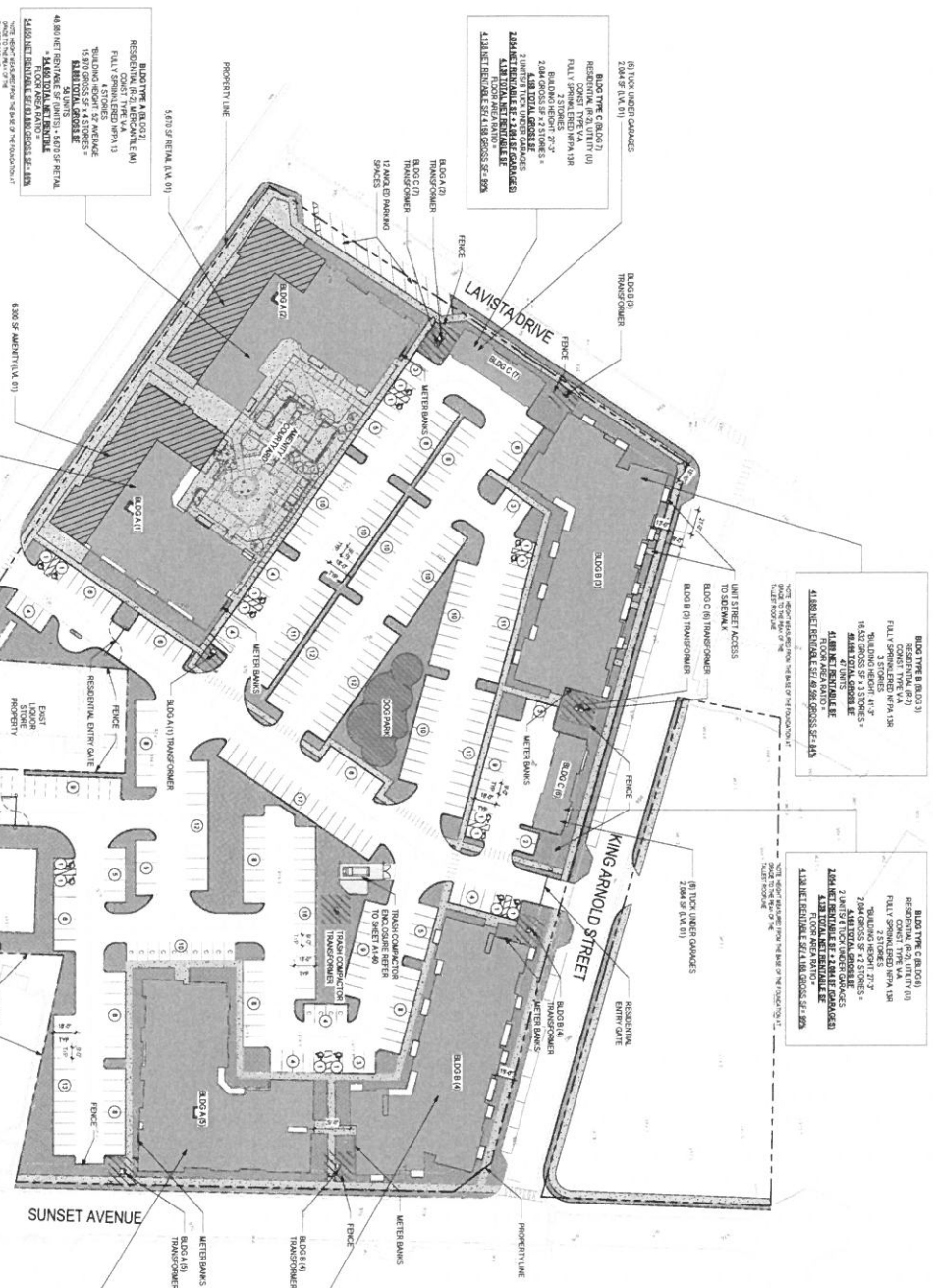
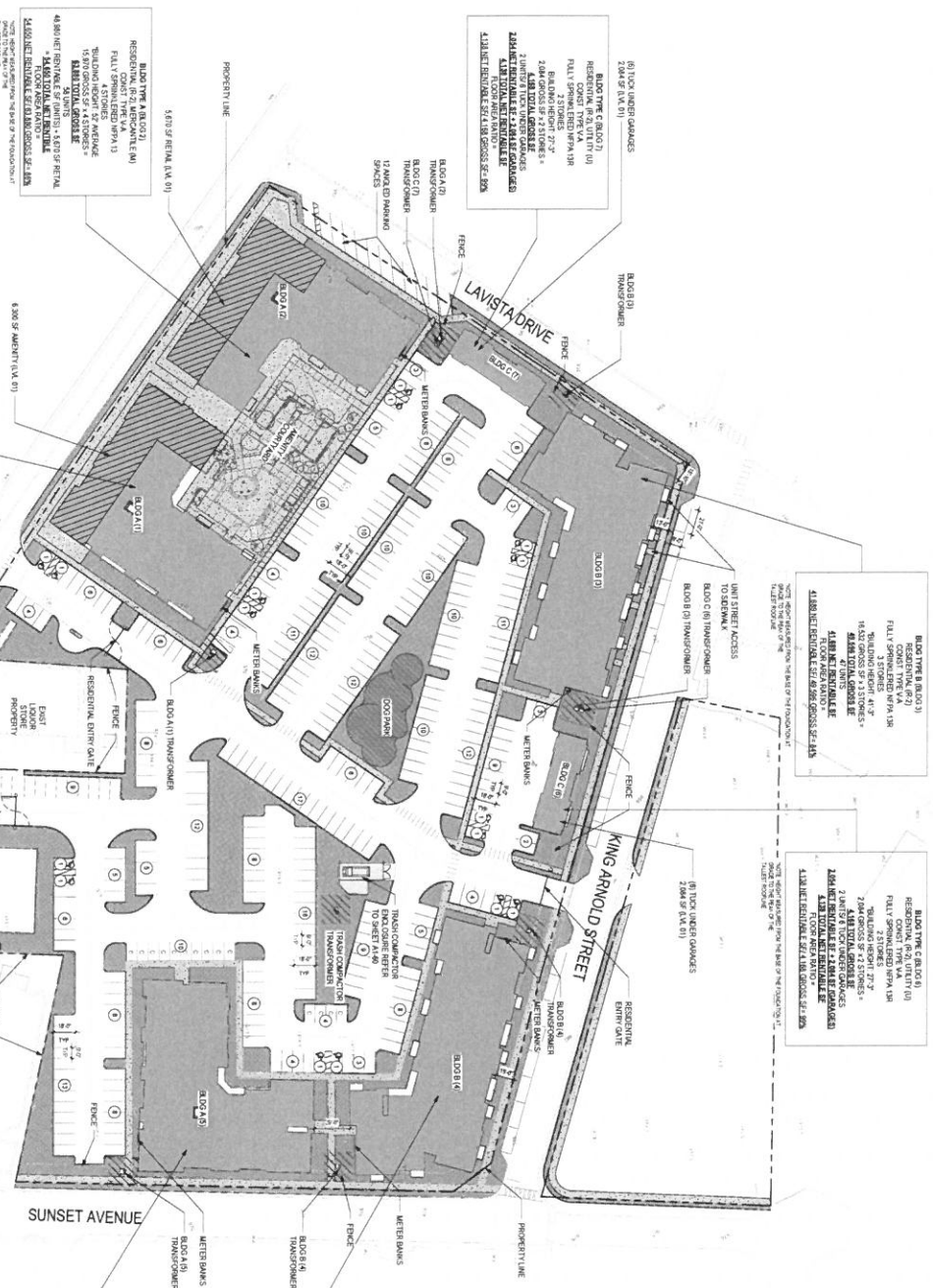
SECURITY	PARKING TYPE	COUNT	300 REQUIRED PARKING SPACES
RESIDENTIAL	RESIDENTIAL	100	100
COMMERCIAL	COMMERCIAL	100	100
RETAIL	RETAIL	100	100
INDUSTRIAL	INDUSTRIAL	100	100
OFFICE	OFFICE	100	100
RECREATION	RECREATION	100	100
TRAVEL	TRAVEL	100	100
OTHER	OTHER	100	100
TOTAL	TOTAL	100	100

BUILDING DATA

BUILDING TYPE	FLOOR AREA	UNIT COUNT	FLOOR AREA/UNIT
BLOCK TYPE A	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE B	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE C	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE D	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE E	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE F	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE G	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE H	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE I	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE J	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE K	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE L	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE M	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE N	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE O	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE P	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE Q	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE R	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE S	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE T	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE U	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE V	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE W	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE X	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE Y	10,000 SF	100 UNITS	100 SF/UNIT
BLOCK TYPE Z	10,000 SF	100 UNITS	100 SF/UNIT



ARCHITECTURAL SITE PLAN

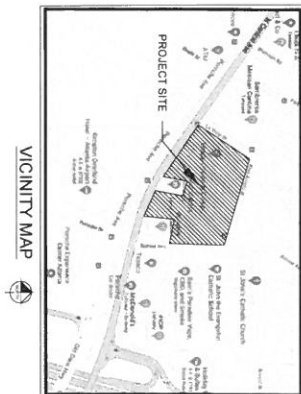


397 N CENTRAL AVE HAPEVILLE, GA 30354

TCR



VICINITY MAP



OWNERS

OWNER
SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY
1310
ATLANTA, GA 30327
PHONE: 404-400-1322
CONTACT: WILL CAGDAY

MITEC

ARCHITECT
PRESTON PARTNERSHIP
ARCH ADDRESS 1
ARCH ADDRESS 2
ARCH ADDRESS 3

CIVIL ENGINEER

ONLINE ENGINEER:	KULLEY HORN & ASSOCIATES, INC. 817 WEST PEACHTREE STREET, NW THE BUILDING, SUITE 601 ATLANTA, GA 30308
PHONE: (903) 300-3000	
CONTACT: ARCH CONTRACT NAME	

SURVEY OF

SLAVEYOR

"4115 BOUNDARY STREET"
SLAVEY ADDRESS 1
SLAVEY ADDRESS 2
SLAVEY ADDRESS 3
PHONE (000) 000-0000
CONTACT SLAVEY CONTACT NAME RLS

PHONE (404) 419-8700
CONTACT CONNOR R. GALLOWAY, P.E.

CONTRACTOR

CONTRACTOR	CONTRACTOR NAME
	CONTRACTOR ADDRESS 1
	CONTRACTOR ADDRESS 2
	CONTRACTOR ADDRESS 3
	PHONE: (0000) 000-XXXX
	CONTACT CONTRACTOR CONTACT NAME

NOTES

1. ATTENTION TO WHAT IS THE FACT THAT THE SCALE OF THESE DRAWINGS MAY BE DIFFERENT FROM THE SCALE OF THE PHOTOGRAPH. IT IS IMPORTANT TO BE INTERVIEWED WITH THE CONCEPTS AND DESIGNS PRESENTED IN THE PHOTOGRAPH, INSTEAD OF A REFERENCE TO THE PHOTOGRAPH FOR THE SPECIFIC APPROACH TO THE PHOTOGRAPH. IT IS IMPORTANT TO BE INTERVIEWED WITH THE CONCEPTS AND DESIGNS PRESENTED IN THE PHOTOGRAPH, INSTEAD OF A REFERENCE TO THE PHOTOGRAPH FOR THE SPECIFIC APPROACH TO THE PHOTOGRAPH.
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3. THE PHOTOGRAPH OF THE PHOTOGRAPH IS THE PHOTOGRAPH OF THE PHOTOGRAPH. IT IS IMPORTANT TO BE INTERVIEWED WITH THE CONCEPTS AND DESIGNS PRESENTED IN THE PHOTOGRAPH, INSTEAD OF A REFERENCE TO THE PHOTOGRAPH FOR THE SPECIFIC APPROACH TO THE PHOTOGRAPH.

DRAWING INDEX

DRAWING INDEX	
REV	SHEET TITLE
C0.00	CNL COVER SHEET
C2.00	EXISTING CONDITIONS PLAN
C3.00	SITE PLAN
C3.50	LANDSCAPE PLAN
C4.00	UTILITY PLAN

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A REDEVELOPMENT OF APPROXIMATELY 1.11 ACRES BOUNDED BY NORTH CENTRAL AVENUE (GA 315), SUNSET AVENUE, KENNESAW AVENUE AND LAWSIA DRIVE IN HUNTSVILLE, GEORGIA. THE EXISTING CONSISTS OF SURFACE PARKING LOTS AND COMMERCIAL BUILDINGS. THE PROPOSED PROJECT WILL CONSIST OF APARTMENT UNITS, OFFICE SPACE, RETAIL SPACE AND SURFACE PARKING.

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1.800.451.0100, 404.437.1400, EXT. 101

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-402-1322

Kimley»Horn
 4321 KIMLEY HORN AND ASSOCIATES, INC.
 817 W PEACHTREE STREET, NW
 THE BILTMORE, SUITE 801
 ATLANTA, GEORGIA 30308
 PHONE (404) 419-6700
 WWW.KIMLEY-HORN.COM

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GEORGIABRI
Civil Engineering Inc.
8111 Peachtree Street, Suite 401
Atlanta, Georgia 30339
Phone: (404) 419-8700
www.georgiabri.com

EXISTING CONDITIONS PLAN

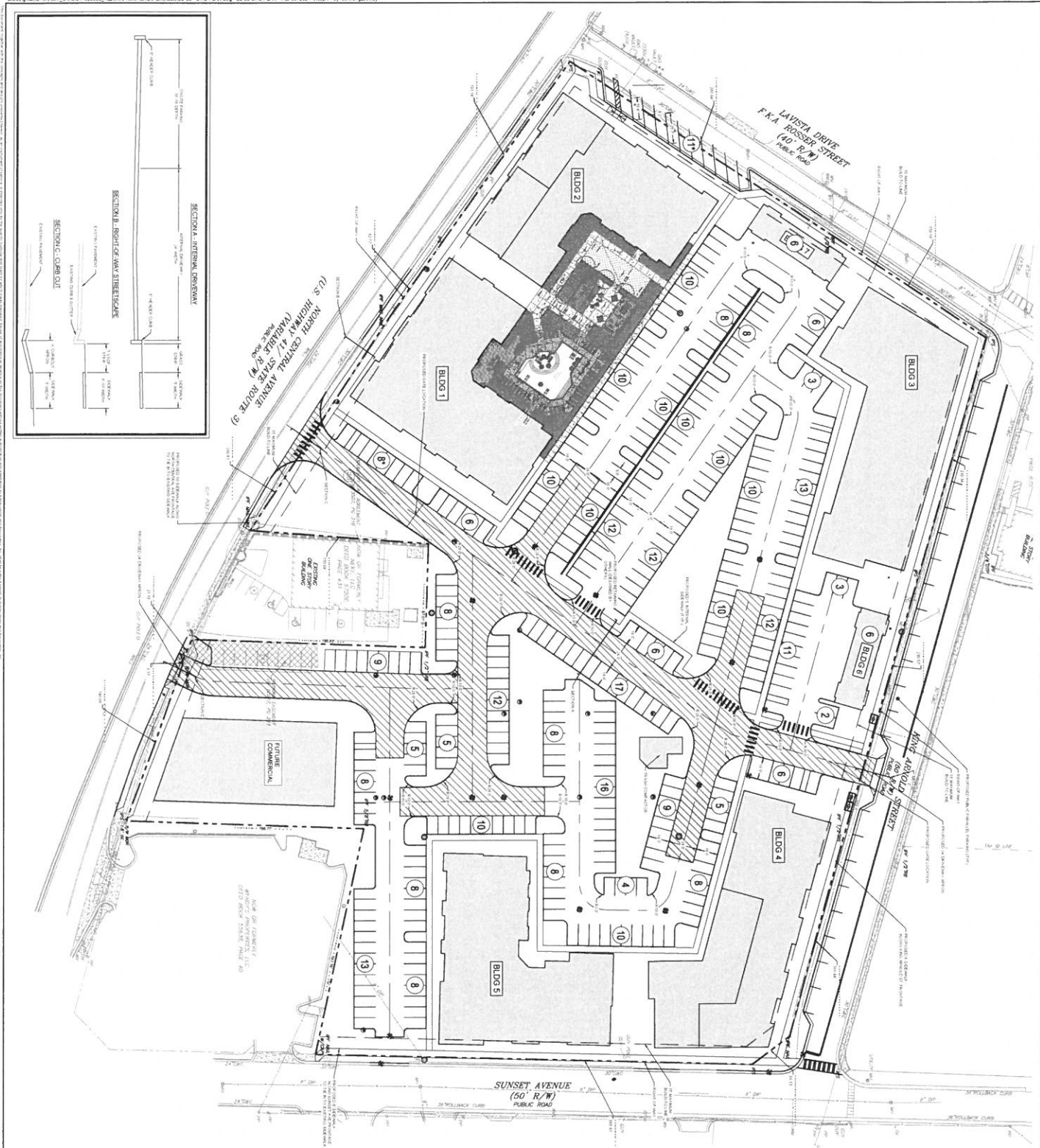
C0-80

NO.	REVISION DESCRIPTIONS	DATE	BY

HAPEVILLE NORTH
3814 CENTRAL AVE. HAPEVILLE, GA 30654
LAND LOT 16, 14TH DISTRICT

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-450-1322

Kimley»Horn
1001 KIMLEY-HORN AND ASSOCIATES, INC.
8111 PEACHTREE STREET, SUITE 401
THE BALTIMORE, SUITE 401
ATLANTA, GEORGIA 30339
PHONE: (404) 419-8700
WWW.KIMLEY-HORN.COM



- ## SITE NOTES:
1. THE PROPOSED SUSTAINABLE RECOGNITION SHOW-SECTION IS PLANNED TO BE A 100,000-SQ-FT, 10-STORY BUILDING WITH A DESIGN THAT WILL BE A MIXTURE OF LEANING, TAPERING, AND CURVED WALLS. THE BUILDING WILL BE A MIXTURE OF LEANING, TAPERING, AND CURVED WALLS. THE BUILDING WILL BE A MIXTURE OF LEANING, TAPERING, AND CURVED WALLS.
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 10. THE BUILDING WILL BE A MIXTURE OF LEANING, TAPERING, AND CURVED WALLS. THE BUILDING WILL BE A MIXTURE OF LEANING, TAPERING, AND CURVED WALLS.

- SITE PLAN LEGEND:**
- PROPERTY LINE
- XX FT BUILDING SETBACK LINE
- # PARKING COUNT

DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
TOTAL SITE AREA	304.090 SF (7.13 AC)
PAVING AREA	85.440 SF (1.94 AC)
LOADING AND UNLOADING AREA	83.504 SF (1.94 AC)
TOTAL OPEN SPACE AREA	114.990 SF (2.64 AC)
	87.555 SF (1.99 AC)

GEORGIA811

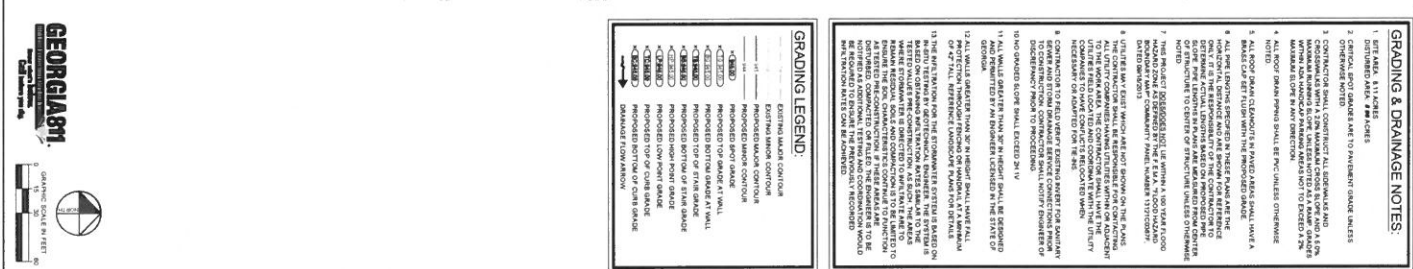


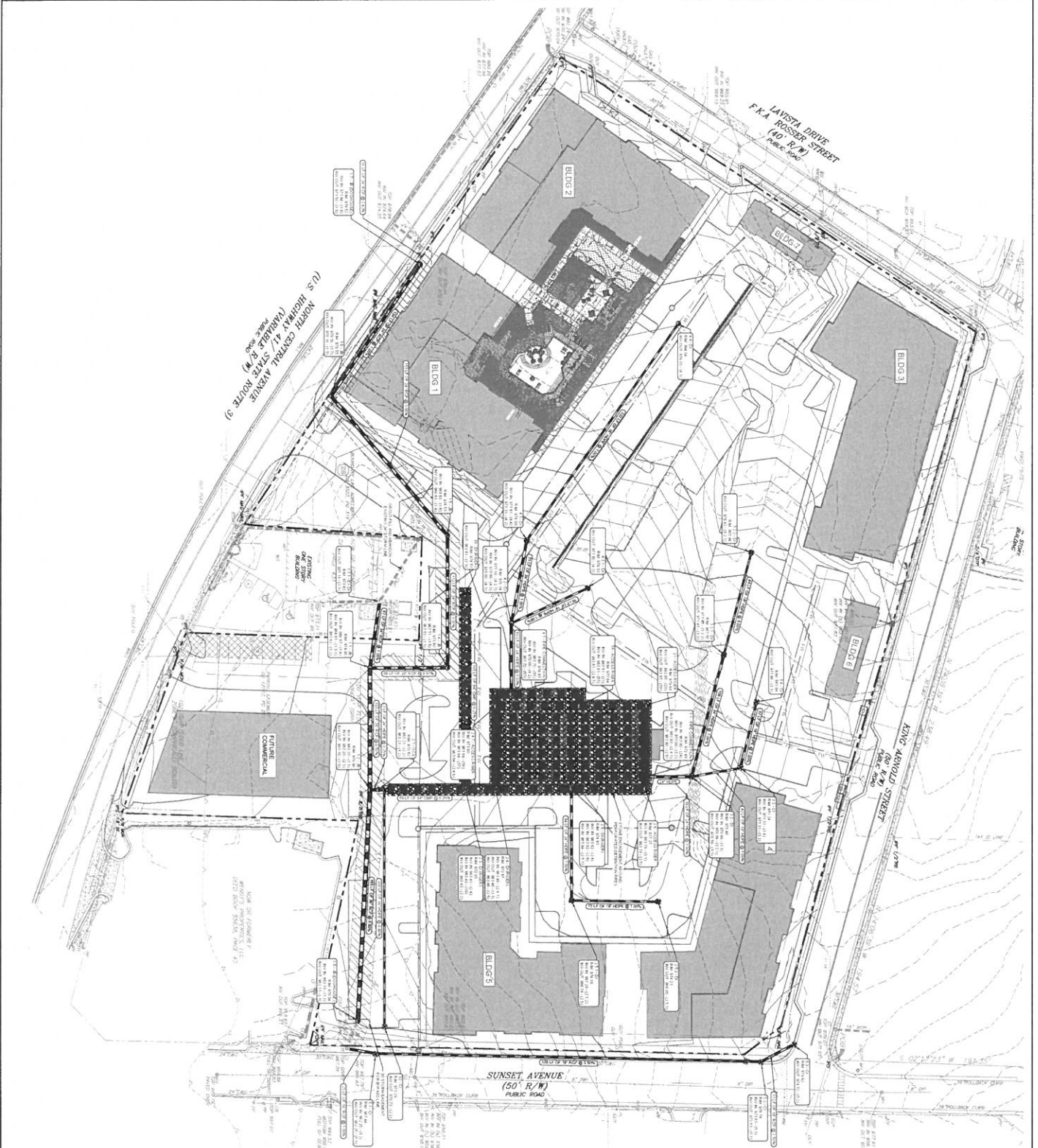
GRAPHIC SCALE IN FEET
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HAPEVILLE NORTH
367 N CENTRAL AVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-400-1322

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 • KIMLEY-HORN AND ASSOCIATES, INC.
 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE (404) 419-8700
 WWW.KIMLEY-HORN.COM

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GRADING & DRAINAGE NOTES:

1. SEE AREA, 411 ACRES
2. CONTRACTOR SHALL CONSTRUCT ALL DRAINAGE AND EROSION CONTROL MEASURES TO PREVENT GRADE LOSSES
3. CONTRACTOR SHALL CONSTRUCT ALL DRAINAGE AND EROSION CONTROL MEASURES TO PREVENT GRADE LOSSES
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED
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20. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED

STORM DRAINAGE LEGEND

- 1. 1" = 10' HORIZONTAL SCALE
- 2. 1" = 10' VERTICAL SCALE
- 3. 1" = 10' HORIZONTAL SCALE
- 4. 1" = 10' VERTICAL SCALE
- 5. 1" = 10' HORIZONTAL SCALE
- 6. 1" = 10' VERTICAL SCALE
- 7. 1" = 10' HORIZONTAL SCALE
- 8. 1" = 10' VERTICAL SCALE
- 9. 1" = 10' HORIZONTAL SCALE
- 10. 1" = 10' VERTICAL SCALE
- 11. 1" = 10' HORIZONTAL SCALE
- 12. 1" = 10' VERTICAL SCALE
- 13. 1" = 10' HORIZONTAL SCALE
- 14. 1" = 10' VERTICAL SCALE
- 15. 1" = 10' HORIZONTAL SCALE
- 16. 1" = 10' VERTICAL SCALE
- 17. 1" = 10' HORIZONTAL SCALE
- 18. 1" = 10' VERTICAL SCALE
- 19. 1" = 10' HORIZONTAL SCALE
- 20. 1" = 10' VERTICAL SCALE

GEORGIA
KIMLEY-HORN
INCORPORATED
1115 NORTH DIXIE AVENUE
SUITE 100
ATLANTA, GEORGIA 30308
PHONE: (404) 525-1100
WWW.KIMLEY-HORN.COM

C3-50	DRAINAGE PLAN	Hapeville North 380 N. CENTRAL AVENUE SUITE 100 ATLANTA, GA 30308	SOUTH CITY PARTNERS 3715 NORTH DIXIE PARKWAY, S-110 ATLANTA, GA 30327 PHONE: (404) 400-1100	Kimley-Horn 1115 NORTH DIXIE AVENUE, SUITE 100 ATLANTA, GEORGIA 30308 PHONE: (404) 525-1100 WWW.KIMLEY-HORN.COM	DATE	BY

SITE KEY:



PLANT SCHEDULE AREA A

PLANT SCHEDULE AREA A						
TREES	CODE	QTY	COMMON NAME	CONT.	SIZE	CAL.
	AM	5	ASHTI TREENT WARE	8.6 B	3' CAL	
	AB	2	ROODWOOD JAPANESE WARE	8.6 B	16' HT	25' CAL
	AS.3	6	LEGACY SLOAN WARE	8.6 B	3' CAL	
	CD	1	DEODAR CEDAR	8.6 B	16' HT	
	CD7.5	6	FOREST PRINCE REDWOOD	8.6 B	25' CAL	
	IN	6	NELLER R. STEVEN HOLLY	8.6 B	8' HT	
	LN7.2	1	CHERRY WHITE	8.6 B	25' CAL	
	LS2.5	6	COLUMBIA SWEET GUM	8.6 B	25' CAL	
	PM	6	EXCAVATION LONCH PLANE TREE	8.6 B	3' CAL	
	Q4	10	NUTTALL OAK	8.6 B	3' CAL	
	Q4	13	BREEDMAN NUTTALL OAK	8.6 B	3' CAL	
	U4W	6	PRINCETON AMERICAN ELM	8.6 B	3' CAL	
	W4C10	3	CHATEAU TREE	8.6 B	10' 12' HT	25' CAL
SPRINGS	CODE	QTY	COMMON NAME	CONT.	SIZE	MA
	AL.3	22	LITTLE RICHARD ABELIA	3 CAL		
	AL.3	2	GOLD DUST ALIBIA	3 CAL		
	AM.3	36	MRS. G. G. GERBERA ALIBIA	3 CAL		
	CH.7	56	PROSTRATE PLUM NEW	3 CAL		
	CL.4	34	CLETHRA	3 CAL		
	DM.3	42	DIETLIUM	3 CAL		
	FL.7	29	JAPANESE FAIRISA	7 CAL		
	HM.7	32	NANKO BLUE HYDRANGEA	7 CAL		
	IC.3	64	CARISSA HOLLY	3 CAL		
	IC.3	104	DWARF BURROCK HOLLY	3 CAL		
	IC.3	11	SNY PENOL HOLLY	3 CAL	6' HT	
	IC.3	121	SOFT TOUCH JAPANESE HOLLY	3 CAL		
	IP.3	26	ANISE	3 CAL		
	IP.3	13	VIRGINIA SWEETSPICE	3 CAL		
	LC.3	54	CRIMSON FIRE LONCHETALUM	3 CAL		
	MS.3	6	ADICHO EULALIA GRASS	3 CAL		
	MS.3	101	PINK MALET GRASS	3 CAL		
	OP.3	1	SWEET OLIVE	8.6 B	5' HT	
	PC.3	16	BRIGHT N. TIGHT CAROLINA LAUREL	15 CAL		
GROUND COVERS	CODE	QTY	COMMON NAME	CONT.	SPACING	MA
	500	3,666.97	BENEDICT GRASS	800		
	LM.1	4,073	BIG BLUE LITVIRIS	4' POT	16' O.C.	
	LM.1	126	EVERGREEN GRANT BORDER GRASS	1 CAL	16' O.C.	
	TA.1	1,028	ASATIC JASMINE	1 CAL	16' O.C.	

Kimley»Horn
 817 W. PEACHTREE STREET, NW
 SUITE 200
 ATLANTA, GEORGIA 30309
 PHONE: 404-521-1100
 WWW.KIMLEY-HORN.COM

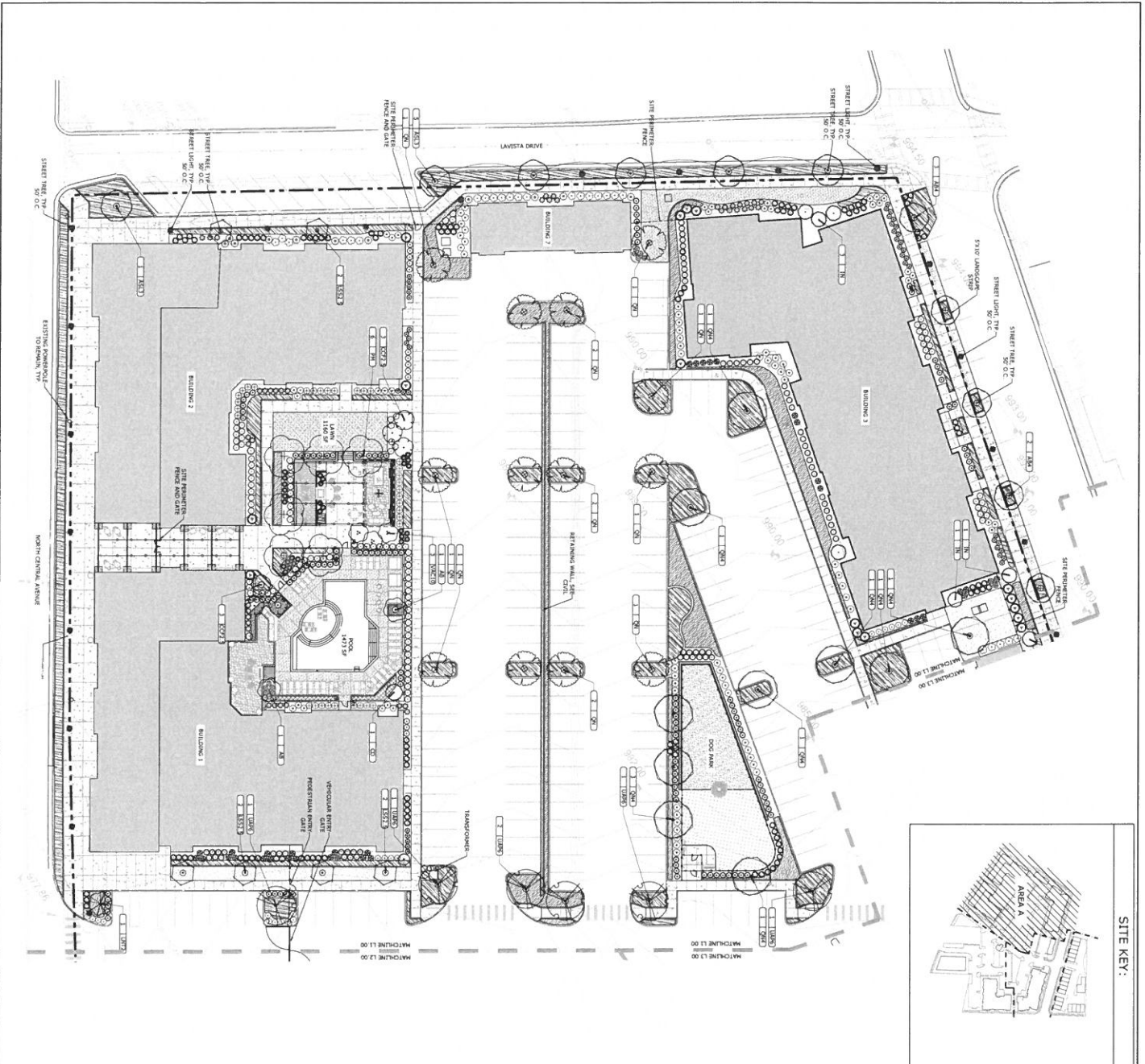
SOUTH CITY PARTNERS
 3715 NORTHEAST PARKWAY, 1-110
 ATLANTA, GA 30327
 PHONE: 404-460-1122

HAPEVILLE NORTH
 1414 CENTRAL AVE. NORTHEAST, GA 30304
 LAND LOT 16, 14TH DISTRICT

AREA A
LANDSCAPE PLAN
L1.00

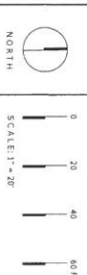
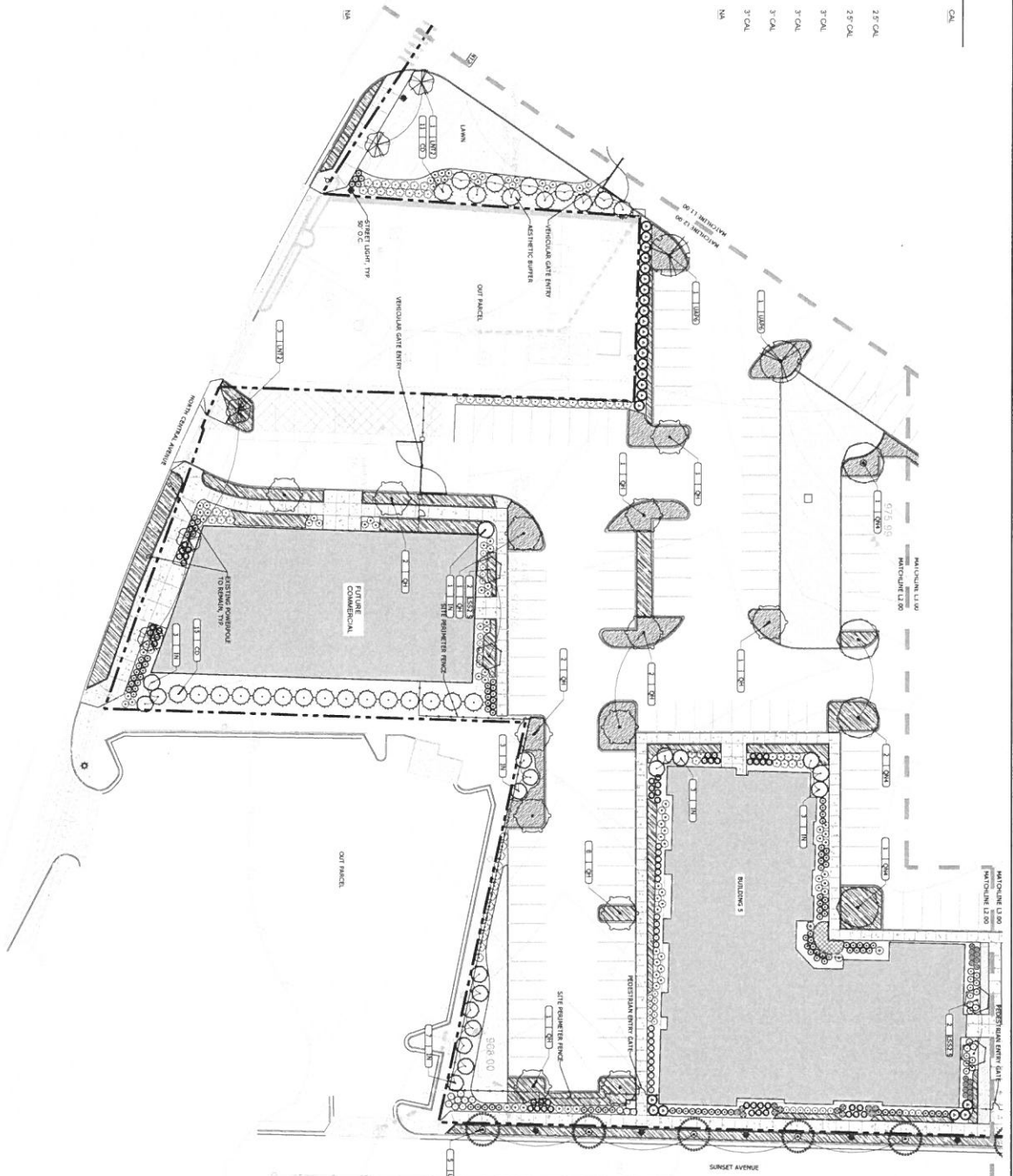


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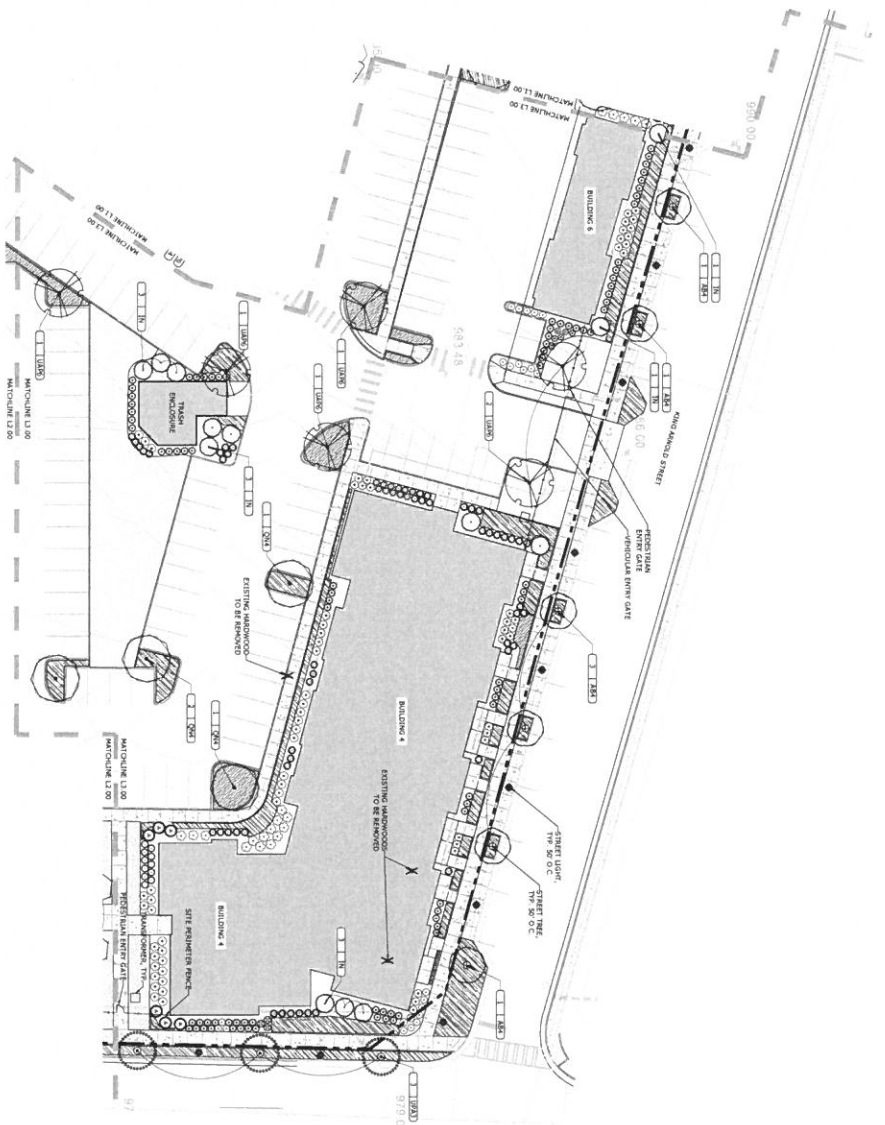
THRES	SCORE	QTY	COMMON NAME	CONT	SIZE	CL
	CO	25	DECOR CEDAR	8.8.8	18 HT	
	IN	20	NELLIE B STEVENS HOLY	8.8.8	8 HT	
	INT2	5	GRACE WHITE	8.8.8		23' CL
	ISS5.5		COLUMBIA WHITE OLIV	8.8.8		23' CL
	CM4	4	NUTTALL OAK	8.8.8		37' CL
	OH	13	UPPERTON WILLOW OAK	8.8.8		37' CL
	UAMS	2	PENICULTA AMERICEN ELM	8.8.8		37' CL
	IPAD3	5	ATLIE LACEDAR ELM	8.8.8		37' CL
SERIES	SCORE	QTY	COMMON NAME	CONT	SIZE	NA

TREES	CODE	QTY	COMMON NAME	CONT.	SIZE	CL.
	CD	26	DECOR CEDAR	8.6 L	10 HT	
	N	20	NELIE STEVENS HOLY	8.6 L	8 HT	
	UNT2	5	GAVE WHITE	8.6 L	25 CL.	
	LS2.5	4	COLUMNA WHITE CLUM	8.6 L	25 CL.	
	CM	4	MUTUAL CL.	8.6 L	37 CL.	
	QH	13	UPPERION WILLOW OAK	8.6 L	37 CL.	
	UAM6	2	PRINCETON AMERICAN ELM	8.6 L	37 CL.	
	UPA5	5	ALEE LYCABERN ELM	8.6 L	37 CL.	
SHRUBS	CODE	QTY	COMMON NAME	CONT.	SIZE	CL.
	AL2.3	29	LITTLE RICHARD ARBUTA	3 GAL		
	AN2	12	MRS. O. C. GERRARD AZALEA	3 GAL		
	CH27	16	PROSTRATE PLUM TW	3 GAL		
	HAB27	58	NANO BLUE HYDRANGEA	7 GAL		
	IC23	21	CANBASS HOLY	3 GAL		
	IC26	3	SKY PENCIL HOLY	CONT.	6 HT	
	IC29	102	SOFT TOUCH JAPANESE HOLY	3 GAL		
	PA3	63	ANNE	3 GAL		
	PA3	12	WINONA SWEETSPHIRE	3 GAL		
	LOC2	25	CANBASS FIRE CORNELL PALM	3 GAL		
	ME20	11	ADAMO EULALIA GRASS	3 GAL		
	MO25		PINK MULEY GRASS	3 GAL		
	PG25	24	BRIGHT N. TIGHT CAROLINA JASMINE	15 GAL		
	TH27	6	HICKS TW	7 GAL		
GROUND COVERS			COMMON NAME	CONT.	SPACING	HA.
	SD2	8,296 SF	BERNARD GRASS	SD2		
	LM21	2,300	BIO BLUE LIVERFLW	4" POT	18" O.C.	
	LM21	57	EVERGREEN DWARF BROSCHER GRASS	1 GAL	18" O.C.	
	TA21	1,453	ASIAN JASMINE	1 GAL	18" O.C.	



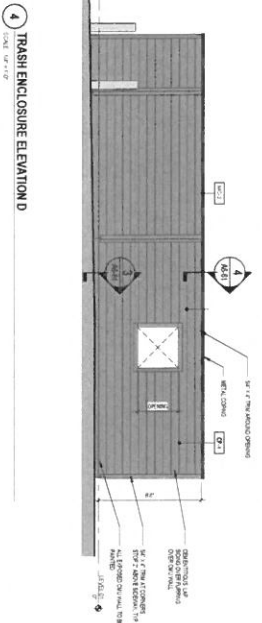
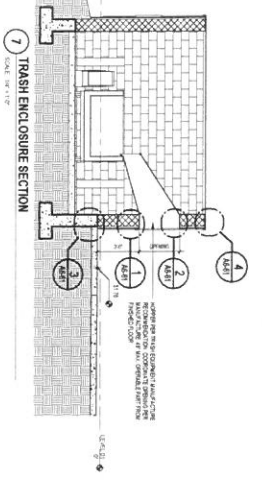
Kimley»Horn

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817 W PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMBLE-YHORN.COM



PLANT SCHEDULE AREA C

TREES	CODE	QTY	COMMON NAME	CONT.	SIZE	CAL.
+	444	8	ASPER THOUGHT MAPLE	B&B	7' CAL	
IN	12		NELSON STEPHENS HOLLY	B&B	8' HT	
CH	4		NUTTALL OAK	B&B	7' CAL	
LAWS	6		PRINCETON AMERICAN ELM	B&B	7' CAL	
UPAS	3		ALLEE LACINIA ELM	B&B	7' CAL	
BRUSHES						
○	400	QTY	COMMON NAME	CONT.	SIZE	MA
○	403	21	LITTLE ROCKY ARBUTUS	3 GAL		
○	405	3	ARIS G.O. GERING ALDER	3 GAL		
○	407	6	PROSTRATE PLUM	3 GAL		
○	408	11	DIETLUM	3 GAL		
○	409	34	NANKO BLUE HYDRANGEA	7 GAL		
○	410	11	CANESIA HOLLY	3 GAL		
○	411	87	SCOT TOUGH JAPANESE HOLLY	3 GAL		
○	412	14	ANISE	3 GAL		
○	413	36	CARSON FIRE CORPSEALUM	3 GAL		
○	414	50	PINK MALEY GRASS	3 GAL		
○	415	6	BRIGHT N TIGHT CAROLINA JASMINE	15 GAL		
○	416					
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NOTES

1. COOPERATE WITH OWNER WHO WILL BE PROVIDING THE SEWAGE TREATMENT PLANT.
2. COOPERATE EXACT EQUIPMENT SPECIFICATION WITH OWNER PRIOR TO ORDERING THE ENCLOSURE.
3. ALL EXPOSED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.
4. GALVANIZED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.
5. GALVANIZED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.
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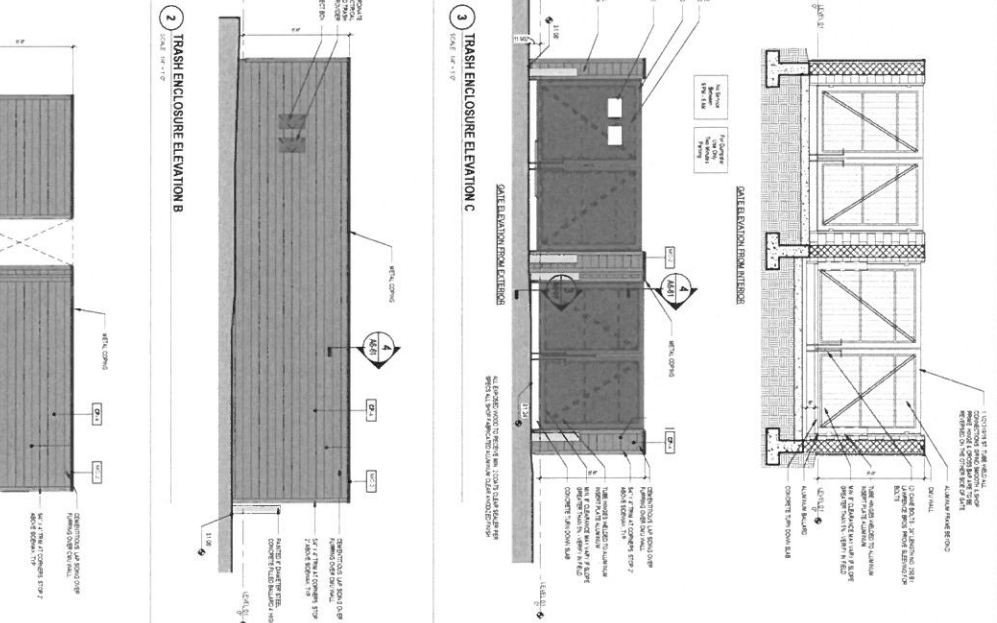
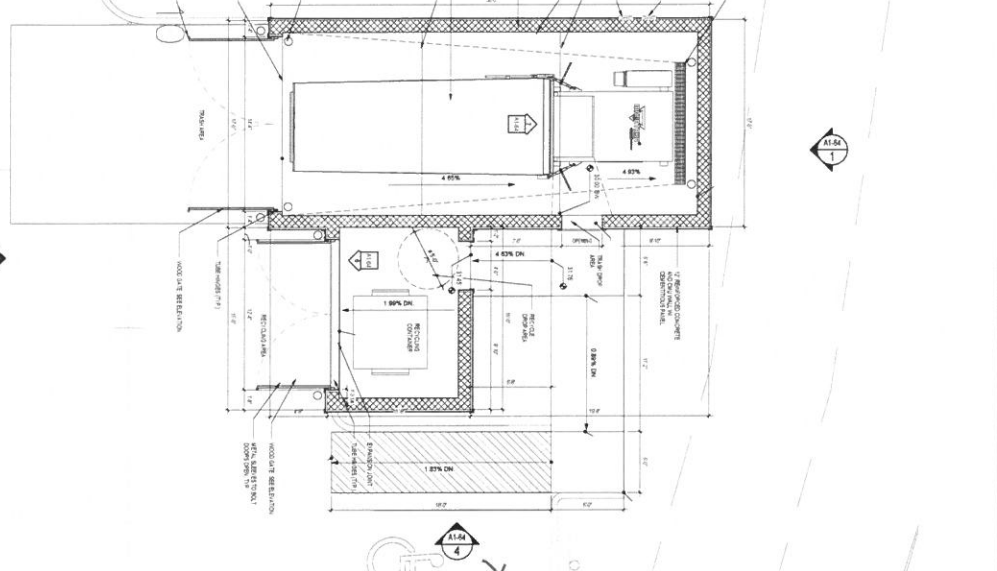
ARCHITECT
 PRESTON
 1111 Preston Parkway, Suite 1000
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

CIVIL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

STRUCTURAL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

MEP ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

LANDSCAPE
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223



EXTERIOR ELEVATION NOTES

1. COOPERATE WITH OWNER WHO WILL BE PROVIDING THE SEWAGE TREATMENT PLANT.
2. COOPERATE EXACT EQUIPMENT SPECIFICATION WITH OWNER PRIOR TO ORDERING THE ENCLOSURE.
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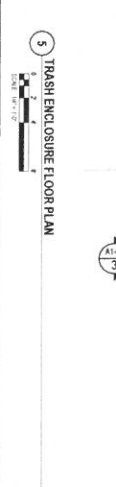
ARCHITECT
 PRESTON
 1111 Preston Parkway, Suite 1000
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

CIVIL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

STRUCTURAL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

MEP ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

LANDSCAPE
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223



EXTERIOR ELEVATION NOTES

1. COOPERATE WITH OWNER WHO WILL BE PROVIDING THE SEWAGE TREATMENT PLANT.
2. COOPERATE EXACT EQUIPMENT SPECIFICATION WITH OWNER PRIOR TO ORDERING THE ENCLOSURE.
3. ALL EXPOSED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.
4. GALVANIZED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.
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6. GALVANIZED STEEL TO BE GALVANIZED PIPING AND PAINTED IN THE FIELD.

ARCHITECT
 PRESTON
 1111 Preston Parkway, Suite 1000
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

CIVIL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

STRUCTURAL ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

MEP ENGINEER
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

LANDSCAPE
 3175 Peachtree Parkway, Suite 1100
 Atlanta, Georgia 30337
 Tel: 404.400.1222
 Fax: 404.400.1223

ARCHITECT

The Preston Partnership, LLC
Atlanta, Georgia 30346
Tel: 404.480.1110
Fax: 404.480.1111

CLIENT

South City Partners
2775 Northside Parkway, Suite 1310
Atlanta, Georgia 30327
Tel: 404.480.1322
Fax: 404.480.1323

CIVIL ENGINEER

Engineering Associates, Inc.
2775 Northside Parkway, Suite 801
Atlanta, Georgia 30328
Tel: 404.480.1700

STRUCTURAL ENGINEER

Edmond + Mariani Consulting Engineers
Atlanta, Georgia 30324
Tel: 404.522.0800
Fax: 404.522.0800

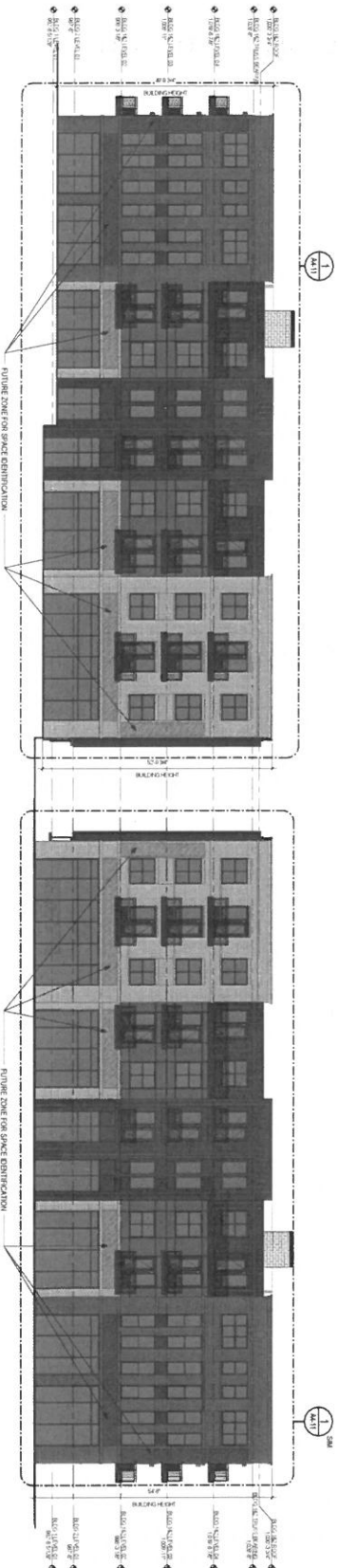
MEP ENGINEER

100 West Peach Creek East, Suite 300
Atlanta, Georgia 30328
Tel: 404.880.1323
Fax: 404.880.1323

LANDSCAPE

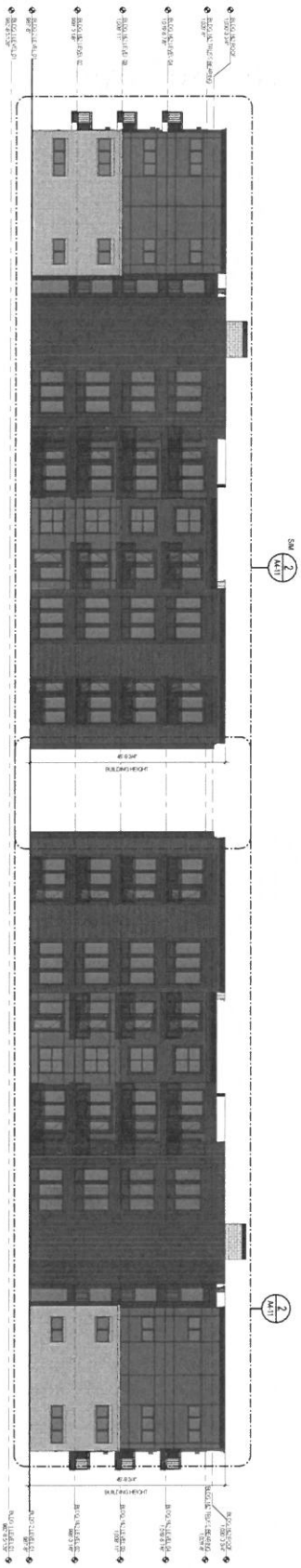
B + G Sasaki
Atlanta, Georgia 30330
Tel: 404.880.1881

5/15



2 BUDG 1 & 2 - OVERALL SOUTH ELEVATION

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



1 BUDG 1 & 2 - OVERALL NORTH ELEVATION

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



PROJECT
Hapeville Multifamily

PREPARED BY ARCH
DATE: 02/09/2021

FOR: SOUTH CITY PARTNERS

PROJECT NO: 2006301

DATE: 02/09/2021

PROJECT TITLE: OVERALL BUILDING 1 & 2 ELEVATIONS

DATE: 02/09/2021

PROJECT NO: 2006301

DATE: 02/09/2021

PROJECT TITLE: OVERALL BUILDING 1 & 2 ELEVATIONS

DATE: 02/09/2021

PROJECT NO: 2006301

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DATE: 02/09/2021

PROJECT NO: 2006301

DATE: 02/09/2021

PROJECT TITLE: OVERALL BUILDING 1 & 2 ELEVATIONS

DATE: 02/09/2021

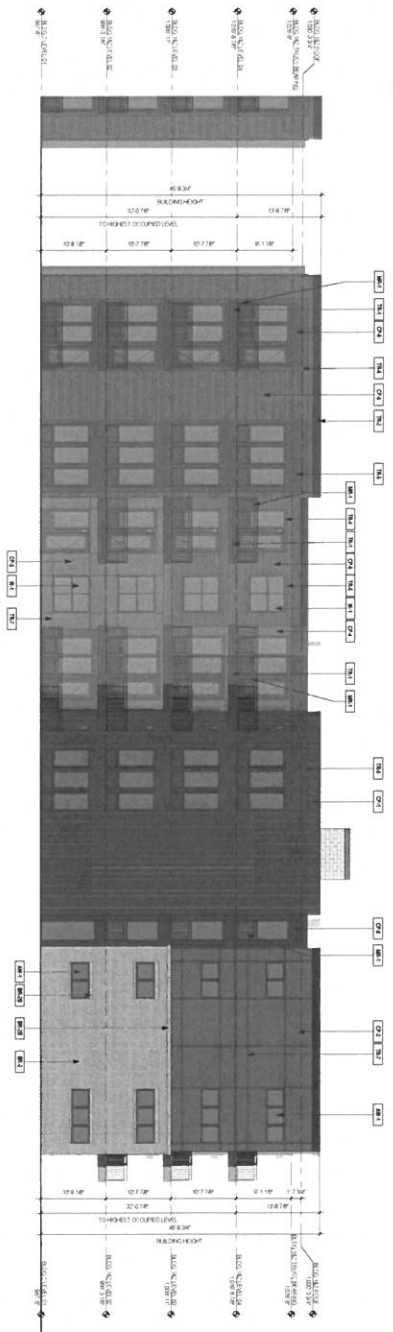
PROJECT NO: 2006301

DATE: 02/09/2021

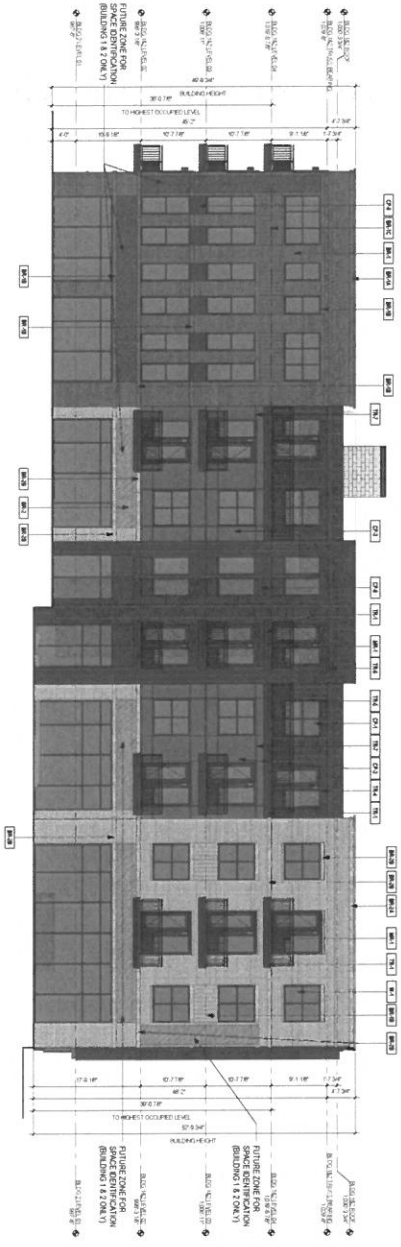
PROJECT TITLE: OVERALL BUILDING 1 & 2 ELEVATIONS

DATE: 02/09/2021

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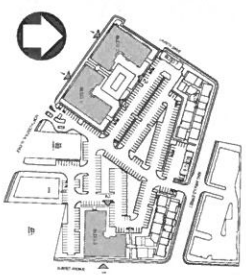


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[illegible]

NOTES

KEY PLAN



ARCHITECT
The Preston Planning, LLC
3015 Peachtree Parkway, Suite 1310
Atlanta, Georgia 30345
Phone: 404.375.0000
Fax: 770.481.5119

CLIENT
City of Marietta
3015 Peachtree Parkway, Suite 1310
Atlanta, Georgia 30345
Phone: 404.375.0000
Fax: 404.375.0000

CIVIL ENGINEER
Kerry Johnson
3015 Peachtree Parkway, Suite 1310
Atlanta, Georgia 30345
Phone: 404.375.0000
Fax: 404.375.0000

PROJECT
Hapeville Multifamily
123 N. Peachtree Ave., NE
Atlanta, Georgia 30309

STRUCTURAL ENGINEER
Barnard Architects Consulting Engineers
1000 Peachtree Street, NE
Atlanta, Georgia 30309
Phone: 404.375.0000
Fax: 404.375.0000

MEP ENGINEER
Hatch Mott MacDonald
1000 Peachtree Street, NE
Atlanta, Georgia 30309
Phone: 404.375.0000
Fax: 404.375.0000

LANDSCAPE
B. C. Scales
1000 Peachtree Street, NE
Atlanta, Georgia 30309
Phone: 404.375.0000
Fax: 404.375.0000

DATE: 02-28-2021

TIME: 10:00 AM

LOCATION: 123 N. Peachtree Ave., NE
Atlanta, Georgia 30309

PROJECT: Hapeville Multifamily

CLIENT: City of Marietta

ENGINEER: Kerry Johnson

DATE: 02-28-2021

TIME: 10:00 AM

LOCATION: 123 N. Peachtree Ave., NE
Atlanta, Georgia 30309

PROJECT: Hapeville Multifamily

CLIENT: City of Marietta

ENGINEER: Kerry Johnson

DATE: 02-28-2021

TIME: 10:00 AM

LOCATION: 123 N. Peachtree Ave., NE
Atlanta, Georgia 30309

PROJECT: Hapeville Multifamily

CLIENT: City of Marietta

ENGINEER: Kerry Johnson

DATE: 02-28-2021

TIME: 10:00 AM

LOCATION: 123 N. Peachtree Ave., NE
Atlanta, Georgia 30309

PROJECT: Hapeville Multifamily

CLIENT: City of Marietta

ENGINEER: Kerry Johnson

ARCHITECT
The Preston Company, LLC
1115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

CLIENT
Hapeville Multifamily
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

CIVIL ENGINEER
Kerry Engineering
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

STRUCTURAL ENGINEER
Edward J. Madsen Consulting Engineers
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

MEP ENGINEER
MEP Engineering
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

LANDSCAPE
B+C Landscape
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

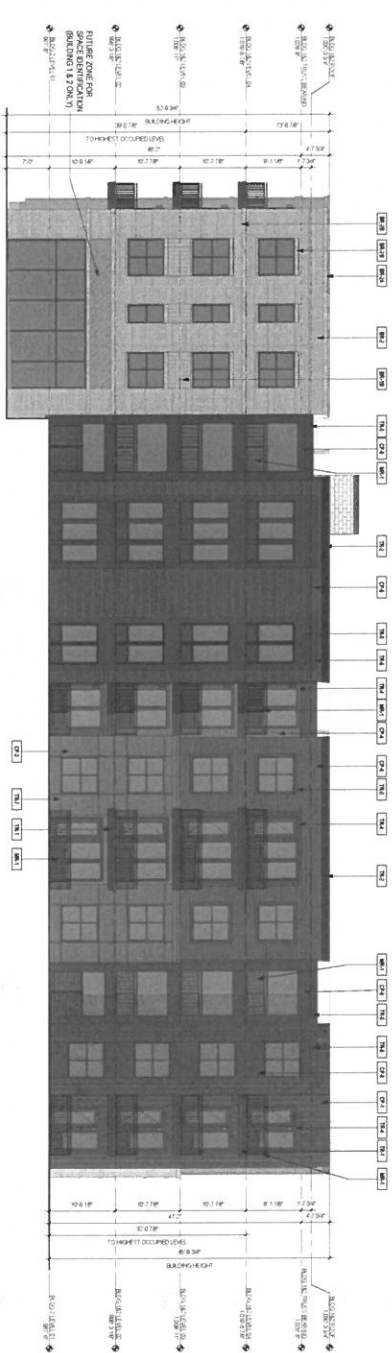
PROJECT
Hapeville Multifamily
3115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

SOUTH CITY
1115 Interstate 20, Suite 1000
Atlanta, Georgia 30309
Tel: 404.525.1100
Fax: 404.525.1101

DATE
02-09-2021
2008301
A4-12



2 BLDG 2 - WEST ELEVATION
Scale: 1/8" = 1'-0"



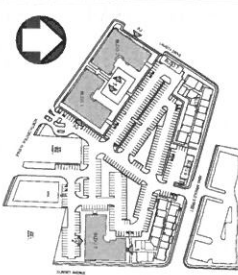
1 BLDG 2 - EAST ELEVATION
Scale: 1/8" = 1'-0"

NOTES

KEY PLAN

Material	Tag	Description	Manufacturer	Color/Finish
Concrete	101	CONCRETE	CONCRETE	CONCRETE
Brick	102	BRICK	BRICK	BRICK
Stucco	103	STUCCO	STUCCO	STUCCO
Paint	104	PAINT	PAINT	PAINT
Window	105	WINDOW	WINDOW	WINDOW
Door	106	DOOR	DOOR	DOOR
Roof	107	ROOF	ROOF	ROOF
Foundation	108	FOUNDATION	FOUNDATION	FOUNDATION
Exterior Wall	109	EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL
Interior Wall	110	INTERIOR WALL	INTERIOR WALL	INTERIOR WALL
Floor	111	FLOOR	FLOOR	FLOOR
Ceiling	112	CEILING	CEILING	CEILING
Lighting	113	LIGHTING	LIGHTING	LIGHTING
Electrical	114	ELECTRICAL	ELECTRICAL	ELECTRICAL
Plumbing	115	PLUMBING	PLUMBING	PLUMBING
Mechanical	116	MECHANICAL	MECHANICAL	MECHANICAL
Fire Protection	117	FIRE PROTECTION	FIRE PROTECTION	FIRE PROTECTION
Security	118	SECURITY	SECURITY	SECURITY
Accessibility	119	ACCESSIBILITY	ACCESSIBILITY	ACCESSIBILITY
Other	120	OTHER	OTHER	OTHER

Material	Tag	Description	Manufacturer	Color/Finish
Concrete	101	CONCRETE	CONCRETE	CONCRETE
Brick	102	BRICK	BRICK	BRICK
Stucco	103	STUCCO	STUCCO	STUCCO
Paint	104	PAINT	PAINT	PAINT
Window	105	WINDOW	WINDOW	WINDOW
Door	106	DOOR	DOOR	DOOR
Roof	107	ROOF	ROOF	ROOF
Foundation	108	FOUNDATION	FOUNDATION	FOUNDATION
Exterior Wall	109	EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL
Interior Wall	110	INTERIOR WALL	INTERIOR WALL	INTERIOR WALL
Floor	111	FLOOR	FLOOR	FLOOR
Ceiling	112	CEILING	CEILING	CEILING
Lighting	113	LIGHTING	LIGHTING	LIGHTING
Electrical	114	ELECTRICAL	ELECTRICAL	ELECTRICAL
Plumbing	115	PLUMBING	PLUMBING	PLUMBING
Mechanical	116	MECHANICAL	MECHANICAL	MECHANICAL
Fire Protection	117	FIRE PROTECTION	FIRE PROTECTION	FIRE PROTECTION
Security	118	SECURITY	SECURITY	SECURITY
Accessibility	119	ACCESSIBILITY	ACCESSIBILITY	ACCESSIBILITY
Other	120	OTHER	OTHER	OTHER



DATE
02-09-2021
2008301
A4-12

ARCHITECT

The Preston Group, LLC
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

CLIENT

Hapeville Multifamily
3100 North Peachtree Street, Suite 1110
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

CIVIL ENGINEER

Barry J. Smith
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

STRUCTURAL ENGINEER

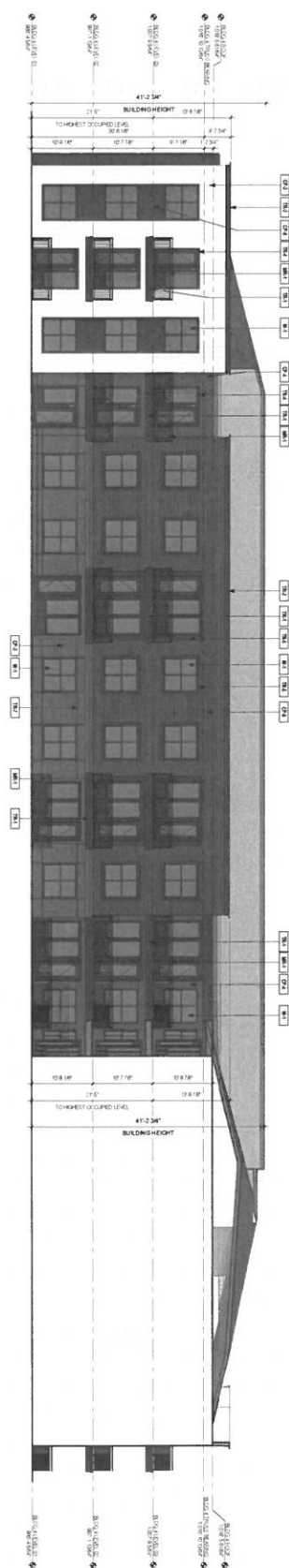
Shawn L. Johnson
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

MEP ENGINEER

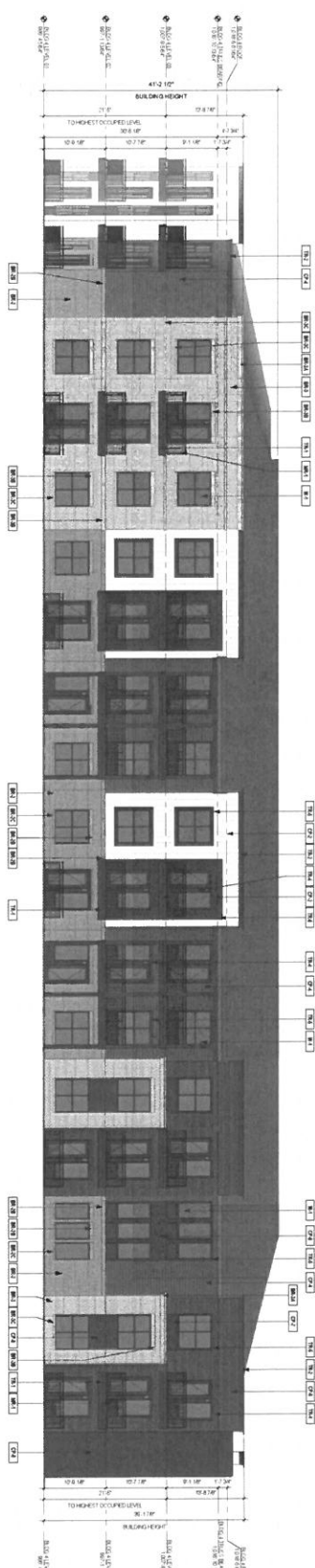
100 North Peachtree Street, Suite 200
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

LANDSCAPE

814 C Street
Atlanta, Georgia 30309
Tel: 404.302.0000
Fax: 404.302.0001



2 BLDG 4 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG 4 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

UNIT NUMBER	FINISH	DESCRIPTION	MANUFACTURER	COLOR/FINISH
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NOTES

KEY PLAN



PROJECT
Hapeville Multifamily
100 North Peachtree Street, Suite 200
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

ARCHITECT

The Preston Group, LLC
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

CLIENT

Hapeville Multifamily
3100 North Peachtree Street, Suite 1110
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

CIVIL ENGINEER

Barry J. Smith
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

STRUCTURAL ENGINEER

Shawn L. Johnson
11500 Highway 100, Suite 1000
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

MEP ENGINEER

100 North Peachtree Street, Suite 200
Atlanta, Georgia 30327
Tel: 404.302.0000
Fax: 404.302.0001

LANDSCAPE

814 C Street
Atlanta, Georgia 30309
Tel: 404.302.0000
Fax: 404.302.0001

DATE
02-09-2023
JOB NUMBER
2008301
SHEET NUMBER
BLDG 4 - ELEVATIONS
A4-21
COMMENTS

ARCHITECT

The Preston Company, LLC
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

CLIENT

Hapeville Multifamily
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

CIVIL ENGINEER

Engineering Associates, Inc.
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

MEP ENGINEER

MEP Engineering, Inc.
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

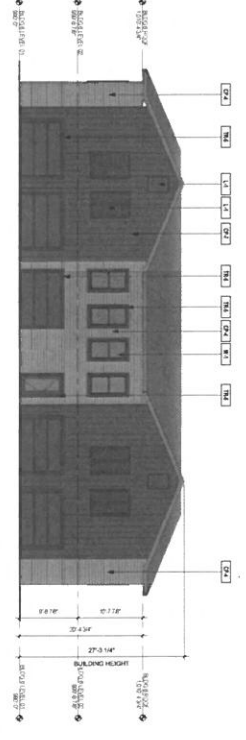
STRUCTURAL ENGINEER

Structural Engineering, Inc.
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

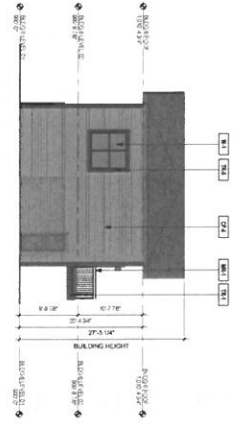
LANDSCAPE

Landscaping, Inc.
1715 Southwest Highway, Suite 1310
Atlanta, Georgia 30337
Tel: 404.400.1310
Fax: 404.400.1312

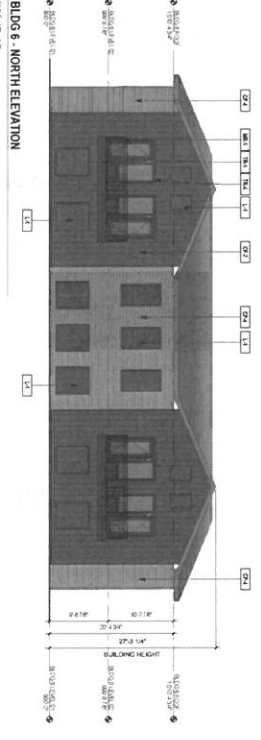
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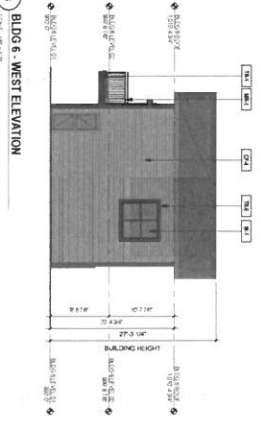
2 BLDG 6 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG 6 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG 6 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG 6 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

KEY PLAN



EXTERIOR FINISHES

ITEM	FINISH	MANUFACTURER	COLOR/FINISH
1	CONCRETE	CONCRETE	CONCRETE
2	BRICK	BRICK	BRICK
3	STUCCO	STUCCO	STUCCO
4	PAINT	PAINT	PAINT
5	ROOFING	ROOFING	ROOFING
6	LANDSCAPE	LANDSCAPE	LANDSCAPE
7	WATER	WATER	WATER
8	SEWER	SEWER	SEWER
9	ELECTRICAL	ELECTRICAL	ELECTRICAL
10	MECHANICAL	MECHANICAL	MECHANICAL
11	PLUMBING	PLUMBING	PLUMBING
12	HEATING	HEATING	HEATING
13	Cooling	Cooling	Cooling
14	Lighting	Lighting	Lighting
15	Acoustics	Acoustics	Acoustics
16	Fire Protection	Fire Protection	Fire Protection
17	Security	Security	Security
18	Accessibility	Accessibility	Accessibility
19	Energy Efficiency	Energy Efficiency	Energy Efficiency
20	Other	Other	Other

ITEM	FINISH	MANUFACTURER	COLOR/FINISH
1	CONCRETE	CONCRETE	CONCRETE
2	BRICK	BRICK	BRICK
3	STUCCO	STUCCO	STUCCO
4	PAINT	PAINT	PAINT
5	ROOFING	ROOFING	ROOFING
6	LANDSCAPE	LANDSCAPE	LANDSCAPE
7	WATER	WATER	WATER
8	SEWER	SEWER	SEWER
9	ELECTRICAL	ELECTRICAL	ELECTRICAL
10	MECHANICAL	MECHANICAL	MECHANICAL
11	PLUMBING	PLUMBING	PLUMBING
12	HEATING	HEATING	HEATING
13	Cooling	Cooling	Cooling
14	Lighting	Lighting	Lighting
15	Acoustics	Acoustics	Acoustics
16	Fire Protection	Fire Protection	Fire Protection
17	Security	Security	Security
18	Accessibility	Accessibility	Accessibility
19	Energy Efficiency	Energy Efficiency	Energy Efficiency
20	Other	Other	Other

DATE	02-09-2021
PROJECT	BLDG C - CARTRIDGE HOUSE
CLIENT	HAPEVILLE MULTIFAMILY
ARCHITECT	PRESTON
ENGINEER	ENGINEERING ASSOCIATES, INC.
MEP ENGINEER	MEP ENGINEERING, INC.
STRUCTURAL ENGINEER	STRUCTURAL ENGINEERING, INC.
LANDSCAPE	LANDSCAPING, INC.
WATER	WATERWORKS, INC.
SEWER	SEWERWORKS, INC.
ELECTRICAL	ELECTRICAL, INC.
MECHANICAL	MECHANICAL, INC.
PLUMBING	PLUMBING, INC.
HEATING	HEATING, INC.
COOLING	COOLING, INC.
LIGHTING	LIGHTING, INC.
ACOUSTICS	ACOUSTICS, INC.
FIRE PROTECTION	FIRE PROTECTION, INC.
SECURITY	SECURITY, INC.
ACCESSIBILITY	ACCESSIBILITY, INC.
ENERGY EFFICIENCY	ENERGY EFFICIENCY, INC.
OTHER	OTHER, INC.

A4-30



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

DATE: November 4, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 369 to 397 N Central Ave**

BACKGROUND

The City of Hapeville has received a site plan application from David Bivens of South City Partnership to redevelop parcels along N Central Ave between Lavista, Sunset and King Arnold into a mixed-use multifamily/retail/commercial site. The multi-family includes 284 units with amenities and interior surface parking. The retail space is 5,670 sf and the future commercial is expected around 20,000 SF. A subdivision plat has been submitted to consolidate 7 parcels to serve as the development site, as well as a tract north of King Arnold for future townhome development.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

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

Sec, 93-11.2-5 Conditional Use:

- (9) all multi family uses

The project received a conditional use permit approval by the City Council.

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

Dimensional Requirements for **U-V Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Non residential	20	2,000				90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	

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

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

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

Compliant

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

Compliant

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

Not applicable

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

Not applicable

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

Provide dimensions between buildings.

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

Compliant. Will have to file with FAA.

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

Not applicable

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

Supplemental areas shall meet the following requirements:

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

Compliant

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
- Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

- b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
- c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.

Compliant

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

Not applicable

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

Not applicable

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

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

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

Compliant

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

Compliant

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

50' on center proposed. Planning Commission approval required.

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

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

Compliant

- d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
 - e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.
- (3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Paving materials should cross intervening driveway.

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

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

- (1) See article 22.1 of this chapter for minimum parking space requirements.
1 parking space per dwelling unit is required for the multi family (284), 1 parking space per 1,000 SF is required for the retail space and future commercial/retail space (6+20=26) . 369 secured parking spaces are available on site, 24 unsecured parking spaces have been provided on-site, including 12 angled spaces along Lavista Drive, and 22 on street spaces are available on King Arnold. AN additional 9 spaces must be provided as part of an existing easement. As the parking space requirements are exceeded by 110%, a variance is required.
- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 1. A to-scale map indicating location of proposed parking spaces;
 2. Hours of business operation of nonresidential parking users;
 3. Copies of the legal instrument that authorizes the use of shared parking facilities;

4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.

Not applicable

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

Compliant

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

Not applicable

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

Not applicable

- (6) Carports shall be prohibited.

Not applicable

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

Not applicable

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

Not applicable

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

Not shown

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

Compliant

ARTICLE 23. - OFF-STREET PARKING AND LOADING

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

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

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

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

Compliant

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

Paving materials should be continued across intervening driveway.

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

Compliant

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

Compliant

5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Applicant is working with the adjacent Package Store with whom they have parking /access easement. The driveway may be shifted to consolidate entrance/exit points. Should that be the case, the applicant will return with an amended site plan.

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

Compliant

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

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

Compliant

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

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

Compliant

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

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

Not applicable

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

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

Compliant.

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

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

Not applicable

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

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

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

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity

only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

Additional parking requires variance

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

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

Minimum Full-Size Space Dimensions

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

Minimum Compact-Size Parking Space Dimensions

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

All parking, with the exception of the bus parking spaces, are shown as 9' x 18' parking spaces. Code requires 30% of parking be at least 9'x 15'. This will require a variance. Staff supports the variance.

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

Compliant

- (c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.
- (1) Access to buildings generally.
 - a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

- b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by abovegrade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Compliant

Parking Spaces for Handicapped

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

Compliant - 16 handicapped spaces are provided, 2 adjacent to each building and 4 additional (2 for future commercial and 2 extra).

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

Compliant

Sec. 93-23-12. - Location.

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

Not applicable

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

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another

building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

Not applicable at this time. The future commercial building will share parking.

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

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

No off-street loading space is shown.

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

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

No off-street loading spaces are required.

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

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

Not applicable

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

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

Not applicable

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

- (a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.

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

the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.

- b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
 - 1. i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension often feet from the right-of-way line to the vehicular use area.
 - ii. In addition, the requirements of section 93-2-7 shall be met.
 - 2. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.
- (3) *Permitted modification to the landscaping requirements.*
- a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
 - b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
 - c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
 - d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.
- (4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.
- a. *New plant materials.*
 - 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
 - 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
 - 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
 - 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.
 - b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter and chapter 93, article 29.

- c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.
 - d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.
 - e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.
 - f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.
- (e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.

See Arborist review.

- (f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plant. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 7 multifamily buildings of which 1 has a retail component on the first floor. There is also a future commercial parcel included in the site plan which will be designed at a later date. The multi family buildings are located within the 0' to 15' setback lines. The applicant should provide actual dimensions.

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

2 24' asphalt driveways shown onto North Central. Rear driveway is 24'.

A 10' sidewalk is shown along North Central Ave and a 6' sidewalk is shown along King Arnold Street.

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

1 parking space per dwelling unit is required for the multi family (284), 1 parking space per 1,000 SF is required for the retail space and future commercial/retail space (6+20=26) . 369 secured parking spaces are available on site, 24 unsecured parking spaces have been provided on-site, including 12 angled spaces along Lavista Drive, and 22 on street spaces are available on King Arnold. AN additional 9 spaces must be provided as part of an existing easement. As the parking space requirements are exceeded by 110%, a variance is required.

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

Compliant

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

See Arborist Report

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

Provided

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

Provided

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

Compliant

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

Provided

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

Provided. See engineer's report.

- k. Location and size of all signs.

Will be reviewed separately.

- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 8.15 acres or 354,969 SF. The minimum lot size is 2,000 SF.

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

Building coverage (95,449 SF), parking (63,504 SF), loading and driveways (114,960 SF) for total of 6.29 acres or 273,992 or 77.19%. Maximum is 90%.

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

Total dwelling units: 284 units (1 BR 201 units, 159,529 gross area; 2 BR 83 units, 104,540 gross area). 40 units per acre allows for 326 units maximum.

- d. Floor area in nonresidential use by category.

1.8% retail.

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

Residential FAR .86 (based on GSF)

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

1 parking space per dwelling unit is required for the multi family (284), 1 parking space per 1,000 SF is required for the retail space and future commercial/retail space (6+20=26) . 369 secured parking spaces are available on site, 24 unsecured parking spaces have been provided on-site, including 12 angled spaces along Lavista Drive, and 22 on street spaces are available on King Arnold. An additional 9 spaces must be provided as part of an existing easement. As the parking space requirements are exceeded by 110%, a variance is required.

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

Compliant

FINDINGS

Staff recommends approval of the site plan with the following conditions.

1. Continue paving materials across intervening driveway.
2. Decrease the distance between street trees to 30' or the Planning Commission may allow for street trees 50' on center rather than 30' on center.
3. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
4. Address any outstanding issues on the Engineer's Report.
5. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

Variances required for Board of Appeals consideration:

1. Allow for excess of 110% parking
2. Allow for all parking spaces to be full size.

Note: there are two easements on the property which the Applicant is working to modify. The applicant is seeking abandonment of the easement along King Arnold. The Planning Commission may conditionally approve the site plan upon resolution between the property owners, City, and other interested parties.

The second easement is a parking/access easement for the property located at 371 N Central Ave. The Applicant is working with the property owner to potentially have a joint entrance. The driveway may be shifted to consolidate entrance/exit points. Should that be the case, the applicant will return with an amended site plan.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

February 26, 2021

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

Re: Hapeville Multifamily
369 to 397 North Central Avenue
Site Plans Review No. 1
K&W Ref. No. 201051.40

Dear Ms. Senter:

As requested, I have reviewed the Site Plans for the Hapeville Multifamily residential site to be located on a 8.16 acre parcel bounded by North Central Avenue, Lavista Drive, King Arnold Street, and Sunset Avenue, within a UV Zoning District. The initial submittal was received on February 16, 2021. The site plans propose 7 residential buildings with adjacent parking areas and miscellaneous improvements. The plans were prepared by Kimley Horn with no design professional seal or signature. My comments are as follows:

1. All drawings should be sealed by the professional of record.
2. It is not clear if the building separation between building 1 and 2 meet the minimum 14 feet criteria of Section 93-11.2.7
3. Minimum full size parking space width is 10 feet for 90 degree parking spaces. It is not clear if any spaces are proposed for compact size parking spaces per Section 93-23-11.
4. Off street loading spaces per Section 93-23-14 should be shown.
5. The zoning of adjacent properties should be shown.
6. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
7. The projected peak and average utility usage for all City provided utility services (such as water and sanitary sewer) should be indicated on the plans.
8. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
9. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
10. A detour plan or temporary traffic control plan for proposed improvements King Arnold Street should be shown on the plans.
11. The paving thicknesses should be included on the drawings.
12. The plans should indicate the locations of the traffic control signage to be provided for the internal driveways.
13. A copy of the GDOT driveway entrance encroachment permit approval for the three entrance road connections on North Central Avenue should be provided to the City for record purposes.
14. Provisions to address the accel/decel lane requirements and turning lanes at intersections requirements per GDOT Manual on Driveways and Encroachment Control for North Central Avenue may be necessary.
15. Provisions demonstrating compliance to the 2020 Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Sections 93-2-16 and 93-23-18 were not included with the submittal. A landscape table of proposed plantings quantities and sizes compared to City requirements should be shown to verify compliance with City requirements.

16. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 of the (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided for review.
17. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The petitioner should add information to the drawings to clarify.
18. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
19. The disturbed acreage for the site is greater than 1 acre, therefore the petitioner should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
20. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
21. Profiles of new storm drainage lines and sanitary sewer lines should be shown on the drawings.
22. The dimensions of the proposed easements for stormwater drainage pipes conveying offsite drainage through the site should be shown and may need to be greater than the minimum 20 feet wide depending on depth.
23. Easements at least 20 feet wide should be shown for all 8 inch size or greater sanitary sewers on the site.
24. Water supply to the development appears to pass through a domestic master meter vault on King Arnold Street. All residential units must have their own water meter for monitoring usage. It is not clear if the water lines within the property will remain the responsibility of the developer for operation and maintenance with the developer also responsible for handling individual unit meter billing. Further information should be provided.
25. Locations of water valves and all water main sizes should be shown on the drawings.
26. The plans indicate fire water supply service through a separate fire meter and backflow preventer vault and no information is shown for locations of valves or fire hydrants. The fire chief should review the layout and verify that the fire supply lines are acceptable.
27. The plans show proposed storm drain line improvements on the adjacent liquor store property. A copy of the signed acceptance and approval by the adjacent property owner for the work on his property should be provided to the City.
28. It appears existing street pavement open cuts are necessary for utilities connections. Construction details of the pavement patch requirements and the temporary traffic control measures should be shown on the drawings.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 397 North Central Ave.

Date: March 2, 2021

I do not see this project having a negative impact on the Fire Department. I am currently working with the Engineer and Architect on any Fire Code issues. If you should need any more information, please let me know. Thanks.

21-PC-03-13

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

Name of Applicant BRIAN WISMER

Mailing Address 344 Colorado Ave Hapeville

Telephone [REDACTED] Mobile same

Email [REDACTED]

Property Owner (s) same

Mailing Address "

Telephone " Mobile "

Address/Location of Property:

344 Colorado Ave Hapeville

Present Zoning Classification: R-O

Present Land Use: SF Residential

Parcel ID #: 14-006600020398

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

[Signature]
Applicant's signature

Date: 2-15-21

Sworn to and subscribed before me

This 16 day of February, 2021.

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Proposal to subdivide the lot located at
344 Colorado Ave. into two parcels.

The primary lot with the house will be 0.4
acres, and the vacant lot will be 0.23 acres.

No development plans are proposed at this
time.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

344 Colorado Ave

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.

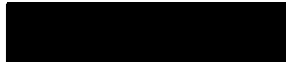
Name of Applicant:

Brian Wismer

Address of Applicant:

344 Colorado Ave

Telephone of Applicant:

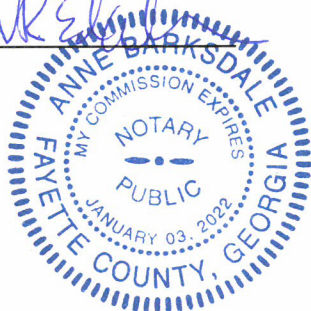


Brian Wismer
Signature of Owner

BRIAN WISMER
Print Name of Owner

Personally Appeared Before Me this 16 day of February, 2021.

Anne Barksdale
Notary Public



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

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

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

Applicant Signature: _____

Date _____

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

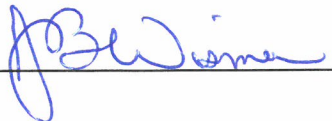
- ☒ The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- ☒ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- ☒ Location and description of monuments.
- ☒ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- ☒ Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: 

Date: 2-15-21

TANIA & JOHN B WISMER
344 COLORADO AVE
LOT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 66, 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWOODS PLACE (50 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO AVENUE;

THENCE, NORTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, 190.64 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 32 DEGREES 10 MINUTES 49 SECONDS EAST, 83.34 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 33 DEGREES 16 MINUTES 00 SECONDS EAST, 32.06 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 43 DEGREES 31 MINUTES 24 SECONDS EAST, 61.67 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, 19.73 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 287.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 04 MINUTES 11 SECONDS EAST, 19.73 FEET) TO A POINT;
THENCE, SOUTH 42 DEGREES 06 MINUTES 00 SECONDS EAST, 130.59 FEET TO A POINT;
THENCE, 46.36 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 24 DEGREES 18 MINUTES 45 SECONDS WEST, 36.66 FEET) TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.40 ACRES (17,266 SQUARE FEET).**

TANIA & JOHN B WISMER
COLORADO AVE
LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 66, 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWOODS PLACE (50 FOOT RIGHT-OF-WAY), NORTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, 190.64 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO AVENUE;

THENCE, NORTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, 60.00 FEET TO AN AXLE;
THENCE, NORTH 33 DEGREES 16 MINUTES 00 SECONDS EAST, 213.25 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, 60.29 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 287.00 FEET AND A CHORD BEARING SOUTH 52 DEGREES 03 MINUTES 29 SECONDS EAST, 60.18 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 43 DEGREES 31 MINUTES 24 SECONDS WEST, 61.67 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 33 DEGREES 16 MINUTES 00 SECONDS WEST, 32.06 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 32 DEGREES 10 MINUTES 49 SECONDS WEST, 83.34 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING **0.23 ACRES (10,054 SQUARE FEET).**

FALCON DESIGN CONSULTING
235 CORPORATE CENTER DR., STE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 8, 2021 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TDS GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,641 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,510 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. ALL PROPERTY CORNERS REFERENCED AS "BPS" INDICATE A 1/4" REBAR PLACED WITH CAP STAMPED "FDC L5600995" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
8. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY 6GPS SOLUTIONS.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
10. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER CITY OF THE UNDERGROUND UTILITY PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

SINGLE-FAMILY DETACHED
MINIMUM LOT FRONTAGE: 60'
MINIMUM LOT AREA SQ.FT.: 10,000 SQ. FT.
LOT AREA/DU SQ. FT.: 10,000 SQ. FT.
FLOOR AREA/DU SQ. FT.: 1,600 SQ. FT.
MAXIMUM LOT COVERAGE: 40
BUILDING SETBACKS:
FRONT: 30'
SIDE: 6'
REAR: 25'
MAXIMUM STORIES/FEET: 2 1/2 STORIES / 35 FEET
MINIMUM PARKING SPACES: 2 DU
MAXIMUM UNIT PER BUILDING LOT: 1

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY
PANEL NUMBER: 13121C0367F EFFECTIVE DATE SEPTEMBER 18, 2013, THIS PROPERTY IS **NOT**
LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

DB	DEED BOOK
PB	FLAT BOOK
PG	PAGE
LL	LAND LOT
OT	OPEN TOP PIPE
RB	REGAR
IP	IN PIP FOUND
IFS	12" REBAR W/ FDC 000995
CTT	CRIMP TOP TIE
C&G	CURB & GUTTER
RW	RIGHT OF WAY
NO	NOW OR FORMERLY
OW	OVERHEAD POWER LINE
CMP	CORRUGATED METAL PIPE
SW	SEWER
PM	PERMANENT MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
PB	POINT OF BEGINNING
PDC	POINT OF COMMENCEMENT
PCP	POUR CURB CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
PE	POLYETHYLENE PIPE
RD	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURB LABEL
C	CURB INLET
CE	DRAINAGE EASEMENT
DE	EDGE OF PAVEMENT
PH	PIRE HYDRANT

PK	LINE LABEL
SE	PK NAIL SET
SE	SANITARY SEWER EASEMENT
UT	UTILITY EASEMENT
REF	REFERENCE
SE	SEWER GROUND OUT
SO	SQUARE FOOT
FT	
○	IRON PIN FOUND
○	IRON PIN SET
○	CALCULATED POINT
○	POWER POLE
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	DROP INLET
○	R/W MANHOLE
○	SINGLE WING CATCH BASIN
○	DOUBLE WING CATCH BASIN
○	CURB INLET
○	HEADWALL
○	FLARED END SECTION
○	GAS METER
○	GAS VALVE
○	ELECTRIC TRANSFORMER
○	TELEPHONE PEDESTAL
○	LIGHT POST
○	
○	ASPHALT
○	CONCRETE

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Printed or Typed Name of Owner

Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements.

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

It is hereby certified that this is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 163,641 feet and an angular error of "1" per angle point, and was adjusted using the COMPASS rule. This plat has been calculated for closure and is found to be accurate within one foot in 78,510 feet and the property shown contains a total of 0.63 acres. The equipment used to obtain the linear and angular measurements herein were SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-7, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING. THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF LOCAL AND STATE ADOPTION OF APPROVAL, IS LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-7.

Kevin M. Brown

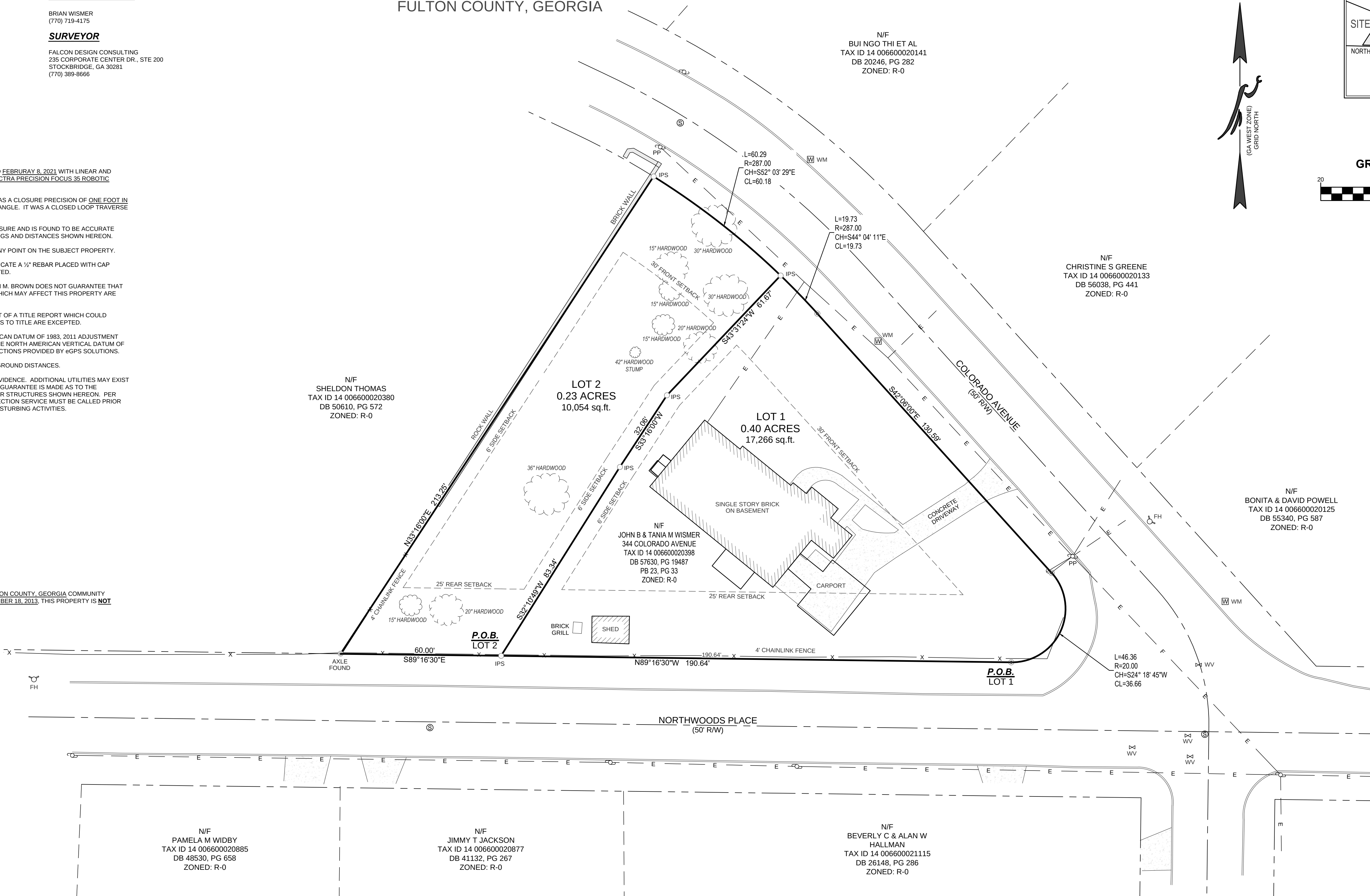
 KEVIN M. BROWN
 REGISTERED LAND SURVEYOR #2960

2/12/2021

 DATE



(IN FEET)
1 inch = 20 ft.



CIVIL ENGINEERING CNA NO. TER 000709 CONSTRUCTION MANAGEMENT	LAND SURVEYING CNA NO. LSR 000667 LANDSCAPE ARCHITECT
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**LAND
PLANNING**



**FALCON DESIGN
CONSULTANTS**

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30231
Ph: (770)393-8666 - Fax: (770)393-8656

NEWMAN OFFICE 40 GREENWAY CT., STE. A NEWMAN, GEORGIA 30265 Ph: (770) 393-8006	CUMMING OFFICE 500 PEARLE STREET DR., STE. 100 CUMMING, GEORGIA 30041 Ph: (678) 3873815
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www.fdc-llc.com

LOT DIVISION PLAT
FOR
3344 COLORADO AVENUE
LOCATED IN
LAND LOT 66, 14TH DISTRICT
FULTON COUNTY, GEORGIA

1.	
2.	
3.	
4.	

REVISIONS

THIS PLAT WAS PREPARED FOR THE
 EXCLUSIVE USE OF THE PERSON, PERSONS,
 OR ENTITY NAMED IN THE CERTIFICATE
 OF REGISTRATION. IT IS NOT TO BE
 REPRODUCED, COPIED, REPRODUCED, OR
 EXTEND TO ANY UNNAMED PERSON
 WITHOUT AN EXPRESS RECERTIFICATION

DATE:	6-23-2020
SCALE:	1" = 20'
FILE NUMBER:	286.001
DRAWN BY:	PC
REVIEWED BY:	K. BROWN



COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 OF 1



PLANNER'S REPORT

DATE: March 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 344 Colorado Avenue, Subdivision Plat

BACKGROUND

The City of Hapeville received a subdivision application from Brian Wismer to divide one parcel into two to form one parcel of .23 acres and one parcel of .40 acres within the R-0, One Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

Compliant

- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary

of curved streets.

Compliant

- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant
- d. Location and description of monuments.
Compliant
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant
- f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant
- g. Location map showing site in relation to area.
Compliant
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
Compliant

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

(a) Streets.

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

• ***No changes proposed.***

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

• ***No changes proposed.***

- (3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
 - a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
 - b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

- ***No changes proposed.***

- (4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

- ***No changes proposed.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- **Not applicable.**

(9) Intersections.

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

- **Not applicable.**

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

- **Not applicable.**

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

- **Not applicable.**

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

- **Not applicable.**

(12) Dead-end streets.

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- **Not applicable.**

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

- **Not applicable.**

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

avenue, boulevard, driveway, place or court.

- **Not applicable.**

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

- **Not applicable.**

(b) Blocks.

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

- **Not applicable.**

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

- **Not applicable.**

(c) Lots.

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

- ***The side lot lines are not at a right angle along Northwoods Place, but are at a right angle along Colorado Avenue. As the property is likely to be developed with a front setback along Colorado Avenue, this is the most practical layout.***

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

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

- ***Parcels in R-0 must have a minimum of 60' of street frontage. Tracts 1 and 2 would have 60' and 13" of street frontage, respectively, and are compliant.***
- ***Parcels in R-0 must be a minimum of 10,000 sf. Parcels are proposed as 10,054 sf and 17,266 sf, which are compliant.***

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

used for such purposes.

- ***Not applicable.***

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

- ***Setback lines will be compliant with R-0 zoning, with a front setback of 30' and side setback of 15'.***

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

- ***The proposed lot is larger than the adjacent lot.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Lot 2 will have double frontage given the existing street network. A variance may be granted provided that any future development for the lot would be not be allowed to have vehicle access/driveway from one frontage to the other.***

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

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

- ***Not applicable.***

- (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of

or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

- ***Not applicable.***

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

- ***Not applicable.***

- (e) Suitability of the land.

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

- ***No objection is present to prevent platting and development.***

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

- ***The subject tracts are not located in a Flood Hazard Zone.***

- (f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***A variance for the double frontage lot is recommended.***

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

Sec. 90-1-4. - Development prerequisite to final approval.

- (a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

- ***No sidewalks are currently present.***

- (1) Monuments.

- a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

- b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

- ***Monuments should be shown on the plat.***

- (2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
 - a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
 - c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

- ***Not applicable.***

- (3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all-natural

water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

- ***Not applicable.***

- (4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

- ***Not applicable.***

- (5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:
 - a. For minor residential streets, 30 feet. Most minor streets in residential developments.
 - b. For collector streets, 36 feet. Including minor streets which in the opinion of the

planning commission will involve sufficient traffic and/or parking to justify the width.

c. For arterial streets and highways, as may be required.

- ***Not applicable.***

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

- ***Not applicable.***

(7) Sidewalks.

a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.

b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

- ***Sidewalks do not exist at this time. The new sidewalk recommendation matrix would be reviewed by the DRC for any future development.***

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

- ***Tying into existing utilities. Development of vacant lot must meet site plan requirements.***

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

- ***Tying into existing utilities. Development of vacant lot must meet site plan requirements.***

(10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

- ***Tying into existing utilities. Development of vacant lot must meet site plan requirements.***

March 1, 2021

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

Re: 344 Colorado Avenue Final Plat
Final Plat Review No. 1
K&W Ref. No. 211051.10

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for 344 Colorado Avenue for compliance with the City's Final Plat requirements. The submittal was received electronically on February 17, 2021, and consists of a property subdivision to the overall 0.63 acre parcel into one parcel of 0.40 acres and a second parcel of 0.23 acres within an R-0 Zoning District. The Final Plat was prepared by Falcon Design Consultants, under the Surveying seal of Kevin M. Brown. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with an indented cross on top) per the 2020 update of Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at the northwest corner of lot 2 where the street line intersects the exterior boundaries of the property and at points of curve near the intersection of Colorado Avenue and Northwoods Place.
2. All Final Plat Statements and Certifications should be signed and dated.
3. The surveyor's license expiration date should be updated to be current and applicable.
4. The street address for lot 2 should be shown on the plat.
5. The Final Plat does not indicate size or location of water mains, fire hydrants, or valves and the size and location of the sanitary sewer is not shown.
6. It is not clear how lot 2 will be served by the water system or sanitary sewer system. 5. If existing street pavement open cuts are necessary for utilities and connections, a note should be added that construction details of the pavement patch requirements and the temporary traffic control measures should be provided to the City and approval of the existing street pavement cuts should be obtained from the Community Services Department prior to commencing construction.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

DRAFT

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

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 87 (“PLANNING”), ARTICLE 2 (“PLANNING**
7 **COMMISSION”), SECTION 87-2-2 (“MEMBERSHIP; APPOINTMENT; TERMS;**
8 **VACANCIES”) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA;**
9 **TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
10 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
11 **PURPOSES.**

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

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

21 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
22 amending such provisions by specific reference to the section number of the City’s Code; and,
23

24 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
25 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
26 remain effective until they have been repealed, modified or amended; and,
27

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

31 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
32 membership requirements of the Planning Commission Board.
33

34 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
35 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
36

37 **Section One.** Chapter 87 (Planning), Article 2 (Planning Commission), Section 87-2-2
38 (Membership; Appointment; Terms; Vacancies) of the City Code of Ordinances is hereby stricken
39 in its entirety and replaced with the following language:
40

41 The planning commission shall consist of seven members appointed by the mayor and
42 council of the city for four-year staggered terms of office. Each member of the planning
43 commission shall be a resident of the city or owner of a business or property within the city at the
44 time of appointment and for at least six months immediately preceding the date of taking office
45 and shall remain a resident of the city or owner of a business or property within the city while
46 serving as a member of the planning commission. Any vacancy in membership shall be filled for

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the unexpired term by the mayor and council who shall also have the authority to remove any member for cause, on written charges, after public hearing. Except as provided in section 87-2-5, all members shall serve without compensation but may be paid for expenses in connection with their official duties.

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2021.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

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ATTEST:

Crystal Griggs-Epps, City Clerk

APPROVED BY:

Priya M. Patel, City Attorney



Department of Planning and Zoning
Planner's Report

DATE: March 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Planning Commission Residency Requirement**

BACKGROUND

The City's Code of Ordinances currently requires planning commission members to be "a resident of the city at the time of appointment and for at least six months immediately preceding the date of taking office and shall remain a resident of the city while serving as a member of the planning commission." The following text amendment modifies the requirements of the Planning Commission members to allow for members to be either a resident of the city, or owner of a business or property within the city while serving on the planning commission.

This modification allows for interested parties with a vested interest either through residency, business, or investment to participate in the planning and development process of the City. Appointments of members are still made by the City Council and revokable for cause after a public hearing.

CODE

CHAPTER 87 - PLANNING

Article 2 – Planning Commission

Sec. 87-2-2. - Membership; appointment; terms; vacancies.

The planning commission shall consist of seven members appointed by the mayor and council of the city for four-year staggered terms of office. Each member of the planning commission **shall be a resident of the city at the time of appointment and for at least six months immediately preceding the date of taking office and shall remain a resident of the city while serving as a member of the planning commission.** Any vacancy in membership shall be filled for the unexpired term by the mayor and council who shall also have the authority to remove any member for cause, on written charges, after public hearing. Except as provided in section 87-2-5, all members shall serve without compensation but may be paid for expenses in connection with their official duties.

Change to:

Sec. 87-2-2. - Membership; appointment; terms; vacancies.

The planning commission shall consist of seven members appointed by the mayor and council of the city for four-year staggered terms of office. **Each member of the planning commission shall be a resident of the city or owner of a business or property within the city at the time of appointment and**

for at least six months immediately preceding the date of taking office and shall remain a resident of the city or owner of a business or property within the city while serving as a member of the planning commission. Any vacancy in membership shall be filled for the unexpired term by the mayor and council who shall also have the authority to remove any member for cause, on written charges, after public hearing. Except as provided in section 87-2-5, all members shall serve without compensation but may be paid for expenses in connection with their official duties.

RECOMMENDATION

Staff recommends consideration of this amendment as a variety of vested stakeholders in the City may be interested and inclined to participate in the democratic processes regarding development. The revised qualifications allow for a larger pool and varied interests for the Council to consider in their appointments.