

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 13, 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 March 9, 2021
4. Old Business
4.I. 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. The Planning Commission approved this item on March 9, 2021. The applicant is requesting to modify the previously approved plan.

Documents:

1. Application - 510 Oak Drive_Site Plan_Redacted
 2. Plans - 510 Oak Drive_Site Plan
 3. Planners Report -510 Oak Dr_Site Plan_Revised
 4. Arborist Report - 510 Oak Drive
5. New Business

5.I. 3253 Forrest Hills Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single--family dwelling at 3253 Forrest Hills Drive, Parcel Identification Number 14-0094-0006-072-1 . 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 - 3253 Forrest Hill Drive-Site Plan_Redacted
2. Plans - 3253 Forrest Hill Drive_Site Plan
3. Planners Report - 3253 Forrest Hills Dr._Site Plan
4. Arborist Report2 - 3253 Forrest Hills Dr._Site Plan

5.II. 3257 Forrest Hills Drive Site Plan Review

Background:

James MacDowell is requesting site plan review to construct a new single--family dwelling at 3257 Forrest Hills Drive, Parcel Identification Number 14-0094-0006-073-9 . 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 - 3257 Forrest Hills Drive - Site Plan_Redacted
2. Plans - 3257 Forrest Hills Drive_Site Plan
3. Planner's Report - 3257 Forrest Hills Dr._Site Plan
4. Arborist Report - 3257 Forrest Hills Dr._Site Plan

5.III 748 Virginia Avenue Site Plan Review

Background:

Carl Trevathan authorized representative for the Hapeville Development Authority is requesting site plan approval to renovate an existing commercial building located at 748 Virginia Avenue, Parcel Identification Number 14-0098-0006-001-6. The property is zoned V, Village.

Documents:

1. Application - 748 Virginia Avenue_Site Plan_Redacted
2. Plans - 748 Virginia Avenue_site plan
3. Planner's Report - 748 Virginia_Site Plan
4. Engineer's Report_rev1 - 748 Virginia Ave Site Plan
5. Arborist Report_rev1 - 748 Virginia Ave
6. Fire Marshal Report - 748 Virginia Avenue_Site Plan

5.IV 3264 Springhaven Avenue Preliminary Plat Review

Background:

Stillwood Development, LLC is requesting preliminary plat review to construct 58 single-family homes at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development.

Documents:

1. Application - 3264 Springhaven Avenue_Site Plan_Redacted
2. Plans - 3264 Springhaven Avenue_Preliminary Plat
3. Planner's Report 3264 Springhaven_Preliminary Plat
4. Engineer's Report_rev1 - 3264 Springhaven Ave Prel Plat

5.V. 3264 Springhaven Avenue Site Plan Review

Background:

Stillwood Development, LLC is requesting site plan review for the construction of 58 single-family homes at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development.

Documents:

1. Application - 3264 Springhaven Ave._Site Plan_Redacted
 2. Plans - 3264 Springhaven Avenue_Site Plan
 3. Planner's Report 3264 Springhaven Ave._Site Plan
 4. Fire Marshal Report - 3264 Springhaven Ave._Site Plan
 5. City Engineer's Report1 - 3264 Springhaven_Site Plans R
6. Next Meeting Date - Tuesday, May 11, 2021 at 6:00PM
 7. Adjourn



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

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

March 9, 2021 6:00 PM

MINUTES

1. Call to order at 6:02 p.m.

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

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of February 9, 2021 as submitted. Motion Carried: 6-0.

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.

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to approve the revised site plan for 449 Walnut Street provided the plans are revised to address the deficiencies outlined in the staff reports to include the following:

- 1. The maximum lot coverage allowed is 70%, or 5,003-sf. The plans indicate a garage that is not present. The numbers are incorrect and must be modified.**
- 2. The development schedule is out of date.**

Motion Carried: 6-0.

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 (.992 acres, 43,220-sf), Parcel Identification Number 14-0095-0004-038-3. The property is zoned U-V, Urban Village.

The property was developed with 18 townhomes called The Clyde. Within the townhome development, there is approximately 20,197-sf of private common area maintained by the Homeowners Association.

The deficiencies in the City Engineer's Report must be addressed, including the provision of the HOA documents.

MOTION ITEM: Charlotte Rentz made a motion, Cliff Thomas seconded to approve the final plat for 591 King Arnold Street subject to resolution of the deficiencies outlined in the City Engineer and City Planner's Reports. Motion Carried: 6-0.

5.II. 510 Oak Drive

Site Plan Review

Background:

James MacDowell requested 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.

The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2,352-sf of heated floor area, 408-sf unfinished basement and a garage on the lower level.

Findings:

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 show 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.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the site plan application for 510 Oak Drive subject to resolution of the deficiencies outlined in the City Planner's report. Motion Carried: 6-0.

5.III. 518 Oak Drive

Site Plan Review

Background:

James MacDowell requested 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.

The dwelling will have four bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2,566-sf of heated floor area and a side entry garage.

Findings:

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.

MOTION ITEM: Leah made a motion, Larry Martin seconded to approve the site plan application for 518 Oak Drive subject to resolution of the deficiencies outlined in the City Planner's report. Motion Carried: 6-0.

5.IV. 401 Walnut Street

Site Plan Review

Background:

James MacDowell requested 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.

The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2,352-sf of heated floor area, 408-sf unfinished basement and a garage on the lower level.

Findings:

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.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan application for 401 Walnut Street subject to resolution of the deficiencies outlined in the City Planner's report. Motion Carried: 6-0.

5.V. 405 Walnut Street

Site Plan Review

Background:

James MacDowell requested 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.

The dwelling will have three bedrooms and three and a half bathrooms. The property is currently vacant. The dwelling will have 2,352-sf of heated floor area, 408-sf unfinished basement and a garage on the lower level.

Findings:

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 Street and not 405 Walnut Street (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.

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the site plan application for 405 Walnut Street subject to resolution of the deficiencies outlined in the City Planner's report.

Leah Davis amended the previous motion, Larry Martin seconded to approve the site plan subject to resolution of the deficiencies outlined in the City Planner's report and correct the house footprint by removing the full façade front porch and place the porch outside of the setback. Motion Carried: 6-0.

5.VI. Property bounded by North Central Avenue, LaVista Drive, Sunset Avenue & King Arnold Street

Preliminary Plat

Background:

Will Casaday of SCP Acquisitions, LLC requested preliminary plat review to combine 7 parcels into 1 parcel 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.

Sec. 90-1-3(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.

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.

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.

Commissioner Rentz expressed concerns related to the entrance and exit on King Arnold Street.

Dr. Lynn Patterson, City Planner, stated there will be an entrance/exit on King Arnold

Street and N. Central Avenue.

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the preliminary plat application for the properties bounded by N. Central Avenue, LaVista Drive, Sunset Avenue and King Arnold Street subject to the following:

- 1. Once the necessary revisions are made, the preliminary plat may be approved with the understanding that the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.**
- 2. Address the deficiencies outlined in the City Engineer and City Planner's reports.**
- 3. Approval of the double frontage variance request.**

Motion Carried: 6-0.

Dr. Lynn Patterson, City Planner, stated in the interest of full transparency and disclosure, B+C Studio completed the landscape plan for the following item. Dr. Patterson stated the landscape plan was review by the City Arborist, Teresa Eldredge of TJ Schell.

5.VII. Property bounded by North Central, LaVista Drive, Sunset Ave. & King Arnold St. Site Plan Review

Background:

Will Casaday of SCP Acquisitions, LLC requested 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 into a mixed-use multifamily/retail/commercial

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 was submitted to consolidate 7 parcels to serve as the development site, as well as a tract north of King Arnold Street for future townhome development.

The properties are zoned U-V, Urban Village and are subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards. Commissioner Dolan inquired regarding potential impact of noise.

Will Casaday stated they are studying and completing an analysis regarding the potential noise impact.

Commissioner Dolan commented regarding the access to the property on N. Central

Avenue and potential traffic issues.

Chairman Wismer asked if a traffic/trip analysis was conducted.

Mr. Casaday stated that a traffic/trip analysis has not been completed.

Commissioner Rentz asked the status of the driveway at 371 N. Central Avenue (Crest Liquors).

Mr. Casaday stated there is a parking/access easement for the property located at 371 N. Central Avenue and they are working with the property owner to potentially have a joint entrance.

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 of 30' or the Planning Commission may allow for street trees 50' on center rather than 30' center.
3. Address any outstanding issues with the Tree Conservation Ordinance as per City Arborist report.
4. Address any outstanding issues related to the City 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. Reduction of off-street loading spaces.

Public Comment:

Melvin Traynum commented that the potential traffic impact should be minimal.

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan request for property bounded by N. Central Avenue, LaVista Drive, Sunset Avenue and King Arnold Street subject to the following:

- 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. Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations covenants, and easements of record.

The Planning Commission recommends approval of the following variances:

Variances required for Board of Appeals consideration:

1. Allow for excess of 110% parking.
2. Off-street loading space reduction.

Motion Carried: 6-0.

Chairman Wismer recused himself from the following item:

5.VIII. 344 Colorado Avenue

Final Subdivision Plat

Background:

Brian Wismer is requesting final plat review to divide one parcel into two to form one parcel of .23 acres and one parcel of .40 acres at 344 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached.

Findings:

Staff recommends approval of the final plat with the following conditions:

1. A street tree should be planted at 344 Colorado in accordance with Tree Conservation Ordinance supplemental yard section. Development of the vacant lot will require compliance with the Tree Conservation Ordinance during site plan review.
2. A concrete monument should be shown for the proposed subdivision.
3. A variance is recommended for the double frontage lot.
4. A variance is recommended requiring sidewalk installation at the time of the proposed subdivision.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the final plat for 344 Colorado Avenue subject to the following:

1. A street tree should be planted at 344 Colorado in accordance with Tree Conservation Ordinance supplemental yard section. Development of the vacant lot will require compliance with the Tree Conservation Ordinance

- during site plan review.
2. A concrete monument should be shown for the proposed subdivision.

Approval of the following variances:

1. A variance is recommended for the double frontage lot.
2. A variance is recommended requiring sidewalk installation at the time of the proposed subdivision.

Motion Carried: 5-0-1; Brian Wismer recused himself.

Chairman Wismer left the meeting (7:43 p.m.) during discussion of the following item.

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.

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 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.

Findings:

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.

Staff recommends adding the following language:

Any current member that no longer meets these requirements at any point may continue to serve through the remainder of their existing term at the discretion of the Mayor and Council.

Discussion ensued regarding the potential impacts of allowing non-residents to serve on the Planning Commission.

After further discussion, the following action was taken:

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the text amendment subject to the following changes:

1. Any current member that no longer meets the requirements at any point may continue to serve through the remainder of their existing term at the discretion of Mayor and Council.
2. The number of nonresident members shall be limited to two members at all times.

Motion Carried: 5-0.

Chairman Wismer returned to the meeting at 8:05 p.m.

6. Next Meeting Date - Tuesday, April 13, 2021 at 6:00 PM

7. Adjourn

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to adjourn the meeting at 8:07 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter

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.

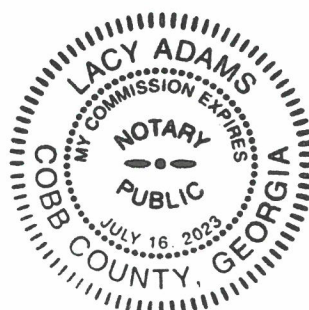
Applicant's signature _____

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]

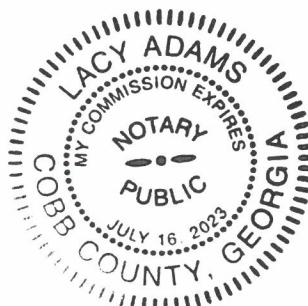
Signature of Owner

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:

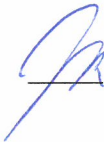
(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



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.





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7/11



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required herein may result in additional delay of your application.

Applicant Signature: _____
Date: 2/9/21

an additional del



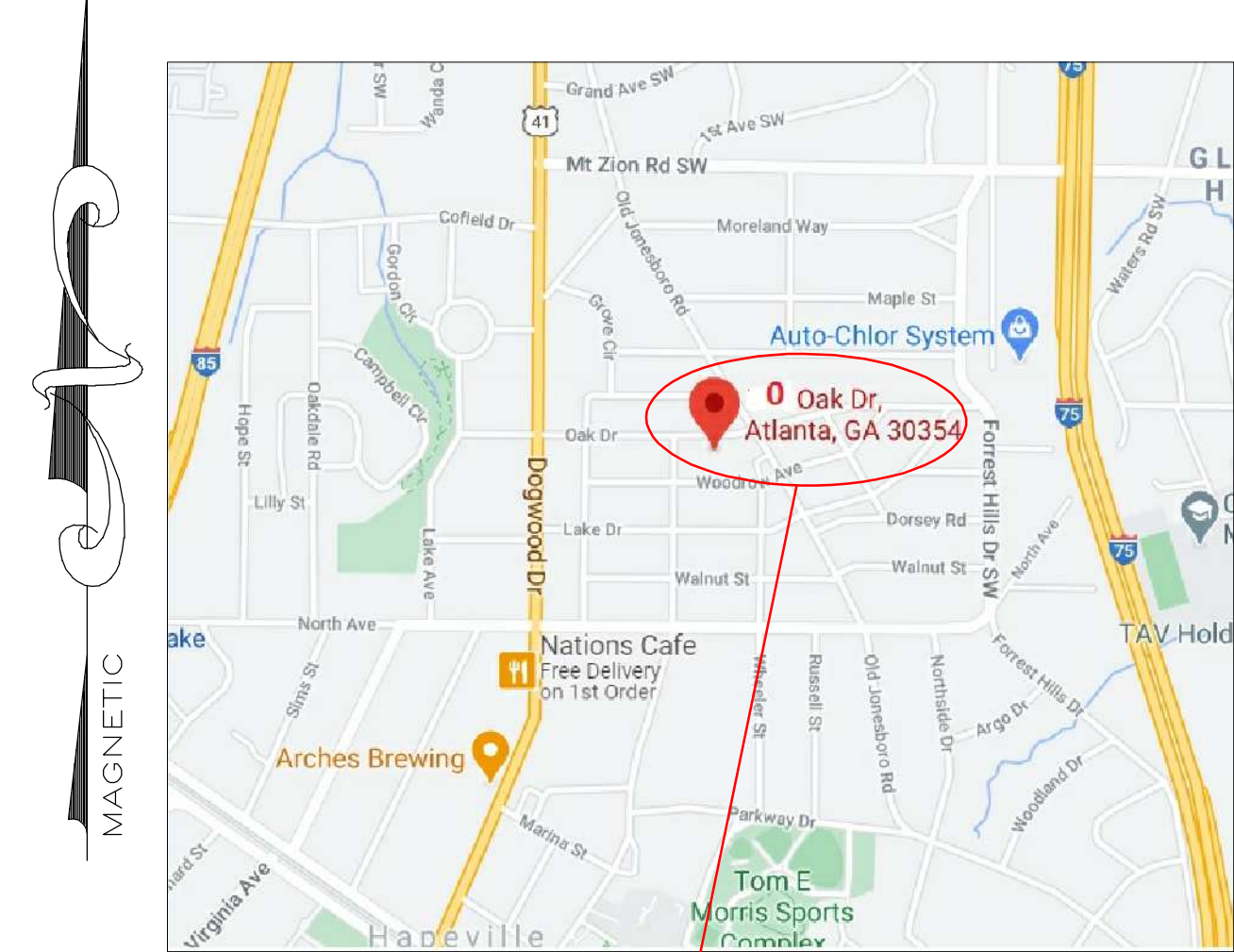
March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
510 Oak Landing Dr, Johns Creek, GA 30022
419-392-3331

I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate three tree on the property. Those trees are listed below:

1. 48" oak back center of property
2. 30" sweetgum back right corner of property
3. 38" red oak back right of property

Tree number 1 is the 48" oak. Fungal mushrooms are present at the base of the tree indicating decay. It also exhibits a co-dominant structure with included bark. Recommend to have tree removed. Tree number 2 is the 30" sweetgum. This tree appears to be in good health and does not exhibit signs of any significant structural defects. No recommendations for this tree. The third tree is the 38" red oak. I can confirm that the size of the oak is 38" DBH.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898



SITE LOCATION MAP
NOT TO SCALE

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 1312103367E 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 OF 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: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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	AS PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MGR	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BC	BACK OF CURB	MTF	METAL FENCE
BCK	BACK OF CURB	NH	NORRIS HILL
BLS	BUILDING LINE SETBACK	OTF	OPEN TOP PIPE FOUND
BRK	BRICK	OU	OWNERSHIP UNCLAR
CBK	CABLE BOX	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CITY OF ATLANTA	PW	POWER LINE
CO	SAN SEWER CLEANOUT	PL	PLAT
CA	CALCULATED POINT	R	RECORD
CPT	CARPENTRY	RBF	REINFORCING BAR FOUND
CTP	CRIMP TOP PIPE FOUND	RE	REINFORCING BAR SET
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	SSC	SCREENED SEWER EASEMENT
EP	EDGE OF PAVEMENT	SW	SCREENED PORCH
F	FIELD	TB	TOP OF BANK
FC	FENCE POST	UE	UTILITY EASEMENT
FC	FENCE CORNER	WD	WOOD FENCE
FR	FIRE HYDRANT	WDC	WOOD DECK
FR	FRAME	WL	WATER LINE
GL	GAS LINE	WM	WATER METER
GV	GAS VALVE	WRF	WIRE FENCE
GW	GRASS	WW	WET WEATHER
HOW	HARDWOOD TREE	WW	WET WEATHER
HP	IRON PIN FOUND	Y	YARD INLET
IWS	IRON PIN SET		
IR	IRON ROD FOUND		

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	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

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

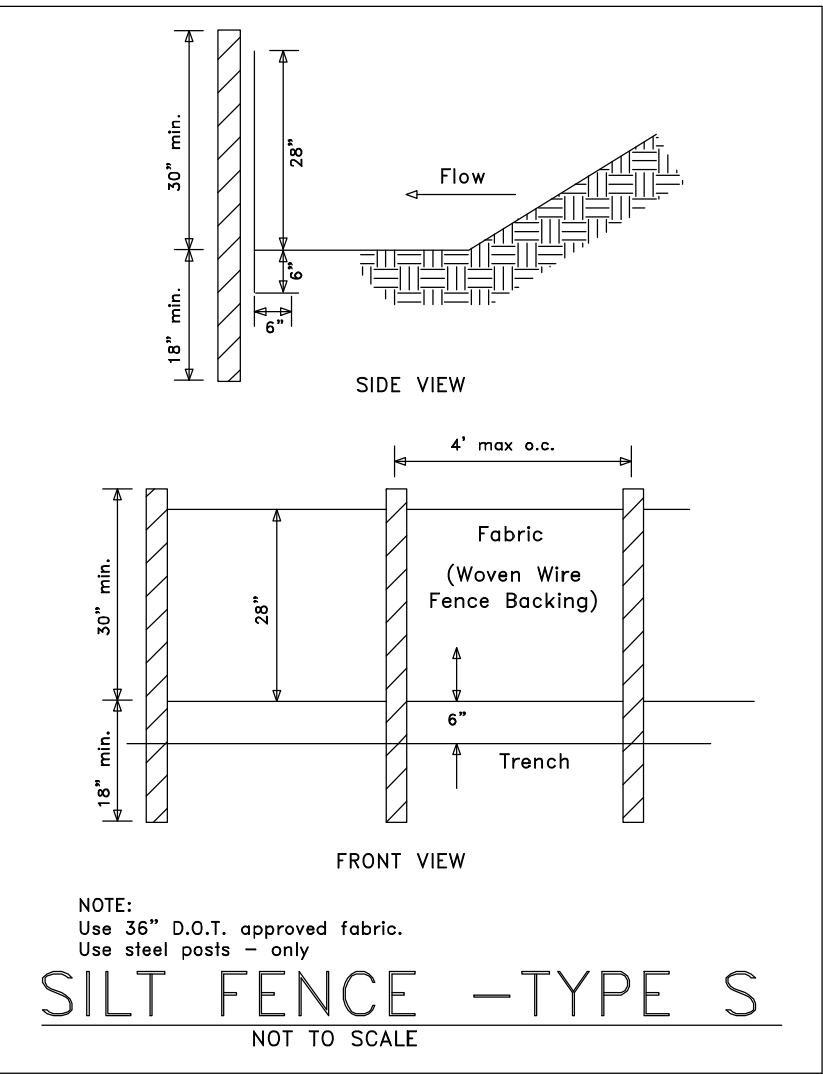
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 000065549

ISSUED: 01/27/2021 EXPIRES: 01/27/2024



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.

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.

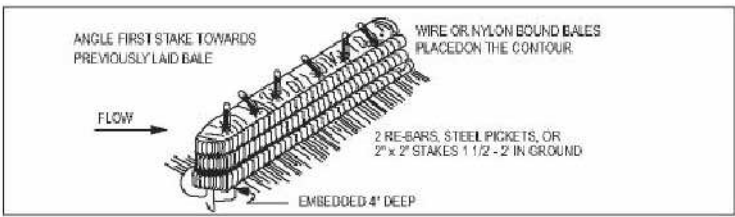


Figure 1. Straw Bale Barrier Installation Requirements

(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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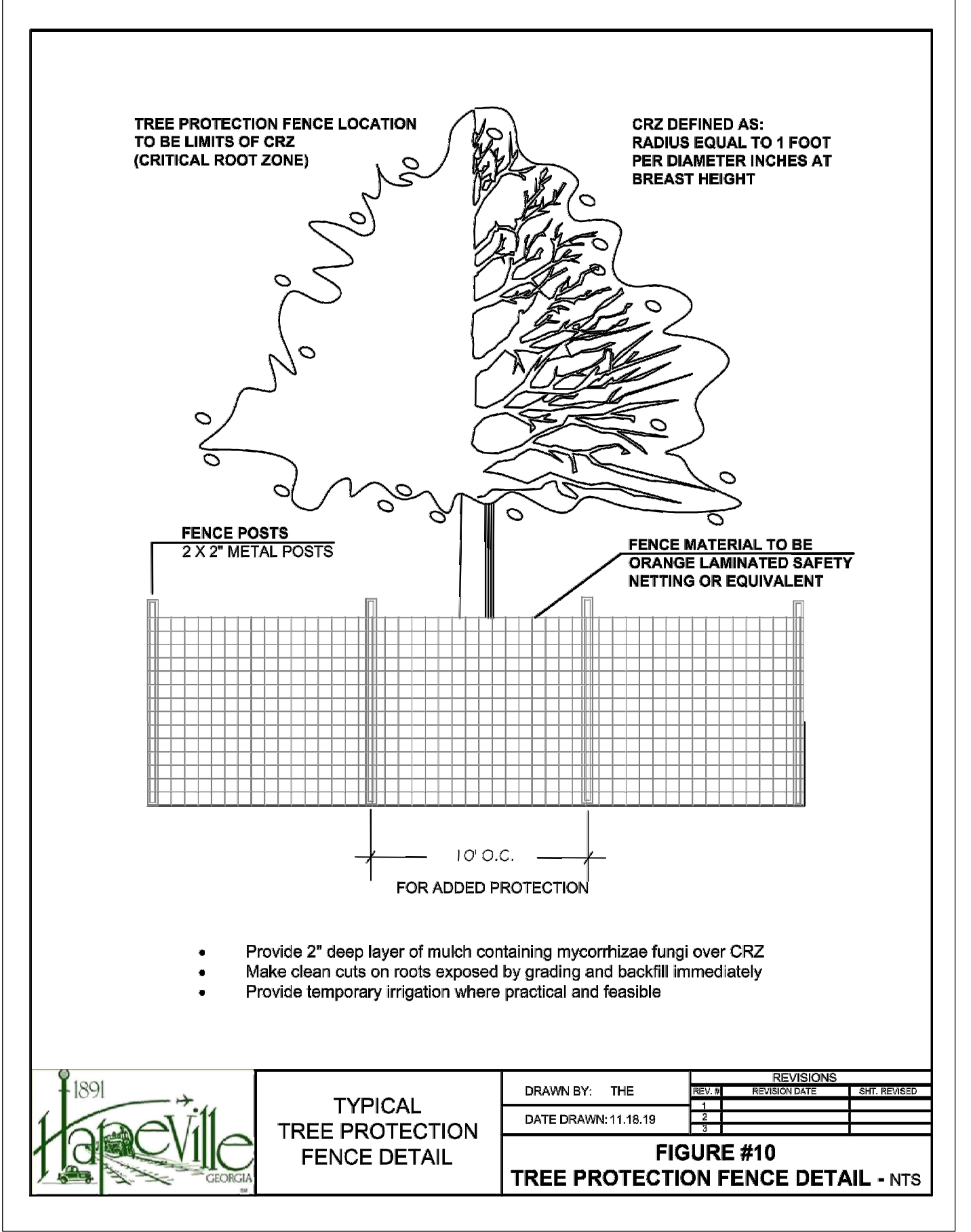
INDICATES TREE PROTECTION FENCE

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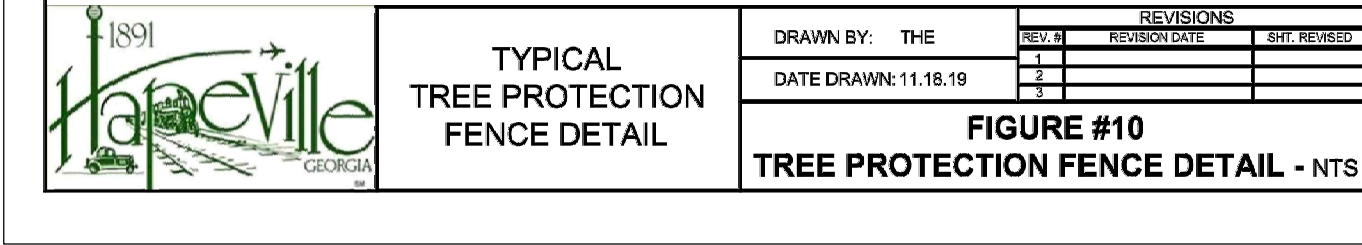
INDICATES TREE PROTECTION FENCE

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- Provide 2" deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible



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.

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 HAVE 8 TO 12 INCHES APART AND 8 TO 12 INCHES APART. 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 55 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. NETTING 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.

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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
SUDANGRASS	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

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

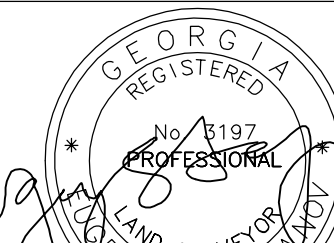
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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 500	BLOCK 500	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 LOTS 29,30,32 AND LOT 31 (AKA LOT 3)		BLOCK 12	SITE PLAN PREPARED FOR:		SHEET 1 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:		
				510 OAK DRIVE HAPEVILLE, GA 30354		
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		SURVEY LAND EXPRESS, INC		24 LENOX POINT ATLANTA, GA 30324		
COORD #20202733				FAX 404-601-0941		
DWG #20202733-(AKA LOT 3)		LAND SURVEYING SERVICES		TEL 404-252-5747		
				INFO@SURVEYLANDEXPRESS.COM		
				IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE INFORMATION SUBMITTED TO ME AND I AM NOT AWARE OF ANY UNLAWFUL STATUTES AND REQUIREMENTS OF ANY OTHER JURISDICTION. 		

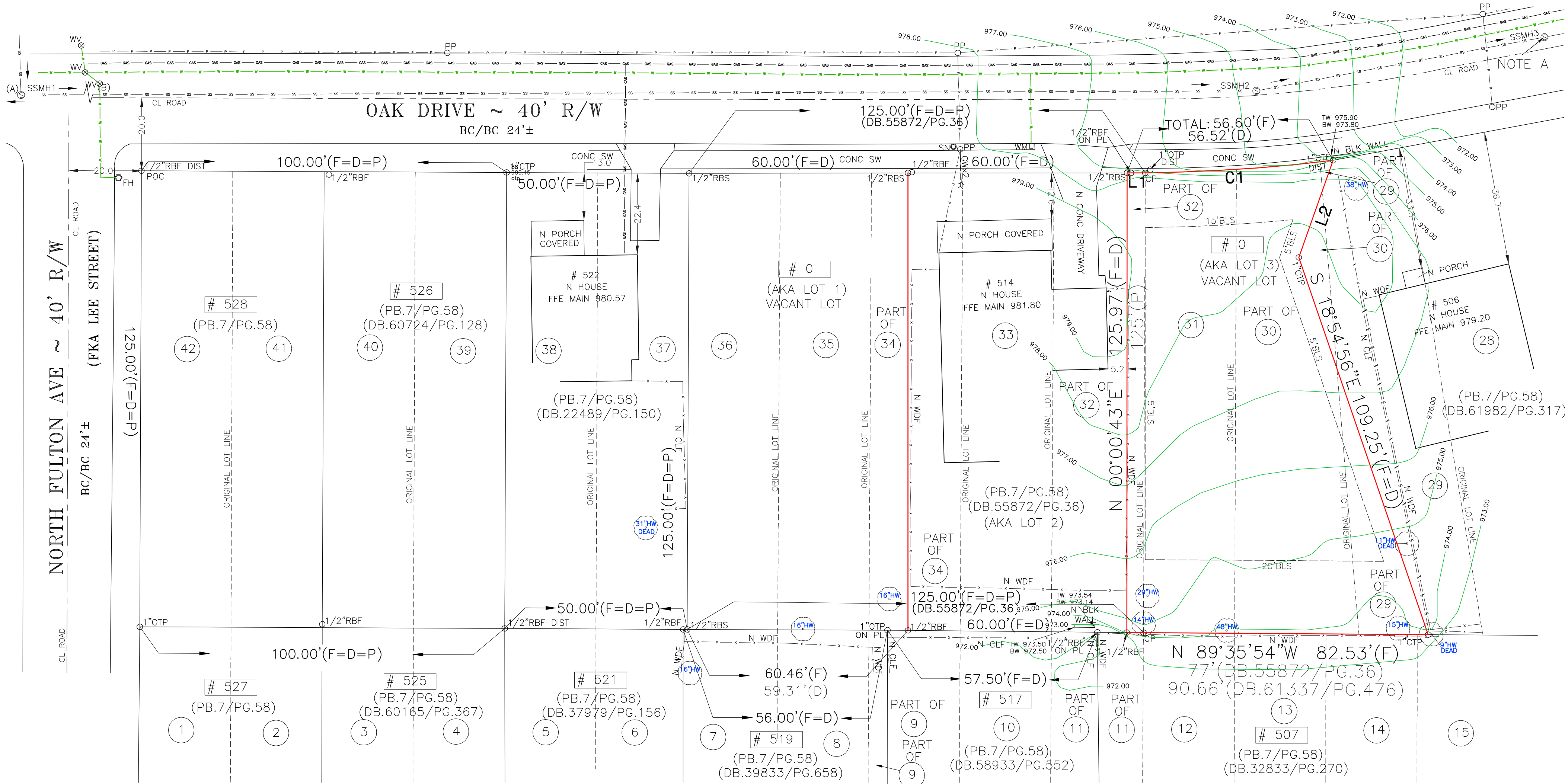
Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

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



EXISTING CONDITIONS

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 2 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:	510 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	GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 11197 DAVID A. STEPHENS

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



NO IMPACT ALLOWED IN CRZ PER CITY OF HAPEVILLE ORDINANCE

NO NEW TREES TO BE PLACED WITHIN 10' OF THE PROPOSED HOUSE

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

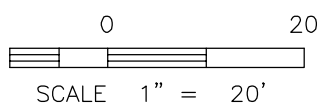
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING 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.

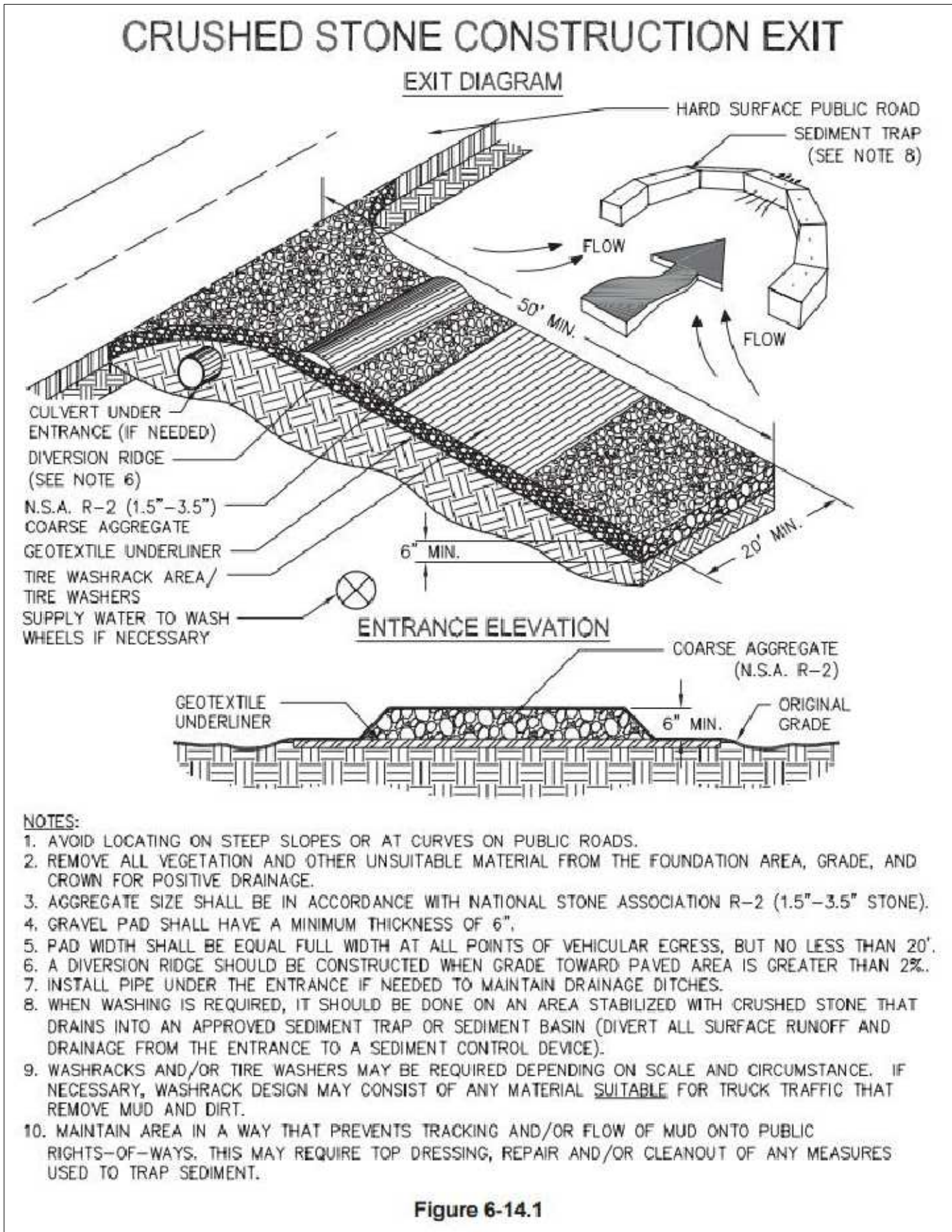
(Co)	CONSTRUCTION ENTRANCE/EXIT
(Sd1-S)	INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb)	INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr)	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT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



TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2864.10 SF / 0.069 AC / 37.7%
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"	510 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	GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 1197 DAVID A. STEPHENS



TREE PLAN

PRESERVED TREES
DBH 14"HW
DBH 15"HW
DBH 30"HW

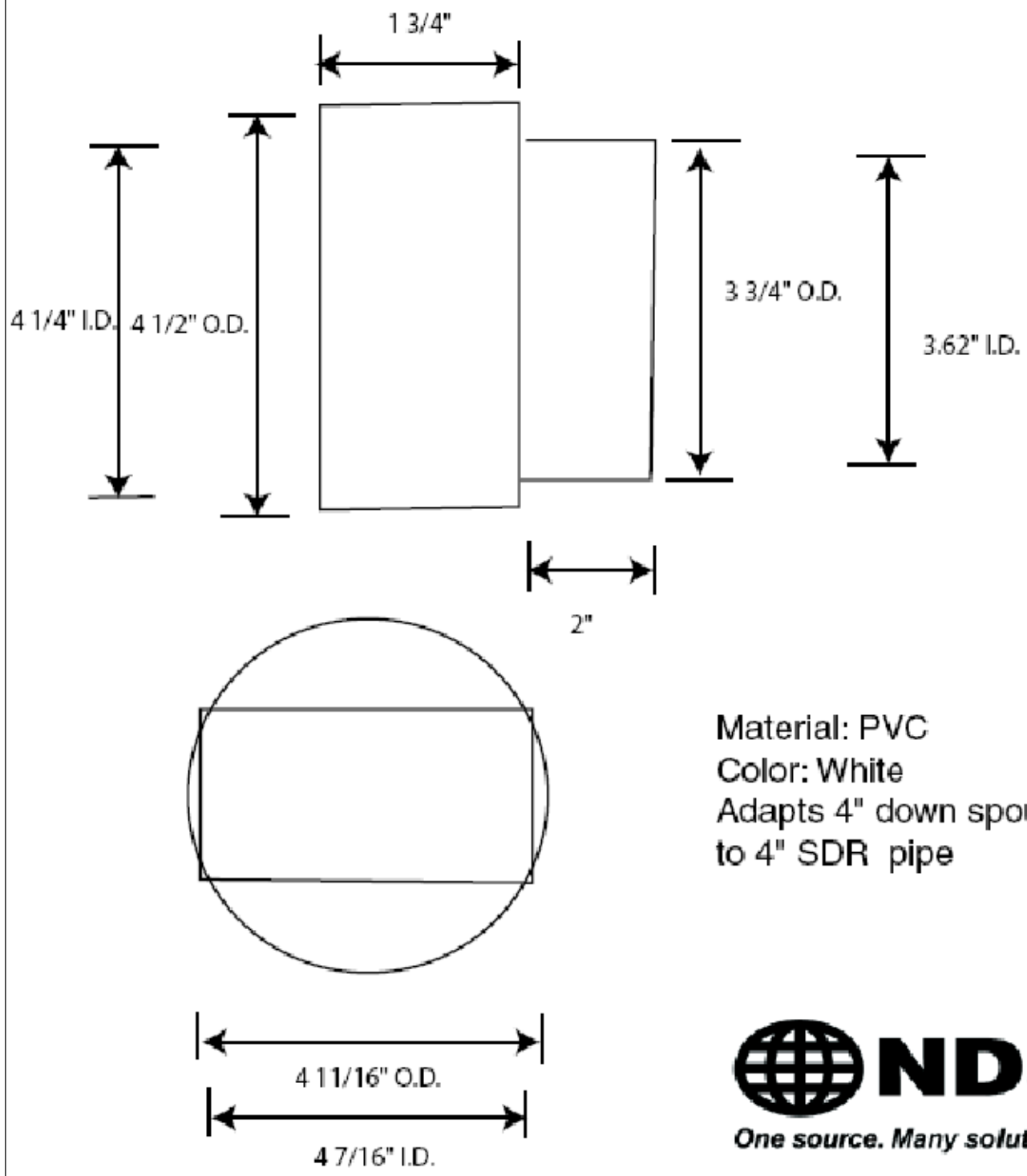
PRESERVED DBH INCHES= 59"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 59"

0.182 AC x 100 INCHES/ACRE = 18.2 INCHES
REQUIRED FOR PRESERVATION.

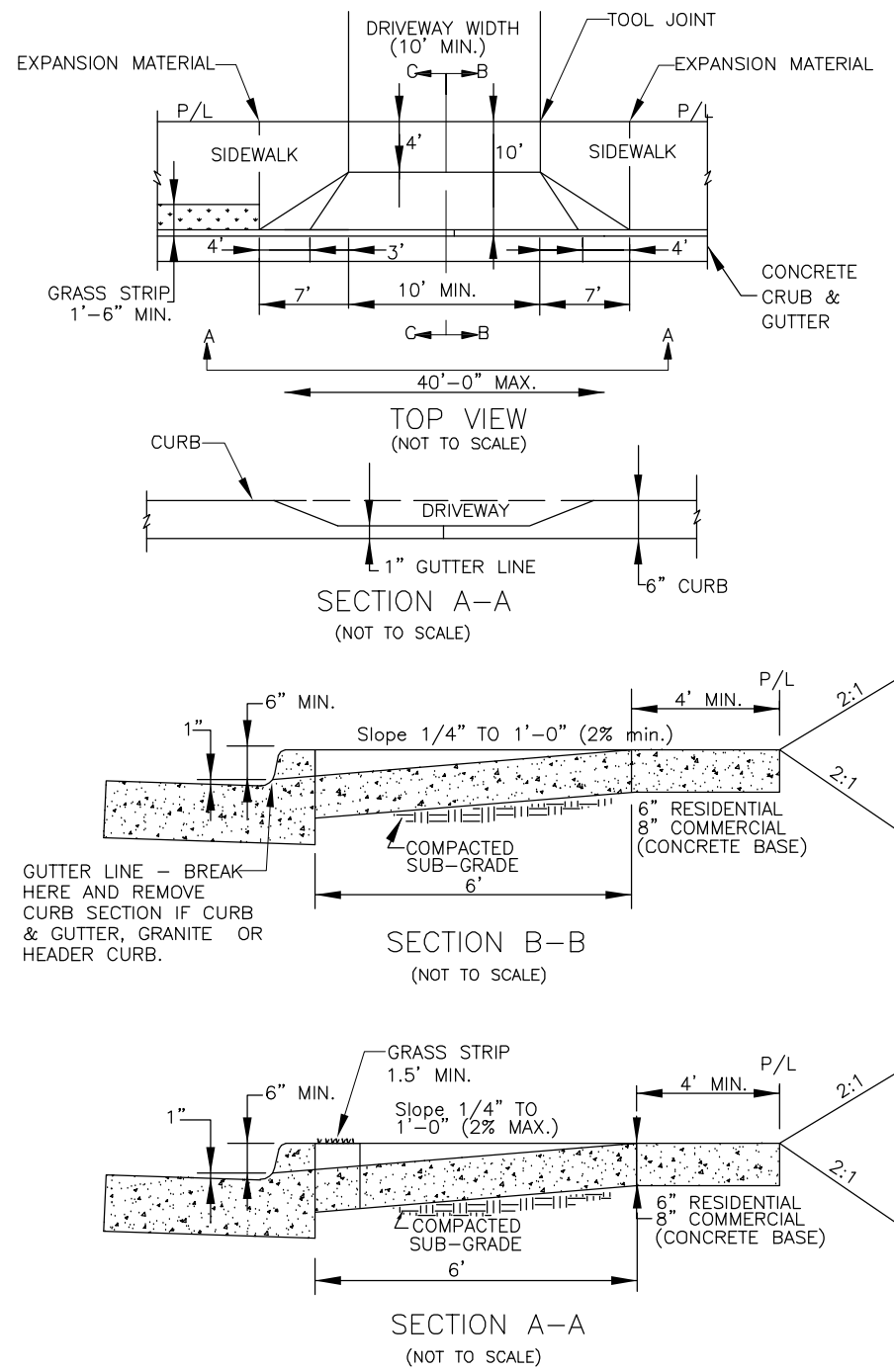
ROOF HEIGHT DETAIL

AVERAGE GRADE =977.3
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF =26.1'

9P06 Downspout Adapter



STANDARD DRIVEWAY WITH CURB AND GUTTER STANDARD DRIVEWAY DETAILS (NOT TO SCALE)



Tree Conservation Plan Notes:

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.

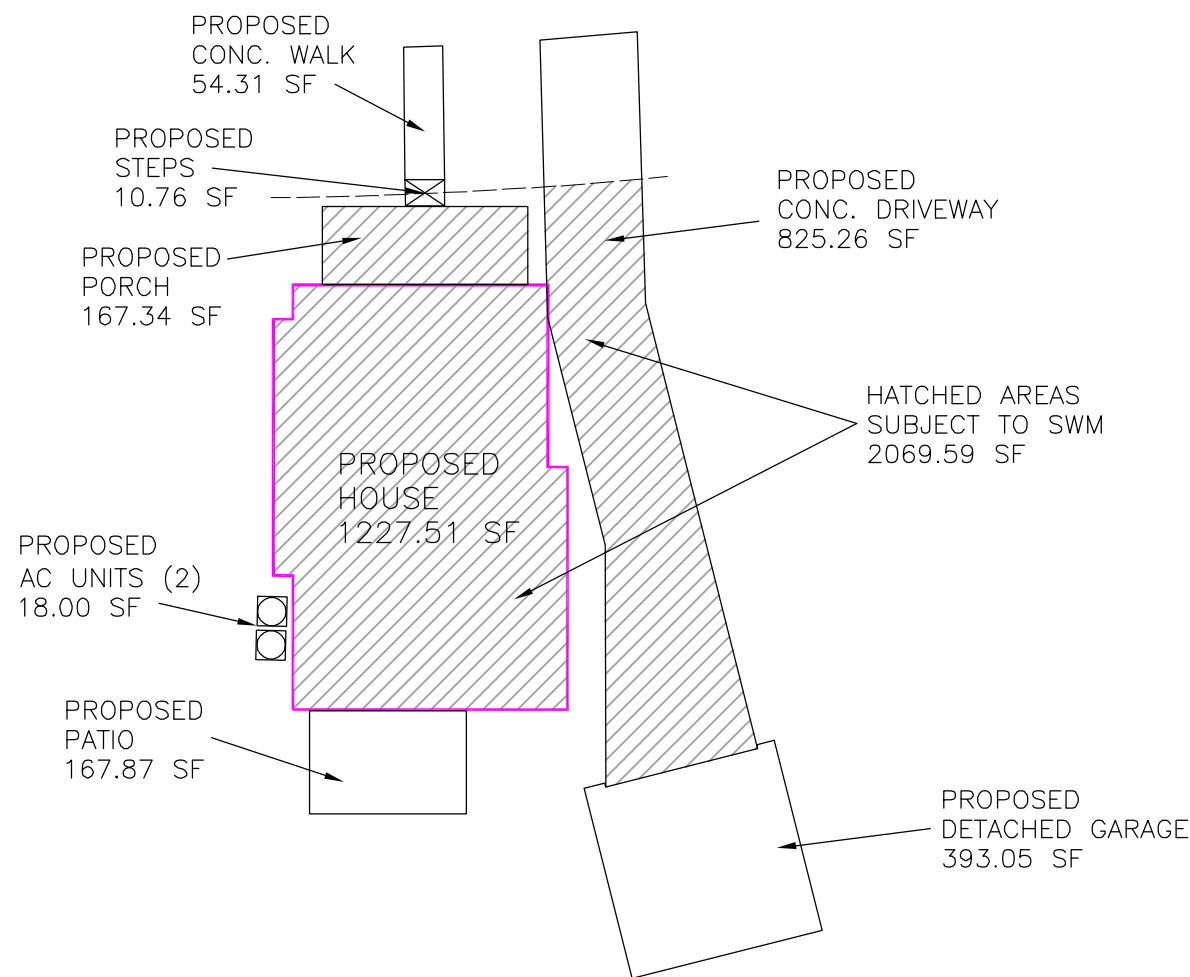
Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

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.

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

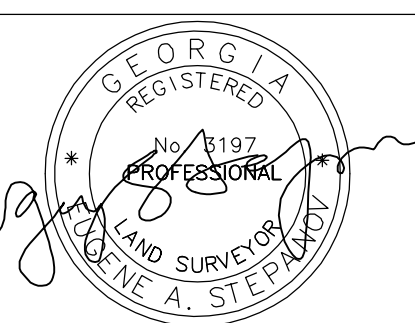
REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 2069.59 SF
(I) PERCENT OF IMPERVIOUS = 27.4%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2966
 $ACRE-FT \times 43560 = (CUBIC FEET)$
 $A = 7538.90 SF$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
WQv= 223.60 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 10' LONG, 0' WIDE AND 6.5' IN DEPTH.
TOTAL 650 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 260.00 CF

TOTAL STORAGE 260.00 CF
TOTAL REQUIRED 223.60 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	
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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

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

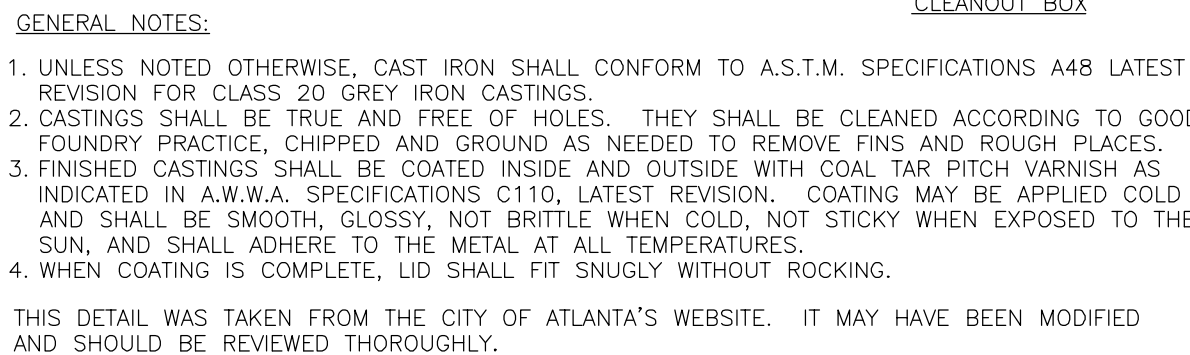
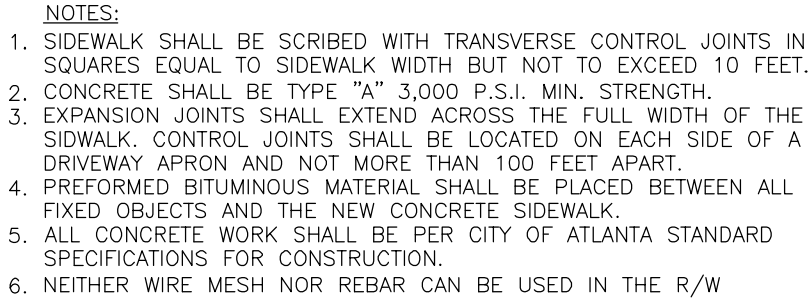
OPTION C IN-LINE LEAF STRAINER

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 DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRYPROMPTED= AND JOINTS OF PIPE TO BE CAPED 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 COLLECTED WATER SHALL BE DIRECTED TO TWO 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

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.

CUSTOM NEW RESIDENCE
on
510 OAK DRIVE
HAPEVILLE, GEORGIA 30354
by:
MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

ARCHITECT IS NOT
CONTRACTED TO
PERFORM CONSTRUCTION
ADMINISTRATION

OWNER/CONTRACTOR:

RYAN MacDOWELL
MACBUILT HOMES
4040 DERBY DRIVE
ALPHARETTA, GEORGIA 30040
770.655.23114

PROJECT INFORMATION:

OCCUPANCY CLASSIFICATION:
OCCUPANCY GROUP: RESIDENTIAL

BUILDING HEIGHT:
NUMBER OF STORIES: 2
BUILDING HEIGHT: 25'-9"

BUILDING AREA:
MAIN FLOOR AREA 1228 SF.
SECOND FLOOR AREA 1228 SF.
TOTAL FINISHED FLOOR AREA 2,456 SF.
FRONT PORCH AREA 167 SF.
REAR PATIO AREA 168 SF.
GARAGE AREA 391 SF.
FRONT ELEVATION 584.21 SF
FRONT FENESTRATION 178.63 SF
= 30.58%

DESIGN LOADS:
MIN. ROOF LIVE LOADS (PSF): 20
MIN. FLOOR LIVE LOADS (PSF): 40

CONSTRUCTION CLASSIFICATION:
TYPE OF CONSTRUCTION: VB
UNSPRINKLERED

SCOPE OF WORK

BUILD A NEW 2 STORY WOOD FRAMED HOUSE (2,201 SF)
AND ATTACHED GARAGE OF 391 SF.
GARAGE IS LESS THAN 35% OF FIRST FLOOR

ELECTRICAL NOTE

"ELECTRICAL LOAD CALCULATIONS AND PANEL
SCHEDULE FOR EV CHARGING STATION WILL BE
PROVIDED BY HOMEOWNER'S ELECTRICAL
CONTRACTOR AND SUBMITTED TO THE CITY OF
ATLANTA PRIOR TO ELECTRICAL PERMIT
ISSUANCE."

EV ORDINANCE WILL BE ADHERED TO BY
LICENSED TRADE CONTRACTOR AT TIME OF TRADE
PERMIT.

BUILDING CODES:

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
Prescriptive Deck Details 2014

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia
Supplements and Amendments (2020)
Georgia Accessibility Code
International Energy Conservation Code, 2009 Edition, with
Georgia Supplements and Amendments

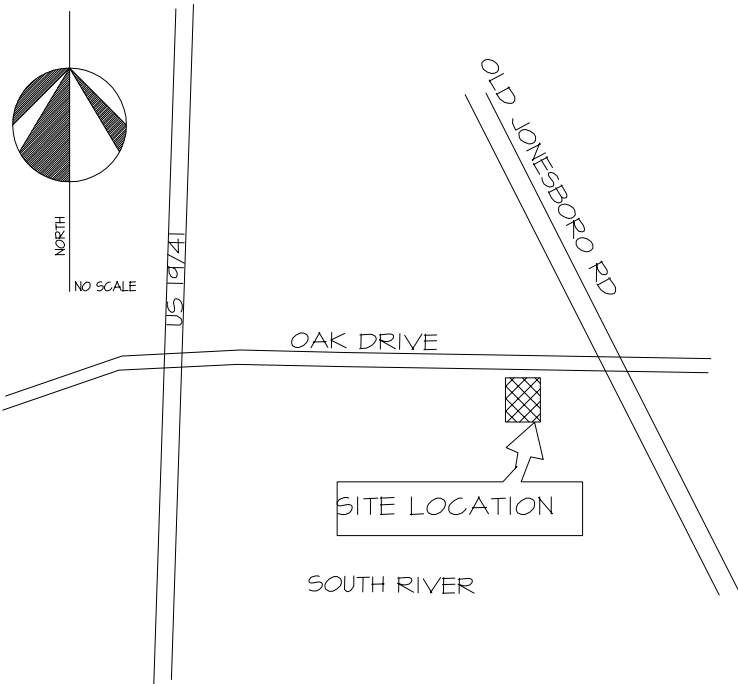
NFPA 101 Lifesaftey Code 2012 Edition

DRAWING INDEX:

ARCHITECTURE

- A-01 FOUNDATION PLAN & DETAILS
- A-11 MAIN & UPPER FLOOR PLANS
- A-12 FRAMING PLANS
- A-21 BUILDING ELEVATIONS
- A-22 BUILDING ELEVATIONS
- A-31 BUILDING/STAIR SECTION, WALL SECTION
- A-32 GAS FIREPLACE & TJI SPAN TABLE

VICINITY MAP:



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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

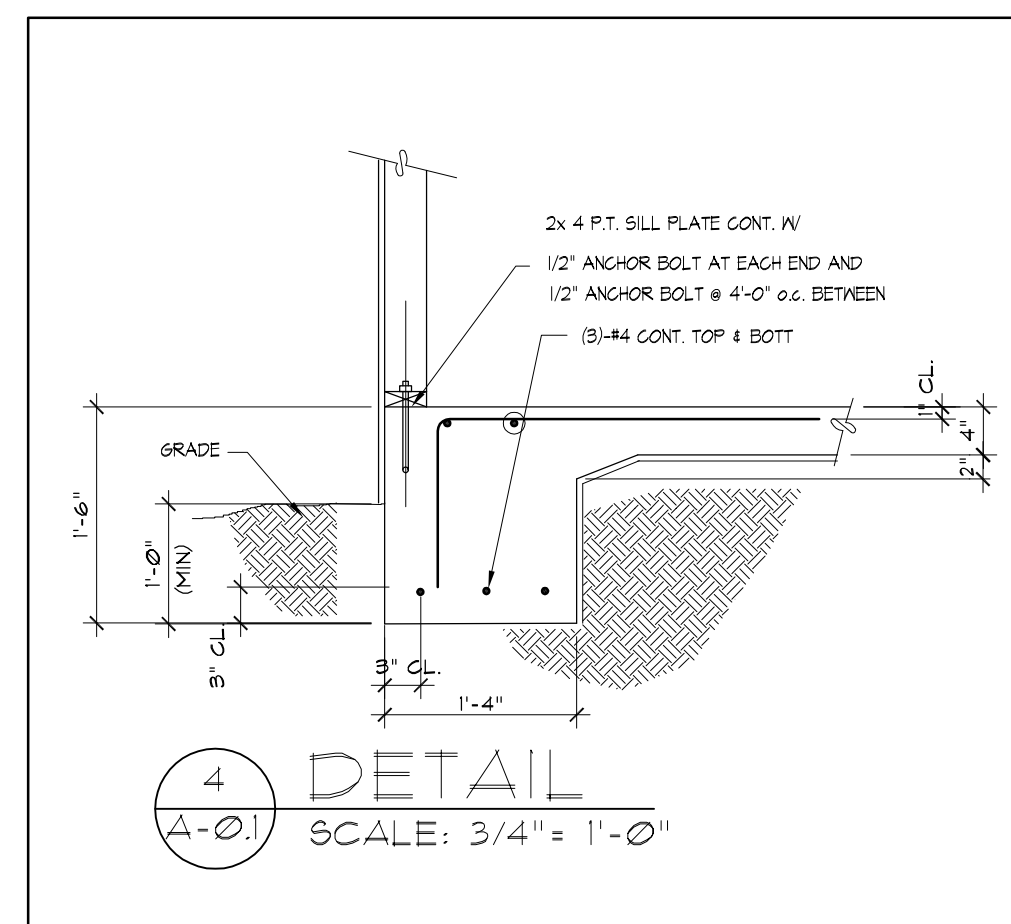
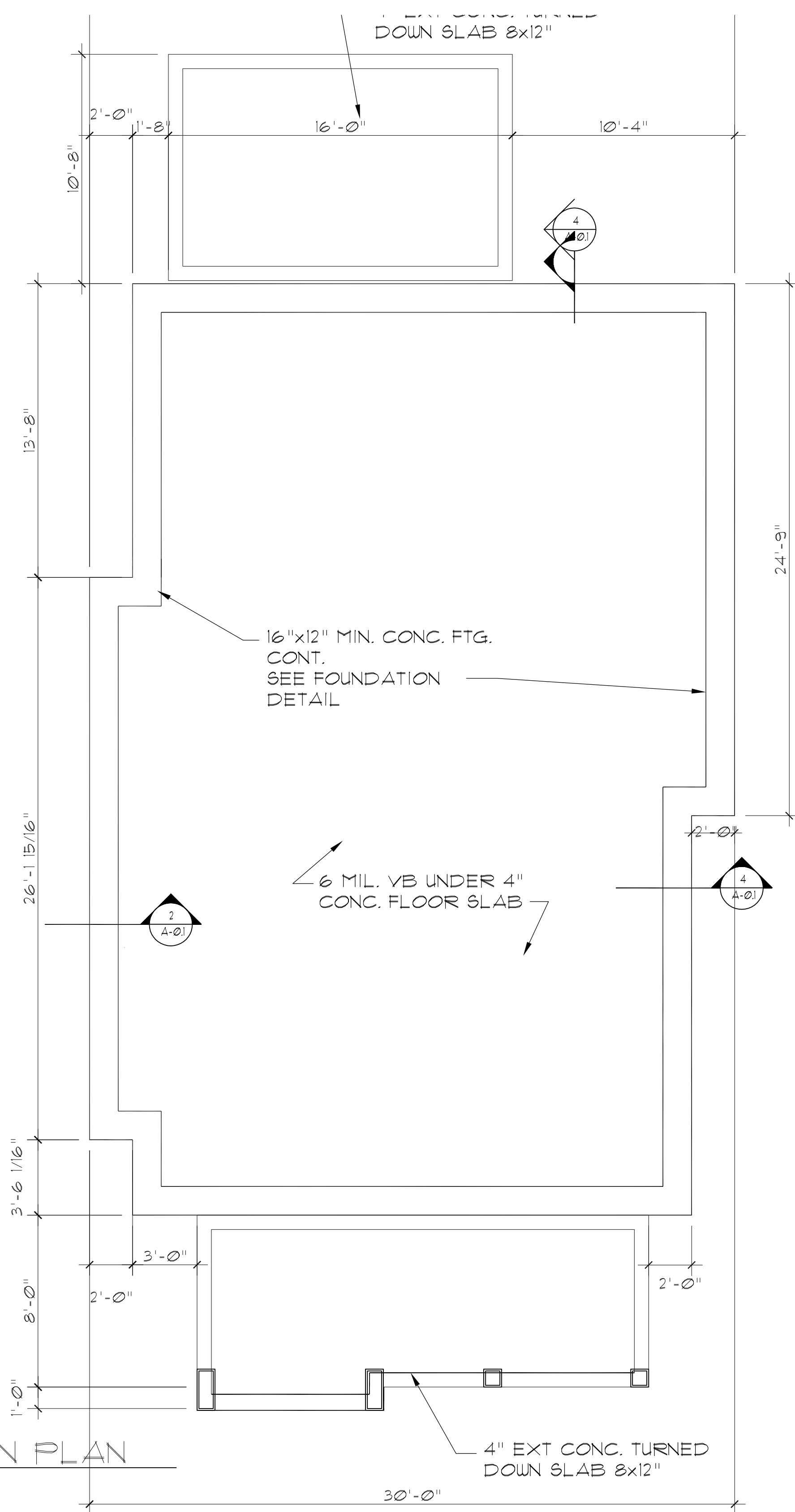
REVISION	DATE
DATE:	03/22/21

JOB No. 3342158

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

T = 1.0

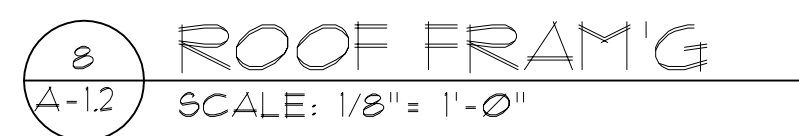
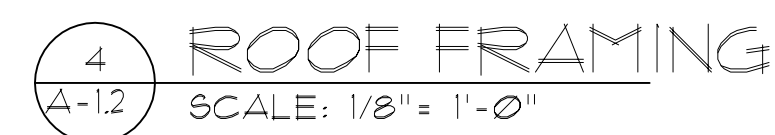
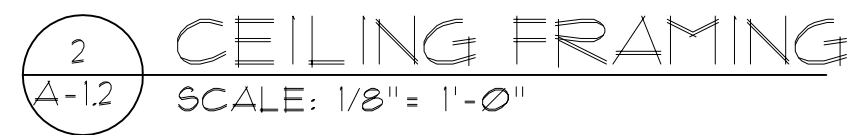
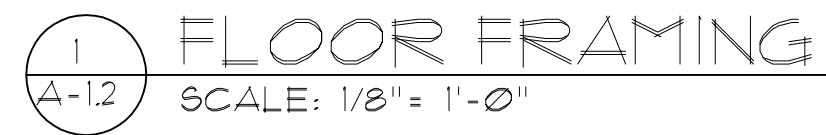
RELEASED PRINT 3.22.21
ISSUED FOR CONSTRUCTION



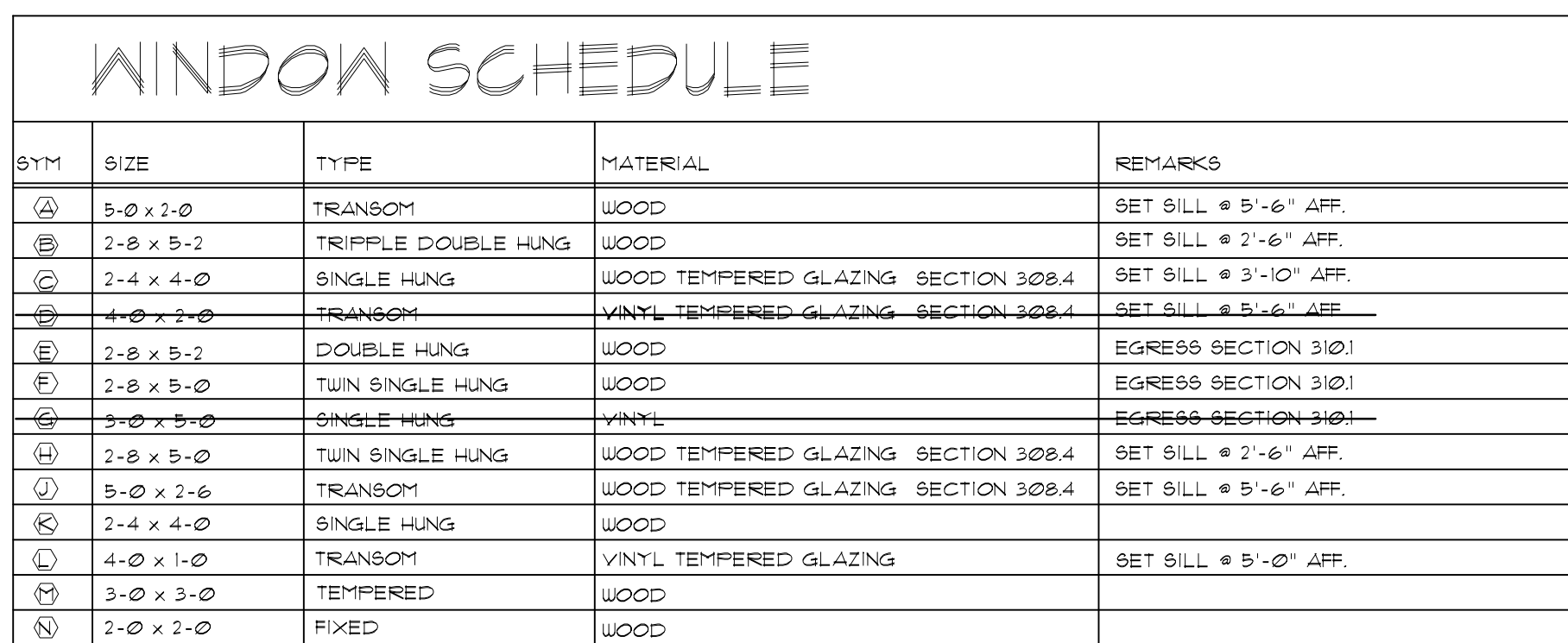
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE BY CONTRACTUAL AGREEMENT WITH THE OWNER, AND ARE INTENDED FOR HIS USE. THE IDEAS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED ON OTHER PROJECTS.

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

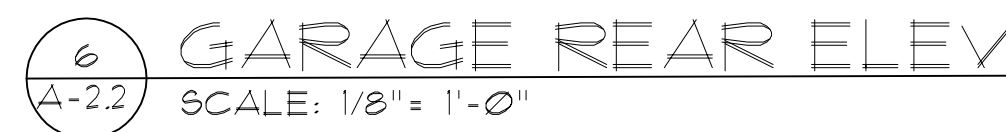
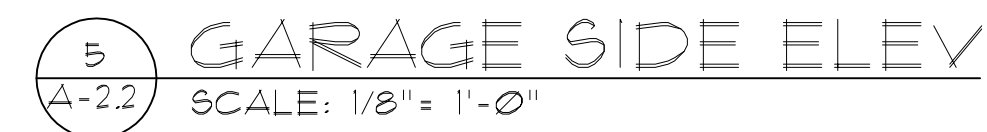
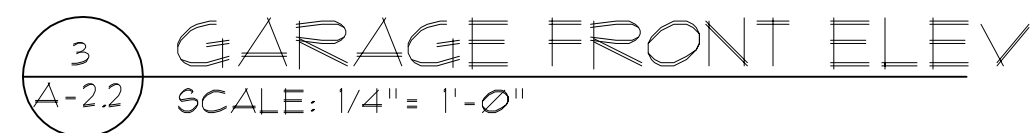
[illegible]

JOB No. 3342158



FRONT ELEVATION
FENESTRATION =
30.58%





ISSUED FOR CONSTRUCTION

[illegible]

JOB No. 3342158

ELEVATIONS

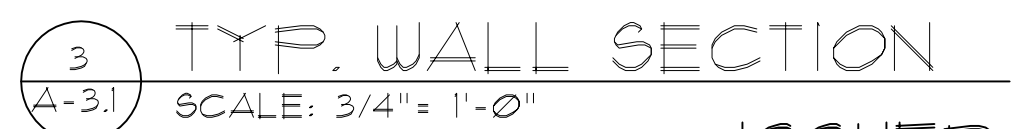
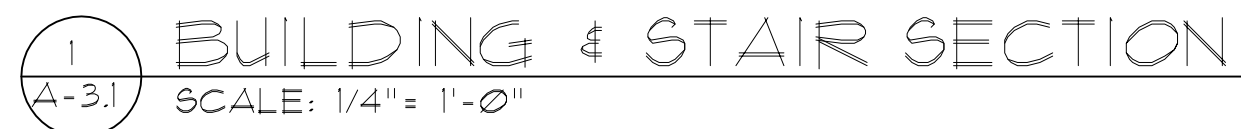
CUSTOM HOME
550 OAK DRIVE.
CHAPEVILLE, GEORGIA

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

$$A = 2.4$$

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ISSUED FOR CONSTRUCTION

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

[illegible]

No. 3342158

[illegible]

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

$$A = 3.1$$

Page 32 of 182



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

DATE: March 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 510 Oak Drive

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 510 Oak Drive. The dwelling will have three bedrooms and three bathrooms. The property is currently vacant. The dwelling will have 2,286 SF of heated floor area and a 391 SF detached 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 16'.***
 - ***East side setback is 14.2'.***
 - ***West side setback is 5.2'. The eaves may not be in the setback.***
 - ***Rear setback is 59.0' (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 minimum 10' driveway.***
 - ***The plans show an existing sidewalk. Architectural Design Standards required between 9' and 15'***
 - ***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 detached 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 landscape plan should be provided.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
 - ***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 property is listed as .182 ac or 7922 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.
 - ***Allowable lot coverage is 5,277 SF. The total impervious surface coverage is 2864 SF or 37.7%, which is compliant. Coverage by type is required.***
 - 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 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 2,286 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 story single-family house.***
- ***Authorization of the property owner has been provided.***

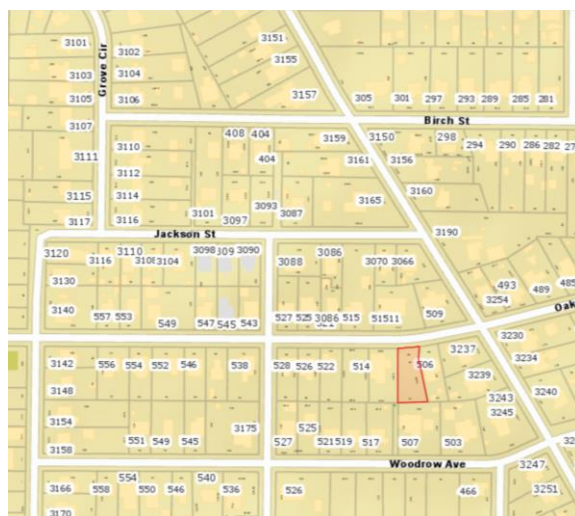
RECOMMENDATION

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

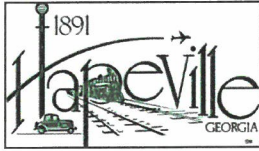
- Ensure roof eaves are not in the west setback.
- Provide allocation of lot coverage.
- Provide a landscape plan.
- Address any issues related to the arborist report.

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.

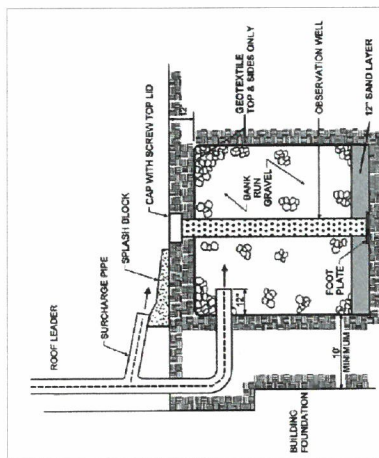
_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 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.

[illegible]

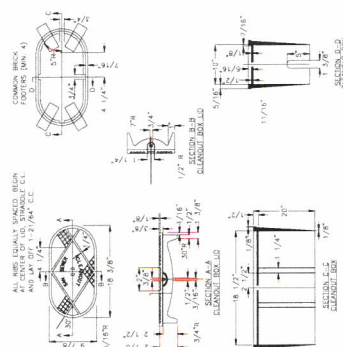
STANDARD SANITARY CLEANOUT DETAIL

- BMP NOTES:**
1. GRAVEL SIZE 1"-3" STONE.
 2. PILES FROM DOMINANTS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
 3. ALL PILES FROM SUBORDINATES MUST BE 1/2" THICK AND 1/2" LONG. ALL PILES REQUIRED EXCEPT PILES AND LOGS OF PIPE TO BE WRAPPED IN A 60 Lb. 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. NO BMP(S) TO BE INSTALLED AT THE END OF FINAL LANDSCAPING.
 7. BMP(S) SHALL BE INSTALLED WITHIN 14 DAYS OF COMPLETION OF FINAL LANDSCAPING.
 8. A 10' BUFFER SHALL BE MAINTAINED AROUND ALL BMP(S).
 9. A BUILT WATER QUALITY CERTIFICATION ON LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE

- | | | |
|----|---|----------------------|
| 1. | CONSTRUCTION, INSPECT AFTER EVERY 100 YD. STORM FOR THE FIRST FIVE 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/RASH, AND ANY OTHER WASTE MATERIALS REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. | |
| 4. | INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR TO ENSURE 72- HOUR MAXIMUM STORM 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. | UPON FAILURE |

SANITARY CLEANOUT BOX



- GENERAL NOTES:**
1. UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO ASTM SPECIFICATIONS A48 (LATEST REVISION) FOR CLASS 20, GREY AND TREE CASTINGS.
2. CASTINGS SHALL BE TRUE AND FREE OF HOLES.
3. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.A. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE ELEMENTS, AND NOT SUBJECT TO DISINTEGRATION WHEN EXPOSED TO WEATHER.
4. WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.
5. THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WASTEWATER. IT MAY HAVE BEEN MODIFIED.

21-PC-04-17

**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: 3253 Forrest Hills Dr, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400060721

Present Zoning Classification: R-SF Size of Tract: 0.126 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) _____

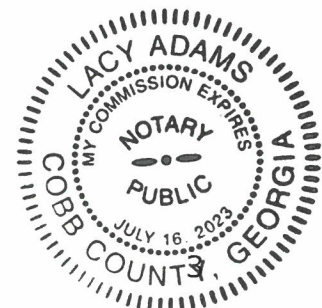
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application 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: 3/9/21

Sworn to and subscribed before me

This 9th day of March, 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:

3253 Forrest Hills 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]

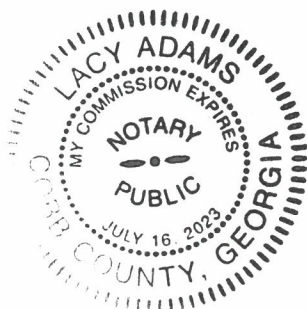


Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 9th day of March, 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).



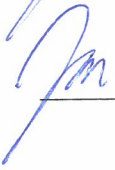
The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.



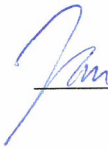
The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.



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



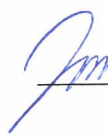
The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your 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 3/9/21

Legal Description: 3253 Forrest Hills Drive, Hapeville

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being portions of Lots 32, 33, 34 and 35, Block 17, 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:

BEGINNING at the intersection of the southerly 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 northeast corner of said Lot 35;

Thence S 00°18'25" W along said westerly right-of-way line and the easterly line of said Lot 35, a distance of 62.50 feet;

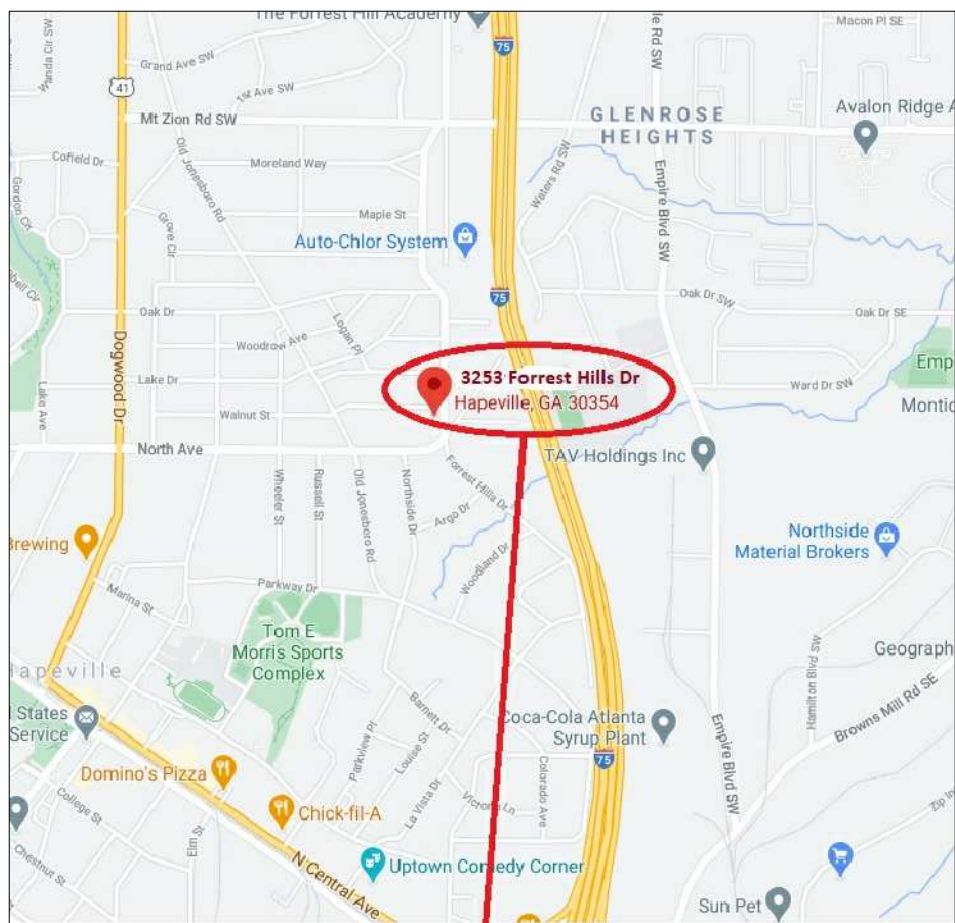
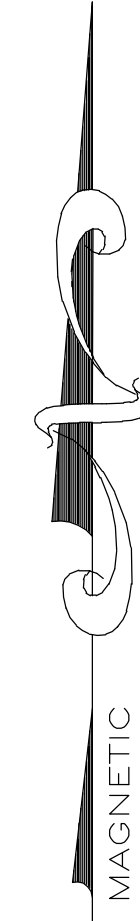
Thence N 89°17'41" W, a distance of 88.04 feet;

Thence N 00°18'48" W, a distance of 62.50 feet to said southerly right-of-way line of said Walnut Street;

Thence S 89°18'00" E along said southerly right-of-way line of said Walnut Street, a distance of 88.71 feet to said northeast corner of said Lot 35 and the POINT OF BEGINNING.

Land Area 0.126

Survey completed by Survey Land Express, Inc, dated December 29, 2020
End



SITE LOCATION MAP
NOT TO SCALE

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: 09/18/2013. 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 OF 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: 04/05/2021
ANTICIPATED COMPLETION DATE: 11/05/2021
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
 - AE ACCESS EASEMENT
 - AFF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APP AS PER PLAT
 - APR AS PER RECORD
 - BC BACK OF CURB
 - BUC BLOCK
 - BLS BUILDING LINE SETBACK
 - BRK BRICK
 - CBK CABLE BOX
 - CB CATCH BASIN
 - CL CENTER LINE
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CO CITY OF ATLANTA
 - COA SAN SEWER CLEANOUT
 - CO2 CALCULATED POINT
 - CPT CARPORT
 - CTP CRIMP TOP PIPE FOUND
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - ED EDGE OF PAVEMENT
 - F FIELD
 - FP FENCE POST
 - FC FENCE CORNER
 - FR FIRE HYDRANT
 - FR FRAME
 - GL GAS LINE
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEAD WALL
 - HW HARDWOOD TREE
 - IPF IRON PIN FOUND
 - IPW IRON PIN SET
 - IR IRON ROD FOUND
 - IV IRRIGATION VALVE
 - JB JUNCTION BOX
 - LLL LAND LOT LINE
 - MAC MAGNETIC READING IP
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - NH NAIL HOLE
 - OTF OPEN TOP PIPE FOUND
 - OU OWNERSHIP UNCLEAR
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PW POWER LINE
 - PLAT PLAT
 - R RECORD
 - RBF REINFORCING BAR FOUND
 - RE REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SANITARY SEWER LINE
 - SSL SANITARY SEWER EASEMENT
 - SSE SAREENED PORCH
 - SI SIGN
 - TOB TOP OF BANK
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WW WOOD WAREHOUSE
 - WV WET WEATHER YARD INLET
 - YI YARD INLET
 - 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 WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE

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 = 1066.97 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.

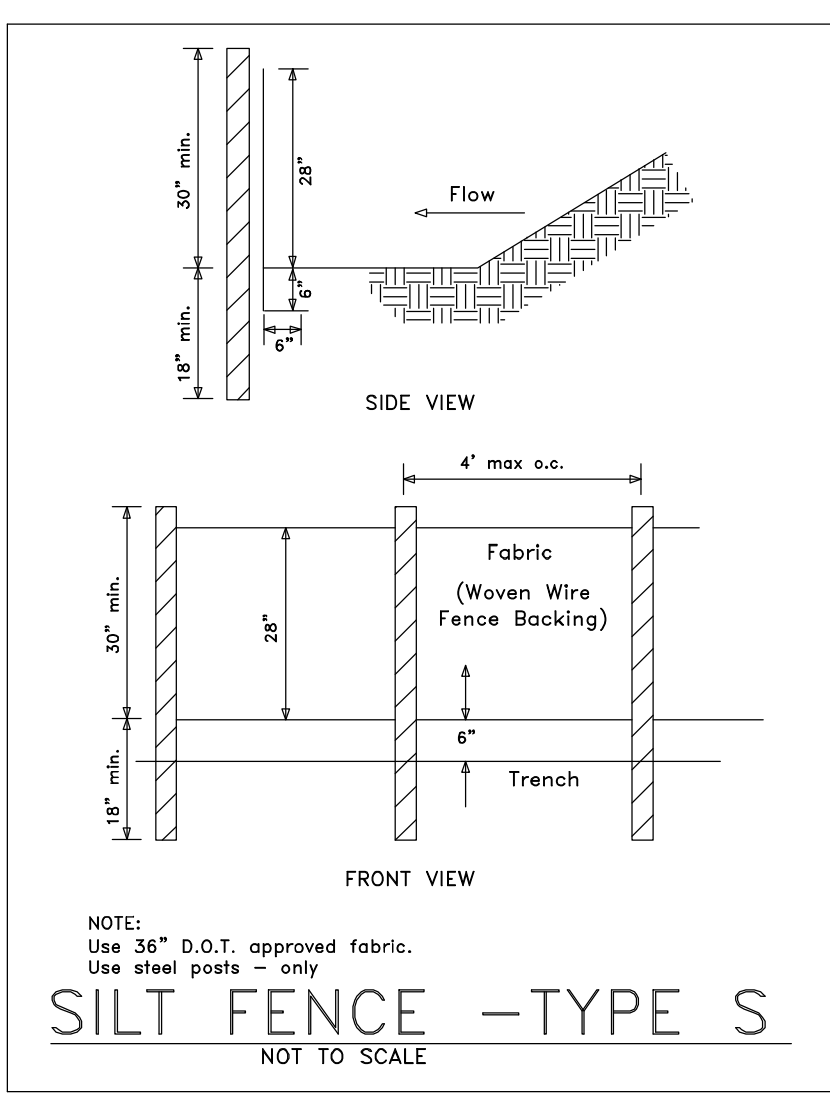
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

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: 01/27/2021 EXPIRES: 01/27/2024

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



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.

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.

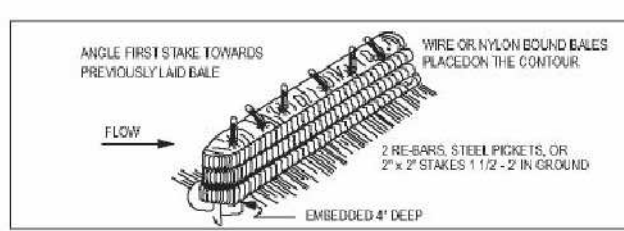
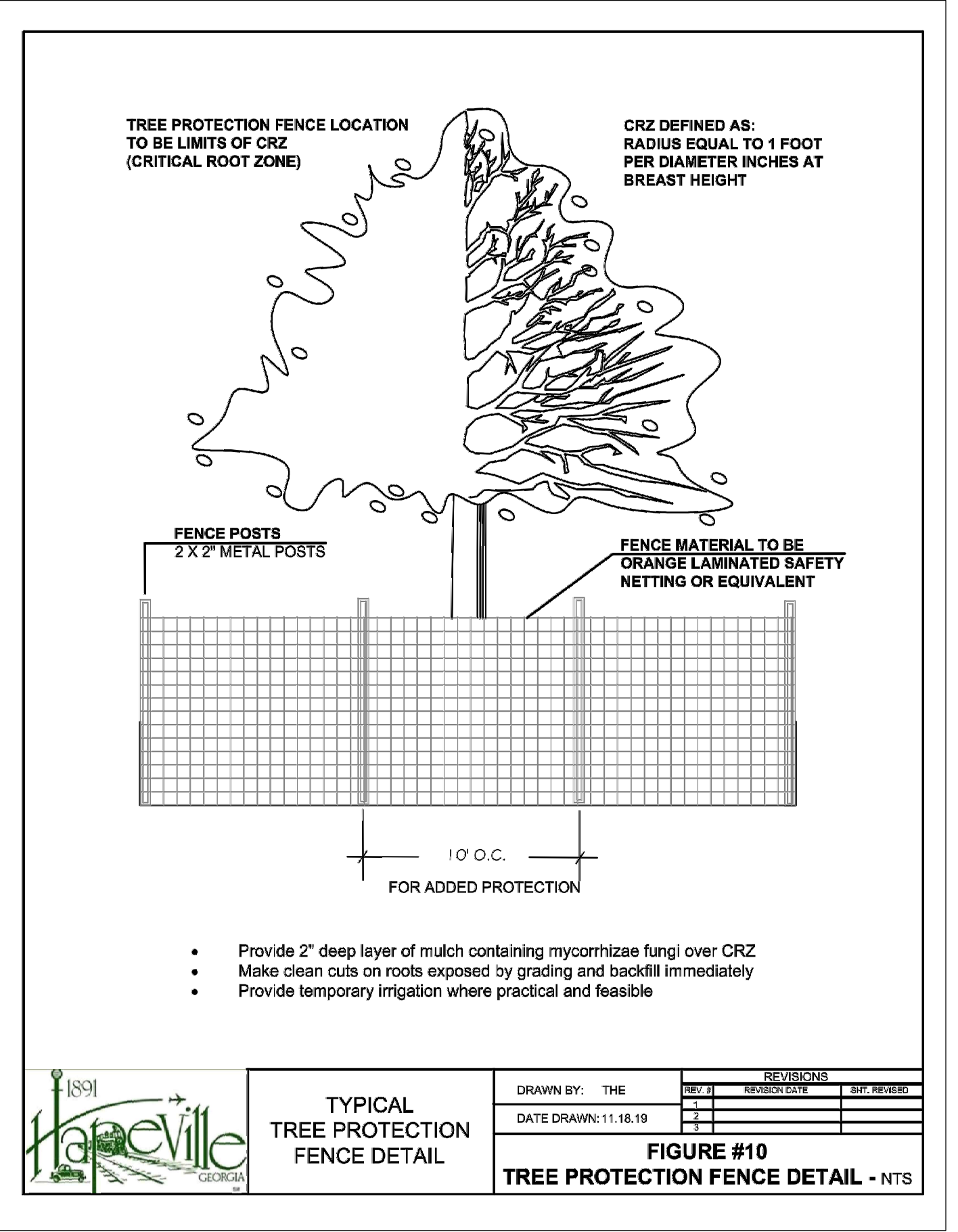


Figure 1. Straw Bale Barrier Installation Requirements

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (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.

Ds2 DISTURBED AREA STABILIZATION (WITH 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 LESPEDEZZA	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

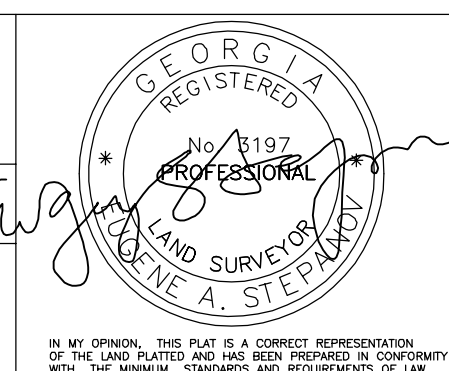
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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
CENTPEDEE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZZA	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

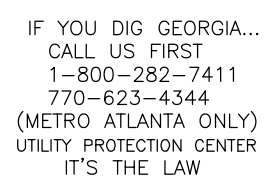
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

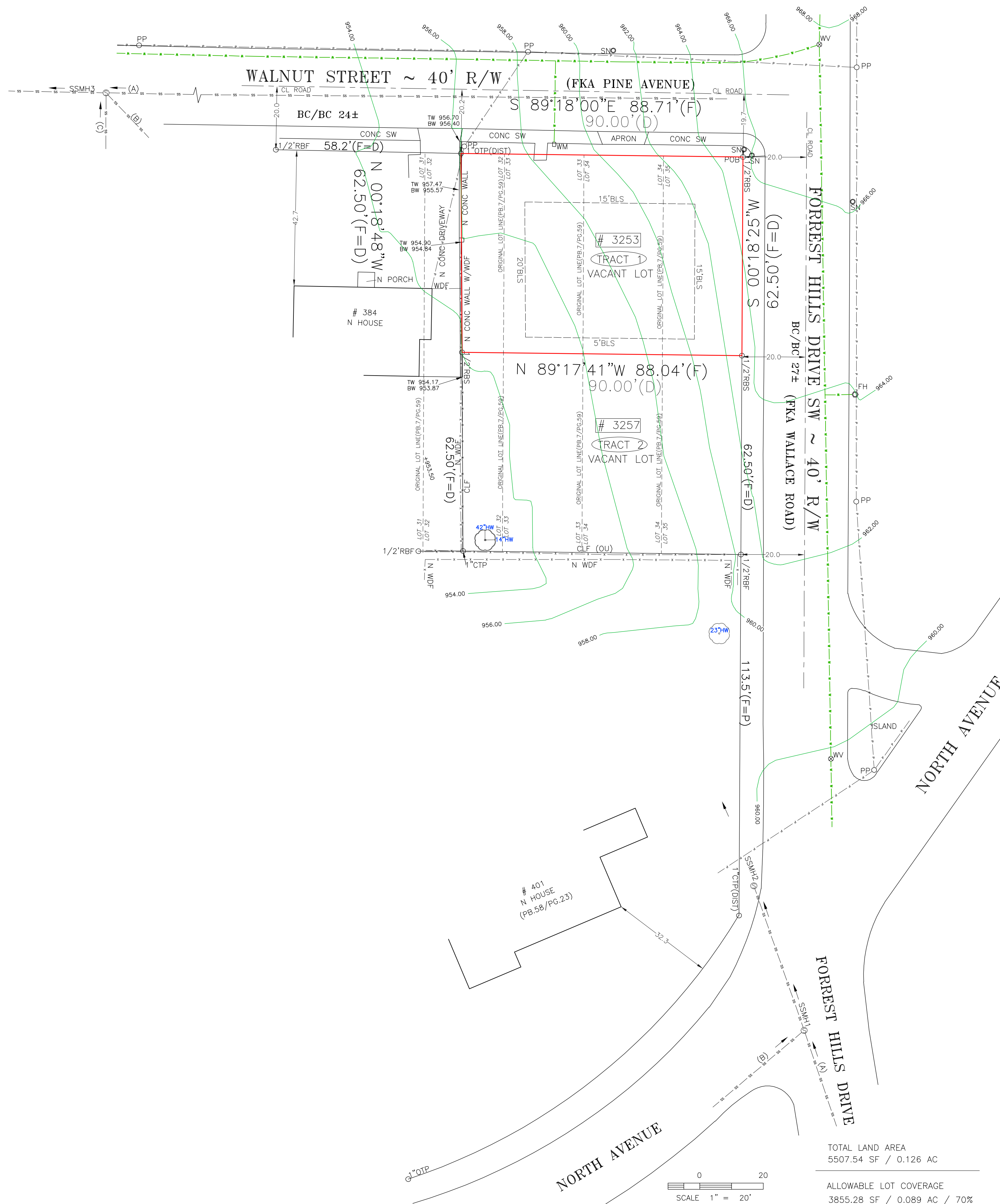
TRACT 1 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	SITE PLAN PREPARED FOR: RYAN MACDOWELL
FORREST HILL PARK SUBDIVISION UNIT	PROPERTY ADDRESS: 3253 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354
LAND LOT 94 14TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA DB.61337/PG.474 (PB.7/PG.59)	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 8, 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 #20202732-3253	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
SURVEY LAND EXPRESS, INC. LAND SURVEYING SERVICES	




```
SSMH3
TOP=944.03
(A)INV IN=934.43
(B)INV IN=937.43
(C)INV IN=934.53
INV OUT=934.33
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MAGNETIC



ALLOWABLE LOT COVERAGE
3855.28 SF / 0.089 AC / 70%

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.

SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33



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

SEE REPORT FROM CONTINENTAL PIPE SERVICES, INC.

BMP W.Q. DEVICE

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

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.

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.

- (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)

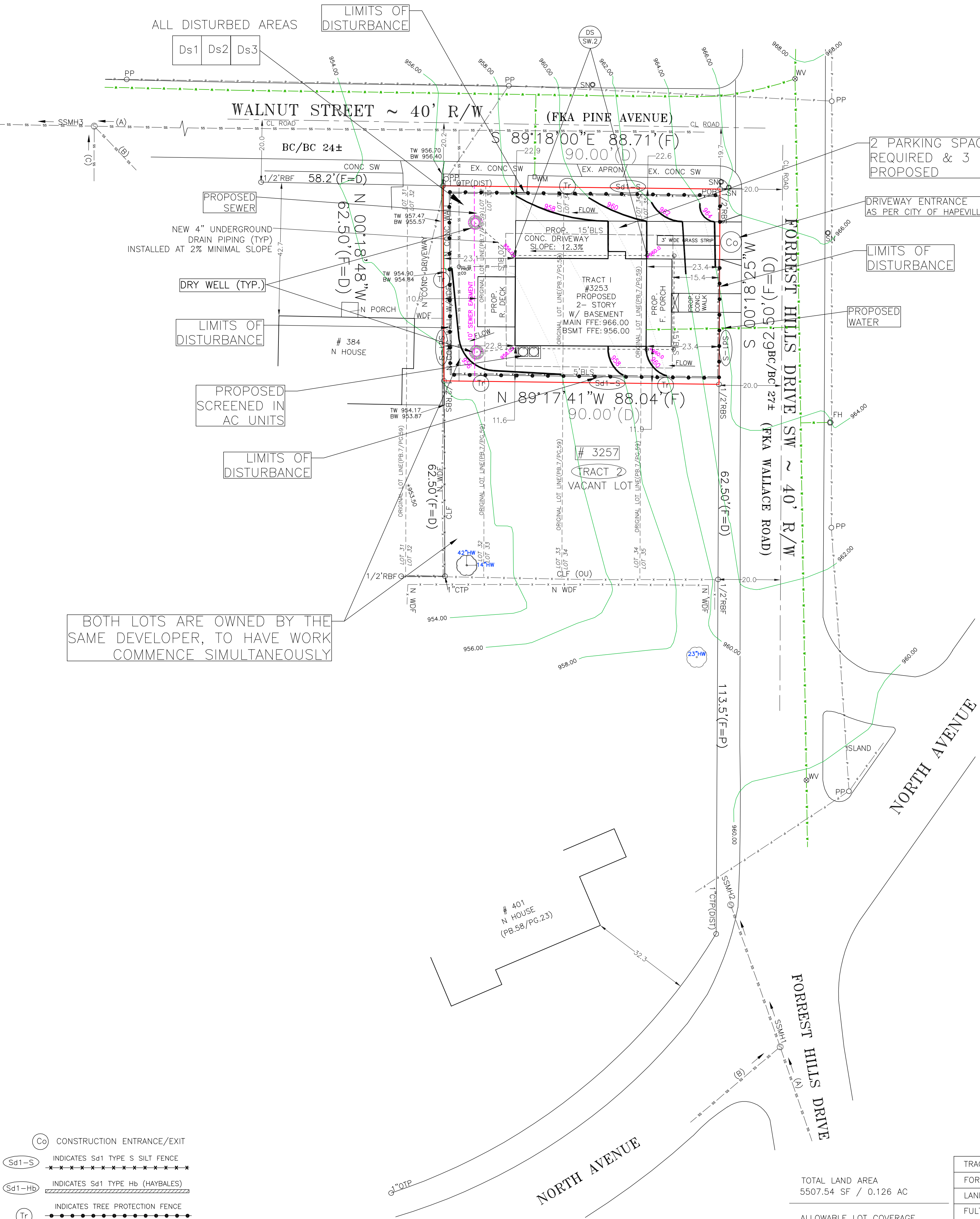


Diagram illustrating the proposed house and surrounding areas, including hatched areas subject to SWM, proposed concrete driveway, 3' wide grass strip, proposed R. Deck, proposed AC units (2), proposed porch, proposed concrete walk, and proposed steps.

Area Calculations:

- Hatched Areas Subject to SWM: 1990.13 SF
- Proposed Conc. Driveway: 712.09 SF
- 3' Wide Grass Strip
- Proposed R. Deck: 192.00 SF
- Proposed House: 1188.78 SF
- Proposed AC Units (2): 18.00 SF
- Proposed Porch: 223.94 SF
- Proposed Conc. Walk: 78.52 SF
- Proposed Steps: 13.70 SF

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 1990.13 SF
(I) PERCENT OF IMPERVIOUS = 36.1%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3749
 $\text{ACRE} - (\text{FT}) \times 43560 = (\text{CUBIC FEET})$
 $A = 5507.54 \text{ SF}$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 206.48 \text{ CUBIC FEET}$

The diagrams illustrate three cross-sections of a driveway and its adjacent areas:

- SECTION A-A (NOT TO SCALE):** Shows a driveway with a width of 10' MIN. and a maximum width of 40'-0" MAX. It includes expansion material on both sides, a sidewalk, a grass strip (1'-6" MIN. wide), a concrete curb and gutter, and a tool joint. Dimensions include 4' sidewalk, 10' driveway, 4' grass strip, 7' concrete curb and gutter, and a 1'-6" MIN. gutter line. A 4' MIN. curb is also indicated.
- SECTION B-B (NOT TO SCALE):** Shows a driveway with a width of 1'-0" (2% MIN. slope) and a 6" MIN. gutter line. It includes a 6" MIN. residential curb, a 6" residential curb, a 6" residential curb, and a 6" residential curb. The gutter line is broken here and remove curb section if curb & gutter, granite or header curb.
- SECTION A-A' (NOT TO SCALE):** Shows a driveway with a width of 1'-0" (2% MAX. slope) and a 6" MIN. gutter line. It includes a 6" MIN. residential curb, a 6" residential curb, a 6" residential curb, and a 6" residential curb. The gutter line is broken here and remove curb section if curb & gutter, granite or header curb.

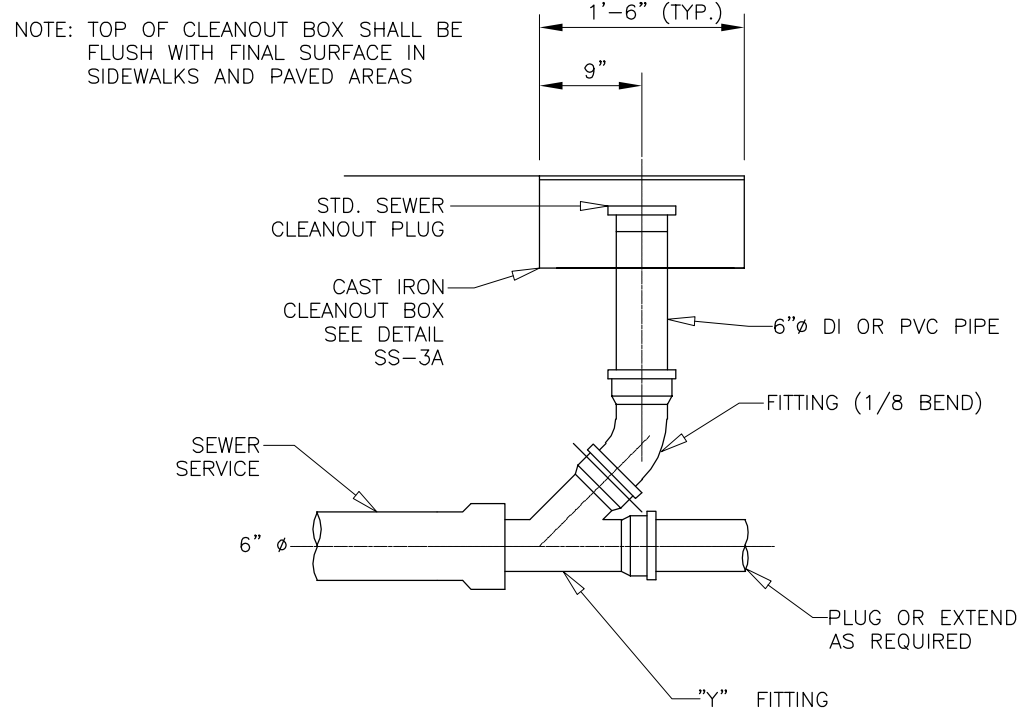
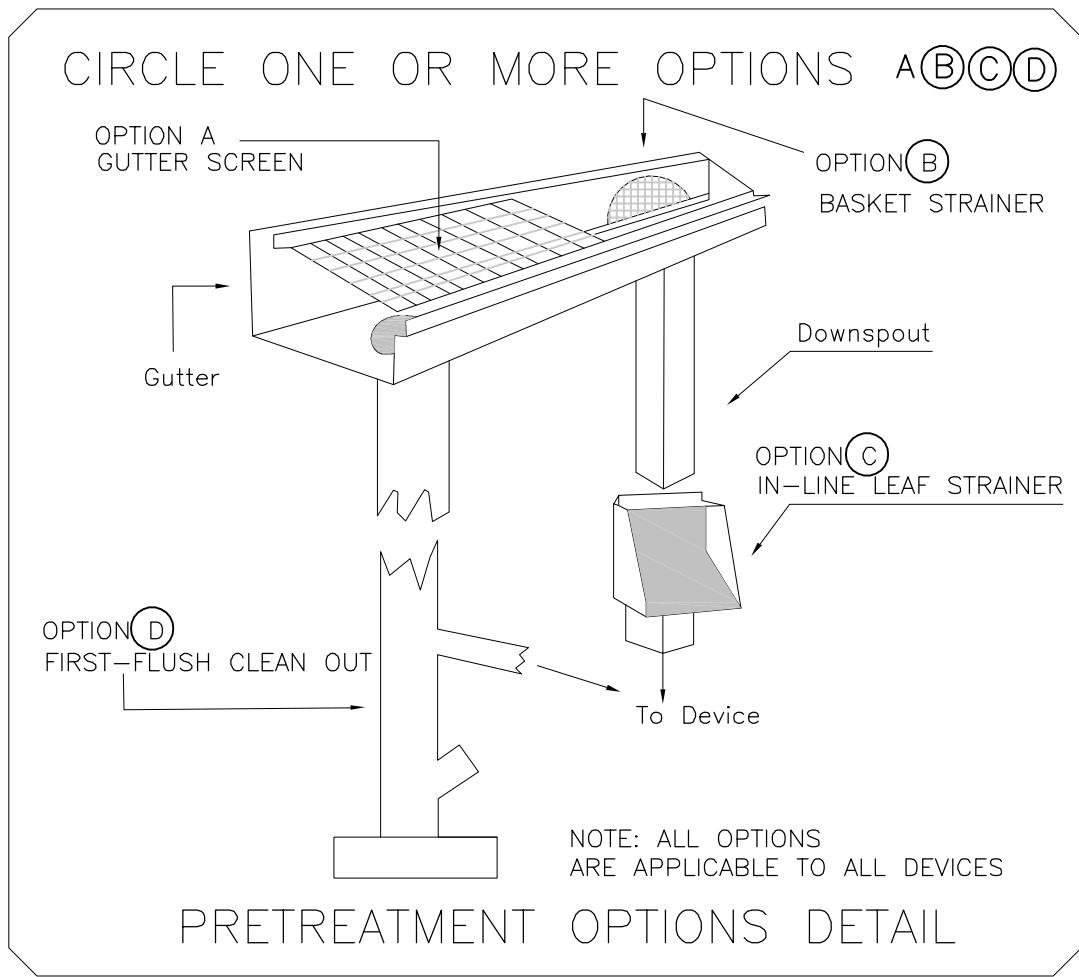
NOTE:
CAN EXCHANGE W/ CONC. HEADER CURB OR GRANITE CURB.

AVERAGE GRADE = 958
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF = 24.9'
(from first floor); 35'
(from basement floor)

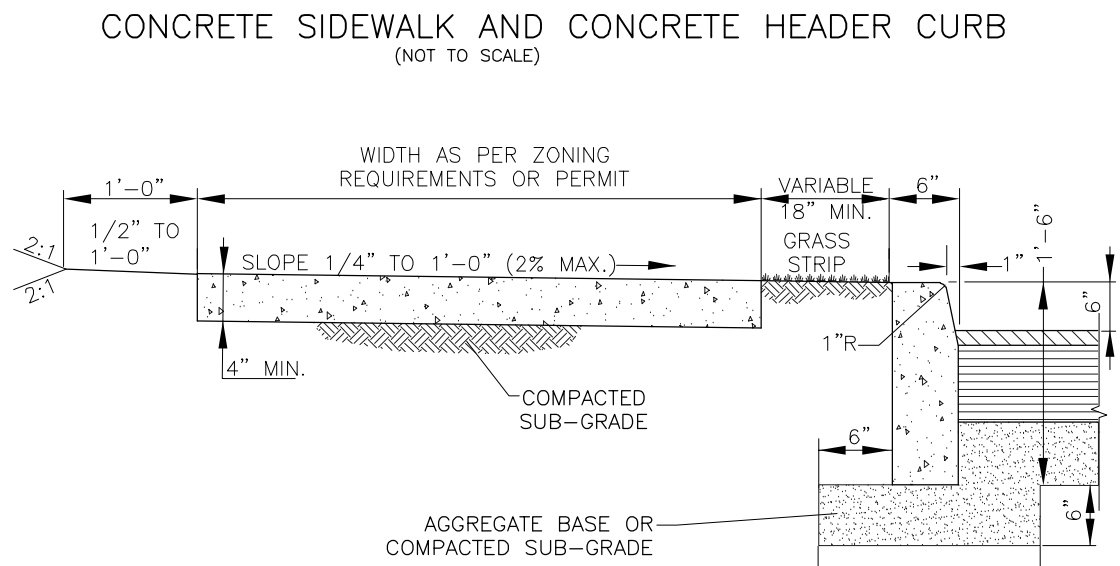
Pg. 2

TRACT 1 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)		SITE PLAN PREPARED FOR: <i>SHEET 4 OF 5</i>	
FORREST HILL PARK SUBDIVISION UNIT		RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT SECTION			
FULTON COUNTY, GEORGIA DB.61337/PG.474 (PB.7/PG.59)		PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 8, 2021		3253 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"		HAPEVILLE, GA 30334	
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.			
MC CORD #20202732 DWG #20202732-3253		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-401-0941 TEL 404-252-5747 INFO@RYANMACDOWELL.COM	
SURVEY LAND EXPRESS, INC LAND SURVEY SERVICES			

CIRCLED ITEMS ARE REQUIRED

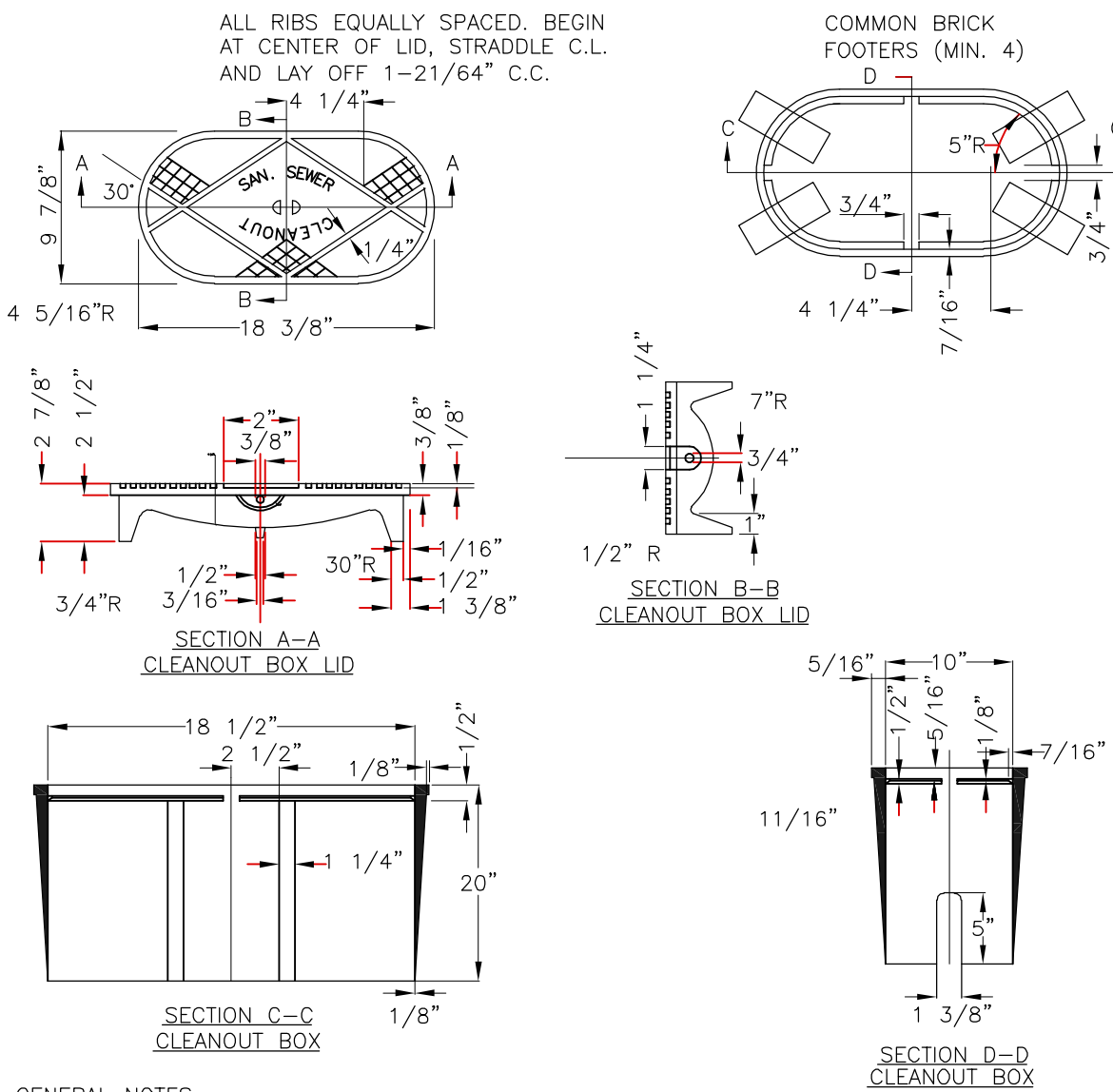


STANDARD SANITARY CLEANOUT DETAIL
(NOT TO SCALE)



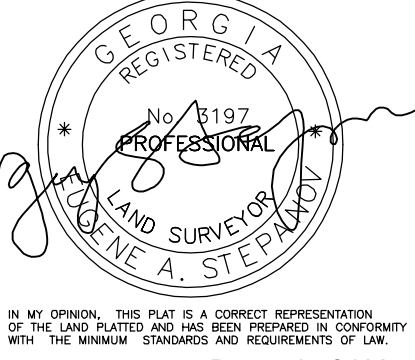
- NOTES:
1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
 2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
 3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH 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

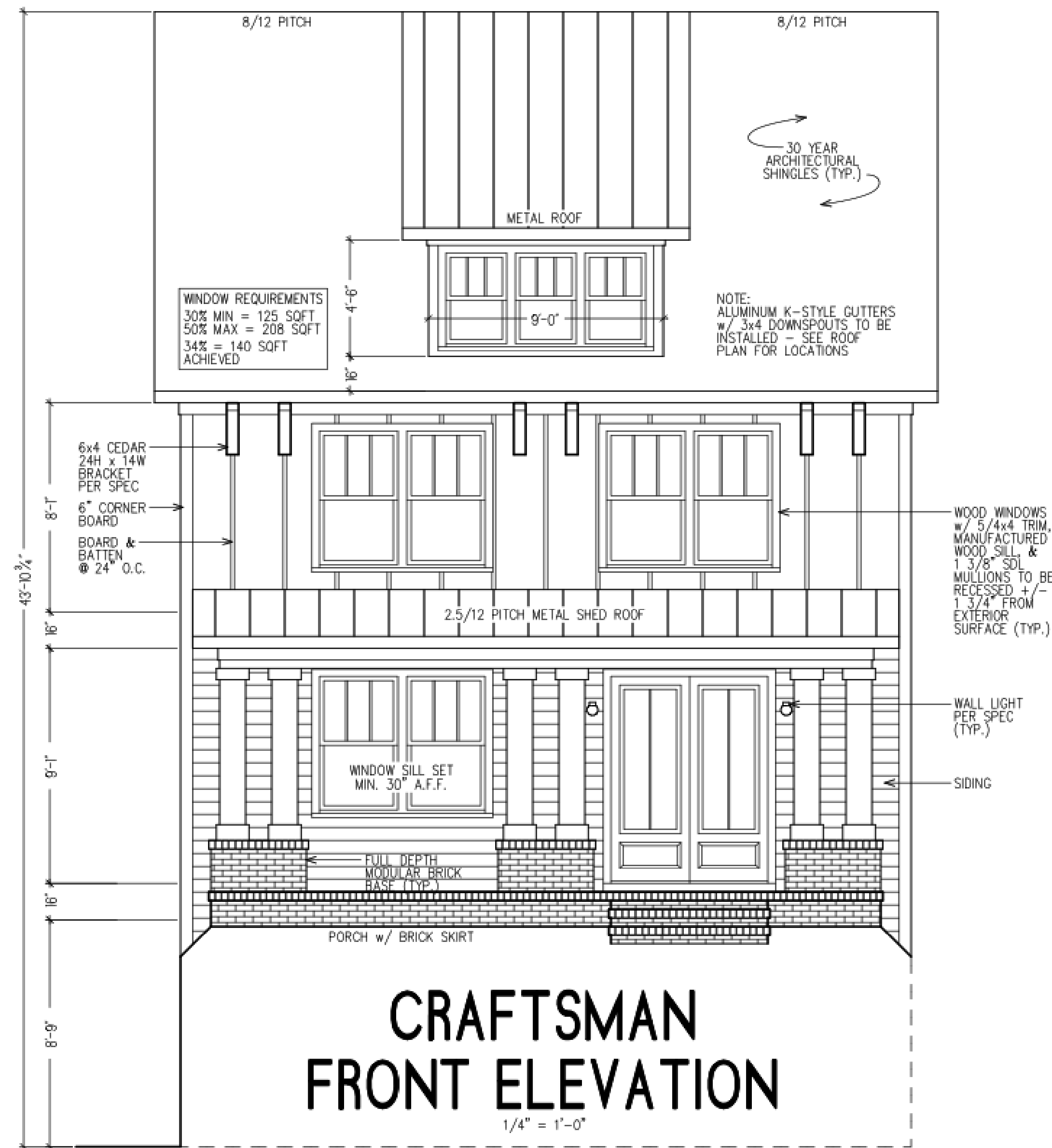
SANITARY CLEANOUT BOX
(NOT TO SCALE)



- 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 FINIS AND ROUGH PLACES.
 3. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.W.A. SPECIFICATIONS C110, LATEST REVISION. 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.

TRACT 1	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 5 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/Pg.474	(PB.7/Pg.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 8, 2021		3253 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		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 #20202732-3253			SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	





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

INDEX

- A1 - Cover Sheet
- A2 - Basement Floor Plan
- A3 - First Floor Plan
- A4 - Second Floor Plan
- A5 - Elevations and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: **Forrest Hills 3253**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **3253 Forrest Hills 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



3253 Forrest Hills Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

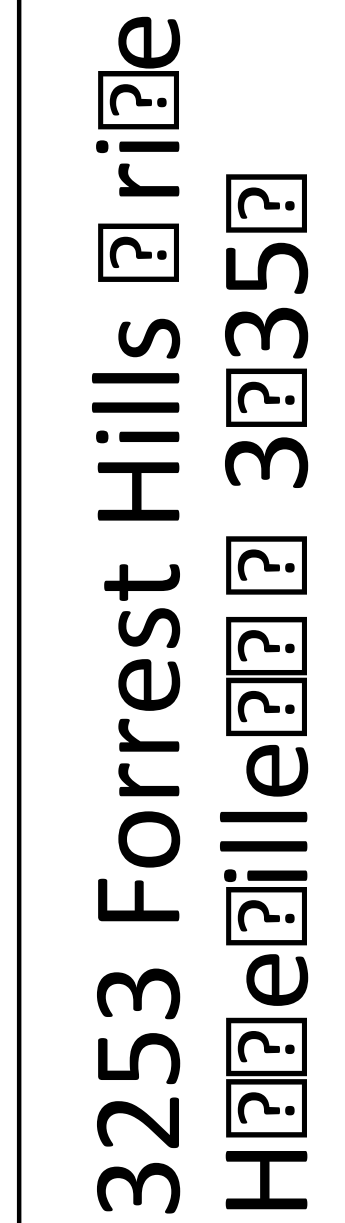
COVER SHEET

MACBUILT HOMES

SHEET:

A-1

OF:

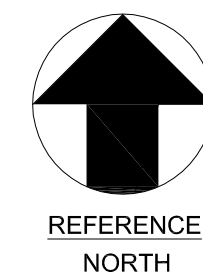
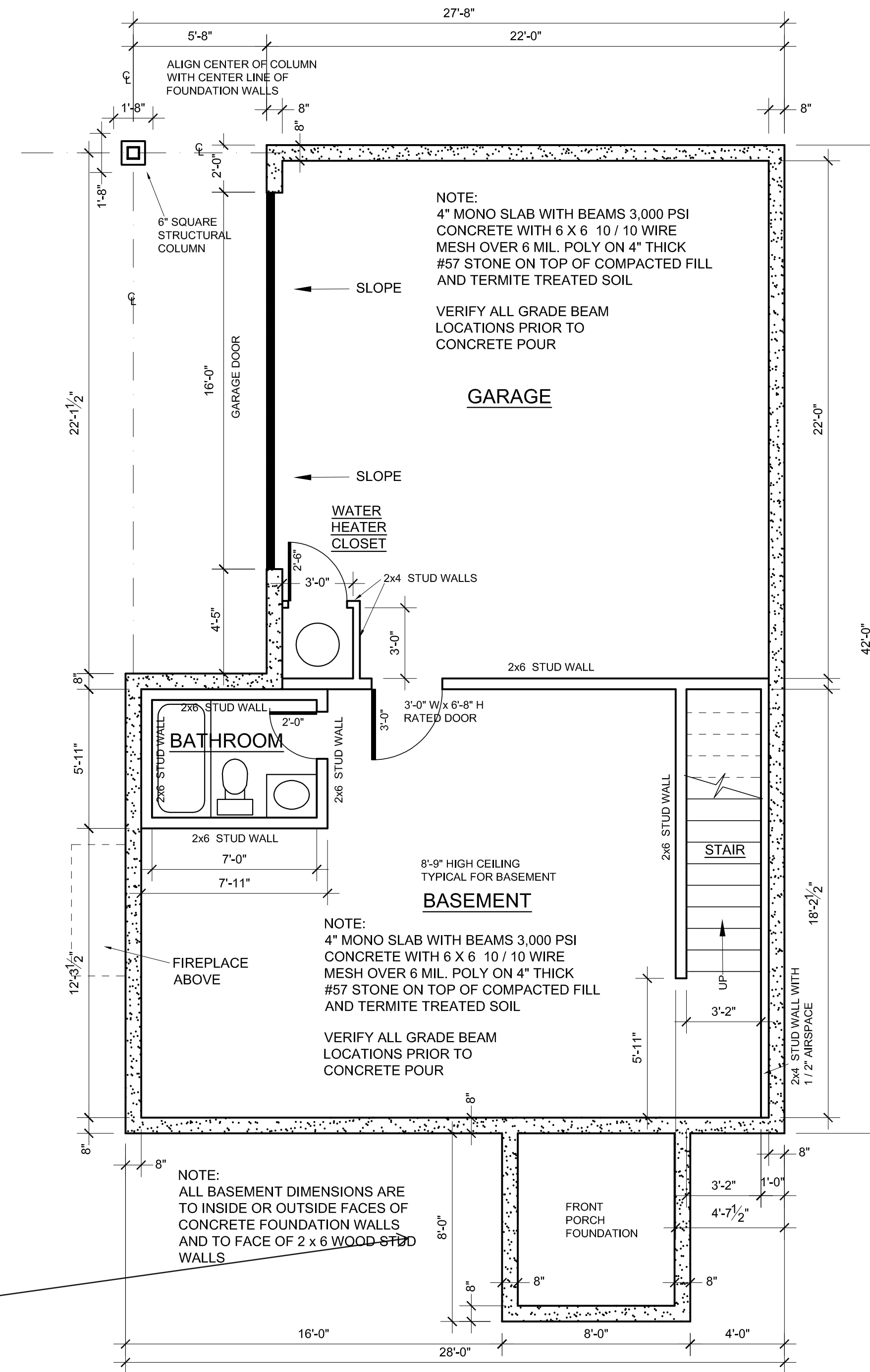


MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

A-2

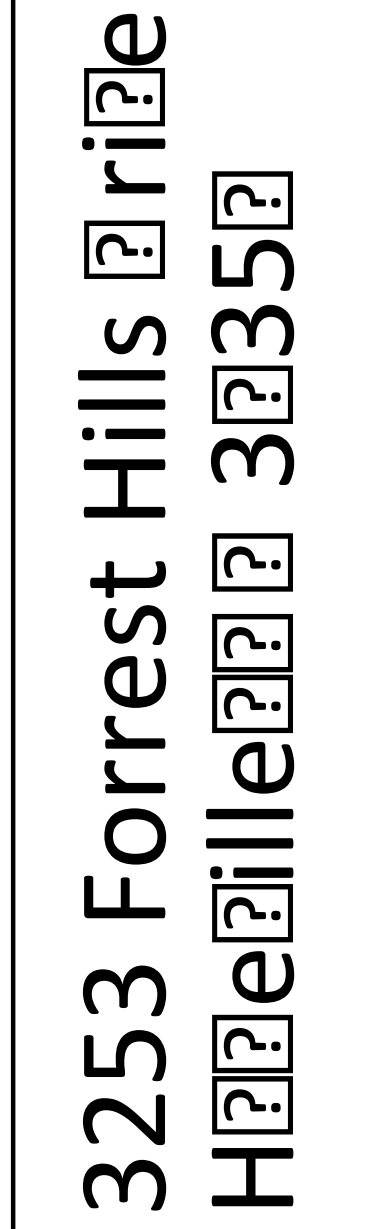


Basement porch
foundation to
match partial first
floor above



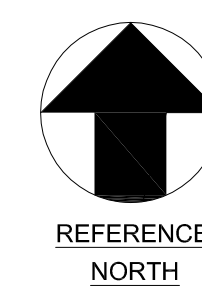
BASEMENT FLOOR PLAN

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



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A-3



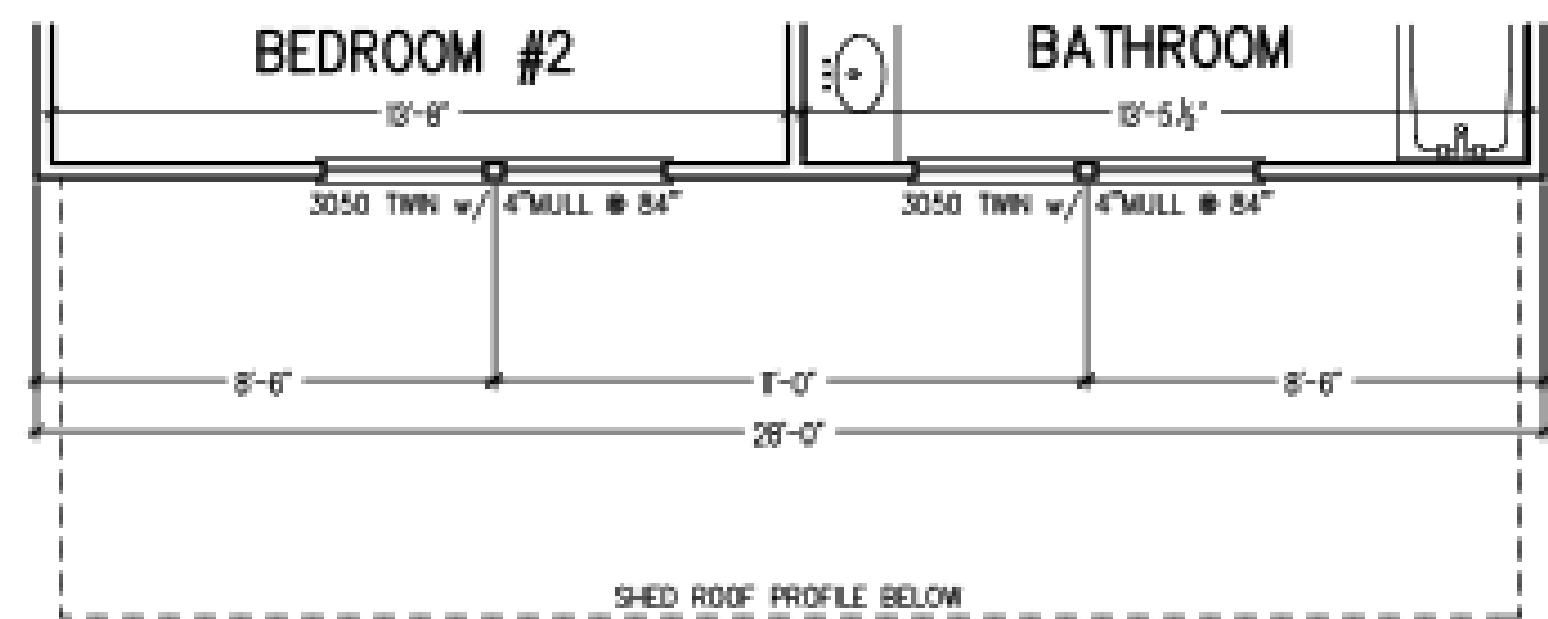
FIRST FLOOR PLAN

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

3253 Forrest Hills
Hille 335?

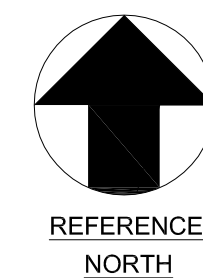
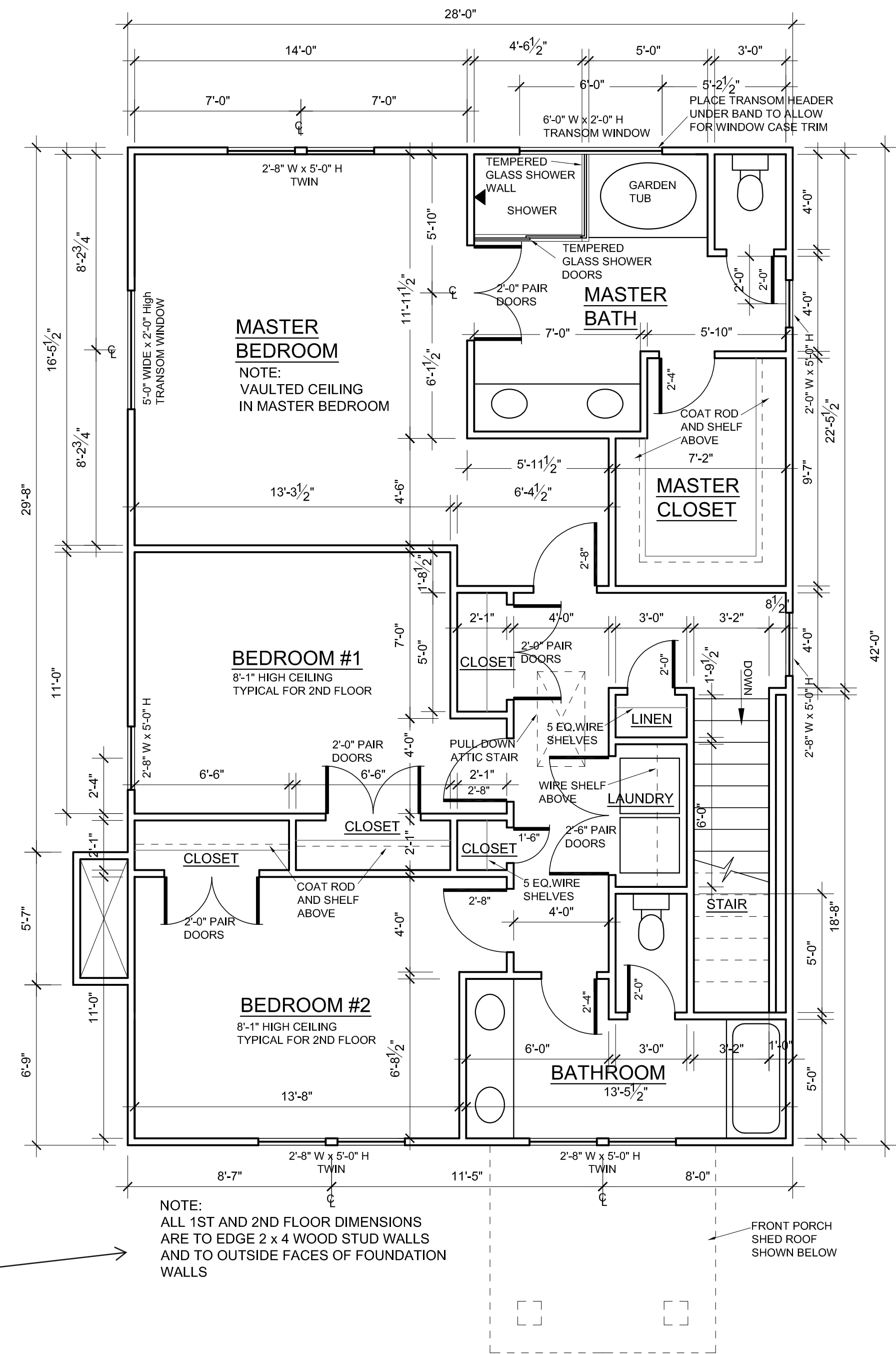
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A-4



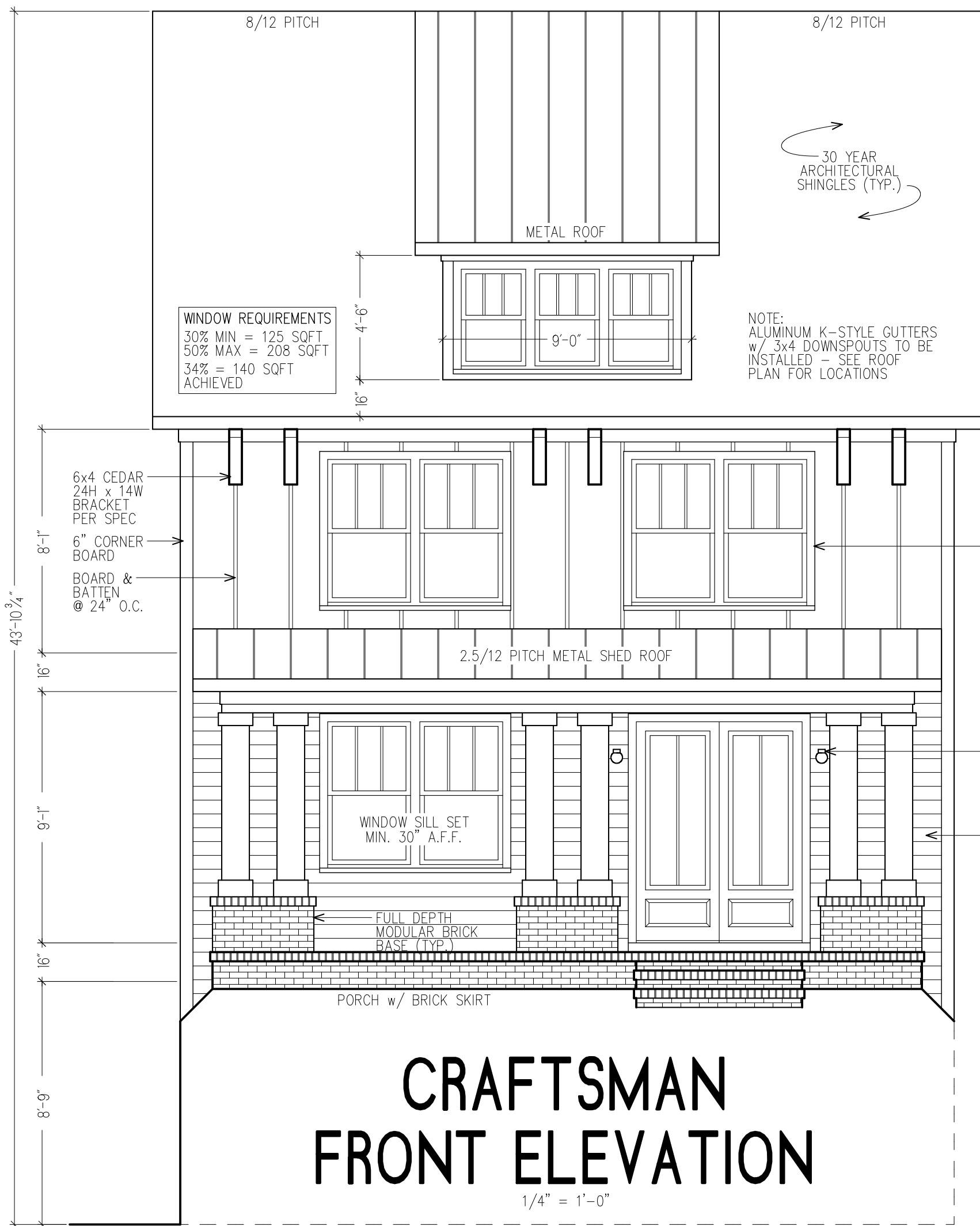
PARTIAL SECOND FLOOR

See partial 2nd floor on left



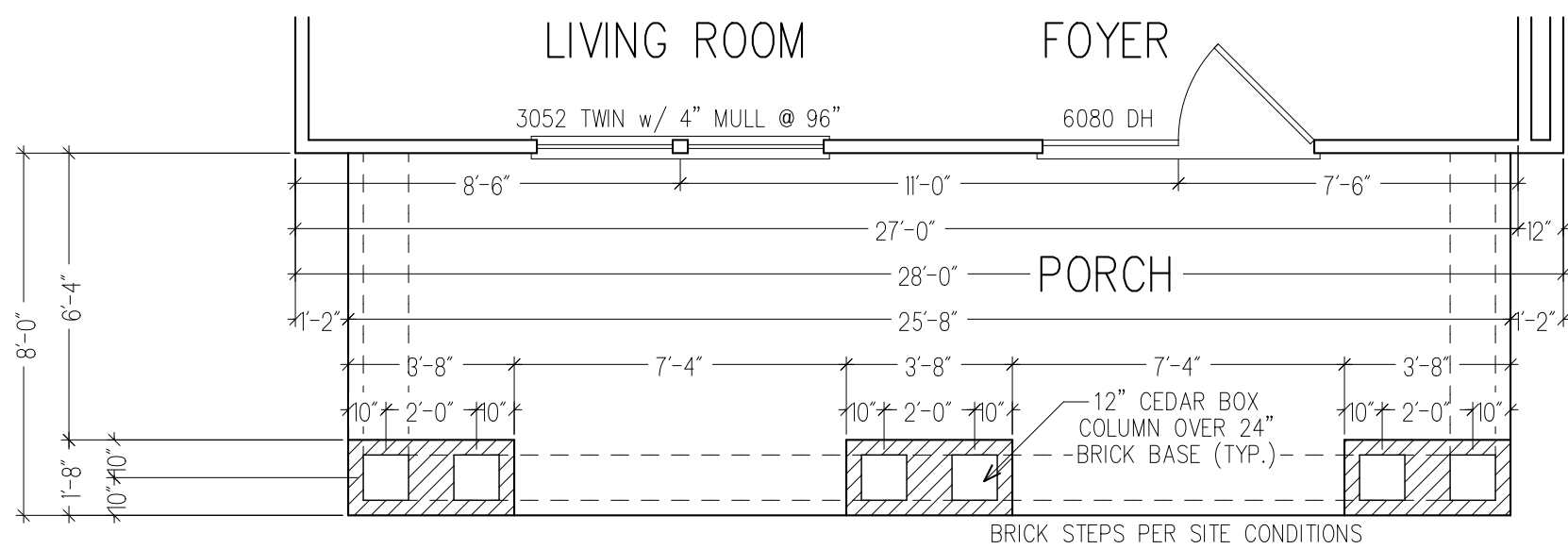
SECOND FLOOR PLAN

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



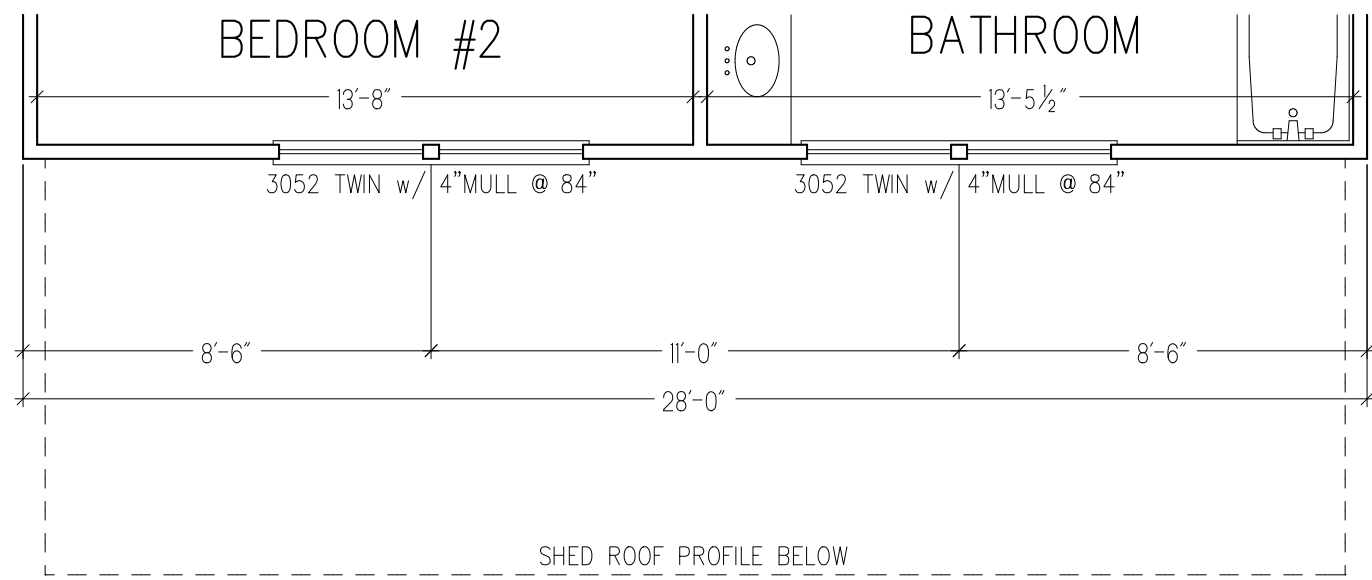
CRAFTSMAN
FRONT ELEVATION

1/4" = 1'-0"



PARTIAL FIRST FLOOR

1/4" = 1'-0"



PARTIAL SECOND FLOOR

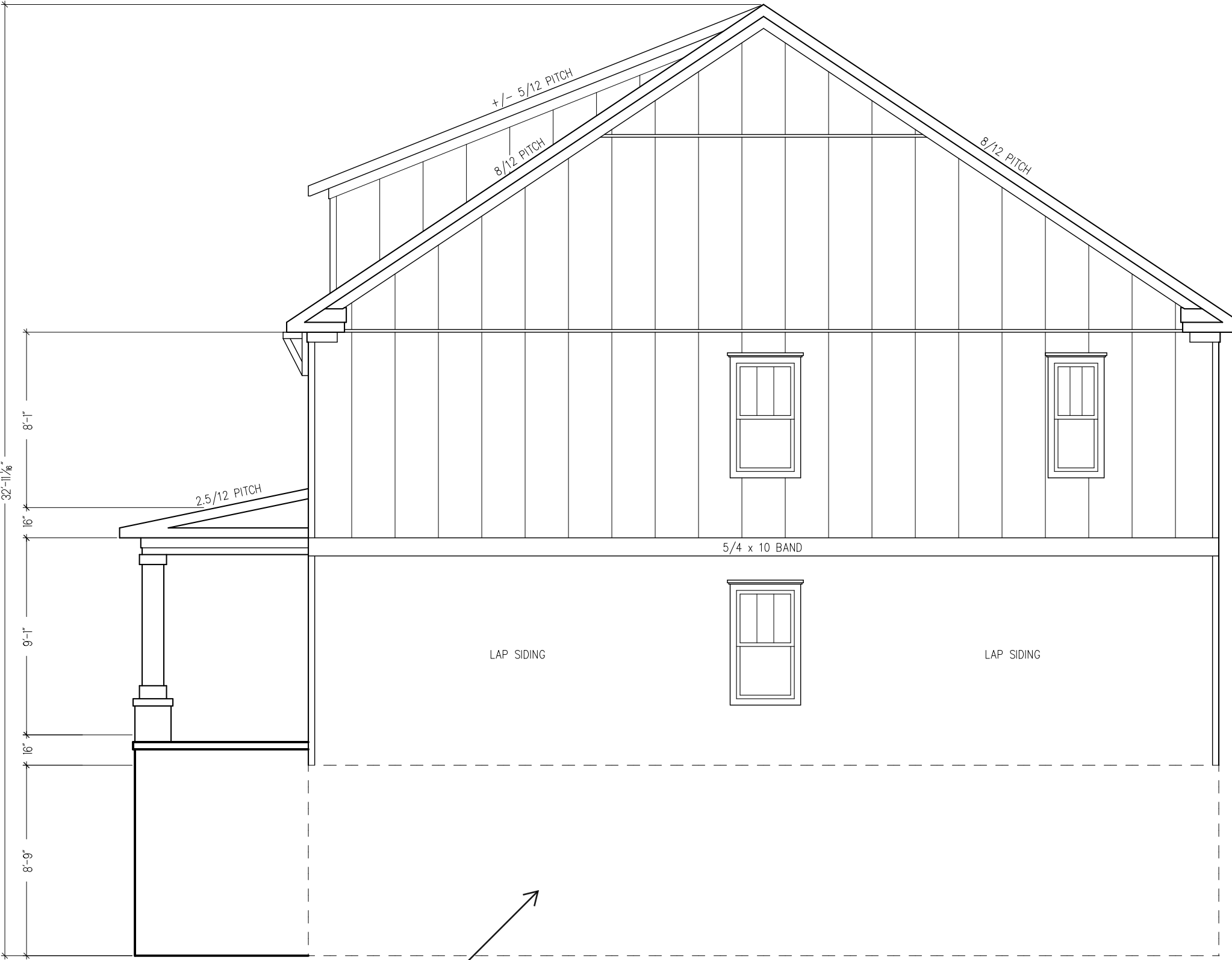
1/4" = 1'-0"



LEFT ELEVATION

3/16" = 1'-0"

Match on right elevation



RIGHT ELEVATION

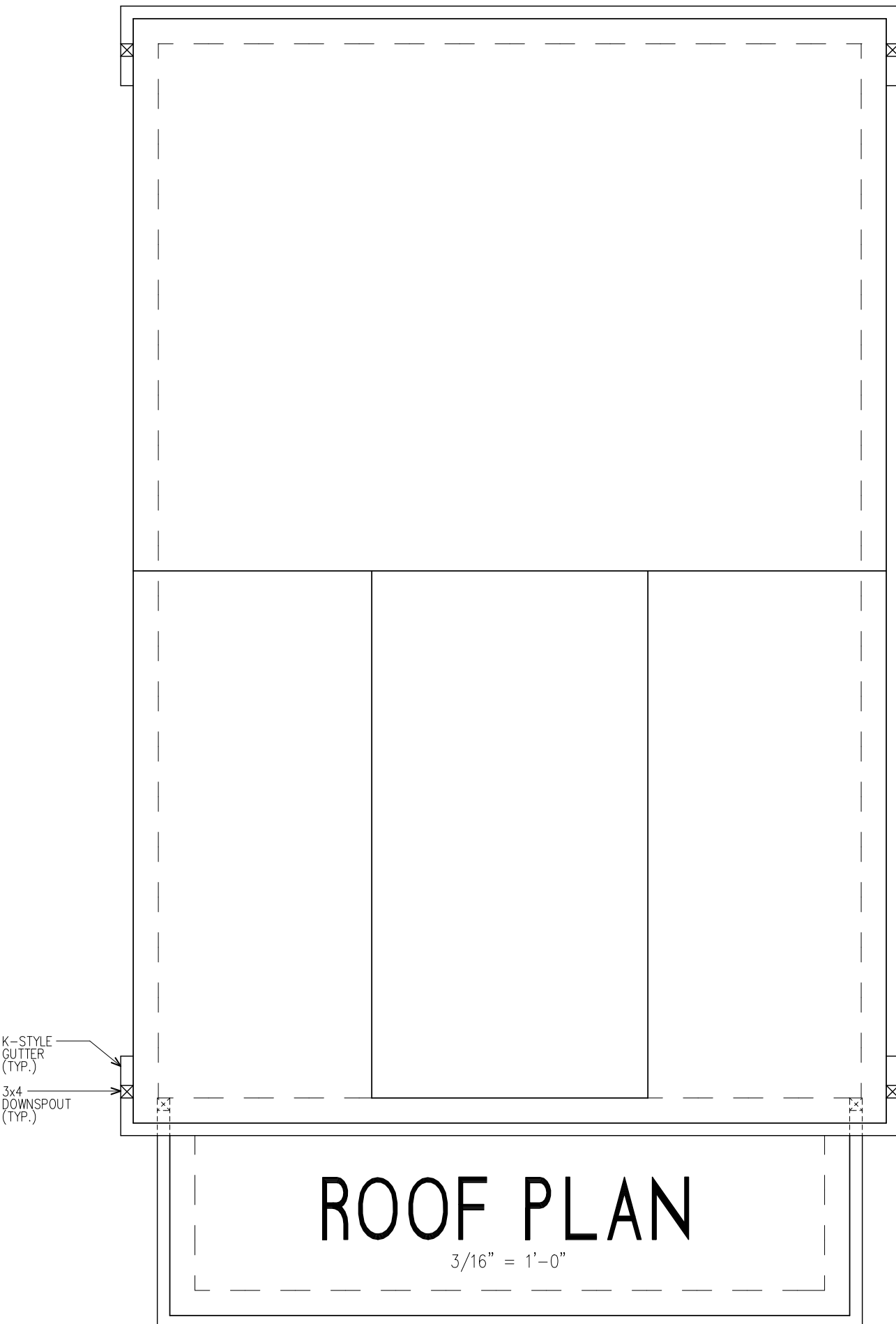
3/16" = 1'-0"

Right elevation to match left elevation with brick water table following slope/grade and extending to rear corner of house



REAR ELEVATION

3/16" = 1'-0"



ROOF PLAN

3/16" = 1'-0"



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

DATE: April 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3253 Forrest Hills Dr

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 3253 Forrest Hills Dr. 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 15.4'.***
 - ***North side setback is 22.6'.***
 - ***South side setback is 11.6'.***
 - ***Rear setback is 10.9'. The deck is not compliant. If the deck is removed, the rear of the house is 22.8' and is compliant. The deck may not be built in the setback.***
 - 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' minimum driveway. Note: the driveway must be between 9 and 15' per Architectural Design Standards.***
 - ***The plans do not include a new sidewalk. There is no sidewalk along either side of Forrest Hills.***
 - ***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.
 - ***Landscape detail should be provided.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***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 5507.54 SF or .126 acres, 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 3,855.28 SF. The plans indicate that the total lot coverage will be 2,427.03 SF or 44.1%, which is compliant. The applicant should provide allocation of site area by type.***
- 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:

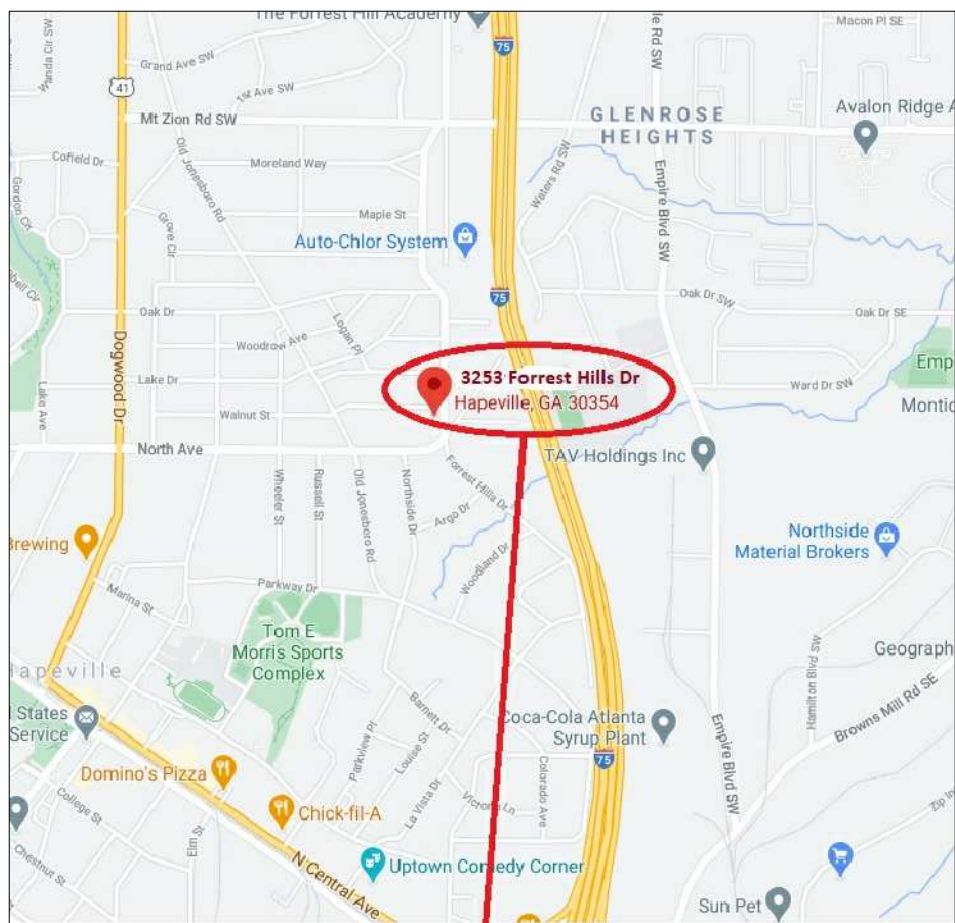
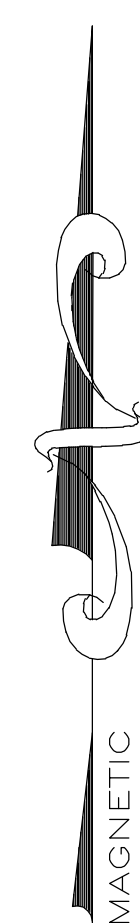
- Remove rear deck: rear setback is 10.1'. The deck is not compliant. If the deck is removed, the rear of the house is 22' and is compliant. The deck may not be built in the setback.
- Provide allocation of site area by type.
- Provide landscape details.
- Address any issues related to the arborist report.

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 – 3253 Forrest Hills Dr



SITE LOCATION MAP
NOT TO SCALE

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 TO ITS OPINION FOR SAID PARCEL MAP ID 3121C0367. 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 SIZE 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 OF 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 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: 04/05/2021
ANTICIPATED COMPLETION DATE: 11/05/2021
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	AS PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MAG	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BK	BACK OF CURB	MTF	METAL FENCE
BUC	BLOCK	NH	NORRIS HILL
BLS	BUILDING LINE SETBACK	OTP	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	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CITY OF ATLANTA	PW	POWER LINE
COA	SAN SEWER CLEANOUT	PLT	PLAT
COF	CALCULATED POINT	R	RECORD
CPT	CARPENTRY	RFB	REINFORCING BAR FOUND
CTP	CRIMP TOP PIPE FOUND	RE	REINFORCEMENT BAR SET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	R/W	RIGHT-OF-WAY
EB	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
ED	EDGE OF PAVEMENT	SAP	SANITARY SEWER PORCH
F	FIELD	SB	SHARED SIDEWALK
FP	FENCE POST	SB	SHARED SIDEWALK
FC	FENCE CORNER	TB	TOP OF BANK
FR	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GLASS	WM	WATER METER
HW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPW	IRON PIN SET	WI	WATER INLET
IR	IRON ROD FOUND		

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	QAS 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

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 = 1066.97 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.

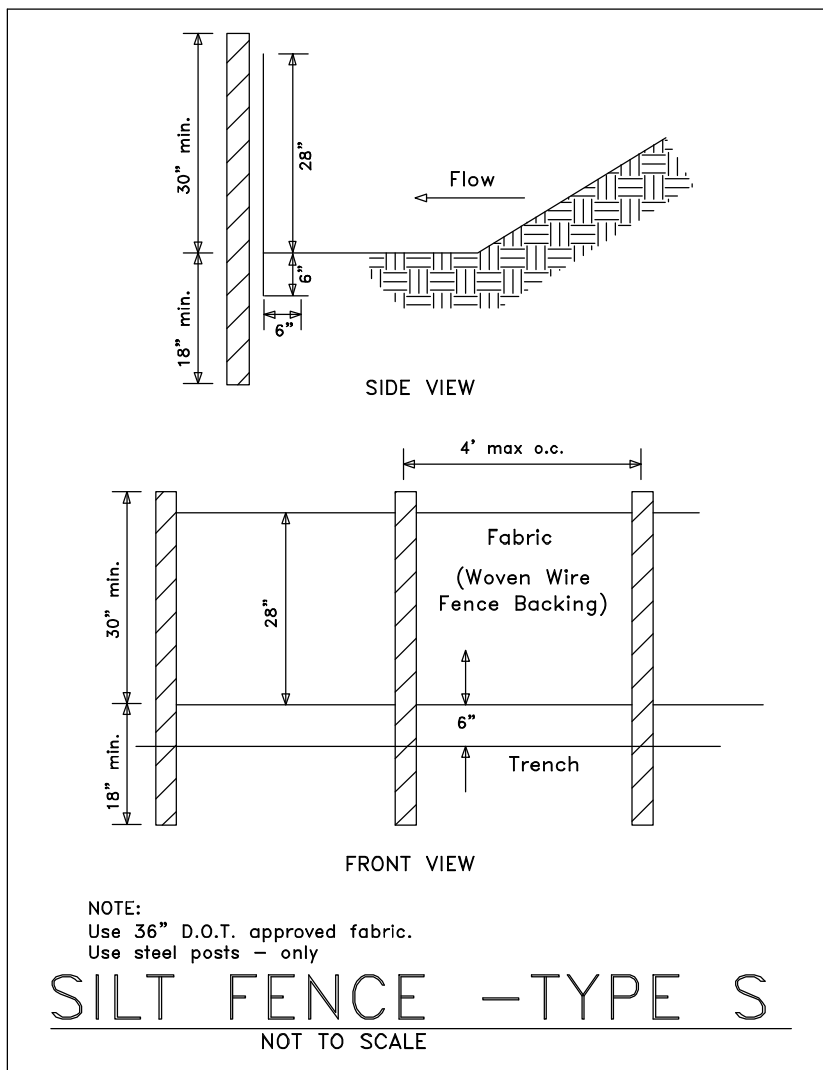
BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION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



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.

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.

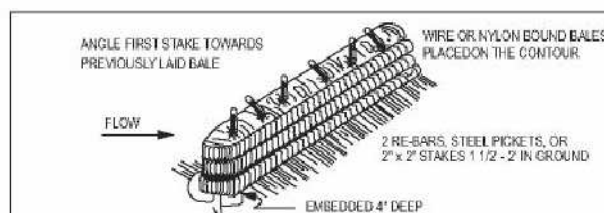


Figure 1. Straw Bale Barrier Installation Requirements

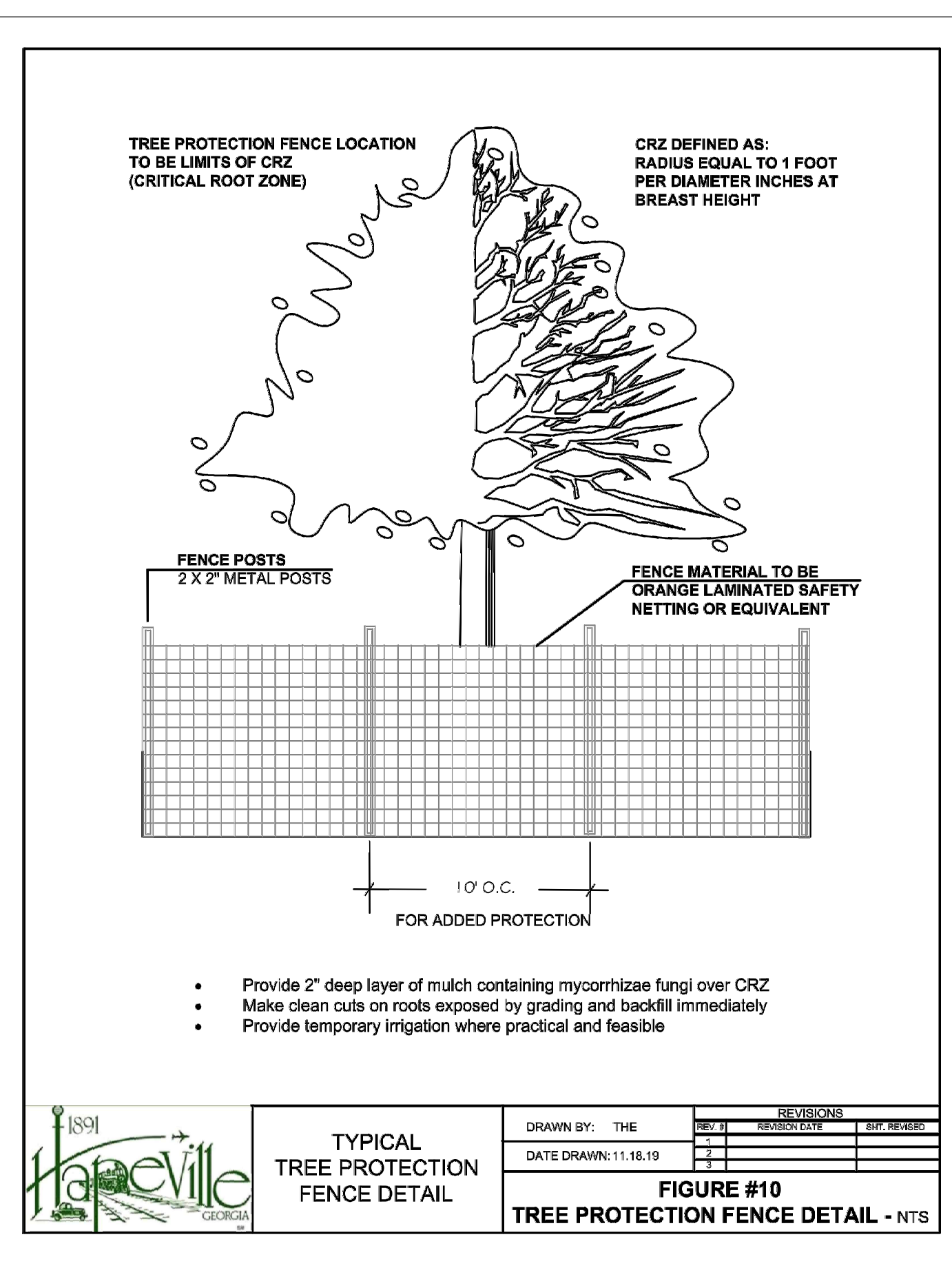
(Co) CONSTRUCTION ENTRANCE/EXIT

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)



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. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.
MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY 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.
2. CUTOBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.
ANCHORING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. MULCH SHOULD BE SMOOTH OR SPREAD AND SHOULD BE STABILIZED BY HAND OR BY EQUIPMENT.
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. CUTOBACK 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.
APPLYING 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 SPERRATED AND SHOULD BE SPACED WITH 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 EMULSIFIED ASPHALT (GRADE 465 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. NETTING 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)

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

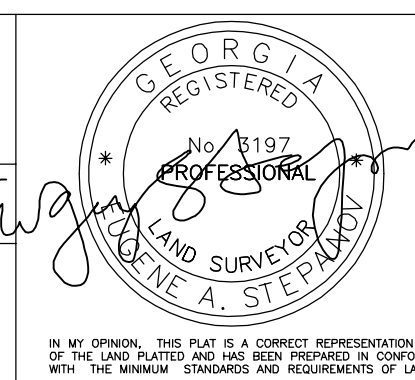
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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

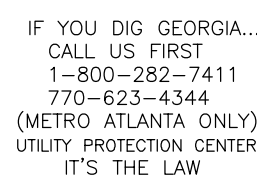
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

TRACT 1	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 8, 2021		3253 FORREST HILLS DRIVE SW	
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		24 LENOX POINTE	
DWG	#20202732-3253		ATLANTA, GA 30324	
			FAX 404-601-0941	
			TEL 404-252-5747	
			LAND SURVEYING SERVICES	
			INFO@SURVEYLANDEXPRESS.COM	




```
SSMH3
TOP=944.03
(A)INV IN=934.43
(B)INV IN=937.43
(C)INV IN=934.53
INV OUT=934.33
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ALLOWABLE LOT COVERAGE
3855.28 SF / 0.089 AC / 70%

Page 70 of 182

SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33



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

SEE REPORT FROM CONTINENTAL PIPE SERVICES, INC.

BMP W.Q. DEVICE

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

TREE PROTECTION: Tr

- 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.

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.

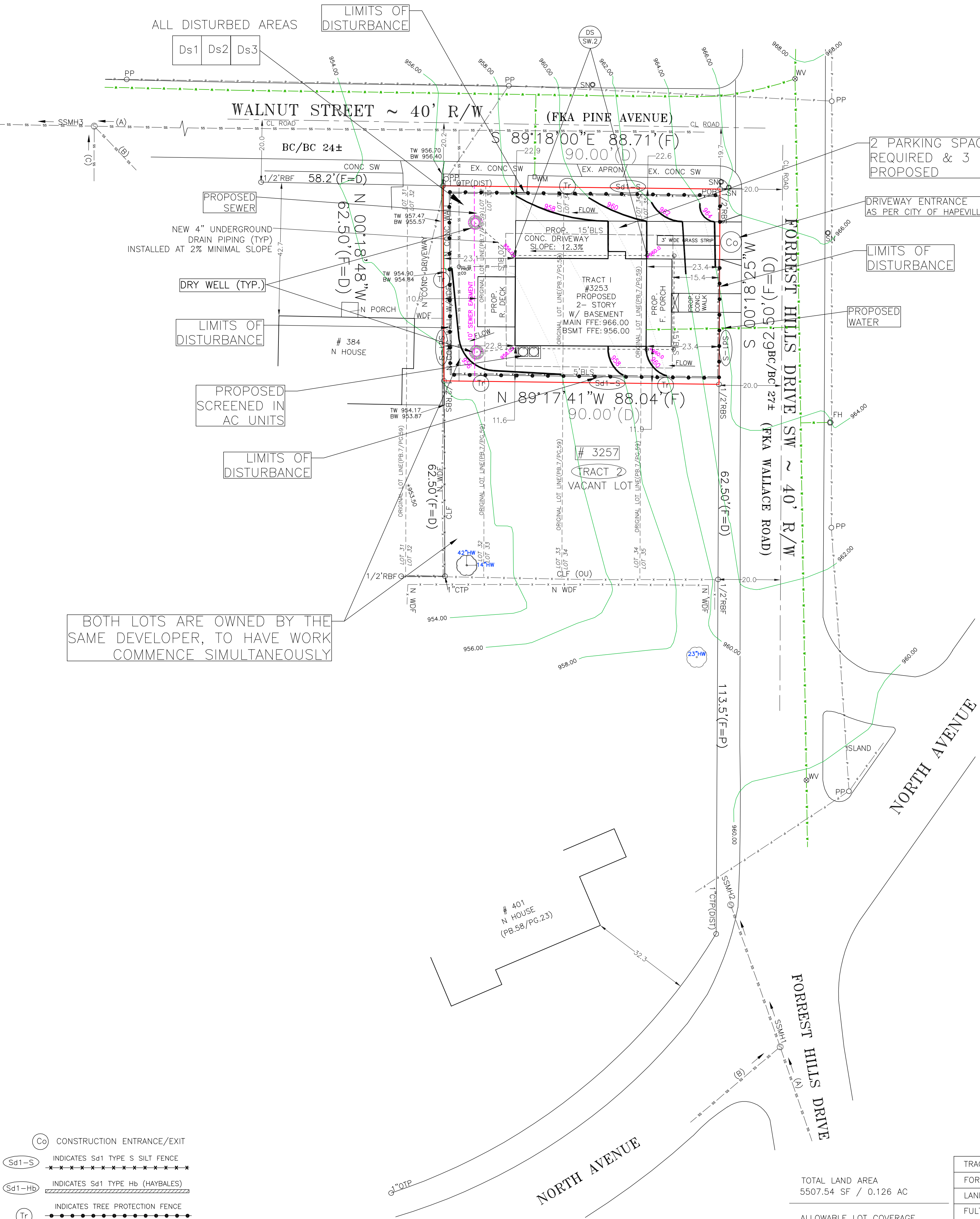
PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

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

EROSION CONTROL LEGEND

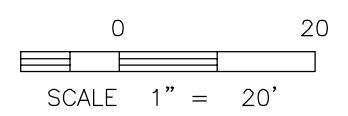
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING 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.

- 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)

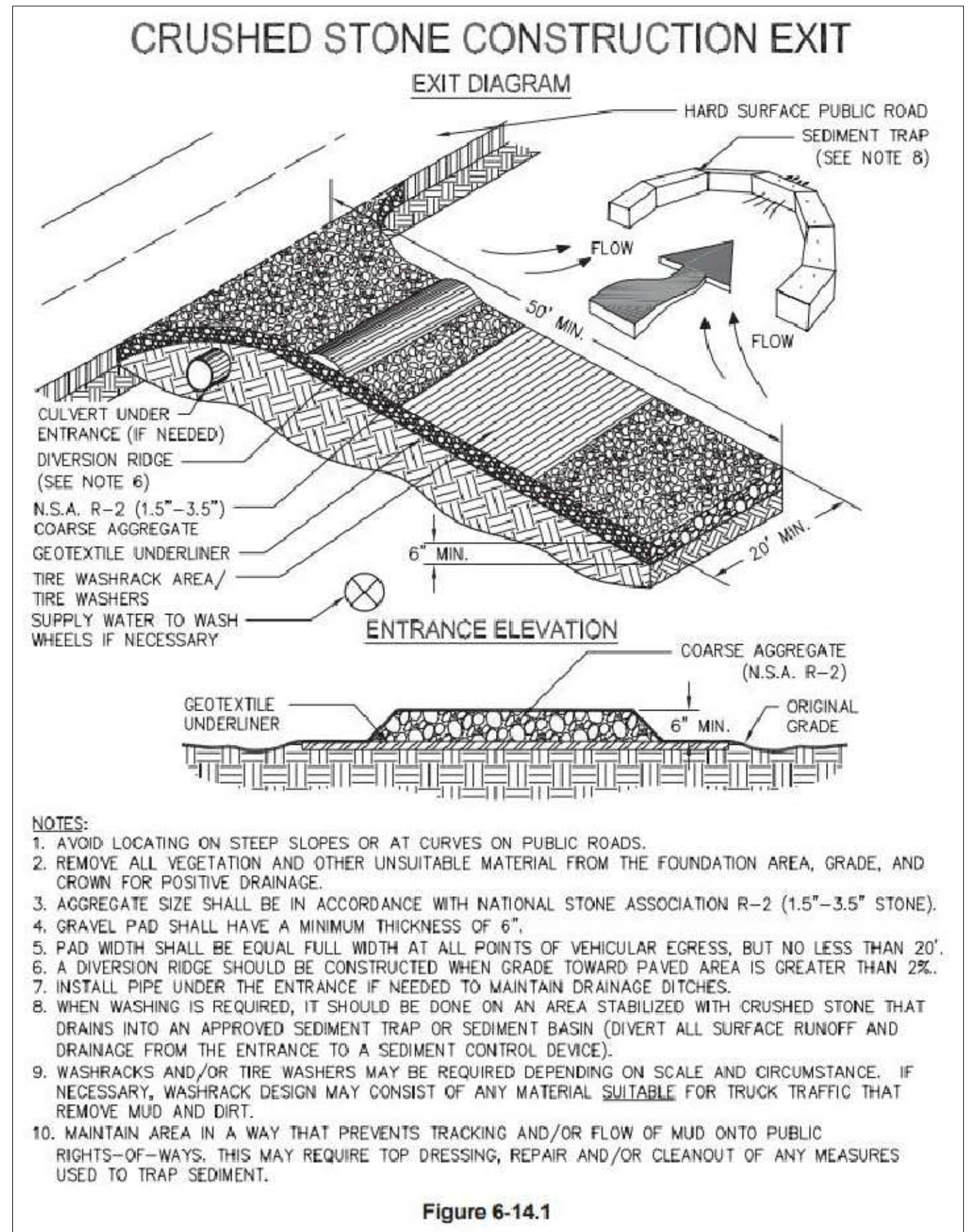


TOTAL LAND AREA
5507.54 SF / 0.126 AC

ALLOWABLE LOT COVERAGE
3855.28 SF / 0.089 AC / 70%
PROPOSED LOT COVERAGE
2427.03 SF / 0.056 AC / 44.1%
DISTURBED AREA
4937.37 SF / 0.113 AC
FLOOR AREA RATIO
See architect's set for details



A Tree Plan is Required



TRACT 1 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	SITE PLAN PREPARED FOR: SHEET 3 OF 5	
FORREST HILL PARK SUBDIVISION UNIT	RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT SECTION	PROPERTY ADDRESS: 3253 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354	
FULTON COUNTY, GEORGIA DB.61337/Pg.474 (PB.7/Pg.59)	FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 8, 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 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.		
MC COORD #20202732 DWG #20202732-3253	SURVEY LAND EXPRESS, INC. 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 No. 1197 DENISE A. STEPHENS

Diagram illustrating the proposed house and surrounding areas, including hatched areas subject to SWM, proposed concrete driveway, 5' wide grass strip, proposed R. deck, proposed AC units, proposed porch, proposed steps, and proposed concrete walkway.

Area Calculations:

- Hatched Areas Subject to SWM: 1990.13 SF
- Proposed Conc. Driveway: 712.09 SF
- 5' Wide Grass Strip
- Proposed R. Deck: 192.00 SF
- Proposed House: 1188.78 SF
- Proposed AC Units (2): 18.00 SF
- Proposed Porch: 223.94 SF
- Proposed Steps: 13.70 SF
- Proposed Conc. Walk: 78.52 SF

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 1990.13 SF
(I) PERCENT OF IMPERVIOUS = 36.1%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3749
 $ACRE - FT = 43560 \cdot (CUBIC FEET)$
 $A = 5507.54 \text{ SF}$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 206.48 \text{ CUBIC FEET}$

Flo-Well
MANUFACTURED DRYWELL

Flo-Well Installation Sheet

Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

Form Date: LFWS24WH

WARNING: Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

ASSEMBLY INSTRUCTIONS

BEFORE YOU DIG:
Contact the local utilities to create utility markout.

- Place two panels side by side and align male tabs with female flange.
- Pinch tabs and flange flush until panels interlock.
- For final lock, slide male tabs downward until panel edges are leveled at top.
- Repeat steps 1-3 for the third panel assembly.
- Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.

DRY WELL SETUP

Required items: Small hammer, tape, fabric rock, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig saw, and catch basin or downspout adapter

- Strategically plan Flo-Well location at a minimum distance of 10' from foundations.
 - Note: Take into consideration traffic and elevation conditions.
- Once Flo-Well location is verified, dig a 3' wide by 4' deep hole.
- Dig a trench from the end of the downspout at about 1' deep and 6" wide that slopes gradually towards the Flo-Well.
- For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use a jig saw to cut out universal adapter port.
- Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
- Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
 - Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 6" pipes.
- Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
- Bury Flo-well assembly with top at least 8" below the surface grade.

Installation Example: Groundwater Recharge Hardpipe.

Continue to other page...

Pg. 1

The diagrams illustrate three cross-sections of a driveway and its surrounding materials:

- SECTION A-A (NOT TO SCALE):** Shows a driveway with a width of 10' MIN. and a maximum width of 40'-0" MAX. It includes expansion material on both sides, a sidewalk, a grass strip (1'-6" MIN. wide), a concrete curb and gutter, and a tool joint. Dimensions include 4' sidewalk, 10' driveway, 4' grass strip, 7' concrete curb, and 1' gutter line. A 10' MIN. dimension is also shown for the driveway width.
- SECTION B-B (NOT TO SCALE):** Shows a driveway with a width of 10'-0" (2% MIN. slope). It includes a grass strip (1'-6" MIN. wide), a concrete curb and gutter, a compacted sub-grade, and a 6" residential or commercial concrete base. Dimensions include 4' MIN. sidewalk, 10' driveway, 4' grass strip, 7' concrete curb, and 1' gutter line. A 10' MIN. dimension is also shown for the driveway width.
- SECTION A-A' (NOT TO SCALE):** Shows a driveway with a width of 10'-0" (2% MAX. slope). It includes a grass strip (1'-6" MIN. wide), a concrete curb and gutter, a compacted sub-grade, and a 6" residential or commercial concrete base. Dimensions include 4' MIN. sidewalk, 10' driveway, 4' grass strip, 7' concrete curb, and 1' gutter line. A 10' MIN. dimension is also shown for the driveway width.

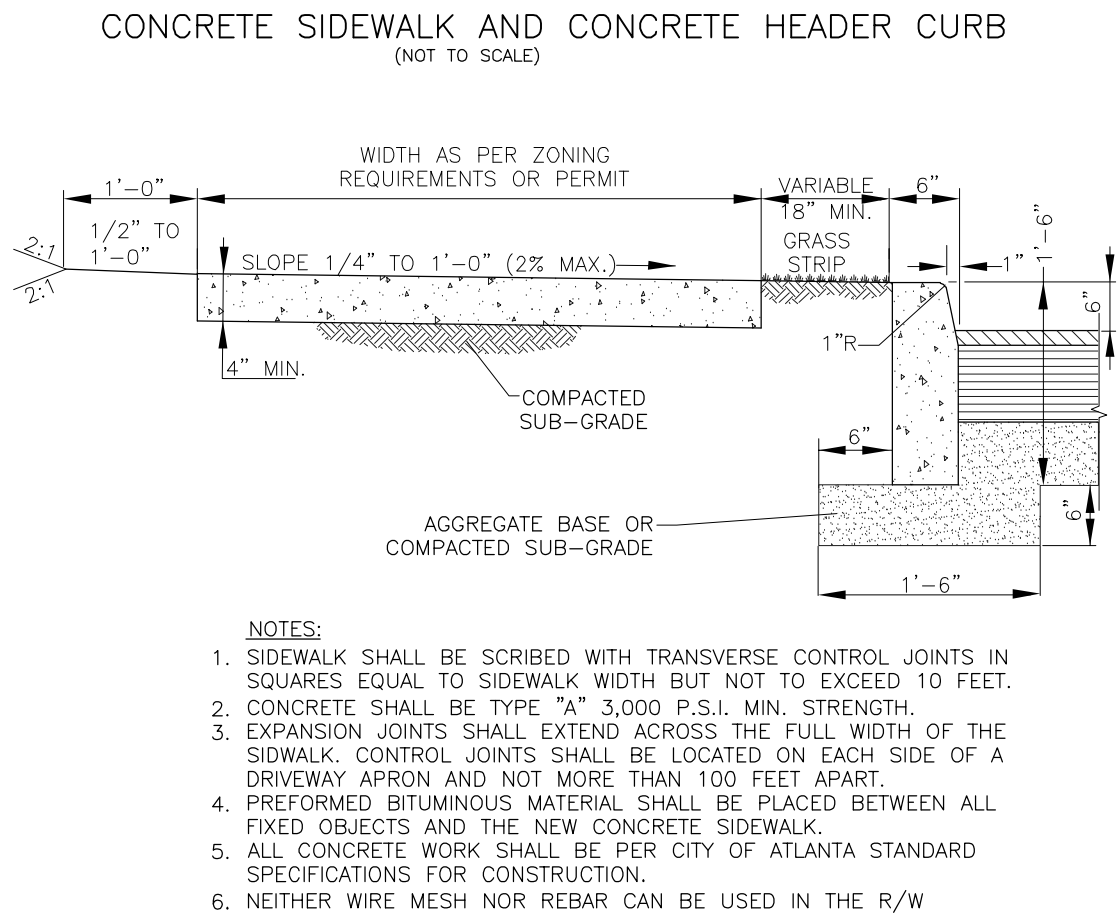
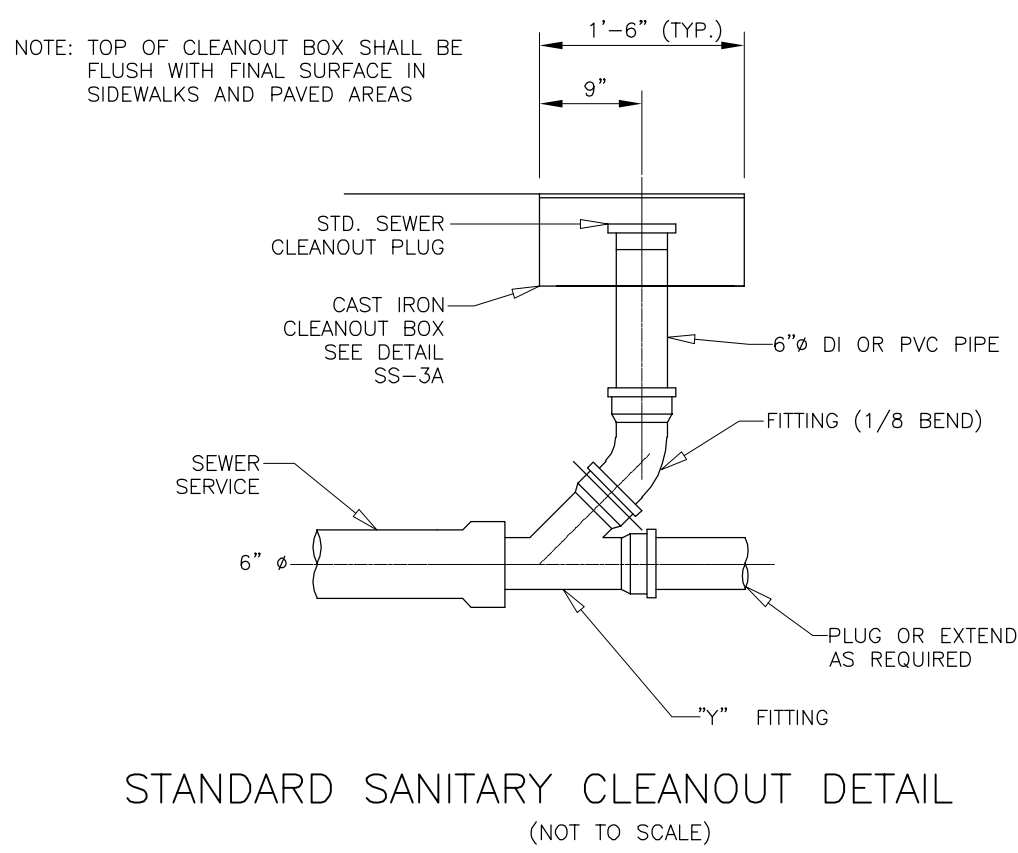
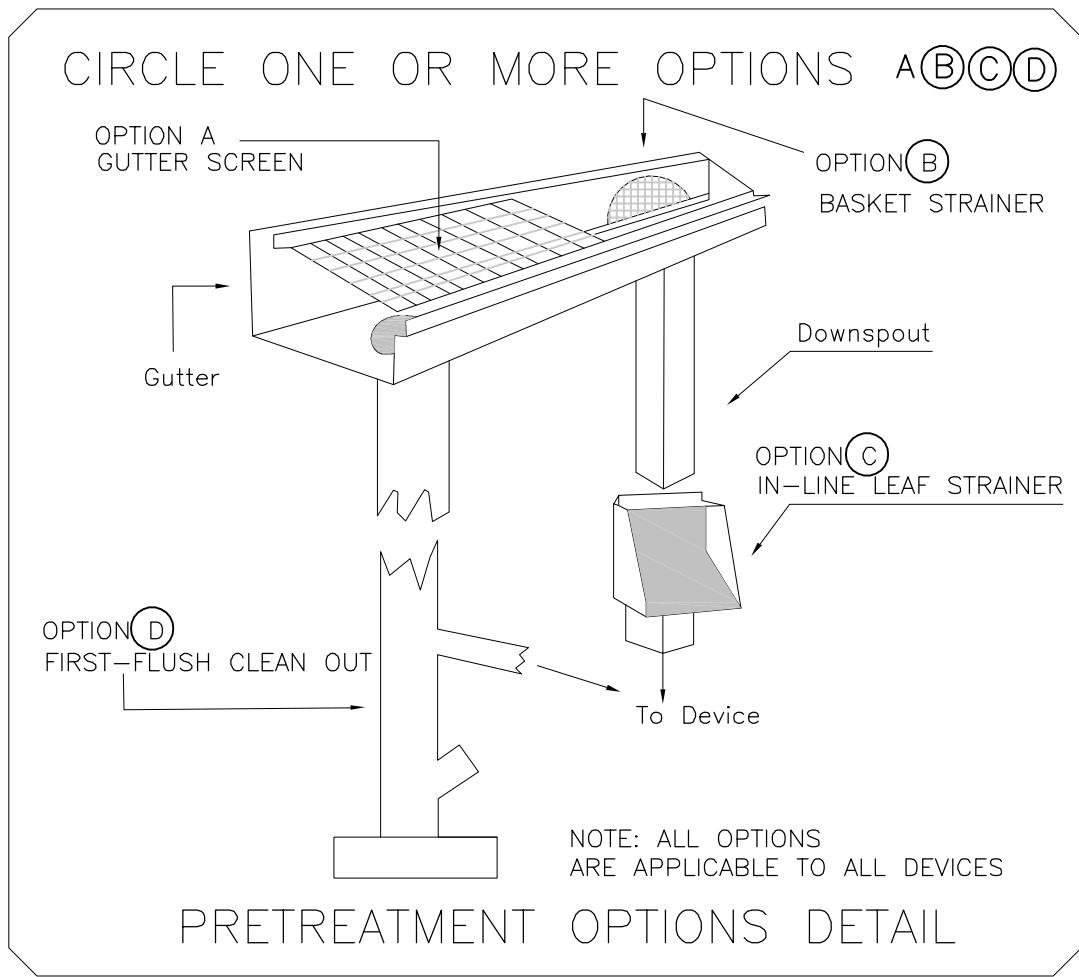
NOTE:
CAN EXCHANGE W/ CONC. HEADER CURB OR GRANITE CURB.

AVERAGE GRADE = 958
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF = 24.9'
(from first floor); 35'
(from basement floor)

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.

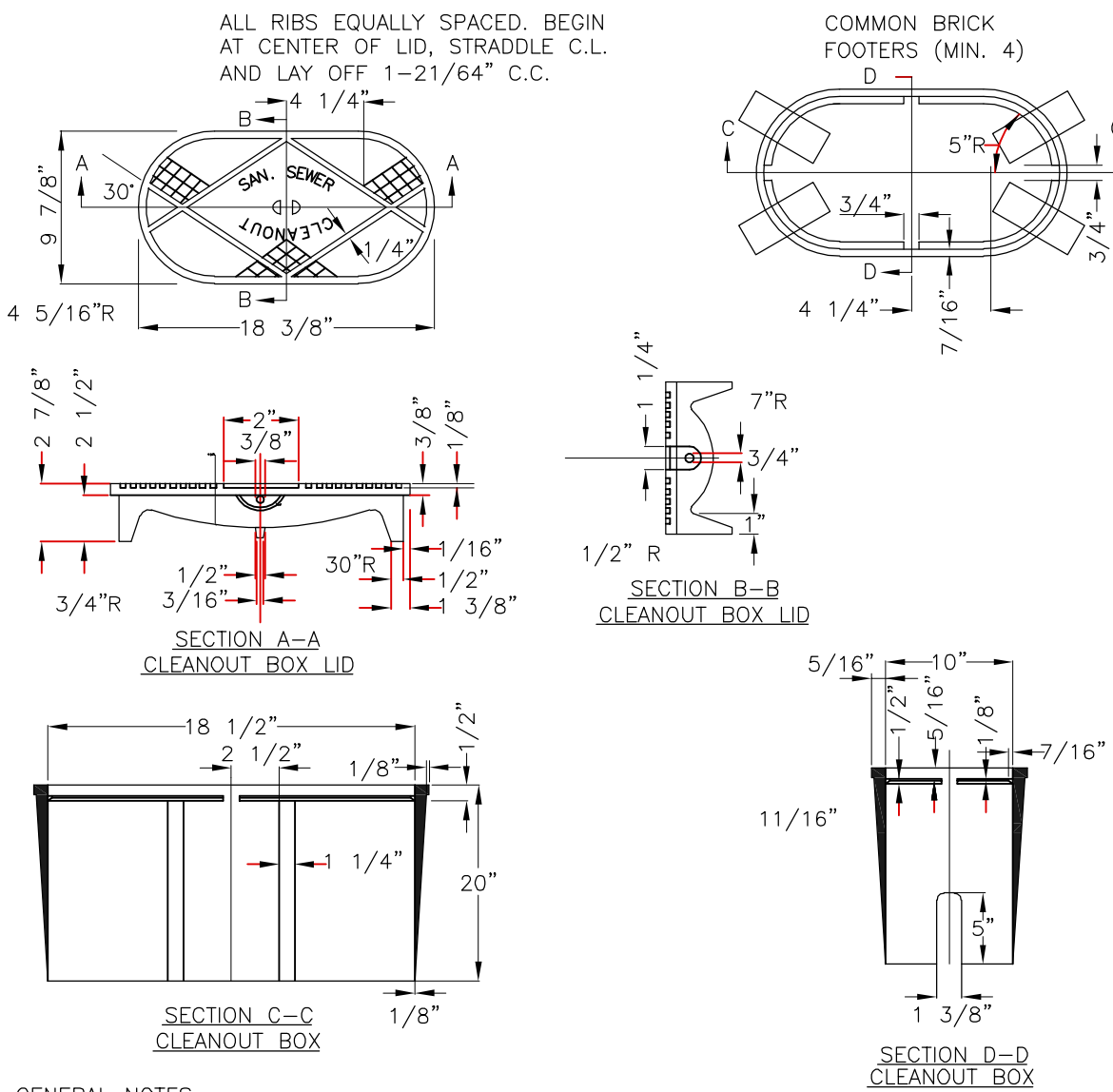
Page 72 of 182

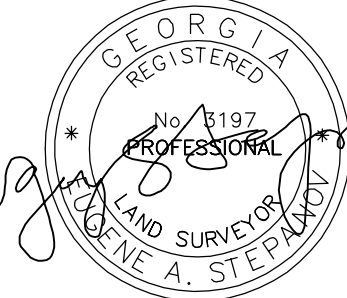
CIRCLED ITEMS ARE REQUIRED



SANITARY CLEANOUT BOX

(NOT TO SCALE)



TRACT 1	BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 5 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/Pg.474	(PB.7/Pg.59)	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 8, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
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MC COORD #20202732 DWG #20202732-3253	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

21-PC-04-18

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

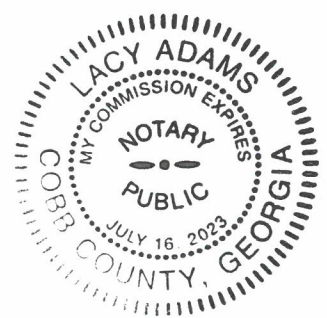
Name of Applicant James MacDowell
Mailing Address: 4040 Derby Dr., Cumming, GA 30040
Telephone 678-688-4960 Mobile # [REDACTED] Email info@macbulthomes.com
Property Owner (s) MacBuilt Homes Partners, LLC
Mailing Address 4040 Derby Dr., Cumming, GA 30040
Telephone 678-688-4960 Mobile # [REDACTED]
Address/Location of Property: 3257 Forrest Hills Dr, Hapeville, GA 30354
Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400060739
Present Zoning Classification: R-SF Size of Tract: 0.126 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: 3/9/21

Sworn to and subscribed before me
This 9th day of March, 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:

3257 Forrest Hills Dr

Hapeville, GA 30354

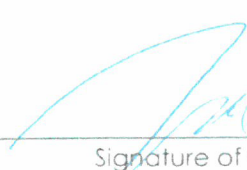
City of Hapeville, County of Fulton, State of Georgia

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]

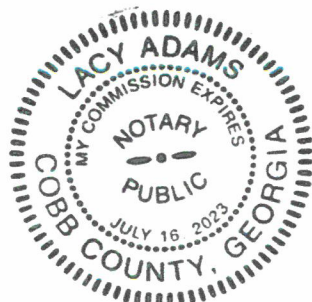

Signature of Owner

James MacDowell

Print Name of Owner

Personally Appeared Before Me this 14th day of March, 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)



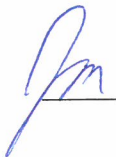
A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the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



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



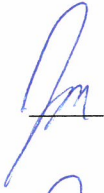
The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



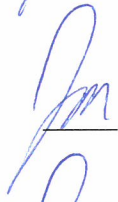
Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall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



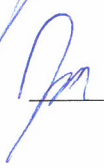
The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.



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.



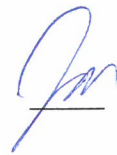
The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your 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 5/9/21

Legal Description: 3257 Forrest Hills Drive, Hapeville

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being portions of Lots 32, 33, 34 and 35, Block 17, 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 southerly 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 northeast corner of said Lot 35;

Thence S 00°18'25" W along said westerly right-of-way line and the easterly line of said Lot 35, a distance of 62.50 feet to the POINT OF BEGINNING;

Thence continue S 00°18'25" W along said westerly right-of-way line and the easterly line of said Lot 35, a distance of 62.50 feet to the southeast corner of said Lot 35;

Thence N 89°17'21" W along the southerly line of said Lots 32, 33, 34 and 35, a distance of 87.36 feet;

Thence N 00°18'48" W, a distance of 62.50 feet;

Thence S 89°17'41" E, a distance of 88.04 feet to said westerly right-of-way line and the easterly line of said Lot 35 and the POINT OF BEGINNING.

Land Area 0.126

Survey completed by Survey Land Express, Inc, dated December 29, 2020
End



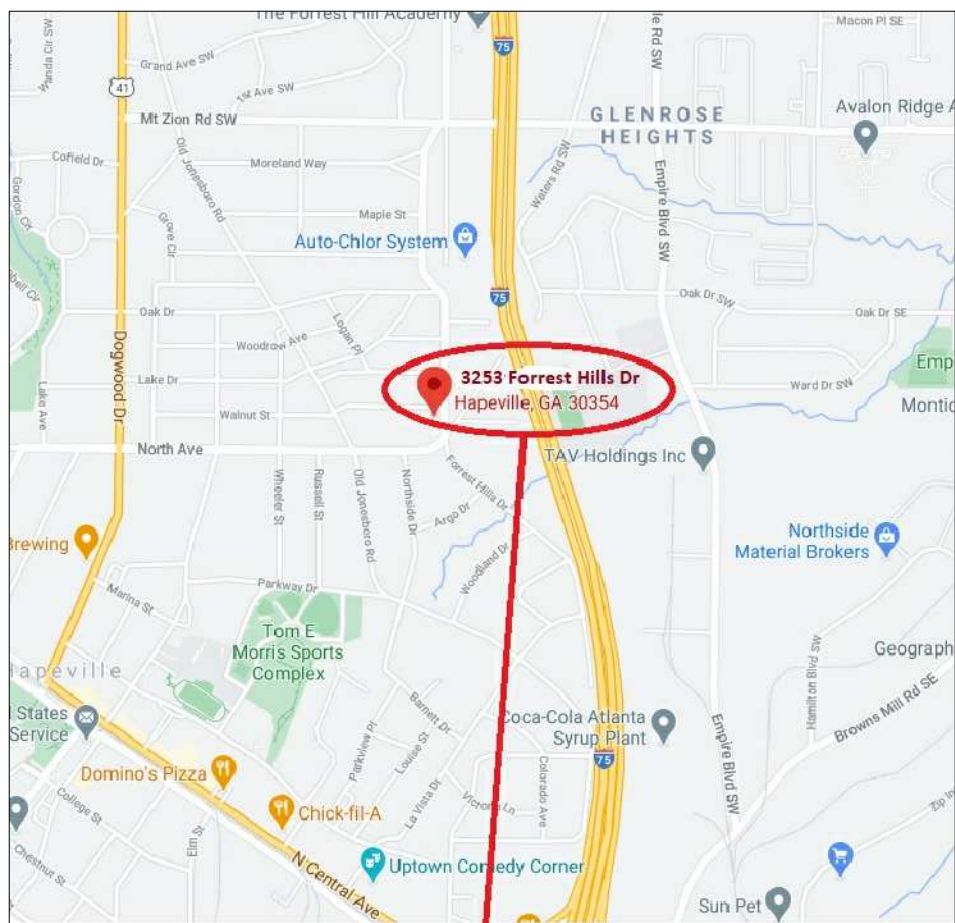
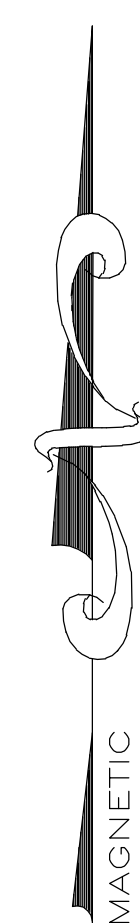
March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
3257 Forrest Hills Dr SW Hapeville, GA 30354
678.688.4960

I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate one tree on the property. That tree is listed below:

1. 40" hackberry back left corner of lot

The 40" hackberry has a severe lean toward the neighboring property. Also shows signs of heaving at the base. Recommend to have tree removed.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898



SITE LOCATION MAP
NOT TO SCALE

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 TO 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 OF 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 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 PROCESS.
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: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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	AS PER 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
BC	BACK OF CURB	MTF	METAL FENCE
BK	BLOCK	NH	NORRIS HILL
BLS	BUILDING LINE SETBACK	OT	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	PORCH
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
CO	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CP	CALCULATED POINT	PL	PLAT
CPT	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DE	RBS	REINFORCING BAR SET
DI	DRAINAGE EASEMENT	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	FENCE POST	SB	SHEDDED PORCH
FC	FENCE CORNER	SB	SIDEWALK
FH	FIRE HYDRANT	TB	TOP OF BANK
FR	FRAME	UE	UTILITY EASEMENT
GL	GAS LINE	WD	WOOD
GL	GAS METER	WDF	WOOD FENCE
GV	GAS VALVE	WDK	WOOD DECK
GW	GLASS	WL	WATER LINE
HW	HEAD WALL	WM	WATER METER
HW	HARDWOOD TREE	WRF	WIRE FENCE
IPF	IRON PIN FOUND	WV	WATER VALVE
IPW	IRON PIN SET	WW	WET WEATHER
IR	IRON ROD FOUND	WI	WET WEATHER YARD INLET

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	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 FENCE LINE
—	INDICATES DRAINAGE LINE

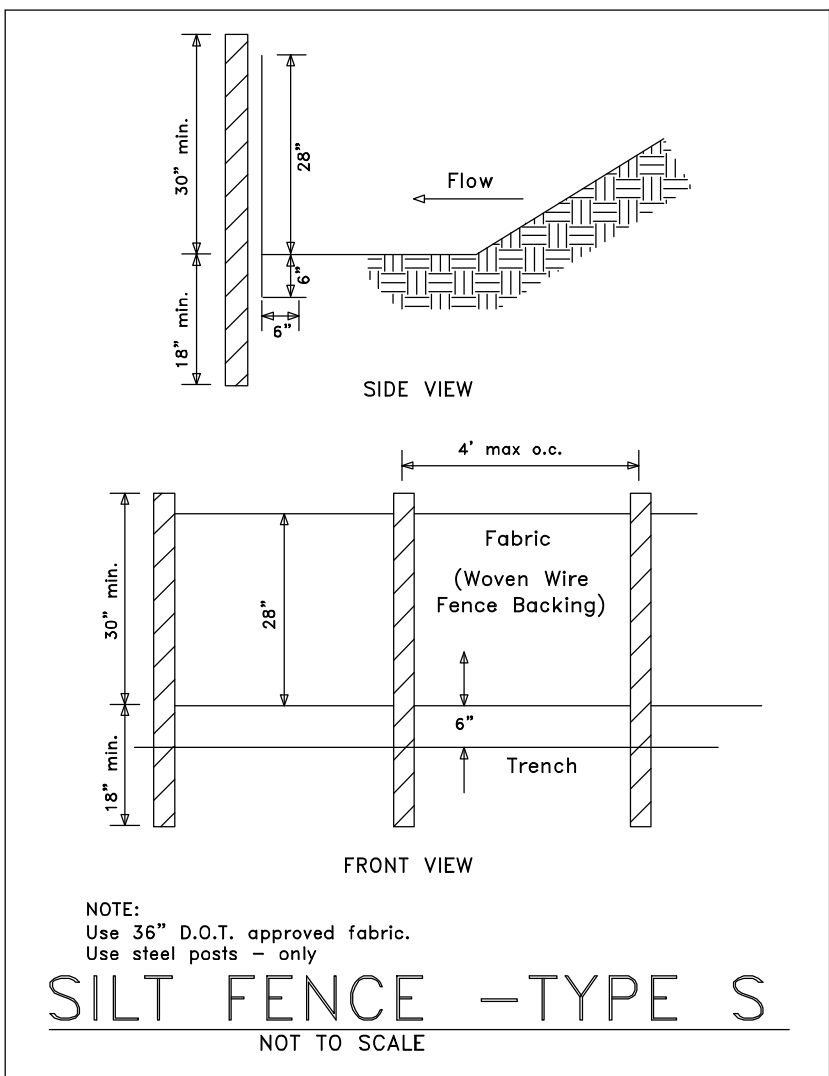
EROSION CONTROL LEGEND

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

SILT FENCE HAND DUG IN CRZ

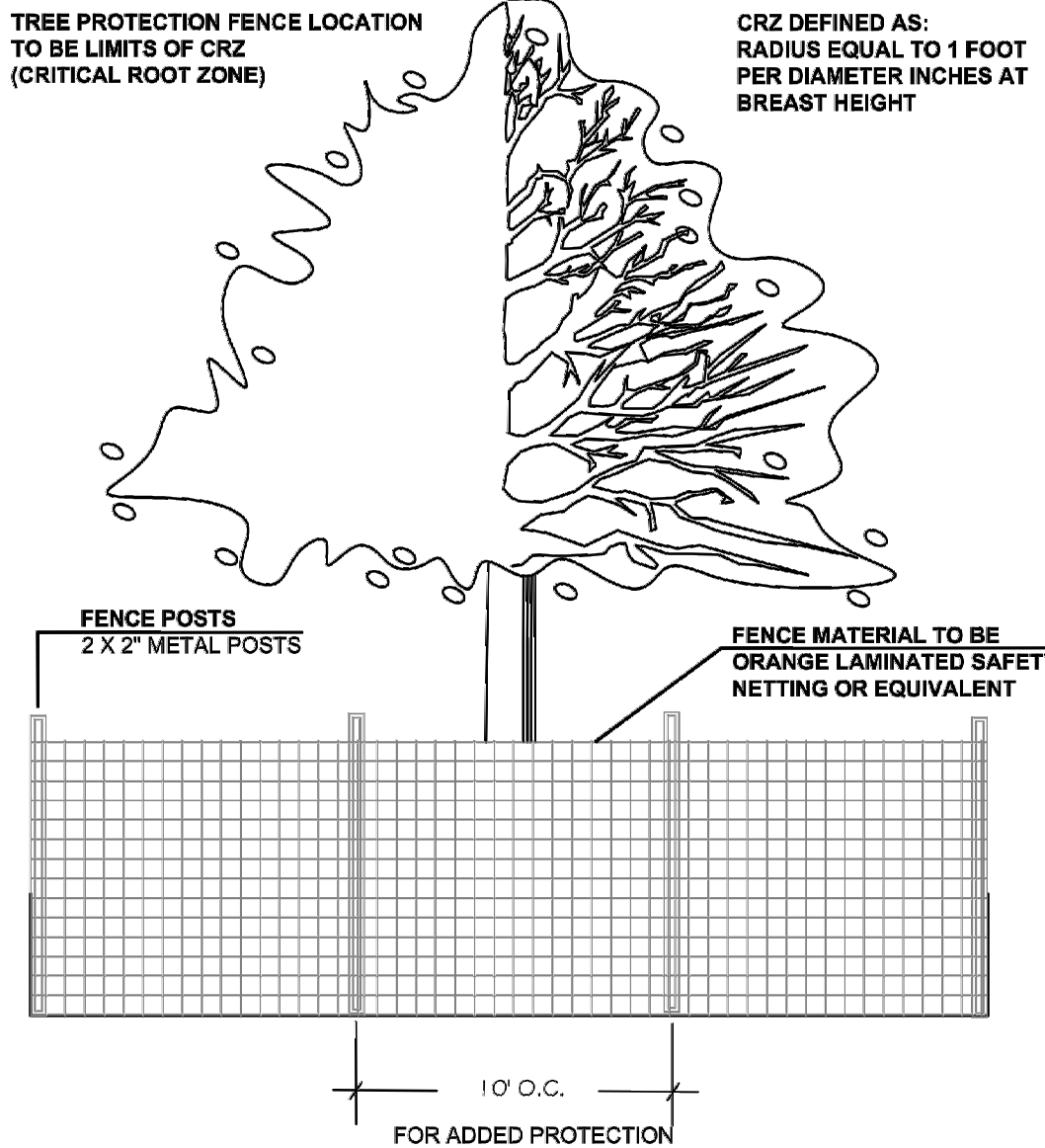
TREE PROTECTION:

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.

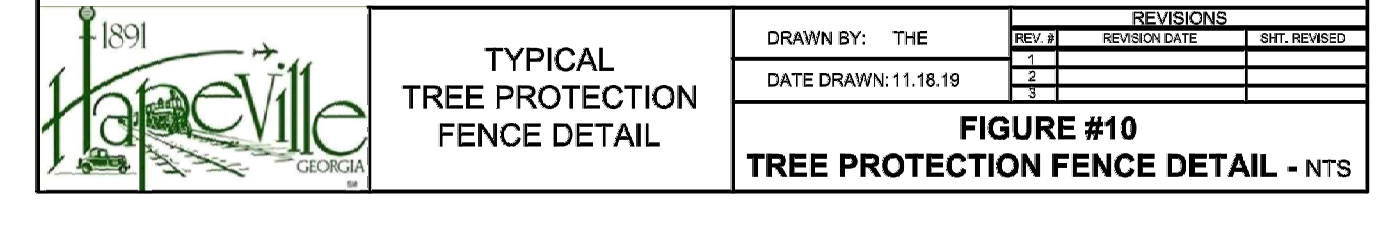


Sd1-S SEDIMENT BARRIER

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



- Provide 2' deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible



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. GRASS 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. MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE S5 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.

1. PLACING 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.
2. 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
SUDANGRASS	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

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

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

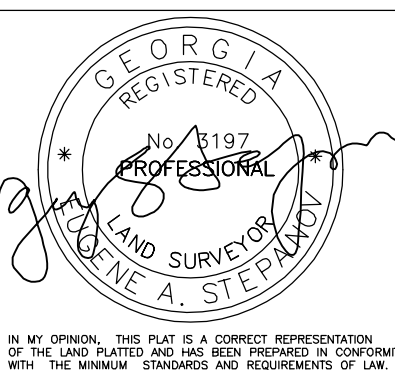
SEEDING RATES FOR PERMANENT SEEDING

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 500	BLOCK 500	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

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		3257 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		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		24 LENOX POINTE	
DWG	#20202732-3257		ATLANTA, GA 30324	
			FAX 404-601-0941	
			TEL 404-252-5747	
			INFO@SURVEYLANDEXPRESS.COM	
			LAND SURVEYING SERVICES	

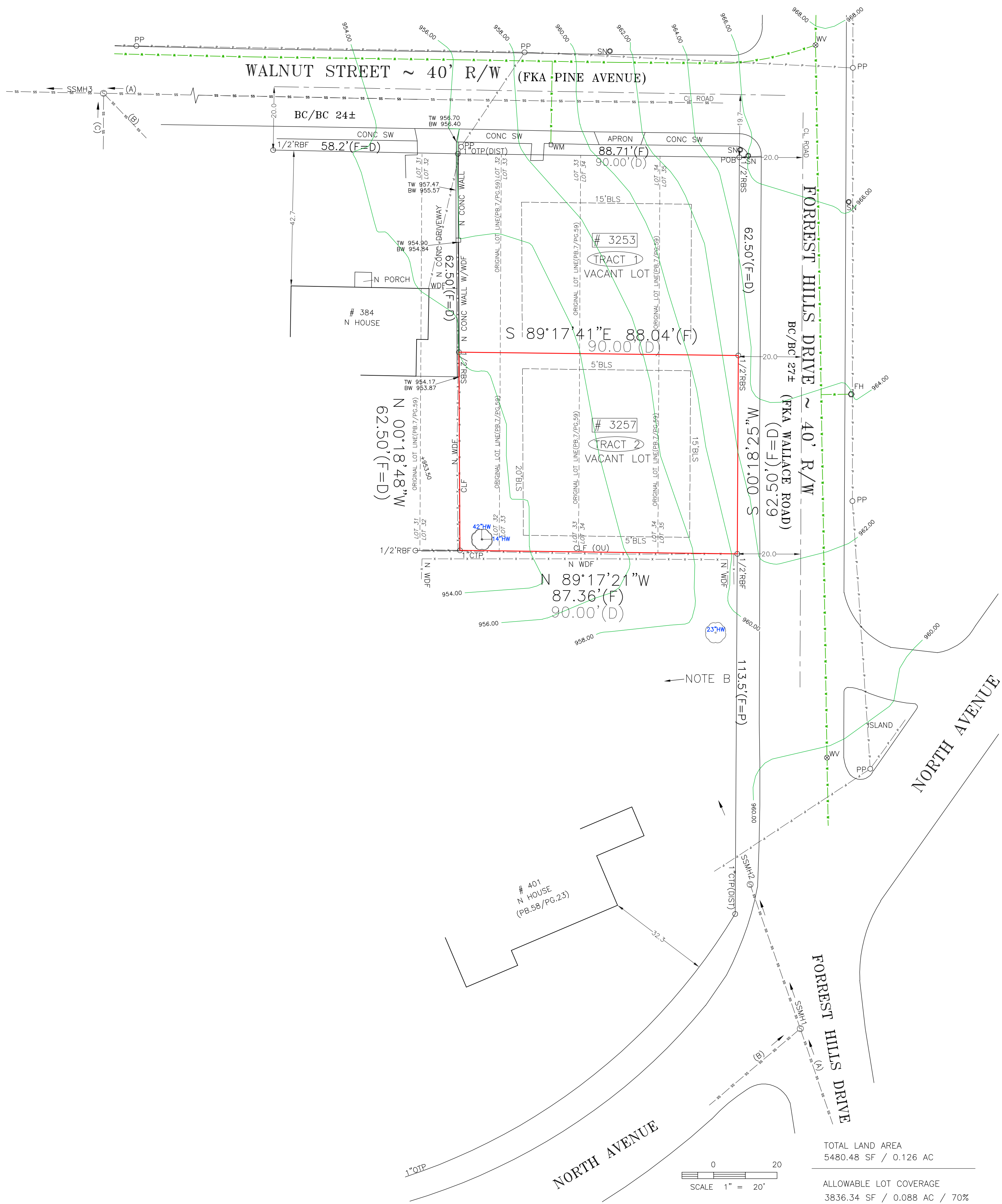


SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

MAGNETIC



EXISTING CONDITIONS

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 2 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	PROPERTY ADDRESS:	
FULTON COUNTY, GEORGIA	DB.61337/Pg.474	(PB.7/Pg.59)	3257 FORREST HILLS DRIVE SW	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"			
MC COORD #20202732 DWG #20202732-3257	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	GEORGIA REGISTERED No. 1197 PROFESSIONAL LAND SURVEYOR DAVID A. STEPHENS

SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

NOTE B:

APPROXIMATE DIRECTION OF PIPE
UNABLE TO DETERMINE THE LOCATION
OF THE END OF PIPE.
NO ABOVEGROUND EVIDENCE OF
INTERSECTING STRUCTURE WAS FOUND.
CAMERA PLUMBER IS RECOMMENDED TO
LOCATE PIPE IN MORE DETAIL.



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.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

BMP W.Q. DEVICE

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

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.

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.

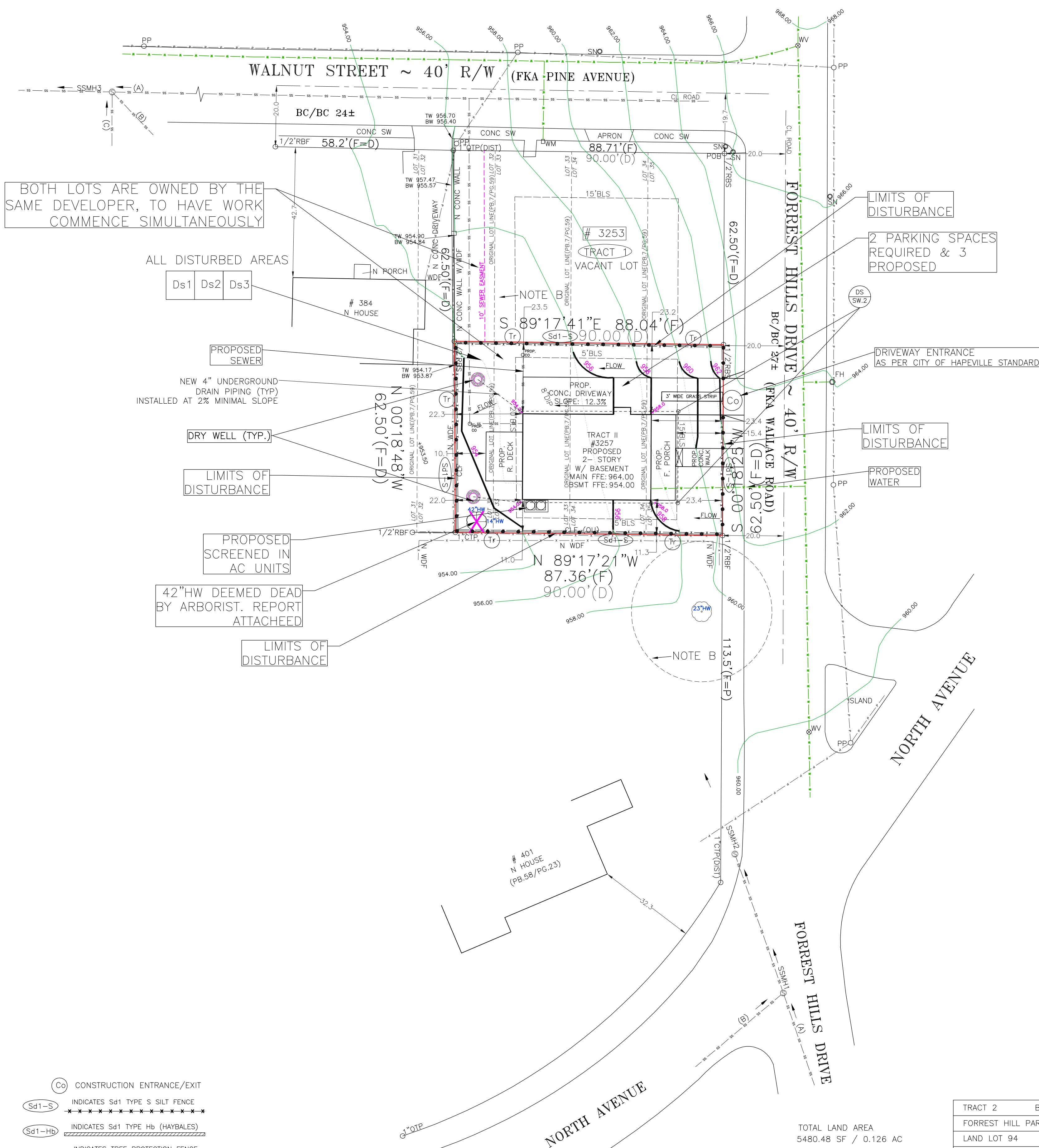
PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

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

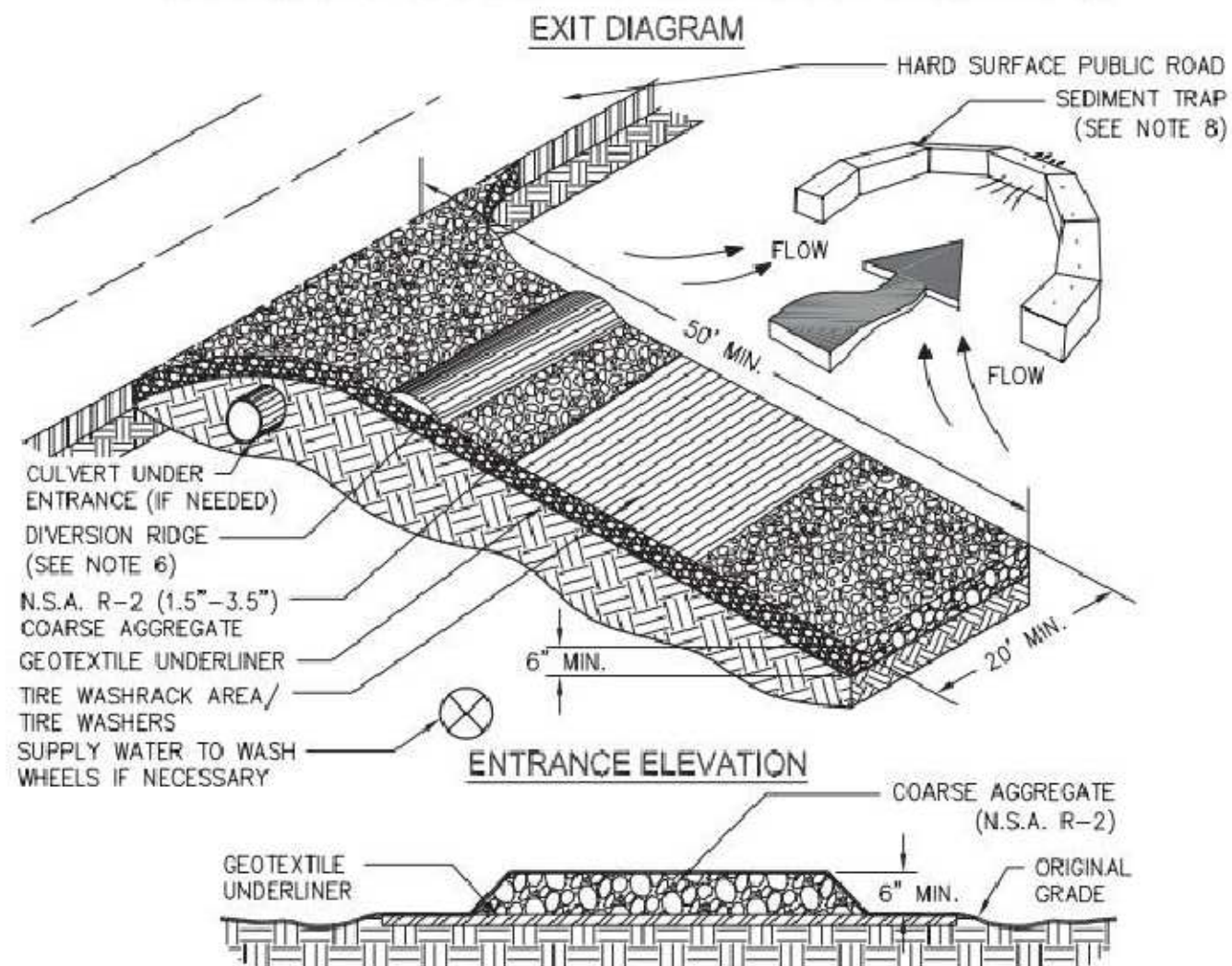
EROSION CONTROL LEGEND

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.

- (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)



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 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 (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.

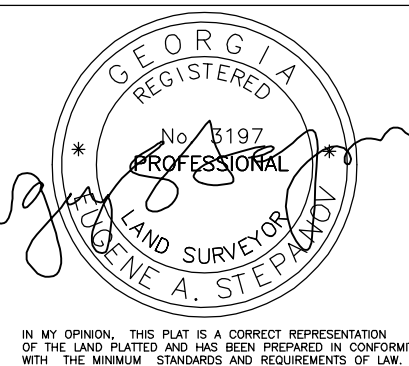
Figure 6-14.1

TOTAL LAND AREA
5480.48 SF / 0.126 AC

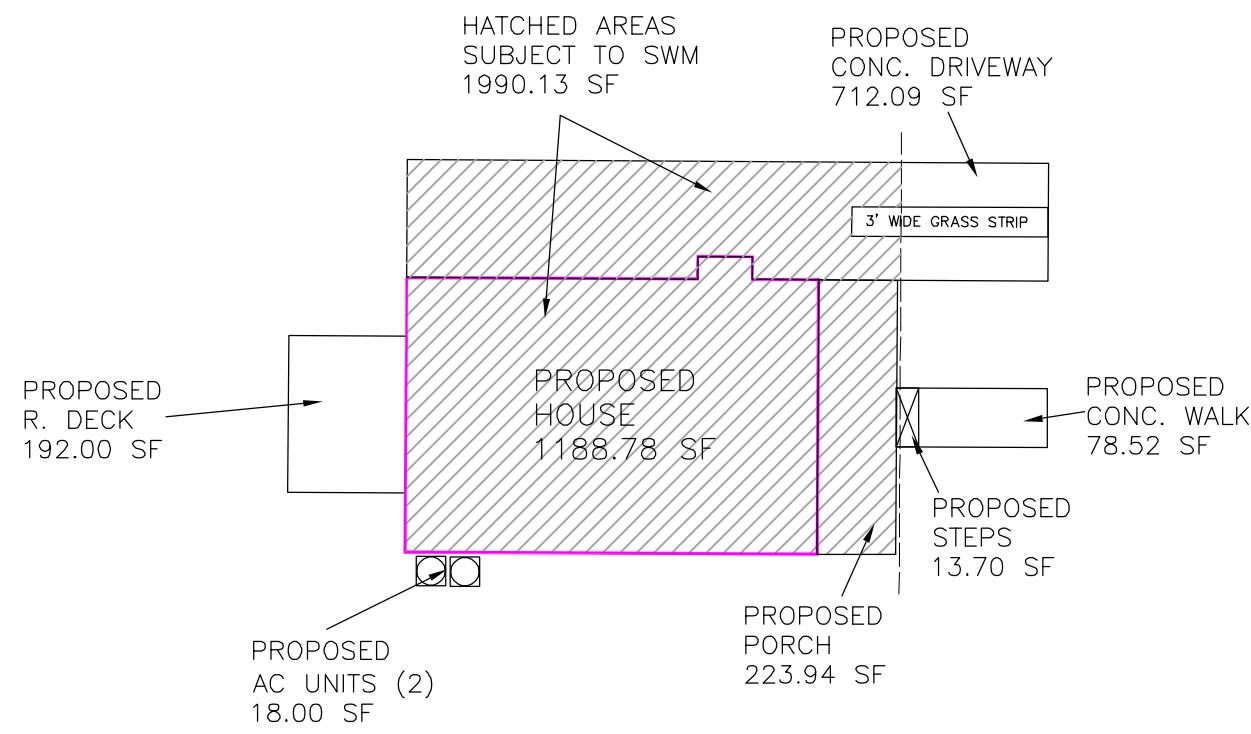
ALLOWABLE LOT COVERAGE
3836.34 SF / 0.088 AC / 70%
PROPOSED LOT COVERAGE
2427.03 SF / 0.056 AC / 44.1%
DISTURBED AREA
5251.64 SF / 0.121 AC
FLOOR AREA RATIO
See architect's set for details

0 20
SCALE 1" = 20'

TRACT 2 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	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.474 (PB.7/Pg.59)	PROPERTY ADDRESS: 3257 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 4, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"		
MC COORD #20202732 DWG #20202732-3257	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM



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 1990.13 SF
(I) PERCENT OF IMPERVIOUS = 36.1%
 $R_v = 0.05 + 0.009 \times (I)$ VOLUME RUNOFF = 0.3749
 $ACRE-FT = 43560 \times (CUBIC FEET)$
 $A = 5507.54 \text{ SF}$
 $WQ_v = (1.2 \times R_v \times A) / 12$
 $WQ_v = 206.48 \text{ CUBIC FEET}$

2 DRYWELLS

WQD SHALL BE 2 DRYWELLS WITH A STORAGE CAPACITY OF 143.75 CF EACH
TOTAL = 287.50 CF

TOTAL STORAGE 287.50 CF
TOTAL REQUIRED 206.48 CF
REQUIREMENT IS COMPLETE

Tree Conservation Plan Notes:

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.

Flo-Well Assembly and Installation Sheet
Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

WARNING: Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

ASSEMBLY INSTRUCTIONS

- Place two panels side by side and align male tabs with female flange.
- Pinch tabs and flange flush until panels interlock.
- For final lock, slide male tabs downward until panel edges are leveled at top.
- Repeat steps 1-3 for the third panel assembly.
- Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.

BEFORE YOU DIG:
Contact the local utilities to create utility mark-out.

DRY WELL SETUP

Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig saw, and catch basin or downspout adapter

- Strategically plan Flo-Well's location at a minimum distance of 10' from foundations.
 - Note: Take into consideration traffic and elevation conditions.
- Once Flo-Well location is verified; dig a 4' wide by 4' deep hole.
- Dig a trench from the end of the downspout at about 1" deep and 6" wide that slopes gradually towards the Flo-Well.
- For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use jigsaw to cut out universal adapter port.
- Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
- Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
 - Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 6" pipes.
- Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
- Bury Flo-Well assembly with top at least 8" below the surface grade.

Installation Example: Groundwater Recharge Hardpipe.

Illustration 1

Labels in diagram: NDS 806 Down Spout, 3' x 4' DOWN SPOUT LOCATION PER DESIGN DOCUMENTS, 4" S&D PIPE, 8' PER. FT. MIN. SLOPE, 4" NOM. CONC. SIDEWALK, NDS #420 12" x 42" BACKWATER VALVE BOX w/ NDS #110 COVER, SAND BACKFILL, SLOPE GRADE, SLOPE MIN. 2% PREPARED, SLOPE MIN. 2% PREPARED, SLOPE MIN. 2% PREPARED, ACCEPTS FANS99 SURFACE INLET OR #1041 #8366 UNIVERSAL ADAPTERS OR 4" TO 8" PVC PIPE AND FITTINGS, NDS FLO-WELL TOP MIN. 8" REM. FINISH GRADE WRAPPED IN LANDSCAPE FABRIC, 4" S&D PIPE, PROVIDE NDS POPUP EMITTER OR CATCH BASIN AT TERMINATION POINT, SLOPE MIN. 2% PREPARED, 10'-0", NDS #479P BACKWATER VALVE, NDS 4190 Long Turn Elbow, #87 STONE SETTING BED, NDS 100E 12" FRENCH DRAIN, Continue to other page...

Pg. 1

Continued...
Optional 1: See *Illustration #2*
1. For light traffic applications:
Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

Optional 2: See *Illustration #1*
2. For water back up prevention:
Vent downspout and use surface drain to allow overflow of excess water away from Flo-Well.
3. To capture collected surface water:
Place the Flo-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2

Labels in diagram: Surface Drain NDS FWS069, Incased in Concrete, Stone Gravel, NDS 3P12, 4" SDR35 Perforated or Solid PVC Pipe, Bottom Panel NDS FWB024

New Flo-Well Features:
*Added center 4" cover knock-out
*Added center 8" cover cut-out
*Added center "Universal Adapter" cover cut-out
*Added sumo "U" cover cut-out
*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
*Added "Universal Adapter" panel cut-out

B. Cover Port Section.

A. Side Panel Ports Section

SUMP PUMP SETUP

Required items: Small hammer, tape, fabric pack, shovel, sand or recommended 3/4" stone gravel, jig saw, and pump

- Follow assembly instructions in section 1 then dig a 4' wide by 4' deep hole at a minimum distance of 10' from foundations.
- For leach direction, use small hammer to knock-out appropriate 1" panel drain holes.
- Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
- Place Flo-Well assembly into ground and back fill around evenly up to cover with sand or recommended 3/4" stone gravel.
- For sump pumps there are (3) options:
 - Knock-out the center 4" plug on the top cover if your pump has a center discharge.
 - Cut-out 8" circle template on cover with jigsaw for drop-in sump, cover with 8" S&D pipe, cap or install NDS 8" rnd. Grate part # 1040.
 - Cut out the "U" shaped section on the top of cover with a jig saw for pedestal pumps with cut-off floats.
- Attach pump to cover to insure smooth operation of cut-off float.

For installation details, please visit our website www.NDSPRO.com

Ndspro.com > Products and Solutions > Drainage Solutions > Flo-Well Drywell. The detail drawings will be under the 'Specify Flo-Well' category.

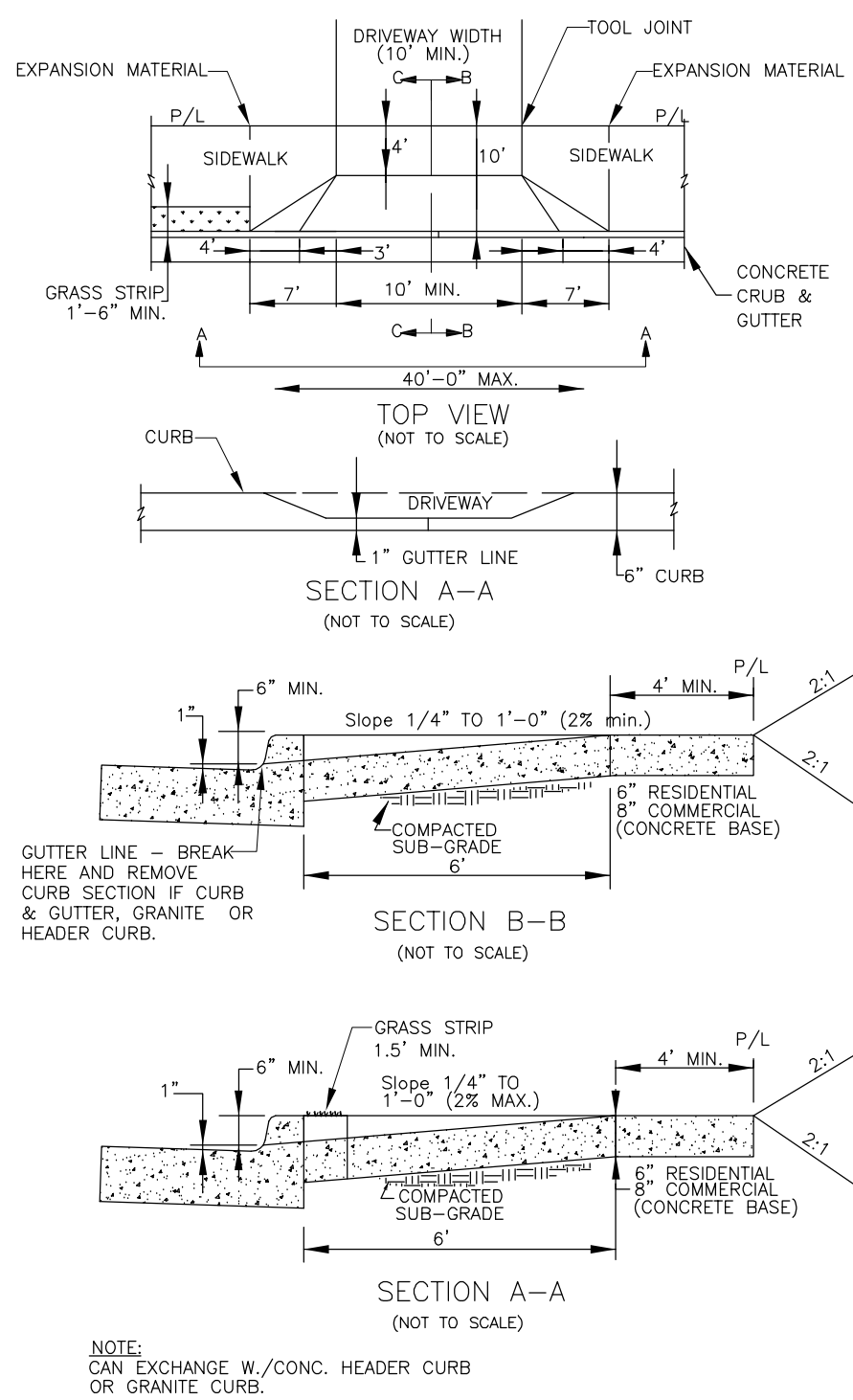
IMPORTANT NOTICE: It is your obligation to determine whether this product is suitable for your intended use and particular method of application. CONSULT YOUR LOCAL BUILDING OFFICIALS TO INSURE COMPLIANCE WITH ALL BUILDING CODES AND REQUIREMENTS.

CAUTION: The step-by-step installation instructions provided reflect mechanical assembly only. Additional information may be necessary to insure proper results for all applications. Consult with professionals to determine special soils conditions and structural requirements.

NDS - Another Quality Product brought to you by NDS, Inc.
851 N. Harvard Avenue, Lindsay CA 93247
If you have any questions or comments about this product, please call us at (800) 726-1994

Pg. 2

STANDARD DRIVEWAY WITH CURB AND GUTTER
STANDARD DRIVEWAY DETAILS
(NOT TO SCALE)



ROOF HEIGHT DETAIL

AVERAGE GRADE = 956
BUILDING HEIGHT FROM AVERAGE GRADE TO MID ROOF = 24.9'
(from first floor); 35'
(from basement floor)

TREE PLAN

REMOVED TREES
DBH 14"HW

PRESERVED DBH INCHES= 0"
REMOVED DBH INCHES= 14"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 0"

0.126 AC x 100 INCHES/ACRE = 12.6 INCHES
REQUIRED FOR PRESERVATION.

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	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.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		3257 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		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.				
MC COORD #20202732 DWG #20202732-3257	SURVEY LAND EXPRESS, INC		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	GEORGIA REGISTERED No. 1197 LAND SURVEYOR DAVID A. STEPHAN

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

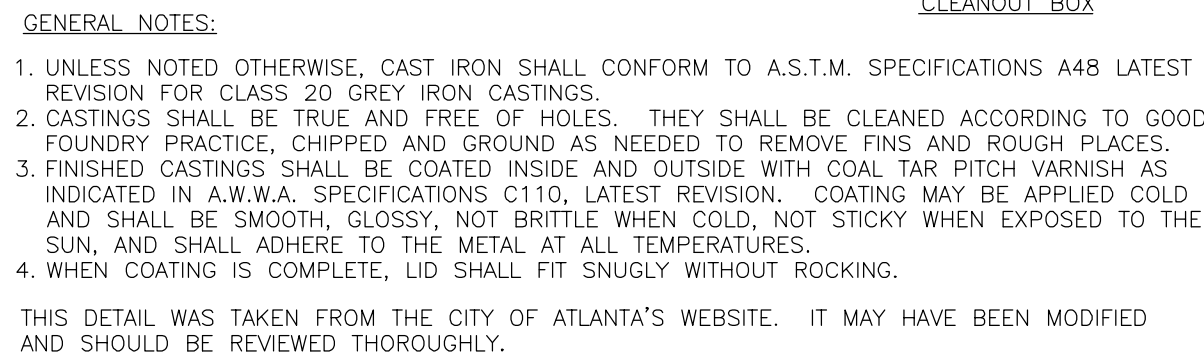
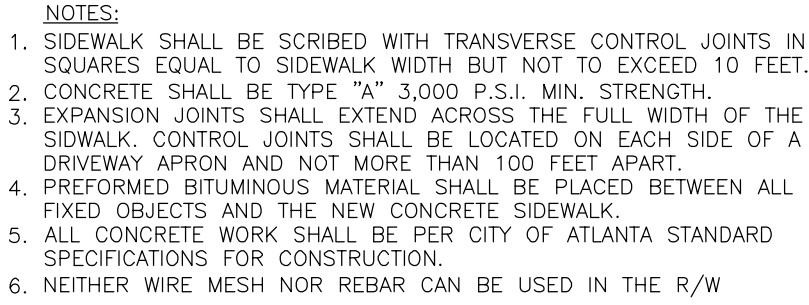
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

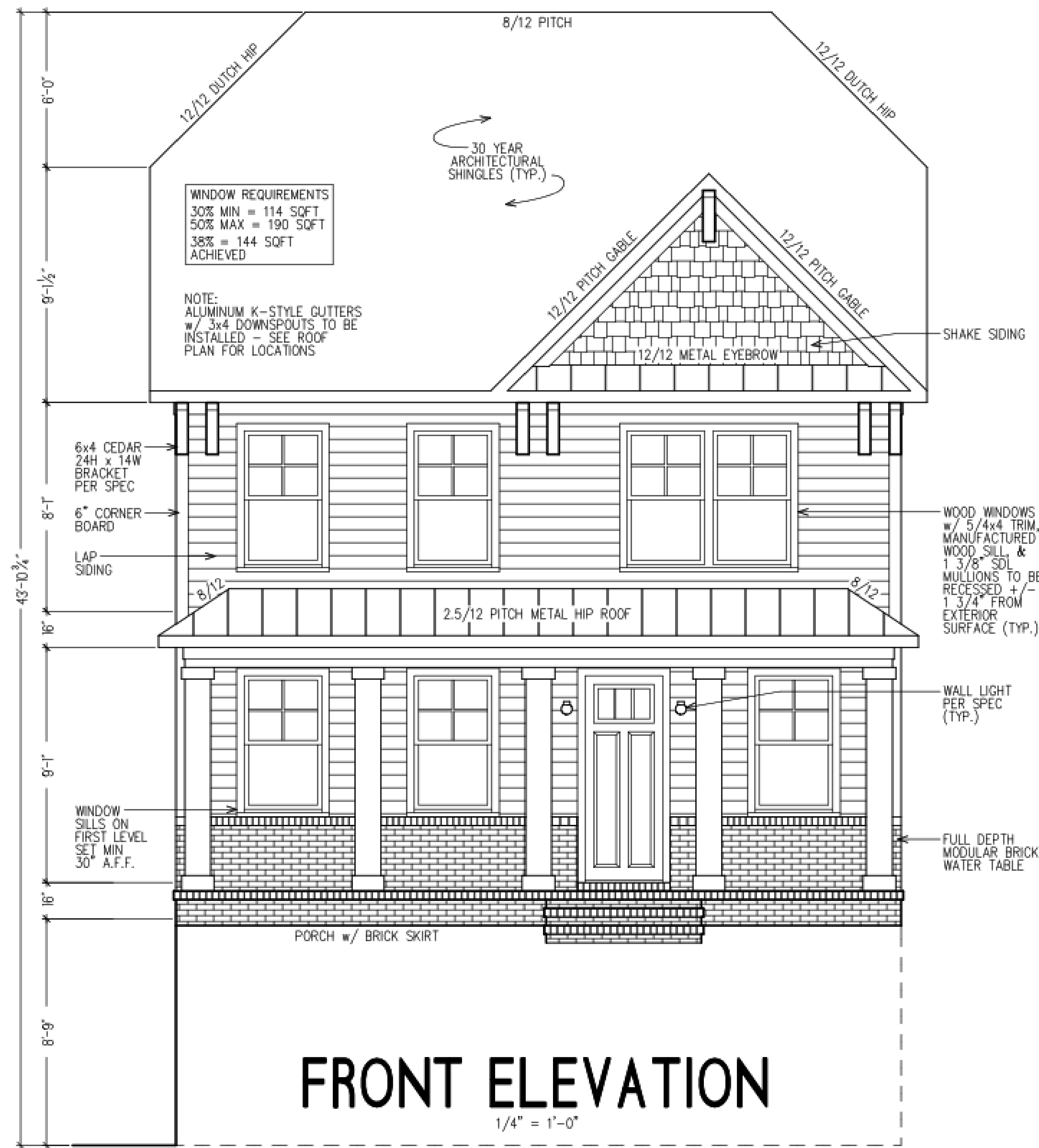
PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNSPANS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRYPROMPTED= AND JOINTS OF PIPE TO BE WAPPED 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 COLLECTED WATER SHALL BE DIRECTED TO TWO 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.

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 and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: **Forrest Hills 3257**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **3257 Forrest Hills 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



3257 Forrest Hills Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

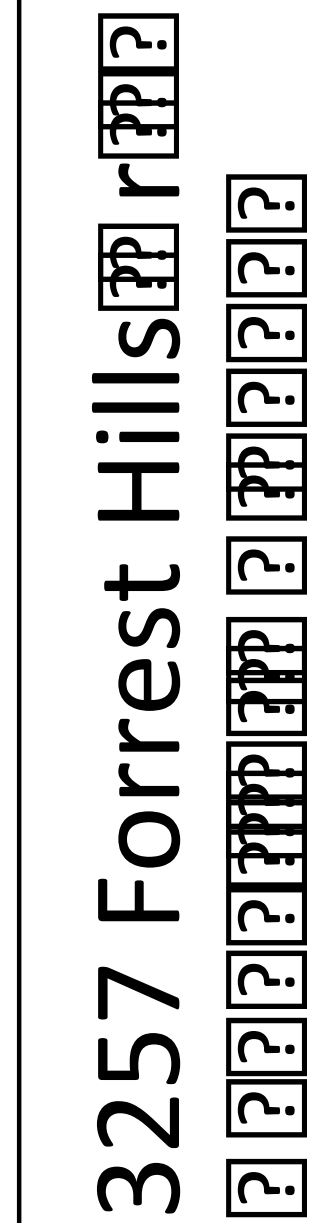
COVER SHEET

MACBUILT HOMES

SHEET:

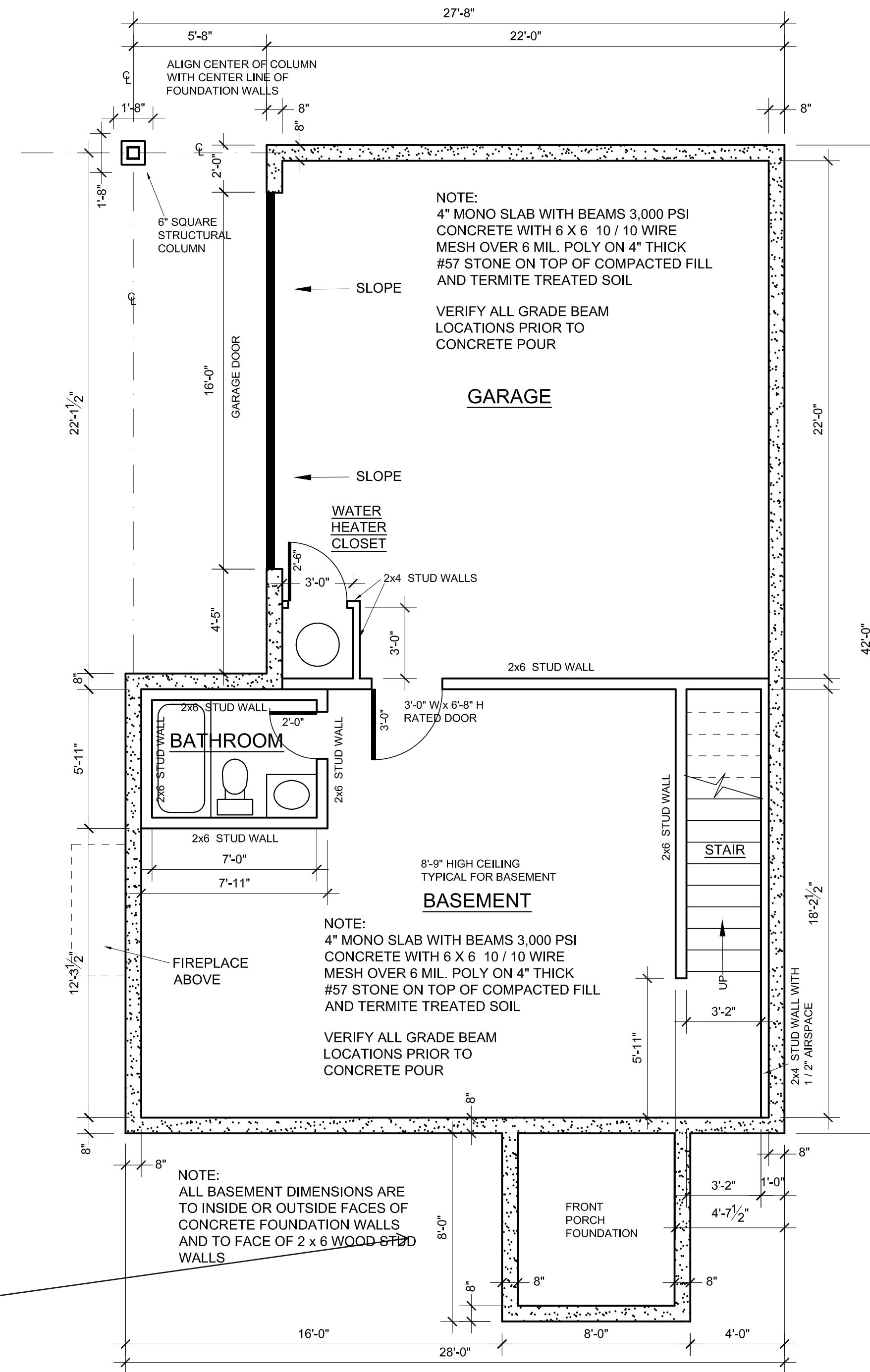
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OF:

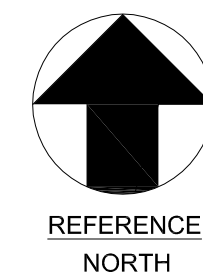


MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

A-2

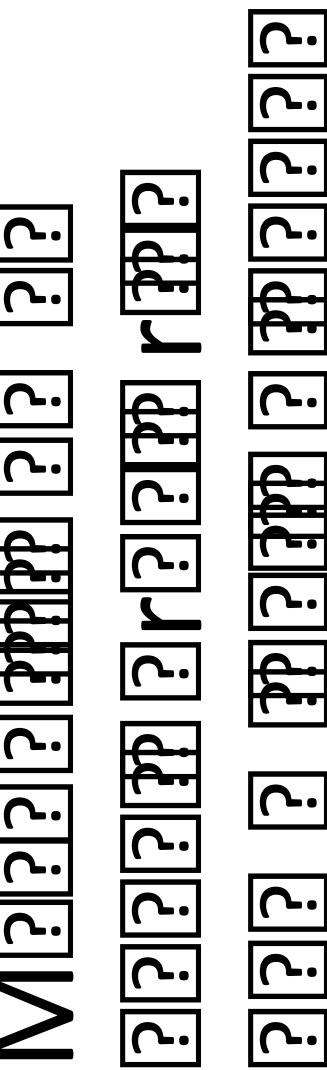
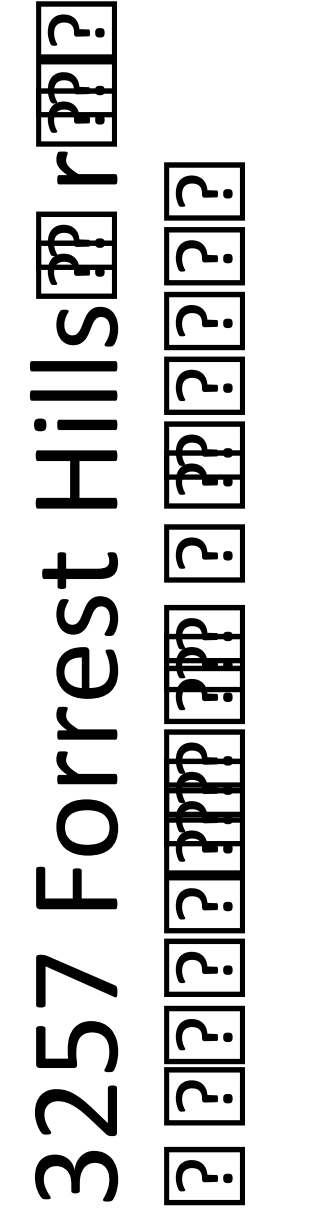


BASEMENT FLOOR PLAN

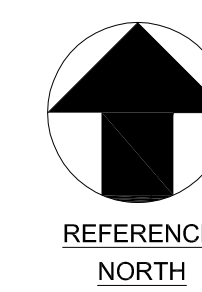
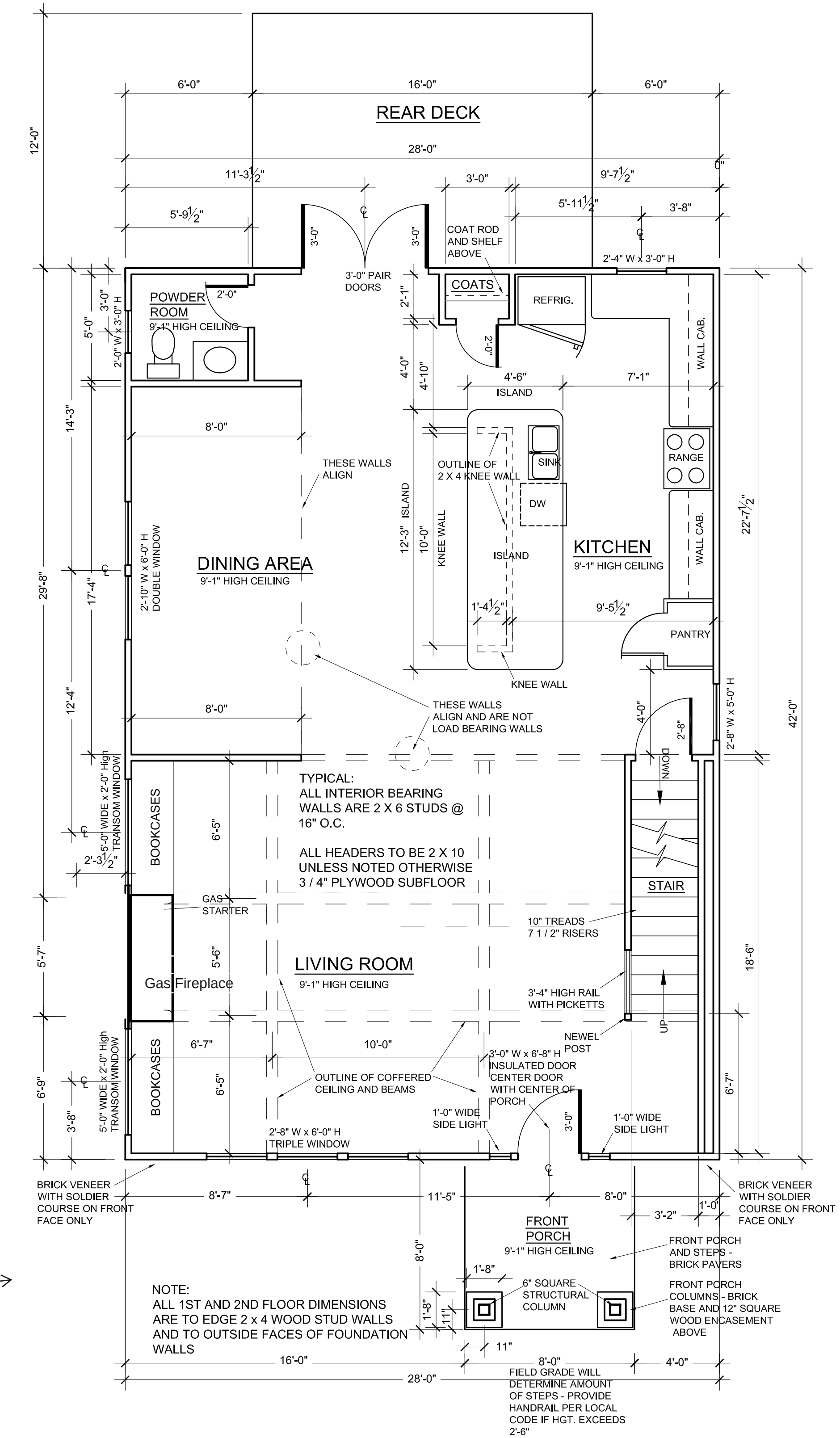


SCALE: $\frac{1}{4}$ "=1'-0"

Basement porch
foundation to
match partial first
floor above



A-3

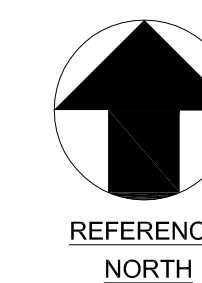


FIRST FLOOR PLAN

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



See partial 2nd floor on left



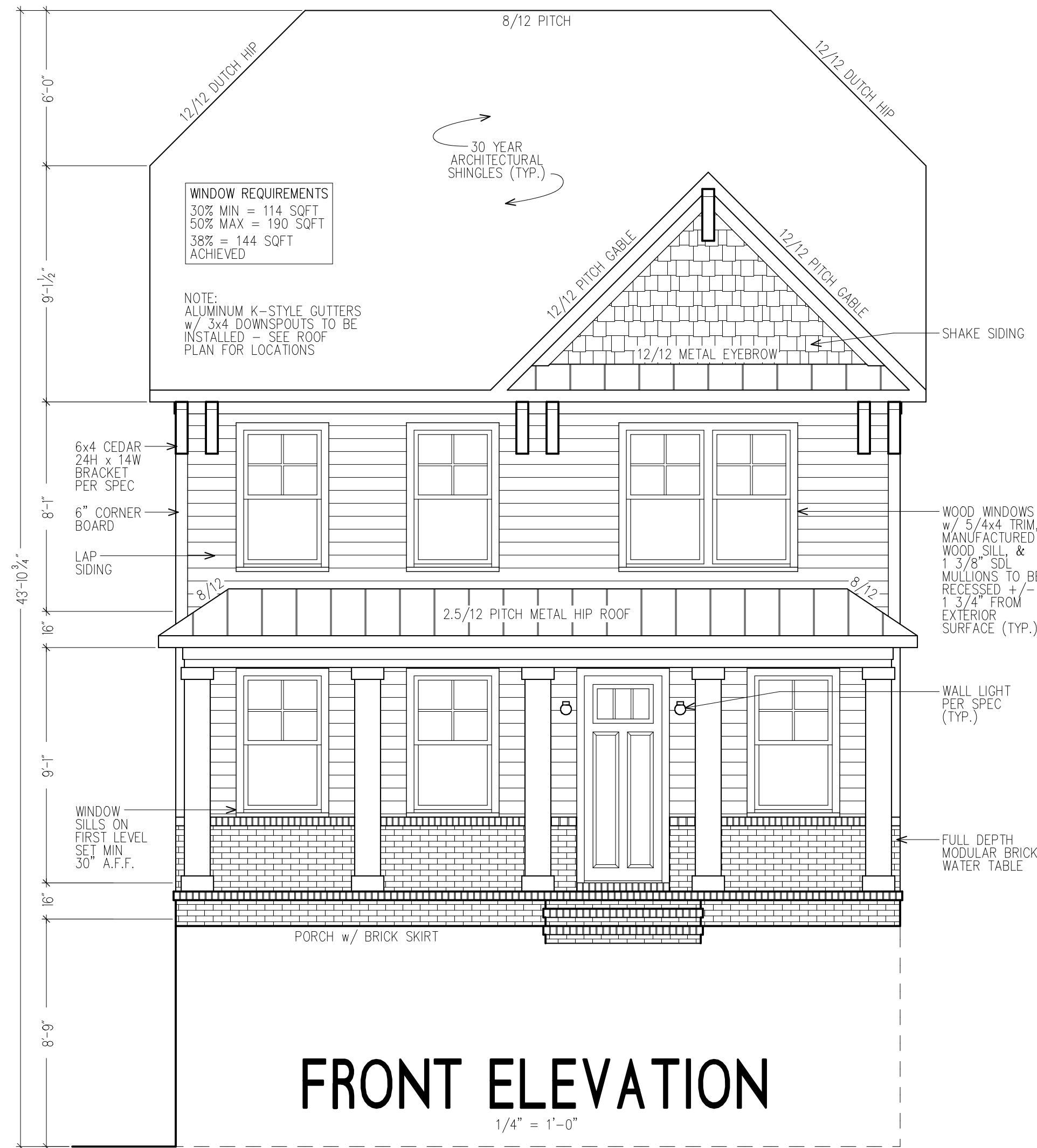
SECOND FLOOR PLAN

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

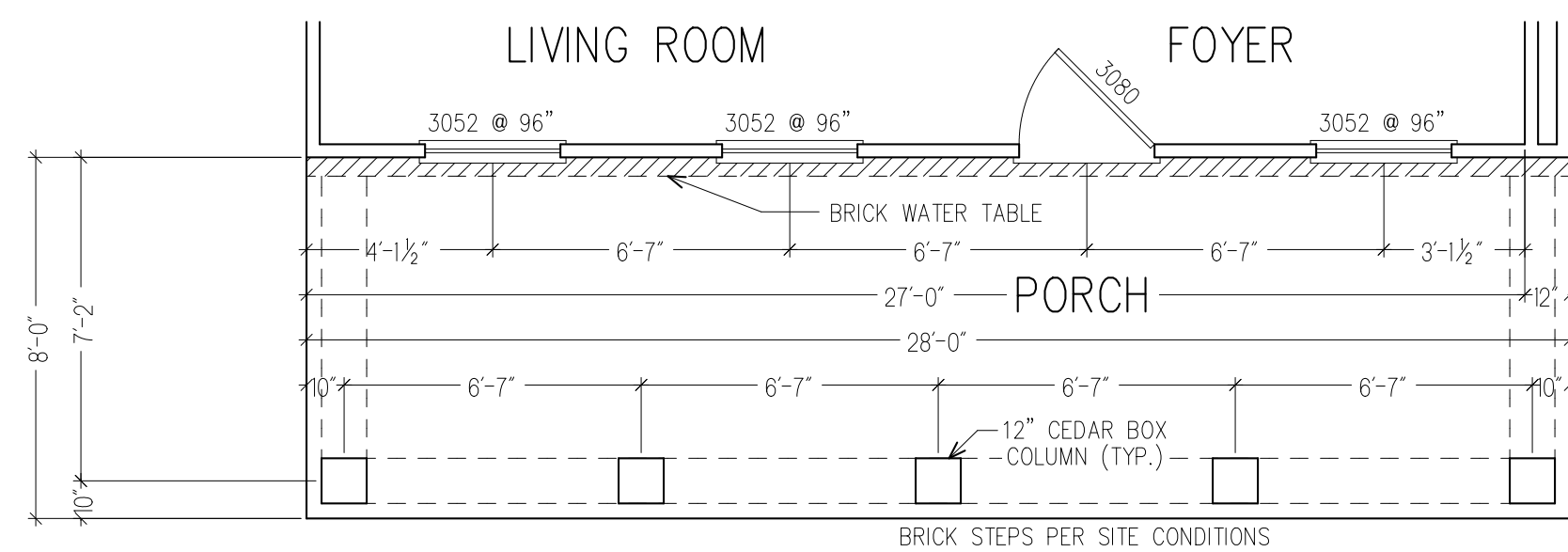
3257 Forrest Hills

MacBuilt Homes

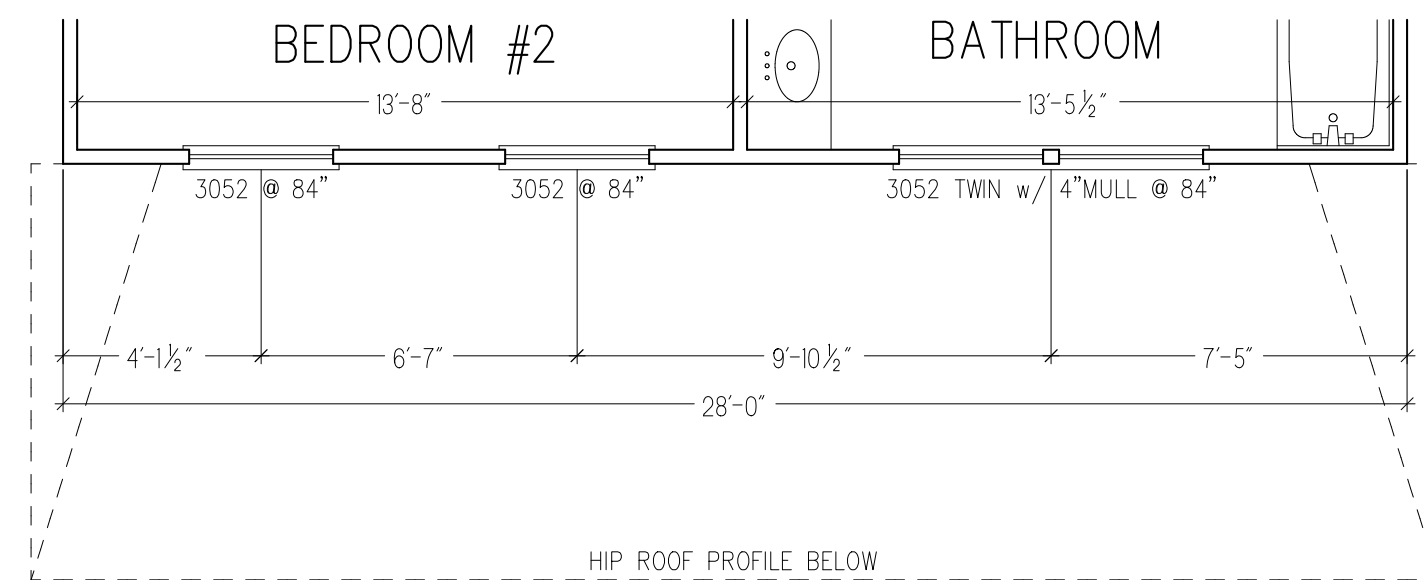
A-5



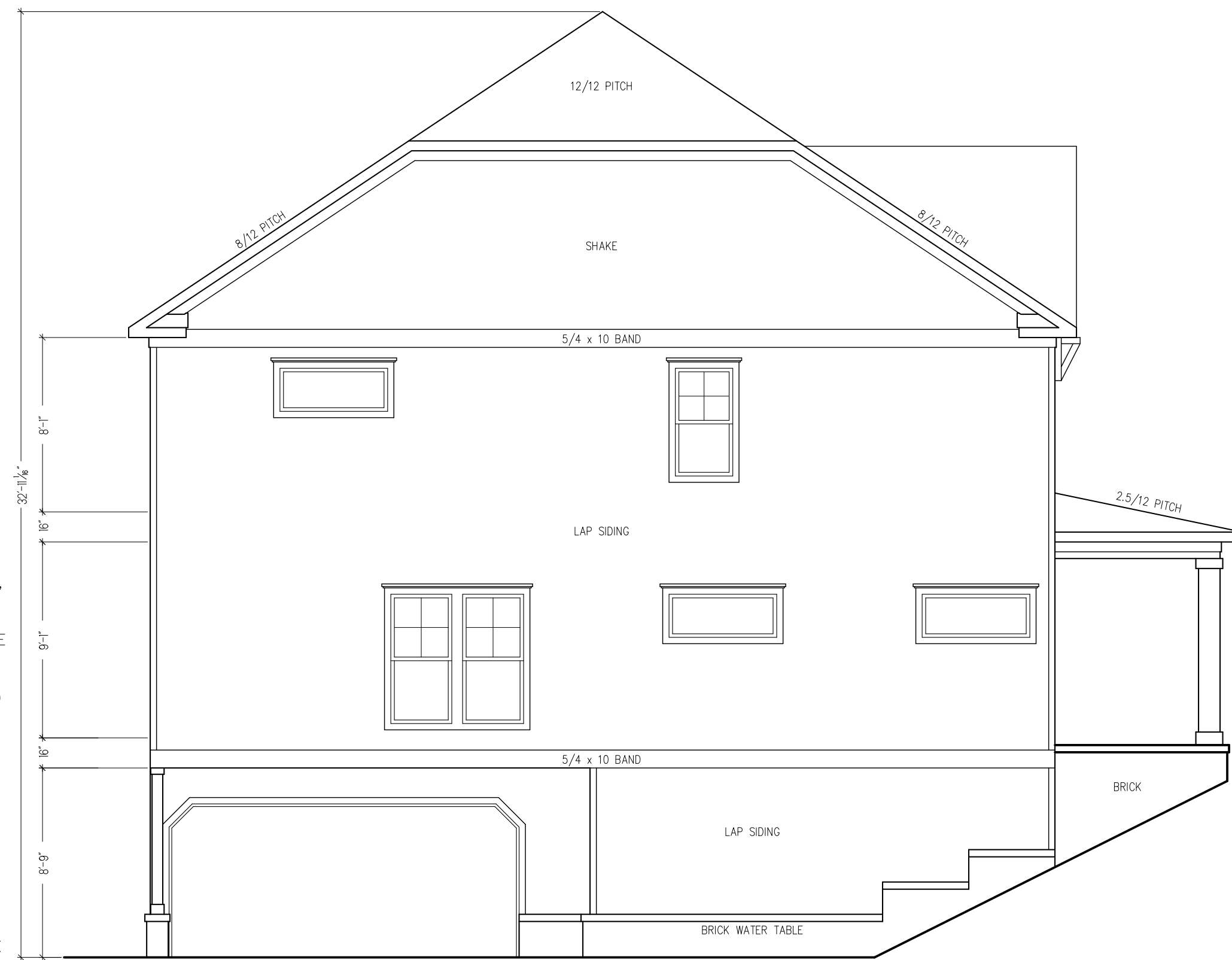
FRONT ELEVATION



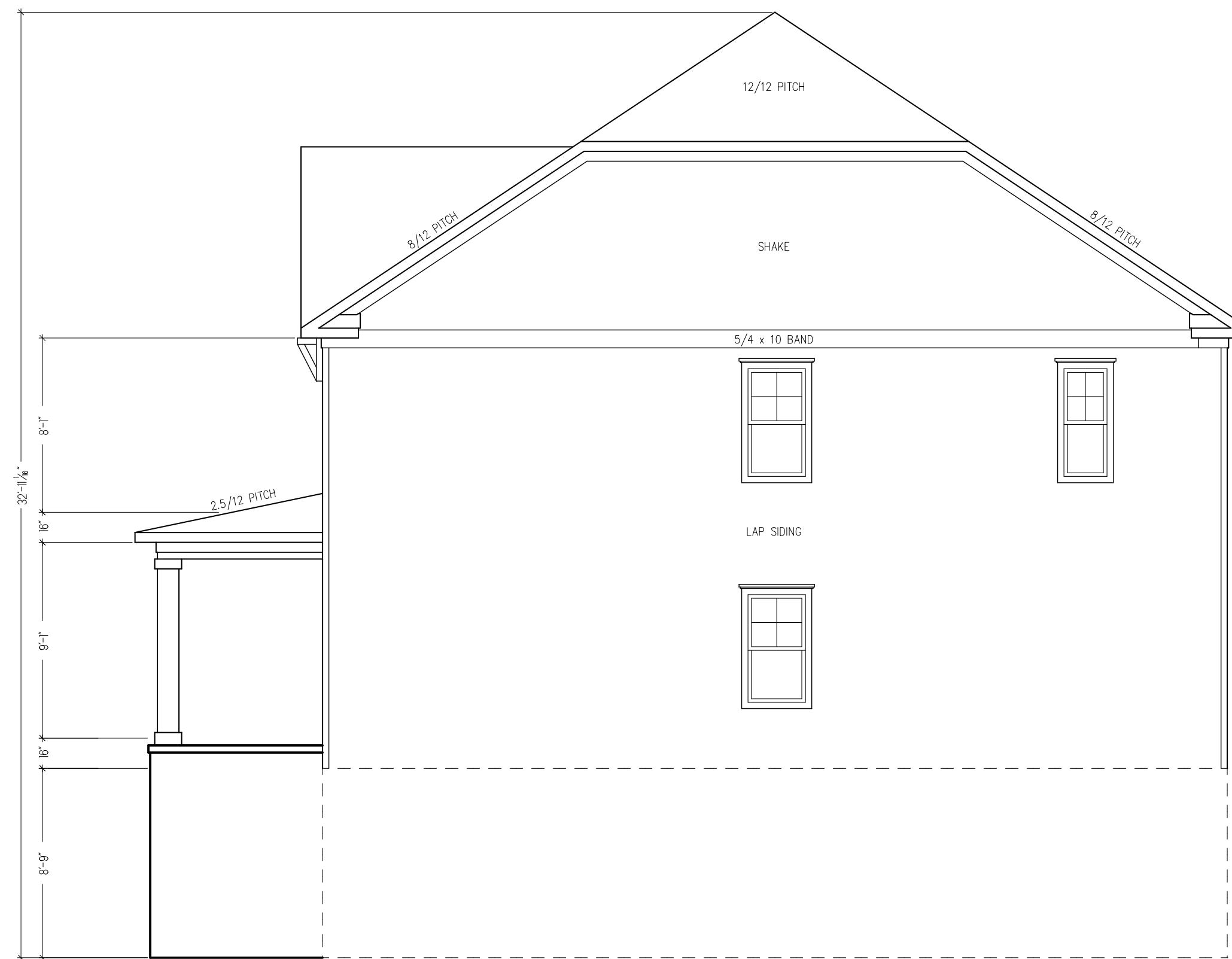
PARTIAL FIRST FLOOR



PARTIAL SECOND FLOOR



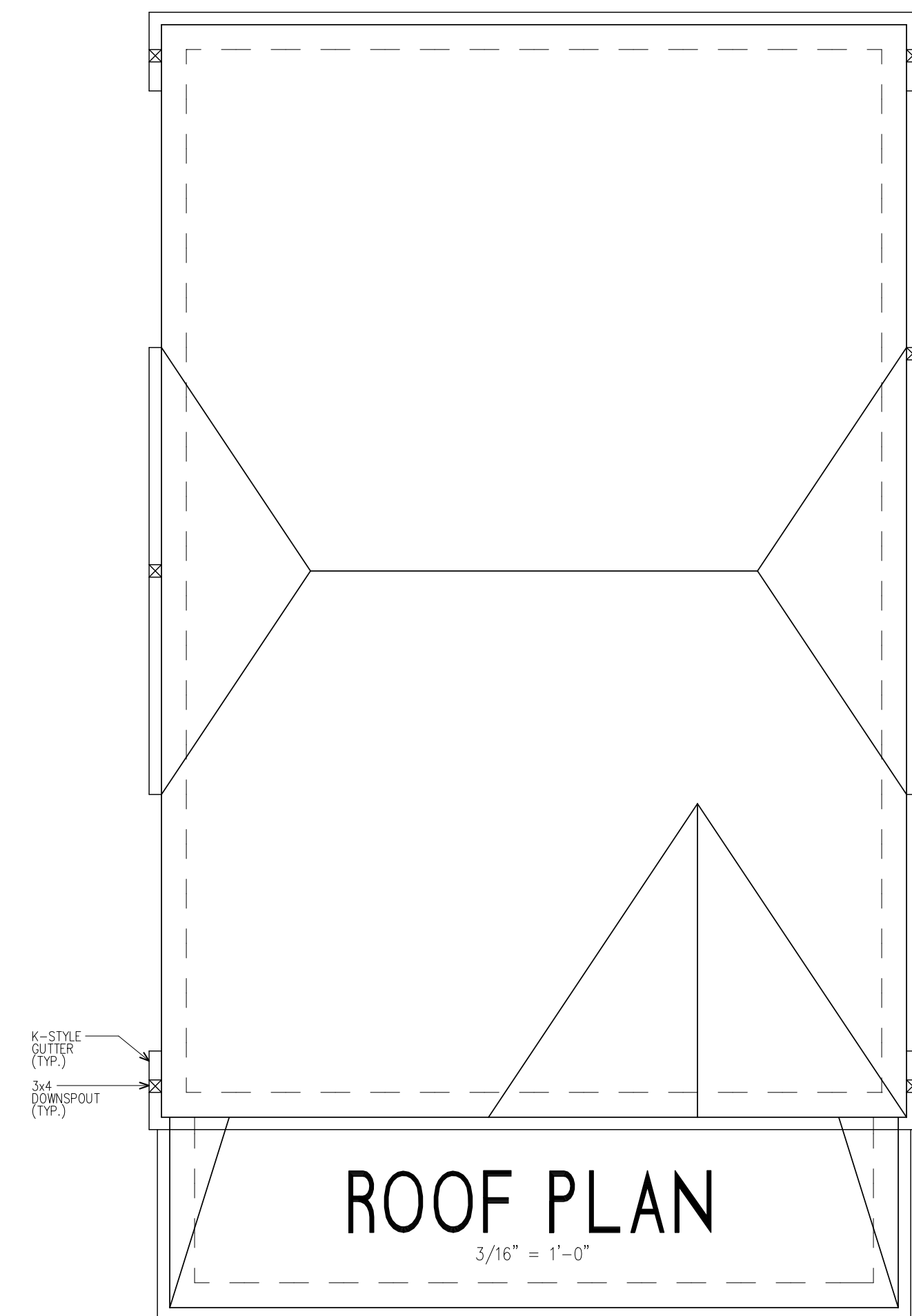
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN



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

DATE: April 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3257 Forrest Hills Dr

BACKGROUND

The City of Hapeville has received a site plan application from James MacDowell to construct a new single-family dwelling at 3257 Forrest Hills Dr. 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 15.4'.***
 - ***North side setback is 23.2'.***
 - ***South side setback is 11'.***
 - ***Rear setback is 10.1'. The deck is not compliant. If the deck is removed, the rear of the house is 22' and is compliant. The deck may not be built in the setback.***
 - 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' minimum driveway. Note: the driveway must be between 9 and 15' per Architectural Design Standards.***
 - ***The plans do not include a new sidewalk. There is no sidewalk along either side of Forrest Hills.***
 - ***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.
 - ***Landscape detail should be provided.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***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 5480.48 SF or .126 acres, 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 3,836.34 SF. The plans indicate that the total lot coverage will be 2,427.5 SF or 44.1%, which is compliant. The applicant should provide allocation of site area by type.***
- 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:

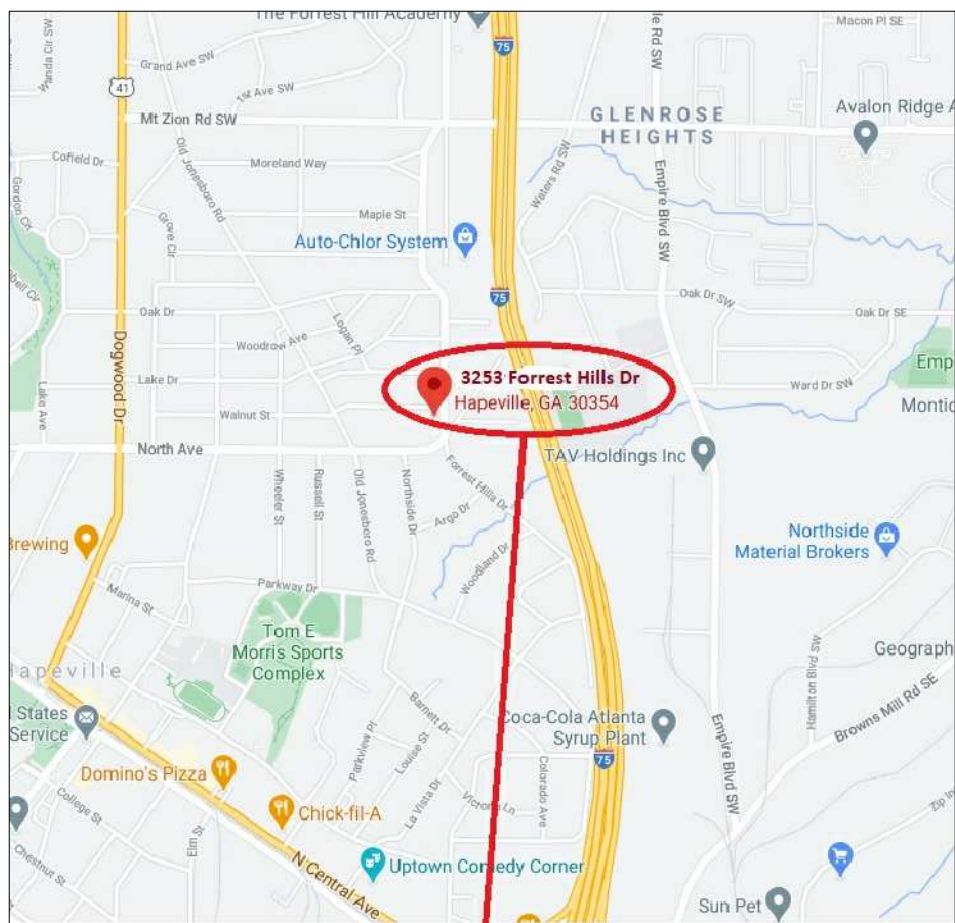
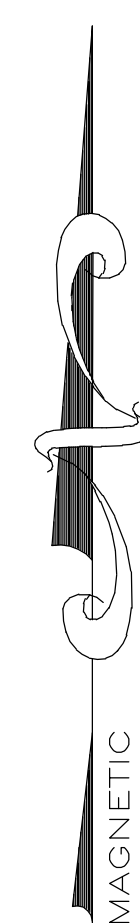
- Remove rear deck: rear setback is 10.1'. The deck is not compliant. If the deck is removed, the rear of the house is 22' and is compliant. The deck may not be built in the setback.
- Provide allocation of site area by type.
- Provide landscape details.
- Address any issues related to the arborist report.

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 – 3257 Forrest Hills Dr



SITE LOCATION MAP
NOT TO SCALE

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 1312103367. 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 OF 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 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 PROCESS.
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: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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
AE ACCESS EASEMENT
AFF AS PER FIELD
AI ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
BC BACK OF CURB
BUC BLOCK
BLS BUILDING LINE SETBACK
BRK BRICK
CBK CABLE BOX
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CO CITY OF ATLANTA
CO SAN SEWER CLEANOUT
CAL CALCULATED POINT
CPT CARPORT
CTP CRIMP TOP PIPE FOUND
DE DE
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FENCE POST
FC FENCE CORNER
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HWH HEAD WALL
HW HARDWOOD TREE
IPF IRON PIN FOUND
IPW IRON PIN SET
IR IRON ROD FOUND

IV IRRIGATION VALVE
JB JUNCTION BOX
LL LAND LOT LINE
MAC MAGNETIC READING IP
MAG MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N
NBO N
O OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLEAR
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
PP POWER POLE
PW POWER LINE
(P) PLAT
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SSE SAREENED PORCH
SSE SIDEWALK
TB TOP OF BANK
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
YD YARD INLET
YI INDICATES STAIRS

* SYMBOLS *

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

* LINE INDICATORS *

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

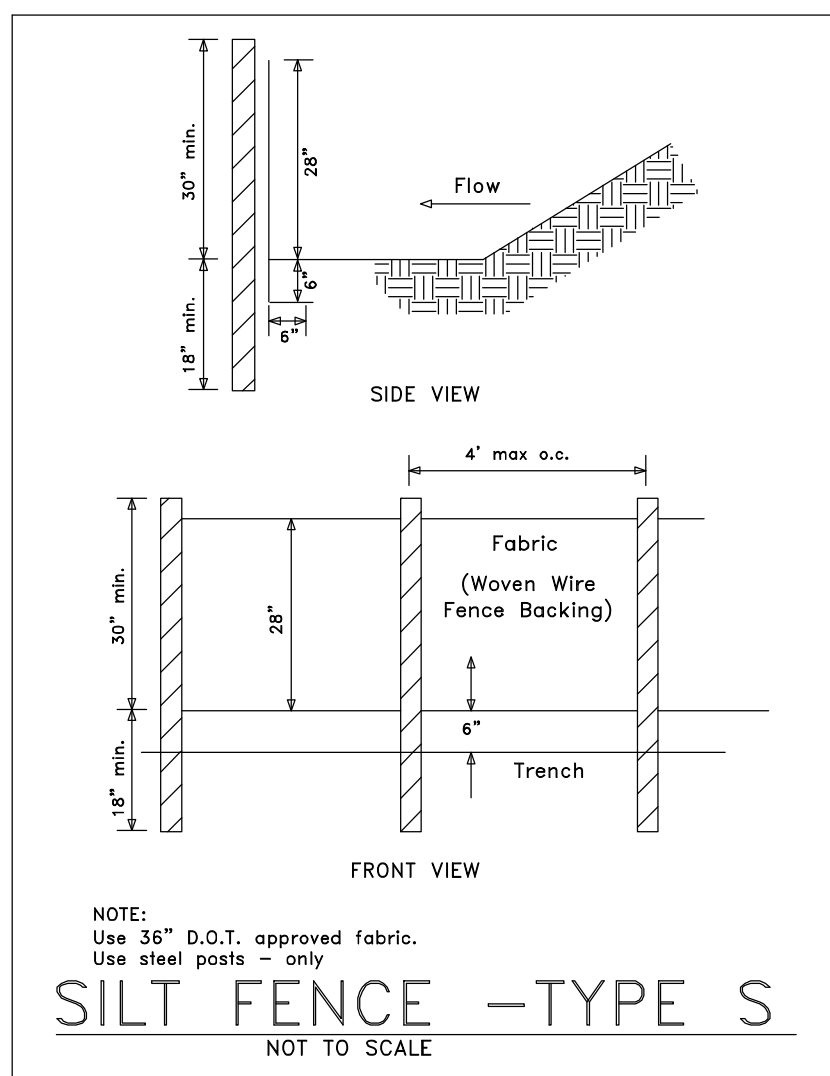
EROSION CONTROL LEGEND

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

SILT FENCE HAND DUG IN CRZ

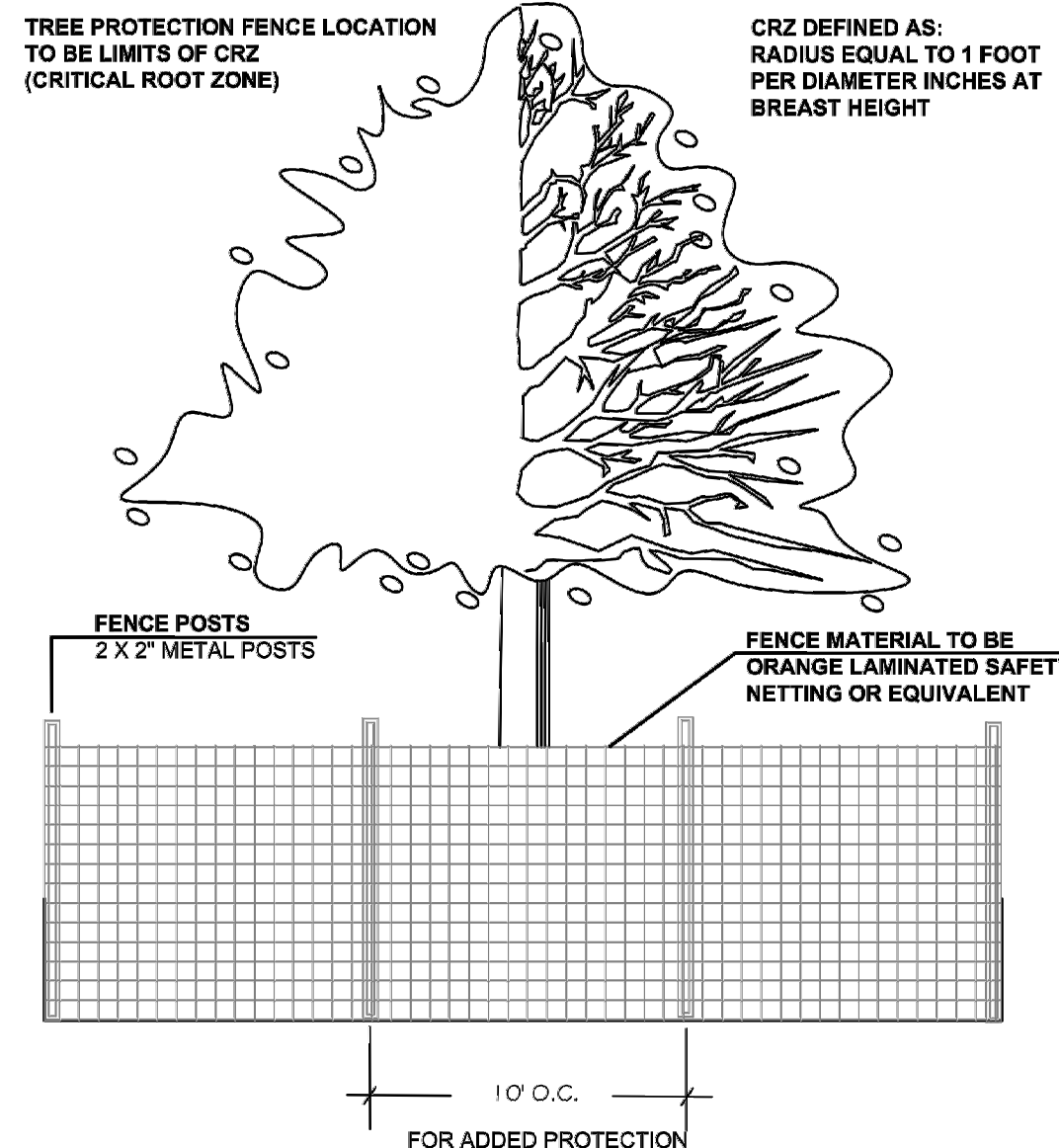
TREE PROTECTION: (Tr)

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.

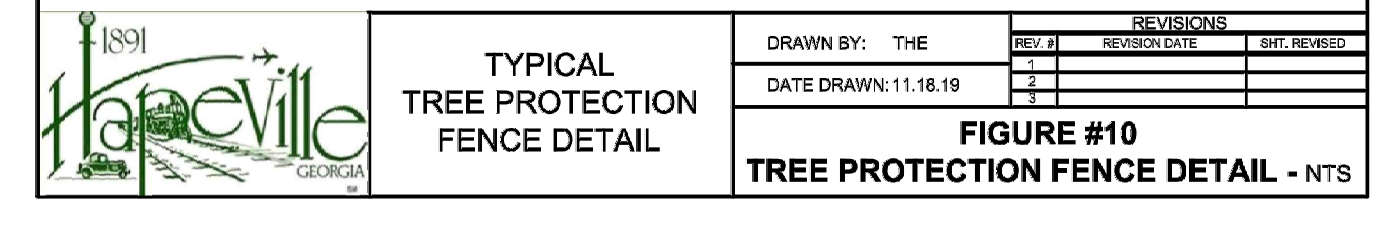


(Sd1-S) SEDIMENT BARRIER

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



- Provide 2' deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible



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.
MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 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. PLACING 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.

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 20 INCHES OR MORE IN DIAMETER AND 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 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. PLACING 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.

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 20 INCHES OR MORE IN DIAMETER AND 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 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. PLACING 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
SUDANGRASS	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

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

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

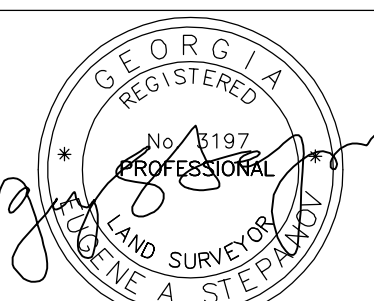
SEEDING RATES FOR PERMANENT SEEDING

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 500	BLOCK 500	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

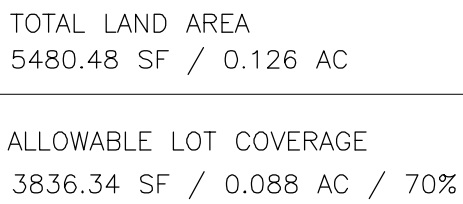
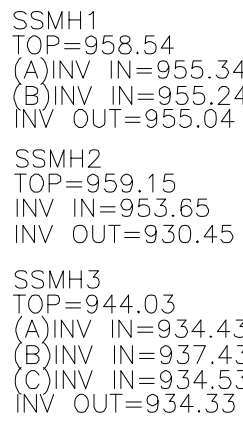
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		3257 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		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		24 LENOX POINTE	
DWG	#20202732-3257		ATLANTA, GA 30324	
			FAX 404-601-0941	
			TEL 404-252-5747	
			INFO@SURVEYLANDEXPRESS.COM	
			LAND SURVEYING SERVICES	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED. I HAVE REVIEWED THE FIELD DATA AND THE INFORMATION CONTAINED HEREIN, AND I HAVE FOUND IT TO BE A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED. I HAVE REVIEWED THE FIELD DATA AND THE INFORMATION CONTAINED HEREIN, AND I HAVE FOUND IT TO BE A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED.



TRACT 2		BLOCK (FKA PART OF LOTS 32,33,34,35		BLOCK 17)		SITE PLAN PREPARED FOR:		SHEET 2 OF 5	
FORREST HILL PARK SUBDIVISION				UNIT		RYAN MACDOWELL			
LAND LOT 94		14TH DISTRICT		SECTION					
FULTON COUNTY, GEORGIA		DB.61337/PG.474		(PB.7/PG.59)		PROPERTY ADDRESS: 3257 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354			
FIELD WORK DATE DEC 22, 2020		PRINTED/SIGNED FEB 4, 2021							
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				PAPER SIZE: 17" x 22"					

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 10" CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

NOTE B:
APPROXIMATE DIRECTION OF PIPE
UNABLE TO DETERMINE THE LOCATION
OF THE END OF PIPE.
NO ABOVEGROUND EVIDENCE OF
INTERSECTING STRUCTURE WAS FOUND.
CAMERA PLUMBER IS RECOMMENDED TO
LOCATE PIPE IN MORE DETAIL.



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

BMP W.Q. DEVICE

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

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.

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.

(Co) CONSTRUCTION ENTRANCE/EXIT

(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE

(Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)

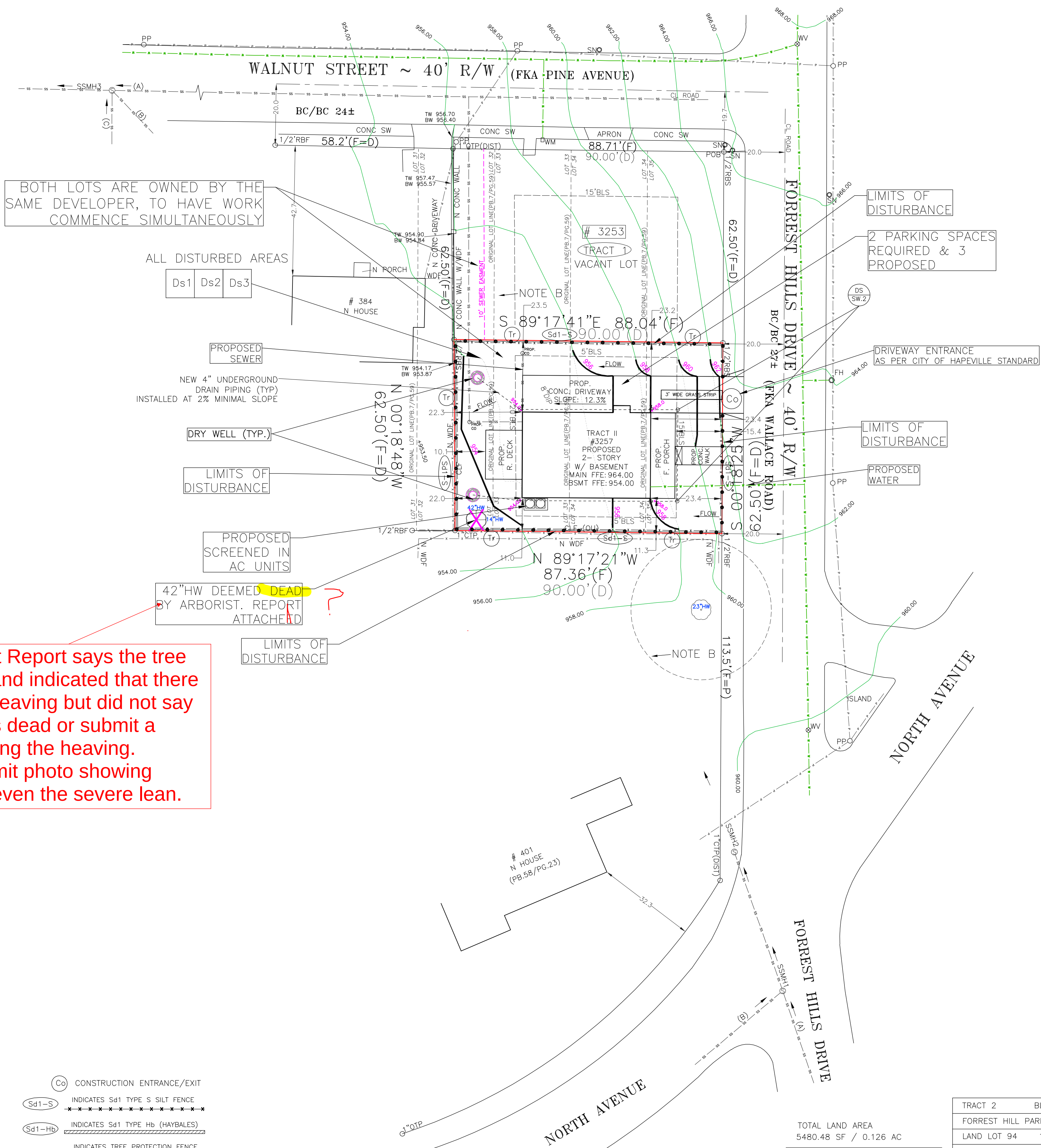
(Tr) INDICATES TREE PROTECTION FENCE

Ds1 DISTURBED AREA STABILIZATION
(WITH MULCH)

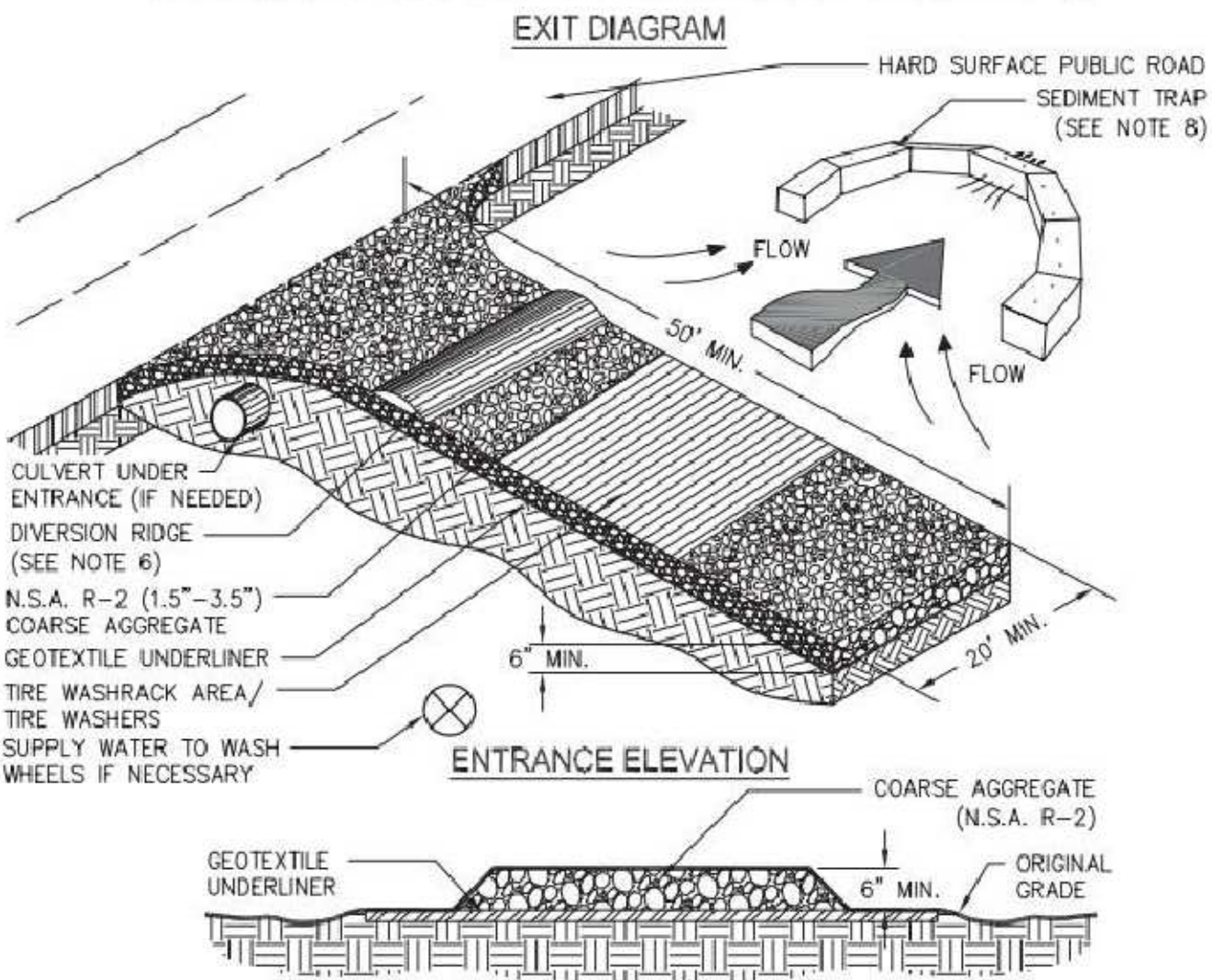
Ds2 DISTURBED AREA STABILIZATION
(W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION
(WITH SODDING)



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 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 (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

The Arborist Report says the tree
has a lean and indicated that there
was some heaving but did not say
the tree was dead or submit a
photo showing the heaving.
Please submit photo showing
heaving or even the severe lean.

TOTAL LAND AREA
5480.48 SF / 0.126 AC

ALLOWABLE LOT COVERAGE
3836.34 SF / 0.088 AC / 70%
PROPOSED LOT COVERAGE
2427.03 SF / 0.056 AC / 44.1%
DISTURBED AREA
5251.64 SF / 0.121 AC
FLOOR AREA RATIO
See architect's set for details

0 20
SCALE 1" = 20'

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	PROPERTY ADDRESS:	
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	3257 FORREST HILLS DRIVE SW	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"			
MC COORD #20202732 DWG #20202732-3257	SURVEY LAND EXPRESS, INC		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	GEORGIA REGISTERED LAND SURVEYOR No. 1197 STEPHAN A. STEPHAN

Site plan showing proposed house, deck, porch, and driveway with area calculations.

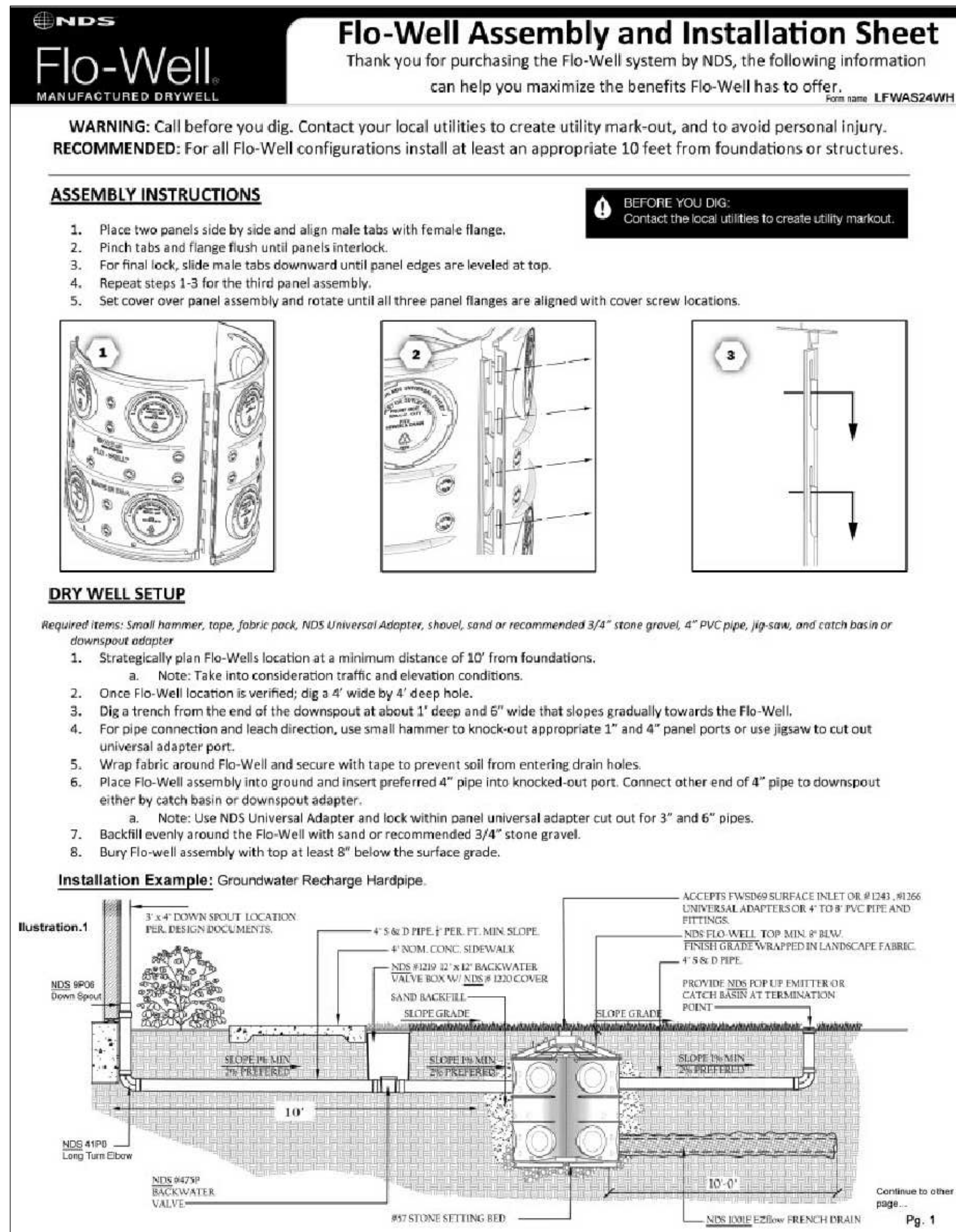
- PROPOSED R. DECK: 192.00 SF
- PROPOSED AC UNITS (2): 18.00 SF
- PROPOSED HOUSE: 1188.78 SF
- PROPOSED PORCH: 223.94 SF
- PROPOSED STEPS: 13.70 SF
- PROPOSED CONC. DRIVEWAY: 712.09 SF
- PROPOSED CONC. WALK: 78.52 SF
- 3' WIDE GRASS STRIP
- HATCHED AREAS SUBJECT TO SWM: 1990.13 SF

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 1990.13 SF
(I) PERCENT OF IMPERVIOUS = 36.1%
 $Rv = 0.05 + 0.009 * (I)$ CUBIC FEET RUNOFF = 0.3749
 $ACRE - (FT) * 43560 =$ (CUBIC FEET)
A = 5507.54 SF
 $WQv = (1.2 * Rv * A) / 12$
 $WQv = 206.48$ CUBIC FEET

WQD SHALL BE 2 DRYWELLS WITH A STORAGE CAPACITY OF
143.75 CF EACH
TOTAL = 287.50 CF

TOTAL STORAGE 287.50 CF
TOTAL REQUIRED 206.48 CF
REQUIREMENT IS COMPLETE



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.

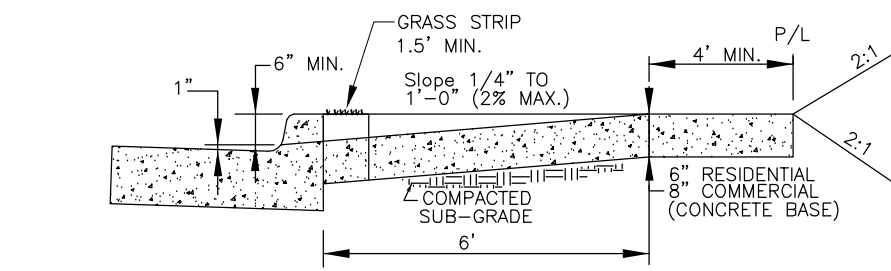
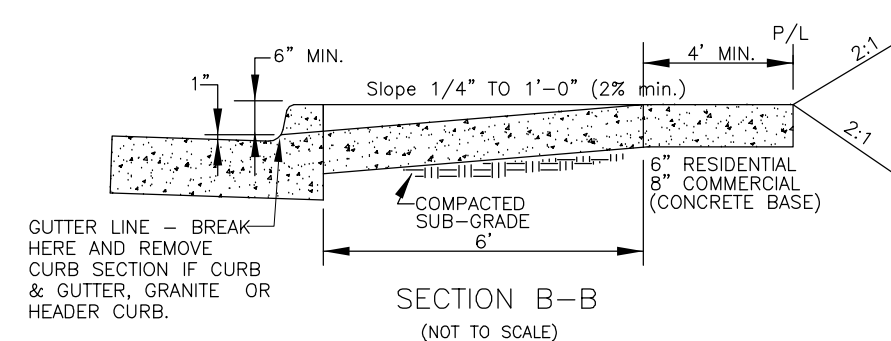
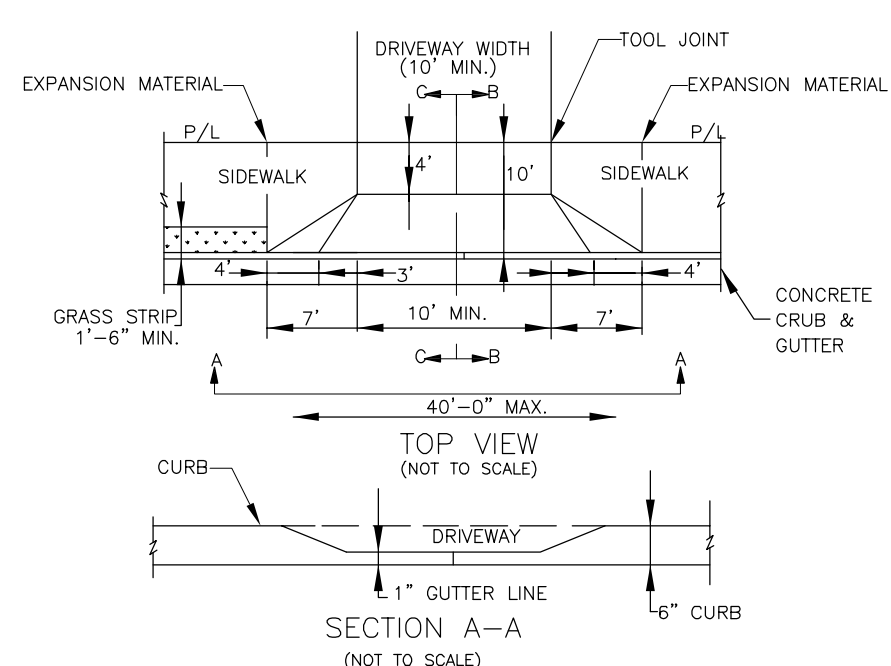
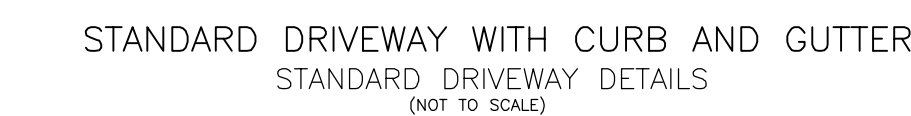
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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.

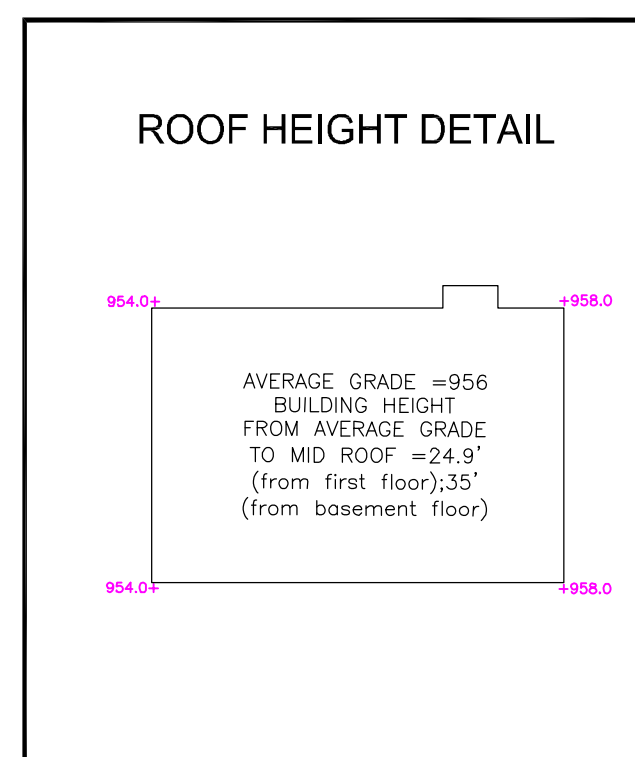
All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

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.



NOTE:
CAN EXCHANGE W./
OR GRANITE CURB.



REMOVED TREES
DBH 14"HW

PRESERVED DBH INCHES= 0"
 REMOVED DBH INCHES= 14"
 REPLACEMENT TREES= 0"
 TOTAL DBH INCHES= 0"

0.126 AC x 100 INCHES/ACRE = 12.6 INCHES
 REQUIRED FOR PRESERVATION.

This does not make sense.
Revise per checklist / Ord.

TRACT 2 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)		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.474 (PB.7/PG.59)		PROPERTY ADDRESS: 3257 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 4, 2021			
ALL MATTERS PERTAINING TO TITLE ARE EXPECTED		PAAPER SIZE: 17" x 22"	
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 BEING 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.			
MC COORD #20202732 DWG #20202732-3257		 24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-232-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC. LAND SURVEYING SERVICES		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE ETHICS AND STANDARDS OF THE PROFESSION.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

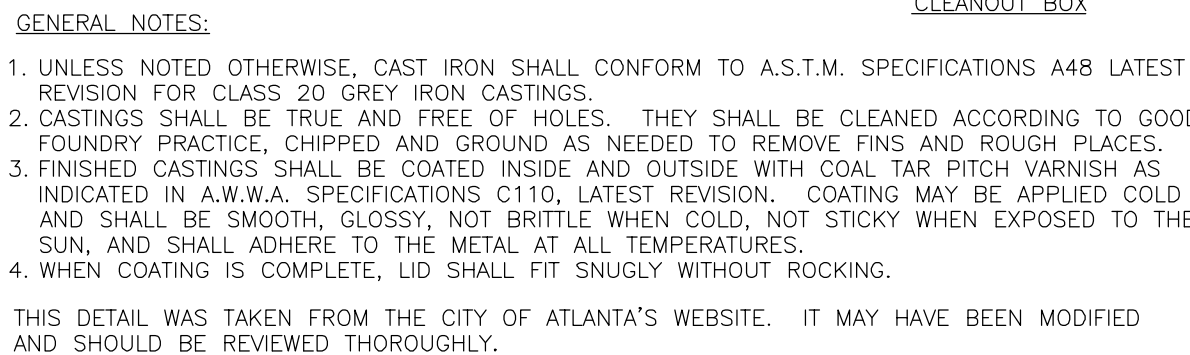
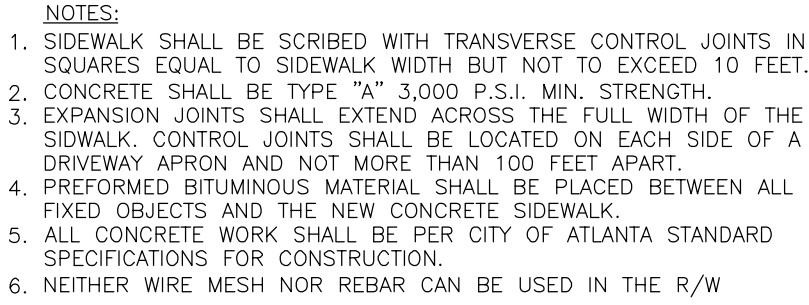
OPTION C IN-LINE LEAF STRAINER

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 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.
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. WATER COLLECTED WATER SHALL BE DIRECTED TO:
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

21-PC-04-16

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

Name of Applicant ~~City of Hapeville~~ Hapeville Development Authority

Mailing Address: 3468 N Fulton Avenue, Hapeville, GA 30354

Telephone [REDACTED] Mobile # SAME Email [REDACTED]

Property Owner (s) Hapeville Development Authority

Mailing Address 3468 N Fulton Avenue, Hapeville, GA 30354

Telephone [REDACTED] Mobile # SAME

Address/Location of Property: 748 Virginia Avenue, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800060016

Present Zoning Classification: V - VILLAGE ARTS DISTRICT OVERLAY Size of Tract: 12,595 SF / 0.29 AC acre(s)

Present Land Use: Vacant : Previously a gas/service station

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.

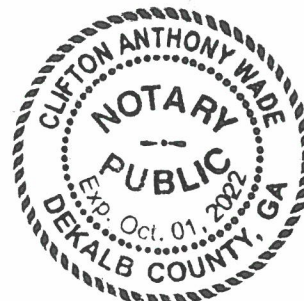
[Signature]
Applicant's signature

Date: 3/9/21

Sworn to and subscribed before me

This 9th day of MARCH, 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.)

The scope for 748 Virginia Ave includes the renovation of an existing 1950's gas station, design of an addition, and the redesign of the existing site. The building will be used as a gallery, office and arts studio for the tenant, Atlanta Printmakers Studio. The property will also be rented out for events and used for local gatherings.

The existing building is an Amoco gas station built in the 1950s. The original exterior material, which was uncovered during an investigative demolition phase, was a white stucco. The building was renovated in the 1970s or 1980s with wood trim, a hip roof, a wood cupola, and a brick veneer which will be demolished.

The proposed building materials will revert back to the original 1950s design with white stucco walls, a curved corner, and a tower at the front door. The existing building will hold studio space, a catering kitchen for events, and a meuseum/gallery space. The new addition will consist of a glass-enclosed gallery that will bridge the existing historic 1950s gas station building with a new brick studio space. This new addition will highlight Hapeville's architectural history. It will feature traditional details such as brick corbeling details, steel plate awnings, historical windows, and brick detailing to provide the building with an artisanal touch. The painted brick façade will offer opportunities to display public art.

The exterior will feature a unique, creative, multiuse plaza which will help brand Hapeville as an arts community and provide a public space for weekend markets and other events. Located at the corner of a prominent intersection, the plaza is well suited for community engagement.

While there is a grade change of approximately 3'-0" between the finish floor elevation and the lowest point of the site, the plaza will use landscaping and hardscape to navigate this difference between the two slopes. The plaza is to remain functionally flat, with any grade navigation occurring on the periphery. Site access will be ADA-accessible from Central Avenue.

The overall design goal is to allow for the most flexible space possible. The plaza will be zoned with a hardscape element for placing temporary stalls and pop-up retail, along with a built-in-place covered pavilion. The Hapeville Arts Alliance owns a vintage camper that would be parked on site for weekend markets. The pavilion will be used to sell the various goods produced in the printmaker studio, and to serve food and alcohol during for events. The hardscape areas will be used for community art events or to house temporary tents for artists' stalls.



**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:

748 Virginia Avenue, Hapeville, Georgia 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 Carl Trevathan

Address of Applicant

Telephone of Applicant
[REDACTED]


Signature of Owner

Katrina Bradbury

Print Name of Owner

Personally Appeared Before me this 10th day of March, 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)

CJ

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.

CJ

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

CJ

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.

CJ

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).

C7

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.

C8

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.

C9

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

C10

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).

C11

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.

C12

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.

C13

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.

C14

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.

C7

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

C7

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

C7

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.

C7

Site area (square feet and acres).

C7

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.

C7

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

C7

Total floor area ratio and/or residential density distribution.

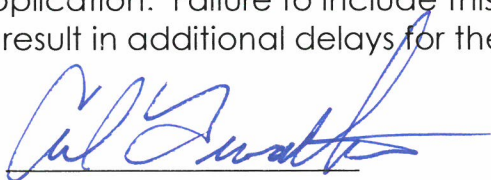
C7

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

C7

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 3/9/21

3/8/2021 10:04:51 AM BIM 360://100_2020_08 - Printmaker Studio/1908 748 VA AVE PRINTMAKERS.rvt



DESCRIPTION OF PROPERTY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED (1/2 INCH REBAR W/CAPI) AT THE RIGHT OF WAY INTERSECTION, FORMED BETWEEN THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W), THENCE DEPART THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W), AND PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) SOUTH 54°46'46" EAST, A DISTANCE OF 76.00 FEET TO A PK NAIL FOUND IN CONCRETE; THENCE DEPART THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) AND PROCEED SOUTH 42°33'54" WEST FOR A DISTANCE OF 168.60 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR WITH CAPI); THENCE NORTH 51°51'42" WEST FOR A DISTANCE OF 76.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR W/CAPI) AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W); THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE NORTH 42°42'11" EAST FOR A DISTANCE OF 164.75 FEET TO **THE POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.28914 ACRES, OR 12595 SQUARE FEET.

SITE PLAN GENERAL NOTE	
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	HEAVY DUTY, HIGH-IMPACT CONCRETE
	SCREENPRINT, ENGRAVED, STAMPED OR PAINTED CONCRETE FOR BRANDING, EDUCATION OR WAYFINDING
	POURED, SCORED AND STAINED CONCRETE
	PEA GRAVEL
	EXISTING ASPHALT
	NEW ASPHALT
	CONCRETE PAVING
	PLANTING AREA - NATIVE PLANTS
	PLANTING AREA - CURATED PLANTS
HB	HOSE BIB
W/S	WATER SEWER
PP	POWER CONNECTION

SITE PLAN NOTES	
1.	ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2.	REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3.	THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
4.	CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.
5.	EXISTING CONCRETE TO BE DEMOLISHED IN LARGE PIECES, MINIMUM 2'X2'. SET ASIDE FOR ARCHITECT AND CIVIL ENGINEER TO REVIEW AND SELECT PIECES FOR INCLUSION IN LANDSCAPE. CONCRETE PIECES TO BE HEWN TO SOMEWHAT REGULAR SIZE WHILE STILL RETAINING ORGANIC SHAPE. PIECES TO BE SET IN PEA GRAVEL.

CIVIL ENGINEERING NOTES	
GRADING: The existing site slopes from the northeast to the southwest. There is approximately five feet of topographic change across the site. The proposed re-developed proposed little change to the topography except for as needed to construct the building addition and to level-out the plaza area along Virginia Avenue as accomplished by the introduction of a short site wall and stair less than three feet in height.	
STORMWATER: The existing site is impervious except for an existing vegetate portion along the south edge of the site that will remain. The re-developed will proposed to remove existing impervious and replace with new vegetation. As a result, the re-development proposes a net decrease in impervious area and therefore a net reduction in stormwater peak flow and stormwater volume leaving the site. There are no existing underground stormwater utilities proximate to the site. The existing site surface flows to the southwest. The proposed development will maintain the surface flow drainage pattern, but will impervious surface drainage toward the landscape areas to the greatest extent possible. Due to the decrease in impervious area and the lack of underground stormwater utilities, no underground detention is proposed for the project.	

ZONING INFORMATION	
ADDRESS:	748 VIRGINIA AVENUE HAPEVILLE, GA 30354
LOT SIZE:	12,595 SF / 0.29 AC
ZONING:	V - VILLAGE ARTS DISTRICT OVERLAY
FAR:	0.21
EXISTING FOOTPRINT:	1,483 SF
NEW FOOTPRINT:	1,212 SF
TOTAL BUILDING AREA:	2,695 SF
BUILDING HEIGHT EXISTING:	29'-10" (35 FT MAX)
BUILDING HEIGHT PROPOSED:	21'-9" (35 FT MAX)
LOT COVERAGE:	77%* (70% MAX) * VARIANCE REQUIRED
BUILDING COVERAGE:	25.2% (3,169 SF / 12,595 SF)
PARKING COVERAGE:	14% (1,785 SF / 12,595 SF)
LOADING AND DRIVE COVERAGE:	19.6% (2,469 SF / 12,595 SF)
USOS IMPERVIOUS:	18.8% (2,371 SF / 12,595 SF)
USOS PERVIOUS:	7% (928 SF / 12,595 SF)
SIDE YARD SETBACK:	4 FT* (15 FT MIN)
FRONT YARD SETBACK:	52 FT (15 FT MIN)
REAR YARD SETBACK:	53'-5" (25 FT MIN) * VARIANCE REQUIRED
REQUIRED PARKING: 1 PER 200 SF Sec. 93-22.1-1	TOTAL SPACES: 15 REGULAR SPACES: 14 ADA SPACES: 1
PROPOSED PARKING:	TOTAL SPACES: 11* REGULAR SPACES: 10 ADA SPACES: 1 * VARIANCE REQUIRED

Source Urbanism, LLC
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audrey.plummer@sourceurbanism.com

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NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

atlanta
printmakers
studio

ATLANTA PRINTMAKERS STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		100.2020.08
Date		03/08/2021
Drawn	ALP	
Checked	RDR	

TITLE

SITE PLAN

SHEET NUMBER

PC-1

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BIKE RACK EIGHT



BRAVO BISTRO SITE FURNITURE



BASELITE BOLLARD



BASELITE PEDESTRIAN LIGHT COLUMN



RIVER OATS AT STORMWATER GARDEN



RIVER BIRCH TREES



SHENANDOAH DWARF SWITCHGRASS



TREE PLANTERS



OIL DRUM PLANTERS



LITTLE BLUESTEM



PAPERMAKING PLANTS



PERSIAN PERROTIA STREET TREES



1 3D SITE AXON
PC-2



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PROJECT



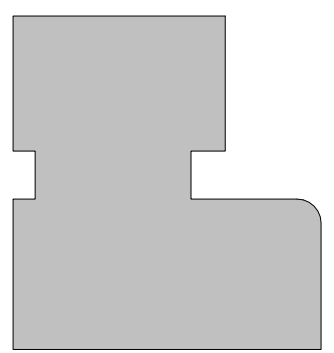
ATLANTA
PRINTMAKERS
STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



Hapeville
georgia

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
Date	03/08/2021	
Drawn	ALP	
Checked	RDR	

TITLE

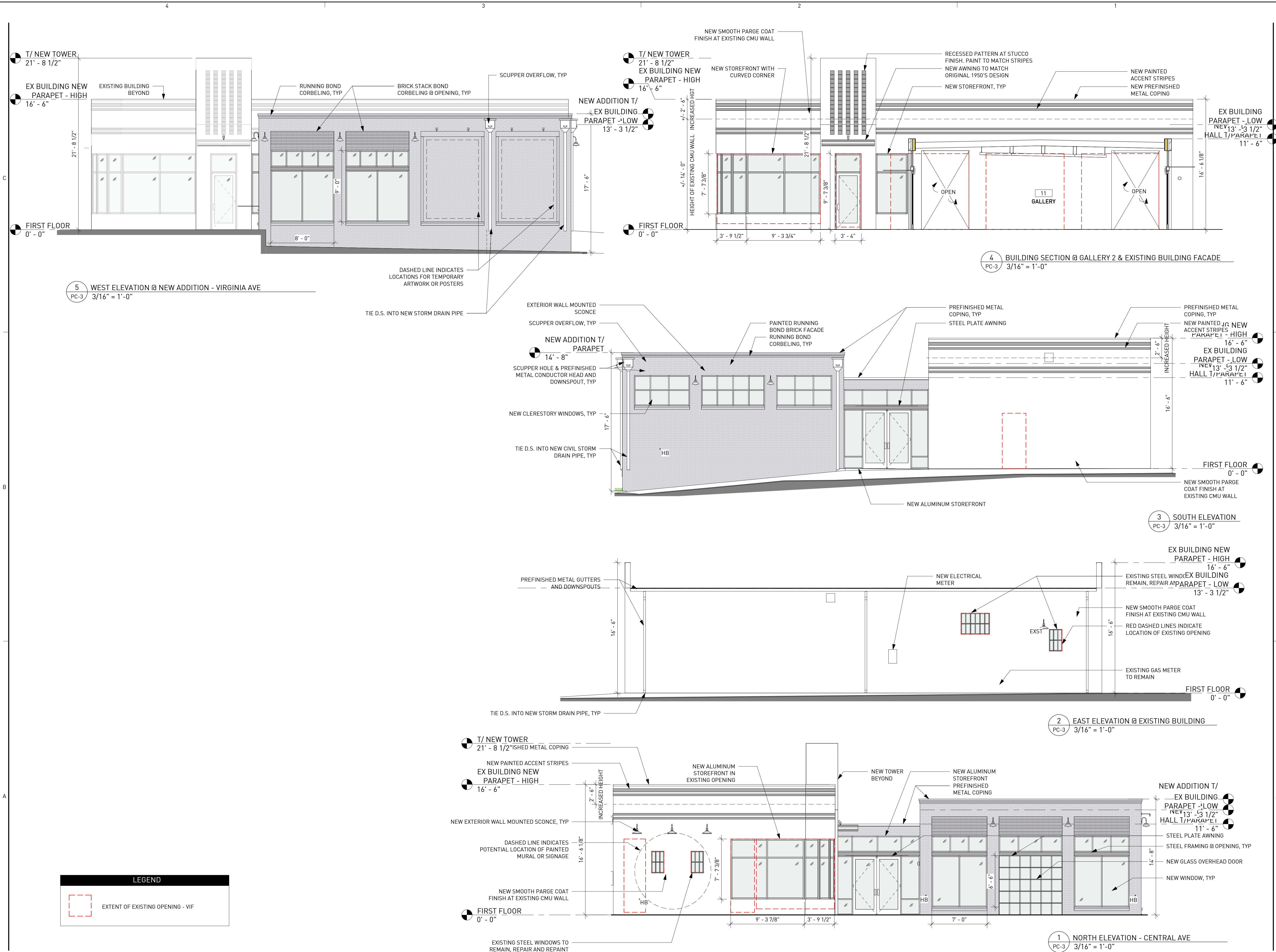
SITE AXON +
MATERIALS

SHEET NUMBER

PC-2

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PROJECT



**ATLANTA
PRINTMAKERS
STUDIO**

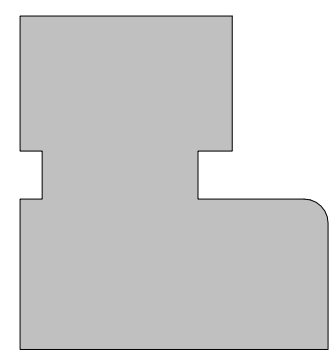
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



**Hapeville
georgia**

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
Date	03/08/2021	
Drawn	RDR	
Checked	ALP	

TITLE

**PROPOSED
ELEVATIONS**

SHEET NUMBER

PC-3

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LEGEND

A - ARC
AC - ACRES(S)
AEG - ACCESS EASEMENT
ALG - ATLANTA GAS LIGHT COMPANY
ASP - ASPHALT
BB - BOTTOM OF BANK
BC - BACK OF CURB
B/C - BUILDING CORNER
B.F.E - BASE FLOOD ELEVATION
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BPF - BLUE PIN FLAG
BPM - BLUE PAINT MARK
BS - BOTTOM OF SLOPE
BSO - BELL SOUTH TELEPHONE CO.
BSOAM - BELL SOUTH CABLE MARKER
BSOMH - BELL SOUTH MANHOLE
BW - BOTTOM OF WALL
B/W - BARBED WIRE
CB - CATCH BASIN
CCA - CORNER CONCRETE APRON
COW - CORNER CONCRETE WALK
CI - CURB INLET
CL - CENTERLINE
CL - CHAINLINK
CL - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
COMM - COMMUNICATION
CT - CRIMPED TOP PIPE
CTV - CABLE TELEVISION
CW - CONCRETE WALK
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DNR - DEPT. OF NATURAL RESOURCES
DNRM - DNR MONUMENT SET
DR - DRIVE
EB - ELECTRIC BOX
E - ELECTRIC MEMBERSHIP CORP.
EP - EDGE OF PAVEMENT
FC - FACE OF CURB
FIC - FENCE CORNER
FDC - FIRE DEPARTMENT CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FENCE LINE
FOCM - FIBRE OPTIC CABLE MARKER
FP - FENCE POST
FIP - FLAG POLE
GLMP - GAS LINE MARKER POST
GM - GAS METER
GP - GATE POST
G - GUY POLE
GPC - GEORGIA POWER COMPANY
GR - GUARD RAIL
GV - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE
H/C - HANDICAP PARKING SPACE
HVWP - HIGH VOLTAGE POWER POLE
H/W - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED 1/2" RB W/ CAP
IRF - INTERMEDIATE REGIONAL FLOOD
JB - JUNCTION BOX

LEGEND

(L) - CURVE TO THE LEFT
LA - LIMIT OF ACCESS
LC - LENGTH OF CHORD
LL - LAND LOT LINE
LP - LAMP POSTLIGHT POLE
LS - LANDSCAPED AREA
MS - MAILBOX
MFE - MINIMUM FLOOR ELEVATION
MPN - METROMEDIA FIBRE NETWORK
MH - MANHOLE
MMP - MAG NAIL PLACED
MW - MONITORING WELL
NF - NAIL FOUND
NIF - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OP - ORANGE PIN FLAG
OPM - ORANGE PAINT MARK
OT - OPEN TOP PIPE
P - POWER LINE
PB - PLAT BOOK
PB - POWER BOX
PG - PAGE(S)
PIV - POST INDICATOR VALVE
R - RADIUS
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POC - POINT OF COMMENCING
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RPF - RED PIN FLAG
RPM - RAILROAD MARK
RR - RAILROAD
RTT - RETAINING
RW - RIGHT OF WAY
SF - SQUARE FEET
SR - SOLID ROD
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
T - TELEPHONE LINE
T/S - TRAFFIC SIGNAL BOX
T/D - TRENCH DRAIN
TBM - TEMPORARY BENCHMARK
TIC - TOP OF CURB
TIP - TELEPHONE POLE
TP - TRAFFIC POLE
TRANS - TRANSMISSION
T/S - TRAFFIC SIGNAL
TSI - TRAFFIC SIGN
TW - TOP OF WALL
T/W - TEST WELL
U/G - UNDERGROUND
VB - VALVE BOX
VMP - VALVE MARKER POST
W - WATER LINE
W/F - WETLAND FLAG
WIF - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
X - CORNER
YI - YARD INLET
YFP - YELLOW PIN FLAG
YPM - YELLOW PAINT MARK

SYMBOL LEGEND

A/C - AIR CONDITIONING UNIT
B/P - BACKFLOW PREVENTER
B/L - BOLLARD
BSO - BELL SOUTH CABLE MARKER
BSOAM - BELL SOUTH CABLE MARKER
BSOMH - BELL SOUTH MANHOLE
C - CLEANOUT
CON - CONDUIT
CTV - CABLE TV BOX
DI - DROP INLET
FOCM - FIBRE OPTIC CABLE MARKER
FDC - FIRE DEPT CONNECTION
FH - FIRE HYDRANT
FIP - FIRE HYDRANT
GLMP - GAS LINE MARKER POST
GM - GAS METER
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE
H/C - HANDICAP PARKING SPACE
HVWP - HIGH VOLTAGE POWER POLE
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INV - INVERT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED 1/2" RB W/ CAP
IRF - INTERMEDIATE REGIONAL FLOOD
JB - JUNCTION BOX

REFERENCE MATERIAL

1. QUIT CLAIM DEED: CITY OF HAPEVILLE GEORGIA TO HAPEVILLE DEVELOPMENT AUTHORITY, DATED DECEMBER 11, 2015 AND RECORDED DECEMBER 14, 2015 IN DEED BOOK 55655 PAGE 145, FULTON COUNTY RECORDS.

2. LIMITED WARRANTY DEED: AIRPORT MORTUARY SHIPPING SERVICES AND PROFESSIONAL CREMATION SERVICES, LLC TO RFS HOLDINGS, LLC, DATED OCTOBER 3, 2018 AND RECORDED OCTOBER 23, 2018 IN DEED BOOK 55918 PAGE 178, FULTON COUNTY RECORDS.

3. LIMITED WARRANTY DEED: DELTA AIR LINES, INC. TO VIRGINIA 800, LLC, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 23, 2006 IN DEED BOOK 42017-PAGE 606, FULTON COUNTY RECORDS.

4. ALTA/NSPS: SURVEY FOR RFS HOLDINGS, LLC. BRANCH BANKING AND TRUST COMPANY, STEWART TITLE GUARANTY COMPANY AND WILLIAM E. PORTER, P.C. LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY GEORGIA, PREPARED BY JACKSON LAND SURVEYING, DATED APRIL 2, 2018.

5. ALTA/NSPS: SURVEY FOR GENERAL ELECTRIC CAPITAL CORPORATION, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. DELTA AIR LINES, INC. CHICAGO TITLE INSURANCE COMPANY AND LAWYER TITLE INSURANCE CORPORATION LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY POST, BUCKLEY, SCHUM AND JERNIGAN, DATED NOVEMBER 23, 2004.

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE. THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

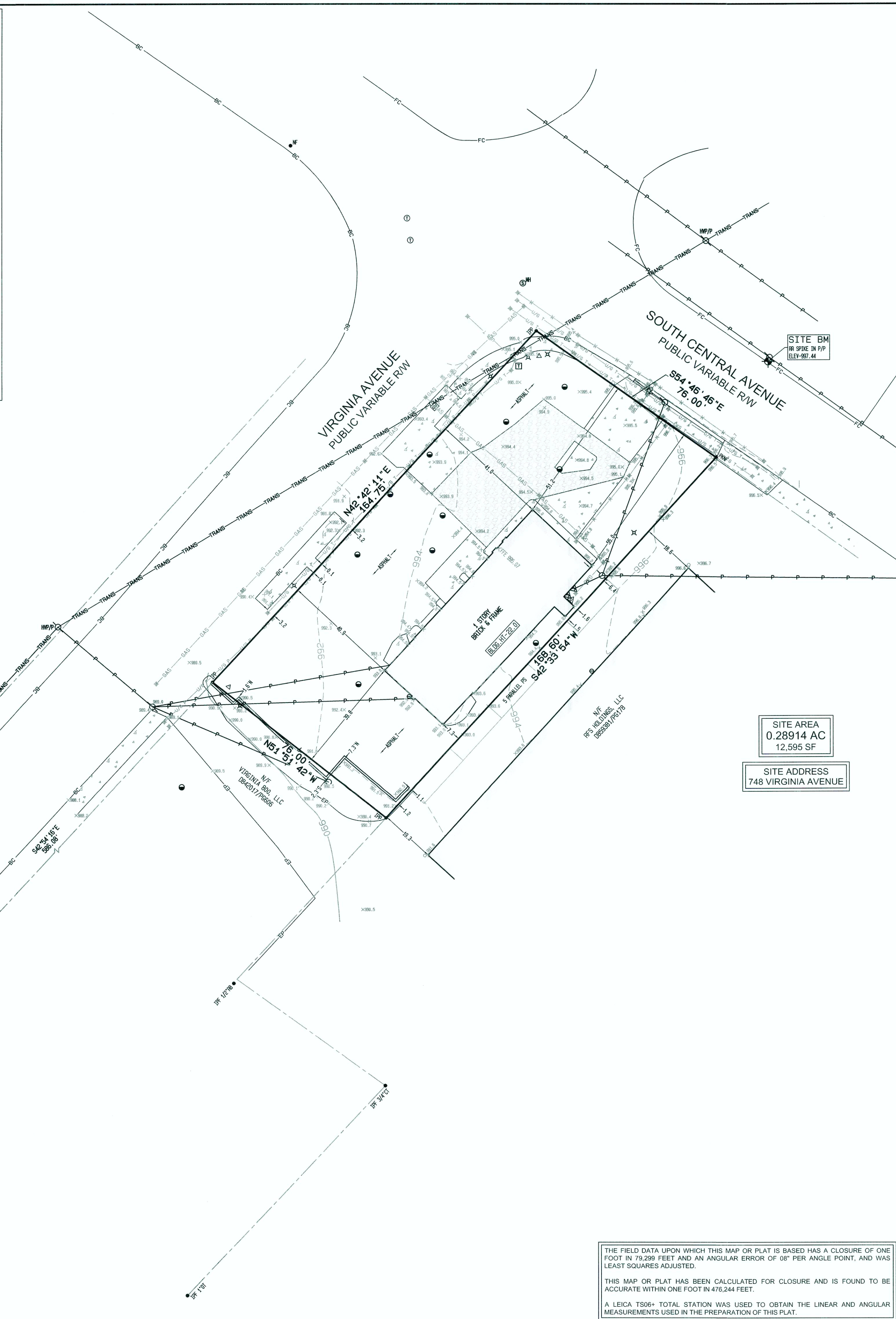
6. GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS GSA ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.

7. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

8. ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

LEGEND

(L) - CURVE TO THE LEFT
LA - LIMIT OF ACCESS
LC - LENGTH OF CHORD
LL - LAND LOT LINE
LP - LAMP POSTLIGHT POLE
LS - LANDSCAPED AREA
MS - MAILBOX
MFE - MINIMUM FLOOR ELEVATION
MPN - METROMEDIA FIBRE NETWORK
MH - MANHOLE
MMP - MAG NAIL PLACED
MW - MONITORING WELL
NF - NAIL FOUND
NIF - NOW OR FORMERLY
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OPM - ORANGE PAINT MARK
OT - OPEN TOP PIPE
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PB - POWER BOX
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PIV - POST INDICATOR VALVE
R - RADIUS
POB - POINT OF BEGINNING
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RPF - RED PIN FLAG
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RR - RAILROAD
RTT - RETAINING
RW - RIGHT OF WAY
SF - SQUARE FEET
SR - SOLID ROD
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
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T/D - TRENCH DRAIN
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W - WATER LINE
W/F - WETLAND FLAG
WIF - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
X - CORNER
YI - YARD INLET
YFP - YELLOW PIN FLAG
YPM - YELLOW PAINT MARK



EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND, MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS.

1. BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG): WATER LINE.
2. GPM (GREEN PAINT MARK) OR GPF (GREEN PIN FLAG): SANITARY SEWER LINE.
3. OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG): UNDERGROUND COMMUNICATION, ALARM, SIGNAL LINES, CABLES OR CONDUIT LINES.
4. PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG): IRRIGATION OR SLURRY LINES.
5. RPM (RED PAINT MARK) OR RPF (RED PIN FLAG): UNDERGROUND ELECTRIC POWER LINES OR CABLES.
6. YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG): GAS LINE.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0366F, DATED 09/16/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SITE BENCHMARK:
RAILROAD SPIKE IN POWER POLE ON NORTHEASTERLY SIDE OF SOUTH CENTRAL AVENUE
ELEV. = 997.44 (NAVD 88)

PROJECT BENCHMARK: GAGT
LEICA SMART NET REFERENCE STATION 0836
ELEV. = 979.06' (NAVD 88)

NOTE: CONTOUR INTERVAL IS TWO (2) FEET.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 79,299 FEET AND AN ANGULAR ERROR OF 08" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 476,244 FEET.

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

Brock J. Buchholz
02/11/2020
DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

BOUNDARY & TOPOGRAPHIC SURVEY FOR
THE CITY OF HAPEVILLE
LOCATED IN
LAND LOT 98
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REVISIONS
NO. DATE BY DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 324-6192
FAX: (770) 324-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE: 1" = 20'
DATE SURVEYED: 02/11/2020
DATE UPDATED: N/A
SURVEYED BY: GNL
DATE DRAFTED: 02/18/2020
UPDATE DRAFTED: N/A
DRAWN BY: AMCM
CHECKED BY: BJB
FIELD BOOK #: 2730
JOB NUMBER: 200122
FOLDER NUMBER: 200122
CROSS FILE: N/A
DISC FILE: 200122
COUNTY/LL/D/S: FULTON/98/14
PLAT FILE:
SHEET: 1 OF 1



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

DATE: April 6, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 748 Virginia Ave**

BACKGROUND

The City of Hapeville has received a site plan application from Carl Trevathan on behalf of the Hapeville Development Authority to renovate and construct an addition to 748 Virginia Avenue, a former gas station. The proposed use of the site is a gallery, office, and arts studio. Additional elements include a multi-use plaza which can be used for weekend markets and other events.

The site plan shows a future pavilion which is built in the setback. This site plan does not address or serve as an approval for future, undefined buildings. Any additional permanent structures must be reviewed, when design is complete, by the City.

The application references temporary stalls and a vintage camper. This site plan does not address nor serve as an approval for those elements. All uses are subject to review of the V, Village Zoning District, the Arts District Overlay and other sections of the City Code of Ordinances.

The property is zoned V, Village and A-D, Arts District Overlay and is subject to the requirements for Commercial/Mixed Use Area, Subarea B of the Architectural Design Standards.

NOTE: This report was prepared with the site plan 3/8/2021 provided with the Site Plan application. Calculations do not appear to be correct on the plan (e.g., total building area, building coverage, side yard setback, etc.). The variance application, however, shows different dimensions. The applicant should provide the correct site plan for both applications. Noting on the correct site plan references from this report. The site plan shows access from an eastern property with no documentation for an easement allowing this access. While this is not a full review of the Architectural Design Standards, there are major deficiencies with regard to site planning, including the provision of a 5' landscape strip and 10' clear area.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The 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) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which 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 antiques, apparel and banks; and

- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-6. - 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.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.

Compliant

- (2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

Compliant.

- (3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.

Not Compliant. Variance requested.

- (4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.

Not Applicable.

- (5) *Height regulations.* No building or structure shall exceed 2½ stories or 35 feet in height, provided the planning commission may allow a development with greater height, 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 the master plan;
 - Meets approval from the fire department and FAA.

Not Applicable.

- (5) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e., commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

Not Applicable.

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.

Not compliant. The measurement of the driveway along Virginia shows a 20' 4 ½" driveway with almost 4' aprons on either side.

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.

Compliant. The sidewalk is continued with the concrete apron.

3. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.

Unclear. The eastern driveway appears to be shared but no documentation has been provided to allow access.

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.

Unclear. The eastern driveway appears to be shared but no documentation has been provided to allow access.

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.

Not compliant. The parking along North Central Avenue is 2' wide, not 5' wide. The provided parking has does not include a 5' landscape.

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.

Not compliant. The parking in the supplemental area, not allowed by Architectural Design Standards, is separated by a 2' landscape strip, not a 5' landscape strip as required.

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Not compliant. The proposed parking in the supplemental area, not allowed by Architectural Standards does not provide adequate maneuvering areas within the property. Distance from the setback is approximately 6' (dimension not provided). There is no documentation for the proposed shared driveway.

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 compliant. Required approval by Board of Appeals.

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.

Not applicable.

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.

Not applicable.

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

Compliant. Arts District Zoning (Sec. 93-28-10(e) allows for parking spaces 8 ½ feet by 18 feet and no loading space is required.

- (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.

Not Compliant. The eastern driveway is shown on the site plan as 6'7" (5'2" on the Variance Application). This is not wide enough without an approved driveway easement with the adjacent property owner.

- (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 above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Compliant

NOTE: While the parking may accommodate physically handicapped visitors, there is no direct access from North Central sidewalk or the Virginia Avenue sidewalk (the application states there is access from North Central, but it is not shown on the site plan.

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 - 1 handicapped parking space is provided.

- (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.

Required variance.

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.

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.

Not applicable. Arts District Overlay (Sec. 93-28-10e) does not require a loading space.

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.

Not applicable.

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.
 - 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.

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.

SIZE: The information on the site plan is inconsistent. The plan shows an existing 1,701 SF building (1,483 SF listed on the zoning information table) and two sections of the new building addition 356 SF and 1,112 SF for a total of 3,169 SF (2,695 SF shown on the zoning information table).

LOCATION: The information on the site plan is inconsistent. The front set back (North Central) is stated in the zoning information table as 52'. The side setback (Virginia) is shown as what appears to be 2' on the plans but stated as 4' in the zoning information table, neither of which are compliant. The side setback (eastern) is shown as 6' 7" which is not compliant. Note the site plan submitted for the variance application has different dimensions which include even side smaller setbacks.

HEIGHT: The zoning information table states the existing building height includes the raised root and cupola at 29' 10" (which will be removed) and the new building height is proposed at 21' 9". The proposed elevations show the tower will be 21' 8 1/2" while the buildings will be 16' 6" in height with the parapet for the original building and 14' 8" for the addition. Given the historic nature of the existing structure, this height is recommended. This will require a Design Exception from the Design Review Committee as the Architectural Design Standards require 24' height.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

A 20' 4 1/2" driveway is proposed along Virginia Avenue. An additional driveway is proposed along South Central Drive, but neither the dimensions nor an easement are provided.

An 8' 6" sidewalk is proposed, however, a 10' clear zone is required per the Architectural Design Standards. Pedestrian access to the building is provided by stairs along Virginia Avenue. There is no dedicated pedestrian access from the sidewalk to the front entrance or rear entrance that does not involved navigating an active driveway.

- c. The locations, area, and number of proposed parking spaces.

11 parking spaces have been provided. Seven at the rear of the site and 4, including a handicapped space in the supplemental area – parking is not permitted in the supplemental area of the site per the Architectural Design Standards. Required parking is 1 parking space per 200 SF of commercial space for a total of 16 parking spaces. A variance has been requested.

- d. Existing and proposed grades at an interval of five feet or less.

Not Compliant. Not shown on the plans.

- 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. 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.).

Provided.

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Provided.

- 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.

Locations have been provided. Applications for specific signs will be reviewed separately and must meet Sign Ordinance requirements.

- (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 0.29 acres or 12,595 SF. The minimum lot size is 10,000 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 (3,169 SF), parking (1,785 SF), loading and driveways (2,469 SF) and USOS Impervious (2,371 SF) for a total of 9,974 SF or 77.7% (77% listed on the zoning information table. Maximum is 70%. A variance has been requested.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Not applicable.

- d. Floor area in nonresidential use by category.

.25 FAR (.21 FAR is listed in the zoning information table).

- e. Total floor area ratio and/or residential density distribution.

.25 FAR

- f. Number of parking spaces and area of paved surface for parking and circulation.

11 parking spaces are shown which require a variance. Circulation on the east side is not compliant without additional information.

- (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.

Development schedule is not included.

FINDINGS

NOTE: This report was prepared with the site plan 3/8/2021 provided with the Site Plan application. Calculations do not appear to be correct on the plan (e.g., total building area, building coverage, side yard setback, etc.). The variance application also shows different dimensions. The applicant should provide the correct site plan for both applications specifically noting on the correct site plan references from this report. Furthermore, the site plan shows access from an eastern property with no documentation for an easement allowing this access.

The following is a summary of the deficiencies found in the site plan application. Please see above for specifics.

Site Plan Deficiencies

1. Pedestrian Access

- a. Pedestrian access is not shown from N Central Avenue as stated in the application.
- b. Except for access from the one handicapped parking space, handicapped access is not provided without traveling along a driveway.
- c. 5' wide landscape buffer strip required between parking and right of way. Should the supplemental area parking be allowed, the 5' buffer strip is required.
- d. Per Architectural Design Standards, sidewalks are required to have a 10' clear area and 5' landscape strip along S. Central Avenue. An 8' 6" sidewalk with street trees has been provided and a 2' landscape strip.

2. Vehicular Access and Parking

- a. Driveway aprons are allowed up to 2 feet. Aprons shown are 4' each.
- b. What appears to be a shared driveway is shown on the eastern property boundary, however, not easement has been provided to the City to ensure access. Dimensions are not shown for

this driveway either nor are maneuvering dimensions for the parking, should it be allowed (see below).

- c. Insufficient parking with 11 parking spaces provided; 16 are required. 4 spaces are shown in the supplemental area – parking is not permitted in the supplemental area of the site per the Architectural Design Standards. Additional parking options should be shown, particularly as the open space is proposed for community events and gathering.

3. Setbacks

- a. Side setbacks are 15'. The site plan shows 2' and 6' 7" setbacks which are consistent with the zoning information table or the Variance application.

4. Site Plan information

- a. A development schedule was not included.
- b. Additional uses, temporary structures and future structures are referenced in the site plan, however, any approval of the Planning Commission does not extend to uses or temporary/future structures.
- c. Grading plan not shown (existing or proposed).
- d. Building square foot and coverage calculation coverages and parking requirements are not correct.

5. Engineer's Report

- a. Address all issues identified in the Engineer's report.

6. Arborist's Report

- a. Address all issues identified in the Arborist's report.

7. Architectural Design Standards

- a. Address all issues required in the Architectural Design Standards and required by the Design Review Committee as related to site design.

8. Additional uses and elements

- a. The site plan shows a future pavilion which is built in the setback. This site plan does not address or serve as an approval for future, undefined buildings. Any additional permanent structures must be reviewed, when design is complete, by the City.
- b. The application references temporary stalls and a vintage camper. This site plan does not address nor serve as an approval for those elements. All uses are subject to review of the V, Village Zoning District, the Arts District Overlay and other sections of the City Code of Ordinances.
- c. Signs must be applied for separately and meet all City ordinance requirements.

Variances Requested

- 1. Side setback requirement is 15'.
- 2. Reduced parking to 11 spaces instead of 16 as required.
- 3. Lot coverage increased to 77.7% - not 77%.

March 30, 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: 748 Virginia Avenue Site Plans
Development Review No. 1
K&W Ref. No. 211051.30

Dear Ms. Senter:

As requested, I have reviewed the site plans for the development at 748 Virginia Avenue to be located on a 0.29 acre parcel at the southeast corner of the intersection with South Central Avenue, within a V- Village Zoning District. The initial submittal was received on March 22, 2021. The plans were prepared by Flippo Civil Design with no design professional seal. My comments are as follows:

1. All drawings should be sealed by the design professional of record.
2. The zoning of adjacent properties should be shown.
3. The minimum building side yard setback of 15 feet per the zoning type is not being met and requires City approval of the variance to allow the 4 feet side setback proposed. The date and any conditions of the City approval should be shown on the drawings.
4. 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.
5. The plans appear to utilize an offsite driveway on the southeast side property for access to parking spaces. Permission or approval from the adjacent property owner should be provided to the City for use of the driveway.
6. The minimum full size parking space width does not comply with the 10 feet width requirement in Section 93-23-11. It is not clear if any spaces are proposed for compact-size parking spaces.
7. The proposed 11 parking spaces does not meet the minimum requirement of 15 and will require City approval of the variance for fewer spaces. The date and any conditions of the City approval should be shown on the drawings.
8. Signage or a painted stop bar should be shown at the new driveway entrance on Virginia Avenue to yield to intervening sidewalks per Section 93-23-2.
9. The lot coverage of 77% exceeds the limit of 70% per the zoning code and will require City approval of the variance for greater coverage. The date and any conditions of the City approval should be shown on the drawings.
10. It is not clear if the new driveway aprons on South Central Avenue and on Virginia Avenue intersecting sidewalks have detectable warning strips and ADA ramps per US DOT and Department of Justice standards.
11. The paving types and thicknesses should be included on the drawings.
12. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Article 29 and Landscaping per Section 93-23-18 were not included with the submittal.
13. The landscape plan does not provide a summary table indicating planting quantities or caliper size. Therefore it cannot be verified if minimum City requirements have been satisfied.
14. The plans do not include bmps indicating how Erosion Control is to be provided.

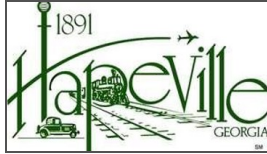
I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance 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.



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:

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

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:

Please indicate that there are no existing trees within the limits of disturbance

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.

_____ 14. Other comments:

Tree Replacement Plan:

Please indicate that there are no existing trees within the limits of disturbance and address all items below

_____ 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.

_____ 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.

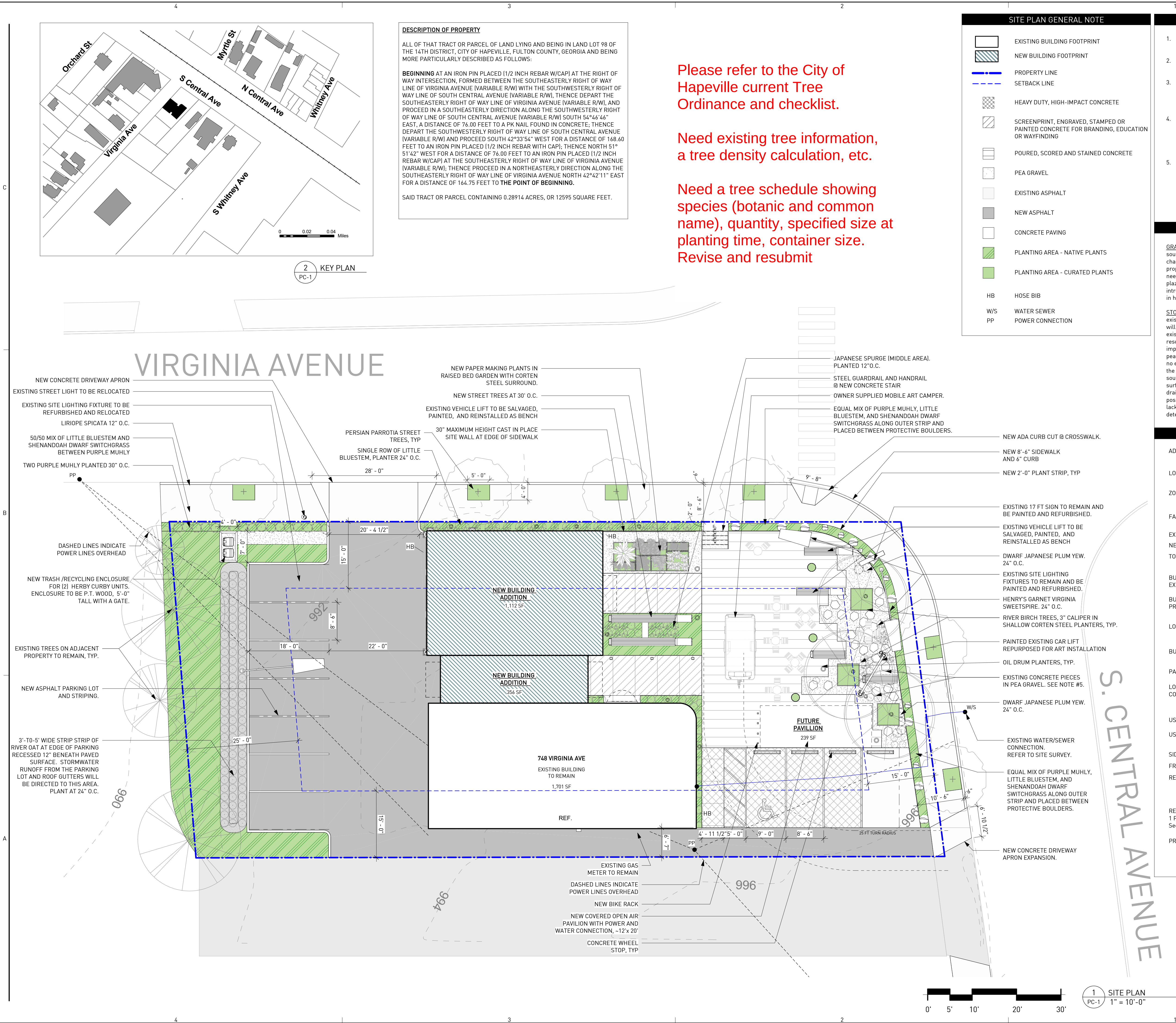
X _____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

- 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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SITE PLAN GENERAL NOTE	
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	HEAVY DUTY, HIGH-IMPACT CONCRETE
	SCREENPRINT, ENGRAVED, STAMPED OR PAINTED CONCRETE FOR BRANDING, EDUCATION OR WAYFINDING
	POURED, SCORED AND STAINED CONCRETE
	PEA GRAVEL
	EXISTING ASPHALT
	NEW ASPHALT
	CONCRETE PAVING
	PLANTING AREA - NATIVE PLANTS
	PLANTING AREA - CURATED PLANTS
HB	HOSE BIB
W/S	WATER SEWER
PP	POWER CONNECTION

SITE PLAN NOTES	
1.	ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2.	REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3.	THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
4.	CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.
5.	EXISTING CONCRETE TO BE DEMOLISHED IN LARGE PIECES, MINIMUM 2'X2'. SET ASIDE FOR ARCHITECT AND CIVIL ENGINEER TO REVIEW AND SELECT PIECES FOR INCLUSION IN LANDSCAPE. CONCRETE PIECES TO BE HEWN TO SOMEWHAT REGULAR SIZE WHILE STILL RETAINING ORGANIC SHAPE. PIECES TO BE SET IN PEA GRAVEL.

CIVIL ENGINEERING NOTES	
GRADING: The existing site slopes from the northeast to the southwest. There is approximately five feet of topographic change across the site. The proposed re-developed proposed little change to the topography except for as needed to construct the building addition and to level-out the plaza area along Virginia Avenue as accomplished by the introduction of a short site wall and stair less than three feet in height.	
STORMWATER: The existing site is impervious except for an existing vegetate portion along the south edge of the site that will remain. The re-developed will proposed to remove existing impervious and replace with new vegetation. As a result, the re-development proposes a net decrease in impervious area and therefore a net reduction in stormwater peak flow and stormwater volume leaving the site. There are no existing underground stormwater utilities proximate to the site. The existing site surface flows to the southwest. The proposed development will maintain the surface flow drainage pattern, but will impervious surface drainage toward the landscape areas to the greatest extent possible. Due to the decrease in impervious area and the lack of underground stormwater utilities, no underground detention is proposed for the project.	

ZONING INFORMATION	
ADDRESS:	748 VIRGINIA AVENUE HAPEVILLE, GA 30354
LOT SIZE:	12,595 SF / 0.29 AC
ZONING:	V - VILLAGE ARTS DISTRICT OVERLAY
FAR:	0.21
EXISTING FOOTPRINT:	1,483 SF
NEW FOOTPRINT:	1,212 SF
TOTAL BUILDING AREA:	2,695 SF
BUILDING HEIGHT EXISTING:	29'-10" (35 FT MAX)
BUILDING HEIGHT PROPOSED:	21'-9" (35 FT MAX)
LOT COVERAGE:	77%* (70% MAX) * VARIANCE REQUIRED
BUILDING COVERAGE:	25.2% (3,169 SF / 12,595 SF)
PARKING COVERAGE:	14% (1,785 SF / 12,595 SF)
LOADING AND DRIVE COVERAGE:	19.6% (2,469 SF / 12,595 SF)
USOS IMPERVIOUS:	18.8% (2,371 SF / 12,595 SF)
USOS PERVIOUS:	7% (928 SF / 12,595 SF)
SIDE YARD SETBACK:	4 FT* (15 FT MIN)
FRONT YARD SETBACK:	52 FT (15 FT MIN)
REAR YARD SETBACK:	53'-5" (25 FT MIN) * VARIANCE REQUIRED
REQUIRED PARKING: 1 PER 200 SF Sec. 93-22.1-1	TOTAL SPACES: 15 REGULAR SPACES: 14 ADA SPACES: 1
PROPOSED PARKING:	TOTAL SPACES: 11* REGULAR SPACES: 10 ADA SPACES: 1 * VARIANCE REQUIRED

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NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

atlanta
printmakers
studio

ATLANTA PRINTMAKERS STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		100.2020.08
Date		03/08/2021
Drawn	ALP	
Checked	RDR	

TITLE

SITE PLAN

SHEET NUMBER

PC-1

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Please refer to the City of Hapeville current Tree Ordinance and checklist.

Need existing tree information, a tree density calculation, etc.

Need a tree schedule showing species (botanic and common name), quantity, specified size at planting time, container size. Revise and resubmit

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BIKE RACK EIGHT



BRAVO BISTRO SITE FURNITURE



BASELITE BOLLARD



BASELITE PEDESTRIAN LIGHT COLUMN



RIVER OATS AT STORMWATER GARDEN



RIVER BIRCH TREES



SHENANDOAH DWARF SWITCHGRASS



TREE PLANTERS



OIL DRUM PLANTERS



LITTLE BLUESTEM



PAPERMAKING PLANTS



PERSIAN PERROTIA STREET TREES



1 3D SITE AXON
PC-2



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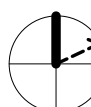
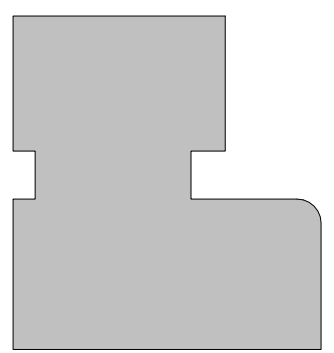
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georgia

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KEYPLAN



ISSUE CHART

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TITLE

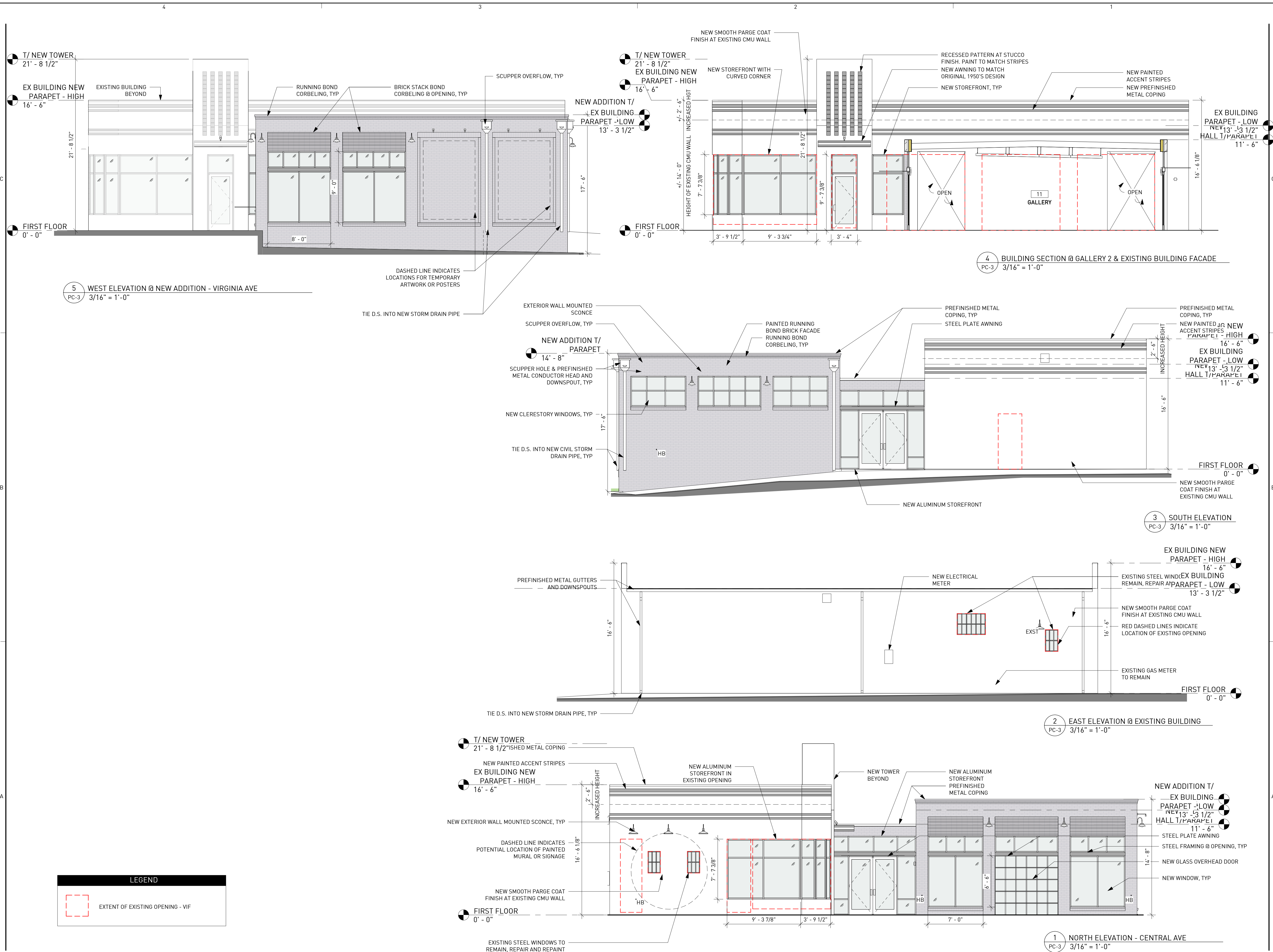
SITE AXON +
MATERIALS

SHEET NUMBER

PC-2

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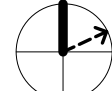
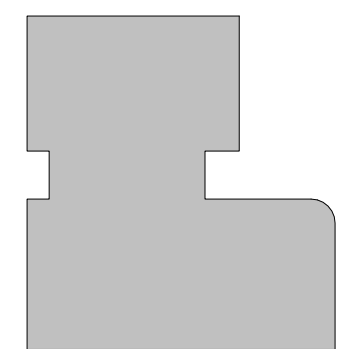
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HAPEVILLE, GA 30354



**Hapeville
georgia**

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
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Checked	ALP	

TITLE

**PROPOSED
ELEVATIONS**

SHEET NUMBER

PC-3

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LEGEND

A - ARC
AC - ACRES(S)
AEG - ACCESS EASEMENT
ALG - ATLANTA GAS LIGHT COMPANY
ASP - ASPHALT
BB - BOTTOM OF BANK
BC - BACK OF CURB
B/C - BUILDING CORNER
B.F.E - BASE FLOOD ELEVATION
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BPF - BLUE PIN FLAG
BPM - BLUE PAINT MARK
BS - BOTTOM OF SLOPE
BSO - BELLSOUTH TELEPHONE CO.
BSOAM - BELLSOUTH CABLE MARKER
BSOAMH - BELLSOUTH MANHOLE
BW - BOTTOM OF WALL
B/W - BARBED WIRE
CB - CATCH BASIN
CCA - CORNER CONCRETE APRON
COW - CORNER CONCRETE WALK
CI - CURB INLET
CL - CENTERLINE
CAL - CHAINLINK
CM - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
COMM - COMMUNICATION
CT - CRIMPED TOP PIPE
CTV - CABLE TELEVISION
CW - CONCRETE WALK
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DNR - DEPT. OF NATURAL RESOURCES
DNRM - DNR MONUMENT SET
DR - DRIVE
EB - ELECTRIC BOX
EBC - ELECTRIC MEMBERSHIP CORP.
EP - EDGE OF PAVEMENT
FC - FACE OF CURB
FIC - FENCE CORNER
FDC - FIRE DEPARTMENT CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FENCE LINE
FOCM - FIBRE OPTIC CABLE MARKER
FP - FENCE POST
FIP - FLAG POLE
GLMP - GAS LINE MARKER POST
GM - GAS METER
GP - GATE POST
GPP - GUY POLE
GPC - GEORGIA POWER COMPANY
GR - GUARD RAIL
GV - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE
H/C - HANDICAP PARKING SPACE
HVWP - HIGH VOLTAGE POWER POLE
H/W - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED 1/2" RB W/ CAP
IRF - INTERMEDIATE REGIONAL FLOOD
JB - JUNCTION BOX

LEGEND

(L) - CURVE TO THE LEFT
LIA - LIMIT OF ACCESS
Lc - LENGTH OF CHORD
LL - LAND LOT LINE
L/P - LAMP POSTLIGHT POLE
LS - LANDSCAPED AREA
MS - MAILBOX
MFE - MINIMUM FLOOR ELEVATION
MPN - METROMEDIA FIBRE NETWORK
MH - MANHOLE
MNP - MAG NAIL PLACED
MW - MONITORING WELL
NF - NAIL FOUND
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OP - ORANGE PIN FLAG
OPM - ORANGE PAINT MARK
OT - OPEN TOP PIPE
P - POWER LINE
PB - PLAT BOOK
PB - PLAT BOOK
PG - PAGE(S)
PI - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PM - POWER METER
PIP - POWER POLE
PS - PARKING SPACE(S)
PVC - POLY(VINYL)CHLORIDE PIPE
R - RADIUS
(R) - CURVE TO THE RIGHT
RB - RE-BAR
RCP - REINFORCED CONCRETE PIPE
RPF - RED PIN FLAG
RPM - RED PAINT MARK
RR - RAILROAD
RTT - RETAINING
RW - RIGHT OF WAY
SF - SQUARE FEET
SR - SOLID ROD
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
T - TELEPHONE LINE
T/S - TRAFFIC SIGNAL BOX
T/D - TRENCH DRAIN
TBM - TEMPORARY BENCHMARK
TIC - TOP OF CURB
TIP - TELEPHONE POLE
TP - TRAFFIC POLE
TRANS - TRANSMISSION
T/S - TRAFFIC SIGNAL
TSI - TRAFFIC SIGN
TW - TOP OF WALL
T/W - TEST WELL
UG - UNDERGROUND
VB - VALVE BOX
VMP - VALVE MARKER POST
W - WATER LINE
W/F - WETLAND FLAG
WIF - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
X - CORNER
YI - YARD INLET
YFP - YELLOW PIN FLAG
YPM - YELLOW PAINT MARK

SYMBOL LEGEND

A/C AIR CONDITIONING UNIT
BFL BACKFLOW PREVENTOR
BOLL BOLLARD
BSO BELLSOUTH CABLE MARKER
BSOAM BELLSOUTH CABLE MARKER
BSOAMH BELLSOUTH MANHOLE
C CLEANOUT
CON CONDUIT
CTV CABLE TV BOX
DI DROP INLET
FOCM FIBRE OPTIC CABLE MARKER
FDC FIRE DEPT CONNECTION
FH FIRE HYDRANT
FIP FIRE HYDRANT POST
GM GAS METER
GW GUY WIRE
HDPE HIGH DENSITY POLYETHYLENE
H/C HANDICAP PARKING SPACE
HVWP HIGH VOLTAGE POWER POLE
H/W HEADWALL
ICV IRRIGATION CONTROL VALVE
INV INVERT
IPF IRON PIN FOUND
IPP IRON PIN PLACED 1/2" RB W/ CAP
IRF INTERMEDIATE REGIONAL FLOOD
JB JUNCTION BOX

REFERENCE MATERIAL

1. QUIT CLAIM DEED: CITY OF HAPEVILLE GEORGIA TO HAPEVILLE DEVELOPMENT AUTHORITY, DATED DECEMBER 11, 2015 AND RECORDED DECEMBER 14, 2015 IN DEED BOOK 55655 PAGE 145, FULTON COUNTY RECORDS.

2. LIMITED WARRANTY DEED: AIRPORT MORTUARY SHIPPING SERVICES AND PROFESSIONAL CREMATION SERVICES, LLC TO RFS HOLDINGS, LLC, DATED OCTOBER 3, 2018 AND RECORDED OCTOBER 23, 2018 IN DEED BOOK 55918 PAGE 178, FULTON COUNTY RECORDS.

3. LIMITED WARRANTY DEED: DELTA AIR LINES, INC. TO VIRGINIA 800, LLC, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 23, 2006 IN DEED BOOK 42017-PAGE 606, FULTON COUNTY RECORDS.

4. ALTA/NSPS: SURVEY FOR RFS HOLDINGS, LLC. BRANCH BANKING AND TRUST COMPANY, STEWART TITLE GUARANTY COMPANY AND WILLIAM E. PORTER, P.C. LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY GEORGIA, PREPARED BY JACKSON LAND SURVEYING, DATED APRIL 2, 2018.

5. ALTA/NSPS: SURVEY FOR GENERAL ELECTRIC CAPITAL CORPORATION, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. DELTA AIR LINES, INC. CHICAGO TITLE INSURANCE COMPANY AND LAWYER TITLE INSURANCE CORPORATION LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY POST, BUCKLEY, SCHUM AND JERNIGAN, DATED NOVEMBER 23, 2004.

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

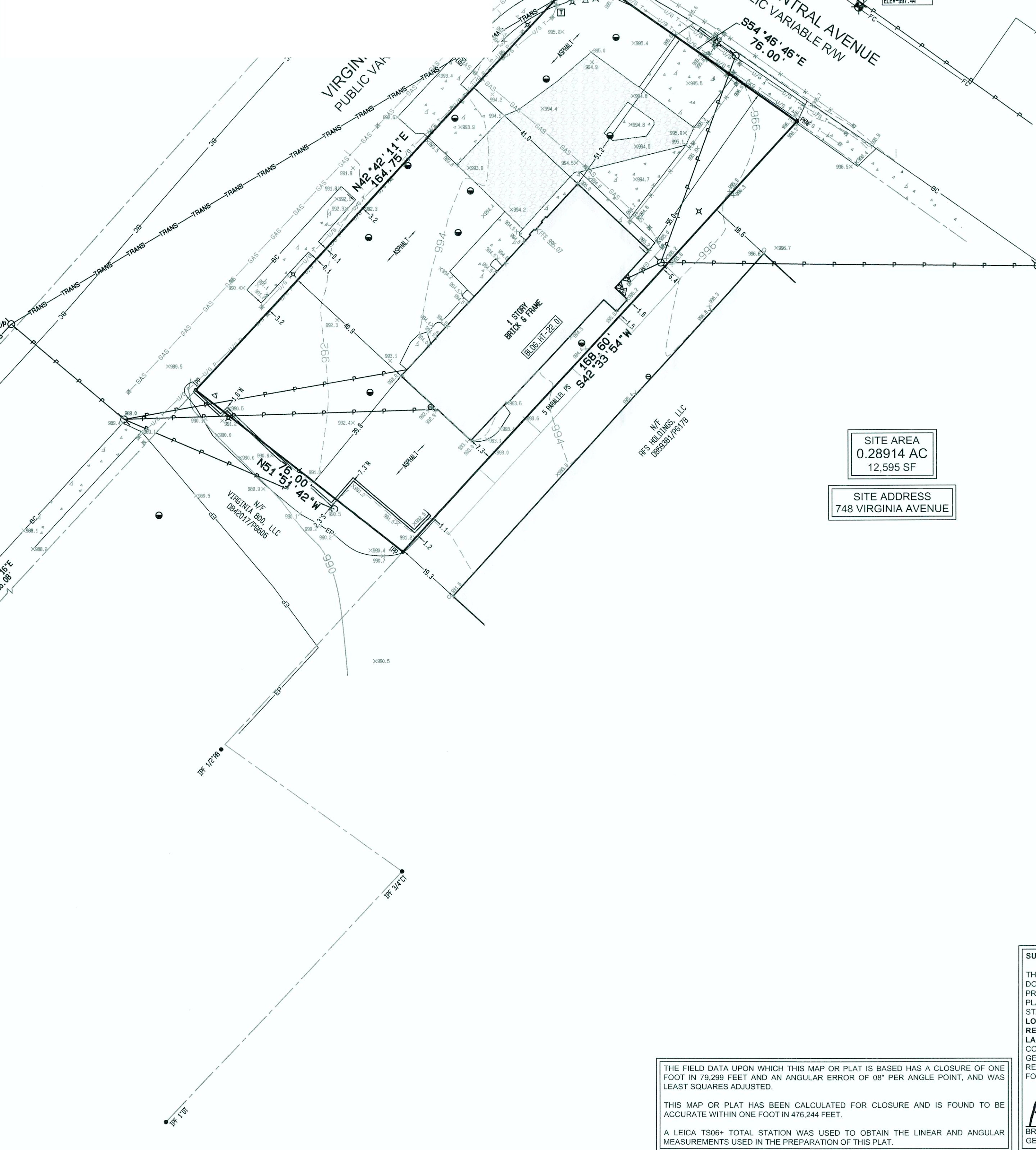
5. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE. THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

6. GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS G54 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.

7. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

8. ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

Please indicate whether or not there are existing trees within the limits of disturbance. If there are trees, show species and diameter at breast height - refer to Checklist and Tree Ordinance. - Revise and resubmit



EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND, MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS.

1. BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG): WATER LINE.
2. GPM (GREEN PAINT MARK) OR GPF (GREEN PIN FLAG): SANITARY SEWER LINE.
3. OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG): UNDERGROUND COMMUNICATION, ALARM, SIGNAL LINES, CABLES OR CONDUIT LINES.
4. PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG): IRRIGATION OR SLURRY LINES.
5. RPM (RED PAINT MARK) OR RPF (RED PIN FLAG): UNDERGROUND ELECTRIC POWER LINES OR CABLES.
6. YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG): GAS LINE.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0366F, DATED 09/16/2013, THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SITE BENCHMARK:
RAILROAD SPIKE IN POWER POLE ON NORTHEASTERLY SIDE OF SOUTH CENTRAL AVENUE
ELEV. = 997.44 (NAVD 88)

PROJECT BENCHMARK: GAGT
LEICA SMART NET REFERENCE STATION 0836
ELEV. = 979.06' (NAVD 88)

NOTE: CONTOUR INTERVAL IS TWO (2) FEET.

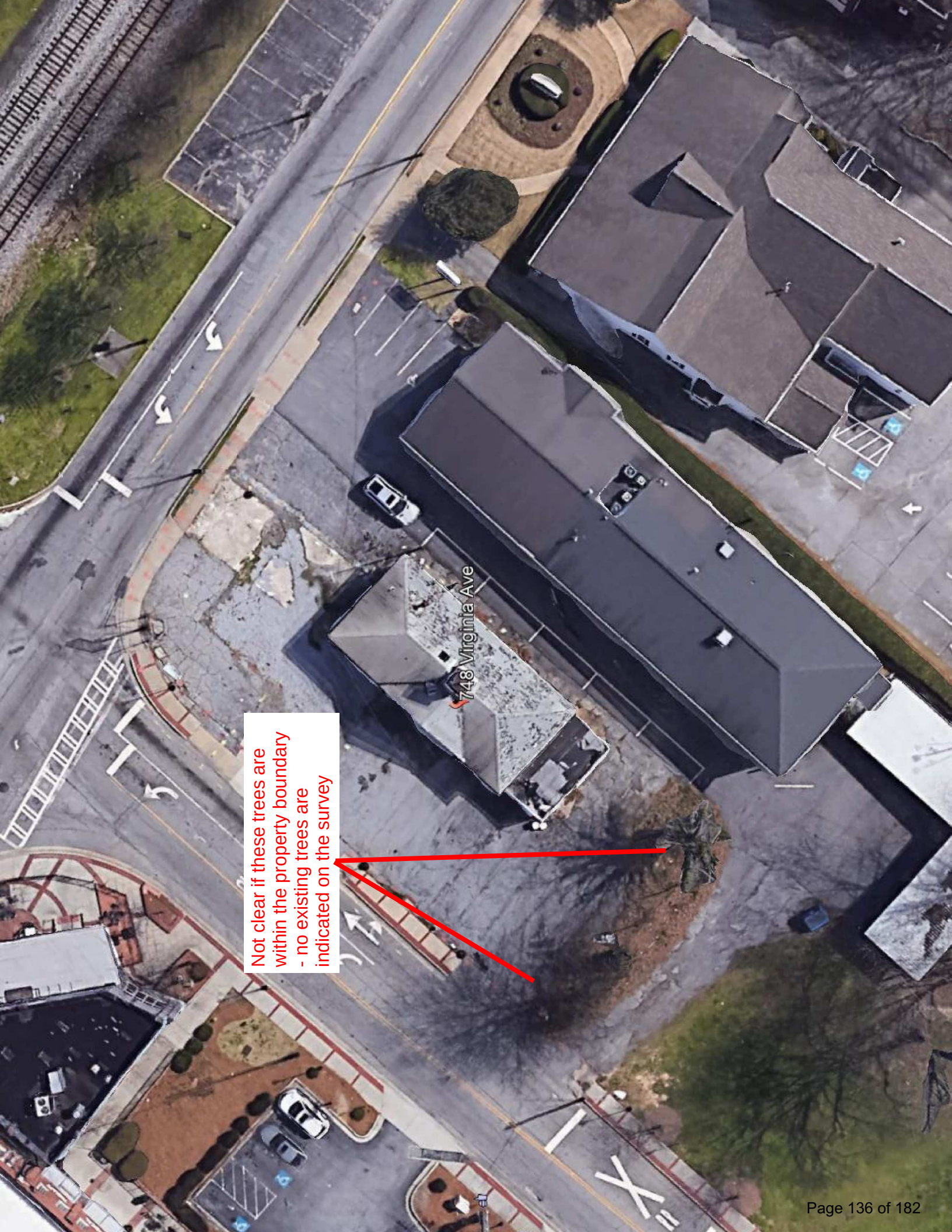
BOUNDARY & TOPOGRAPHIC SURVEY FOR
THE CITY OF HAPEVILLE
LOCATED IN
LAND LOT 98
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

REVISIONS

NO.	DATE	BY	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 324-6192
FAX: (770) 324-6870
WWW.WBENG.COM
LSF000429 - PEF000174

SCALE: 1" = 20'
DATE SURVEYED: 02/11/2020
DATE UPDATED: N/A
SURVEYED BY: GNL
DATE DRAFTED: 02/18/2020
UPDATE DRAFTED: N/A
DRAWN BY: AMCM
CHECKED BY: BJB
FIELD BOOK #: 2730
JOB NUMBER: 200122
FOLDER NUMBER: 200122
CADD FILE: N/A
DSC FILE: 200122
COUNTY/LL/D/S: FULTON/98/14
PLAT FILE: 1 OF 1



Not clear if these trees are within the property boundary - no existing trees are indicated on the survey

748 Virginia Ave



DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 748 Virginia Ave.

Date: April 1, 2021

I do not see this project having a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.

21-PC-04-19

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

Name of Applicant Stillwood Development, LLC

Mailing Address 430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone 770-228-2000 Mobile [REDACTED]

Email JLaVallee@EpiCity.com

Property Owner (s) Mr. W. E. Norton, Sr

Mailing Address c/o W.E. Norton 790 S Central Avenue, Hapeville, GA 30354

Telephone _____ Mobile _____

Address/Location of Property:

3264 Springhaven Ave, Hapeville, GA 30354

Present Zoning Classification: PD

Present Land Use: Vacant Land

Parcel ID #: 14 009800090484

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: 3/9/21

Sworn to and subscribed before me

This 9th day of March, 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:

The project is a 58 home single family subdivision with a swimming pool, open space and communal garden amenities. The homes will range from 1,600 to 2,000 square feet, be a combination of two and three story designs, and have parking for two cars.

The homes will have a minimum of three bedrooms and two bathrooms. There will be a variety of floor plans and elevations to create a non-repetitive street scape in accordance with the Development Review Committee approved guidelines.

Guest parking will include nine interior spaces and 20 parallel perimeter spaces along the public right of way.

Ownership of the homes will be fee simple with the lot boundary set based on the home foundations in accordance

with the site layout that is attached with this submission. All other portions of the site will be either common

area or limited common area. The limited common area will allow for some portions of the site to function as private

yards and/or private surface parking. A Home Owners Association will be created to oversee community rules;

operation and maintenance of the pool, sidewalks and interior driveways; contracting for the community wide landscape

maintenance and replacements; and collection of dues and reserve funds.

Stillwood Development, LLC is under contract with W.E. Norton the owner. The Authorization Of Property Owner is attached.

Stillwood Development anticipates a spring 2021 start for the site work. This may be adjusted pending municipal approvals and weather.

Home construction and amenity would start approximately 6 months later pending city approvals.

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:

3264 Springhaven, Ave

Hapeville, GA 30349

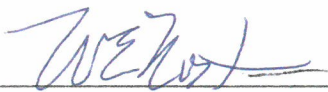
City of Hapeville, County of Fulton, State of Georgia

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 Stillwood Development, LLC

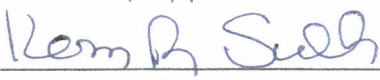
Address of Applicant
430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

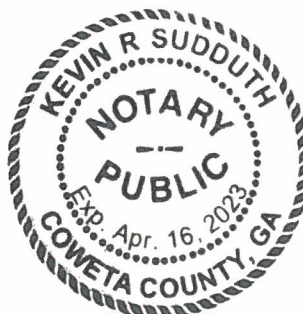
Telephone of Applicant
770-228-2000


Signature of Owner

WE Norton
Print Name of Owner

Personally Appeared Before Me this 2ND day of MARCH, 2021.


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:

TJ 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.

TJ Date, approximate north point and graphic scale.

TJ 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.

TJ Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

TJ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

TJ Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

TJ The acreage of the land to be subdivided.

TJ 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 _____

3/9/21

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

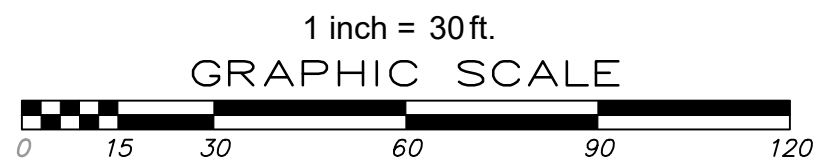
SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.



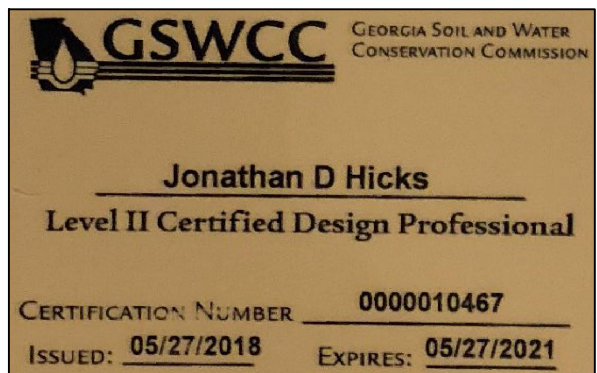
ELECTRICAL POWER SERVICE NOTE:
ALL ELECTRICAL POWER SERVICE
TO BE DESIGNED AND INSTALLED
ACCORDING TO GEORGIA POWER
ENGINEERING OFFICE
REQUIREMENTS. ALL PROPOSED
POWER SERVICE TO BE
UNDERGROUND.

- SITE NOTES AND SPECIFICATIONS:**
- ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
 - ALL INTERIOR PROPOSED CURBING IS TO BE MOUNTABLE AND CONSTRUCTED PER GDOT DETAIL 9032B "RAISED EDGE WITH CONCRETE GUTTER" SUB-DETAIL.
 - SEE DEMOLITION PLAN FOR EXISTING SITE FEATURES TO BE REMOVED OR PROPERLY ABANDONED.
 - THE SCOPE OF THE PROPOSED IMPROVEMENTS INCLUDES THE CONSTRUCTION OF NEW SINGLE FAMILY ATTACHED RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED SITE IMPROVEMENTS.
 - PROPOSED CONCRETE SIDEWALKS TO BE 4" THICK 3,500 PSI CONCRETE, SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR. CONTROL JOINTS ARE TO BE ON 12' CENTERS.
 - LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
 - ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTCD STANDARD STOP SIGN.
 - CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED IMPROVEMENTS BASED ON ENGINEER'S ELECTRONIC BASE FILE.
 - PROPOSED BUILDING LAYOUT AND CONSTRUCTION TO BE BASED ON APPROVED ARCHITECTURAL PLANS, LAYOUT OF BUILDING FOUNDATION TO BE TAKEN FROM APPROVED ARCHITECTURAL DRAWINGS.

- SHADED AREAS REPRESENT
— PROPOSED STANDARD DUTY PAVEMENT
- HATCHED AREAS REPRESENT
— PROPOSED CONCRETE PAVEMENT AND/OR CURBING



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)



24 HOUR EROSION CONTROL CONTACT*
NAME: _____
CELL #: _____
*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

PRELIMINARY WATER AND SEWER LAYOUT
FOR THE
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	1/26/21
2	PRELIMINARY REVISED PER ARCHITECT'S LAYOUT	3/8/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C3
Date	9/16/2019		
Scale	1"=30'		



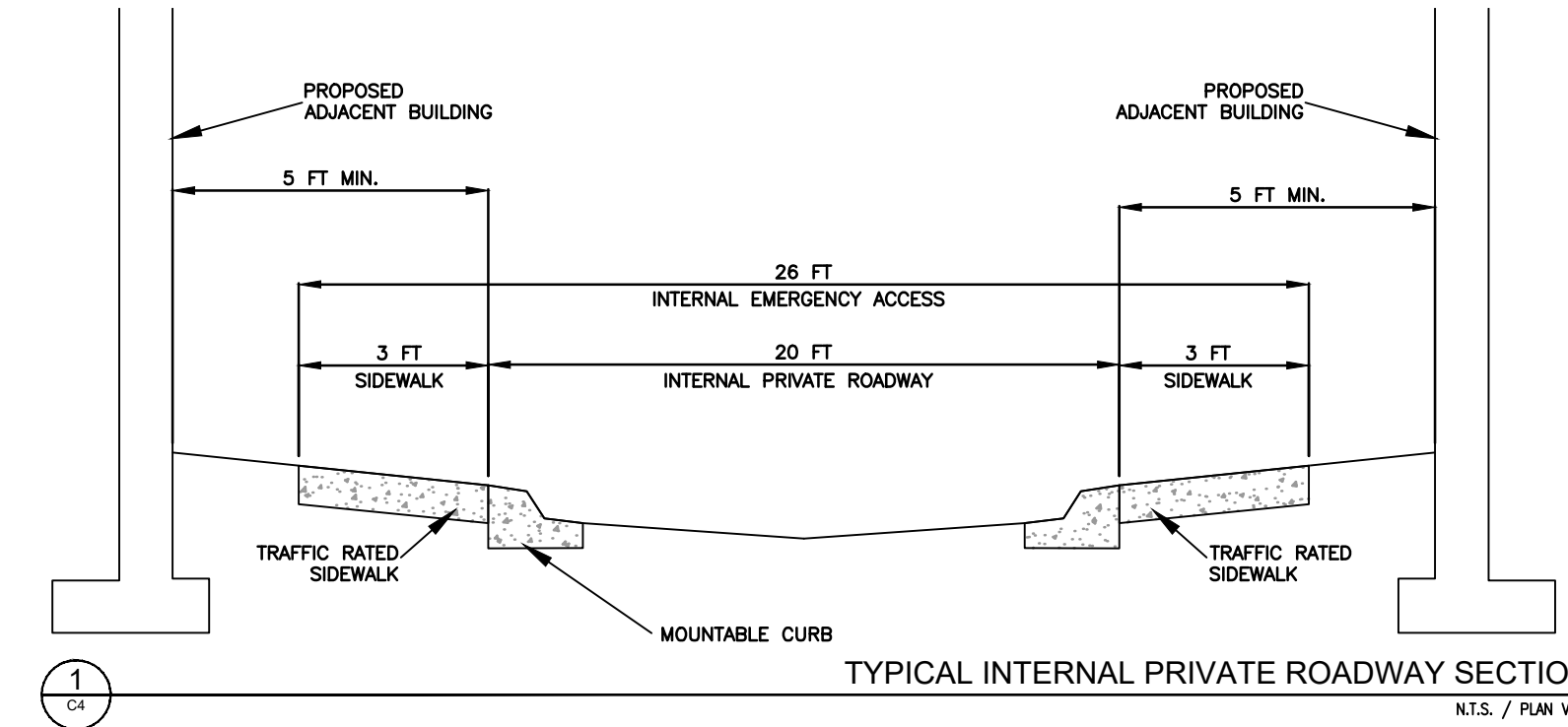
SITE IMPROVEMENT PLAN NOTES:

1. TOTAL SITE AREA: 4.17 ACRES
-DISTURBED AREA: 3.80 ACRES

-TOTAL PROPOSED DWELLING UNITS: 58 UNITS
-PROPOSED RESIDENTIAL DENSITY DISTRIBUTION: 13.9 UNITS/ACRE
-MAXIMUM DENSITY PER ZONING APPROVAL: 14.9 UNITS/ACRE
2. SITE AREA SUMMARY:

LOT COVERAGE SUMMARY:
-TOTAL PROPOSED POST DEVELOPED IMPERVIOUS AREA: 3.19 ACRES
-TOTAL SITE IMPERVIOUS AREA: 3.19/4.17 = 77%
-TOTAL GREENSPACE = 23%

SITE USE ALLOCATION SUMMARY:
-INTERNAL COMMON VISITOR PARKING: 2,200 SF
-LOADING AND DRIVEWAY AREAS: 39,700 SF
-COMMON RECREATION SPACE(POL AND POOL HOUSE): 6,600 SF
-COMMON LANDSCAPES AREAS: 21,012 SF
-COMMON INTERNAL WALKWAYS: 2,500 SF
-ONSITE CONSERVATION AREA: 13,500 SF
3. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
4. SITE RESTRICTION SUMMARY (PER DRC APPROVAL):
 1. SINGLE FAMILY HOMES (SFHS) ALONG PUBLIC RIGHT AWAY SHOULD ENFRONT OR HAVE THE APPEARANCE OF ENFRONTING THE PUBLIC RIGHT AWAY
 2. SFHS SHALL HAVE A MINIMUM SEPARATION OF 5 FT BETWEEN THE EAVES (MINIMUM 7 FT BETWEEN THE WALLS)
 3. PLANS SHALL ADD ARCHITECTURAL ELEMENT ONTO THE PEDESTRIAN WAYS FROM THE PUBLIC RIGHT OF WAY
5. PROPOSED LOT LAYOUT AND SITE CONFIGURATION IS PRELIMINARY AND SUBJECT TO THE CITY OF HAPEVILLE REVIEW AND REVISION.
6. SUBJECT PROPERTY CONTAINS FEMA DESIGNATED FLOOD PLAIN PER FEMA FLOOD PANEL 13121C00366F DATED 9/18/2013.
7. SITE PARKING SUMMARY:
-2 PROPOSED PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
-9 PROPOSED ONSITE VISITOR PARKING STALLS
-20 PROPOSED PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS
8. PROPOSED CITY WATER SERVICE TO BE PROPOSED BY PROVIDED BY 8" WATERLINE INSTALLATION WITHIN DEVELOPMENT INSTALLED WITHIN 20' WATER EASEMENT TO BE DEDICATED TO THE CITY OF HAPEVILLE.
9. PROPOSED SEWER, STORM, AND COMMUNICATION SERVICES TO BE PRIVATELY MAINTAINED AT THE EXPENSE OF THE PROPOSED DEVELOPMENT HOME OWNER'S ASSOCIATION.
10. PROPOSED INTERNAL DRIVEWAY TO BE PRIVATE. ALL MAINTENANCE RESPONSIBILITIES TO BE AT THE OVERSIGHT AND EXPENSE OF THE PROPOSED DEVELOPMENT HOME OWNER'S ASSOCIATION.
11. FIRE AND EMERGENCY ACCESS TO PROVIDED TO ALL BUILDINGS AND COMMON AREAS AS REQUIRED BY THE CITY OF HAPEVILLE FIRE DEPARTMENT. NO BUILDINGS ARE TO BE CONSTRUCTED WITH FIRE SPRINKLER SYSTEMS.
12. PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES.
13. RESIDENTIAL WASTE AND TRASH SERVICE TO BE PROVIDED UNDER SINGLE DEVELOPMENT CONTRACT (PRIVATE OR MUNICIPAL) AND BE SERVICED WITHIN INDIVIDUAL CURB CANS.
14. MAXIMUM BUILDING HEIGHT (PER DRC APPROVAL):
FOR A SFH ALLOW THE MAXIMUM HEIGHT TO BE BASED ON THE AVERAGE HEIGHT OF THE ROOF FROM THE AVERAGE GRADE OF THE FOUR SIDES OF THE SFH, NOT TO EXCEED 35 FEET.
15. NO ADJOINING EXISTING STRUCTURES OR PRIVATE PROPERTIES EXIST. PROPERTY IS SURROUNDED BY PUBLIC RIGHT OF WAY.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

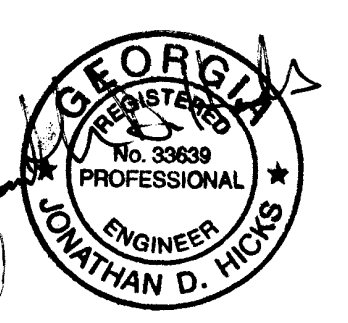
Jonathan D Hicks
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

**PRELIMINARY SITE, GRADING
AND DRAINAGE PLAN
FOR THE
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA**



1	ISSUED FOR REVIEW	1/26/21
2	PRELIMINARY REVISED PER ARCHITECT'S LAYOUT	3/8/21
No.	Revision/Issue	Date

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C4
Date	9/16/2019		
Scale	1"=30'		

RECORDATION AREA

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements 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 property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

1/6/20
DATE

Aaron M. McCullough (Ga. L.S. #2990)

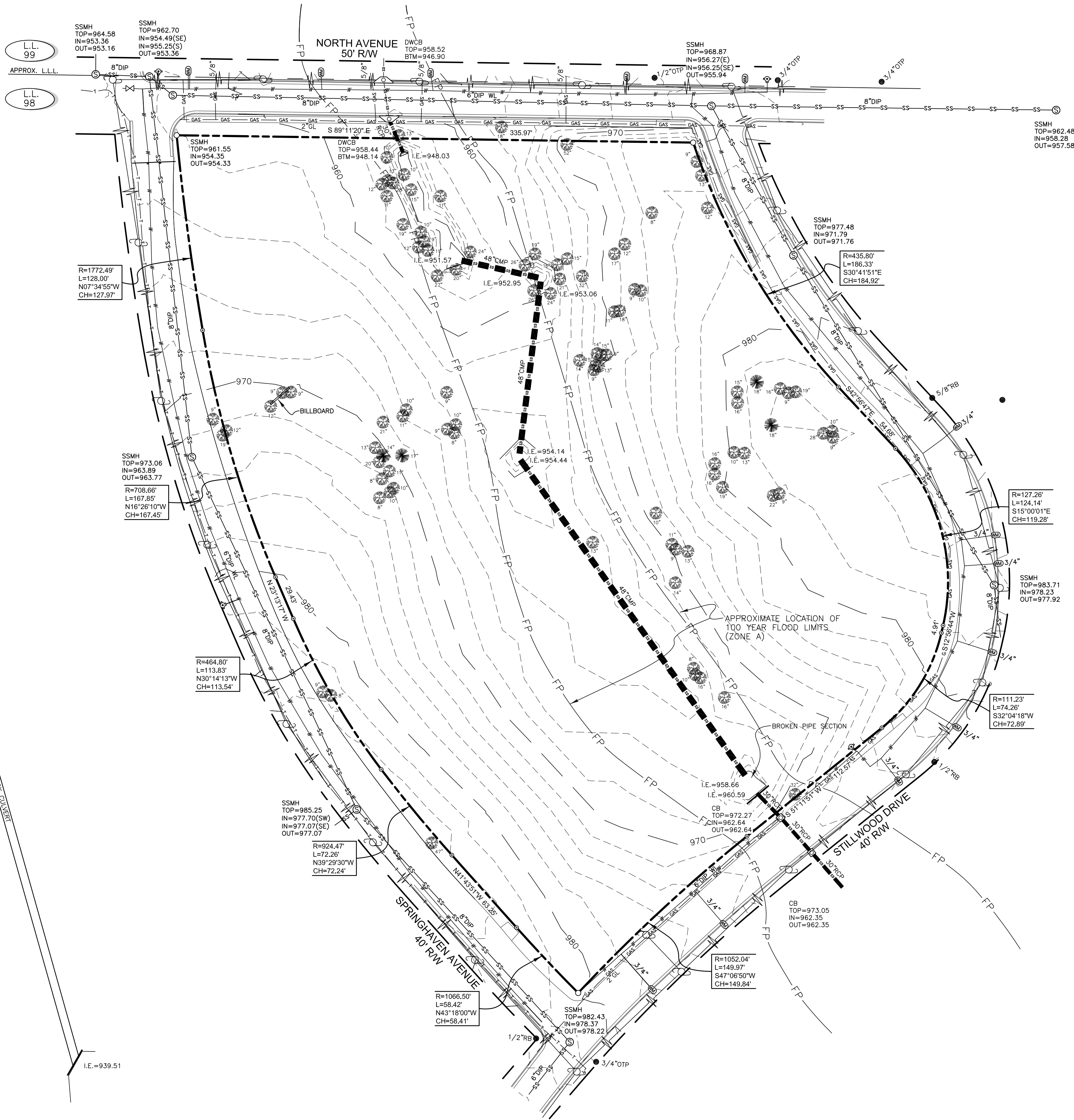
GEORGIA
REGISTERED
LAND SURVEYOR
No. 2990
AARON M. MCCULLOUGH

IF YOU DIG
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTP OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X-X- FENCE
- GAS- GAS LINE
- U-G- UNDERGROUND POWER LINE
- O-P- OVERHEAD POWER LINE
- S-S- SANITARY SEWER LINE
- D-D- STORM DRAIN LINE
- W-W- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- I.R.C.V. IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

INTERSTATE 85
RW VARIES



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13121C0366F DATED 9/18/2013 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- DATE OF FIELD WORK : 12/20/19

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,758 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

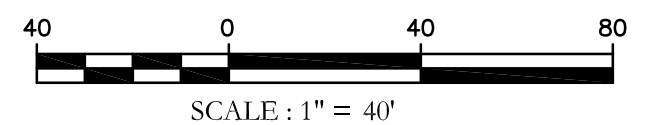
UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

UTILISURVEY, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM UTILITY OWNERS.

TRACT AREA
4.17 ACRES



PLAT

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.HughesRay.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR EPIC DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

DATE: 2 JANUARY 2020

NO.	DATE	REVISION DESCRIPTION	DRAWING NO. H19225 SU
			DRAWN BY: DAS
			CHECKED BY: AMM
			JOB NO.: H19225
			SCALE: 1"=40'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



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

DATE: April 3, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 3264 Springhaven (Stillwood)

BACKGROUND

The City of Hapeville has received a Preliminary Plat application Stillwood Development LLC for a planned unit development with 58 single family units, an amenities area, and common areas. The property is bound by Springhaven Avenue, Stillwood Drive, and North Avenue.

The property is zoned P-D, Planned Unit Development.

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.

Meets Requirements

- 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.

Meets Requirements

- 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.

See Engineer's Report

- (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.

Springhaven and Stillwood are shown with 40' ROWs. Community Services Director to review.

- 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.

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.
- (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.

DRC set requirements. Proposed layout 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.

DRC set requirements. Proposed layout 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.

DRC set requirements. Proposed layout 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.

DRC set requirements. Proposed layout meets requirements

- (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.

No individual lots have double frontage.

- (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.

Applicable. DRC set requirements. Proposed plan meets requirements.

(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.

(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.

The Community Services Director is making a determination regarding the additional right of way from Stillwood Drive and Springhaven Avenue.

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.

March 31, 2021

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

Re: Stillwood Farm
3264 Springhaven Avenue
Preliminary Plat Review No. 1
K&W Ref. No. 211051.40

Dear Ms. Senter:

As requested, I have reviewed the Preliminary Plat for the Stillwood Farm residential site located at 3264 Springhaven Avenue located on a 4.17 acre parcel, within an unidentified Zoning District. The initial submittal was received on March 22, 2021. The plans were prepared by JVG Civil Engineering Inc., under the engineering seal of Jonathan D. Hicks. My comments are as follows:

1. The zoning of the subject property should be shown on the plat.
2. The area and number of created lots and the area of the common spaces are not shown on the plat.
3. Building setback lines in accordance with the zoning district should be shown on the plat.
4. Stillwood Drive and Springhaven Avenue are 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).
5. The number and locations of parking spaces for the units should be shown.
6. Sidewalks should be a minimum of five feet wide per Section 90-1-4(a) (7).
7. The curb and gutter along Stillwood Drive and Springhaven Avenue on the development side of the street should be shown to verify compliance with Section 90-1-4(a)(6).
8. The pavement thicknesses for the various driveways should be shown on the plat.
9. Portions of various building units should not be located over water or sewer lines such as units 2, 56, and 14.
10. The Springhaven Avenue and Stillwood Drive entrance driveway width and curb radii dimensions should be shown on the plat.
11. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Article 29 and Landscaping per Section 93-23-18 were not included with the submittal.
12. Proposed connections for water service and sewer service appear to involve pavement cutting of the public street. Pavement patch details and sewer main connection details should be on the drawings and Community Service department approval of the installation should be obtained.
13. The proposed stormwater lines conveying drainage through the site should be shown within a minimum 25 feet wide permanent storm drainage easement due to the large pipe size. It is understood the other on site drainage facilities will be privately owned and maintained.
14. The plat appears to be show proposed changes to the standard required undisturbed stream buffers of 50 feet and impervious surfaces buffer of 75 feet from the existing stream. Since this entails a variance of the City's Stream Buffer Protection Ordinance (Code Section 63-3), approval of the variance must follow the requirements of Section 63-3-7 which involve a public hearing by the Planning Commission, public notice of

the hearing, posting signage at the site of the hearing, along with submitting the required information in Section 63-3-7(3). It is not clear if this has been completed.

15. The limits of the FEMA flood plain across the property should be shown on the plat.

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-04-20

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

Name of Applicant Stillwood Development, LLC

Mailing Address: 430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone 770-228-2000 Mobile # [REDACTED] Email JLaVallee@EpiCity.com

Property Owner (s) Mr. W. E. Norton, Sr

Mailing Address c/o W.E. Norton 790 S Central Avenue, Hapeville, GA 30354

Telephone 770- Mobile #

Address/Location of Property: 3264 Springhaven Ave, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800090484

Present Zoning Classification: PD Size of Tract: 4.17 acre(s)

Present Land Use: Vacant Land

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.

Stillwood Development
By: [Signature]

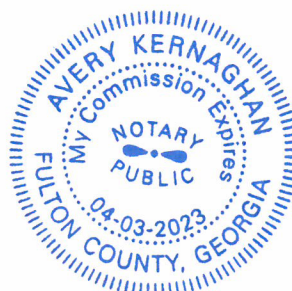
Applicant's signature

Date: 03/05/21

Sworn to and subscribed before me

This 5th day of March, 2021.

Avery Kernaghan
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.)

The project is a 58 home single family subdivision with a swimming pool, open space and communal garden amenities. The homes will range from 1,600 to 2,000 square feet, be a combination of two and three story designs, and have parking for two cars.

The homes will have a minimum of three bedrooms and two bathrooms. There will be a variety of floor plans and elevations to create a non-repetitive street scape in accordance with the Development Review Committee approved guidelines.

Guest parking will include nine interior spaces and 20 parallel perimeter spaces along the public right of way.

Ownership of the homes will be fee simple with the lot boundary set based on the home foundations in accordance

with the site layout that is attached with this submission. All other portions of the site will be either common

area or limited common area. The limited common area will allow for some portions of the site to function as private

yards and/or private surface parking. A Home Owners Association will be created to oversee community rules;

operation and maintenance of the pool, sidewalks and interior driveways; contracting for the community wide landscape

maintenance and replacements; and collection of dues and reserve funds.

Stillwood Development, LLC is under contract with W.E. Norton the owner. The Authorization Of Property Owner is attached.

Stillwood Development anticipates a spring 2021 start for the site work. This may be adjusted pending municipal approvals and weather.

Home construction and amenity would start approximately 6 months later pending city approvals.

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:

3264 Springhaven, Ave

Hapeville, GA 30349

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 Stillwood Development, LLC

Address of Applicant
430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone of Applicant
770-228-2000

WE Norton

Signature of Owner

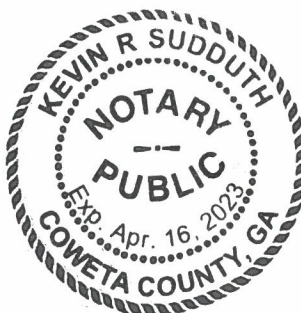
WE Norton

Print Name of Owner

Personally Appeared Before Me this 2ND day of MARCH, 2021.

Kevin R. Sudduth

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)

TJZ 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.

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

TJZ 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.

TJZ 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).

T92 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.

T92 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.

T92 Existing and proposed grades at an interval of five (5) feet or less.

T92 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).

T92 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.

T92 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.

T92 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.

T92 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.

- TJ2 Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- TJ2 Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TJ2 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.
- TJ2 Site area (square feet and acres).
- TJ2 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.
- TJ2 Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TJ2 Total floor area ratio and/or residential density distribution.
- TJ2 Number of parking spaces and area of paved surface for parking and circulation
- TJ2 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 3/5/21

T.J. Jiv

EPIC HAPEVILLE TRACT LEGAL

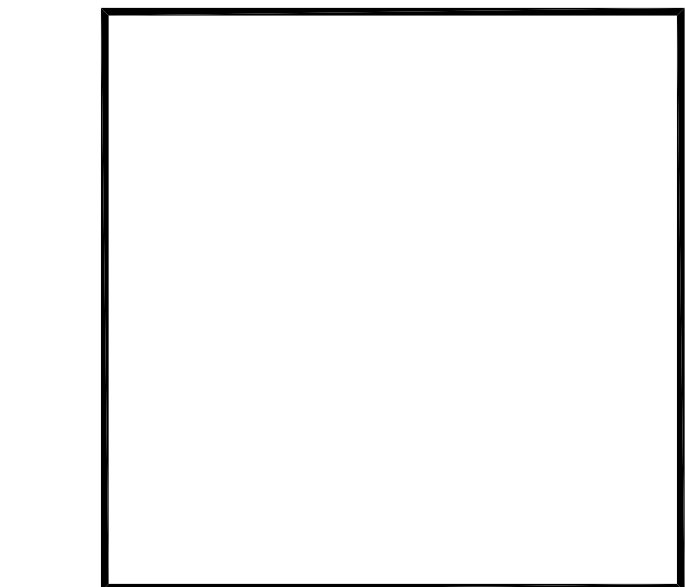
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

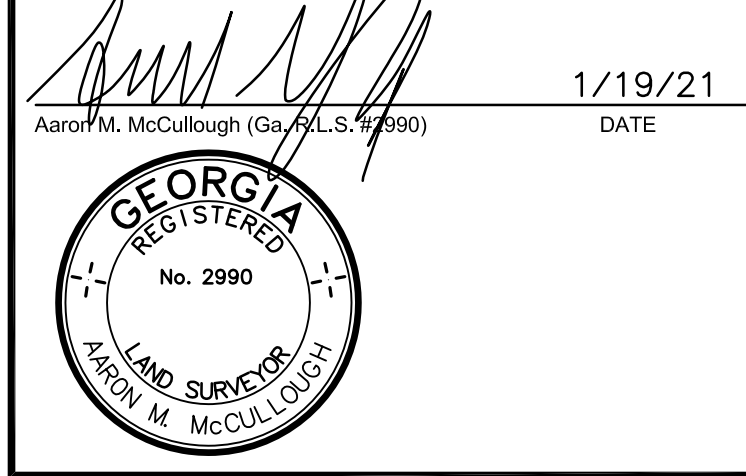
167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

RECORDATION AREA



As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements 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 property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13121C0386F DATED 9/18/2013 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- DATE OF FIELD WORK : 12/20/19
- TREE LIST PROVIDED BY BOUTEE TREES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,758 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR



LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTF OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- COMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

UTILITY NOTE

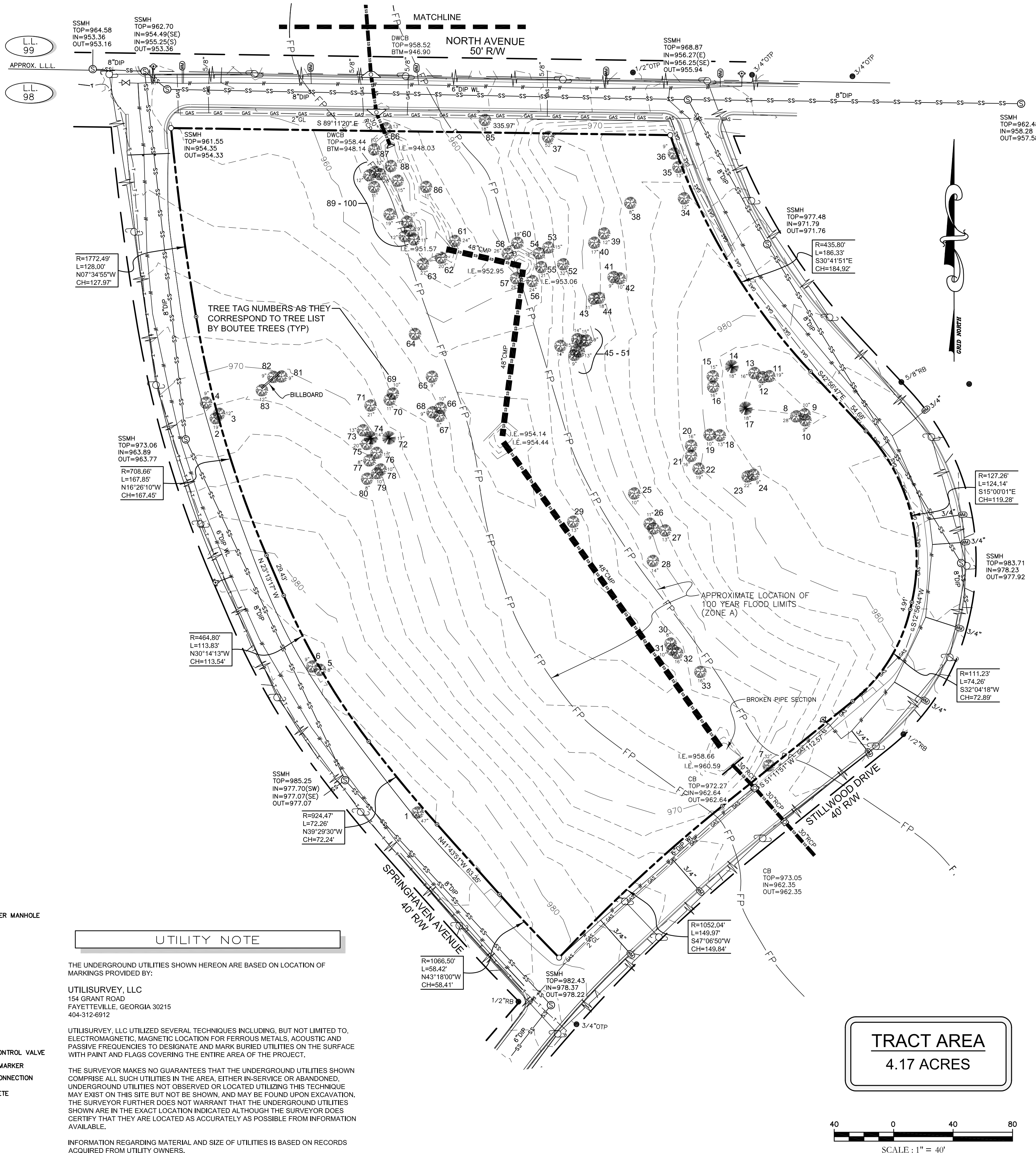
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

UTILISURVEY, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM UTILITY OWNERS.



TRACT AREA
4.17 ACRES

SCALE: 1" = 40'

Client Epic Development 3264 Springhaven Ave
ArboristTyler Baxter, ISA SO-5613AUTM, Boutte Tree
Date12/22/2020

Tag #	Species	DBH	Location	Comments	Recommendations
1	Willow Oak	47	Springhaven/Stillwood	Utility Prune, Canopy Failure	preserve if possible
2	Bradford Pear	19	Springhaven/North Ave	Undesirable	remove
3	Bradford Pear	12	Springhaven/North Ave	Undesirable	remove
4	Mulberry	9	Springhaven/North Ave	Undesirable	remove
5	Mulberry	8	Springhaven	Undesirable	remove
6	Mulberry	8	Springhaven	Undesirable	remove
7	Pecan	32	Stillwood Drive	On Drain, Vines	remove
8	Water Oak	28	Stillwood Drive/North Ave	Vines, Cavity on Trunk	remove
9	Mimosa	10	Stillwood Drive/North Ave	Undesirable	remove
10	Sweet gum	9	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
11	Water Oak	19	Stillwood Drive/North Ave	Vines +	remove
12	Dead Hardwood	9	Stillwood Drive/North Ave	Vines + Dead	remove
13	Southern Red Oak	19	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
14	Pine	18	Stillwood Drive/North Ave	Vines +	remove
15	Pecan	15	Stillwood Drive/North Ave	Vines + Lean	remove
16	Sweet gum	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
17	Pine	18	Stillwood Drive/North Ave	Vines +	remove
18	Water Oak	13	Stillwood Drive/North Ave	Vines +, Suppressed	remove
19	Southern Red Oak	10	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
20	Southern Red Oak	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
21	Water Oak	16	Stillwood Drive/North Ave	Vines +	remove
22	Southern Red Oak	19	Stillwood Drive/North Ave	Vines +	remove
23	Water Oak	22	Stillwood Drive/North Ave	Vines -	preserve if possible
24	Mimosa	9	Stillwood Drive/North Ave	Undesirable	remove
25	Bradford Pear	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
26	Bradford Pear	9"/11"	Stillwood Near Flood Limits	Undesirable, Double Trunk	remove
27	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
28	Water Oak	14	Stillwood Near Flood Limits	Vines	remove
29	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
30	Bradford Pear	8	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
31	Mulberry	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
32	Mulberry	16	Stillwood Near Flood Limits	Undesirable, Vines	remove
33	Bradford Pear	16	Stillwood Near Flood Limits	Undesirable, Vines -	remove
34	Poplar	12	Corner of North Ave/ Stillwood	Vines, Slope	remove
35	Mimosa	13	Corner of North Ave/ Stillwood	Undesirable	remove
36	Sweet gum	9	Corner of North Ave/ Stillwood	Vines, Slope	remove
37	Southern Red Oak	52	North Ave/ Stillwood	Vines, Canopy Failure, Slope, Cavities	remove
38	Mimosa	8	North Ave/ Stillwood	Undesirable	remove
39	Sweet gum	12	North Ave/ Stillwood	Vines, Slope, Fungi present	remove
40	Water Oak	17	North Ave/ Stillwood	Culvert Vines, Slope, Fungi present	remove
41	Mulberry	9	North Ave/ Stillwood Near Culvert	Fallen	remove
42	Bradford Pear	10	North Ave/ Stillwood Near Culvert	Undesirable, Lean, Vines, Slope	remove
43	Sweet gum	11	North Ave/ Stillwood Near Culvert	Vines, Slope, Suppressed	remove
44	Sweet gum	18	North Ave/ Stillwood Near Culvert	Lean, Vines, Canopy Failure	remove
45	Sweet gum	14	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
46	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
47	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
48	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
49	Sweet gum	13	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
50	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
51	Mimosa	15	North Ave/ Stillwood Near Culvert	Undesirable	remove
52	Poplar	32	North Ave/ Stillwood Near Culvert	Vines - Healthy Canopy	preserve if possible
53	Poplar	15	North Ave/ Stillwood North of Culvert	Low LCR	remove
54	Poplar	16	North Ave/ Stillwood North of Culvert	Low LCR, Culvert	remove
55	Poplar	21	North Ave/ Stillwood Near Culvert	V Union, Vines, Culvert	remove
56	Poplar	24	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy	remove
57	Poplar	26	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy, Vines -	remove
58	?Poplar	20	North Ave/ Stillwood North of Culvert	Culvert, Unbalanced Canopy, Vines -	remove
59	?Poplar	28	North Ave/ Stillwood North of Culvert	Culvert, Vines	remove
60	?Poplar	19	North Ave/ Stillwood North of Culvert	Culvert, Vines Unbalanced Canopy	remove
61	Water Oak	24	North Ave/ Springhaven North of Culvert	Culvert, Vines Unbalanced Canopy	remove
62	Poplar	20	North Ave/ Springhaven South of Culvert	Culvert, Vines Unbalanced Canopy	remove
63	Elm	27	North Ave/ Springhaven Southwest of Culvert	Culvert, Lean +, Vines, Uprooting	remove
64	Bradford Pear	9	North Ave/ Springhaven Southwest of Culvert	Undesirable, Tagged with ribbon but not on site plan	remove
65	Bradford Pear	9	Springhaven/North Ave near FP line	Undesirable	remove
66	Mimosa	10	Springhaven/North Ave near FP line	Undesirable	remove
67	Sweet gum	8	Springhaven/North Ave near FP line	Vines, Lean	remove
68	Black Cherry	9	Springhaven/North Ave near FP line	Dead	remove
69	Water Oak	10	Springhaven/North Ave near FP line	Uneven Canopy, Suppressed	remove
70	Sweet gum	11	Springhaven/North Ave near FP line	Low LCR, Suppressed	remove
71	Poplar	21	Springhaven/North Ave southeast of Billboard	Vines - Healthy Canopy	preserve if possible
72	Pine	17	Springhaven/North Ave southeast of Billboard	Low LCR, Vines	remove
73	Poplar	13	Springhaven/North Ave southeast of Billboard	Seam w/ cavity	remove
74	Pine	14	Springhaven/North Ave southeast of Billboard	Vines, Suppressed	remove
75	Poplar	20	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
76	Sweet gum	11	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
77	Water Oak	8	Springhaven/North Ave southeast of Billboard	Lean, Vines +	remove
78	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
79	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
80	Mimosa	8	Springhaven/North Ave southeast of Billboard	Undesirable	remove
81	Water Oak	9	Springhaven/North Ave	Billboard Lean, Vines	remove
82	Bradford Pear	9	Springhaven/North Ave	Billboard Undesirable	remove
83	Water Oak	12	Springhaven/North Ave	Billboard Vines +, Billboard	remove
84	Pecan	13	North Ave	CulvertVines +, Culvert, Lean	remove
85	Pecan	18	North Ave	Culvert Utility Prune, Sidewalk Impacting Root Plate, Healthy	preserve if possible
86	Mulberry	11	North Ave	Culvert Undesirable	remove
87	Black Cherry	10	North Ave	Culvert Broken Top, Vines	remove
88	Pecan	10	North Ave	Culvert Lean +, Edge of Creek, Uprooting	remove
89	Mulberry	12	North Ave	Creek Failing @ Base, Undesirable	remove
90	Mulberry	13	North Ave	Creek Failing @ Base, Undesirable	remove
91	Mulberry	11	North Ave	Creek Failing @ Base, Undesirable	remove
92	Poplar	28	North Ave	Creek Inside Creek, Lean, Vines	remove
93	Mulberry	11	North Ave	Creek Lean +, Canopy Failure	remove
94	Sweet gum	19	North Ave	Creek Vines, Healthy Canopy	remove
95	N/T/Pecan	9	North Ave	Creek Middle of Creek, Lean	remove
96	N/TPoplar	16-18	North Ave	Creek Middle of Creek, Lean	remove
97	Sweet gum	10	North Ave	Creek Vines, Creekside	remove
98	Sweet gum	9	North Ave	Creek Vines, Creekside	remove
99	Sweet gum	11	North Ave	Creek Vines, Creekside	remove
100	Sweet gum	12	North Ave	Creek Vines, Lean	remove

PLAT



TREE SURVEY FOR STILLWOOD DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

DATE: 19 JANUARY 2021	DRAWING NO. H19225 TREES
NO. DATE	REVISION DESCRIPTION
	DRAWN BY: JAS
	CHECKED BY: AMM
	JOB NO.: H19225
	SCALE: 1"=40'
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LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE

Suite 550

DECATUR, GA 30030

PHONE: (404) 502-9826

FAX: (404) 377-4881

www.landarchitectstudio.com

joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan
Phase 1
Tree removal
FOR

Sringhaven Ave Community

SITE ADDRESS:

3264 Springhaven Ave,
Hapeville, GA 30354

L.L.98, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:

Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:

Alex Popham
404-500-6017



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USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LAND
ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT
1	3/4/21	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

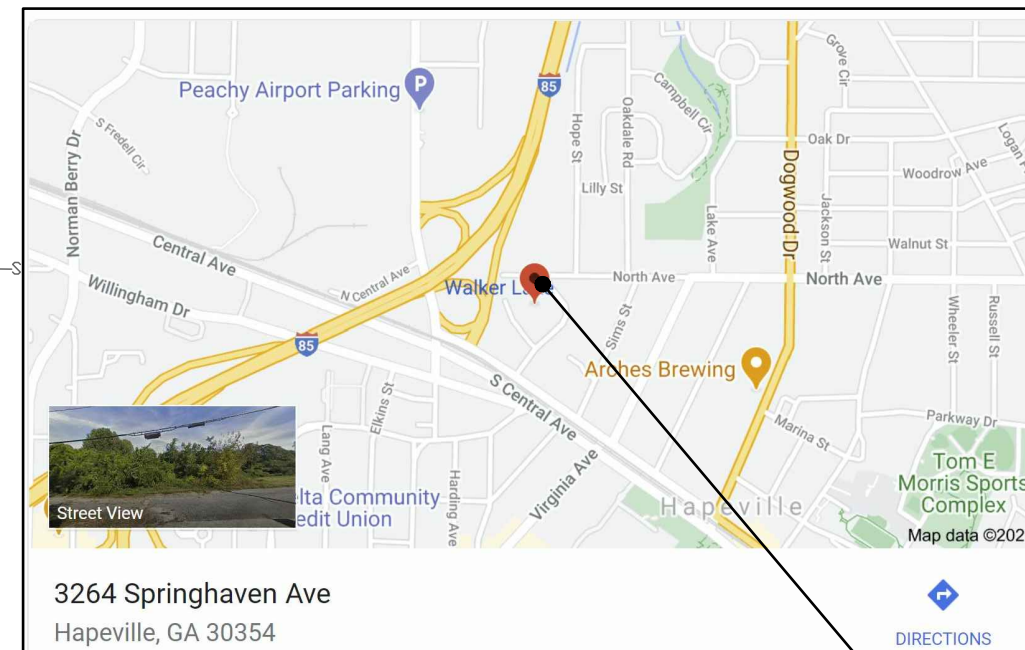
SCALE: 1" = 30'

DATE: 01-18-21

JOB NO. 21-002

SHEET 1 OF 2

TP-1



SITE LOCATION MAP

N.T.S.

SITE

PHASE ONE: INSTALL TREE
FENCE AND TREE REMOVAL

LEGEND

- CRITICAL ROOT ZONES (CRZ)
- SEDIMENT BARRIER-SENSITIVE
- TREE FENCE
- LIMIT OF DISTURBANCE
- CONSTRUCTION EXIT
- TREE TO BE REMOVED

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
3.80 AC

TREE TO BE SAVED		Total inches retained on site		CRZ AREA IMPACT		% OF CRZ DIST.		SAVE OR LOST	
TREE #	Size/D.B.H inches	TYPE	Canopy (S.F.)	CRZ AREA IMPACT	% OF CRZ DIST.	SAVE OR LOST			
84	13	PECAN	500 SF	0 SF	0%	SAVED			
87	10	BLACK CHERRY	314 SF	0 SF	0%	SAVED			
88	10	PECAN	314 SF	0 SF	0%	SAVED			
89	12	Mulberry	442 SF	0 SF	0%	SAVED			
90	13	Mulberry	442 SF	0 SF	0%	SAVED			
91	11	Mulberry	442 SF	0 SF	0%	SAVED			
93	11	Mulberry	442 SF	0 SF	0%	SAVED			
94	19	SWEETGUM	1134 SF	0 SF	0%	SAVED			
95	9	PECAN	254 SF	0 SF	0%	SAVED			
96	17	POPLAR	907 SF	0 SF	0%	SAVED			
97	10	SWEETGUM	314 SF	0 SF	0%	SAVED			
98	9	SWEETGUM	245 SF	0 SF	0%	SAVED			
99	11	SWEETGUM	350 SF	0 SF	0%	SAVED			
100	12	SWEETGUM	442 SF	0 SF	0%	SAVED			
Total inches		47" S.R. OAK	6939 SF	2000 SF	29%	SAVED OR REMOVE			
Saved									
* AVERAGE									

Client	Epic Development 3264 Springhaven Ave			Arborist	Tyler Baxter, ISA 50-5613AUTM, Boutte Tree			Date	12/22/2020			See Survey from HRC - Dated 12 January 2021		
Tag #	Species	DBH	Arborist Comments		Removed		Tree Save							
1	Willow Oak	47	Utility Prune, Canopy Failure - Landmark Tree		Lost /Grading									
2	Bradford Pear	19	Undesirable		Lost /Grading									
3	Bradford Pear	12	Undesirable		Lost /Grading									
4	Mulberry	9	Undesirable		Lost /Grading									
5	Mulberry	9	Undesirable		Lost /Grading									
6	Mulberry	8	Undesirable		Lost /Grading									
7	Pecan	32	On Drain, Vines - Not a Landmark Tree See report		Lost /Grading									
8	Water Oak	28	Vines, Cavity on Trunk - Not a Landmark Tree See re		Lost /Grading									
9	Mimosa	10	Undesirable		Lost /Grading									
10	Sweet gum	9	Griddled with Vine, Vines +		Lost /Grading									
11	Water Oak	19	Vines +		Lost /Grading									
12	Dead Hardwood	9	Vines +, Dead		Lost /Grading									
13	Mulberry Red Oak	19	Griddled with Vines, Vines +		Lost /Grading									
14	Pine	18	Vines +		Lost /Grading									
15	Pecan	15	Vines +, Lean		Lost /Grading									
16	Sweet gum	16	Vines +, Suppressed		Lost /Grading									
17	Pine	18	Vines +		Lost /Grading									
18	Water Oak	13	Vines +, Suppressed		Lost /Grading									
19	Southern Red Oak	10	Griddled with Vine, Vines +		Lost /Grading									
20	Southern Red Oak	16	Vines +, Suppressed		Lost /Grading									
21	Water Oak	16	Vines +		Lost /Grading									
22	Southern Red Oak	19	Vines +		Lost /Grading									
23	Water Oak	22	Vines		Lost /Grading									
24	Mimosa	9	Undesirable		Lost /Grading									
25	Bradford Pear	10	Undesirable, Lean, Vines		Lost /Grading									
26	Bradford Pear	9711	Undesirable, Double Trunk		Lost /Grading									
27	Bradford Pear	13	Undesirable, Lean		Lost /Grading									
28	Water Oak	14	Vines		Lost /Grading									
29	Bradford Pear	13	Undesirable, Lean		Lost /Grading									
30	Bradford Pear	8	Undesirable, Lean, Vines		Lost /Grading									
31	Mulberry	10	Undesirable, Lean, Vines		Lost /Grading									
32	Mulberry	16	Undesirable, Vines		Lost /Grading									
33	Bradford Pear	15	Undesirable, Vines -		Lost /Grading									
34	Poplar	12	Vines, Slope		Lost /Grading									
35	Mimosa	13	Undesirable		Lost /Grading									
36	Sweet gum	9	Vines, Slope		Lost /Grading									
37	Southern Red Oak	52	Vines, Canopy Failure, Slope, Cavities - not a LM tree		Lost /Grading									
38	Mimosa	8	Undesirable		Lost /Grading									
39	Sweet gum	12	Vines, Slope, Fungi present		Lost /Grading									
40	Water Oak	17	Vines, Slope, Fungi present		Lost /Grading									
41	Mulberry	9	Fallen		Lost /Grading									
42	Bradford Pear	10	Undesirable, Lean, Vines, Slope		Lost /Grading									
43	Sweet gum	11	Vines, Slope, Suppressed		Lost /Grading									
44	Sweet gum	18	Lean, Vines, Canopy Failure		Lost /Grading									
45	Sweet gum	14	Vines, Lean, Slope		Lost /Grading									
46	Sweet gum	9	Vines, Lean, Slope		Lost /Grading									
47	Sweet gum	15	Vines, Lean, Slope		Lost /Grading									
48	Sweet gum	15	Vines, Lean, Slope		Lost /Grading									
49	Sweet gum	13	Vines, Lean, Slope		Lost /Grading									
50	Sweet gum	9	Vines, Lean, Slope		Lost /Grading									
51	Mimosa	15	Undesirable		Lost /Grading									
52	Poplar	32	Vines - Healthy Canopy- Landmark Tree		Lost /Grading									
53	Poplar	15	Low LCR		Lost /Grading									
54	Poplar	16	Low LCR, Culvert		Lost /Grading									
55	Poplar	21	V Union, Vines, Culvert		Lost /Grading									
56	Poplar	24	Culvert, Unbalanced Canopy		Lost /Grading									
57	Poplar	25	Culvert, Unbalanced Canopy, Vines -		Lost /Grading									
58	Poplar	20	Culvert, Unbalanced Canopy, Vines -		Lost /Grading									
59	Poplar	28	Culvert, Vines		Lost /Grading									
60	Poplar	19	Culvert, Vines Unbalanced Canopy		Lost /Grading									
61	Water Oak	24	Culvert, Vines Unbalanced Canopy		Lost /Grading									
62	Poplar	20	Culvert, Vines Unbalanced Canopy		Lost /Grading									
63	Elm	27	Culvert, Lean +, Vines, Uprooting		Lost /Grading									
64	Bradford Pear	11	Undesirable, tagged with ribbon but not on site plan		Lost /Grading									
65	Bradford Pear	9	Undesirable		Lost /Grading									
66	Mimosa	10	Undesirable		Lost /Grading									
67	Sweet gum	8	Vines, Lean		Lost /Grading									
68	Black Cherry	9	Dead		Lost /Grading									
69	Water Oak	10	Unopen Canopy, Suppressed		Lost /Grading									
70	Sweet gum	11	Low LCR, Suppressed		Lost /Grading									
71	Poplar	21	Vines - Healthy Canopy		Lost /Grading									
72	Poplar	17	Low LCR, Vines		Lost /Grading									
73	Poplar	13	Seam w/ cavity		Lost /Grading									
74	Pine	14	Vines, Suppressed		Lost /Grading									
75	Poplar	20	Vines, Healthy Canopy		Lost /Grading									
76	Sweet gum	11	Vines, Healthy Canopy		Lost /Grading									
77	Water Oak	8	Lean, Vines +		Lost /Grading									
78	Water Oak	10	Lean, Vines +, Unbalanced Canopy		Lost /Grading									
79	Water Oak	10	Lean, Vines +, Unbalanced Canopy		Lost /Grading									
80	Mimosa	8	Undesirable		Lost /Grading									
81	Water Oak	9	Lean, Vines		Lost /Grading									
82	Bradford Pear	9	Undesirable		Lost /Grading									
83	Water Oak	12	Vines +, Billboard		Lost /Grading									
84	Pecan	13	Vines +, Culvert, Lean											
85	Pecan	18	Utility Prune, Sidewalk Impacting Root Plate, Health		remove									
86	Mulberry	11	Undesirable		remove									
87	Black Cherry	10	Broken Top, Vines				Saved							
88	Pecan	19	Lean, Edge of Creek, Uprooting				Saved							
89	Mulberry	12	Falling @ Base, Undesirable				Saved							
90	Mulberry	13	Falling @ Base, Undesirable				Saved							
91	Mulberry	11	Falling @ Base, Undesirable				Saved							
92	Poplar	29	Inside Creek, Lean, Vines				Saved							
93	Mulberry	11	Lean +, Canopy Failure				Saved							
94	Sweet gum	19	Vines, Healthy Canopy				Saved							
95 N/T	Pecan	9	Middle of Creek, Lean				Saved							
96 N/T	Poplar	15-18	Middle of Creek, Lean				Saved							
97	Sweet gum	10	Vines, Creekside				Saved							
98	Sweet gum	9	Vines, Creekside				Saved							
99	Sweet gum	11	Vines, Creekside				Saved							
100	Sweet gum	12	Vines, Lean				Saved							

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

FOR

SITE ADDRESS:

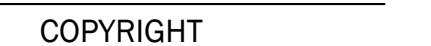
L.L.98, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:

Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:

Alex Popham
404-500-6017



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MARK	DATE	COMMENT
1	3/4/21	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

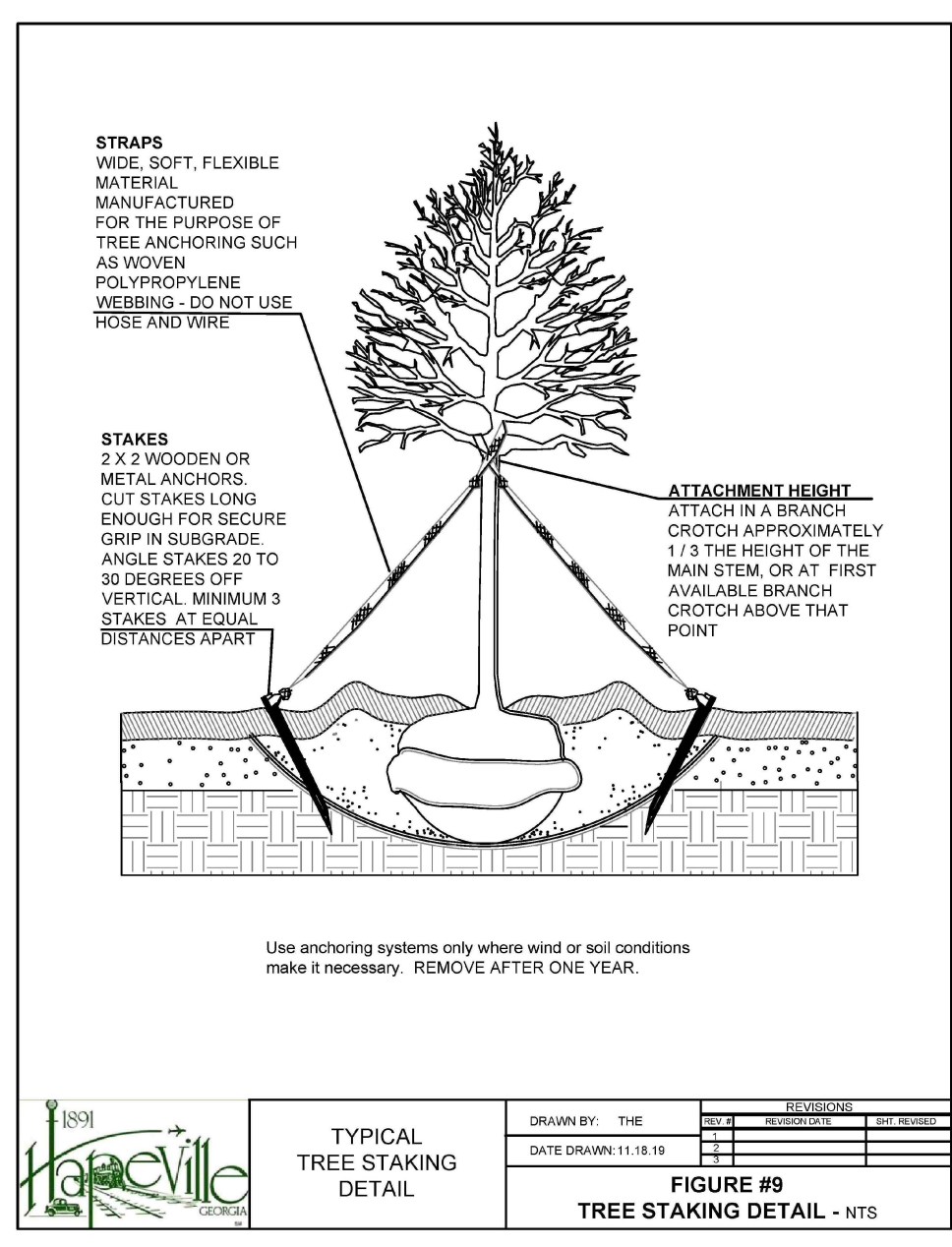
SCALE: 1" = 30'

DATE: 01-18-21

JOB NO. 20-002

SHEET 2 OF 2

TP-2



LANDMARK TREE RECOMPENSE MITIGATION CALCULATIONS
SEE ARBORIST REPORTS ON (5) TREES

#1 - 47" WILLOW OAK - GOOD CONDITIONS - LOST TO GRADING
 #7 - 32" PECAN - ARBORIST RECOMMEND REMOVAL
 #8 - 28" WATER OAK - ARBORIST RECOMMEND REMOVAL
 #37 - 52" S. RED OAK - ARBORIST RECOMMEND TO BE REMOVED
 #52 - 32" POPLAR IN GOOD CONDITION - LOST TO GRADING

47" + 32" = 79" SHALL BE PLANTED FOR RECOMPENSE

(20) - 4" CALIPER TREES [30X4=80] TO BE PLANTED

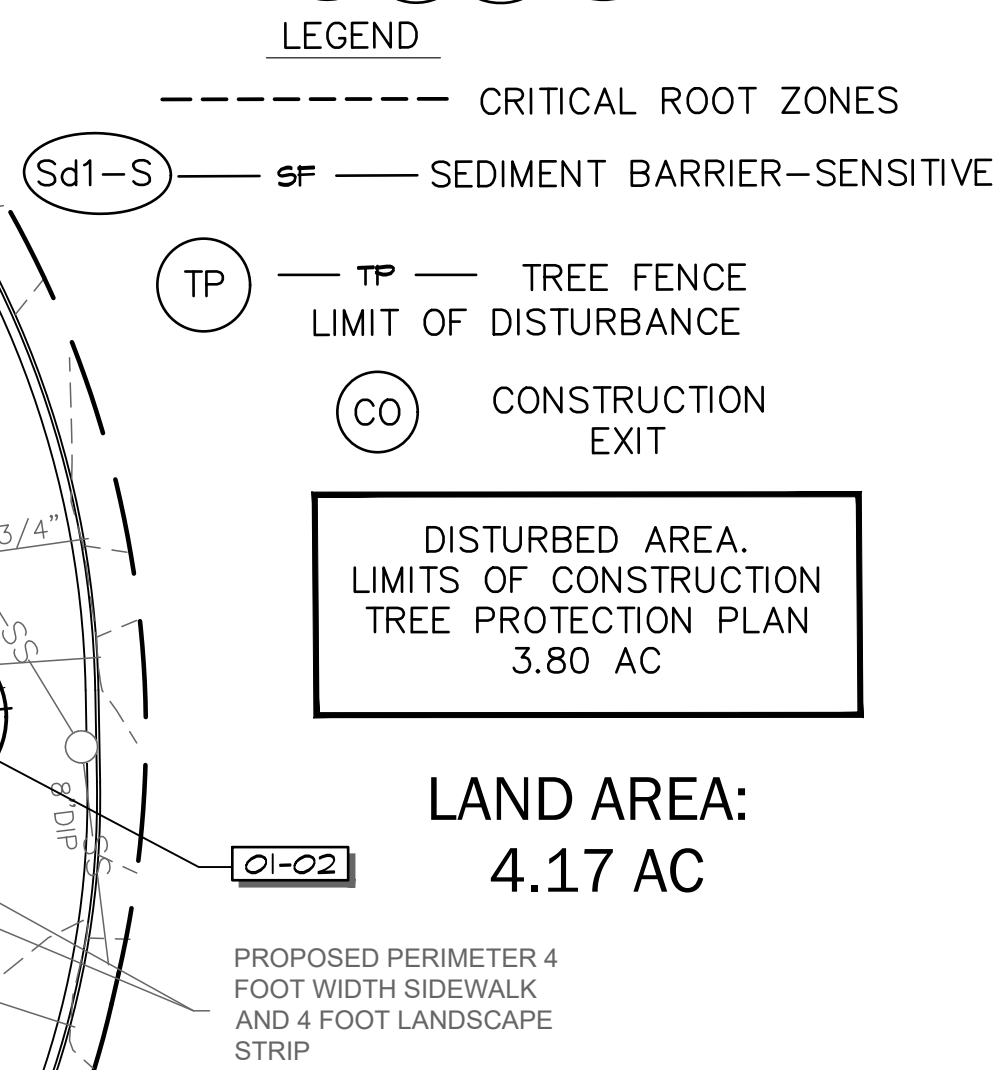
SEE PLANT LIST - (20) 4" CAL TREES PROVIDED

Tree Conservation Plan Notes:

1. The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
2. All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
3. The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
4. Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
5. All buffers shall be required to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
6. A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

Note:

- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
- All evergreen trees to be Full to Ground, Healthy, Good Form
- No trees shall be closer than 10' to any building



TREE DENSITY:

4.17 ACRES X 100 INCHES = 417" REQUIRED

EXISTING TREES PRESERVED WITH NO IMPACT TO CRZ: 167"
SEE TREE TO BE SAVED LIST ON SHEET TP-1

DENSITY NOT IN COMPLIANCE

PROPOSED TREE PLANTING:

(SEE PLANT LIST)

THE PROPOSED TREES ADD 251"

167" EXISTING + 251" PROPOSED = 418"

418" EXCEEDS THE REQUIRED DENSITY

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	
	AA2	29	Acer buergerianum 'ABMTF' TM / Aeryn Trident Maple	B&B	3"Cal	10'-12' HT	87"
	AG2	24	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B&B	2"Cal	7'-8' H	48"
	CF2	14	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5"Cal	8'-10' H	35"
	LS	24	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B&B	2.5"Cal	10'-12' H	60"
	QP	7	Quercus phellos / Willow Oak	B&B	3"Cal	12'-14' HT	21"
	UB	* 20	Ulmus parvifolia 'UPMTF' TM / Bosque Lacebark Elm	B&B	4"Cal	14'-16' HT	
			* (4" TREES PROVIDED FOR LANDMARK TREE RECOMPENSE)				
						INCHES PROPOSED	251"

NOTE: TYPE OF IRRIGATION
REFERENCE NOTES SCHEDULE

SYMBOL **DESCRIPTION**

OI-02 TYPE OF IRRIGATION TO BE USED
 INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Developer/Builder will maintain Tree Diapers (i.e. fill with water) weekly until homes are sold and HOA takes possession if automatic irrigation system is not installed

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL
	AA2	29	Acer buergeri
	AG2	24	Amelanchier
	CF2	14	Carpinus b.
	LS	24	Liquidambar
	QP	7	Quercus ph.
	UB	* 20	Ulmus parvifolius

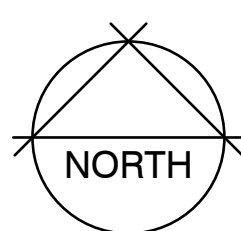
* (4") TREES PROPOSED

NOTE:
 1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: Hughes Roy Company, Inc. - DATED 1/12/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: Hughes Roy Company, Inc. - DATED 1/12/22
 2. THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC.

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>OI GENERAL DESCRIPTION</u>
<u>OI-02</u>	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treeddiaper.com. Developer/Builder will maintain Tree Diapers (i.e. fill with water) weekly until homes are sold and HOA takes possession if automatic irrigation system is not installed



Note:

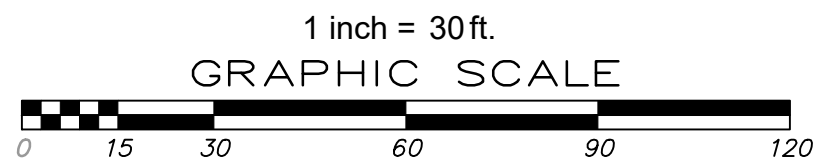
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: Hughes Ray Company, Inc - DATED 1/12/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: Hughes Ray Company, Inc - DATED 1/12/2
2. THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC



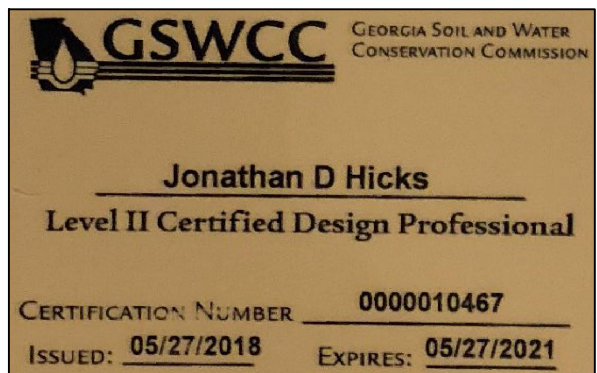
ELECTRICAL POWER SERVICE NOTE:
ALL ELECTRICAL POWER SERVICE
TO BE DESIGNED AND INSTALLED
ACCORDING TO GEORGIA POWER
ENGINEERING OFFICE
REQUIREMENTS. ALL PROPOSED
POWER SERVICE TO BE
UNDERGROUND.

- SITE NOTES AND SPECIFICATIONS:**
1. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
 2. ALL INTERIOR PROPOSED CURBING IS TO BE MOUNTABLE AND CONSTRUCTED PER GDOT DETAIL 9032B "RAISED EDGE WITH CONCRETE GUTTER" SUB-DETAIL.
 3. SEE DEMOLITION PLAN FOR EXISTING SITE FEATURES TO BE REMOVED OR PROPERLY ABANDONED.
 4. THE SCOPE OF THE PROPOSED IMPROVEMENTS INCLUDES THE CONSTRUCTION OF NEW SINGLE FAMILY ATTACHED RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED SITE IMPROVEMENTS.
 5. PROPOSED CONCRETE SIDEWALKS TO BE 4" THICK 3,500 PSI CONCRETE, SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR. CONTROL JOINTS ARE TO BE ON 12' CENTERS.
 6. LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
 7. ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTCD STANDARD STOP SIGN.
 8. CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED IMPROVEMENTS BASED ON ENGINEER'S ELECTRONIC BASE FILE.
 9. PROPOSED BUILDING LAYOUT AND CONSTRUCTION TO BE BASED ON APPROVED ARCHITECTURAL PLANS, LAYOUT OF BUILDING FOUNDATION TO BE TAKEN FROM APPROVED ARCHITECTURAL DRAWINGS.

- SHADED AREAS REPRESENT
— PROPOSED STANDARD DUTY PAVEMENT
- HATCHED AREAS REPRESENT
— PROPOSED CONCRETE PAVEMENT AND/OR CURBING



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)



24 HOUR EROSION CONTROL CONTACT*
NAME: _____
CELL #: _____
*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVGE CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

PRELIMINARY WATER AND SEWER LAYOUT
FOR THE
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	1/26/21
2	PRELIMINARY REVISED PER ARCHITECT'S LAYOUT	3/8/21
No.	Revision/Issue	Date

JVGE
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C3
Date	9/16/2019		
Scale	1"=30'		

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 5, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3264 Springhaven / Stillwood**

BACKGROUND

The City of Hapeville has received a site plan application from Stillwood Development for a planned unit development to be located on 4.17 acres. The site includes 58 alley-loaded single family units fronting on the adjoining streets or common greenways, a pool, and dedicated greenspace.

The property is zoned P-D, Planned Unit Development. As such, site specific standards were set by the Design Review Committee at their February 2021 meeting (see below). The single family dwellings to be located on the site are subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 21. - P-D ZONE (PLANNED UNIT DEVELOPMENT)

Sec. 93-21-1. - Intent.

The purpose of this district is to provide flexibility in the development of certain types of intense land uses, and to insure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments.

Sec. 93-21-2. - Permitted uses.

The planned unit development (P-D) district recognizes and allows mixed uses. Mixed uses that are in the same structure are permitted. P-D district uses are regulated hereinbelow and as the same are submitted and approved in a planned unit development application. No nonpermitted use shall be approved in a plan.

Sec. 93-21-4. - Application procedure.

Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication conference will be scheduled with the applicant and the DRC. Upon completion of this process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article.

Sec. 93-21-5. - Application review.

- (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met:
- (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land uses of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities.
 - (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes.
 - (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust, and fumes.
 - (4) Planted buffers, solid walls and setbacks provide sufficient separation between different types of land use, such as between attached and detached residential developments, or residential and commercial facilities to guarantee compatibility of the mixed land uses.
 - (5) Accessory uses and their required parking do not occupy more than 30 percent of the land area of the property, nor more than 25 percent of the total floor area of the combined floor area of all buildings.
 - (6) All buildings maintain a compatible architectural style.
 - (7) Any traffic generated by such a use will not present problems of safety or unduly impede normal traffic movement on adjacent streets.
 - (8) Landscaping, screening, open space, building location, parking and loading areas, services areas, lighting and signs and overall layout is adequate and appropriate and has a reasonable spatial and functional relationship within each development and to exterior structures, spaces and circulation elements.
 - (9) The vehicular circulation system is so located and designed as to provide an efficient, safe and convenient transportation system and accommodates various transportation modes.
 - (10) The pedestrian circulation system is so located and designed as to provide safe, pleasing and efficient movement, convenient linkages among land uses and facilities and generally encourages pedestrian travel.
 - (11) Reservation of greenspace shall be a minimum of ten percent per plan.
 - (12) The establishment of all uses at the requested locations are in accordance with the aforementioned intent section in establishing this zone and meets all applicable requirements of this chapter.
 - (13) The minimum land assemblage requirements of two acres of contiguous land are met and that such land is under a single ownership.
- (b) Once an application is determined to meet the criteria listed above the application shall be treated like a request for rezoning pursuant to article 25 of this chapter.

Sec. 93-21-6. - Dimensional chart applicability.

Section 93-22.1-1, chart of dimensional requirements, shall not apply to this article. Dimensional requirements applicable to the P-D district shall be generated by the application, as approved in the plan.

- 1) Single family homes (SFHs) along public right-away should enfront or have the appearance of enfronting the public right-away.

Assessed during Design Review. Layout appears compliant.

- 2) SFHs shall have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls)

Dimensions should be shown to ensure distance requirement.

- 3) Plans shall add architectural element onto the pedestrian ways from the public right of way.

Assessed during Design Review. Layout appears compliant.

- 4) Sidewalks on public streets shall have a minimum 4-ft width with a minimum 4-ft landscape zone. The landscape zone is not required adjacent to parallel parking spots. Street trees are to be placed in the landscape zone where feasible. Sidewalks on the main thoroughfare shall have a minimum 3-ft width. Sidewalks on the pedestrian pathways shall have a minimum 4-ft width.

Compliant.

- 5) Plans shall provide a standard pedestrian lighting plan for the site.

Shown on Water and Sewer layout. Typical should be shown. Additional pedestrian level lighting should be shown along internal greenspaces and exterior sidewalks. See Atlanta Avenue lighting as an example.

- 6) Plans shall provide a minimum of 2 parking spots per SFH.

Provided.

- 7) Shall provide landscaping along the main thoroughfare.

Trees are shown but not other landscaping.

- 8) SFH plan side elevations with non-adjacent homes shall require fenestration.

Addressed during Design Review.

- 9) Mechanical units should be screened from public right of way and interior streets.

Addressed during Design Review and with Landscaping Plan.

- 10) Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads.

Addressed during Design Review and with Landscaping Plan.

- 11) Driveways should have a minimum 1-ft landscape strip to adjacent SFH.

Not shown.

- 12) Plans shall place the mail kiosk inside a covered structure.

Provided.

- 13) Plans shall provide the green space calculations on the site plans.

23% greenspace provided. Landscape plan should show all that is classified as greenspace.

- 14) Tree conservation plans to follow city-wide tree ordinances.

See arborist report.

- 15) For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH.

Addressed during Design Review.

- 16) Plans shall provide for 20-ft wide alleyway (with curb) and 26-ft wide main thoroughfare (as directed by the fire marshall)

Provided.

- 17) Houses enfronting the pedestrian pathway should have a walkway to the path.

Provided.

- 18) Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC.

Addressed during Design Review.

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.

The internal driveway is 20' with a 3' mountable curb on either side of the driveway per request of the Fire Marshall to allow for the City's fire vehicles to access single family dwelling on the interior of the site. The alleyway widths are compliant at 20'.

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.

Not applicable.

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.

Note applicable.

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.

Not applicable.

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.

Not applicable.

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 58 single family dwellings with a pool and pool house, greenspace, and internal greenways.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Three 20' asphalt driveways. Cross sections are not provided.

A 4' sidewalk is shown along the perimeter of the project along all three street frontages (Springhaven, Stillwood, and North Ave).

- c. The locations, area, and number of proposed parking spaces.

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have been provided near the common area/mail , 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven.

- 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.

Per the Community Services Director and the developer, private garbage collection will be required for the site. The layout will not accommodate the City garbage trucks.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

See engineer's report.

- k. Location and size of all signs.

Monument signage will be reviewed at a later date.

- (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 4.17 acres or 204,732 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.

Total impervious surface has been provided (3.19 acres/77%). Allocation by site area should be included.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 58 single family dwelling units. Details of units, square footage and bedroom/bathrooms should be provided.

- d. Floor area in nonresidential use by category.

Not applicable.

- e. Total floor area ratio and/or residential density distribution.

Not provided.

- f. Number of parking spaces and area of paved surface for parking and circulation.

2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have been provided near the common area/mail, 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven.

- (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.

- Show all driveways should have a minimum 1-ft landscape strip to adjacent SFH.
- Provide greenspace plan to confirm calculation.
- Show typical lighting example. Additional pedestrian level lighting should be provided along internal greenspaces and exterior sidewalks. See Atlanta Avenue lighting as an example.
- Continue paving materials across intervening driveway.
- Include private garbage collection will be required for the site as the layout will not accommodate the City garbage trucks.
- Provide details of units, square footage and bedroom/bathrooms.
- Provide impervious surface allocation by site area type.
- Provide landscaping plan for main thoroughfare – not just limited to trees.
- Provide cross sections for driveways and sidewalks.
- Provide dimensions to demonstrate that minimum single family dwellings have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls)
- Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
- Address any outstanding issues on the Engineer's Report.

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.

The following P-D requirements will be addressed during Design Review:

- Single family homes (SFHs) along public right-away should enfront or have the appearance of enfronting the public right-away.
- Plans shall add architectural element onto the pedestrian ways from the public right of way.
- SFH plan side elevations with non-adjacent homes shall require fenestration.
- Mechanical units should be screened from public right of way and interior streets.
- Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads.
- For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH.
- Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3264 Springhaven Ave.

Date: April 1, 2021

I am currently working with the engineer on this project on any issues that may have a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.

December 4, 2020

Ms. Tonya Hutson
Department of Community Services
City of Hapeville
3474 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Springhaven Site
3624 Springhaven Avenue
Development Review No. 1
K&W Ref. No. 201051.90

Dear Ms. Hutson:

As requested, I have reviewed the site plans for the Springhaven Site to be located at 3624 Springhaven Avenue, within an unidentified Zoning District. The initial electronic submittal was received on December 1, 2020. The plans were prepared by JVG Civil Engineering Inc., under the engineering seal of Jonathan D. Hicks. My comments are as follows:

1. The zoning of the property and all adjacent properties should be shown on the drawings.
2. Building setback lines in accordance with the zoning of the property should be shown on the drawings.
3. The area in acres of the property development should be shown on the drawings.
4. The lot and property boundary line bearings and distances should be shown on a site plan to verify setback distances and location of the buildings on the lots.
5. Property boundary monument descriptions and surveyor certifications regarding boundary accuracy for field survey and final plat closure should be shown on the drawing.
6. A topographic survey drawing of existing conditions with local on-site benchmark tied to mean sea level should be shown to clarify ground elevations, pipe invert elevations, existing flood plain areas and volumes.
7. It is not clear if the previous environmental report dated October 16, 2019 by Terra Build for the site has been updated or revised. Information on the status of that report and any report updates should be submitted with this application.
8. The plans appear to show new storm drain pipe replacing the existing drain pipe carrying a live stream. It is not clear if the new pipe is sized sufficiently to provide the partial pipe submergence in the existing stream as required by the Corps of Engineers for piping live streams.
9. A copy of the notification form submitted to the Georgia Department of Natural Resources for use of nationwide permit in Georgia that do not require pre-construction notification to the USACE should be provided to the City.
10. The new storm drain pipe conveying offsite stormwater through the site should be shown within a minimum 25 feet wide permanent storm drainage easement due to the large pipe size. A copy of the executed and courthouse recorded easement agreement will need to be provided to the City prior to issuing a certificate of occupancy.
11. Drawing C4.1 appears to be show proposed changes to the standard required undisturbed stream buffers of 50 feet and impervious surfaces buffer of 75 feet from the existing stream. Since this entails a variance of the City's Stream Buffer Protection Ordinance (Code Section 63-3), approval of the variance must follow the requirements of Section 63-3-7 which involve a public hearing by the Planning Commission, public notice of the hearing, posting signage at the site of the hearing, along with submitting the required information in Section 63-3-7(3). It is not clear if this has been completed.

12. The drawing C4.1 information on floodplain volumes needs further clarification. Is the volume shown of 11,050 CF existing volume? Why is it labeled as "Proposed"? How are the compensatory volumes shown determined to replace existing volume lost?
13. The 100 year floodplain elevation and area for existing conditions should be shown to better verify proposed changes in floodplain volume and locations.
14. The limit of where the existing storm drain pipe ends in the northwest portion of the property should be shown so that it can be verified that the retaining wall construction does not impact the stream buffers.
15. The hydraulic analysis executive summary provided references FEMA flood plain map dates that are out of date. The current maps dated 2013 should be used.
16. The preparer of the hydraulic analysis should be shown and the analysis should be signed and sealed by a design professional.
17. Details of the proposed retaining wall construction should be shown and the offset distance from the wall to the buildings edges should be shown to verify retaining walls will not interfere with the building stability.
18. The improvements proposed affect the floodplain areas shown and permitting and approvals through FEMA may be necessary. The engineering study, survey, and related Letter of Map Amendment (LOMA) or related documents should be prepared and submitted to FEMA for approval. A copy of any permitting approval necessary by FEMA should be provided to the City for record purposes. The applicant is also referred to the City of Hapeville Floodplain Ordinance for guidance.
19. The utility provider for power, natural gas, telephone, water, and sewer service should be shown on the drawings.
20. Insufficient dimensions are provided to allow for construction layout and verification of streets, buildings and other improvements locations.
21. Per Section 90-1-3, the minimum street right of way is 50 feet. The existing perimeter streets show 40 feet right of way. An additional 5 feet of right of way on the property should be shown to provide the additional width on existing streets in compliance with Section 90-1-3.(a)(4). The width of proposed alleys should be shown.
22. The site plan shows a common area and the development is described as single family lots with 62 total lots. Will the lots be individually owned and new lot lines for each home be provided? If new lot lines for the lots are proposed, the development will need to meet the preliminary and final subdivision plat requirements of the City.
23. The entity responsible for taxes, operation and maintenance of common use areas, utilities, and site improvements should be described on the drawings. If a proposed homeowners association is responsible, details of the formation and description of the association should be provided.
24. Should parking spaces be shown for the pool and clubhouse area?
25. Information on the number of parking spaces provided for the development should be shown.
26. Private streets are not permitted in subdivisions per Section 90-1-3.(a)(13).
27. Drawing note references to City of Atlanta requirements should be revised to state City of Hapeville.
28. It is not clear if the drive pavement width meets the minimum 30 feet requirement in Section 90-1-4 (a)(5).
29. Sidewalk width should be shown as 5 feet wide per Section 90-1-4(a)(7).
30. The paving thicknesses should be included on the drawings.
31. A street profile indicating vertical street alignment per Section 90-1-3 should be included on the plans.
32. Horizontal curve geometry per Section 90-1-3 of the Development Regulations should be provided for the street alignment.
33. The plans should indicate the locations of the traffic control devices and street signage to be provided for the subdivision to address Section 90-1-4 of the Regulations.
34. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 were not included with the submittal.
35. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 (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 so bond amounts to be posted can accurately be verified.

36. The submitted Hydrology Report references City of Atlanta requirements that should be changed to City of Hapeville.
37. Water quality is proposed to be provided by infiltration trenches filled with stone. This measure is dependent on soil infiltration rates of at least 0.5 inches per hour and no information on soil infiltration tests was provided. Per the guidelines of the Georgia Stormwater Management Manual (GSMM) Section 4.12, results of a minimum of two soil borings to test and verify the existing soil infiltration rates should be provided for review.
38. The hydrology report pond data page for Pond 1, Underground Module System shows a 24 inch pipe elevation of 951.00 that does not agree with the outlet control structure detail in the report and on sheet C3.1.
39. The dry well detention storage detail on sheet C3.1 shows conflicting pipe sizes of 24 inch and 18 inch in the same location.
40. 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.
41. 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.
42. A copy of the review and approval of the erosion control plans from the GSWCC Region 1 should be provided to the City.
43. Storm drain pipe profiles should be provided for all storm drain pipes.
44. Plans for how sanitary sewer service and potable water service are provided to the development should be shown. Profiles of all sanitary sewers should be shown.
45. 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.
46. Construction details of the stormwater detention/infiltration structures should be shown, including structure materials.

I have retained one copy of the plans provided for review in the event there are questions. The applicant 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.