

Planning Commission Meeting

700 Doug Davis Drive  
Hapeville, GA 30354

July 20, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Approval of Minutes

1. Minutes - 06-15-2021\_draft

4. Public Hearing

4.I. 3264 Springhaven Avenue Variance Request

Background:

Alex Popham of Epic Development is requesting a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

**Documents:**

1. Application - 3264 Springhaven Avenue\_Variance\_StreamBuffer\_Redacted
2. Plans - 3264 Springhaven Avenue\_reduced1
3. Engineer' Report - 3264 Springhaven Avenue\_Variance
4. Engineer's Report - 3264 Springhaven Avenue Review\_4
5. Hydro Study - 3264 Springhaven Avenue
6. Flood Report - 3264 Springhaven Avenue

5. New Business

5.I. 3154 Lake Avenue Site Plan Request

Background:

Terrence Adams is requesting site plan review to construct a new single-family dwelling at 3154 Lake Avenue, Parcel Identification Number 14-0099-0002-167-8. The property is zoned R-1, One-Family Detached.

**Documents:**

1. Application - 3154 Lake Avenue\_Site Plan\_Redacted
2. Plans - 3154 Lake Avenue\_Site Plan
3. Planner's Report - Site Plan Review 3154 Lake Avenue
4. Arborist Report - 3154 Lake Avenue

5.II. 801 North Avenue Site Plan Request

Background:

Beatriz Arroyo is requesting site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached.

**Documents:**

1. Application - 801 North Avenue\_Redacted
2. Plans - 801 North Avenue
3. Planners Report - 801 North Avenue
4. Arborist Report - 801 North Avenue

5.III 3227 Jackson Street Site Plan Request

Background:

2874 Blount St, LLC is requesting site plan review to construct a single-family dwelling at 3227 Jackson Street, Parcel Identification Number 14-0094-0001-005-6. The property is zoned R-1, One-Family Detached.

**Documents:**

1. Application - 3227 Jackson Street\_Site Plan\_Redacted
2. Plans - 3227 Jackson St
3. Planners Report - 3227 Jackson Street
4. Arborist Report - 3227 Jackson Street

6. Next Meeting Date - August 10, 2021 at 6PM

7. Adjourn





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

Planning Commission Meeting  
700 Doug Davis Drive  
Hapeville, Georgia 30354

June 15, 2021 6:00PM

## MINUTES

### 1. Called to order at 6:06 p.m.

### 2. Roll Call

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

### 3. Approval of Minutes

#### 3.I. Minutes of April 13, 2021

**MOTION ITEM:** Larry Martin made a motion, Jeanne Rast seconded to approve the minutes of April 13, 2021 as amended. Motion Carried: 3-0.

### 4. New Business

#### 4.I. 493 North Avenue

#### Site Plan Review

#### Background:

Roger Fisher requested site plan review to construct a new single-family dwelling at 493 North Avenue, Parcel Identification Number 14-0094-0003-048-8. The two story 1600 square foot dwelling will have three bedrooms and two and a half bathrooms. There is an existing single-family dwelling on the property which will be demolished, and the driveway will be relocated.

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

#### Staff Comments:

City Planner, Dr. Lynn Patterson, stated the Applicant must provide, and/or the site plan must be revised to address the following:

- Rear setback dimensions
- Allocation of site area by type
- Development Schedule
- Outstanding items on the arborist report

Mr. Fisher stated he would clarify with the arborist the existing trees on the site. He stated that there are no trees on the site and the plan includes the trees allocated to meet the code requirements.

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

**MOTION ITEM:** Lucy Dolan made a motion, Jeanne Rast seconded to approve the site plan request for 493 North Avenue subject to the following conditions:

1. Add the rear setback dimensions.
2. Include allocation of site area by type.
3. Provide a Development Schedule.
4. Address any outstanding items on the arborist report.

**Motion Carried: 3-0.**

#### **4.II. 3381 Dogwood Drive**

#### **Conditional Use Permit Request**

##### **Background:**

Juanita Thompson is requesting approval of a conditional use permit to operate a Wellness Spa at 3381 Dogwood Drive, Parcel Identification Number 14-0098-0017-012-0. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5(8) of the City of Hapeville Zoning Ordinance.

Ms. Thompson stated she intends to operate a holistic wellness spa with natural products. The business hours of operation will be 7 days a week, 10 a.m. – 7 p.m. by appointment.

##### **Staff Comments:**

Dr. Patterson outlined the regulations for conditional uses.

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

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

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

(8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas,

manicures, pedicures, and non- surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.

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

(a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;  
**The use of the property as a spa has no foreseeable negative impact regarding adjacent properties or the surrounding area.**
- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;  
**The property was previously used as a salon.**
- (3) Compatibility with adjacent properties and other land uses in the vicinity;  
**The area has been designated as medium intensity mixed use in the future land use map, the zoning is Urban Village and the Arts District. The intent of the district is to:**
  - (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
  - (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
  - (3) Promote neighborhoods established near shopping and employment centers;
  - (4) Encourage pedestrian and neighborhood uses in the commercial area;
  - (5) Discourage land uses that are automobile or transportation related;
  - (6) Exclude industrial uses such as manufacturing, processing, and warehousing;
  - (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
  - (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

**A wellness spa is consistent with this intent and is compatible with adjacent properties and other land uses.**

- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;

There are no expected nuisance or hazardous characteristics associated with this use.

- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs, and access to the property; and

The property has limited parking and circulation. No circulation or parking plan was received. Code does not allow parking in the supplemental area, however, as this property has been developed for over 20 years and no changes are being made, the parking non-conforming condition persists. The parking lot should be properly surfaced and striped, however with grass/weeds removed from the existing asphalt. There is no expected negative impact on traffic movement, hours and manner of operation, lighting, signs, and access to the property.

- (6) Conformance of the special use to other requirements of the ordinance.  
Not applicable.

#### **RECOMMENDATION**

The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

**MOTION ITEM:** Jeanne Rast made a motion, Lucy Dolan seconded to recommend the Mayor & Council grant the Conditional Use Permit request to operate a Spa at 3381 Dogwood Drive as requested. Motion Carried: 3-0.

#### **4.III. Food Truck Ordinance**

#### **Text Amendment**

##### **Background:**

Consideration of a Text Amendment to Chapter 93 (Zoning), Article 1 (Title, definitions and application of regulations), Section 93-1-2 (Definitions and application of regulations), Section 93-1-2 (Definitions) and Section 93-2-27 (Food truck courts and food trucks, special provisions) of the Code of Ordinances to amend and update the regulations for mobile food vendors and food truck courts.

##### **Staff Comments**

Dr. Patterson stated at the City Council meeting on May 18, 2021, the City Council discussed the food truck ordinance and requested staff provide a draft revised food truck ordinance to clarify food trucks, food truck courts and mobile food vendors.

Staff reviewed the current food truck ordinance and mobile food vendor sections of the City Code and proposed the following modifications based upon four food truck scenarios.

1. Food Truck Court as a primary use. This scenario entails a vacant or undeveloped lot used solely as a food truck court.
2. Food Truck Court as an accessory use. This scenario may entail the use of a portion of a site for food trucks in addition to an alternate primary use.
3. Food Trucks located in a City-sponsored food truck court or in the public right-of-way. This scenario allows food trucks to locate in City lots designated as food truck courts, public parking lots or parking spaces / within the City's right-of-way.
4. Food Trucks as an ancillary use. This scenario allows for a property to have a food truck on-site for limited periods or special events.

A draft ordinance was presented to the City Council on June 8, 2021, which eliminated the restriction of Food Truck Courts from the Arts District and allowing it in all commercial and mixed-use locations.

Commissioner Rast asked if there is a limit for the number of times a food truck can operate in a certain area. Dr. Patterson stated Sections 4(c)7 and 4(c)8 outlines the hours and times a food truck can be in the public right of way.

Chairman Wismer suggested staff consult with someone in the food truck industry to review the proposed ordinance.

Commissioner Martin expressed concern regarding the regulations which prohibit overnight parking. Mr. Martin stated food truck operators should be allowed to park overnight as some events may extend over 2 – 3 days.

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

**MOTION ITEM:** Jeanne Rast made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the revised Food Truck Ordinance Text Amendment subject to the following:

1. Add the following language to Section 93-2-27(c)9: Food trucks may not violate any parking ordinances or rules.
2. Recommend staff consult with someone in the food truck industry to review the proposed ordinance.

**Discussion:** Commissioner Martin stated with proper arrangements, food truck operators should be allowed to park the mobile food truck overnight. Additionally, Mr. Martin made the following motion:

**MOTION ITEM:** Larry Martin made a motion to amend the previous motion by striking the language in Section 2(f): *A mobile food vendor may not be allowed to park overnight on any public or private property.* Motion died for lack of second.

The original motion carried: 3-0.

5. Next Meeting Date – Tuesday, July 20, 2021 at 6:00PM

6. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to adjourn the meeting at 7:20 p.m. Motion Carried: 3-0.

Respectfully submitted by,

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Chairman, Brian Wismer

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Secretary, Adrienne Senter

21-PC-07-31

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) Stream Buffer

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, LLC  
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

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

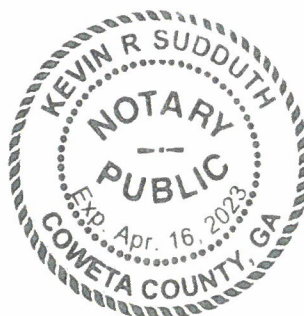
Telephone of Applicant  
770-228-2000

  
Signature of Owner

W.E. Norton  
Print Name of Owner

Personally Appeared Before Me this 2<sup>ND</sup> day of MARCH, 2021.

  
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 proposed stream buffer impacts described on the exhibit Prepared by JVG Civil Engineer, Inc. sheet 'c4.1'

allow for the installation of an onsite stormwater management systems and site retaining walls for the devleopment of a proposed single family residential development. In addition, the stream buffer impacts will allow for a cut of earthen material to allow for a balance of the onsite flood plain ponding. The proposed stream buffer disturbance will occur within the City of Hapeville portion of the stream buffer only, no disturbance is proposed wihtin the state of Geoegia jurisdictional 25 foot undisturbed stream buffer. To mitigate the proposed city stream buffer impact of 3,155 SF (square feet) a compensatory area of 3,850 SF of site area is being set aside as described on sheet 'C4.1' as a natural conservation area.

### 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).

T22 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.

T22 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.

T22 Existing and proposed grades at an interval of five (5) feet or less.

T22 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).

T22 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.

T22 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.

T22 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.

T22 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.



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

## EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14<sup>TH</sup> 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.







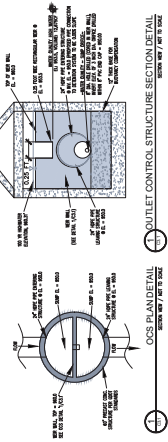
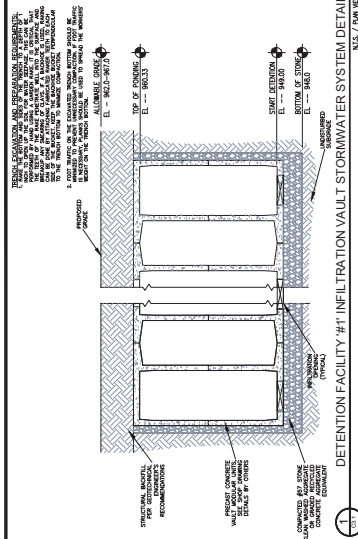
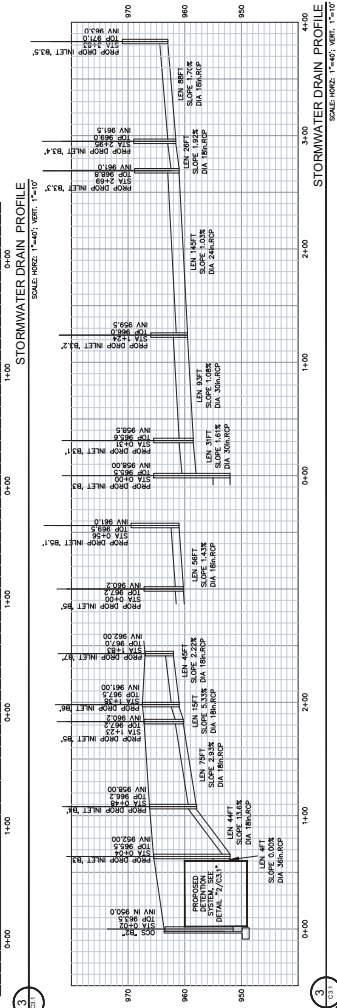
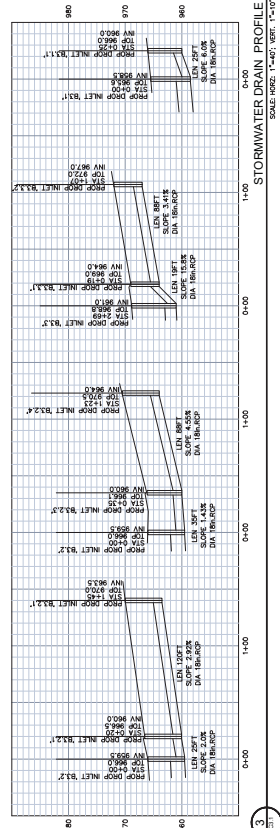
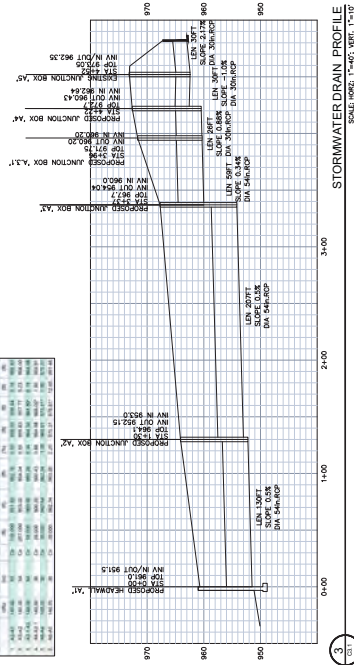










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|     | ISSUED FOR REVIEW        | 4/27/21 |
|-----|--------------------------|---------|
| 1   |                          |         |
| 2   | REVISED PER CITY COMMENT | 6/29/21 |
|     |                          |         |
|     |                          |         |
|     |                          |         |
|     |                          |         |
| 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    | C3.1 |
| Date    | 9/16/2019 |      |
| Series  | NA        |      |

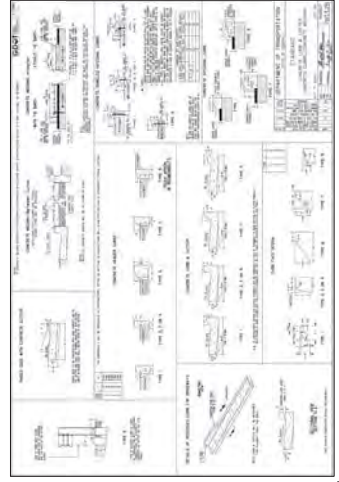
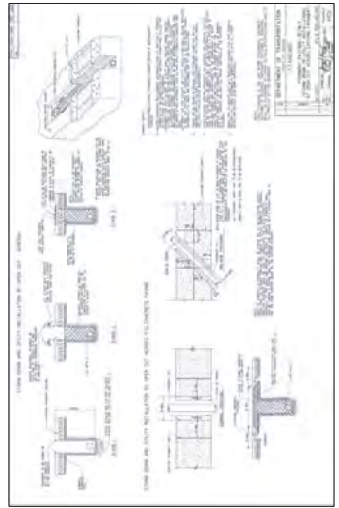
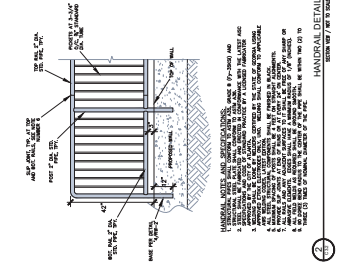
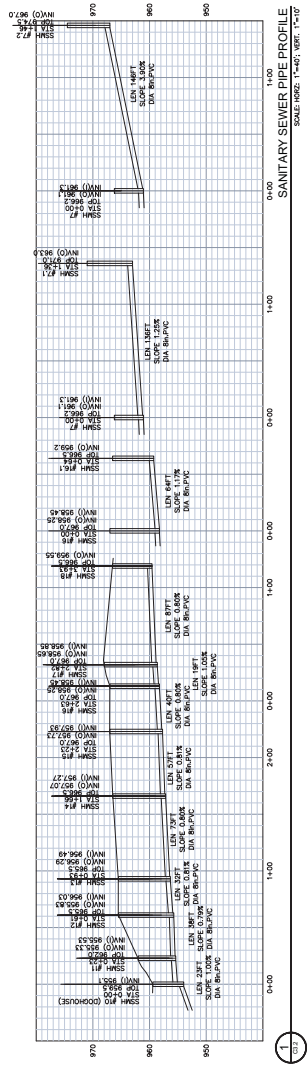
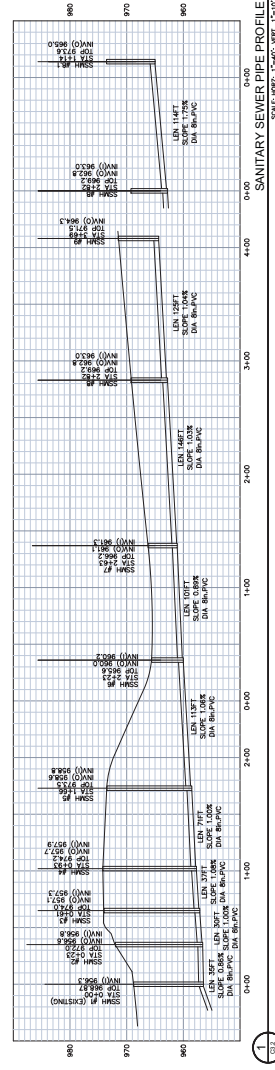
**SITE CONSTRUCTION DETAILS**  
FOR  
**STILLWOOD FARM**  
LAND LOT 98, 14TH DISTRICT  
THE CITY OF HAVENVILLE, FULTON COUNTY, GA

| NO. | REVISION/NAME              | DATE    |
|-----|----------------------------|---------|
| 1   | SUBMIT FOR REVIEW          | 4/20/20 |
| 2   | ISSUED FOR CITY COMMISSION | 4/20/20 |



**DEVELOPER:**  
ALEX FORHAM  
530 PULASKI AVENUE  
ATLANTA, GEORGIA 30324  
770-228-2000

|       |           |
|-------|-----------|
| Sheet | 190916    |
| Date  | 9/18/2019 |
| Scale | N/A       |





STRUCTURAL GENERAL NOTES

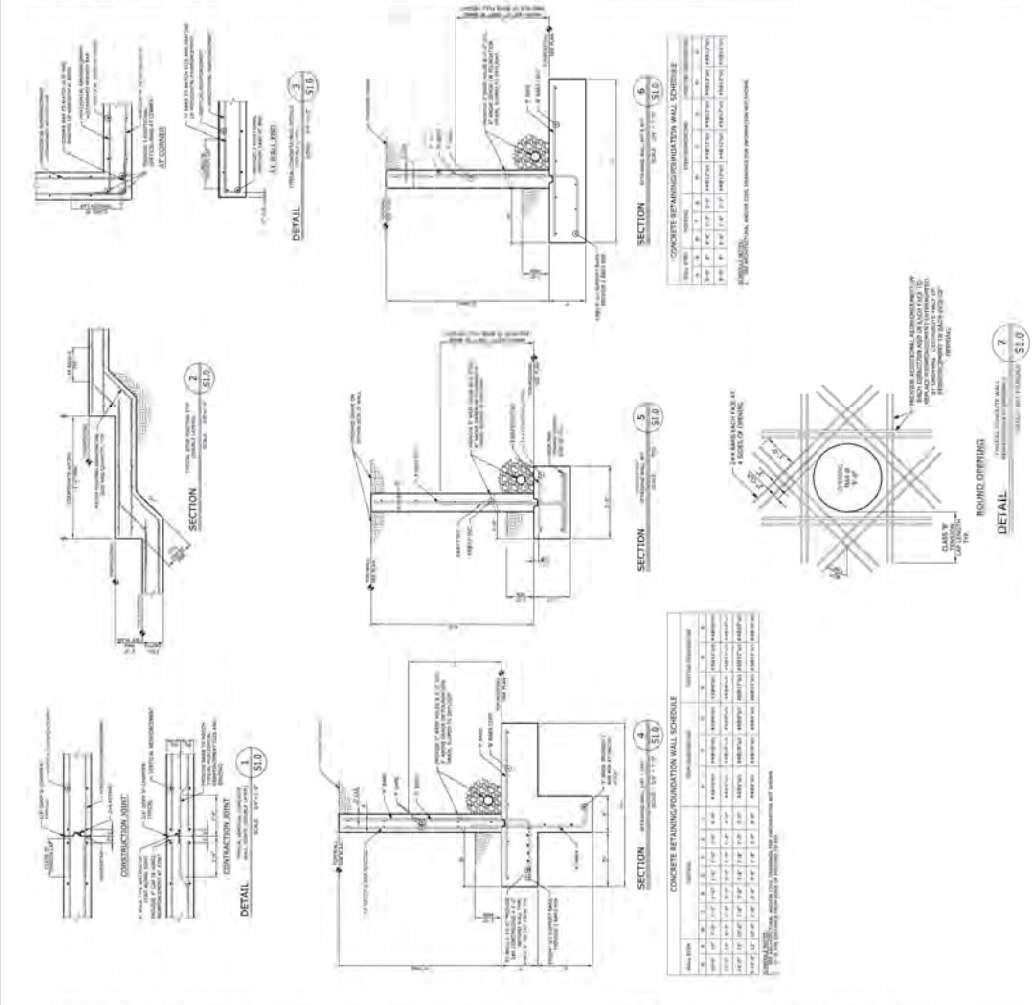
1. GENERAL
- a. The design shall conform to the AISC Specification for Structural Steel Buildings, 15th Edition, 2010, and the AISC Manual of Steel Construction, 15th Edition, 2010.
  - b. The design shall conform to the ACI 318 Building Code Requirements for Structural Concrete, 11th Edition, 2011, and the ACI 308R-10 Guide to Concrete Test Methods and Standard Practices, 11th Edition, 2011.
  - c. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - d. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
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  - t. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - u. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - v. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - w. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - x. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - y. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
  - z. The design shall conform to the AASHTO LRFD Bridge Design Specifications, 8th Edition, 2012, and the AASHTO LRFD Bridge Design Examples, 8th Edition, 2012.
2. MATERIALS
- a. Steel: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
  - b. Concrete: ACI 318 Building Code Requirements for Structural Concrete, 11th Edition, 2011.
  - c. Reinforcement: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
  - d. Welding: AWS D1.1 Structural Steel Welding, 2015.
  - e. Bolting: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
  - f. Masonry: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
  - g. Glass: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
  - h. Other materials: AISC Specification for Structural Steel Buildings, 15th Edition, 2010.
3. FOUNDATIONS
- a. Foundations shall be designed to support the structure and transfer loads to the ground.
  - b. Foundations shall be designed to resist lateral loads and moments.
  - c. Foundations shall be designed to resist uplift loads.
  - d. Foundations shall be designed to resist seismic loads.
  - e. Foundations shall be designed to resist wind loads.
  - f. Foundations shall be designed to resist snow loads.
  - g. Foundations shall be designed to resist other environmental loads.
  - h. Foundations shall be designed to resist other structural loads.
  - i. Foundations shall be designed to resist other non-structural loads.
  - j. Foundations shall be designed to resist other miscellaneous loads.
  - k. Foundations shall be designed to resist other unspecified loads.
  - l. Foundations shall be designed to resist other unanticipated loads.
  - m. Foundations shall be designed to resist other unforeseen loads.
  - n. Foundations shall be designed to resist other unexpected loads.
  - o. Foundations shall be designed to resist other unintended loads.
  - p. Foundations shall be designed to resist other unintentional loads.
  - q. Foundations shall be designed to resist other inadvertent loads.
  - r. Foundations shall be designed to resist other inconsiderate loads.
  - s. Foundations shall be designed to resist other inexcusable loads.
  - t. Foundations shall be designed to resist other inexcusable loads.
  - u. Foundations shall be designed to resist other inexcusable loads.
  - v. Foundations shall be designed to resist other inexcusable loads.
  - w. Foundations shall be designed to resist other inexcusable loads.
  - x. Foundations shall be designed to resist other inexcusable loads.
  - y. Foundations shall be designed to resist other inexcusable loads.
  - z. Foundations shall be designed to resist other inexcusable loads.

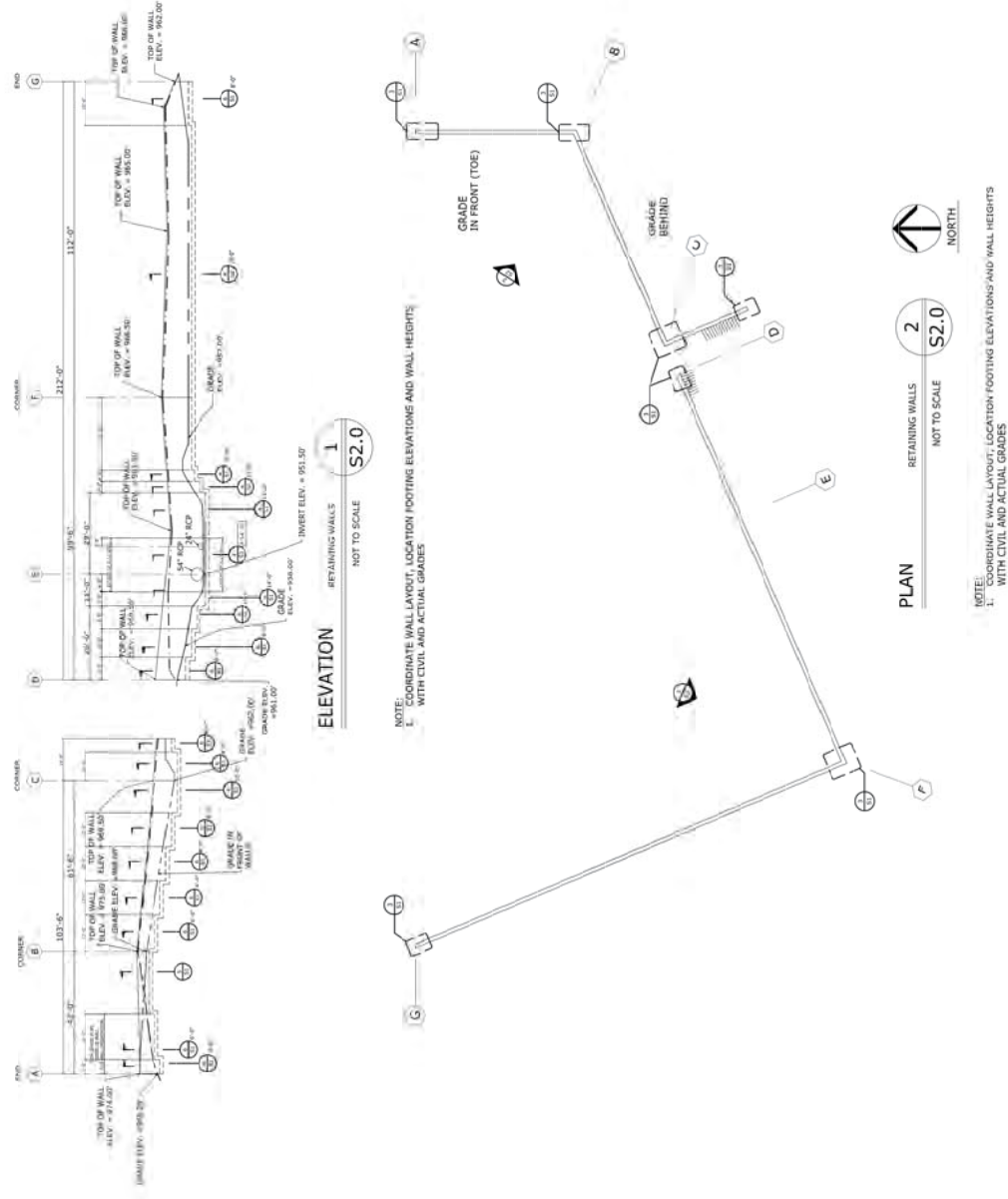
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|-----|-----------------------|------|
| NO. | REVISION              | DATE |
| 1   | ISSUED: 05 MARCH 2021 |      |

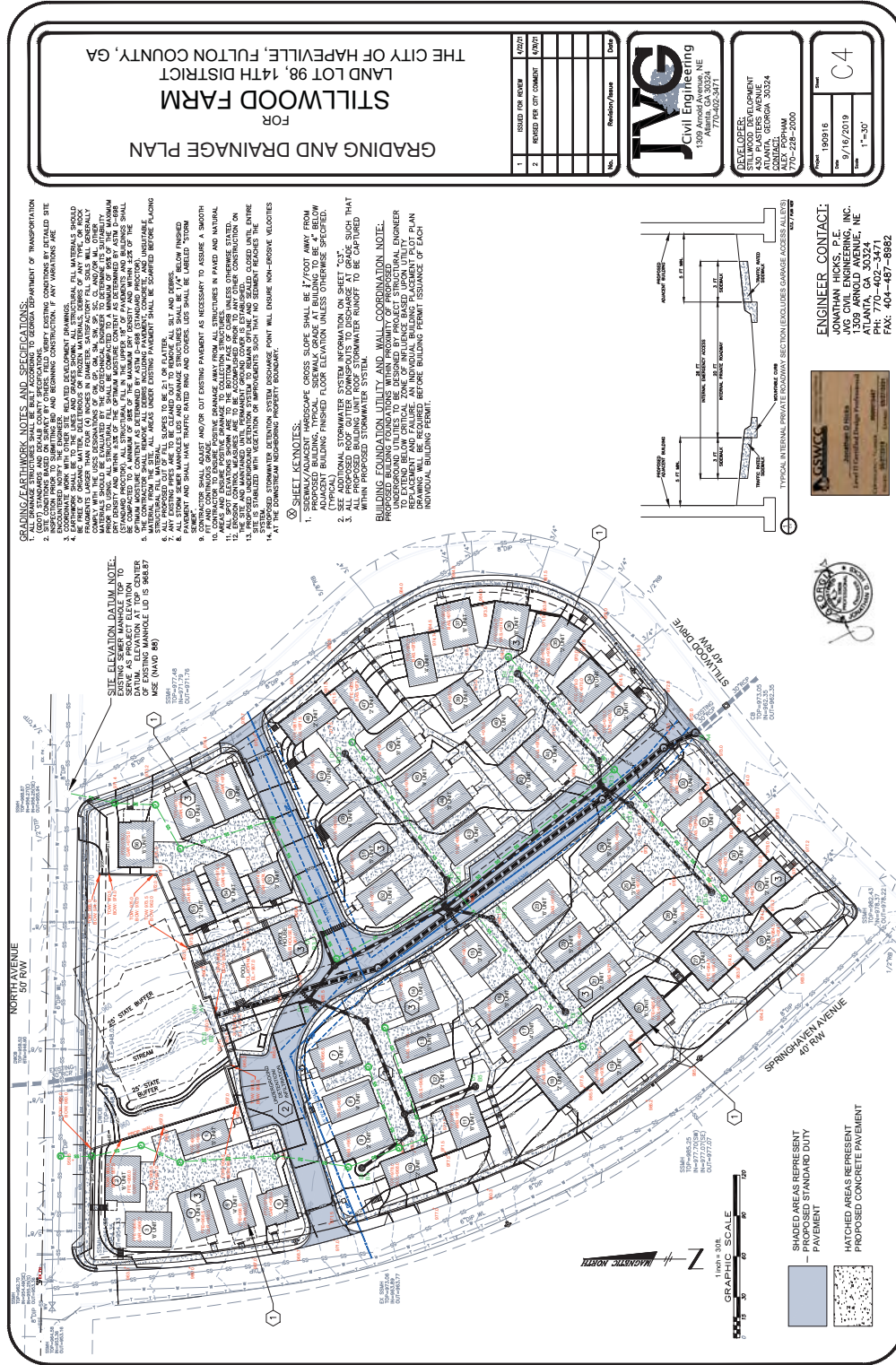
RETAINING WALL  
3264 SPRINGHAVEN AVENUE  
HAPEVILLE, GA



NOTES  
SECTIONS  
DETAILS  
SHEET  
S1.0  
1 OF 2

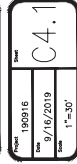
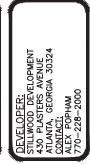


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|     | ISSUED FOR REVIEW        | 4/22/21 |
|-----|--------------------------|---------|
| 1   |                          |         |
| 2   | REVISED PER CITY COMMENT | 4/26/21 |
|     |                          |         |
|     |                          |         |
|     |                          |         |
| No. | Revision/Issue           | Date    |



**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













| 1 | ISSUED FOR REVIEW        | 4/22/21 |
|---|--------------------------|---------|
| 2 | REVISED PER CITY COMMENT | 4/26/21 |
|   |                          |         |
|   |                          |         |
|   |                          |         |
|   |                          |         |



**DEVELOPER:**  
HILLWOOD DEVELOPMENT  
30 PLASTERS AVENUE  
ATLANTA, GEORGIA 30324

**CONTACT:**  
ALEX POPHAM  
770-228-2000

|         |           |       |      |
|---------|-----------|-------|------|
| Project | 190916    | Sheet | C5.1 |
| Date    | 9/16/2019 |       |      |
| Scale   | 1" = 10'  |       |      |

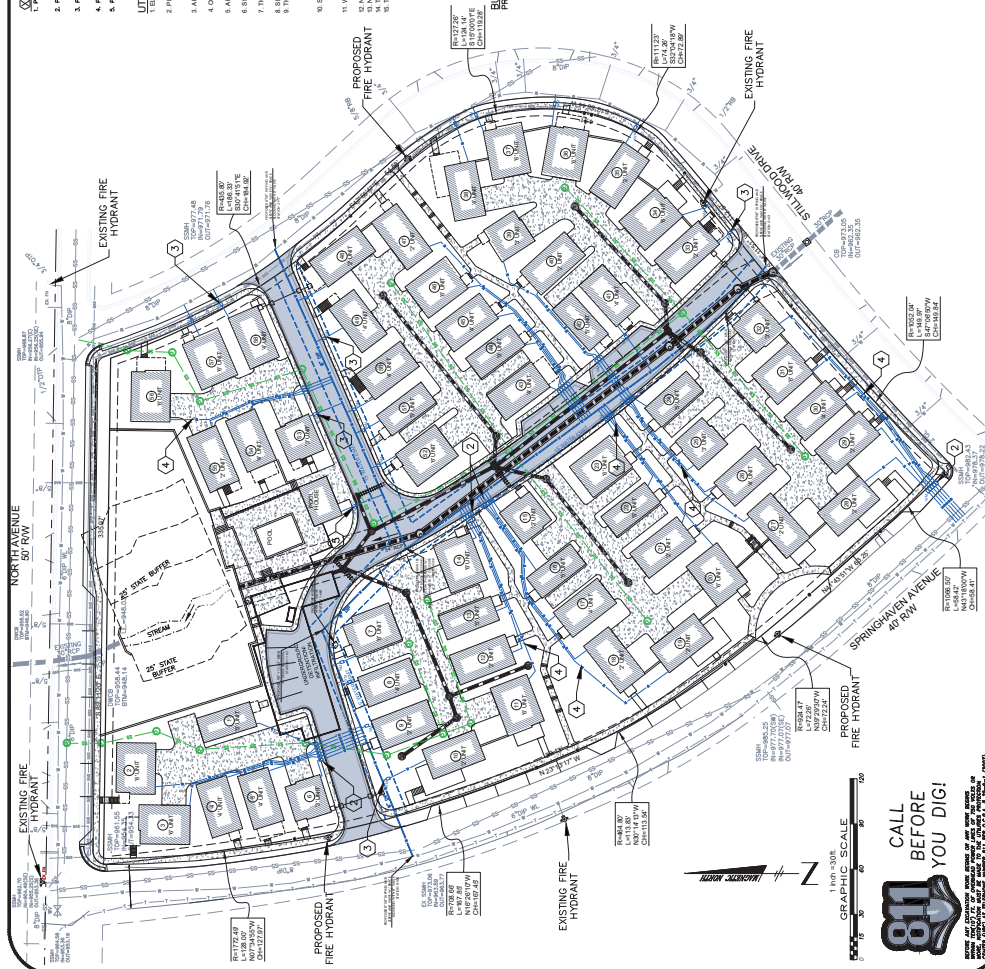
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## UTILITY SERVICE NOTES:

- [illegible]

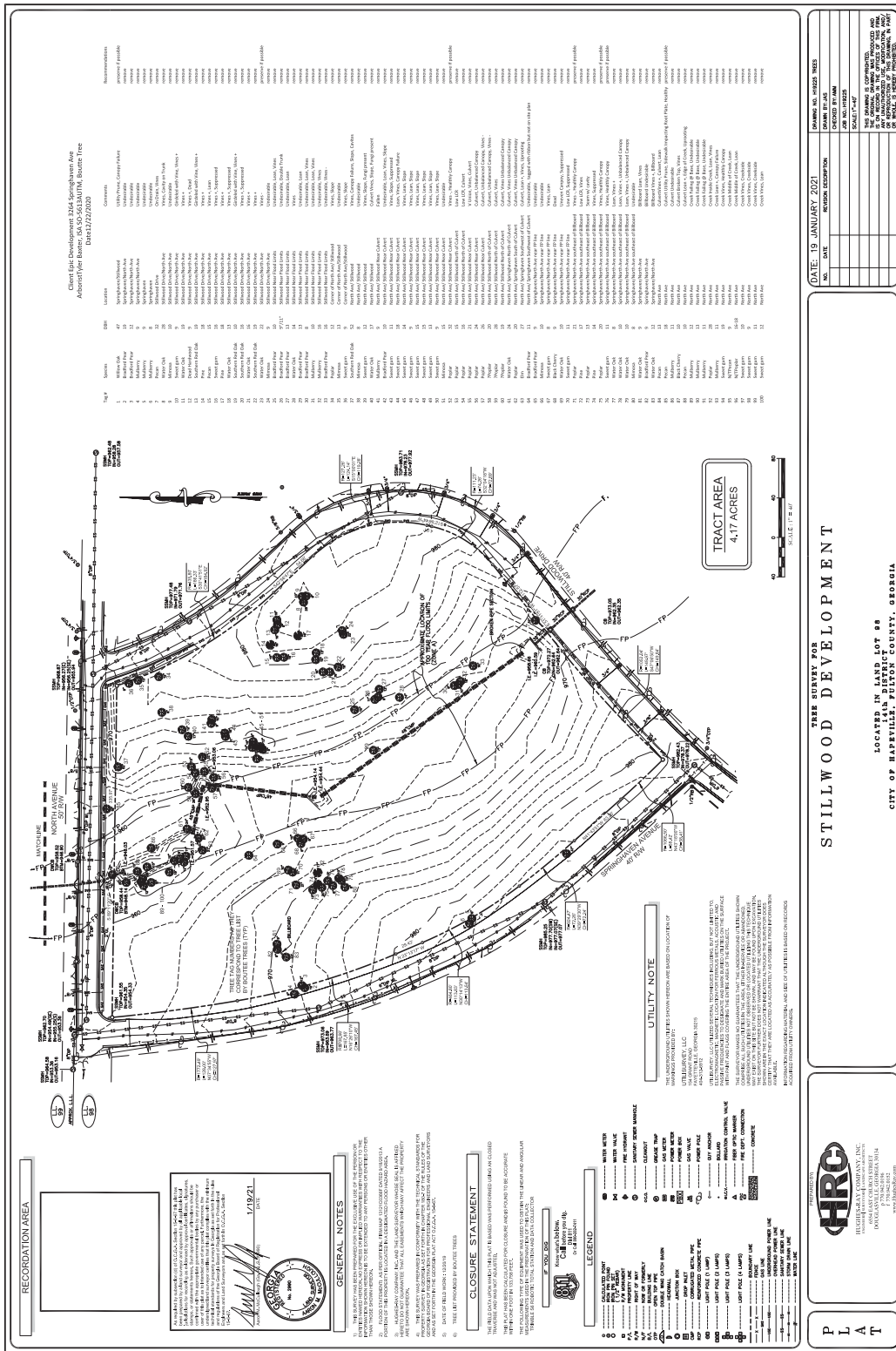
## BUILDING FOUNDATION UTILITY AND WALL COORDINATION NOTE:

**BUILDING FOUNDATION UTILITY AND WALL COORDINATION NOTE:**  
PROPOSED BUILDING FOUNDATIONS WITHIN PROXIMITY OF PROPOSED UNDERGROUND UTILITIES TO BE DESIGNED BY PROJECT STRUCTURAL ENGINEER TO EXTEND BELOW CRITICAL ZONE OF INFLUENCE BASED UPON UTILITY REPLACEMENT AND FAILURE. AN INDIVIDUAL BUILDING PLACEMENT PLOT PLAN DRAWING WILL BE REQUIRED BEFORE BUILDING PERMIT ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT.



24 HOUR EROSION  
CONTROL CONTACT\*  
NAME: \_\_\_\_\_  
CELL #: \_\_\_\_\_

**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  
EMAIL: jhicks@jvgconsult.com





Landscape and  
Tree Conservation Plan  
Phase I  
Tree removal  
**FOR**

**Sringhaven Ave**  
**Community**

**SITE ADDRESS:**  
3264 Sringhaven Ave,  
Hapeville, GA 30354

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

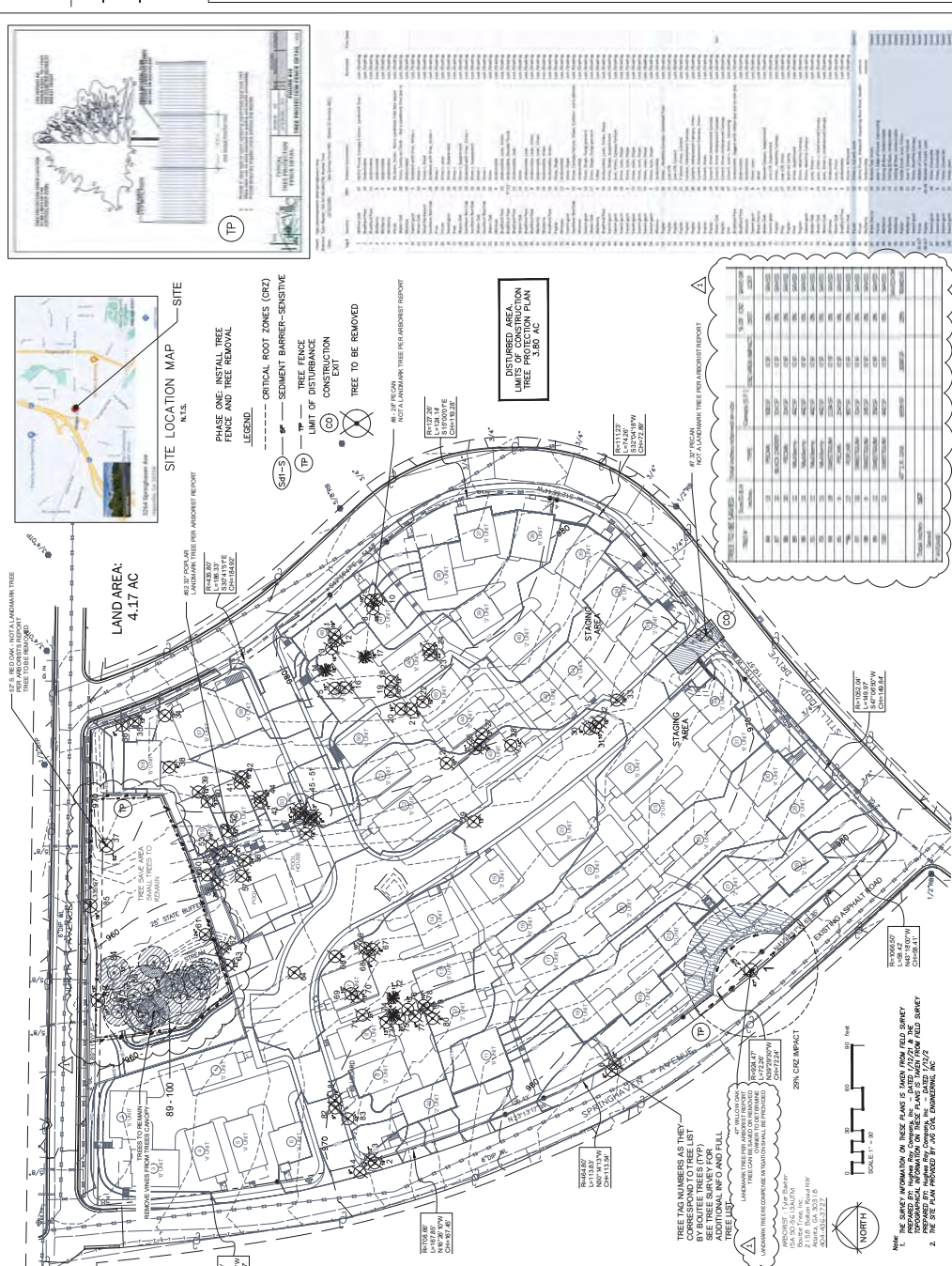
**OWNER/DEVELOPER:**  
Stillwood Development, Inc  
430 Plasters Avenue, NE, Suite 100  
Atlanta, GA 30324

**24 HR CONTACT:**  
Alex Popham  
404-500-6017



| <b>COPYRIGHT</b>                                                                                                                                                                                                                    |             |                |                        |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|------------------------|--|--|
| NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PUBLISHER. |             |                |                        |  |  |
| <b>REVIEWS</b>                                                                                                                                                                                                                      |             |                |                        |  |  |
| <b>MARK</b>                                                                                                                                                                                                                         | <b>DATE</b> | <b>COMMENT</b> |                        |  |  |
| /                                                                                                                                                                                                                                   | 3/4/21      | COMMENTS       |                        |  |  |
|                                                                                                                                                                                                                                     |             |                |                        |  |  |
|                                                                                                                                                                                                                                     |             |                |                        |  |  |
|                                                                                                                                                                                                                                     |             |                |                        |  |  |
| <b>DRAWN BY:</b> JLH                                                                                                                                                                                                                |             |                | <b>CHECKED BY:</b> JLH |  |  |
| <b>SCALE:</b> 1" = 30'                                                                                                                                                                                                              |             |                |                        |  |  |
| <b>DATE:</b> 01-18-21                                                                                                                                                                                                               |             |                |                        |  |  |
| <b>TOTAL NO.</b> 21-002                                                                                                                                                                                                             |             |                |                        |  |  |
| <b>SHEET</b> 1                                                                                                                                                                                                                      |             |                | <b>OF</b> 2            |  |  |

TP-1













|         |           |                      |
|---------|-----------|----------------------|
| Project | 190916    | Sheet<br><b>C7.2</b> |
| Date    | 9/16/2019 |                      |
| Scale   | 1" = 20'  |                      |

**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



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS  
WITHIN 124(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR  
MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION  
COMMISSION (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-8-1 (2007)

## MEMO

**To:** Ms. Adrienne Senter, Hapeville Planning & Economic Development Manager  
**Project Name:** Stillwood Farms – 3264 Springhaven Avenue Variance Request  
**K&W Project Number:** 201051.90  
**Date:** July 16, 2021  
**From:** Michael J. Moffitt, PE, Keck & Wood, Inc. 

---

As requested, Keck & Wood, Inc., has reviewed the Variance Request for Stillwood Farms Subdivision at 3264 Springhaven Avenue for compliance with the Stream Buffer regulations in Chapter 63, Article 3, Section 63-3-6 of the City Code. The proposed Variance Request applies to residential development of 58 single family homes on 4.17 acres at 3264 Springhaven Avenue within a PD, Planned Unit Development Zoning District in Hapeville. The Variance Requests City approval for impacts to the City's undisturbed stream buffer within 25 to 50 feet from the stream bank and impacts to the additional 25 feet setback of prohibited impervious surfaces. There are no proposed impacts to the state required undisturbed stream buffer within 25 feet of the stream banks. The Variance Request application indicates the impacts are described on exhibit drawing sheet C4.1 prepared by JVG Civil Engineering, Inc. dated June 30, 2021.

The stream buffer impacts of 3,155 square feet and impervious setback impacts are shown to occur on the west side of the existing stream just south of the crossing of North Avenue. To mitigate the stream impacts, the applicant proposes a compensatory area of 3,850 square feet of undisturbed area on the east side of the stream that is in addition to the existing undisturbed stream buffer of 25 to 50 feet on the east side of the stream. A portion of this additional compensatory area is shown to occur within the required impervious setback on the east side of the stream.

With regard to the criteria and variance procedures described under Section 63-7-3, my comments are as follows:

1. ***At a minimum, a variance request shall include the following information:***

- a. **A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey.** Site map provided.
- b. **A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.** Description provided.
- c. **A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated.** Detailed site plan and exact buffer area provided.
- d. **Documentation of unusual hardship should the buffer be maintained.** We are not aware that any such documentation of unusual hardship has been provided.
- e. **At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible.** We are not aware that any alternative plan or explanation of why such a site plan is not possible has been provided.
- f. **A calculation of the total area and length of the proposed intrusion.** Undisturbed stream buffer intrusion area has been provided but impervious setback intrusion area has not been provided.
- g. **A stormwater management site plan, if applicable.** Stormwater management site plan provided.
- h. **Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.** Proposed mitigation provided to consist of compensatory area of undisturbed stream buffer area on opposite (east) side of stream.

2. ***The following factors will be considered in determining whether to issue a variance:***

- a. **The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.** Property physical characteristics included and considered.
- b. **The locations of all streams on the property, including along property boundaries.** Stream locations included and considered.
- c. **The location and extent of the proposed buffer or setback intrusion.** Intrusion location and extent considered.
- d. **Whether alternative designs are possible which require less intrusion or no intrusion.** Alternative designs not provided for consideration.
- e. **The longterm and construction water quality impacts of the proposed variance.** Removal of the City's 25-foot stream buffer and 25-foot impervious setback on stream west side is expected to reduce stream water quality since there is no mitigation or improvement measures proposed for the west side of the stream. It is not clear if providing additional undisturbed stream buffer width on the east side of the stream will provide the same level of protection as the original buffer and setback requirements.
- f. **Whether issuance of the variance is at least as protective of natural resources and the environment.** Issuance of the variance is not considered at least as protective of natural resources and the environment since the undisturbed stream buffer on the stream west side is reduced by half of the normal requirement, the impervious setback is removed, and no mitigation measures on the stream west side to offset the loss of the buffer or setback is proposed.

**Recommendation:**

The Variance Request is recommended to be denied.

July 15, 2021

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

Re: Stillwood Farm Subdivision Site Plans  
3624 Springhaven Avenue  
Development Review No. 4  
K&W Ref. No. 201051.90

Dear Ms. Hutson:

As requested, I have reviewed the site plans for the Stillwood Farm Subdivision to be located at 3624 Springhaven Avenue, within a Planned Unit Development, P-D, Zoning District. The electronic re-submittal was received on July 1, 2021. The plans were prepared by JVG Civil Engineering Inc., under the engineering seal of Jonathan D. Hicks. With regard to my review letters dated December 4, 2020, April 27 and June 4, 2021, my comments are as follows:

1. Comment addressed by the re-submittal.
2. Comment addressed by the re-submittal.
3. Comment addressed by the previous re-submittal.
4. Comment partially addressed by the re-submittal. It is not clear if the City will require approval of a final subdivision plat for the individual units and, if not provided, how will building unit ownership recordings at the Courthouse and property taxes for the individual units be addressed?
5. Comment addressed by the previous re-submittal.
6. Comment addressed by the previous re-submittal.
7. Comment considered addressed since no additional report data from the previous environmental report dated October 16, 2019 by Terra Build has been provided.
8. Comment addressed by the previous re-submittal.
9. Comment can be considered addressed when a copy of the notification form submitted to the Georgia Department of Natural Resources for use of nationwide permit in Georgia that does not require pre-construction notification to the USACE is provided to the City. This notice is not a PCN and is mentioned as a Georgia DNR notification form in the last paragraph on page 2 of the report by TerraBuild USA.
10. Comment can be considered addressed when the final subdivision plat is approved and recorded showing the minimum 25 feet wide drainage easement across the development for the new offsite drainage pipe. The existing stream downstream of the new drainage pipe should also be shown within a drainage easement on the final plat. If a final plat is not provided, a copy of the executed easement agreement recorded at the courthouse will need to be provided to the City.
11. Comment not addressed and remains. 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. The date and conditions of any such approval should be shown on the drawing cover sheet.



12. Comment not addressed by the re-submittal. The drawing C4.1 information on proposed compensatory cut volume of 8,645 CF is only possible if the stream buffer variance in item 11 above is approved by the City. Storm drain calculations for pipe velocity, drainage area, runoff coefficient, pipe flow capacity, invert elevations, pipe slope, and gutter spread calculations for all storm drain piping, including site drainage piping, should be shown on the drawings.
13. Comment addressed by the previous re-submittal.
14. Comment partially addressed by the re-submittal. The location and offset distance for the stepped in retaining wall at the existing stream should be shown on the drawings. The dimension from the state buffer line to the face of the wall should be shown to verify there is sufficient distance for the wall footing construction. The retaining wall details on sheet S2.0 do not show the realignment of the wall shown on sheet C3.
15. Comment addressed by the re-submittal.
16. Comment addressed by the re-submittal.
17. Comment addressed by the re-submittal.
18. Comment can be considered addressed when the related Letter of Map Amendment (LOMA) for the buildings in the existing flood plain has been submitted and approved by FEMA. City staff will need to sign the Community Acknowledgement form when provided as part of the LOMA submittal process.
19. Comment addressed by the previous re-submittal.
20. Comment considered addressed since the cover sheet note 5 indicates the designer's electronic base file will be used for construction layout and verification of streets, buildings and other improvements locations.
21. Comment addressed by the re-submittal.
22. Comment addressed by the re-submittal.
23. Comment considered addressed with the addition of note 8 on the cover sheet. Details of the proposed homeowner's association will need to be shown with the final subdivision plat for the development.
24. Comment addressed by the re-submittal.
25. Comment considered addressed by the re-submittal with the addition of note 9 on the cover sheet.
26. Comment addressed by the re-submittal.
27. Comment addressed by the previous re-submittal.
28. Comment addressed by the re-submittal.
29. Comment addressed by the re-submittal.
30. Comment partially addressed by the re-submittal. The paving thickness for concrete paving should be included on the drawings.
31. Comment addressed by the re-submittal.
32. Comment addressed by the re-submittal.
33. Comment addressed by the previous re-submittal.
34. Comment addressed by the previous re-submittal.
35. Comment can be considered addressed by the re-submittal per the stormwater note 1 on the cover sheet when a 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 is provided to the City prior to issuance of a certificate of occupancy.
36. Comment addressed by the previous re-submittal.
37. Comment addressed by the re-submittal.
38. Comment addressed by the previous re-submittal.
39. Comment addressed by the re-submittal.
40. Comment can be considered addressed when 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 is furnished to the City for record purposes.
41. Comment addressed by the previous re-submittal.
42. Comment can be considered addressed when a copy of the review and approval of the erosion control plans from the GSWCC Region 1 is provided to the City.
43. Comment addressed by the previous re-submittal.

44. Comment addressed by the re-submittal.
45. Comment addressed by the previous re-submittal.
46. Comment addressed by the re-submittal.
47. Comment addressed by the re-submittal.
48. Comment can be considered addressed when a copy of the results of a fire hydrant flow test for the existing water main along Springhaven Avenue to verify sufficient flow and pressure is available for the development is shown on the drawings.
49. Comment addressed by the previous re-submittal.
50. Comment addressed by the re-submittal.
51. Comment addressed by the previous re-submittal.
52. Comment addressed by the previous re-submittal.
53. Comment addressed by the re-submittal.
54. Comment addressed by the previous re-submittal.
55. Comment considered addressed by the previous re-submittal with the addition of note 10 on the cover sheet.
56. Comment addressed by the previous re-submittal.
57. Comment addressed by the previous re-submittal.
58. Comment addressed by the re-submittal.
59. Comment addressed by the re-submittal.
60. Comment addressed by the re-submittal.

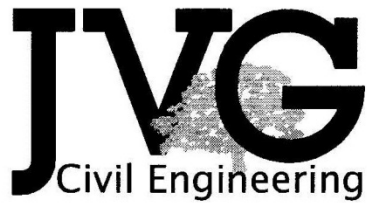
I have retained one copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance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



**STORMWATER MANAGEMENT REPORT /  
WATER QUALITY REPORT**

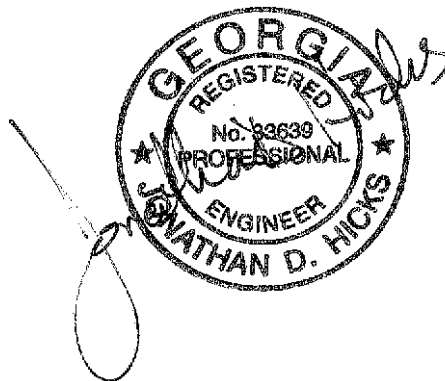
**FOR**

**3264 SPRINGHAVEN AVENUE**

**THE CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA**

**4-22-21**

**REVISED: 6-30-2021**



**FOR:**

**STILLWOOD DEVELOPMENT**

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---

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- Existing Condition Analysis w/ Cn Calculations**
- Post Development Analysis w/ Cn Calculations**
- Water Quality Calculations**
- Channel Protection Discussion**
- Georgia SW Manual Minimum Standards Discussion**
- Overflow Condition / Protection of Property**
- Downstream Analysis Summary**
- Results and Methodology / Executive Summary**
  - Flow Summary
- Summary**
- Appendix 'A' (Hydrograph reports)**
  - ~Rainfall Data
  - ~Summary Report
  - ~1 – 100 YR Return Period Hydrographs
- Appendix 'B'**
  - Detention System Outlet Control Structure Details
  - Detention System Stage Storage Documentation
  - Basin Maps (Pre and Post Developed)
  - Infiltration Testing Results



### **Project Description:**

This project consists of a proposed residential multifamily detached development and associated infrastructure/utility improvements. This stormwater management report models and proposes attenuation for the stormwater runoff created by the proposed development. There will be no manufacturing or activities which might create contaminated runoff in conjunction with this project.

The total legal property area within the project limits is 4.17 acres. The proposed stormwater runoff will be attenuated onsite within an underground stormwater storage system and release into an existing adjacent public right of way storm sewer system. The **SCS Method** has been used to satisfy the City of Hapeville and GSMM requirements. The study points and basins have been chosen as shown on the attached basin maps such that all disturbed and modified portions of the property will be analyzed for pre and post developed flow rates.

### **Existing Conditions Analysis:**

The predeveloped drainage to be studied is modeled as a single basins and is designated as “Pre-Developed Onsite Study Basin ‘A’”, the limits of the basin and a breakdown of groundcover types is shown on the “Existing Conditions Basin Map” located within appendix ‘B’ of this report. The stormwater discharge from the existing site based on it’s current site conditions and modeled in this report and tabulated within the “Results and Methodology” section of this report, the existing flows leaving the site will serve as the benchmark for determining the maximum allowable flows for the proposed conditions. The "Time of Concentration" for each study basin has been modeled using the “TR-55” Protocol based on the existing conditions. See the following CN calculations based on hydrologic group ‘B’ soils and table 2.1.5-1 of the Georgia Stormwater Management Manual.

| <b>“PRE-DEVELOPED ONSITE STUDY BASIN ‘A’” CN CALCs</b> |                     |           |                   |
|--------------------------------------------------------|---------------------|-----------|-------------------|
| <b>Land Description</b>                                | <b>Area (acres)</b> | <b>CN</b> | <b>Average CN</b> |
| Forest Area                                            | 2.97                | 55        | <b>57.9</b>       |
| Landscape Area                                         | 1.20                | 65        |                   |
| Impervious Area                                        | 0.00                | 98        |                   |

### **Post Development Analysis:**

The proposed site development will result in an increase of impervious area and thus an increase in the stormwater discharge flowrate from the site under the proposed conditions if no storage/attenuation is provided, to treat the runoff for water quality and stormwater volume attenuation an underground infiltration detention facility is proposed within the interior driveway/common area of the development. The post developed conditions are modeled as “Post Developed Routed Study Basin ‘A’” and “Post Developed Bypass Study Basin ‘A’”. The limits of the drainage basins and a breakdown of groundcover types is shown on the “Proposed Conditions Basin Map” located within appendix ‘B’ of this report. The proposed detention facility will also serve as a water quality treatment facility to remove suspended solids and infiltrate the first 1.0” rainfall event or “RRv” as mandated by the City of Hapeville and GSMM stormwater regulations and guidelines. The existing site stormwater discharge point will not be changed; the existing flows leave the site at the southern property line and enters an existing drainage system which conveys the runoff downstream. Since the current downstream conveyance is accommodating the site discharge without scour or appreciable erosion, there will be no proposed downstream improvements proposed.

The underground stormwater detention and infiltration system will serve to not only match the existing site stormwater runoff flow rates but will reduce the 1-25 year storm event peak discharge flow rates by a minimum of 10% as require by the City of Hapeville stormwater ordinance, see the flow summary tables within the “Results and Methodology” Section of this report.

The "Time of Concentration" has been modeled using a 5 minute Tc as a minimum due to the amount and slope of impervious area proposed. See the following CN calculations based on hydrologic group ‘B’ soils and table 2.1.5-1 of the Georgia Stormwater Management Manual:

| <b>“POST-DEV. ROUTED STUDY BASIN ‘A’” CN CALCS</b> |                     |           |                   |
|----------------------------------------------------|---------------------|-----------|-------------------|
| <b>Land Description</b>                            | <b>Area (acres)</b> | <b>CN</b> | <b>Average CN</b> |
| Forest Area                                        | 0.00                | 55        | <b>91.3</b>       |
| Landscape Area                                     | 0.69                | 65        |                   |
| Gravel Area                                        | 0.23                | 85        |                   |
| Impervious Area                                    | 2.91                | 98        |                   |

| <b>“POST-DEV. BYPASS STUDY BASIN ‘A’” CN CALCS</b> |                     |           |                   |
|----------------------------------------------------|---------------------|-----------|-------------------|
| <b>Land Description</b>                            | <b>Area (acres)</b> | <b>CN</b> | <b>Average CN</b> |
| Forest Area                                        | 0.19                | 55        | <b>64.3</b>       |
| Landscape Area                                     | 0.10                | 65        |                   |
| Impervious Area                                    | 0.05                | 98        |                   |

### **Water Quality / Runoff Reduction (RRv) Calculations**

The Georgia Stormwater Management Manual methodology has been used in calculating the required (1.0" rain event used) Runoff Reduction volume (RRv) to determine the size of the infiltration facility required to infiltrate the RRv back into the site soils and subgrade. Upon collection of subsurface infiltration testing results the onsite soils will not accommodate a minimum required infiltration rate of 0.5"/hr to implement a RRv system. Due to the low infiltration rates discovered onsite the stormwater management facility will not only provide limited infiltration into the subgrade soils but also provide a 24 hour draw down of the 1.2" rainfall event over the impervious area by sizing a "Water Quality" control orifice located at the sump of the outlet control structure. Following is the equation for the runoff reduction volume (RRv):

$$\mathbf{WQ_v = 1.2" * Proposed Impervious Area}$$

Where:

WQ<sub>v</sub> = Water Quality volume to be treated Onsite

Proposed impervious Area = 2.91 acres = 126,760 sf

$$\mathbf{WQ_v = 0.1' * 126,760\ sf = 12,675\ cf}$$
$$\mathbf{WQ_v = 12,675\ cf}$$

### **STORMWATER DETENTION ROUTING NOTE:**

Lowest control orifice / initial routing orifice is located such that the entire WQ<sub>v</sub> will discharge. The lowest elevation control orifice is located such that a minimum volume of 12,675 CF minimum is retained and discharged over 24 hours through the outlet control structure lowest control orifice.

### **Channel Protection Discussion:**

Stream Channel Protection is not provided in the following analysis as the routed one year peak rate of flow from the proposed stormwater pond is less than 2.0 cfs. The Georgia Stormwater Manual Section 1.3.2.2 states, "CP<sub>v</sub> control is not required for post-development discharges less than 2.0 cfs."

### **Georgia SW Manual Minimum Standards Discussion**

This section is address the minimum design guidelines suggested within the Georgia SW Manual Chapter 1. See below for a discussion of each item:

#### **1. Better Site Design Practices:**

-The improvement of this site proposes reuse of an existing in-town developed lot, this will reduce the amount of land disturbance and trees lost. This site also incorporates a water quality treatment system that will reduce runoff and contribute to cleaner downstream water.

#### **2. Water Quality Treatment:**

-The proposed installation of the stormwater system provides for the removal of suspended solids as required by Hapeville and the GSMM requirements.

### 3. Channel Protection Volume:

-The proposed post developed runoff reduces the 1 year storm event flow due to a reduction flows and thus will reduce the downstream erosive velocities and potential.

### 4. Downstream Overbank Flood Protection:

-This site discharges direct into an existing FEMA designated flood plane.

### 5. Extreme Flood Protection:

-The proposed flow reduction will lower the 1 - 50yr storm event to less than existing.

### 6. Downstream Analysis:

-The proposed discharge of the detention system is contained within an existing paved stormwater conveyance system which has been inspected by the Engineer of Record and has been found to be adequately conveying the existing flows at the time of inspection without unsustainable erosion. No downstream localized or widespread flood hazard potentials existing between the site discharge point and the closest downstream flood plain.

### 7. Groundwater Recharge:

-The proposed area of impervious area is not considered a groundwater recharge area.

### 8. Erosion and Sediment Control:

-The associated Civil Site plans specify full erosion control BMP measures and practices per the Georgia Erosion Control Manual.

### 9. Operation and Maintenance:

-The proposed hydrology report specifies a full operation and maintenance plan for the water quality system.

### **Overflow Condition / Protection of Property**

The Proposed improvements to the site are such that a complete failure of the system will not result in the damage to surrounding/adjacent habitable structures. The first floor elevation of the proposed building pads on the site are above the emergency ponding elevation of the facility.

### **Downstream Analysis Summary:**

The proposed outfall flow is to be completely contained within an existing gutter stormwater conveyance system downstream of the property. The existing system currently conveys the existing site runoff, the proposed peak flows are a reduction of the existing flows and as such are not anticipated to create any downstream negative conditions. The times of concentration of the existing and proposed runoff are to be changed by less than 3 minutes.

### **Results and Methodology / Executive Summary:**

The methodology used to compute the runoff from each storm event is the **SCS Method**. This stormwater management report models and attenuates the increase in stormwater runoff proposed by the proposed development. The existing and proposed basins are broken down into the basins depicted on the basin maps and the hydrograph diagrams which are included with each analysis. The following table shows how the final routed flows from the system have been decreased and attenuated to meet the requirements set forth in the City of Hapeville and GSMM regulations and guidelines.



### **STORMWATER FLOW SUMMARY AT STUDY POINT 'A'**

| RETURN<br>FREQ. | PRE-DEV.<br>DISCHARGE<br>FLOWRATE<br>(CFS) | POST-DEV.<br>DISCHARGE<br>FLOWRATE<br>(CFS)* | POST-<br>DEV.<br>PONDING<br>ELEV. | POST-<br>DEV.<br>PONDING<br>VOLUME<br>(CF) |
|-----------------|--------------------------------------------|----------------------------------------------|-----------------------------------|--------------------------------------------|
| 1 yr            | 2.07                                       | 1.03                                         | 954.11                            | 18,749                                     |
| 2 yr            | 4.44                                       | 2.44                                         | 955.15                            | 22,542                                     |
| 5 yr            | 8.14                                       | 5.53                                         | 956.64                            | 28,006                                     |
| 10 yr           | 11.23                                      | 8.23                                         | 957.69                            | 31,871                                     |
| 25 yr           | 15.67                                      | 12.09                                        | 958.97                            | 36,544                                     |
| 50 yr           | 17.99                                      | 14.92                                        | 959.54                            | 38,648                                     |
| 100 yr          | 21.59                                      | 19.47                                        | 960.31                            | 41,441                                     |

**\* includes bypass flow and routed offsite flow**

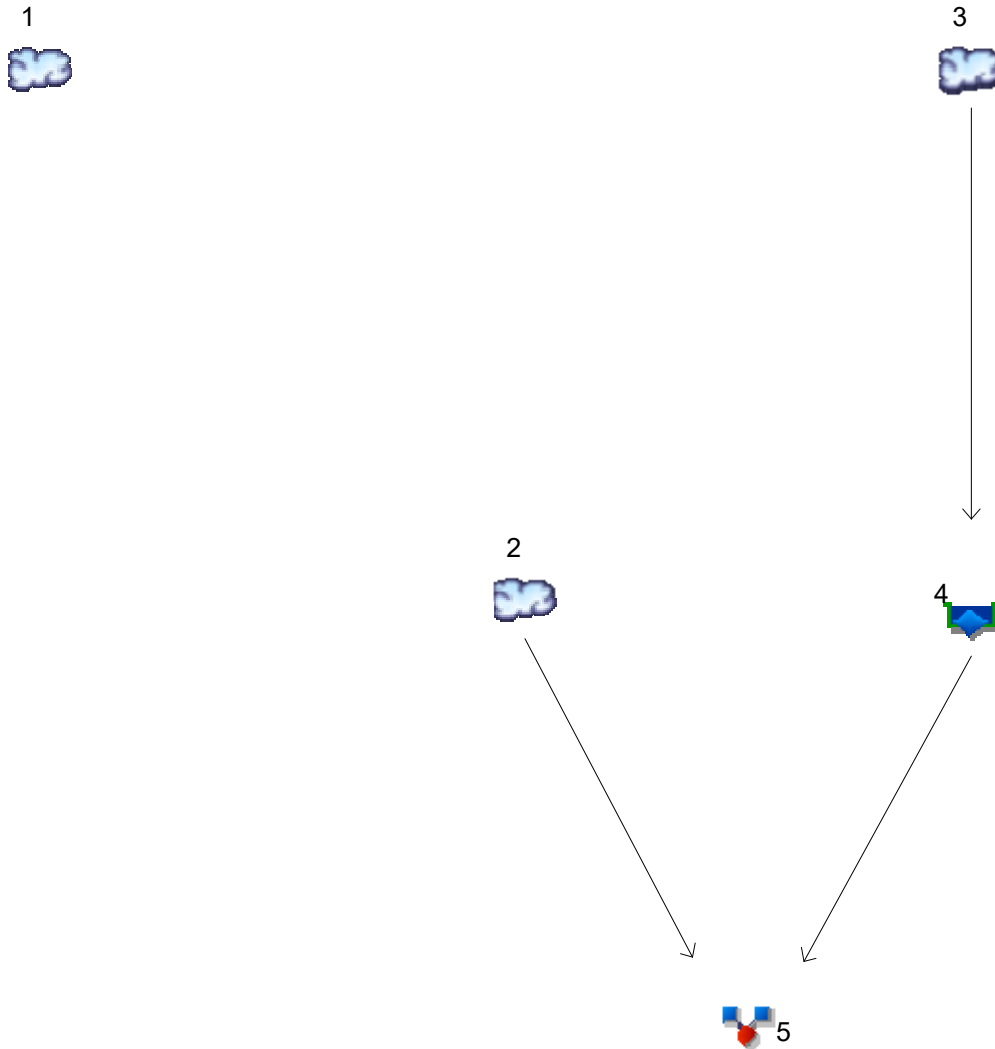
#### **Summary:**

Based on this hydrologic study, the proposed stormwater management features onsite successfully attenuate the post development peak runoffs from the proposed development to less than the existing conditions as mandated by the land development regulations. The attenuated flows and water quality treatment provided by the onsite facilities satisfy the requirements of the City of Hapeville and the Georgia Stormwater Management Manual requirements.

**APPENDIX "A"**  
**Hydrograph Reports**

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020



## Legend

| Hyd. | Origin     | Description                            |
|------|------------|----------------------------------------|
| 1    | SCS Runoff | PRE DEV ONSITE STUDY BASIN 'A'         |
| 2    | SCS Runoff | POST DEV ONSITE BYPASS STUDY BASIN 'A' |
| 3    | SCS Runoff | POST DEV ONSITE ROUTED STUDY BASIN 'A' |
| 4    | Reservoir  | ROUTING                                |
| 5    | Combine    | TOTAL POST DEV FLOW AT STDY PNT 'A'    |

# Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                                                                                                        | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) |       |       |       |       |       |       |        | Hydrograph Description         |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|---------------|--------------------|-------|-------|-------|-------|-------|-------|--------|--------------------------------|
|                                                                                                                 |                          |               | 1-yr               | 2-yr  | 3-yr  | 5-yr  | 10-yr | 25-yr | 50-yr | 100-yr |                                |
| 1                                                                                                               | SCS Runoff               | -----         | 2.074              | 4.439 | ----- | 8.140 | 11.23 | 15.67 | 17.99 | 21.59  | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                                                                                               | SCS Runoff               | -----         | 0.349              | 0.586 | ----- | 0.940 | 1.226 | 1.627 | 1.834 | 2.150  | POST DEV ONSITE BYPASS STUD    |
| 3                                                                                                               | SCS Runoff               | -----         | 15.08              | 19.05 | ----- | 24.31 | 28.23 | 33.43 | 36.02 | 39.89  | POST DEV ONSITE ROUTED STUD    |
| 4                                                                                                               | Reservoir                | 3             | 0.997              | 2.342 | ----- | 5.240 | 7.797 | 11.32 | 13.97 | 18.36  | ROUTING                        |
| 5                                                                                                               | Combine                  | 2, 4          | 1.032              | 2.436 | ----- | 5.525 | 8.233 | 12.09 | 14.92 | 19.47  | TOTAL POST DEV FLOW AT STDY    |
| <div> <div>Proj. file: springhaven hydro single detention.gpw</div> <div>Wednesday, 06 / 30 / 2021</div> </div> |                          |               |                    |       |       |       |       |       |       |        |                                |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

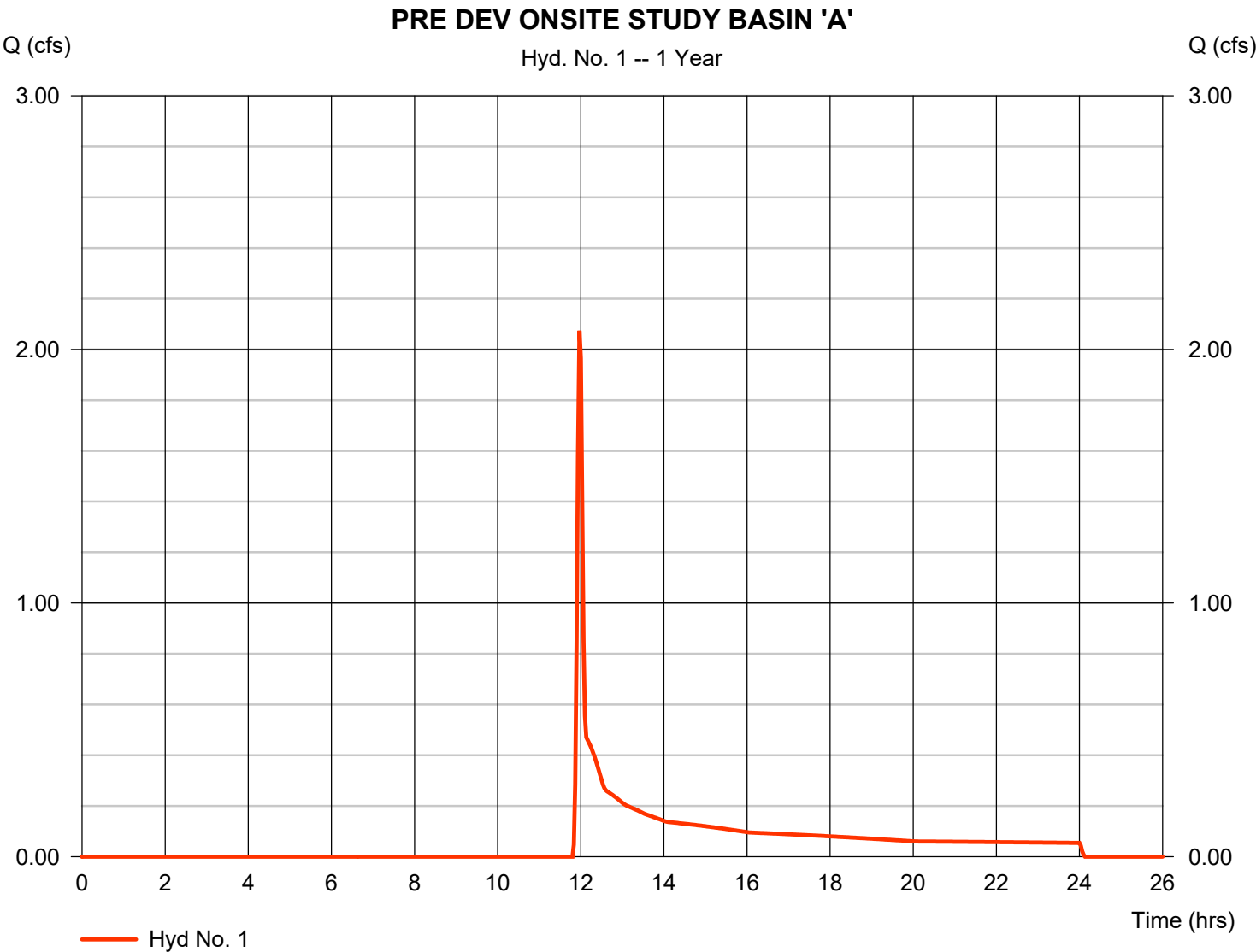
| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)    | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|-----------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 2.074           | 2                   | 718                | 5,616                 | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 0.349           | 2                   | 718                | 750                   | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 15.08           | 2                   | 716                | 31,761                | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 0.997           | 2                   | 754                | 30,966                | 3             | 954.12                 | 18,750                    | ROUTING                        |
| 5                                      | Combine                  | 1.032           | 2                   | 752                | 31,716                | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 1 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |   |            |                    |   |            |
|-----------------|---|------------|--------------------|---|------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 2.074 cfs  |
| Storm frequency | = | 1 yrs      | Time to peak       | = | 11.97 hrs  |
| Time interval   | = | 2 min      | Hyd. volume        | = | 5,616 cuft |
| Drainage area   | = | 4.170 ac   | Curve number       | = | 57.9       |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft       |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min   |
| Total precip.   | = | 3.36 in    | Distribution       | = | Type II    |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484        |



# Hydrograph Report

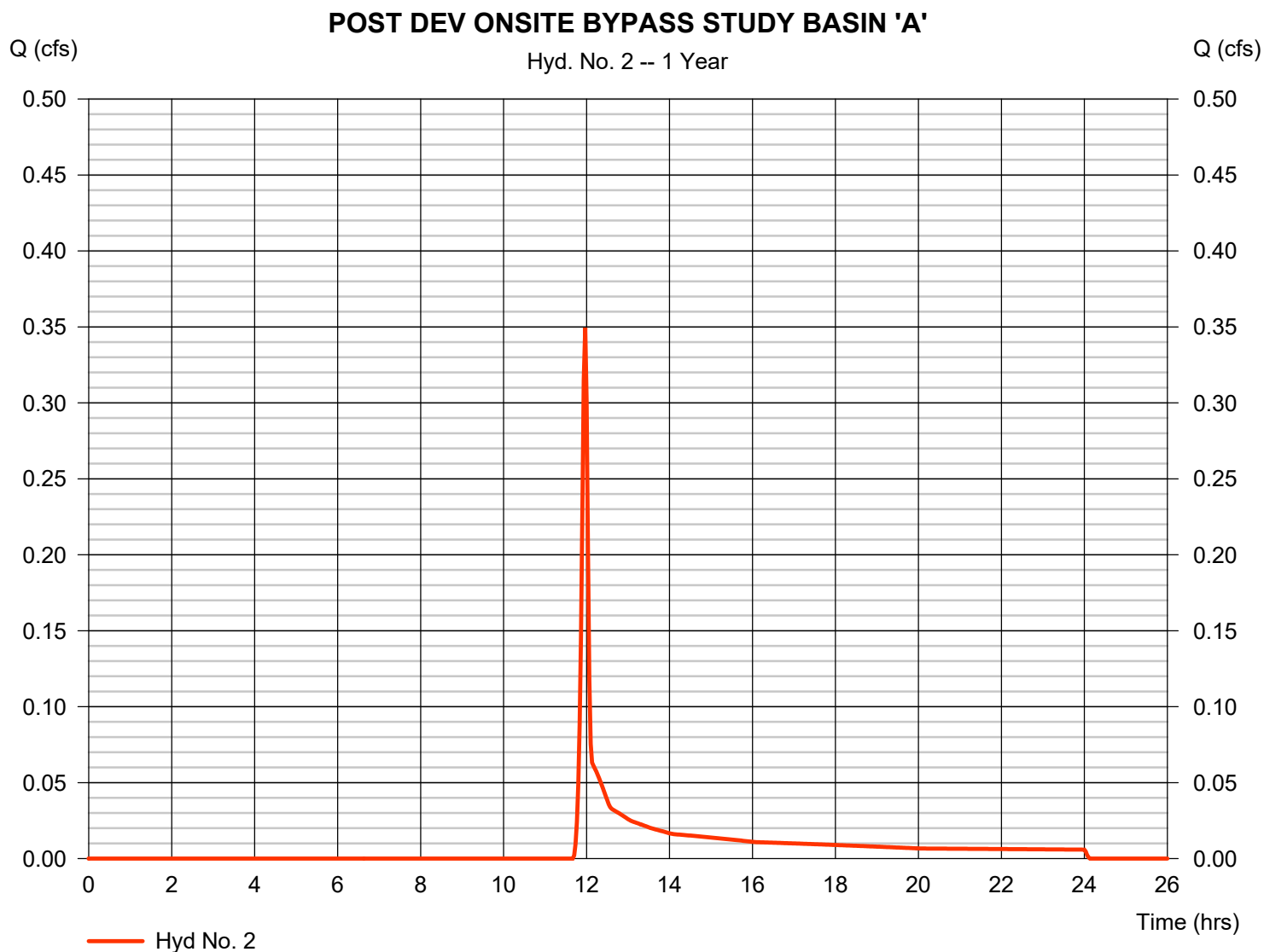
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |              |                    |             |
|-----------------|--------------|--------------------|-------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 0.349 cfs |
| Storm frequency | = 1 yrs      | Time to peak       | = 11.97 hrs |
| Time interval   | = 2 min      | Hyd. volume        | = 750 cuft  |
| Drainage area   | = 0.340 ac   | Curve number       | = 64.3      |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft      |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min  |
| Total precip.   | = 3.36 in    | Distribution       | = Type II   |
| Storm duration  | = 24 hrs     | Shape factor       | = 484       |



# Hydrograph Report

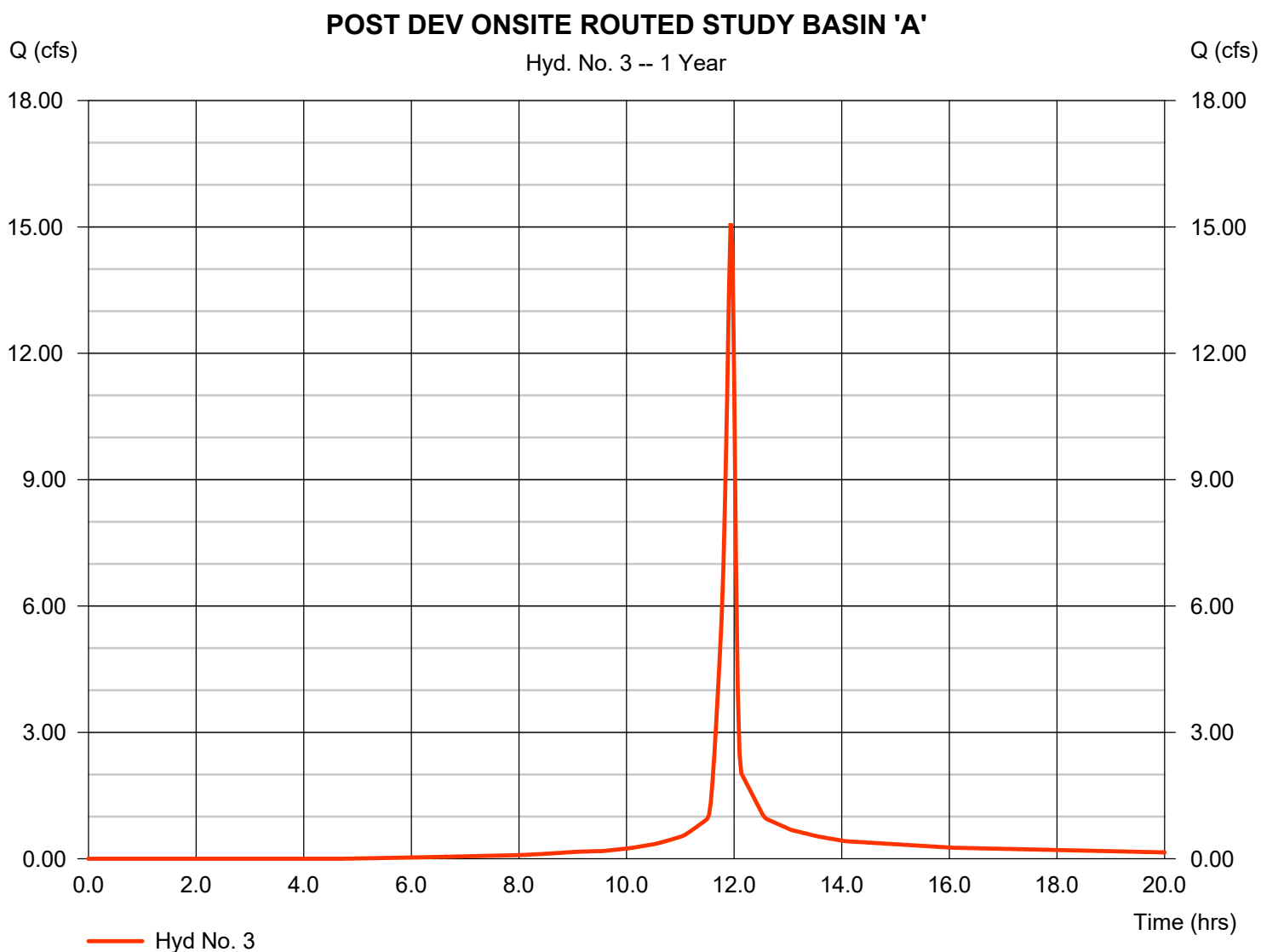
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 15.08 cfs   |
| Storm frequency | = 1 yrs      | Time to peak       | = 11.93 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 31,761 cuft |
| Drainage area   | = 3.830 ac   | Curve number       | = 91.3        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 3.36 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

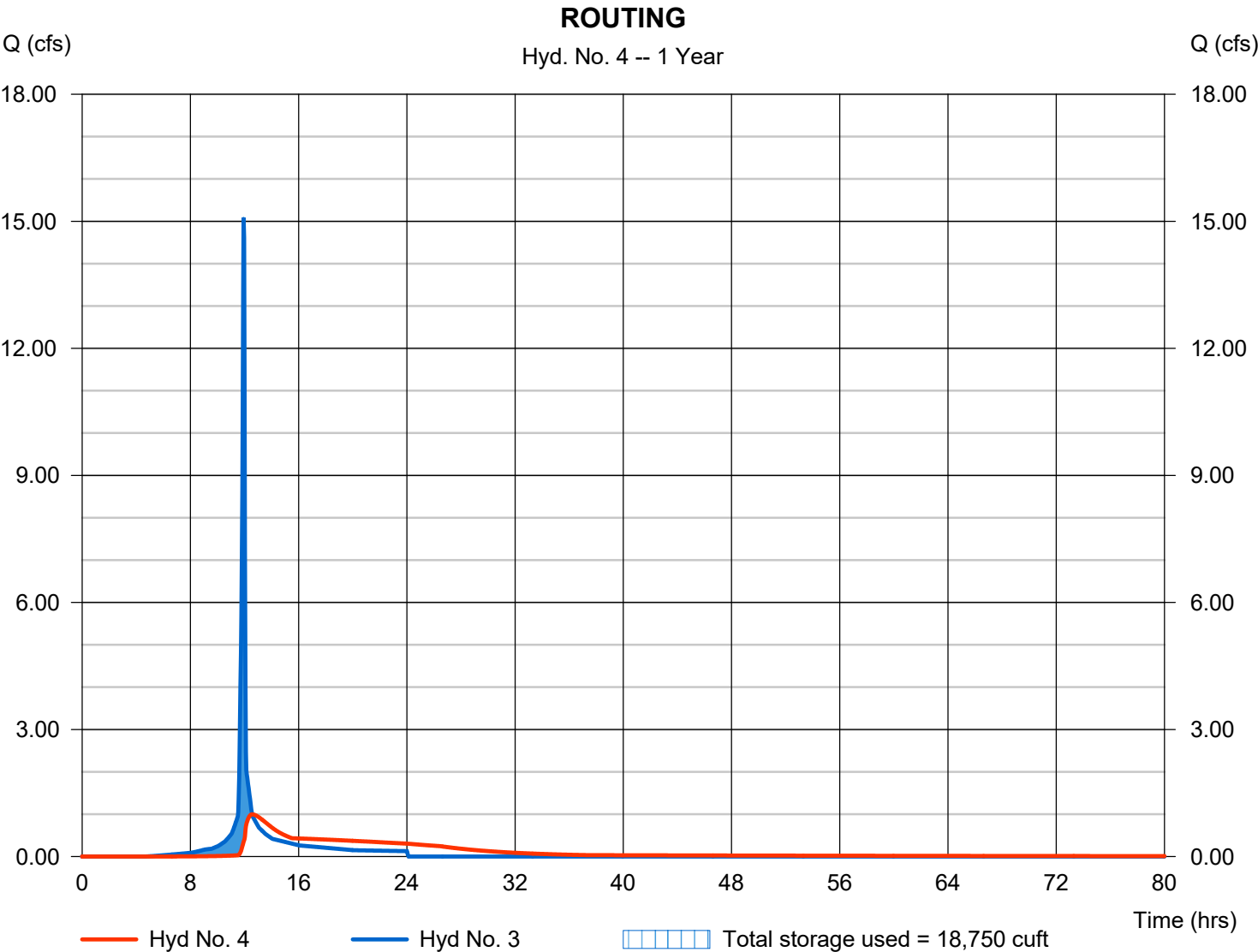
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 0.997 cfs   |
| Storm frequency | = 1 yrs                                       | Time to peak   | = 12.57 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 30,966 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max elevation  | = 954.12 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max storage    | = 18,750 cuft |

Storage Indication method used. Outflow includes exfiltration.





## Pond No. 1 - UNDERGROUND MODULE SYSTEM

### Pond Data

Pond storage is based on user-defined values.

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 949.00         | n/a                 | 0                    | 0                    |
| 11.33      | 960.33         | n/a                 | 41,531               | 41,531               |

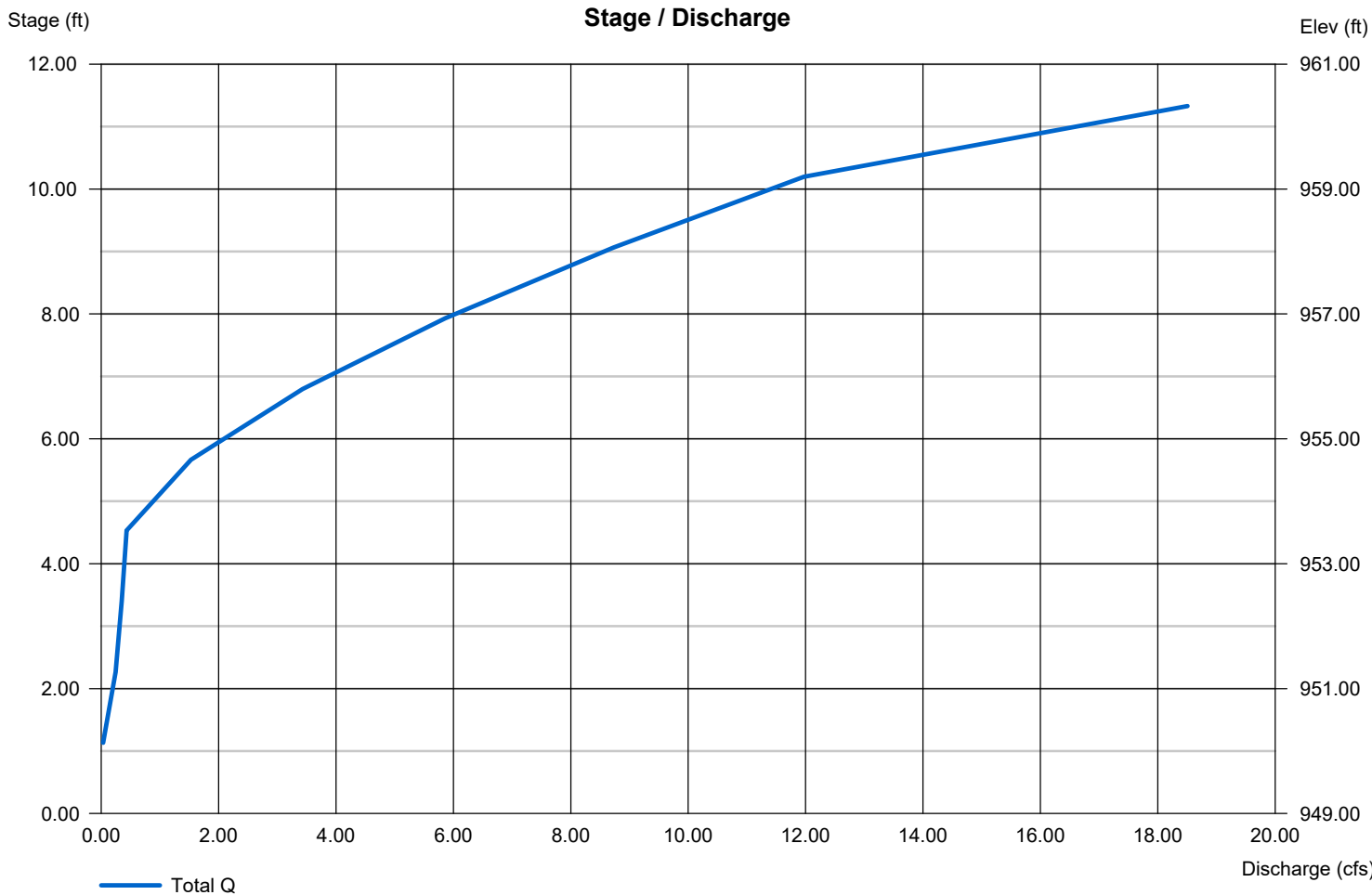
### Culvert / Orifice Structures

|                 | [A]      | [B]    | [C]  | [PrfRsr] |
|-----------------|----------|--------|------|----------|
| Rise (in)       | = 24.00  | 3.00   | 0.00 | 0.00     |
| Span (in)       | = 24.00  | 3.00   | 0.00 | 0.00     |
| No. Barrels     | = 1      | 1      | 0    | 0        |
| Invert El. (ft) | = 950.00 | 950.00 | 0.00 | 0.00     |
| Length (ft)     | = 1.00   | 0.00   | 0.00 | 0.00     |
| Slope (%)       | = 0.00   | 0.00   | 0.00 | n/a      |
| N-Value         | = .013   | .013   | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60   | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | Yes    | No   | No       |

### Weir Structures

|                | [A]                   | [B]    | [C]  | [D]  |
|----------------|-----------------------|--------|------|------|
| Crest Len (ft) | = 4.75                | 0.25   | 0.00 | 0.00 |
| Crest El. (ft) | = 960.00              | 953.50 | 0.00 | 0.00 |
| Weir Coeff.    | = 3.33                | 3.33   | 3.33 | 3.33 |
| Weir Type      | = 1                   | Rect   | ---  | ---  |
| Multi-Stage    | = Yes                 | Yes    | No   | No   |
| Exfil.(in/hr)  | = 0.500 (by Wet area) |        |      |      |
| TW Elev. (ft)  | = 0.00                |        |      |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Hydrograph Report

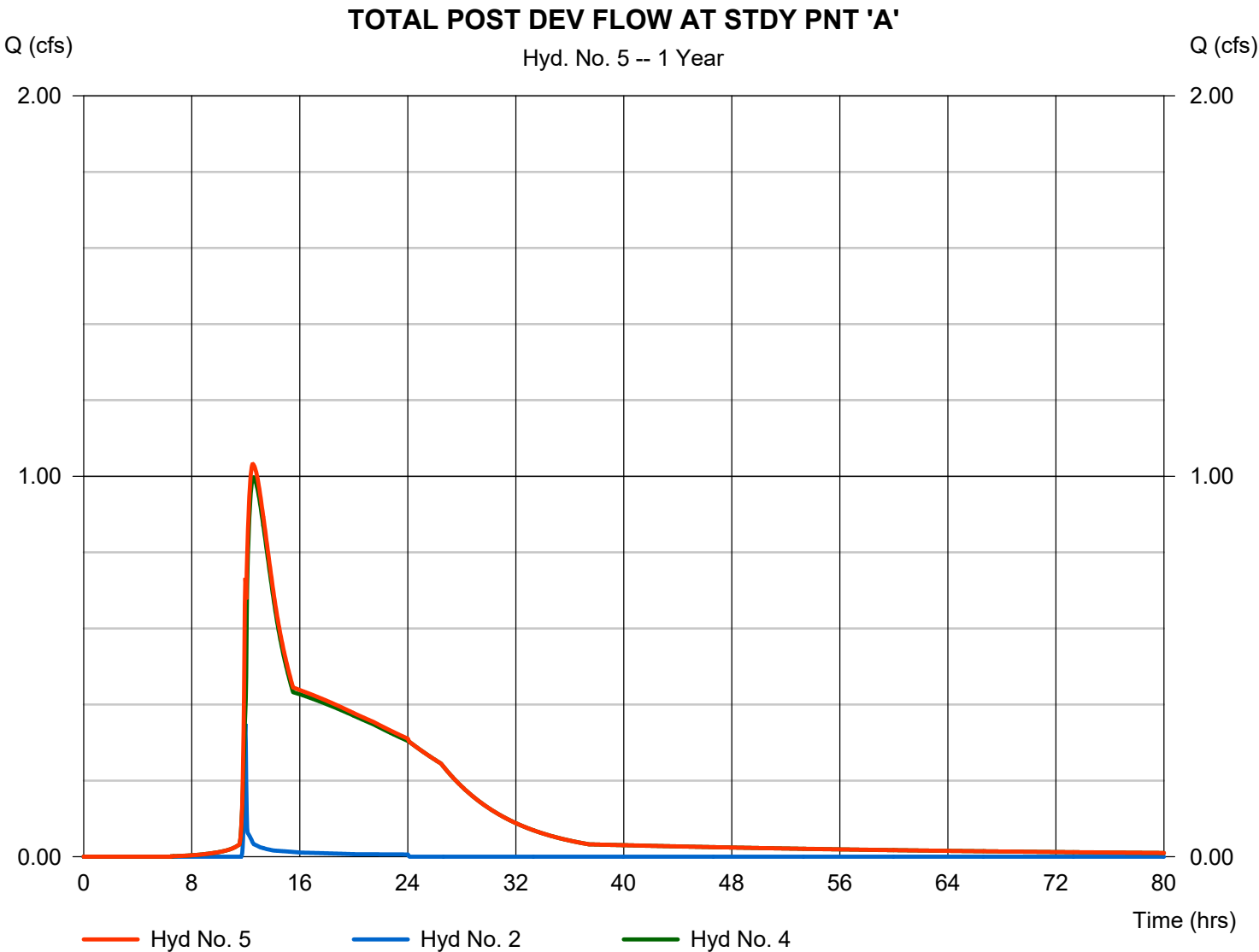
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Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 1.032 cfs   |
| Storm frequency | = 1 yrs   | Time to peak         | = 12.53 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 31,716 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

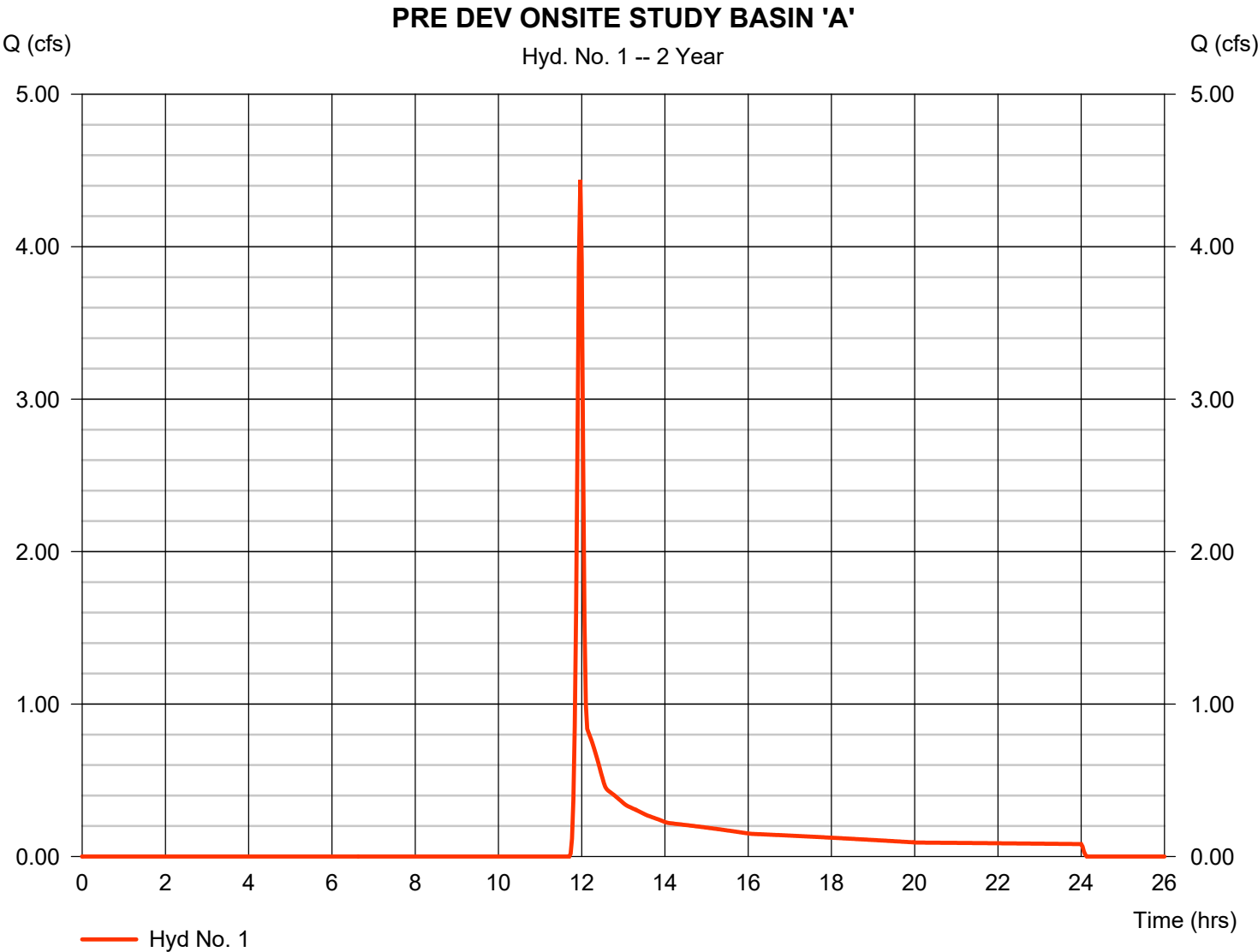
| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)    | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|-----------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 4.439           | 2                   | 718                | 9,886                 | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 0.586           | 2                   | 718                | 1,197                 | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 19.05           | 2                   | 716                | 40,719                | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 2.342           | 2                   | 732                | 39,902                | 3             | 955.15                 | 22,543                    | ROUTING                        |
| 5                                      | Combine                  | 2.436           | 2                   | 730                | 41,099                | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 2 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |   |            |                    |   |            |
|-----------------|---|------------|--------------------|---|------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 4.439 cfs  |
| Storm frequency | = | 2 yrs      | Time to peak       | = | 11.97 hrs  |
| Time interval   | = | 2 min      | Hyd. volume        | = | 9,886 cuft |
| Drainage area   | = | 4.170 ac   | Curve number       | = | 57.9       |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft       |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min   |
| Total precip.   | = | 4.08 in    | Distribution       | = | Type II    |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484        |



# Hydrograph Report

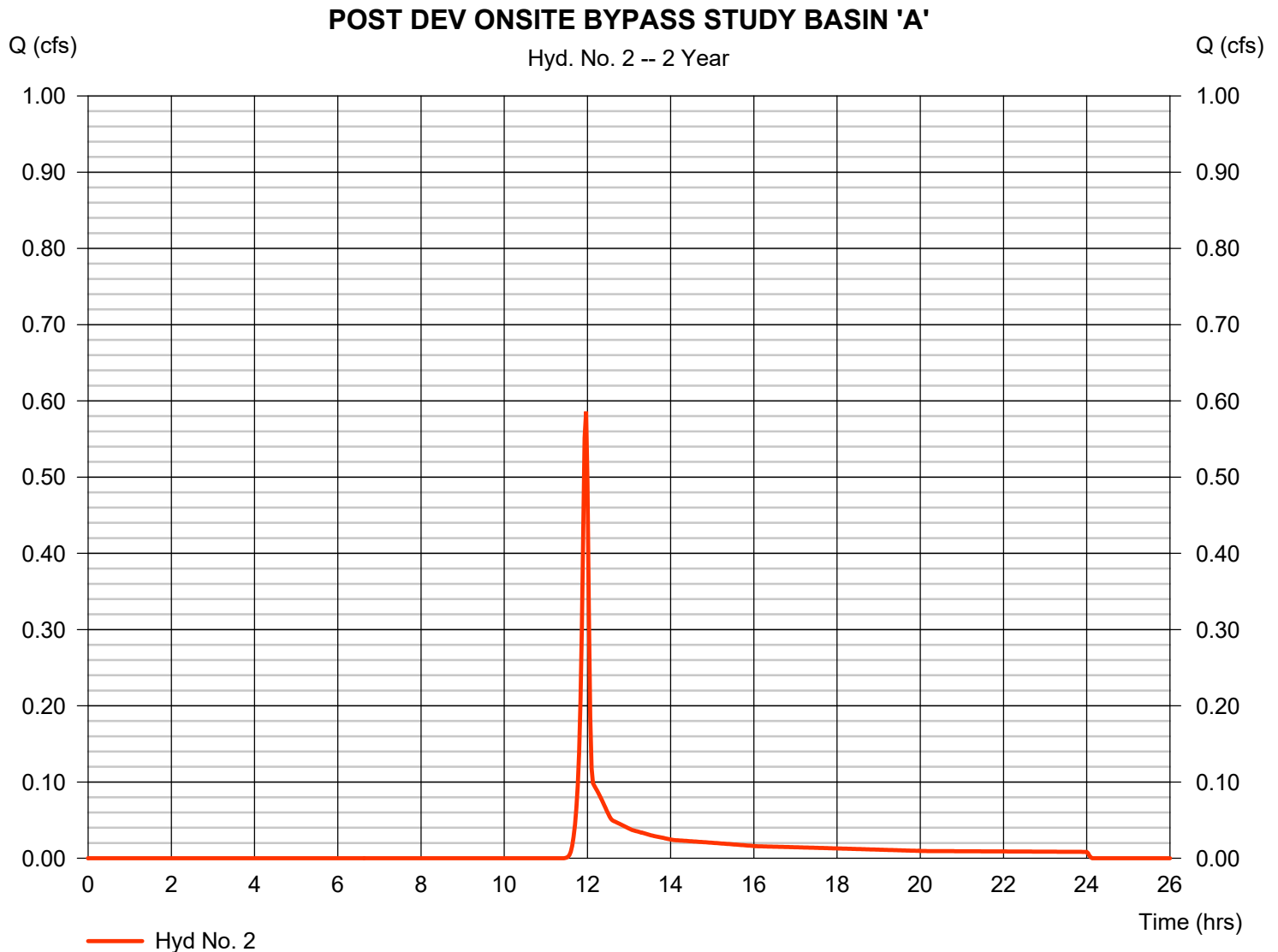
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 0.586 cfs  |
| Storm frequency | = 2 yrs      | Time to peak       | = 11.97 hrs  |
| Time interval   | = 2 min      | Hyd. volume        | = 1,197 cuft |
| Drainage area   | = 0.340 ac   | Curve number       | = 64.3       |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 4.08 in    | Distribution       | = Type II    |
| Storm duration  | = 24 hrs     | Shape factor       | = 484        |





# Hydrograph Report

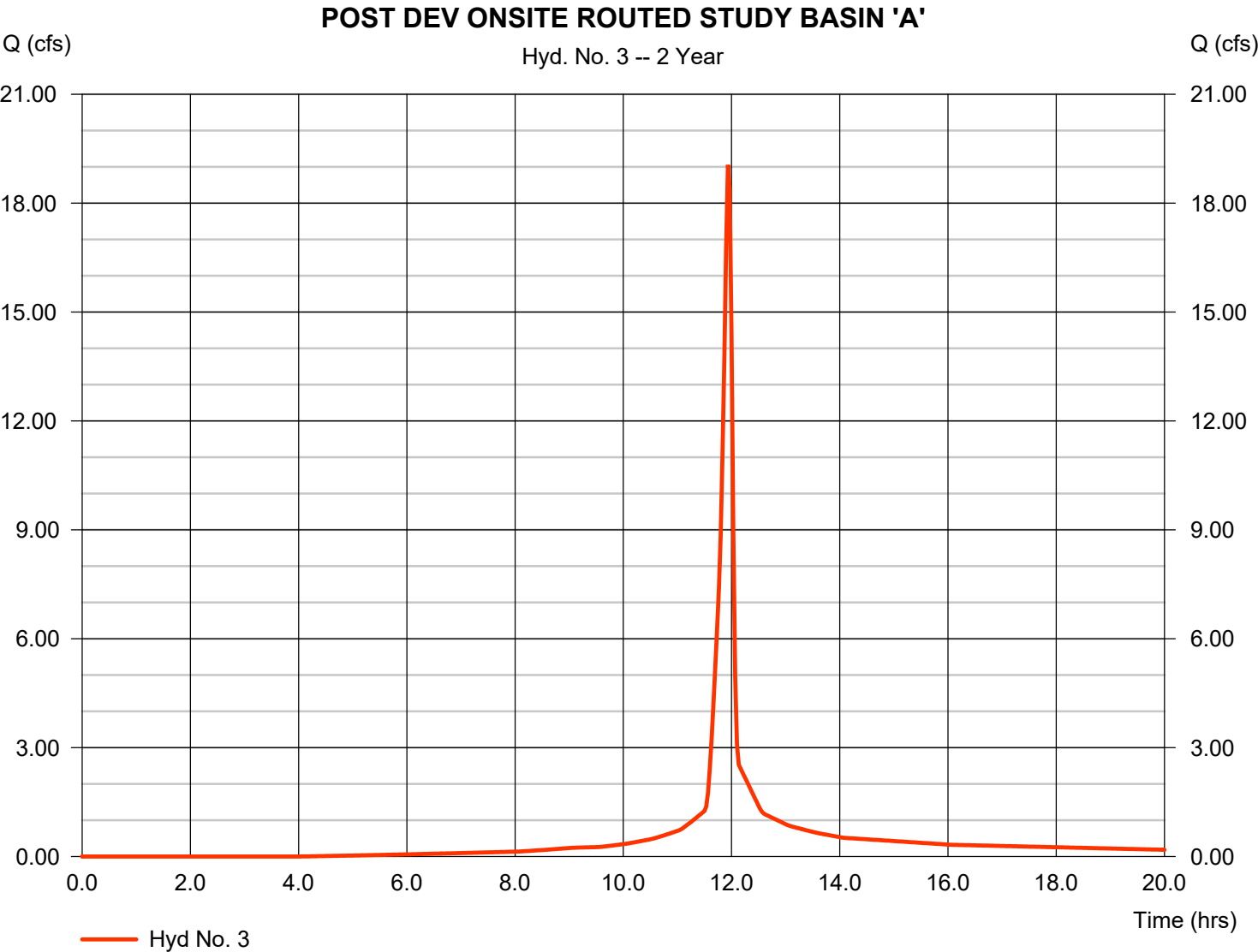
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 19.05 cfs   |
| Storm frequency | = | 2 yrs      | Time to peak       | = | 11.93 hrs   |
| Time interval   | = | 2 min      | Hyd. volume        | = | 40,719 cuft |
| Drainage area   | = | 3.830 ac   | Curve number       | = | 91.3        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 4.08 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

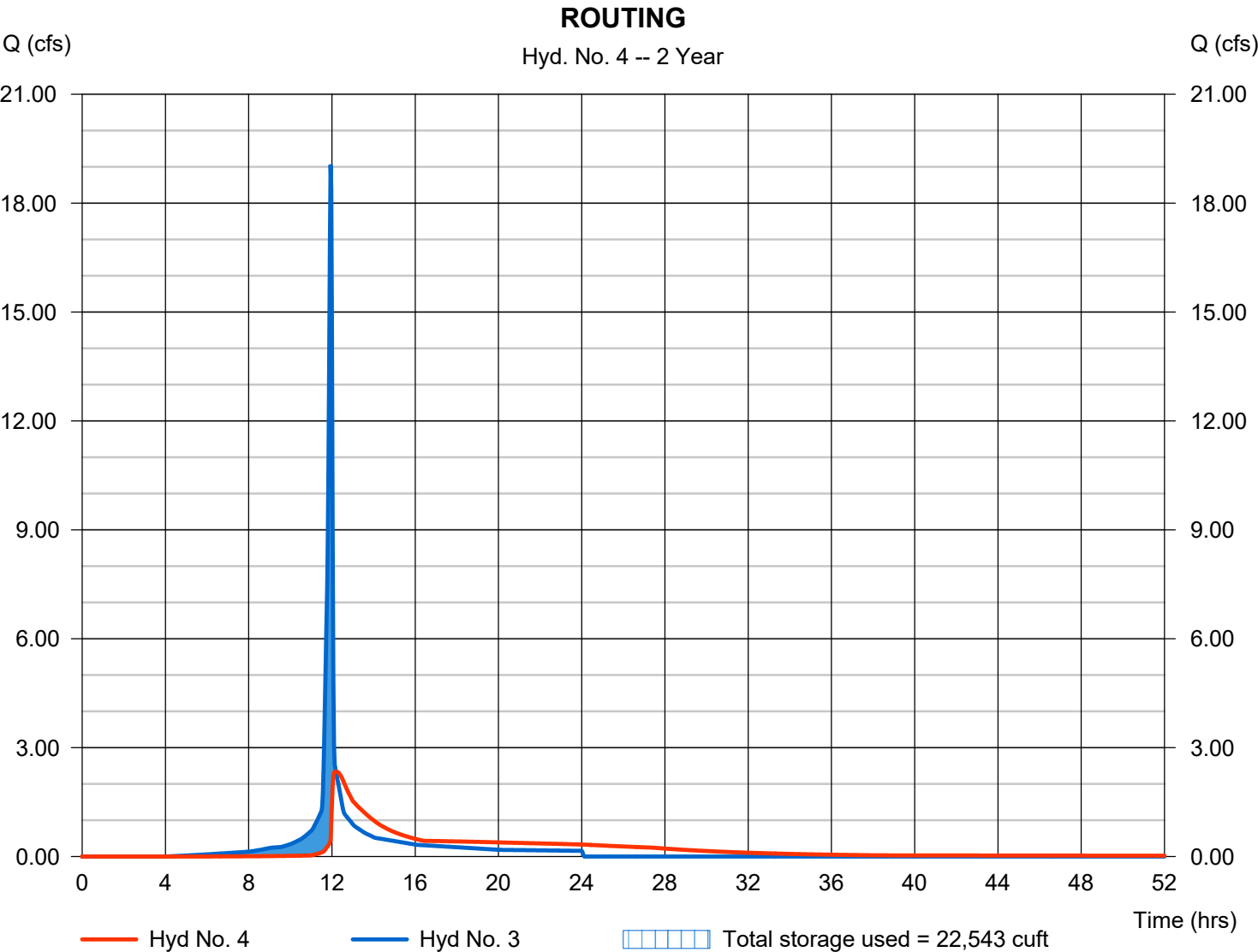
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 2.342 cfs   |
| Storm frequency | = 2 yrs                                       | Time to peak   | = 12.20 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 39,902 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max. elevation | = 955.15 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max. storage   | = 22,543 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

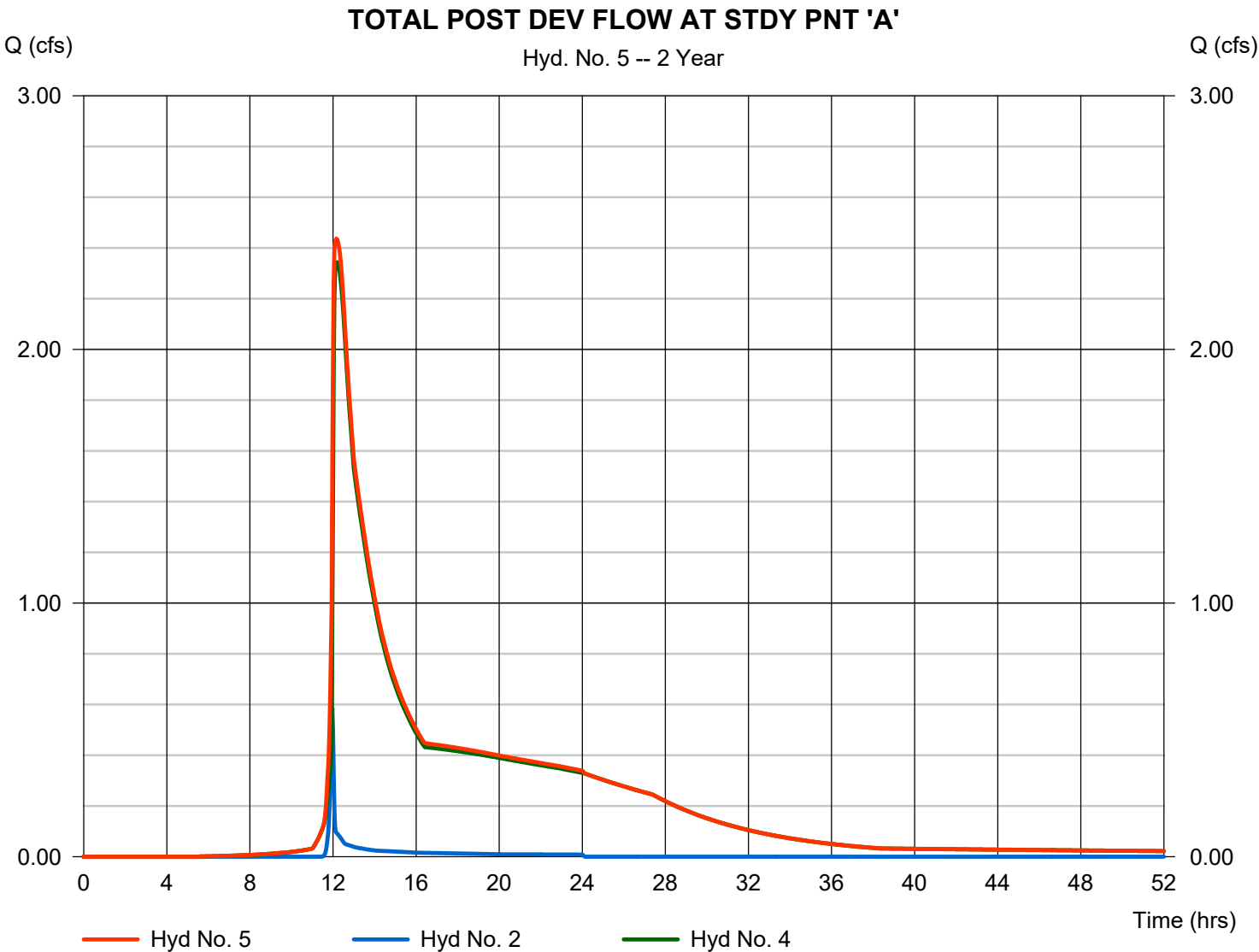
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 2.436 cfs   |
| Storm frequency | = 2 yrs   | Time to peak         | = 12.17 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 41,099 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)    | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|-----------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 8.140           | 2                   | 718                | 16,806                | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 0.940           | 2                   | 718                | 1,884                 | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 24.31           | 2                   | 716                | 52,827                | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 5.240           | 2                   | 724                | 51,988                | 3             | 956.66                 | 28,007                    | ROUTING                        |
| 5                                      | Combine                  | 5.525           | 2                   | 724                | 53,872                | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 5 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

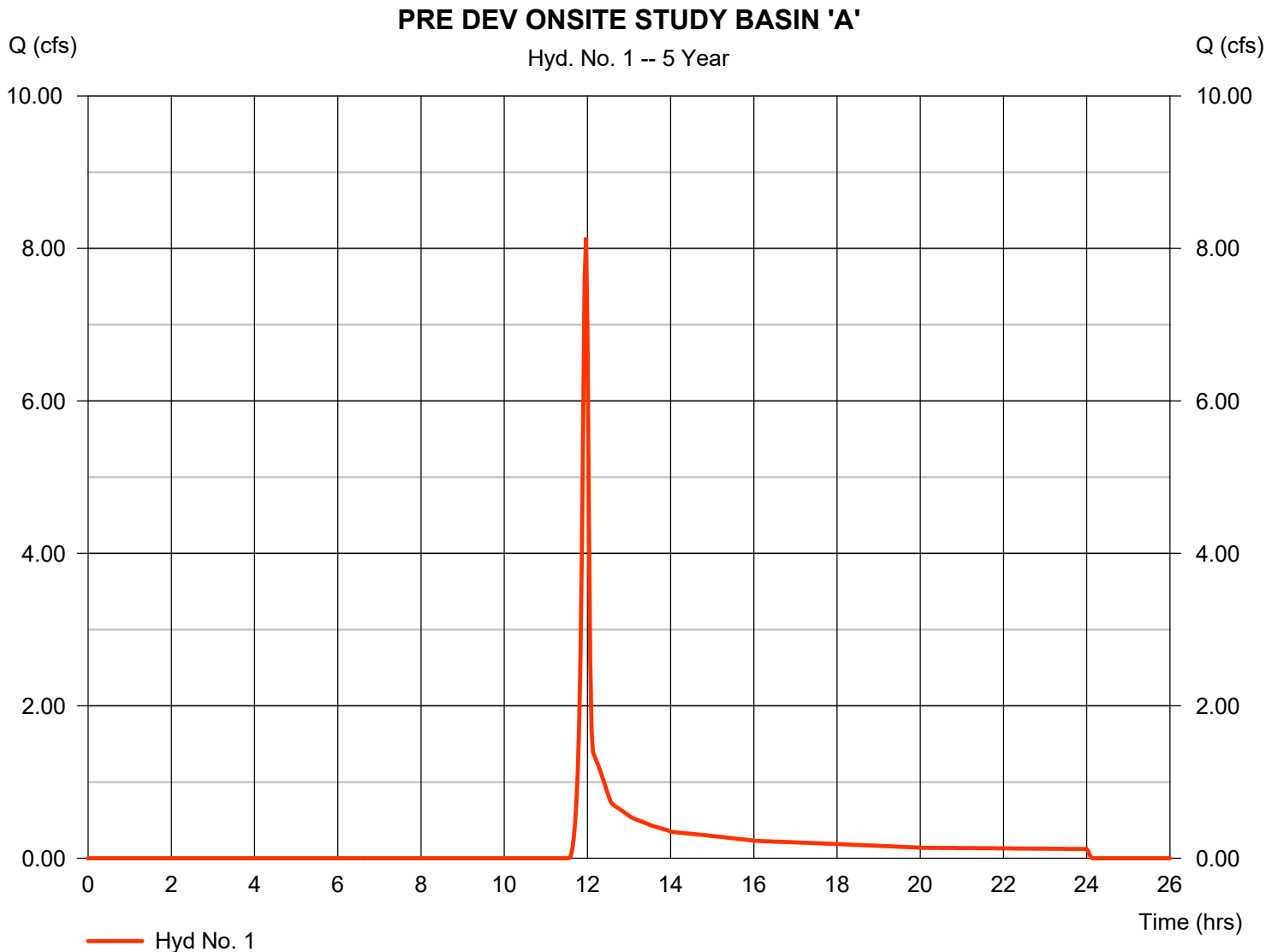
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 8.140 cfs   |
| Storm frequency | = 5 yrs      | Time to peak       | = 11.97 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 16,806 cuft |
| Drainage area   | = 4.170 ac   | Curve number       | = 57.9        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 5.04 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |





# Hydrograph Report

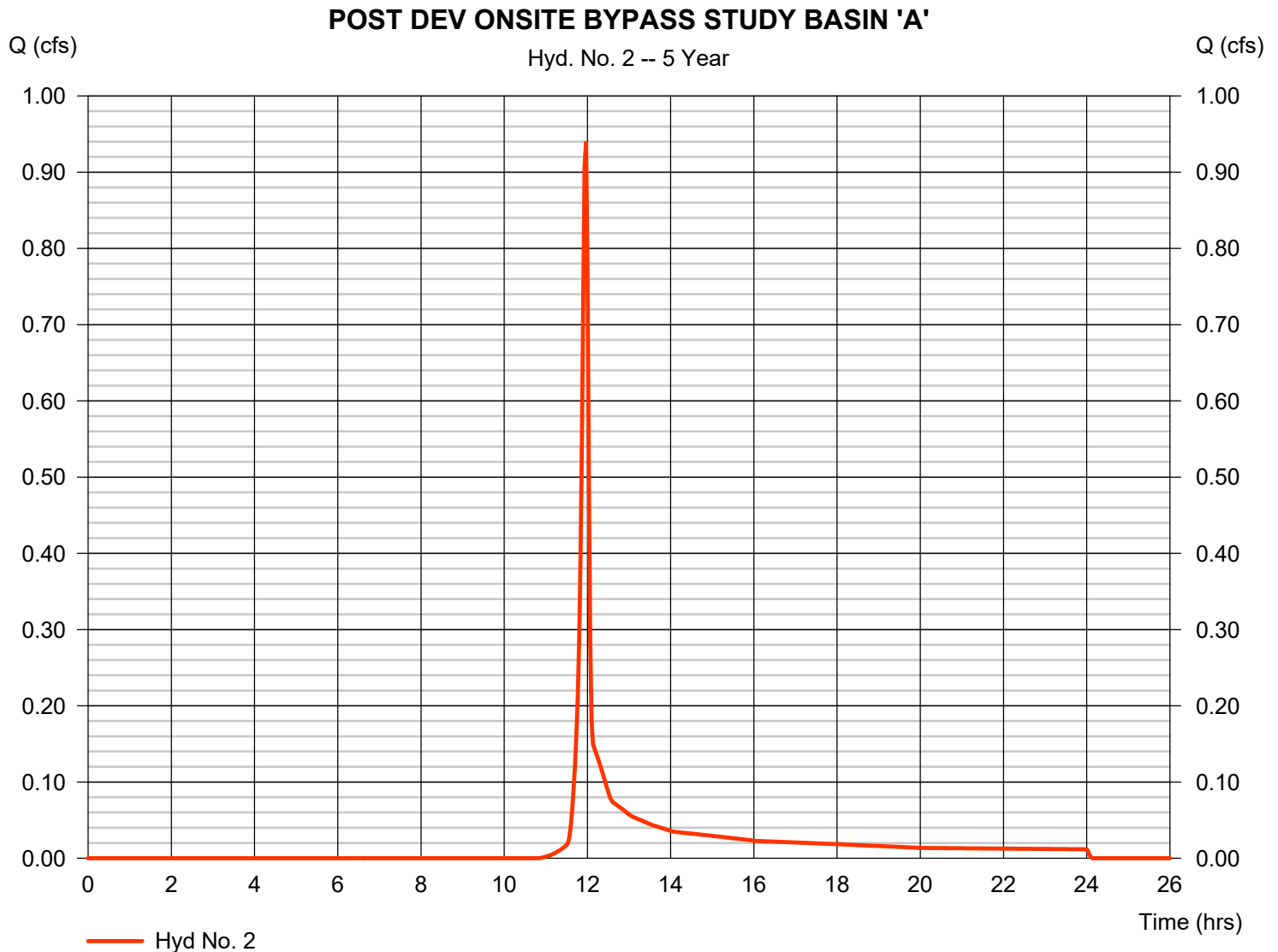
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 0.940 cfs  |
| Storm frequency | = 5 yrs      | Time to peak       | = 11.97 hrs  |
| Time interval   | = 2 min      | Hyd. volume        | = 1,884 cuft |
| Drainage area   | = 0.340 ac   | Curve number       | = 64.3       |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 5.04 in    | Distribution       | = Type II    |
| Storm duration  | = 24 hrs     | Shape factor       | = 484        |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

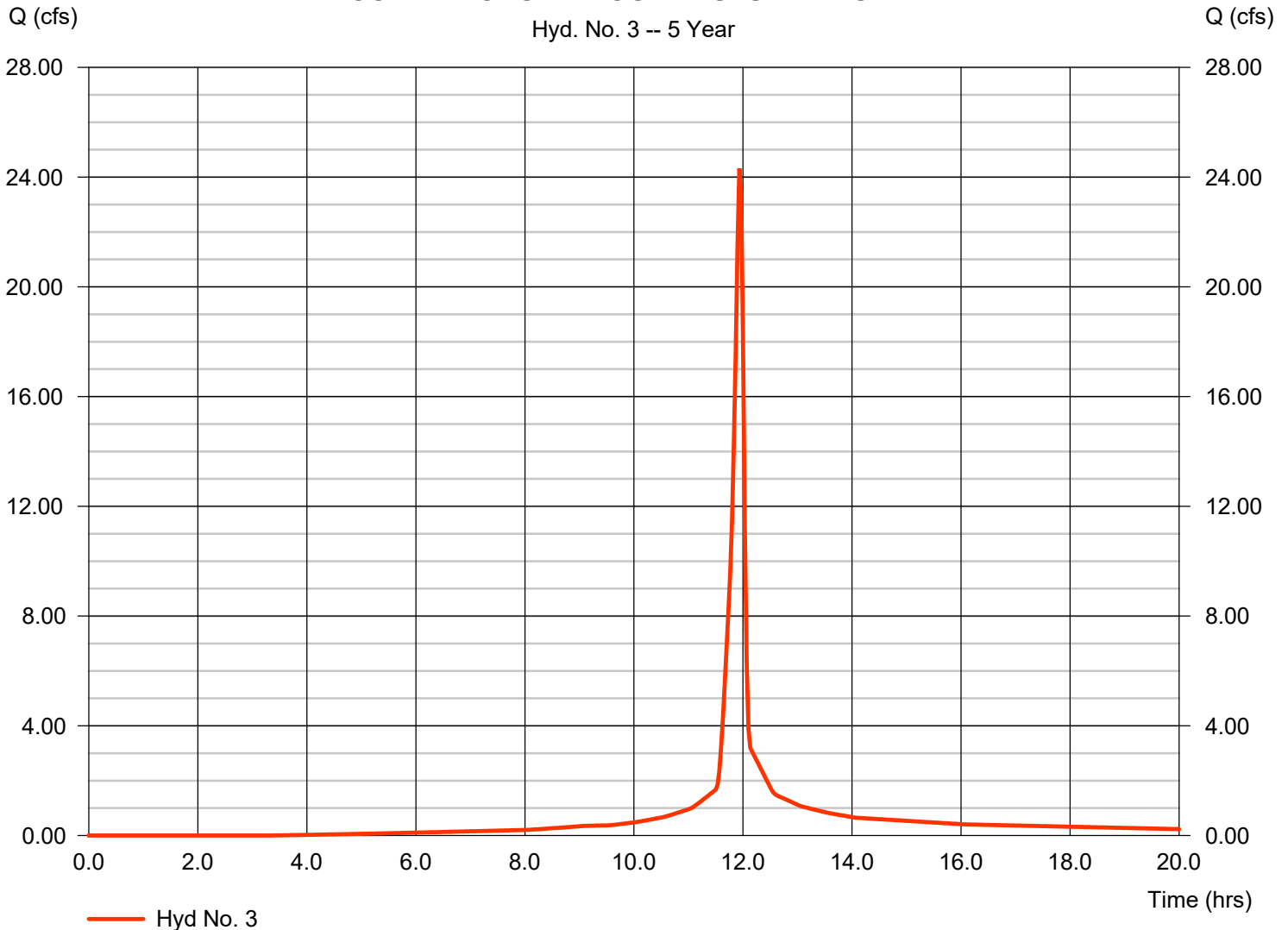
Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 24.31 cfs   |
| Storm frequency | = 5 yrs      | Time to peak       | = 11.93 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 52,827 cuft |
| Drainage area   | = 3.830 ac   | Curve number       | = 91.3        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 5.04 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |

### POST DEV ONSITE ROUTED STUDY BASIN 'A'



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

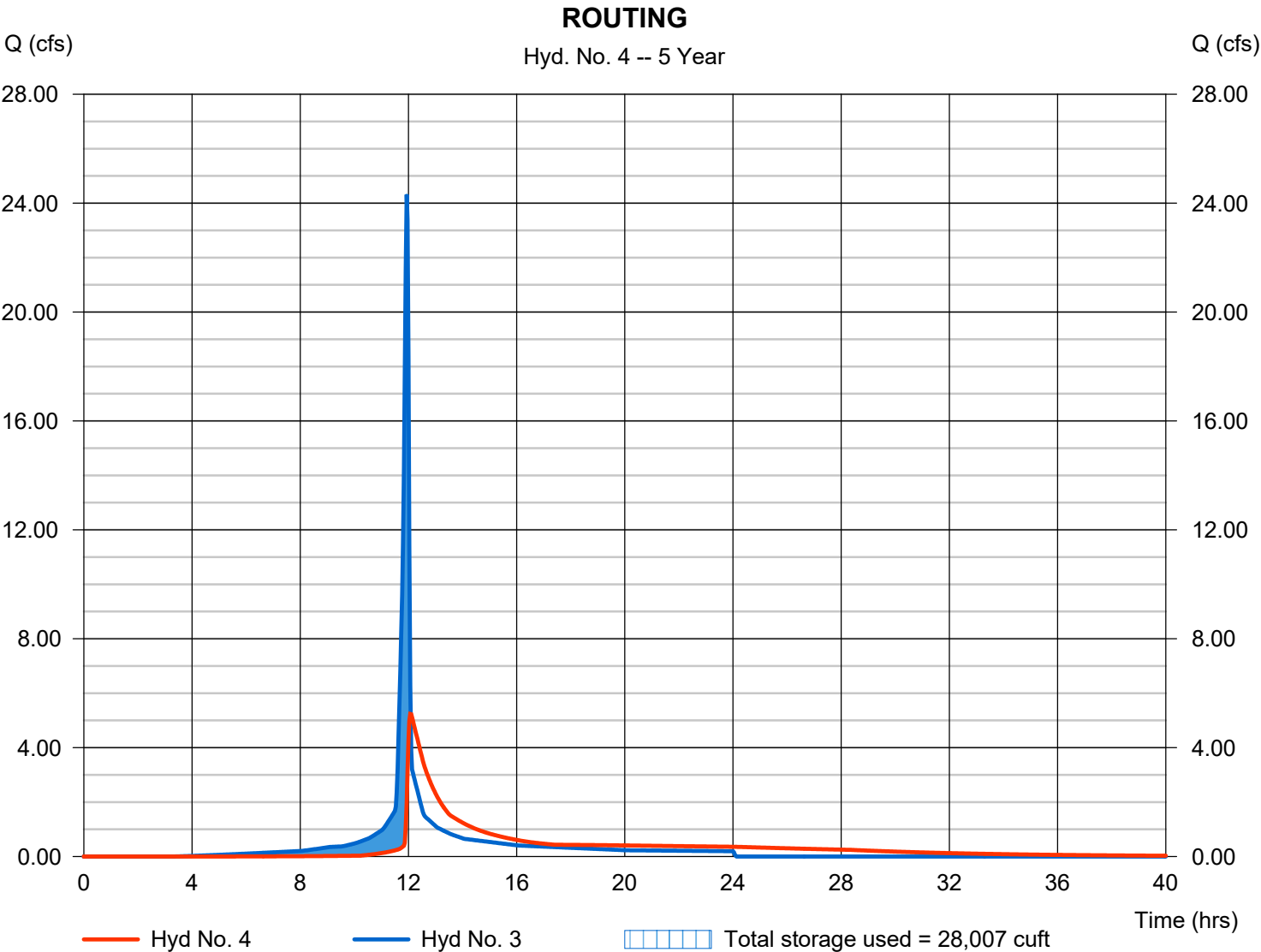
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                  |               |
|-----------------|-----------------------------------------------|------------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge   | = 5.240 cfs   |
| Storm frequency | = 5 yrs                                       | Time to peak     | = 12.07 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume      | = 51,988 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max. Flood Depth | = 956.66 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max. Storage     | = 28,007 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

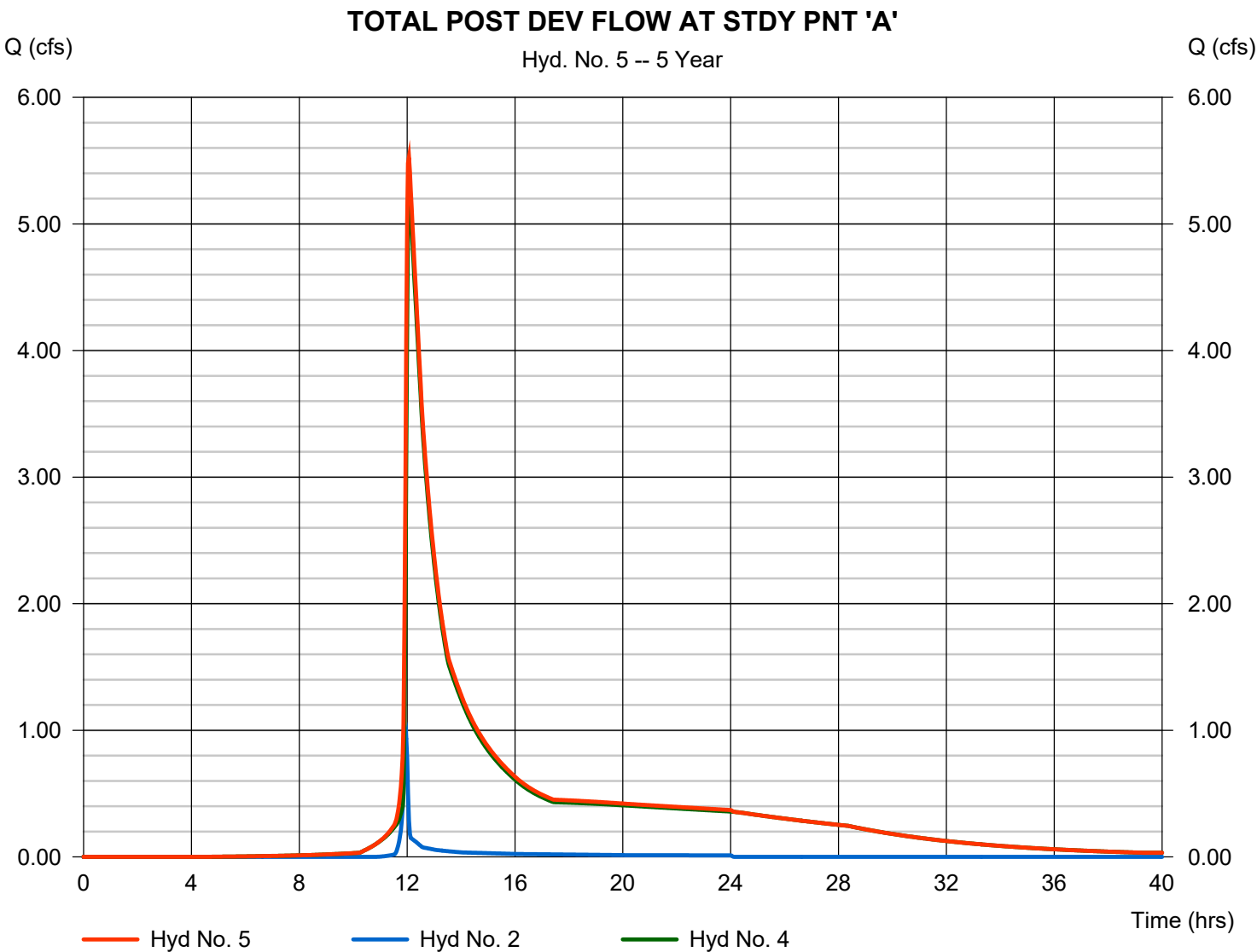
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 5.525 cfs   |
| Storm frequency | = 5 yrs   | Time to peak         | = 12.07 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 53,872 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)     | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|------------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 11.23           | 2                   | 718                | 22,726                 | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 1.226           | 2                   | 718                | 2,452                  | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 28.23           | 2                   | 716                | 61,986                 | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 7.797           | 2                   | 724                | 61,133                 | 3             | 957.70                 | 31,872                    | ROUTING                        |
| 5                                      | Combine                  | 8.233           | 2                   | 722                | 63,585                 | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 10 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

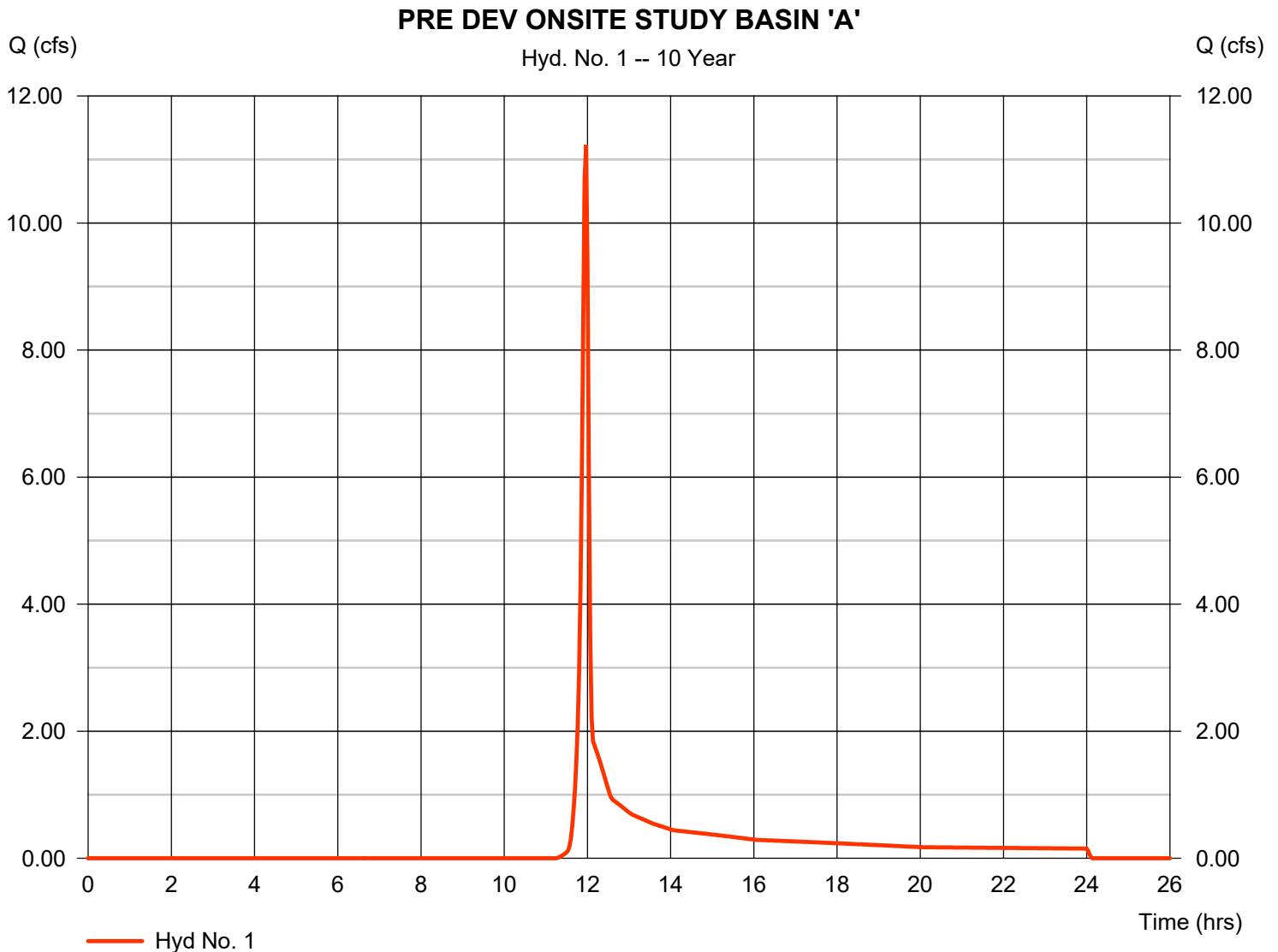
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 11.23 cfs   |
| Storm frequency | = | 10 yrs     | Time to peak       | = | 11.97 hrs   |
| Time interval   | = | 2 min      | Hyd. volume        | = | 22,726 cuft |
| Drainage area   | = | 4.170 ac   | Curve number       | = | 57.9        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 5.76 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |





# Hydrograph Report

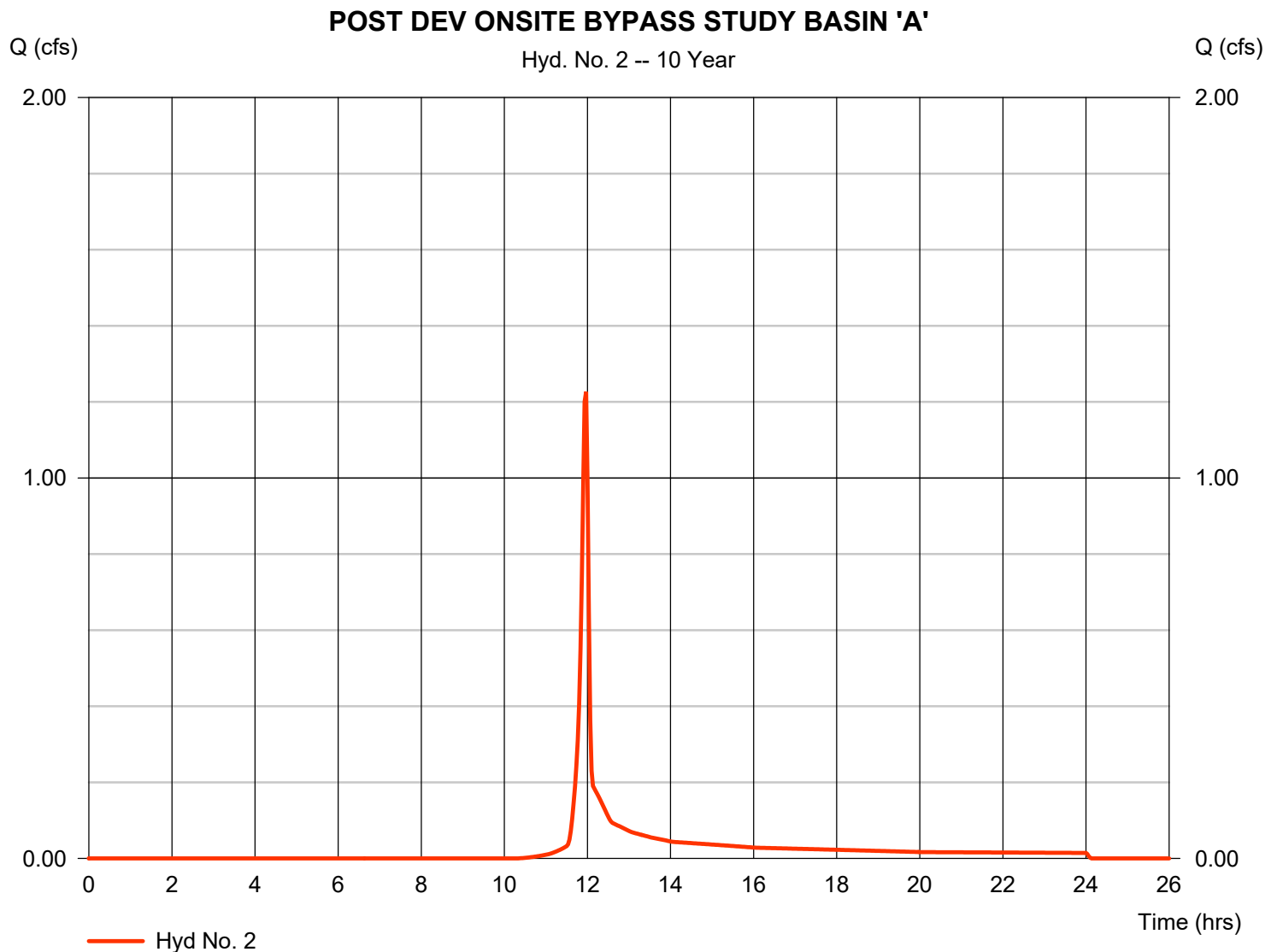
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |   |            |                    |   |            |
|-----------------|---|------------|--------------------|---|------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 1.226 cfs  |
| Storm frequency | = | 10 yrs     | Time to peak       | = | 11.97 hrs  |
| Time interval   | = | 2 min      | Hyd. volume        | = | 2,452 cuft |
| Drainage area   | = | 0.340 ac   | Curve number       | = | 64.3       |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft       |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min   |
| Total precip.   | = | 5.76 in    | Distribution       | = | Type II    |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484        |



# Hydrograph Report

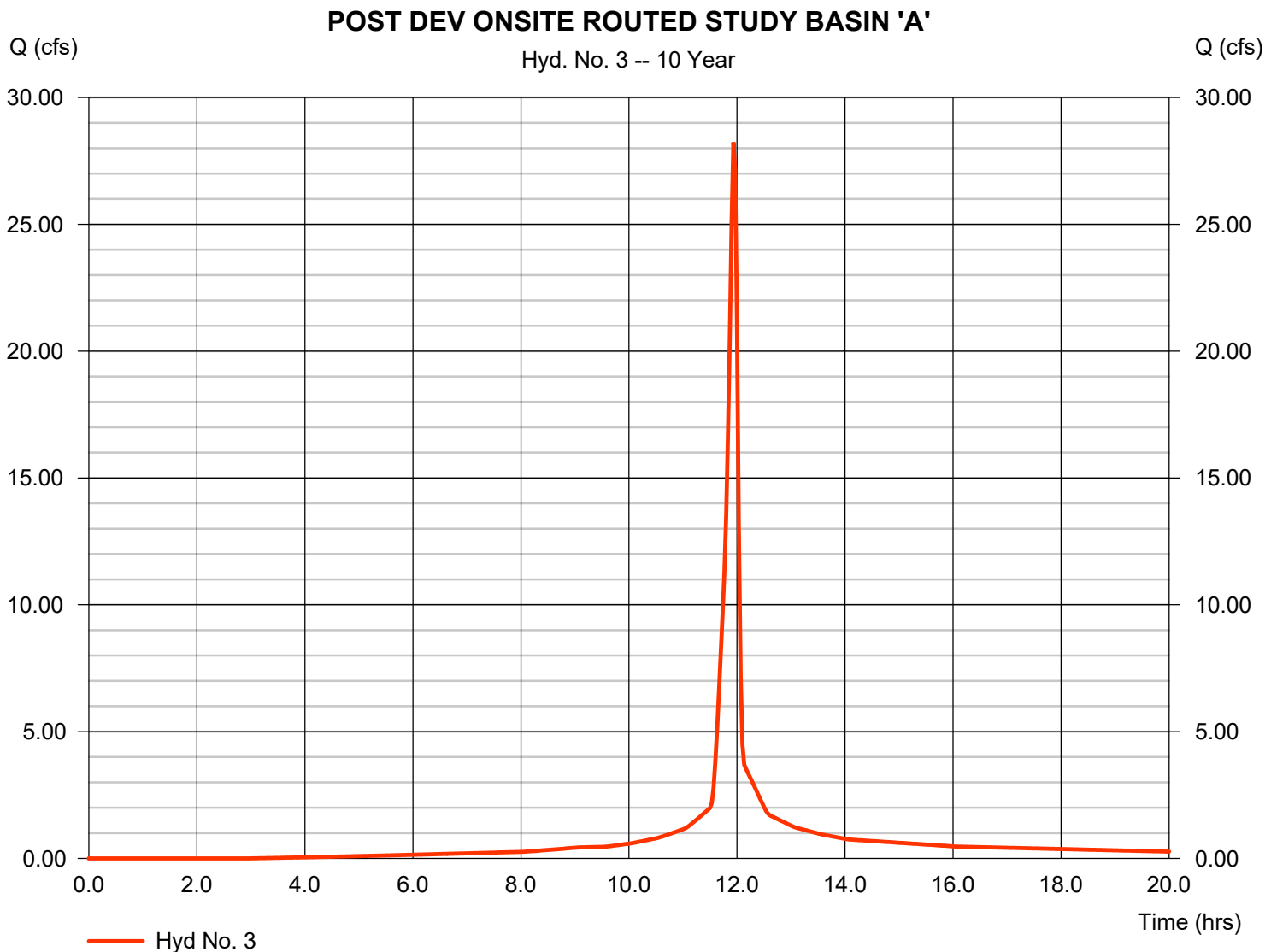
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 28.23 cfs   |
| Storm frequency | = 10 yrs     | Time to peak       | = 11.93 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 61,986 cuft |
| Drainage area   | = 3.830 ac   | Curve number       | = 91.3        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 5.76 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

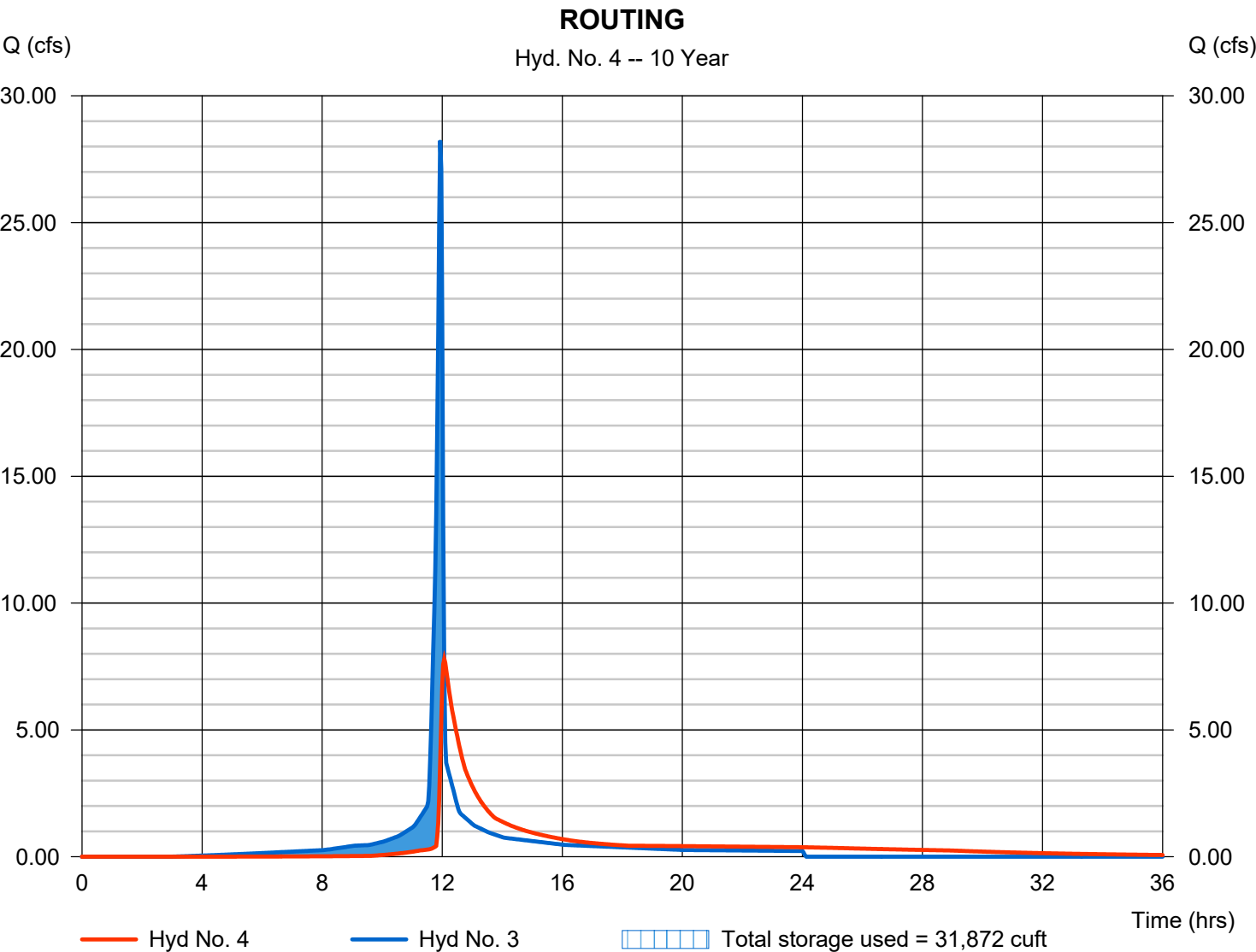
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 7.797 cfs   |
| Storm frequency | = 10 yrs                                      | Time to peak   | = 12.07 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 61,133 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max elevation  | = 957.70 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max storage    | = 31,872 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

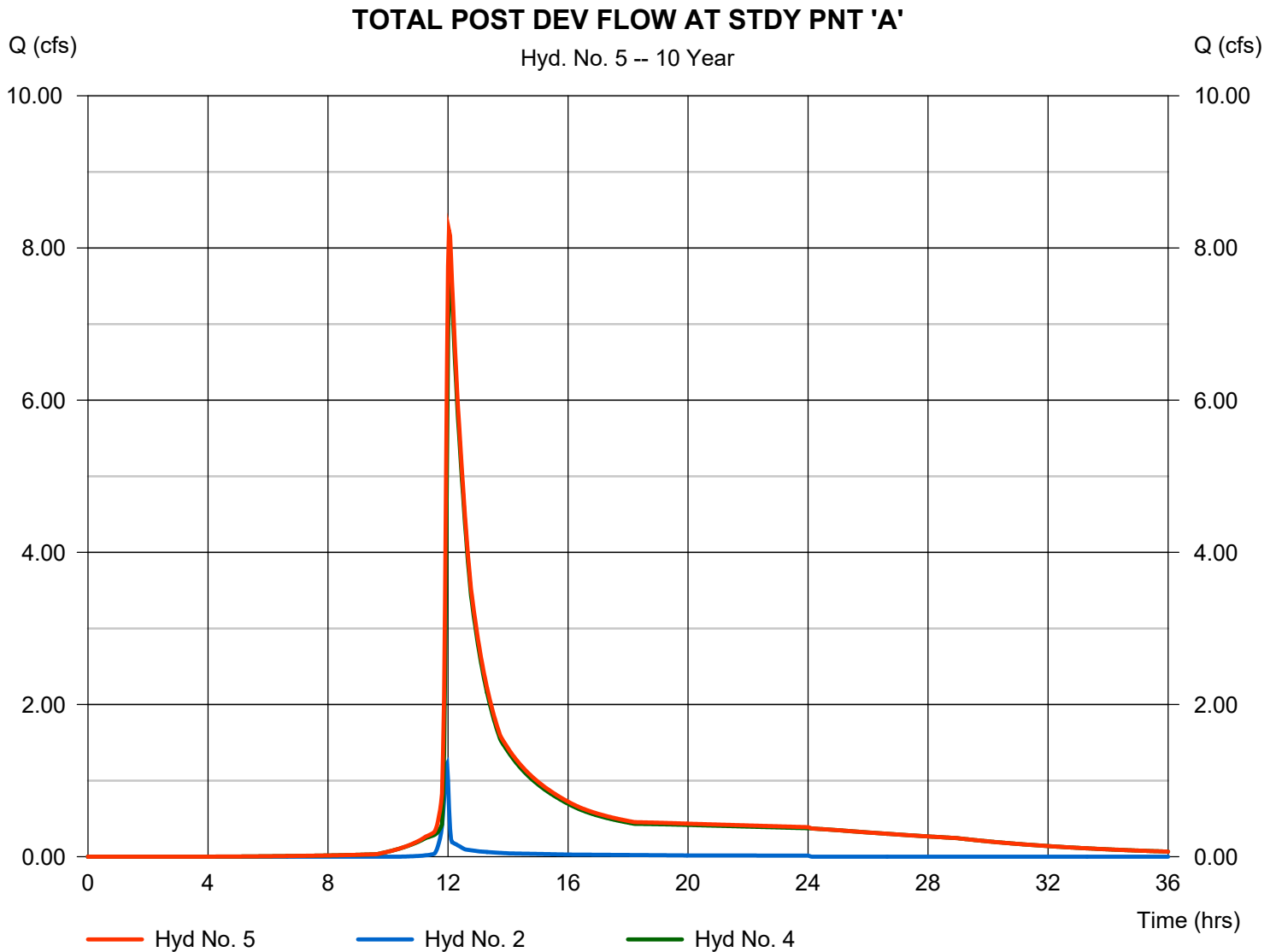
Wednesday, 06 / 30 / 2021

## Hyd. No. 5

### TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type = Combine  
 Storm frequency = 10 yrs  
 Time interval = 2 min  
 Inflow hyds. = 2, 4

Peak discharge = 8.233 cfs  
 Time to peak = 12.03 hrs  
 Hyd. volume = 63,585 cuft  
 Contrib. drain. area = 0.340 ac



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)     | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|------------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 15.67           | 2                   | 718                | 31,387                 | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 1.627           | 2                   | 718                | 3,262                  | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 33.43           | 2                   | 716                | 74,266                 | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 11.32           | 2                   | 724                | 73,397                 | 3             | 959.01                 | 36,545                    | ROUTING                        |
| 5                                      | Combine                  | 12.09           | 2                   | 722                | 76,659                 | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 25 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

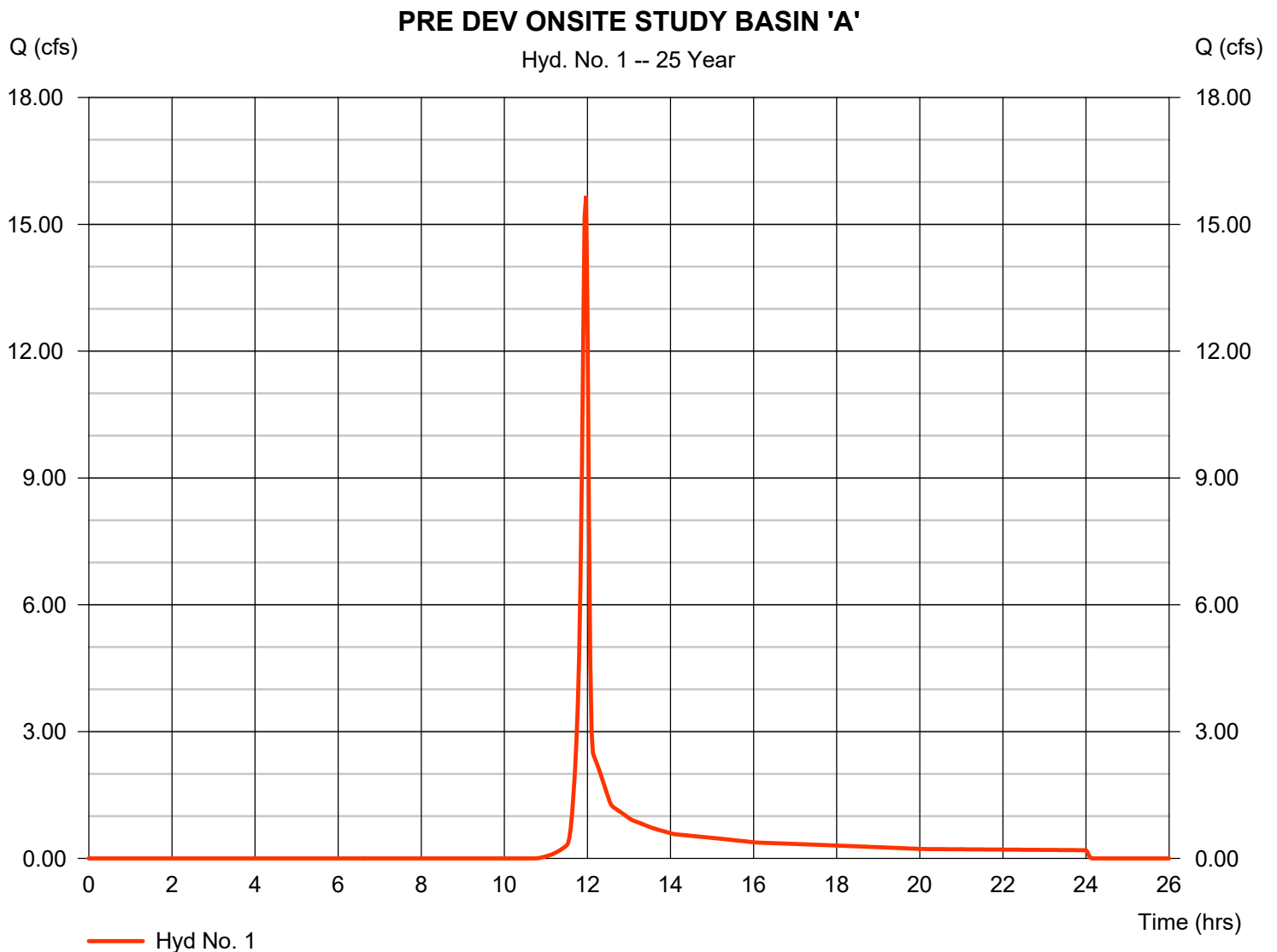
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 15.67 cfs   |
| Storm frequency | = 25 yrs     | Time to peak       | = 11.97 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 31,387 cuft |
| Drainage area   | = 4.170 ac   | Curve number       | = 57.9        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 6.72 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |





# Hydrograph Report

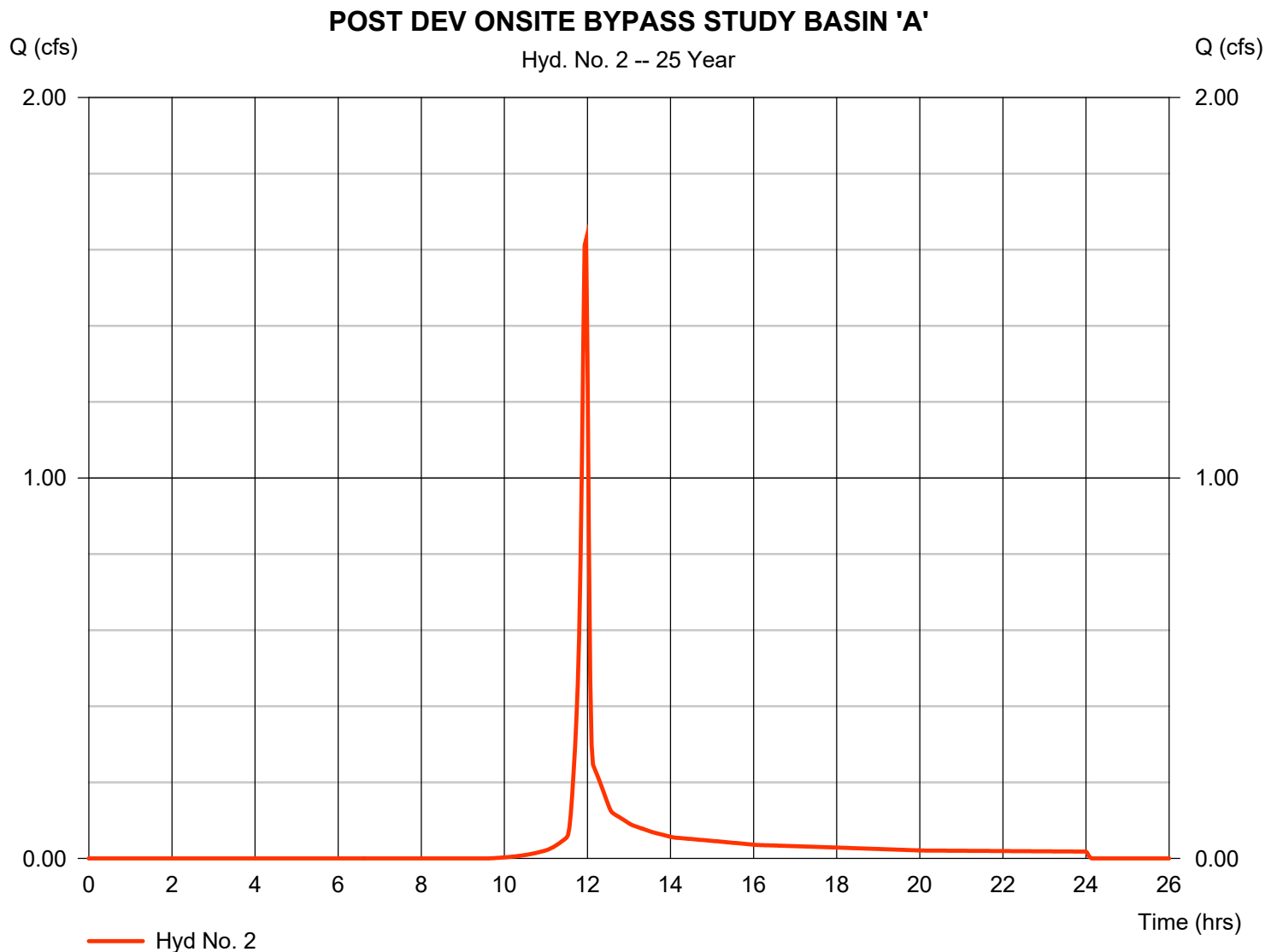
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 1.627 cfs  |
| Storm frequency | = 25 yrs     | Time to peak       | = 11.97 hrs  |
| Time interval   | = 2 min      | Hyd. volume        | = 3,262 cuft |
| Drainage area   | = 0.340 ac   | Curve number       | = 64.3       |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 6.72 in    | Distribution       | = Type II    |
| Storm duration  | = 24 hrs     | Shape factor       | = 484        |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

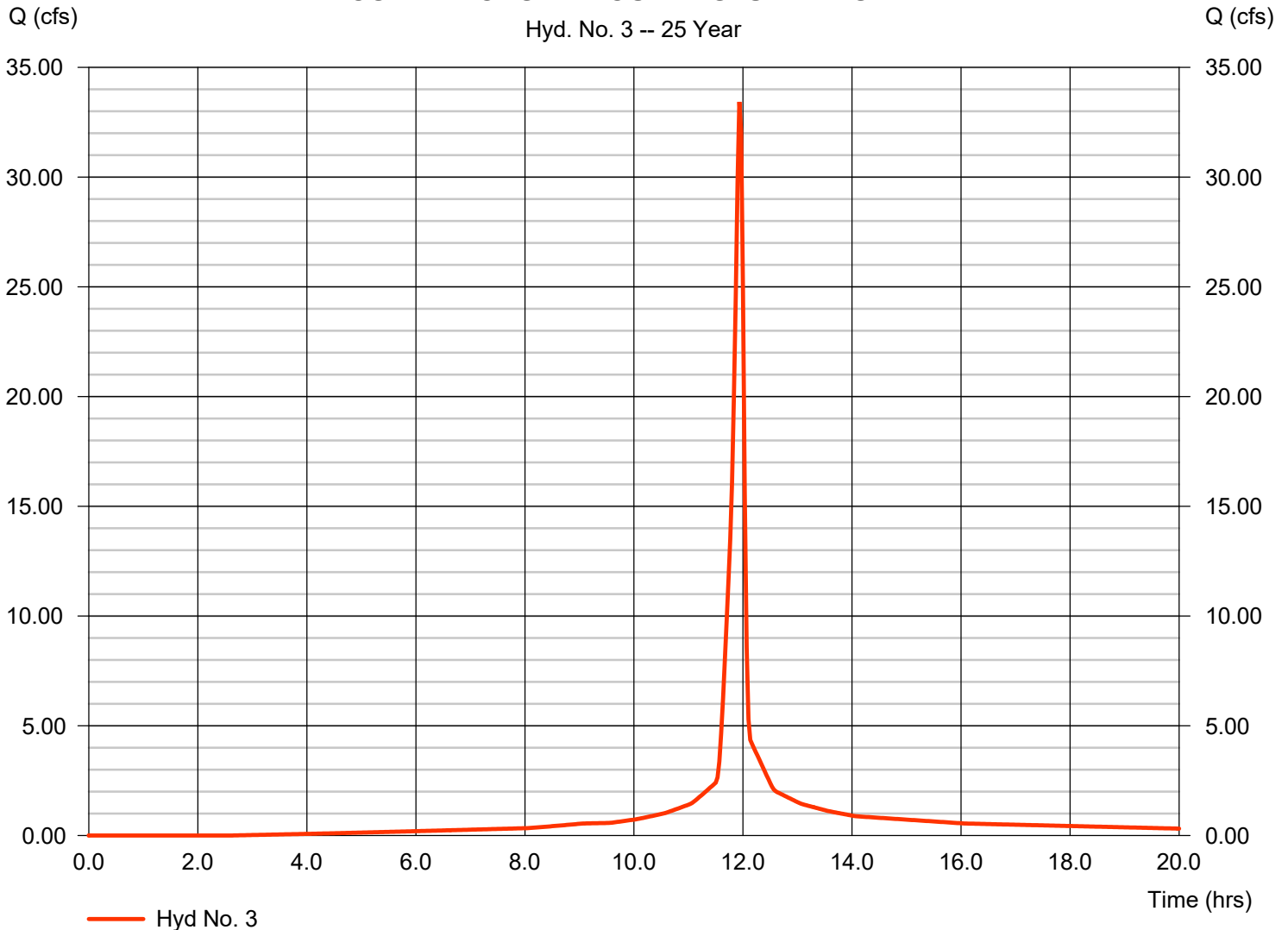
Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 33.43 cfs   |
| Storm frequency | = 25 yrs     | Time to peak       | = 11.93 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 74,266 cuft |
| Drainage area   | = 3.830 ac   | Curve number       | = 91.3        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 6.72 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |

### POST DEV ONSITE ROUTED STUDY BASIN 'A'



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

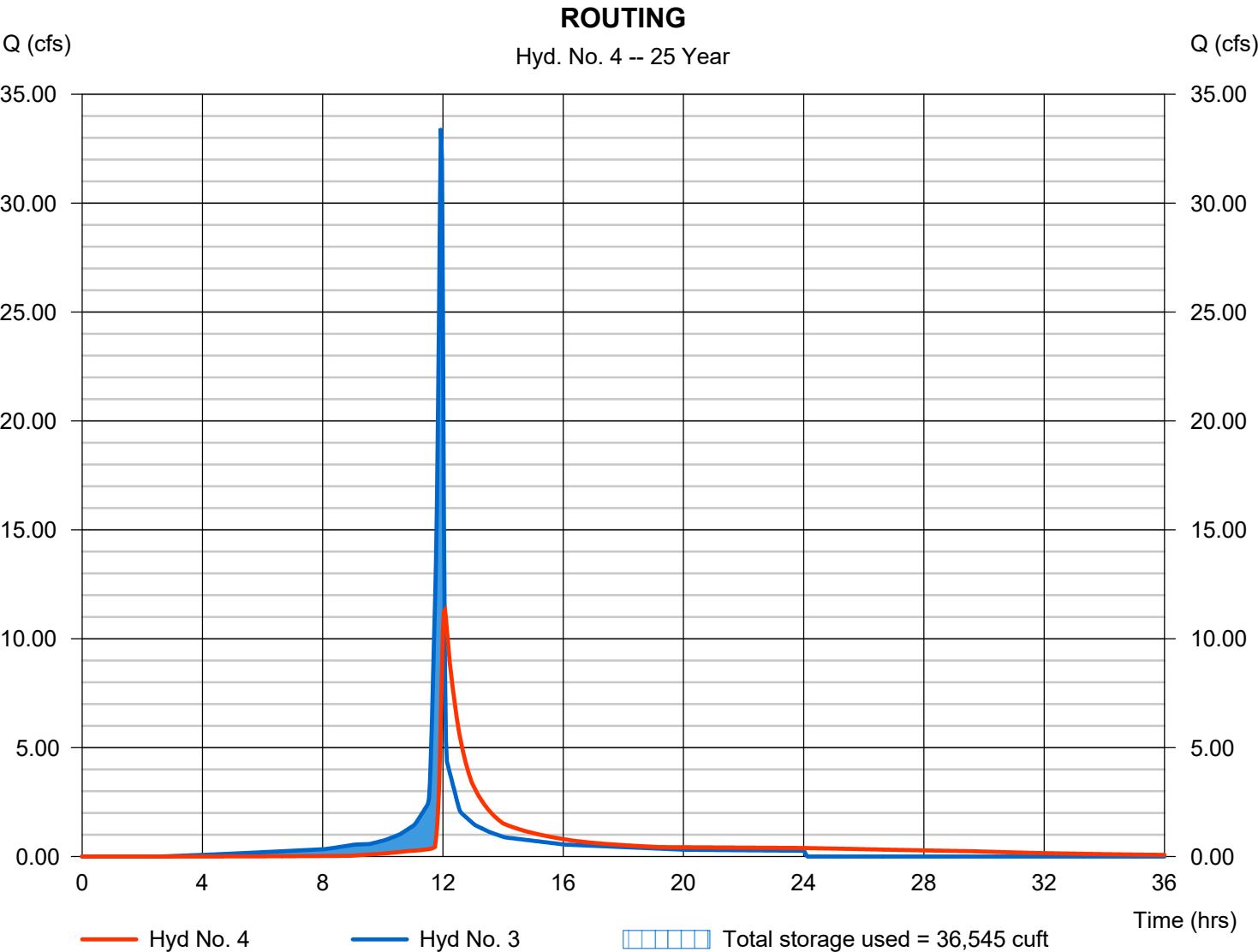
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 11.32 cfs   |
| Storm frequency | = 25 yrs                                      | Time to peak   | = 12.07 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 73,397 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max. elevation | = 959.01 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max. storage   | = 36,545 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

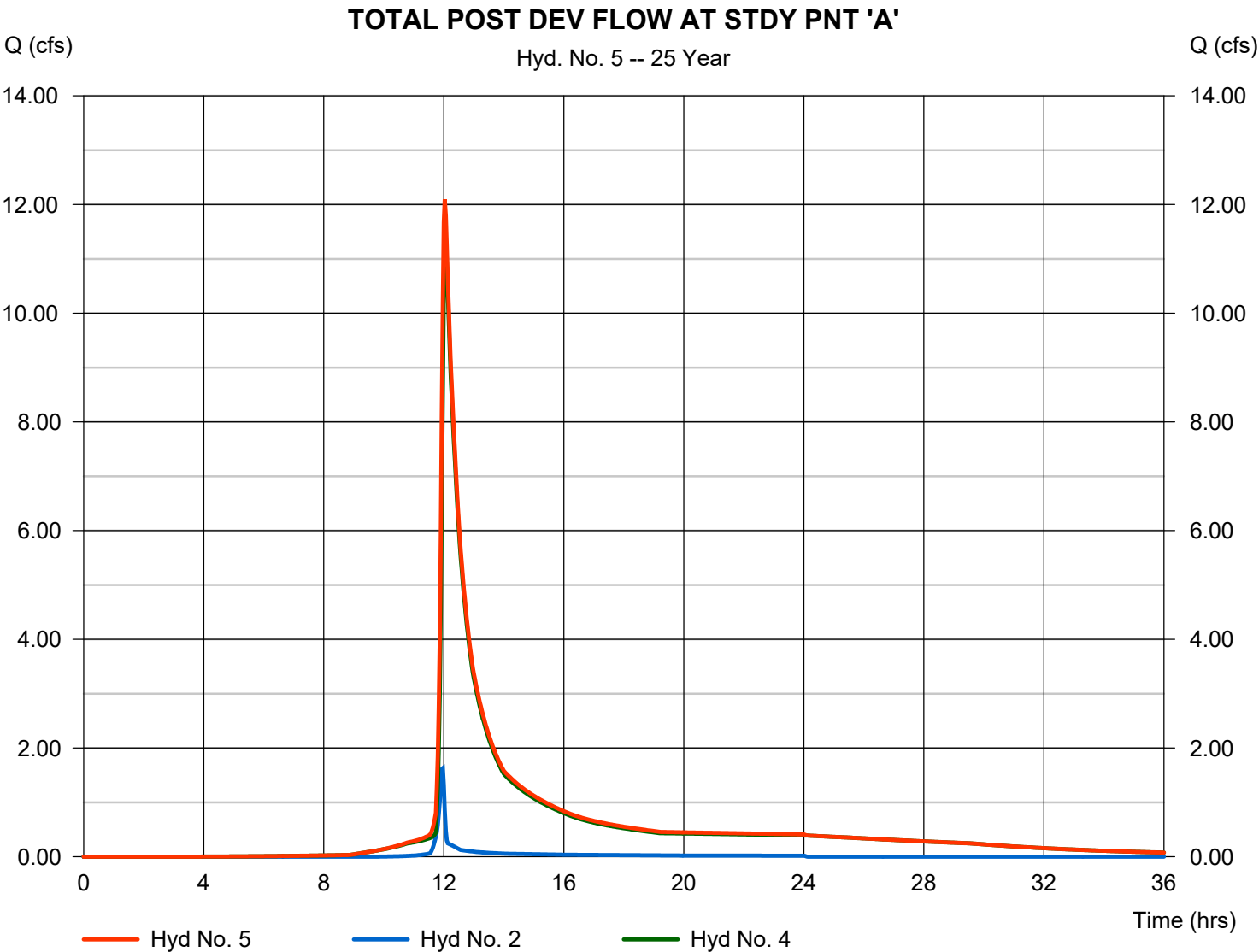
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 12.09 cfs   |
| Storm frequency | = 25 yrs  | Time to peak         | = 12.03 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 76,659 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)     | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|------------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 17.99           | 2                   | 718                | 35,992                 | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 1.834           | 2                   | 718                | 3,686                  | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 36.02           | 2                   | 716                | 80,427                 | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 13.97           | 2                   | 722                | 79,552                 | 3             | 959.59                 | 38,648                    | ROUTING                        |
| 5                                      | Combine                  | 14.92           | 2                   | 722                | 83,237                 | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 50 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

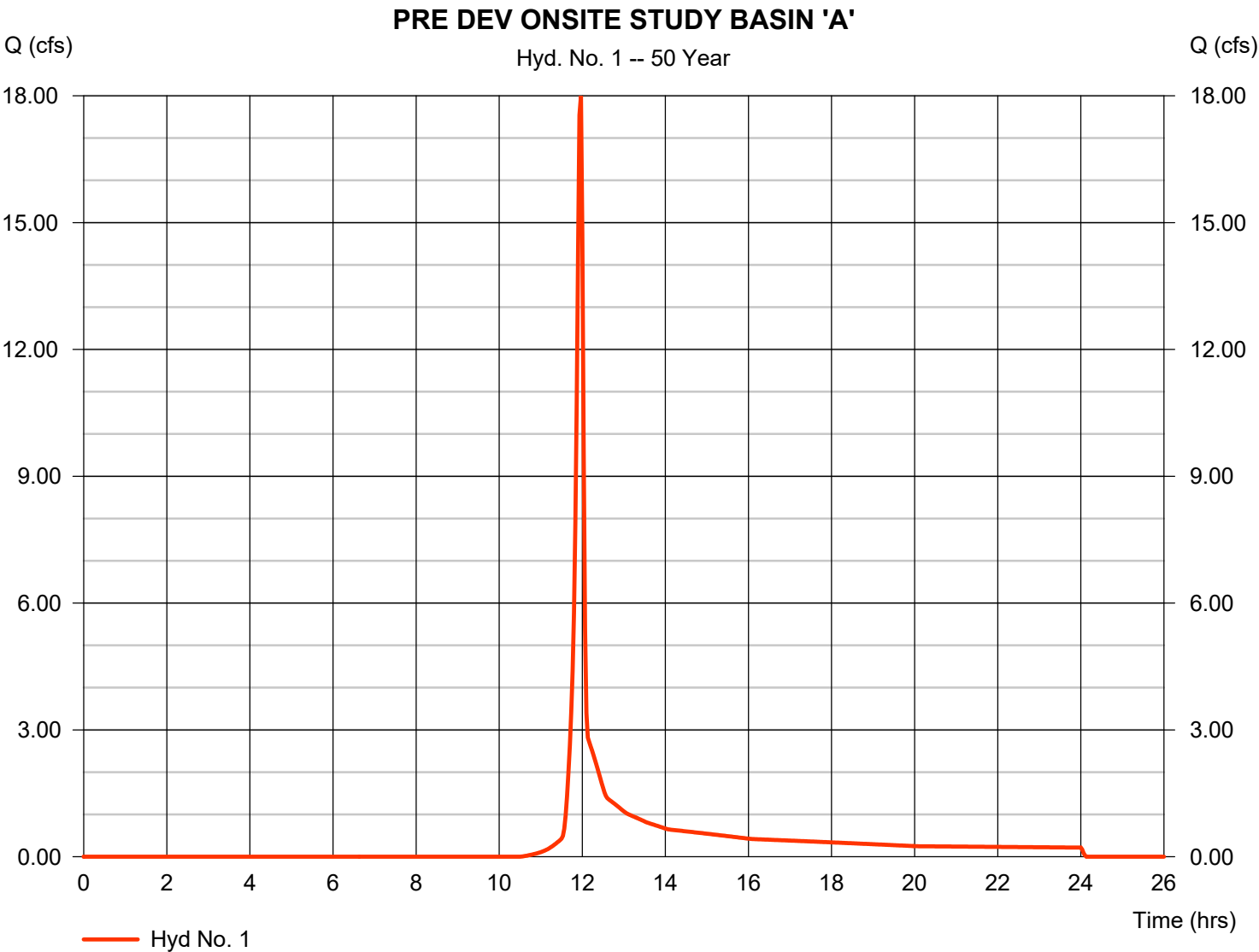
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 17.99 cfs   |
| Storm frequency | = | 50 yrs     | Time to peak       | = | 11.97 hrs   |
| Time interval   | = | 2 min      | Hyd. volume        | = | 35,992 cuft |
| Drainage area   | = | 4.170 ac   | Curve number       | = | 57.9        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 7.20 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |



# Hydrograph Report

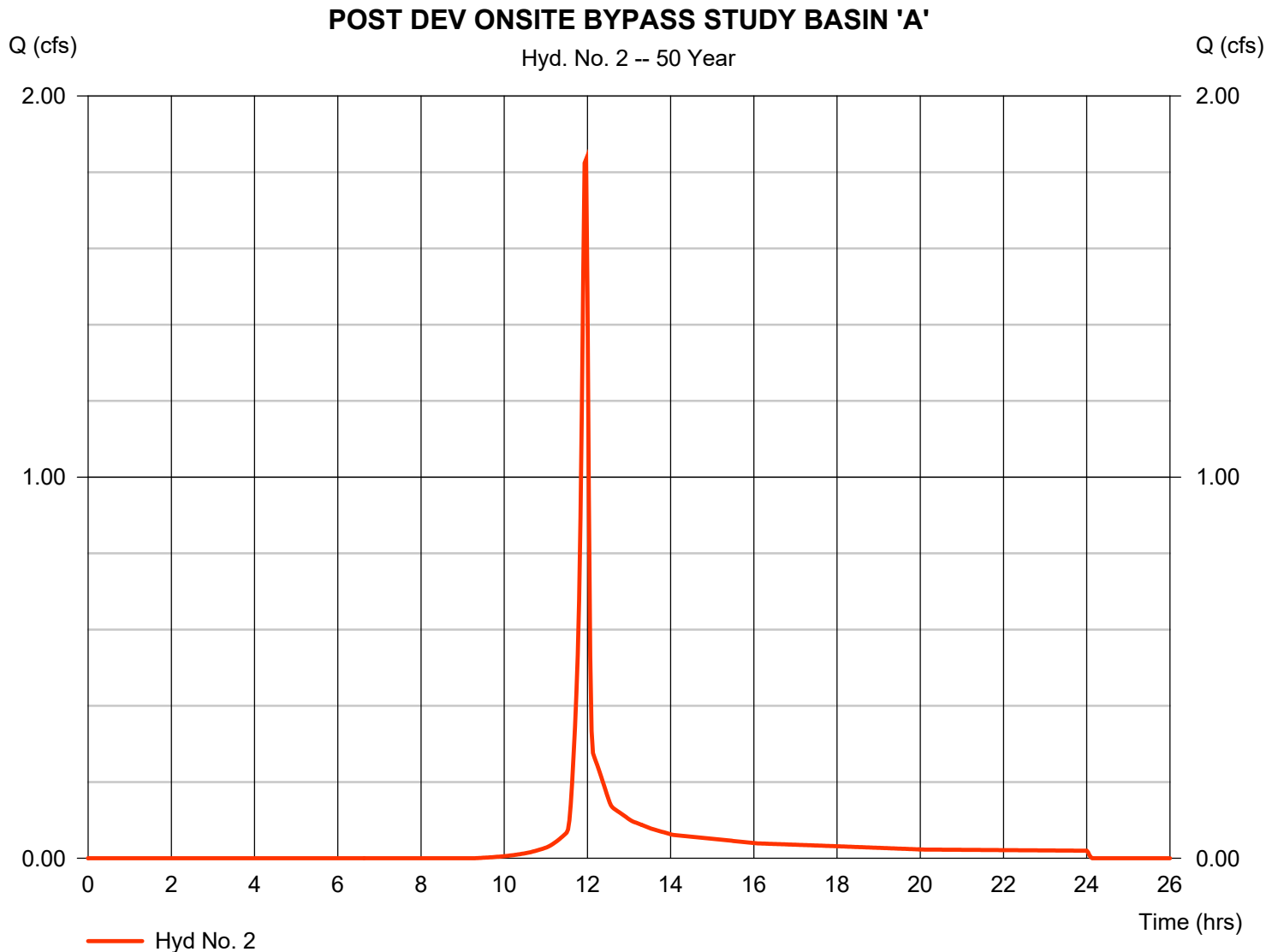
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 1.834 cfs  |
| Storm frequency | = 50 yrs     | Time to peak       | = 11.97 hrs  |
| Time interval   | = 2 min      | Hyd. volume        | = 3,686 cuft |
| Drainage area   | = 0.340 ac   | Curve number       | = 64.3       |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 7.20 in    | Distribution       | = Type II    |
| Storm duration  | = 24 hrs     | Shape factor       | = 484        |





# Hydrograph Report

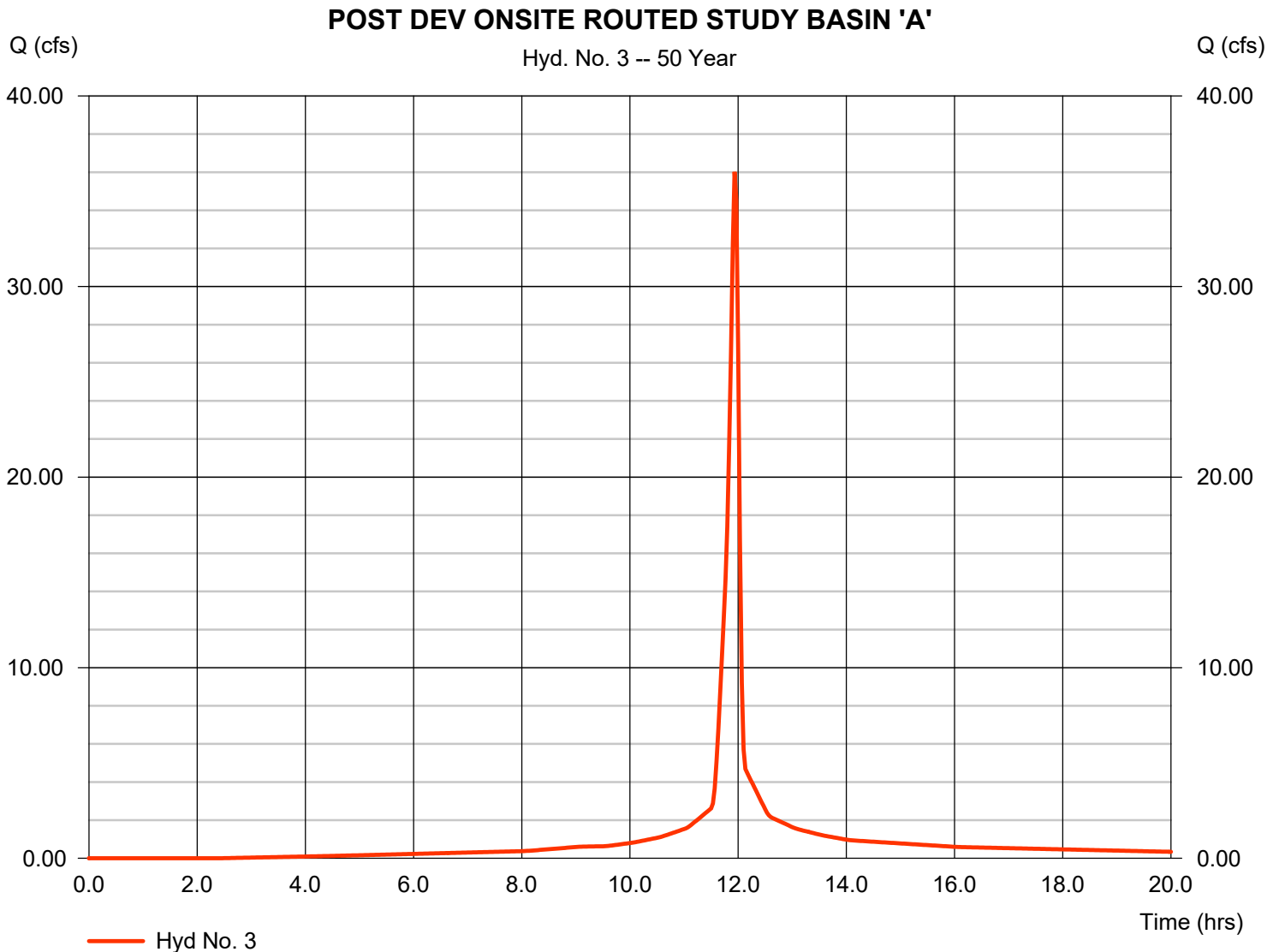
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 36.02 cfs   |
| Storm frequency | = 50 yrs     | Time to peak       | = 11.93 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 80,427 cuft |
| Drainage area   | = 3.830 ac   | Curve number       | = 91.3        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 7.20 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

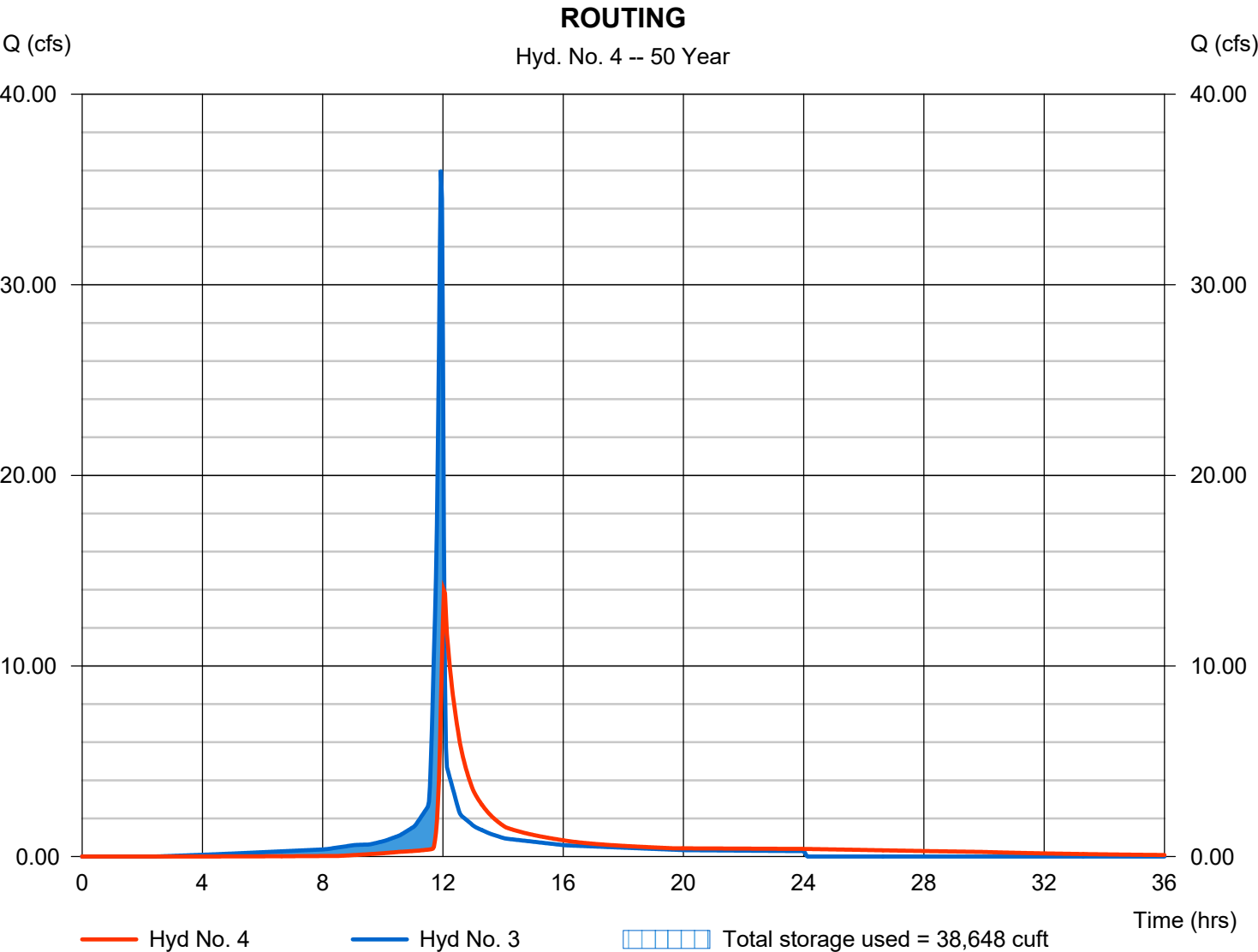
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 13.97 cfs   |
| Storm frequency | = 50 yrs                                      | Time to peak   | = 12.03 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 79,552 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max elevation  | = 959.59 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max storage    | = 38,648 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

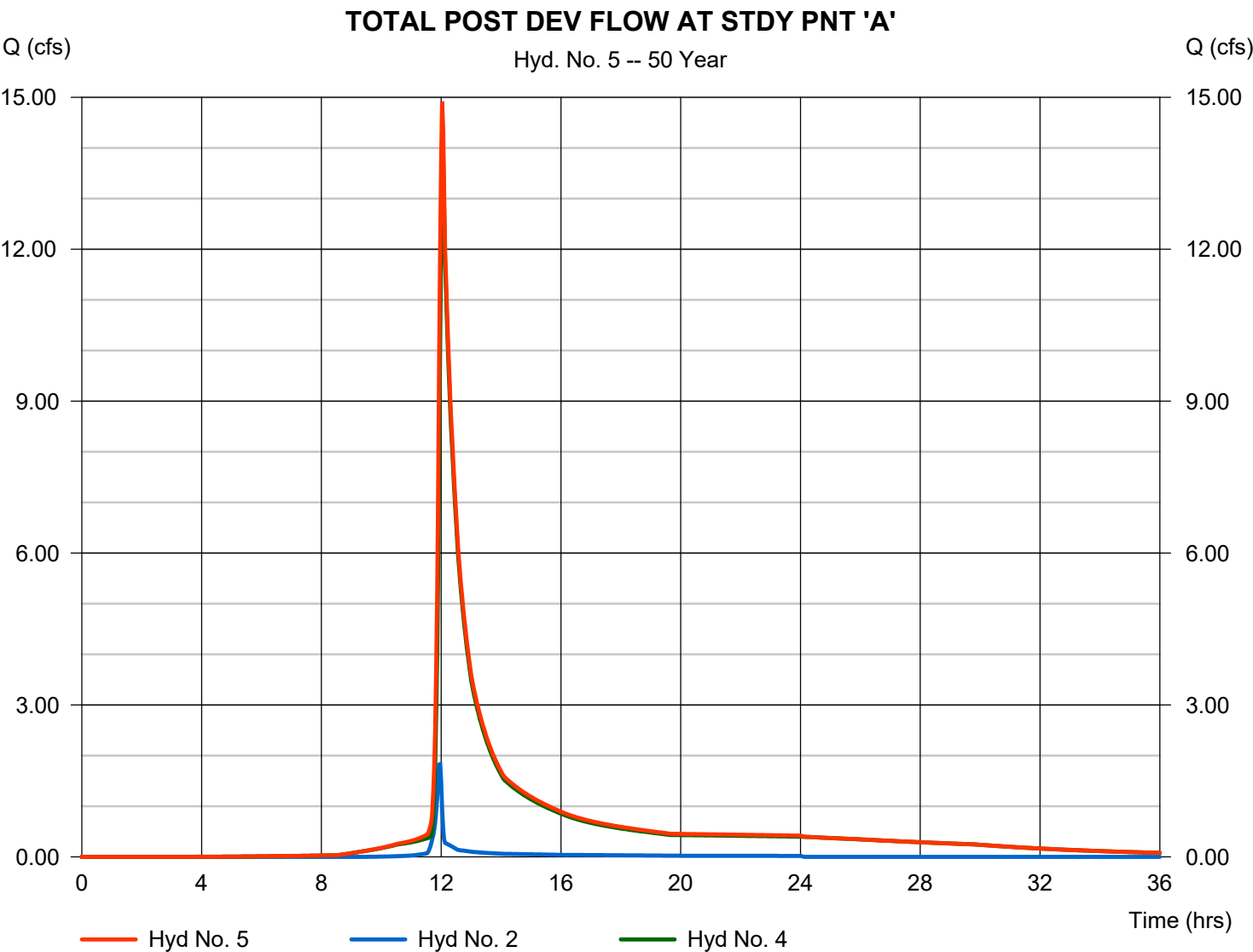
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 14.92 cfs   |
| Storm frequency | = 50 yrs  | Time to peak         | = 12.03 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 83,237 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

| Hyd. No.                               | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft)      | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft)   | Hydrograph Description         |
|----------------------------------------|--------------------------|-----------------|---------------------|--------------------|-------------------------|---------------|------------------------|---------------------------|--------------------------------|
| 1                                      | SCS Runoff               | 21.59           | 2                   | 718                | 43,188                  | -----         | -----                  | -----                     | PRE DEV ONSITE STUDY BASIN 'A' |
| 2                                      | SCS Runoff               | 2.150           | 2                   | 718                | 4,340                   | -----         | -----                  | -----                     | POST DEV ONSITE BYPASS STUD    |
| 3                                      | SCS Runoff               | 39.89           | 2                   | 716                | 89,688                  | -----         | -----                  | -----                     | POST DEV ONSITE ROUTED STUD    |
| 4                                      | Reservoir                | 18.36           | 2                   | 722                | 88,804                  | 3             | 960.31                 | 41,441                    | ROUTING                        |
| 5                                      | Combine                  | 19.47           | 2                   | 722                | 93,144                  | 2, 4          | -----                  | -----                     | TOTAL POST DEV FLOW AT STDY    |
| springhaven hydro single detention.gpw |                          |                 |                     |                    | Return Period: 100 Year |               |                        | Wednesday, 06 / 30 / 2021 |                                |

# Hydrograph Report

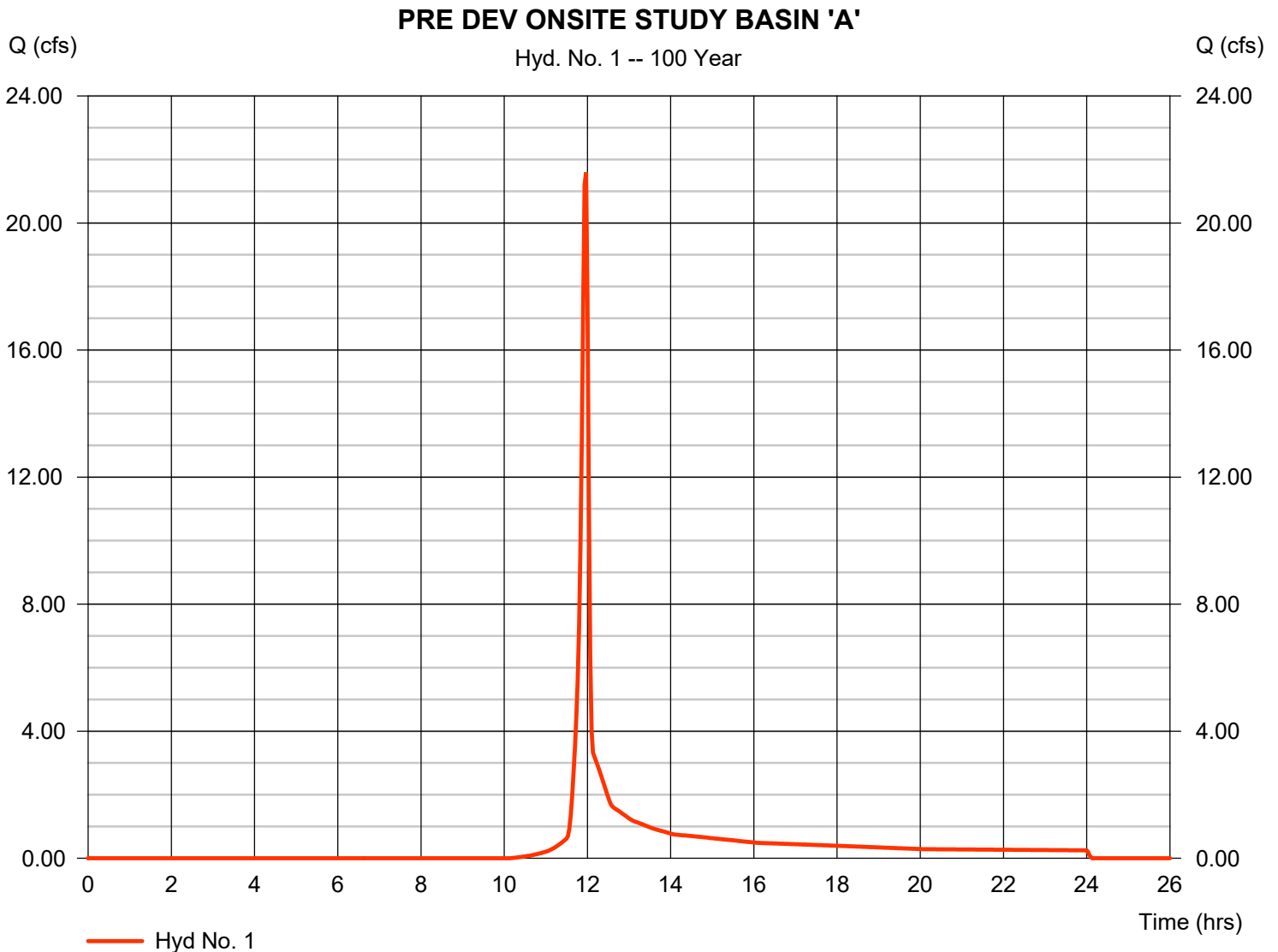
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 1

### PRE DEV ONSITE STUDY BASIN 'A'

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 21.59 cfs   |
| Storm frequency | = 100 yrs    | Time to peak       | = 11.97 hrs   |
| Time interval   | = 2 min      | Hyd. volume        | = 43,188 cuft |
| Drainage area   | = 4.170 ac   | Curve number       | = 57.9        |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 7.92 in    | Distribution       | = Type II     |
| Storm duration  | = 24 hrs     | Shape factor       | = 484         |



# Hydrograph Report

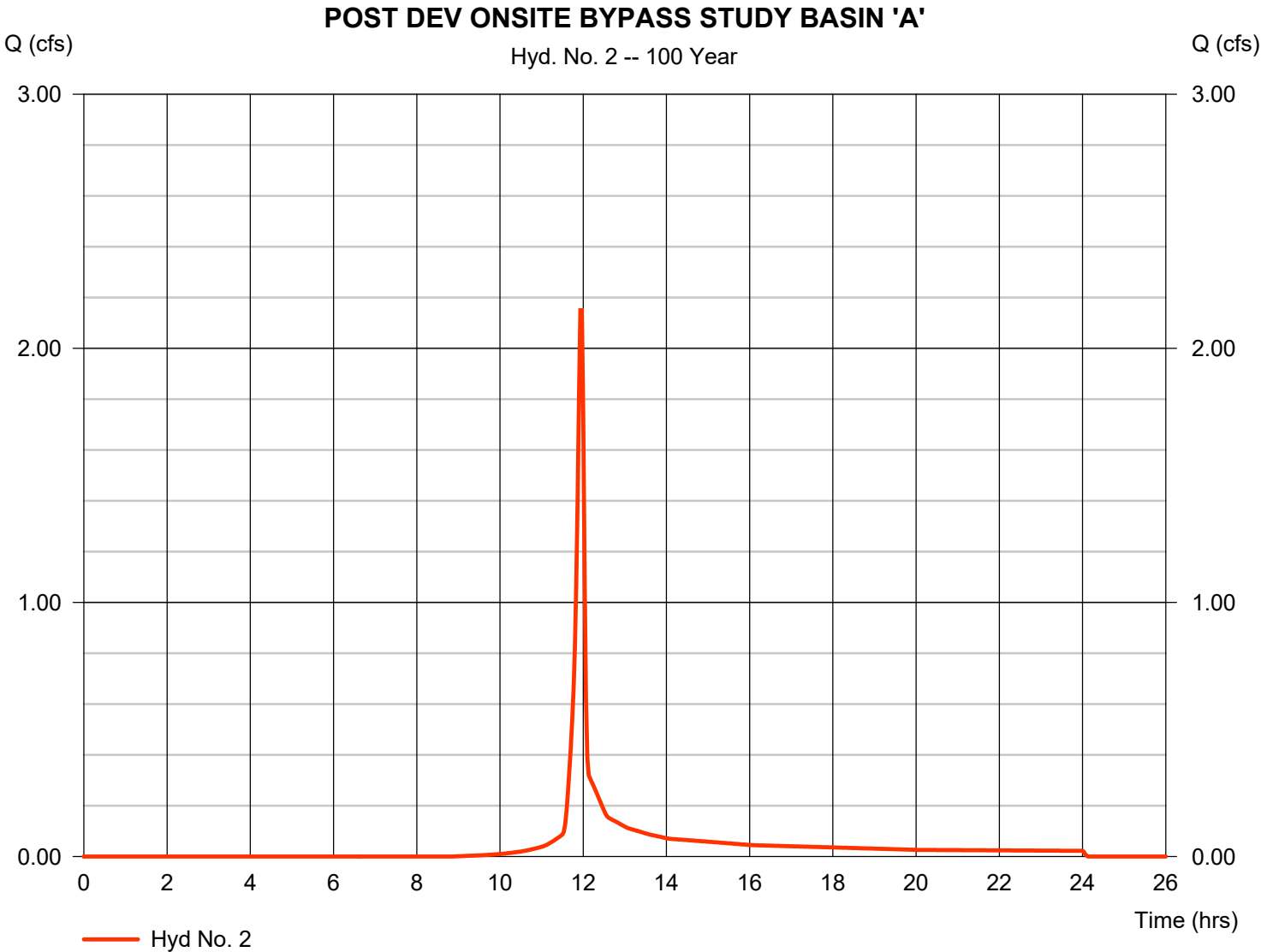
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 2

### POST DEV ONSITE BYPASS STUDY BASIN 'A'

|                 |   |            |                    |   |            |
|-----------------|---|------------|--------------------|---|------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 2.150 cfs  |
| Storm frequency | = | 100 yrs    | Time to peak       | = | 11.97 hrs  |
| Time interval   | = | 2 min      | Hyd. volume        | = | 4,340 cuft |
| Drainage area   | = | 0.340 ac   | Curve number       | = | 64.3       |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft       |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min   |
| Total precip.   | = | 7.92 in    | Distribution       | = | Type II    |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484        |



# Hydrograph Report

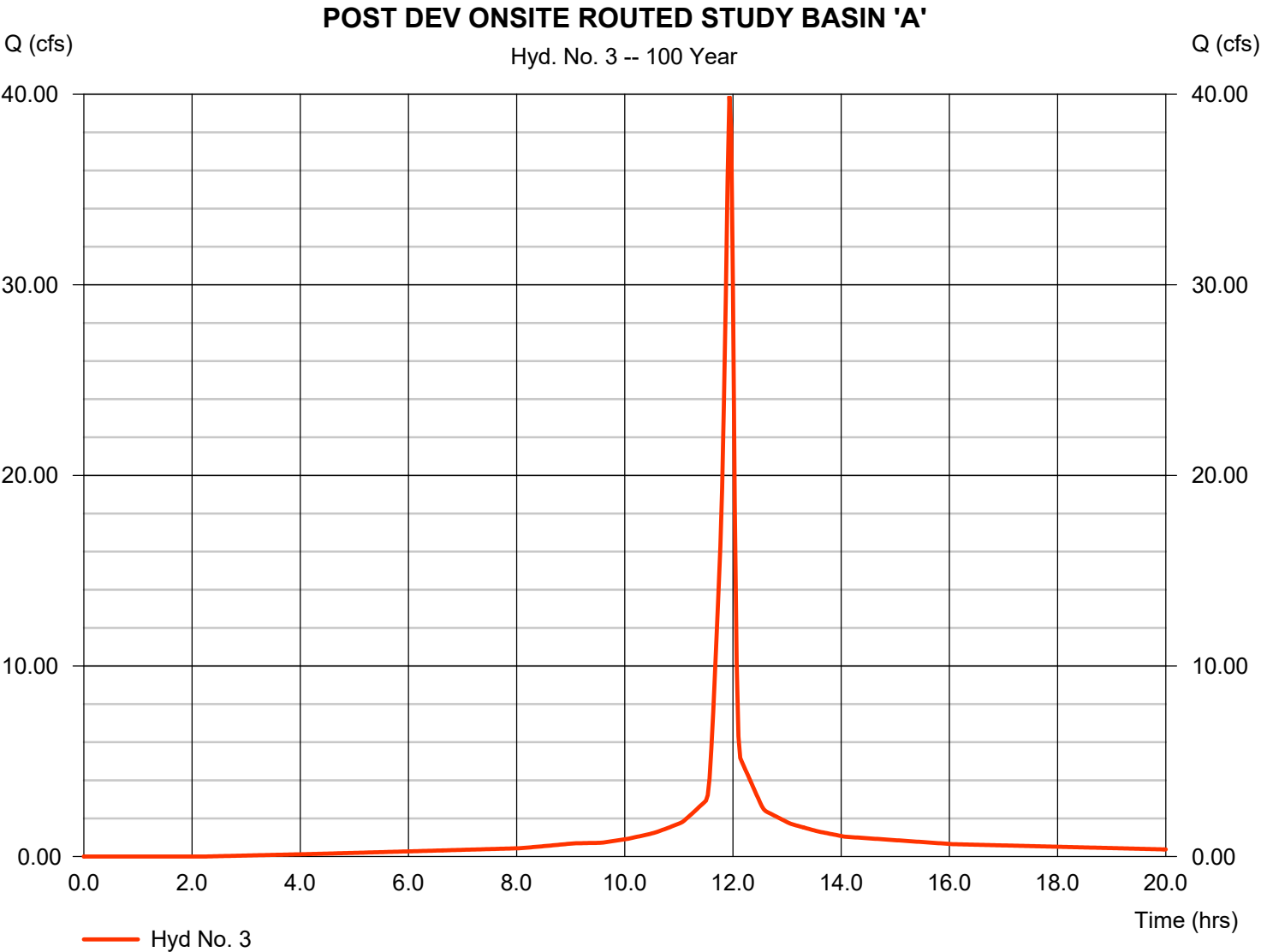
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 3

### POST DEV ONSITE ROUTED STUDY BASIN 'A'

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 39.89 cfs   |
| Storm frequency | = | 100 yrs    | Time to peak       | = | 11.93 hrs   |
| Time interval   | = | 2 min      | Hyd. volume        | = | 89,688 cuft |
| Drainage area   | = | 3.830 ac   | Curve number       | = | 91.3        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | User       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 7.92 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |





# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

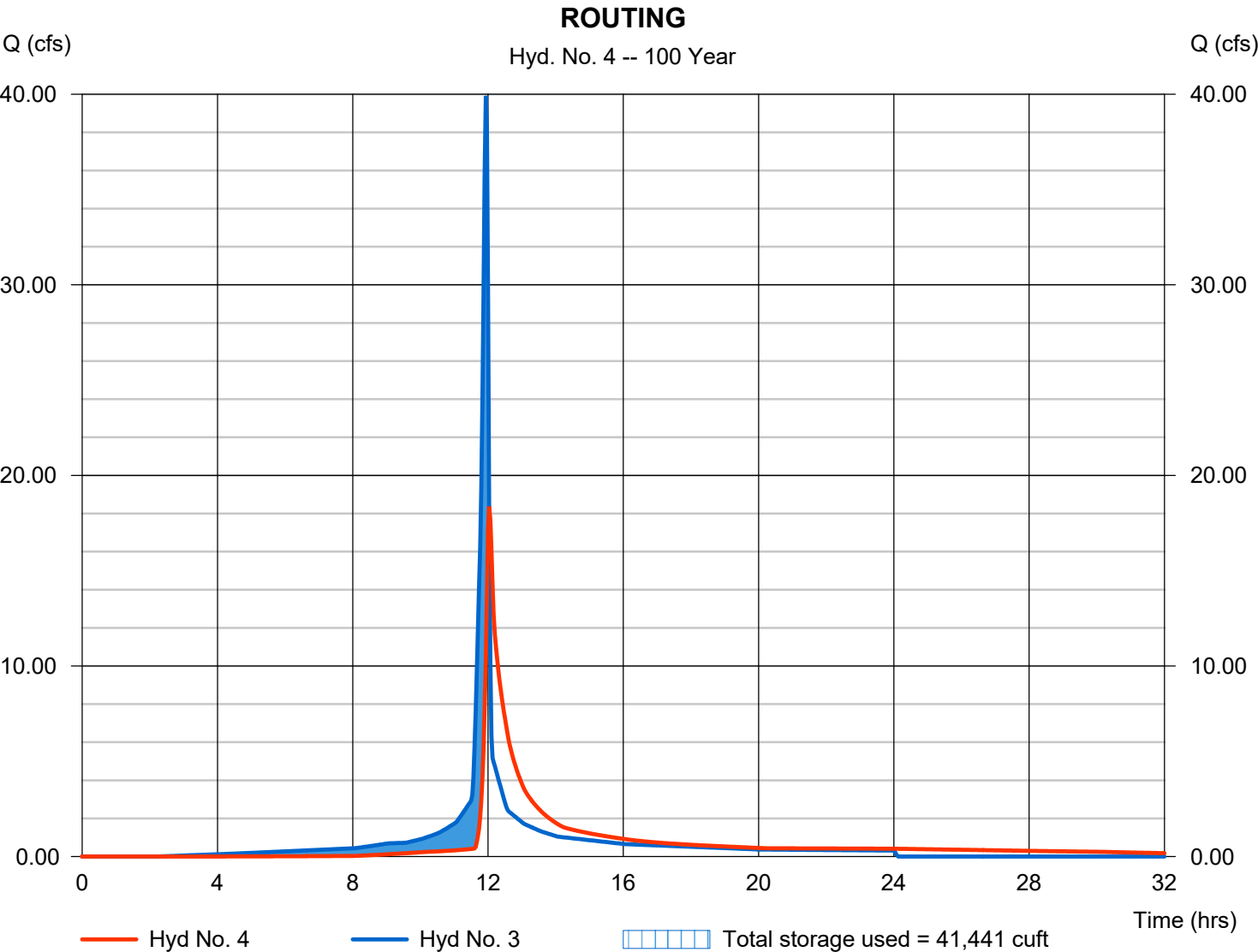
Wednesday, 06 / 30 / 2021

## Hyd. No. 4

### ROUTING

|                 |                                               |                |               |
|-----------------|-----------------------------------------------|----------------|---------------|
| Hydrograph type | = Reservoir                                   | Peak discharge | = 18.36 cfs   |
| Storm frequency | = 100 yrs                                     | Time to peak   | = 12.03 hrs   |
| Time interval   | = 2 min                                       | Hyd. volume    | = 88,804 cuft |
| Inflow hyd. No. | = 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A' | Max elevation  | = 960.31 ft   |
| Reservoir name  | = UNDERGROUND MODULE STORAGE                  | Max storage    | = 41,441 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Hydrograph Report

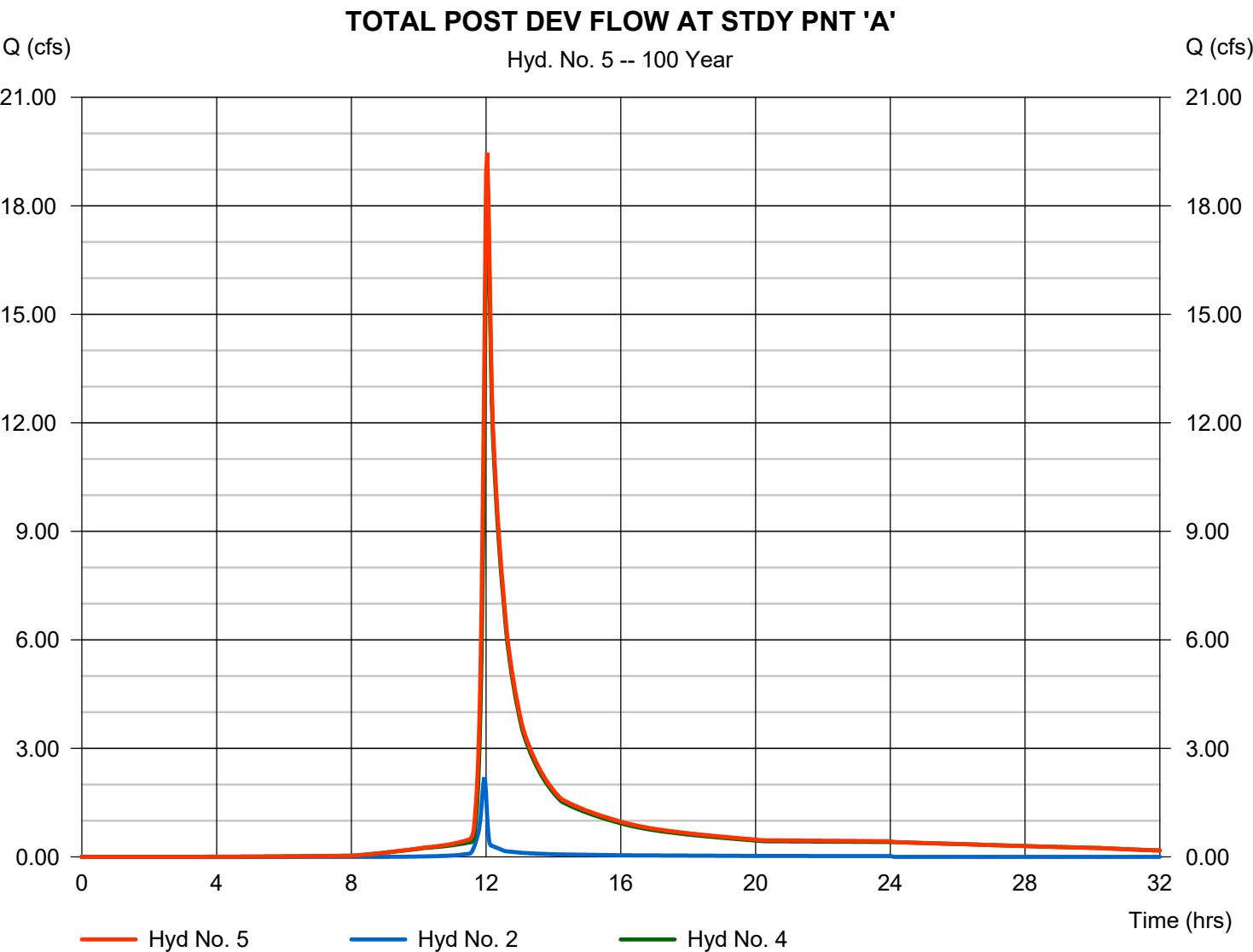
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

|                 |           |                      |               |
|-----------------|-----------|----------------------|---------------|
| Hydrograph type | = Combine | Peak discharge       | = 19.47 cfs   |
| Storm frequency | = 100 yrs | Time to peak         | = 12.03 hrs   |
| Time interval   | = 2 min   | Hyd. volume          | = 93,144 cuft |
| Inflow hyds.    | = 2, 4    | Contrib. drain. area | = 0.340 ac    |



# Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

| Return Period<br>(Yrs) | Intensity-Duration-Frequency Equation Coefficients (FHA) |         |        |       |
|------------------------|----------------------------------------------------------|---------|--------|-------|
|                        | B                                                        | D       | E      | (N/A) |
| 1                      | 36.5608                                                  | 7.6000  | 0.7532 | ----- |
| 2                      | 56.3960                                                  | 10.8000 | 0.8126 | ----- |
| 3                      | 0.0000                                                   | 0.0000  | 0.0000 | ----- |
| 5                      | 60.4756                                                  | 11.9000 | 0.7730 | ----- |
| 10                     | 59.5578                                                  | 11.7000 | 0.7384 | ----- |
| 25                     | 66.1540                                                  | 12.2000 | 0.7236 | ----- |
| 50                     | 74.6580                                                  | 13.0000 | 0.7242 | ----- |
| 100                    | 79.4626                                                  | 13.2000 | 0.7150 | ----- |

File name: atlanta.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

| Return Period<br>(Yrs) | Intensity Values (in/hr) |      |      |      |      |      |      |      |      |      |      |      |
|------------------------|--------------------------|------|------|------|------|------|------|------|------|------|------|------|
|                        | 5 min                    | 10   | 15   | 20   | 25   | 30   | 35   | 40   | 45   | 50   | 55   | 60   |
| 1                      | 5.42                     | 4.22 | 3.49 | 3.00 | 2.65 | 2.38 | 2.17 | 1.99 | 1.85 | 1.73 | 1.62 | 1.53 |
| 2                      | 5.99                     | 4.79 | 4.02 | 3.48 | 3.08 | 2.77 | 2.52 | 2.32 | 2.15 | 2.00 | 1.88 | 1.77 |
| 3                      | 0.00                     | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5                      | 6.80                     | 5.56 | 4.75 | 4.16 | 3.72 | 3.37 | 3.09 | 2.86 | 2.66 | 2.49 | 2.35 | 2.22 |
| 10                     | 7.45                     | 6.14 | 5.27 | 4.64 | 4.16 | 3.79 | 3.49 | 3.23 | 3.02 | 2.84 | 2.68 | 2.54 |
| 25                     | 8.44                     | 7.02 | 6.06 | 5.36 | 4.83 | 4.41 | 4.07 | 3.78 | 3.54 | 3.33 | 3.15 | 2.99 |
| 50                     | 9.21                     | 7.71 | 6.69 | 5.94 | 5.36 | 4.90 | 4.52 | 4.21 | 3.95 | 3.72 | 3.52 | 3.34 |
| 100                    | 9.98                     | 8.39 | 7.30 | 6.49 | 5.87 | 5.38 | 4.97 | 4.64 | 4.35 | 4.10 | 3.88 | 3.69 |

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\LAND PROJECTS 2008\140422\hydro\atlanta.pcp

| Storm Distribution | Rainfall Precipitation Table (in) |      |      |      |       |       |       |        |
|--------------------|-----------------------------------|------|------|------|-------|-------|-------|--------|
|                    | 1-yr                              | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
| SCS 24-hour        | 3.36                              | 4.08 | 0.00 | 5.04 | 5.76  | 6.72  | 7.20  | 7.92   |
| SCS 6-Hr           | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Huff-1st           | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Huff-2nd           | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Huff-3rd           | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Huff-4th           | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Huff-Indy          | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |
| Custom             | 0.00                              | 0.00 | 0.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00   |

|                                                                           |           |
|---------------------------------------------------------------------------|-----------|
| <b>Watershed Model Schematic.....</b>                                     | <b>1</b>  |
| <b>Hydrograph Return Period Recap.....</b>                                | <b>2</b>  |
| <b>1 - Year</b>                                                           |           |
| <b>Summary Report.....</b>                                                | <b>3</b>  |
| <b>Hydrograph Reports.....</b>                                            | <b>4</b>  |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 4         |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 5         |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 6         |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 7         |
| Pond Report - UNDERGROUND MODULE SYSTEM.....                              | 8         |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 9         |
| <b>2 - Year</b>                                                           |           |
| <b>Summary Report.....</b>                                                | <b>10</b> |
| <b>Hydrograph Reports.....</b>                                            | <b>11</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 11        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 12        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 13        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 14        |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 15        |
| <b>5 - Year</b>                                                           |           |
| <b>Summary Report.....</b>                                                | <b>16</b> |
| <b>Hydrograph Reports.....</b>                                            | <b>17</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 17        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 18        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 19        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 20        |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 21        |
| <b>10 - Year</b>                                                          |           |
| <b>Summary Report.....</b>                                                | <b>22</b> |
| <b>Hydrograph Reports.....</b>                                            | <b>23</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 23        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 24        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 25        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 26        |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 27        |
| <b>25 - Year</b>                                                          |           |
| <b>Summary Report.....</b>                                                | <b>28</b> |
| <b>Hydrograph Reports.....</b>                                            | <b>29</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 29        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 30        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 31        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 32        |

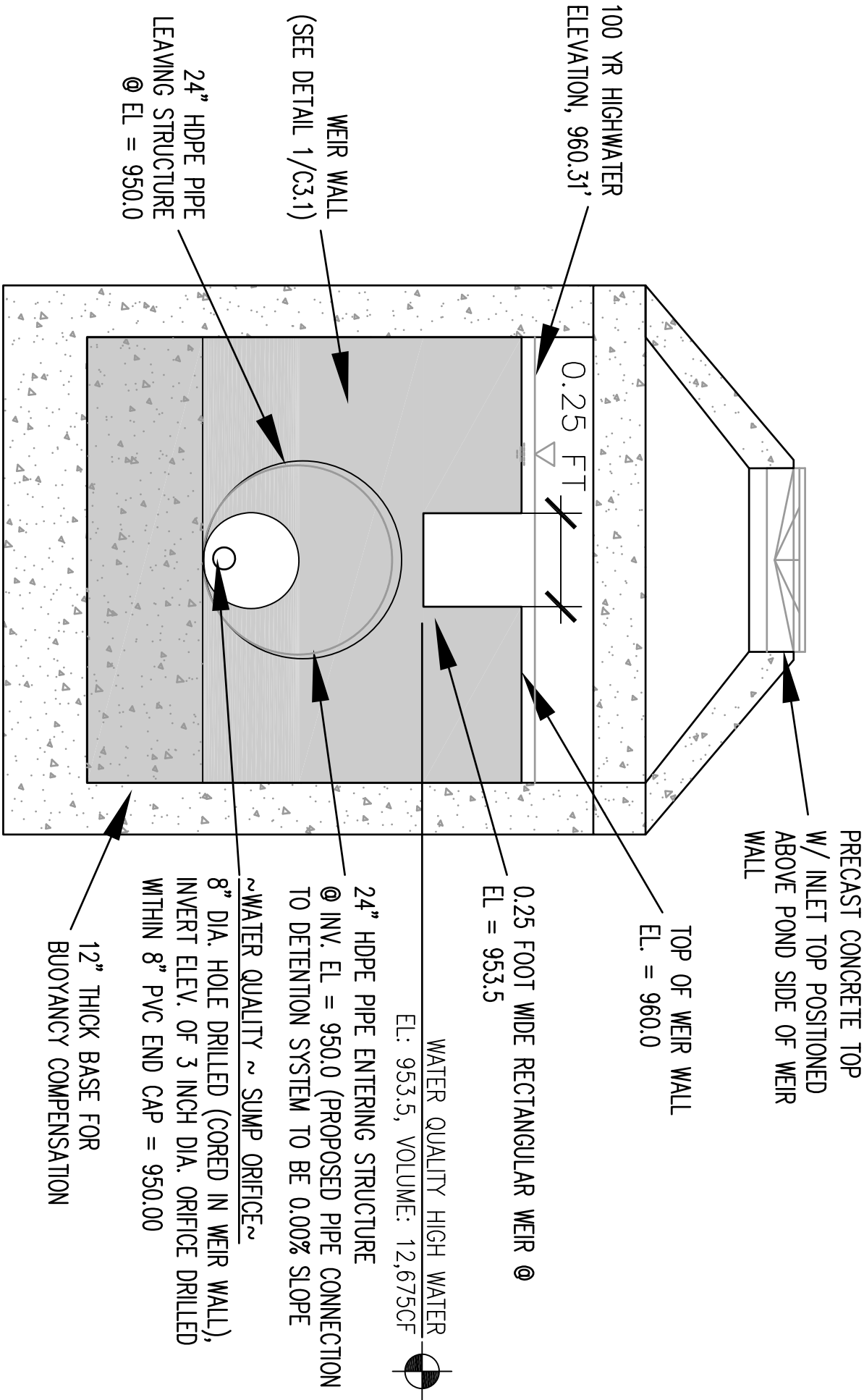
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|                                                                           |           |
|---------------------------------------------------------------------------|-----------|
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 33        |
| <b>50 - Year</b>                                                          |           |
| <b>Summary Report</b> .....                                               | <b>34</b> |
| <b>Hydrograph Reports</b> .....                                           | <b>35</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 35        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 36        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 37        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 38        |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 39        |
| <b>100 - Year</b>                                                         |           |
| <b>Summary Report</b> .....                                               | <b>40</b> |
| <b>Hydrograph Reports</b> .....                                           | <b>41</b> |
| Hydrograph No. 1, SCS Runoff, PRE DEV ONSITE STUDY BASIN 'A'.....         | 41        |
| Hydrograph No. 2, SCS Runoff, POST DEV ONSITE BYPASS STUDY BASIN 'A'..... | 42        |
| Hydrograph No. 3, SCS Runoff, POST DEV ONSITE ROUTED STUDY BASIN 'A'..... | 43        |
| Hydrograph No. 4, Reservoir, ROUTING.....                                 | 44        |
| Hydrograph No. 5, Combine, TOTAL POST DEV FLOW AT STDY PNT 'A'.....       | 45        |
| <b>IDF Report</b> .....                                                   | <b>46</b> |

## **APPENDIX "B"**

## **OUTLET CONTROL STRUCTURE DETAILS W/ STAGE STORAGE REPORT**





1 OUTLET CONTROL STRUCTURE SECTION DETAIL

C3.1

SECTION VIEW / NOT TO SCALE

# Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

## Pond No. 1 - UNDERGROUND MODULE SYSTEM

### Pond Data

Pond storage is based on user-defined values.

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 949.00         | n/a                 | 0                    | 0                    |
| 11.33      | 960.33         | n/a                 | 41,531               | 41,531               |

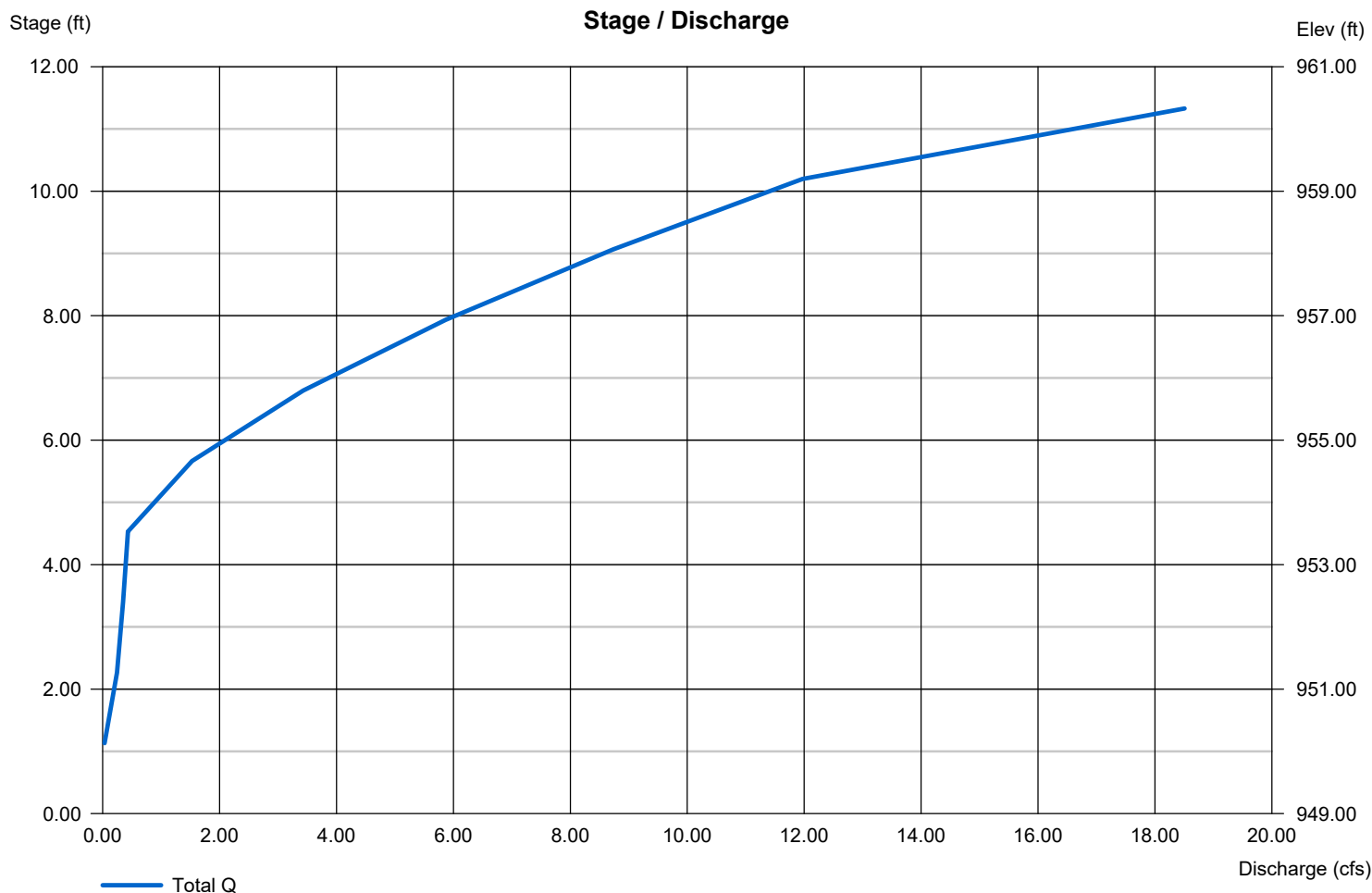
### Culvert / Orifice Structures

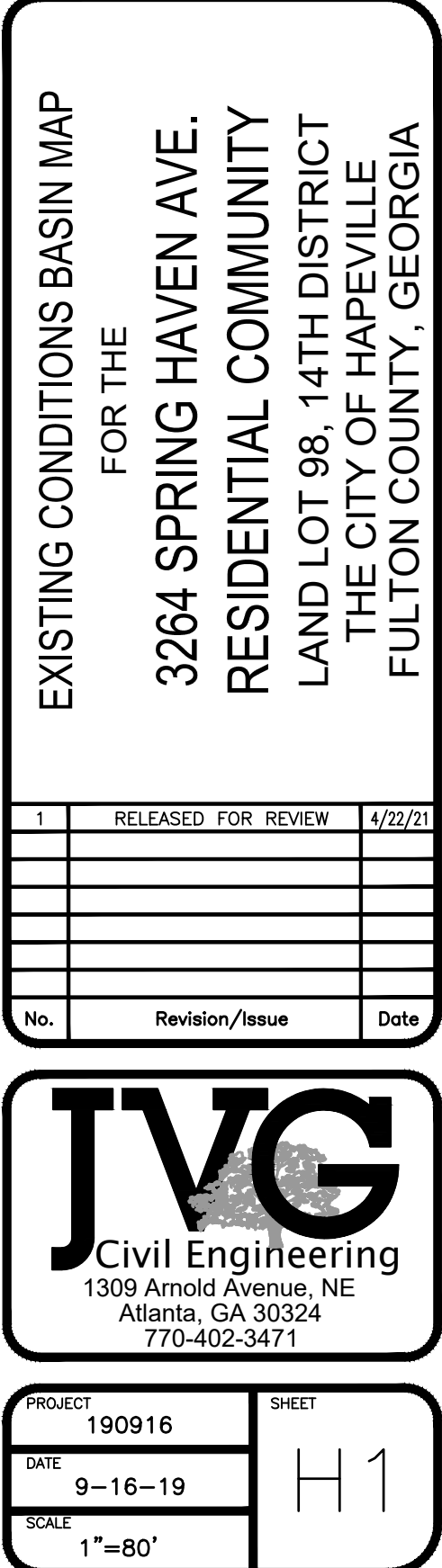
|                 | [A]      | [B]    | [C]  | [PrfRsr] |
|-----------------|----------|--------|------|----------|
| Rise (in)       | = 24.00  | 3.00   | 0.00 | 0.00     |
| Span (in)       | = 24.00  | 3.00   | 0.00 | 0.00     |
| No. Barrels     | = 1      | 1      | 0    | 0        |
| Invert El. (ft) | = 950.00 | 950.00 | 0.00 | 0.00     |
| Length (ft)     | = 1.00   | 0.00   | 0.00 | 0.00     |
| Slope (%)       | = 0.00   | 0.00   | 0.00 | n/a      |
| N-Value         | = .013   | .013   | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60   | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | Yes    | No   | No       |

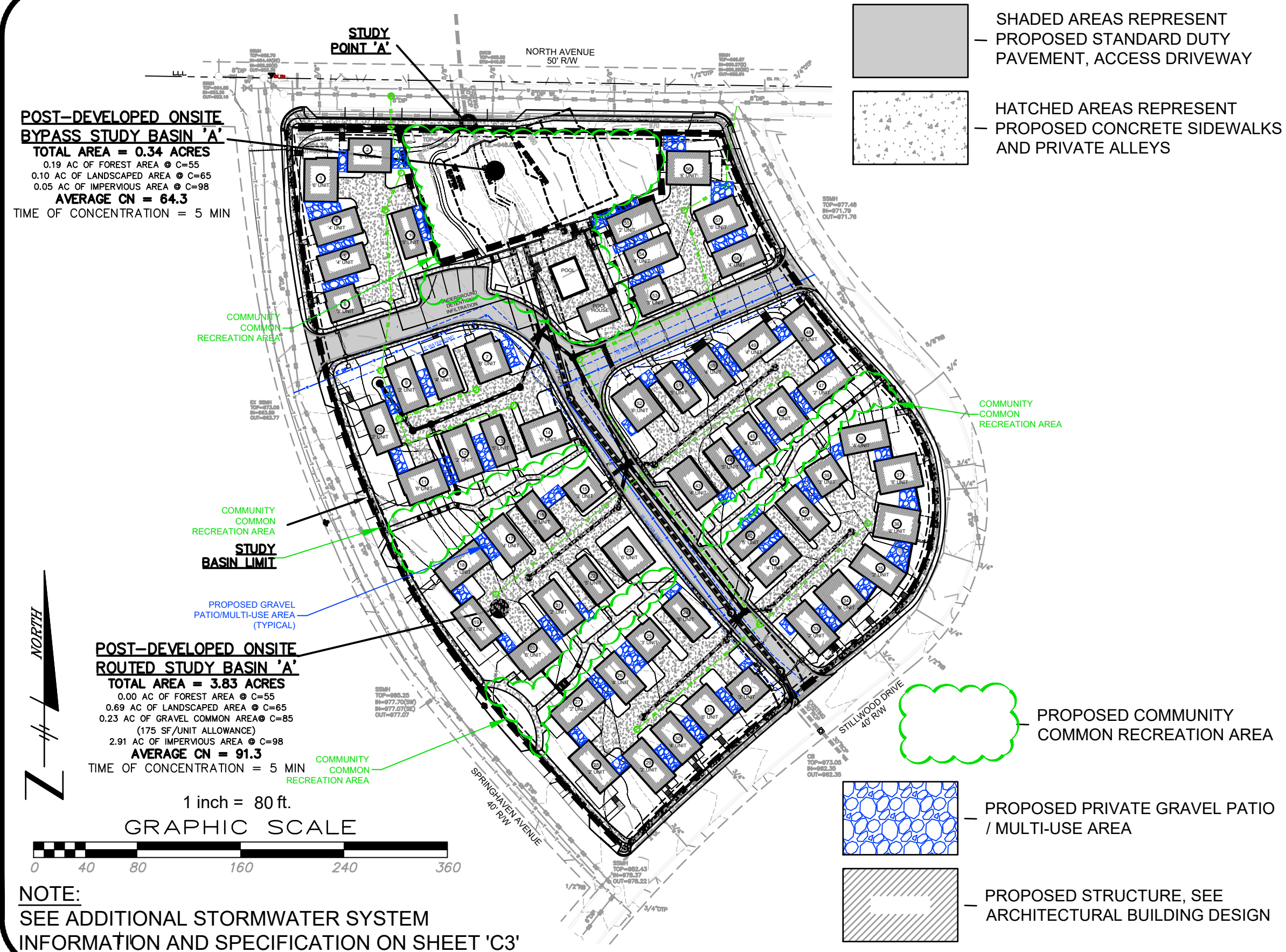
### Weir Structures

|                | [A]                   | [B]    | [C]  | [D]  |
|----------------|-----------------------|--------|------|------|
| Crest Len (ft) | = 4.75                | 0.25   | 0.00 | 0.00 |
| Crest El. (ft) | = 960.00              | 953.50 | 0.00 | 0.00 |
| Weir Coeff.    | = 3.33                | 3.33   | 3.33 | 3.33 |
| Weir Type      | = 1                   | Rect   | ---  | ---  |
| Multi-Stage    | = Yes                 | Yes    | No   | No   |
| Exfil.(in/hr)  | = 0.500 (by Wet area) |        |      |      |
| TW Elev. (ft)  | = 0.00                |        |      |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).







PROPOSED CONDITIONS BASIN MAP

FOR THE

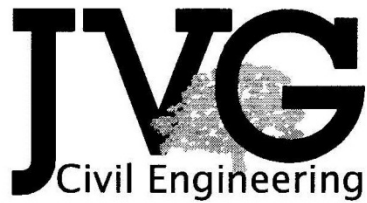
3264 SPRING HAVEN AVE.  
RESIDENTIAL COMMUNITY  
LAND LOT 98, 14TH DISTRICT  
THE CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA

|     |                     |         |
|-----|---------------------|---------|
| 1   | RELEASED FOR REVIEW | 4/22/21 |
|     |                     |         |
|     |                     |         |
|     |                     |         |
|     |                     |         |
|     |                     |         |
| No. | Revision/Issue      | Date    |

**JVG**  
Civil Engineering

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

|         |         |       |
|---------|---------|-------|
| PROJECT | 190916  | SHEET |
| DATE    | 9-16-19 | H2    |
| SCALE   | 1"=80'  |       |



# HYDRAULIC ANALYSIS

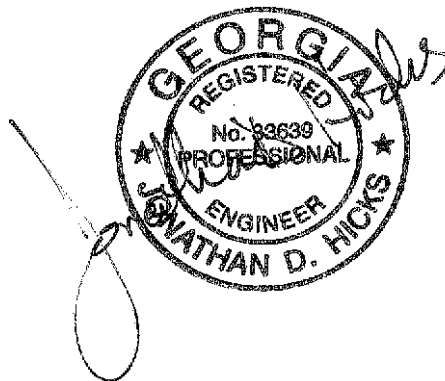
FOR

## 3264 SPRINGHAVEN AVENUE

THE CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA

11-17-20

REVISED: 6-29-2021



FOR:

### STILLWOOD DEVELOPMENT

## **EXECUTIVE SUMMARY**

The objective of the following hydraulic analysis is to determine the effects of a proposed townhome development on the subject property. The onsite unnamed tributary to Flint River East Fork Creek has been designated with a Zone "A" floodplain as per the FEMA FIRM Panel No. 13121C0366F, dated September 18, 2013.

The following analysis has determined existing and proposed base flood elevations along the on-site tributary. Existing 48-inch pipes located along the tributary are currently not functioning and, in an effort, to be conservative are not included in the existing hydraulic model. The existing hydraulic model includes topographic field survey information used to define the tributary geometry. Existing conditions used a starting water surface elevation based on a reservoir routing of the existing downstream 30" culvert under North Avenue and an existing box culvert under I-85.

The proposed hydraulic model used the starting water surface elevation at the existing downstream 30" culvert under North Avenue in proposed conditions as the tailwater condition for the proposed 54 inch pipes running along the tributary to ensure the 100 year base flood elevation at the upstream section of the tributary did not increase with proposed improvements to the site.

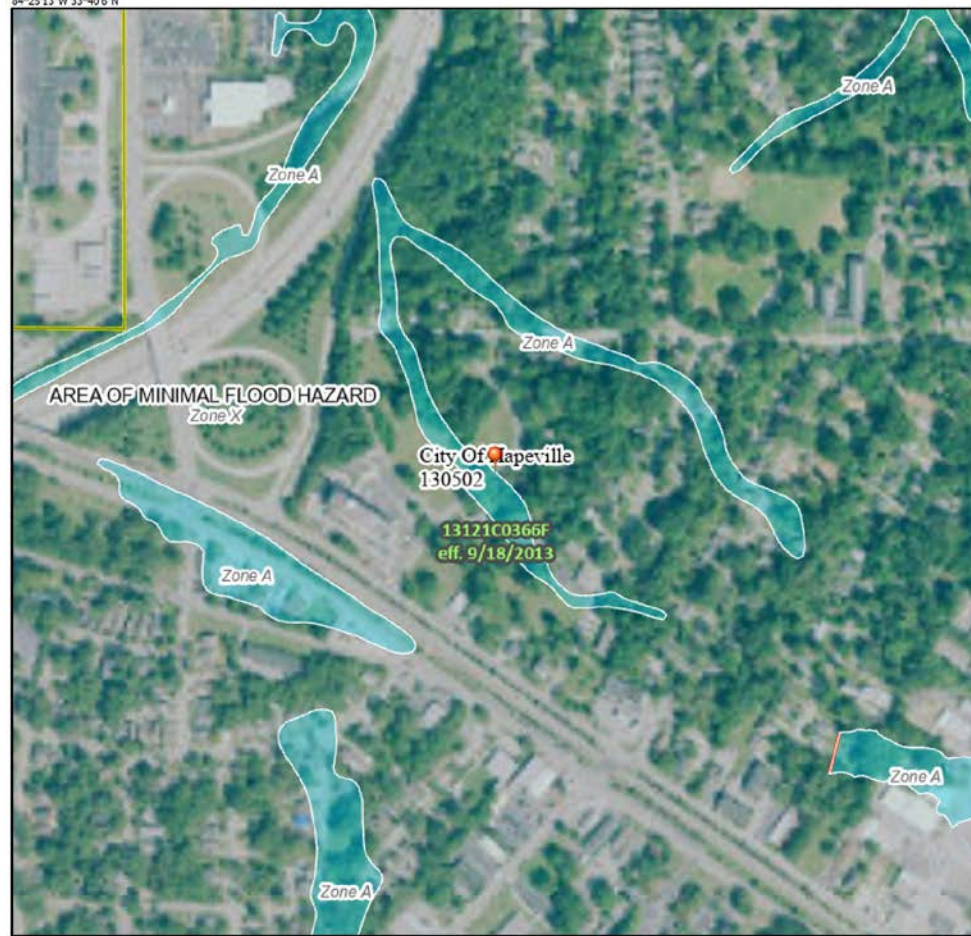
The 100-year peak rates of flow used in the following analysis for existing and proposed conditions were determined using SCS methodology. The USGS StreamStats computer application was used to delineate contributing drainage areas to an existing culvert under I-85 and North Avenue. The SCS Hydrologic Methodology was applied using the Type II rainfall distribution for the 24-hour storm in Atlanta, Georgia. Time of concentration values for. Hydrologic analysis was performed using *Hydraflow* Hydrographs 2004, hydrology & hydraulics software program, version 6.0 by *Intellisolve*.



# National Flood Hazard Layer FIRMette



84°25'13"W 33°40'6"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  | Without Base Flood Elevation (BFE)                                                                                                                                |
|                             | With BFE or Depth Zone AE, AG, AH, VE, AR                                                                                                                         |
|                             | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             | Area with Reduced Flood Risk due to Levee. See Notes, Zone X                                                                                                      |
|                             | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             | Effective LOMRs                                                                                                                                                   |
|                             | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             | 17.5 Coastal Transect                                                                                                                                             |
|                             | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             | Limit of Study                                                                                                                                                    |
|                             | Jurisdiction Boundary                                                                                                                                             |
|                             | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  | Profile Baseline                                                                                                                                                  |
|                             | Hydrographic Feature                                                                                                                                              |
| MAP PANELS                  | Digital Data Available                                                                                                                                            |
|                             | No Digital Data Available                                                                                                                                         |
|                             | Unmapped                                                                                                                                                          |

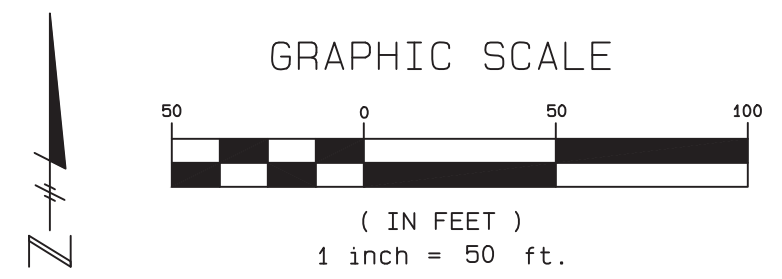
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

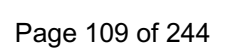
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/30/2021 at 1:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3264 SPRINGHAVEN AVE.  
EXISTING CONDITIONS  
HYDRAULICS EXHIBIT





[illegible]

## EXISTING HYDRAULIC MODEL

HEC-RAS Plan: Ex River: A Reach: A Profile: PF# 1

| Reach | River Sta | Profile | Q Total | Min Ch El | W.S. Elev | Crit W.S. | E.G. Elev | E.G. Slope | Vel Chnl | Flow Area | Top Width | Froude # Chl |
|-------|-----------|---------|---------|-----------|-----------|-----------|-----------|------------|----------|-----------|-----------|--------------|
|       |           |         | (cfs)   | (ft)      | (ft)      | (ft)      | (ft)      | (ft/ft)    | (ft/s)   | (sq ft)   | (ft)      |              |
| A     | 457       | PF# 1   | 125.01  | 959.00    | 965.00    |           | 965.02    | 0.000955   | 1.13     | 115.07    | 36.79     | 0.10         |
| A     | 314       | PF# 1   | 125.01  | 963.00    | 964.23    | 964.23    | 964.58    | 0.039532   | 4.77     | 26.78     | 41.84     | 0.99         |
| A     | 197       | PF# 1   | 125.01  | 954.30    | 961.45    |           | 961.48    | 0.000209   | 1.42     | 136.51    | 38.65     | 0.10         |
| A     | 109       | PF# 1   | 125.01  | 960.00    | 961.08    | 961.08    | 961.38    | 0.175915   | 4.43     | 28.33     | 50.25     | 1.01         |
| A     | 0         | PF# 1   | 125.01  | 950.00    | 959.52    | 951.64    | 959.53    | 0.000035   | 0.61     | 278.32    | 84.23     | 0.04         |

HEC-RAS Version 4.1.0 Jan 2010  
U.S. Army Corps of Engineers  
Hydrologic Engineering Center  
609 Second Street  
Davis, California

```

X      X  XXXXXX      XXXX      XXXX      XX      XXXX
X      X  X          X      X      X      X      X
X      X  X          X          X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX      XXXX
X      X  X          X          X      X      X      X
X      X  X          X      X      X      X      X
X      X  XXXXXX      XXXX      X      X      X      XXXXX

```

PROJECT DATA

Project Title: HEC-RAS Model  
Project File : Springhaven.prj  
Run Date and Time: 11/17/2020 6:01:24 PM

Project in English units

Project Description:

CRS Info=<SpatialReference> <CoordinateSystem Code="2240"  
Unit="US\_survey\_Foot" AcadCode="GA83-WF" /> <Registration OffsetX="0"  
OffsetY="0" OffsetZ="0" ScaleX="1" ScaleY="1" ScaleZ="1" /></SpatialReference>

PLAN DATA

Plan Title: Ex

Plan File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.p02

Geometry Title: Ex

Geometry File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec  
ras\Springhaven.g02

Flow Title : 100ex

Flow File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec  
ras\Springhaven.f01

Plan Description:

Default Scenario

#### Plan Summary Information:

|                           |   |   |                    |   |   |
|---------------------------|---|---|--------------------|---|---|
| Number of: Cross Sections | = | 5 | Multiple Openings  | = | 0 |
| Culverts                  | = | 0 | Inline Structures  | = | 0 |
| Bridges                   | = | 0 | Lateral Structures | = | 0 |

#### Computational Information

|                                      |   |       |
|--------------------------------------|---|-------|
| Water surface calculation tolerance  | = | 0.01  |
| Critical depth calculation tolerance | = | 0.01  |
| Maximum number of iterations         | = | 20    |
| Maximum difference tolerance         | = | 0.33  |
| Flow tolerance factor                | = | 0.001 |

#### Computation Options

|                                              |                            |
|----------------------------------------------|----------------------------|
| Critical depth computed only where necessary |                            |
| Conveyance Calculation Method:               | At breaks in n values only |
| Friction Slope Method:                       | Average Conveyance         |
| Computational Flow Regime:                   | Subcritical Flow           |

#### FLOW DATA

Flow Title: 100ex

Flow File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.f01

#### Flow Data (cfs)

|       |       |     |        |
|-------|-------|-----|--------|
| River | Reach | RS  | PF# 1  |
| A     | A     | 457 | 125.01 |

#### Boundary Conditions

|                   |       |         |          |
|-------------------|-------|---------|----------|
| River             | Reach | Profile | Upstream |
| Downstream        |       |         |          |
| A                 | A     | PF# 1   |          |
| Known WS = 959.52 |       |         |          |

#### GEOMETRY DATA

Geometry Title: Ex



Geometry File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.g02

# CROSS SECTION

RIVER: A

REACH: A

RS: 457

## INPUT

### Description:

|                        |        |        |      |        |      |        |      |        |      |  |
|------------------------|--------|--------|------|--------|------|--------|------|--------|------|--|
| Station Elevation Data |        |        |      | num=   | 22   |        |      |        |      |  |
| Sta                    | Elev   | Sta    | Elev | Sta    | Elev | Sta    | Elev | Sta    | Elev |  |
| 0                      | 972    | 3.66   | 972  | 22.66  | 970  | 44.06  | 968  | 68.06  | 966  |  |
| 71.66                  | 964    | 75.26  | 962  | 77.06  | 961  | 78.87  | 960  | 86.56  | 959  |  |
| 88.63                  | 960    | 93.52  | 960  | 94.26  | 961  | 95.01  | 962  | 96.7   | 964  |  |
| 105.72                 | 964.91 | 116.55 | 966  | 132.26 | 968  | 148.97 | 970  | 165.39 | 972  |  |
| 181.81                 | 974    | 192.46 | 974  |        |      |        |      |        |      |  |

|                    |       |       |       |      |       |  |  |  |  |  |
|--------------------|-------|-------|-------|------|-------|--|--|--|--|--|
| Manning's n Values |       |       |       | num= | 3     |  |  |  |  |  |
| Sta                | n Val | Sta   | n Val | Sta  | n Val |  |  |  |  |  |
| 0                  | .1    | 71.66 | .1    | 96.7 | .1    |  |  |  |  |  |

|           |       |       |          |              |        |       |        |        |
|-----------|-------|-------|----------|--------------|--------|-------|--------|--------|
| Bank Sta: | Left  | Right | Lengths: | Left Channel | Right  | Coeff | Contr. | Expan. |
|           | 71.66 | 96.7  |          | 143.29       | 143.29 |       | .1     | .3     |

# CROSS SECTION

RIVER: A

REACH: A

RS: 314

## INPUT

### Description:

|                        |      |        |      |        |      |        |        |        |      |  |
|------------------------|------|--------|------|--------|------|--------|--------|--------|------|--|
| Station Elevation Data |      |        |      | num=   | 17   |        |        |        |      |  |
| Sta                    | Elev | Sta    | Elev | Sta    | Elev | Sta    | Elev   | Sta    | Elev |  |
| 0                      | 970  | 9.81   | 970  | 22.3   | 968  | 42.54  | 966    | 60.02  | 965  |  |
| 77.49                  | 964  | 102.54 | 963  | 113.43 | 964  | 117.46 | 964.47 | 122.03 | 965  |  |
| 130.65                 | 966  | 147.86 | 968  | 159.2  | 970  | 169.41 | 972    | 179.7  | 974  |  |
| 193.49                 | 976  | 204.23 | 976  |        |      |        |        |        |      |  |

|                    |       |       |       |        |       |  |  |  |  |  |
|--------------------|-------|-------|-------|--------|-------|--|--|--|--|--|
| Manning's n Values |       |       |       | num=   | 3     |  |  |  |  |  |
| Sta                | n Val | Sta   | n Val | Sta    | n Val |  |  |  |  |  |
| 0                  | .1    | 77.49 | .05   | 113.43 | .1    |  |  |  |  |  |

|           |       |        |          |              |        |       |        |        |
|-----------|-------|--------|----------|--------------|--------|-------|--------|--------|
| Bank Sta: | Left  | Right  | Lengths: | Left Channel | Right  | Coeff | Contr. | Expan. |
|           | 77.49 | 113.43 |          | 116.78       | 116.78 |       | .1     | .3     |

# CROSS SECTION

RIVER: A  
REACH: A

RS: 197

INPUT

Description:

| Station Elevation Data |       |        |      | num=  | 25   |        |      |        |      |
|------------------------|-------|--------|------|-------|------|--------|------|--------|------|
| Sta                    | Elev  | Sta    | Elev | Sta   | Elev | Sta    | Elev | Sta    | Elev |
| 0                      | 970   | 2.84   | 970  | 12.82 | 968  | 29.05  | 966  | 44.23  | 964  |
| 57.88                  | 962   | 65.69  | 960  | 69.66 | 958  | 71.73  | 957  | 73.8   | 956  |
| 78.5                   | 954.3 | 85.09  | 956  | 87.25 | 957  | 89.41  | 958  | 93.55  | 960  |
| 100.61                 | 962   | 112.12 | 964  | 123.2 | 966  | 133.23 | 968  | 145.47 | 970  |
| 157.7                  | 972   | 169.93 | 974  | 182.7 | 976  | 199.09 | 978  | 202.45 | 978  |

| Manning's n Values |       |      |       | num=  | 3     |
|--------------------|-------|------|-------|-------|-------|
| Sta                | n Val | Sta  | n Val | Sta   | n Val |
| 0                  | .1    | 73.8 | .05   | 85.09 | .1    |

| Bank Sta: | Left | Right | Lengths: | Left Channel | Right | Coeff | Contr. | Expan. |
|-----------|------|-------|----------|--------------|-------|-------|--------|--------|
|           | 73.8 | 85.09 |          | 87.79        | 87.79 |       | .1     | .3     |

CROSS SECTION

RIVER: A  
REACH: A

RS: 109

INPUT

Description:

| Station Elevation Data |      |        |      | num=   | 18    |        |      |        |       |
|------------------------|------|--------|------|--------|-------|--------|------|--------|-------|
| Sta                    | Elev | Sta    | Elev | Sta    | Elev  | Sta    | Elev | Sta    | Elev  |
| 0                      | 968  | 17.98  | 968  | 39.65  | 966   | 54.3   | 964  | 68.94  | 962   |
| 79.07                  | 961  | 89.2   | 960  | 109.87 | 960.5 | 126.08 | 961  | 142.28 | 961.5 |
| 158.33                 | 962  | 166.16 | 964  | 174.12 | 966   | 180.44 | 968  | 186.88 | 970   |
| 199.32                 | 972  | 217.57 | 974  | 232.61 | 974   |        |      |        |       |

| Manning's n Values |       |       |       | num=   | 3     |
|--------------------|-------|-------|-------|--------|-------|
| Sta                | n Val | Sta   | n Val | Sta    | n Val |
| 0                  | .1    | 79.07 | .1    | 126.08 | .1    |

| Bank Sta: | Left  | Right  | Lengths: | Left Channel | Right  | Coeff | Contr. | Expan. |
|-----------|-------|--------|----------|--------------|--------|-------|--------|--------|
|           | 79.07 | 126.08 |          | 109.36       | 109.36 |       | .1     | .3     |

CROSS SECTION

RIVER: A  
REACH: A

RS: 0

INPUT

Description:

| Station Elevation Data |      |        |      | num= 21 |      |        |      |        |      |
|------------------------|------|--------|------|---------|------|--------|------|--------|------|
| Sta                    | Elev | Sta    | Elev | Sta     | Elev | Sta    | Elev | Sta    | Elev |
| 0                      | 962  | 31.06  | 962  | 52.07   | 960  | 73.36  | 958  | 86.88  | 956  |
| 88.6                   | 954  | 90.35  | 952  | 91.26   | 951  | 92.17  | 950  | 96.92  | 950  |
| 101.37                 | 950  | 103.13 | 951  | 104.89  | 952  | 108.25 | 954  | 111.21 | 956  |
| 123.4                  | 958  | 147.09 | 960  | 166.8   | 962  | 175.56 | 964  | 184.32 | 966  |
| 191.82                 | 966  |        |      |         |      |        |      |        |      |

| Manning's n Values |       |       |       | num= 3 |       |
|--------------------|-------|-------|-------|--------|-------|
| Sta                | n Val | Sta   | n Val | Sta    | n Val |
| 0                  | .1    | 86.88 | .05   | 111.21 | .1    |

| Bank Sta: | Left  | Right  | Lengths: | Left Channel | Right  | Coeff | Contr. | Expan. |
|-----------|-------|--------|----------|--------------|--------|-------|--------|--------|
|           | 86.88 | 111.21 |          | 491.96       | 491.96 |       | .1     | .3     |

#### SUMMARY OF MANNING'S N VALUES

River:A

| Reach | River Sta. | n1 | n2  | n3 |
|-------|------------|----|-----|----|
| A     | 457        | .1 | .1  | .1 |
| A     | 314        | .1 | .05 | .1 |
| A     | 197        | .1 | .05 | .1 |
| A     | 109        | .1 | .1  | .1 |
| A     | 0          | .1 | .05 | .1 |

#### SUMMARY OF REACH LENGTHS

River: A

| Reach | River Sta. | Left   | Channel | Right  |
|-------|------------|--------|---------|--------|
| A     | 457        | 143.29 | 143.29  | 143.29 |
| A     | 314        | 116.78 | 116.78  | 116.78 |
| A     | 197        | 87.79  | 87.79   | 87.79  |
| A     | 109        | 109.36 | 109.36  | 109.36 |
| A     | 0          | 491.96 | 491.96  | 491.96 |

#### SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

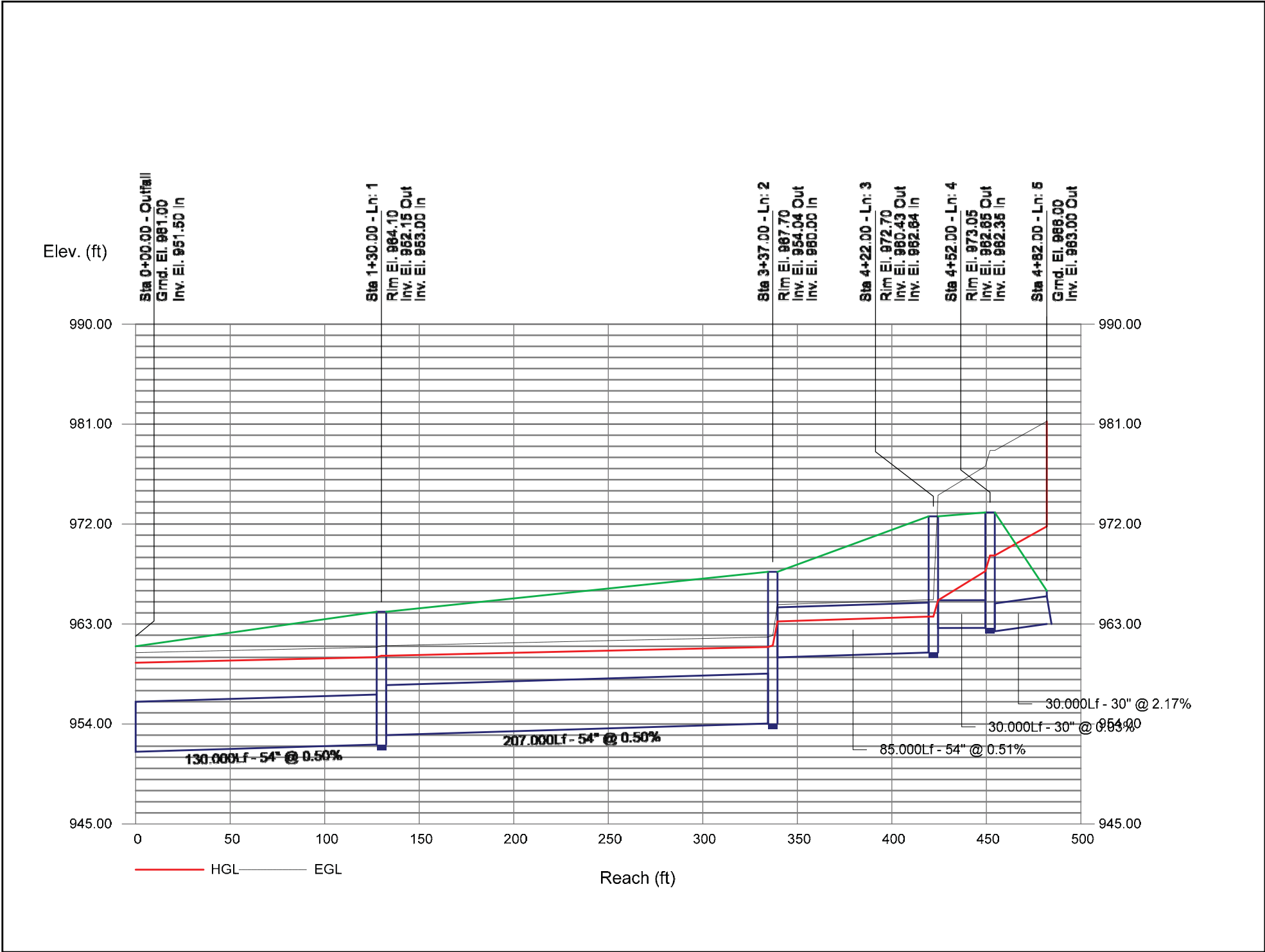
River: A



|   | Reach | River Sta. | Contr. | Expan. |
|---|-------|------------|--------|--------|
| A |       | 457        | .1     | .3     |
| A |       | 314        | .1     | .3     |
| A |       | 197        | .1     | .3     |
| A |       | 109        | .1     | .3     |
| A |       | 0          | .1     | .3     |

## PROPOSED HYDRAULIC MODEL

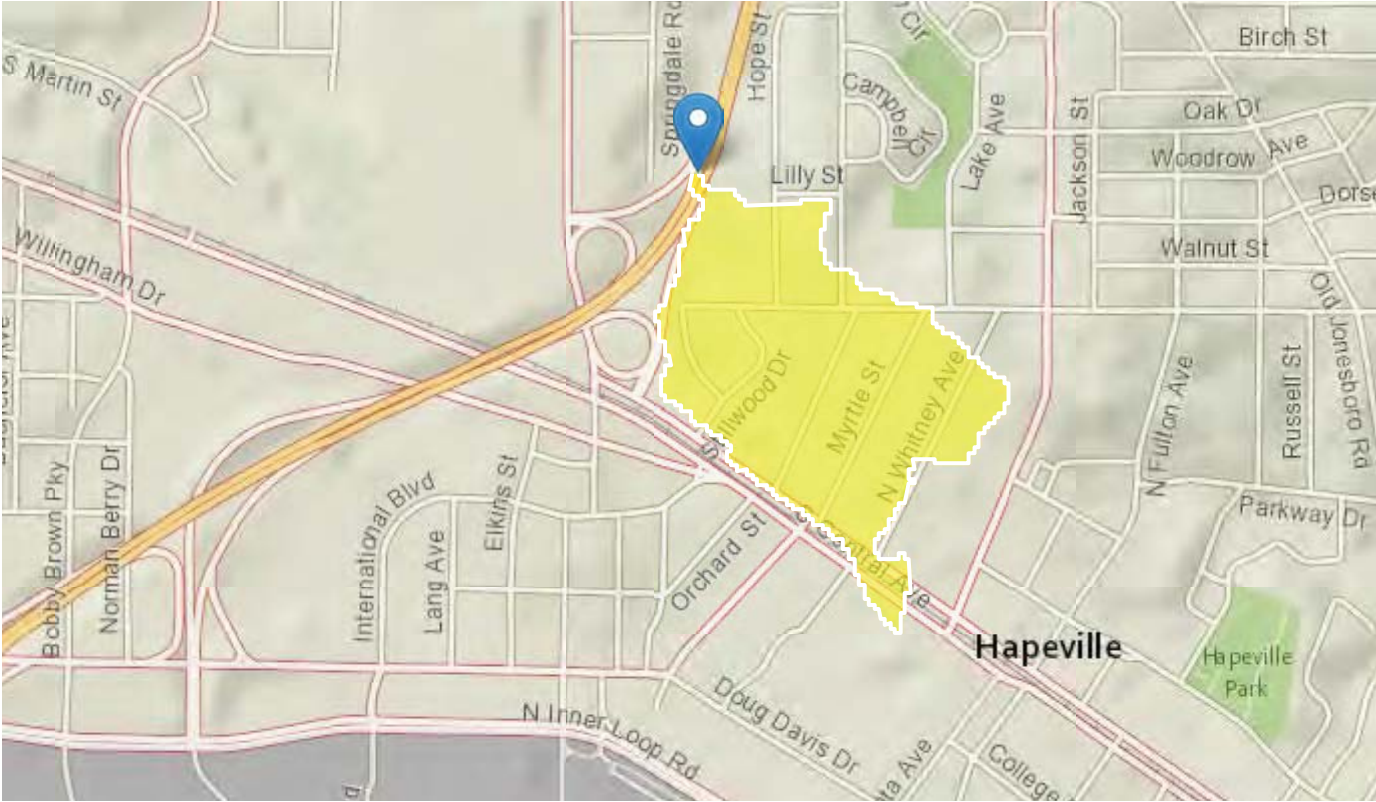
| Line No.                              | Line ID | Flow Rate | Line Size<br>(Rise x Span) | Line Type | Line Length | Invert Elev.<br>Down | Invert Elev.<br>Up | Line Slope | HGL Down | HGL Up  | Minor Loss | HGL Junct |
|---------------------------------------|---------|-----------|----------------------------|-----------|-------------|----------------------|--------------------|------------|----------|---------|------------|-----------|
|                                       |         | (cfs)     | (in)                       |           | (ft)        | (ft)                 | (ft)               | (%)        | (ft)     | (ft)    | (ft)       | (ft)      |
| 1                                     | A2-A1   | 121.05    | 54                         | Cir       | 130.000     | 951.50               | 952.15             | 0.50       | 959.52   | 960.01* | 0.14       | 960.15    |
| 2                                     | A3-A2   | 121.05    | 54                         | Cir       | 207.000     | 953.00               | 954.04             | 0.50       | 960.15   | 960.93* | 0.14       | 961.07    |
| 3                                     | A4-A3   | 121.05    | 54                         | Cir       | 85.000      | 960.00               | 960.43             | 0.51       | 963.23   | 963.67  | 0.23       | 963.67    |
| 4                                     | A5-A4   | 121.05    | 30                         | Cir       | 30.000      | 962.64               | 962.65             | 0.03       | 965.14   | 967.76* | 1.42       | 969.18    |
| 5                                     | A6-A5   | 121.05    | 30                         | Cir       | 30.000      | 962.35               | 963.00             | 2.17       | 969.18   | 971.79* | 9.45       | 981.25    |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
|                                       |         |           |                            |           |             |                      |                    |            |          |         |            |           |
| Notes: *Surcharged (HGL above crown). |         |           |                            |           |             |                      |                    |            |          |         |            |           |



DRAINAGE BASIN DELINEATION TO I-85 EX. CULVERT

StreamStats Report

Region ID: GA  
Workspace ID: GA20200118010957450000  
Clicked Point (Latitude, Longitude): 33.66776, -84.41622  
Time: 2020-01-17 20:10:14 -0500



Basin Characteristics

| Parameter Code | Parameter Description                                                      | Value | Unit         |
|----------------|----------------------------------------------------------------------------|-------|--------------|
| DRNAREA        | Area that drains to a point on a stream                                    | 0.12  | square miles |
| LC06IMP        | Percentage of impervious area determined from NLCD 2006 impervious dataset | 22.6  | percent      |

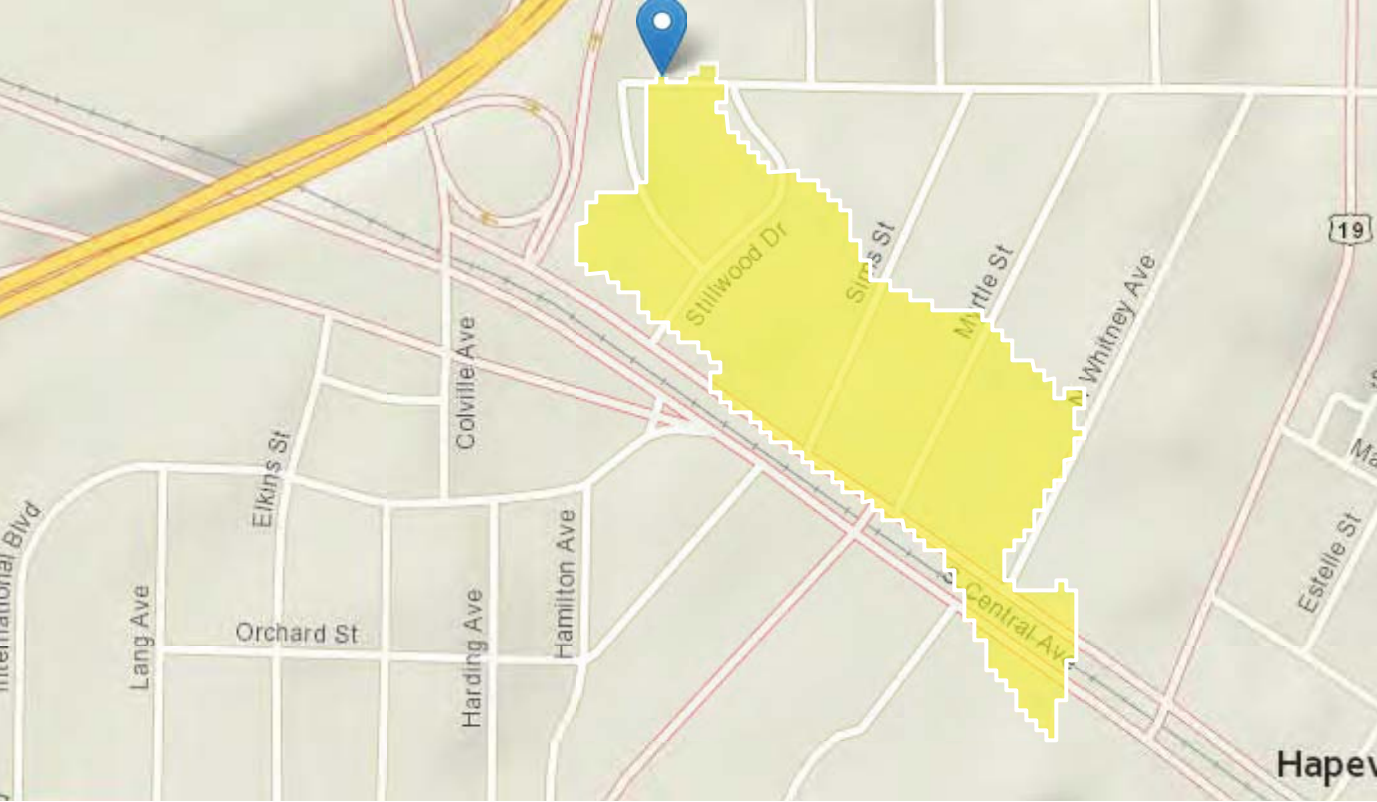
Urban Peak-Flow Statistics Parameters[Region 1 Urban under 3 sqmi 2014 5030]

| Parameter Code | Parameter Name | Value | Units | Min Limit | Max Limit |
|----------------|----------------|-------|-------|-----------|-----------|
|----------------|----------------|-------|-------|-----------|-----------|

DRAINAGE BASIN DELINEATION TO NORTH AVE. EX. CULVERT

StreamStats Report

Region ID: GA  
Workspace ID: GA20200116203723804000  
Clicked Point (Latitude, Longitude): 33.66543, -84.41603  
Time: 2020-01-16 15:37:39 -0500



Basin Characteristics

| Parameter Code | Parameter Description                                                      | Value  | Unit         |
|----------------|----------------------------------------------------------------------------|--------|--------------|
| DRNAREA        | Area that drains to a point on a stream                                    | 0.0463 | square miles |
| LC06IMP        | Percentage of impervious area determined from NLCD 2006 impervious dataset | 29.46  | percent      |

Urban Peak-Flow Statistics Parameters[Region 1 Urban under 3 sqmi 2014 5030]

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

| Hyd. No.     | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Hyd. volume (cuft)      | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph description           |
|--------------|--------------------------|-----------------|---------------------|--------------------|-------------------------|---------------|------------------------|-------------------------|----------------------------------|
| 1            | SCS Runoff               | 121.68          | 2                   | 728                | 446,857                 | -----         | -----                  | -----                   | Ex Offsite Basin to North Ave.   |
| 2            | SCS Runoff               | 21.58           | 2                   | 718                | 43,188                  | -----         | -----                  | -----                   | Pre Site                         |
| 3            | Combine                  | 125.01          | 2                   | 728                | 490,046                 | 1, 2          | -----                  | -----                   | Ex total to North Ave. Culvert   |
| 4            | Reservoir                | 121.05          | 2                   | 730                | 441,581                 | 1             | 959.52                 | 29,427                  | Ex North Culvert                 |
| 5            | SCS Runoff               | 201.80          | 2                   | 728                | 740,888                 | -----         | -----                  | -----                   | Additional Basin to I-85         |
| 6            | Combine                  | 322.25          | 2                   | 728                | 1,182,468               | 4, 5          | -----                  | -----                   | Ex Total Basin to I-85           |
| 7            | Reservoir                | 231.41          | 2                   | 740                | 1,182,467               | 6             | 954.10                 | 206,382                 | Ex I-85 Culvert                  |
| 10           | SCS Runoff               | 114.67          | 2                   | 728                | 420,701                 | -----         | -----                  | -----                   | Prop Offsite Basin to North Ave. |
| 11           | SCS Runoff               | 40.14           | 2                   | 716                | 90,927                  | -----         | -----                  | -----                   | Prop Site to Pond                |
| 12           | Reservoir                | 13.89           | 2                   | 724                | 88,880                  | 11            | 959.98                 | 41,978                  | Pond                             |
| 13           | SCS Runoff               | 2.150           | 2                   | 716                | 4,340                   | -----         | -----                  | -----                   | Prop Site bypass                 |
| 14           | Combine                  | 127.91          | 2                   | 728                | 513,921                 | 10, 12, 13    | -----                  | -----                   | Prop total to North Ave. Culvert |
| 15           | Reservoir                | 121.05          | 2                   | 730                | 441,667                 | 1             | 959.52                 | 31,091                  | Prop North Culvert               |
| 16           | Combine                  | 322.26          | 2                   | 728                | 1,182,555               | 5, 15         | -----                  | -----                   | Prop Total Basin to I-85 Culvert |
| 17           | Reservoir                | 230.59          | 2                   | 740                | 1,182,554               | 16            | 954.09                 | 206,009                 | Prop I-85 Culvert                |
| 20-11-12.gpw |                          |                 |                     |                    | Return Period: 100 Year |               |                        | Tuesday, Nov 17, 2020   |                                  |

# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Hyd. No. 1

Ex Offsite Basin to North Ave.

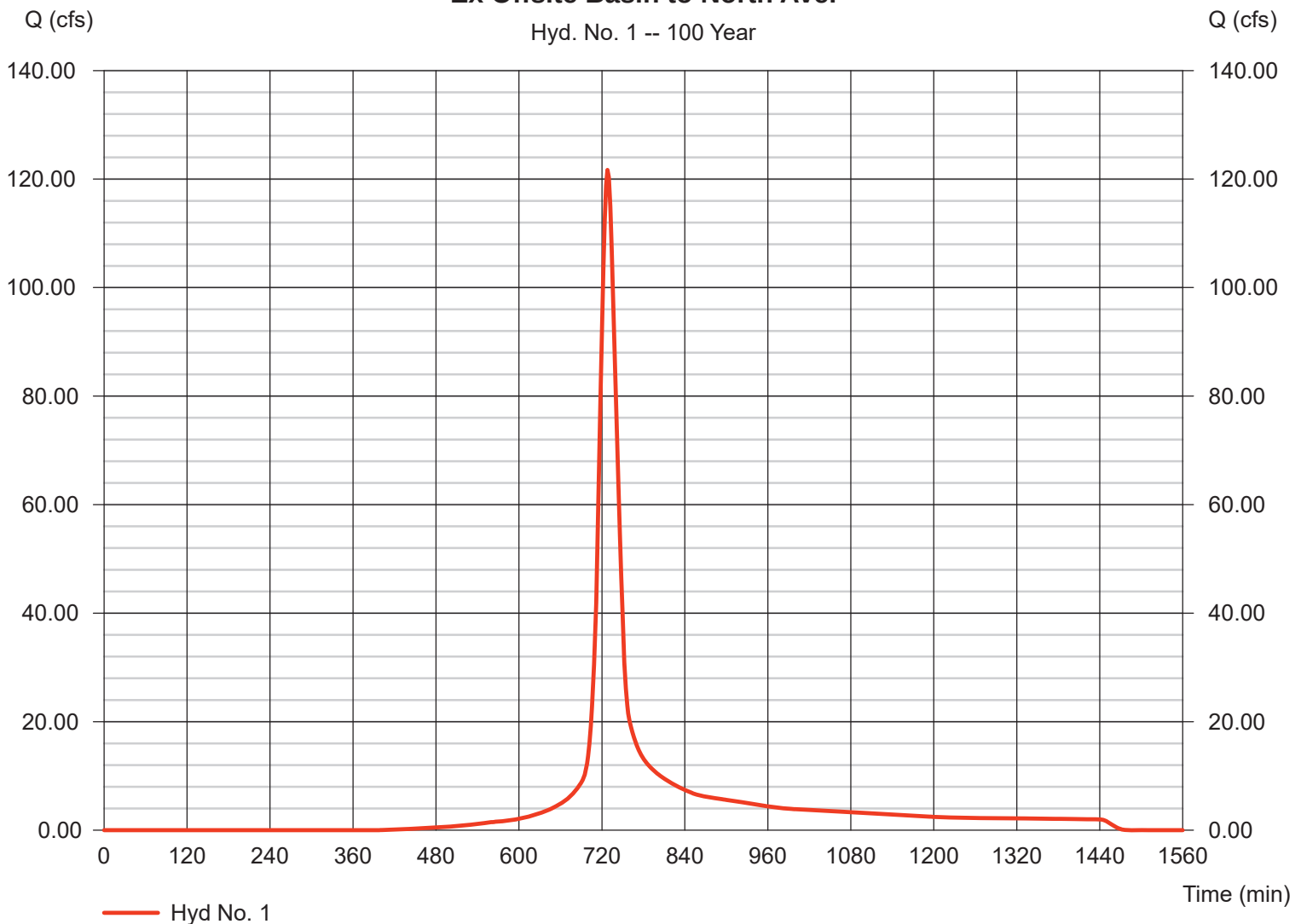
Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Time interval = 2 min  
Drainage area = 25.460 ac  
Basin Slope = 0.0 %  
Tc method = TR55  
Total precip. = 7.92 in  
Storm duration = 24 hrs

Peak discharge = 121.68 cfs  
Time to peak = 728 min  
Hyd. volume = 446,857 cuft  
Curve number = 74.5\*  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 24.60 min  
Distribution = Type II  
Shape factor = 484

\* Composite (Area/CN) =  $[(9.000 \times 98) + (20.630 \times 61)] / 25.460$

### Ex Offsite Basin to North Ave.

Hyd. No. 1 -- 100 Year





# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

## Hyd. No. 1

Ex Offsite Basin to North Ave.

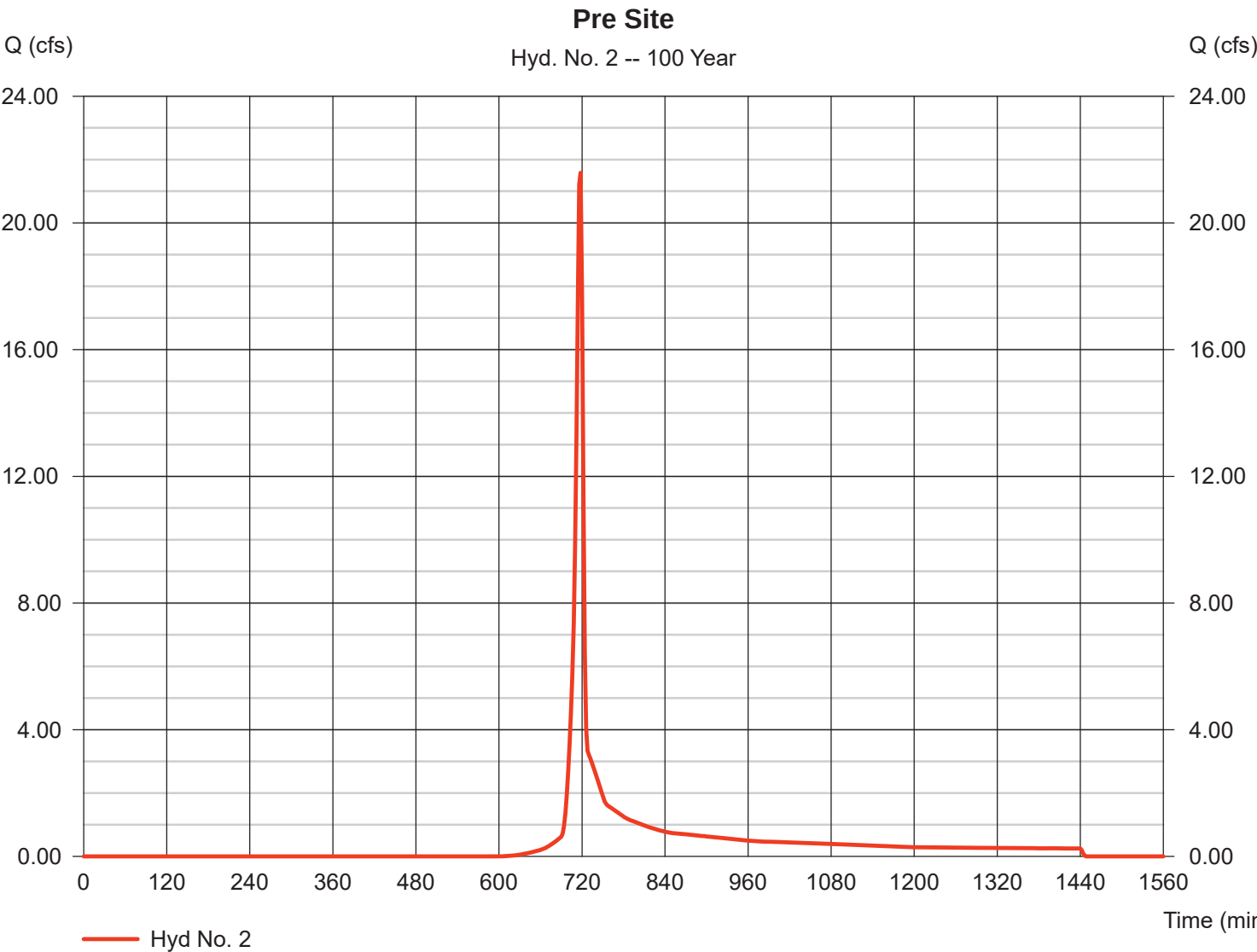
| <u>Description</u>                 | <u>A</u>       | <u>B</u> | <u>C</u>    | <u>Totals</u> |             |          |                  |
|------------------------------------|----------------|----------|-------------|---------------|-------------|----------|------------------|
| <b>Sheet Flow</b>                  |                |          |             |               |             |          |                  |
| Manning's n-value                  | = 0.150        | 0.011    | 0.011       |               |             |          |                  |
| Flow length (ft)                   | = 50.0         | 0.0      | 0.0         |               |             |          |                  |
| Two-year 24-hr precip. (in)        | = 3.83         | 0.00     | 0.00        |               |             |          |                  |
| Land slope (%)                     | = 0.67         | 0.00     | 0.00        |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 7.97</b>  | <b>+</b> | <b>0.00</b> | <b>+</b>      | <b>0.00</b> | <b>=</b> | <b>7.97</b>      |
| <b>Shallow Concentrated Flow</b>   |                |          |             |               |             |          |                  |
| Flow length (ft)                   | = 920.00       | 380.00   | 500.00      |               |             |          |                  |
| Watercourse slope (%)              | = 0.67         | 4.50     | 3.00        |               |             |          |                  |
| Surface description                | = Unpaved      | Paved    | Unpaved     |               |             |          |                  |
| Average velocity (ft/s)            | = 1.32         | 4.31     | 2.79        |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 11.61</b> | <b>+</b> | <b>1.47</b> | <b>+</b>      | <b>2.98</b> | <b>=</b> | <b>16.06</b>     |
| <b>Channel Flow</b>                |                |          |             |               |             |          |                  |
| X sectional flow area (sqft)       | = 12.56        | 0.00     | 0.00        |               |             |          |                  |
| Wetted perimeter (ft)              | = 12.56        | 0.00     | 0.00        |               |             |          |                  |
| Channel slope (%)                  | = 2.00         | 0.00     | 0.00        |               |             |          |                  |
| Manning's n-value                  | = 0.013        | 0.015    | 0.015       |               |             |          |                  |
| Velocity (ft/s)                    | = 16.21        | 0.00     | 0.00        |               |             |          |                  |
| Flow length (ft)                   | = 525.0        | 0.0      | 0.0         |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 0.54</b>  | <b>+</b> | <b>0.00</b> | <b>+</b>      | <b>0.00</b> | <b>=</b> | <b>0.54</b>      |
| <b>Total Travel Time, Tc .....</b> |                |          |             |               |             |          | <b>24.60 min</b> |

# Hydrograph Report

## Hyd. No. 2

### Pre Site

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 21.58 cfs   |
| Storm frequency | = | 100 yrs    | Time to peak       | = | 718 min     |
| Time interval   | = | 2 min      | Hyd. volume        | = | 43,188 cuft |
| Drainage area   | = | 4.170 ac   | Curve number       | = | 57.9        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | USER       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 7.92 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |

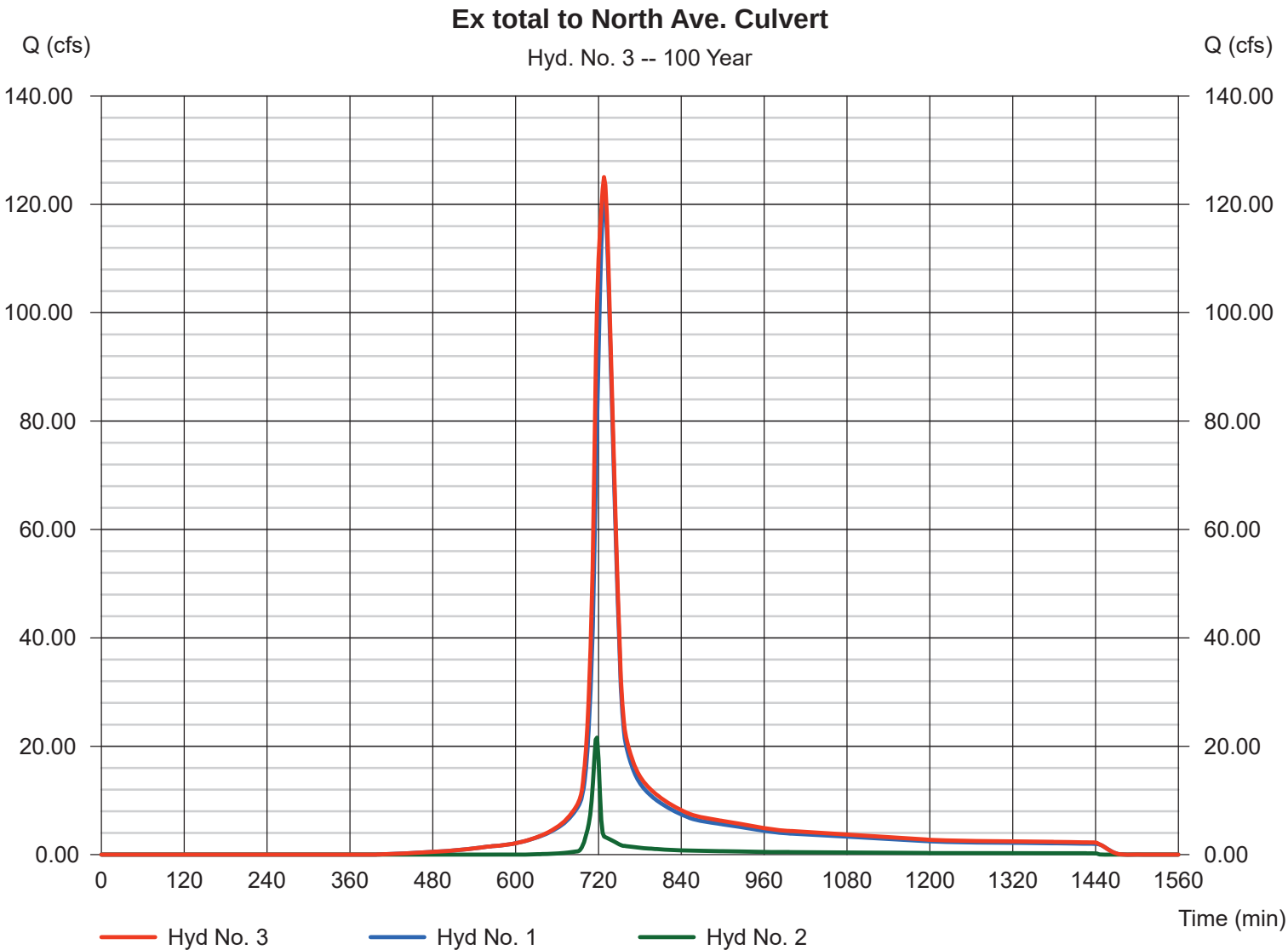


# Hydrograph Report

## Hyd. No. 3

Ex total to North Ave. Culvert

|                 |           |                      |                |
|-----------------|-----------|----------------------|----------------|
| Hydrograph type | = Combine | Peak discharge       | = 125.01 cfs   |
| Storm frequency | = 100 yrs | Time to peak         | = 728 min      |
| Time interval   | = 2 min   | Hyd. volume          | = 490,046 cuft |
| Inflow hyds.    | = 1, 2    | Contrib. drain. area | = 29.630 ac    |



# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

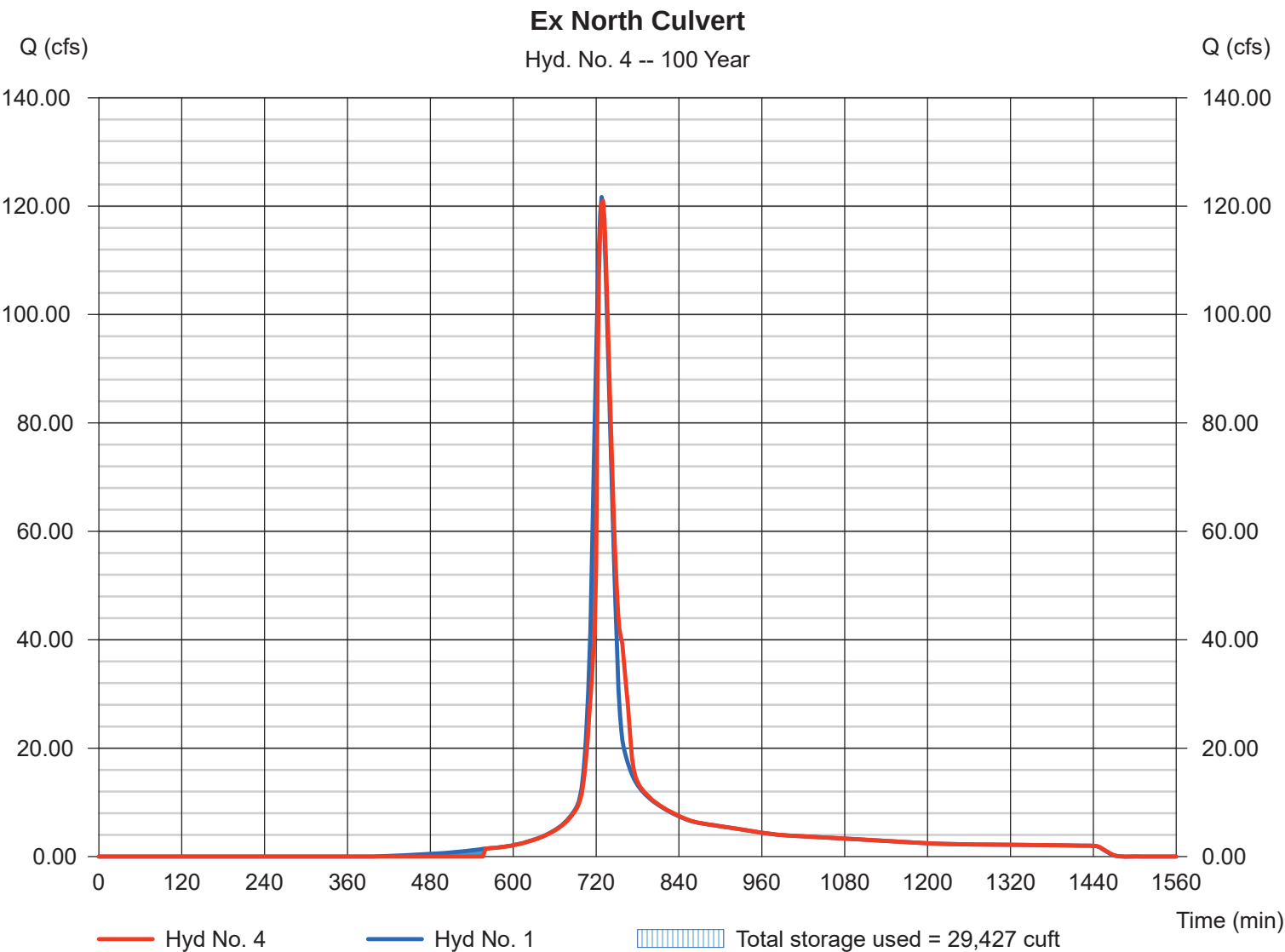
Tuesday, Nov 17, 2020

## Hyd. No. 4

Ex North Culvert

|                 |                                      |                |                |
|-----------------|--------------------------------------|----------------|----------------|
| Hydrograph type | = Reservoir                          | Peak discharge | = 121.05 cfs   |
| Storm frequency | = 100 yrs                            | Time to peak   | = 730 min      |
| Time interval   | = 2 min                              | Hyd. volume    | = 441,581 cuft |
| Inflow hyd. No. | = 1 - Ex Offsite Basin to North Ave. | Max. Elevation | = 959.52 ft    |
| Reservoir name  | = Ex North Ave Culvert               | Max. Storage   | = 29,427 cuft  |

Storage Indication method used.



# Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Pond No. 5 - Ex North Ave Culvert

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 948.03 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 948.03         | 00                  | 0                    | 0                    |
| 1.97       | 950.00         | 737                 | 484                  | 484                  |
| 3.97       | 952.00         | 1,210               | 1,927                | 2,411                |
| 5.97       | 954.00         | 1,668               | 2,865                | 5,277                |
| 7.97       | 956.00         | 2,155               | 3,812                | 9,089                |
| 9.97       | 958.00         | 5,364               | 7,279                | 16,368               |
| 11.97      | 960.00         | 12,297              | 17,187               | 33,554               |

### Culvert / Orifice Structures

|                 | [A]      | [B]  | [C]  | [PrfRsr] |
|-----------------|----------|------|------|----------|
| Rise (in)       | = 30.00  | 0.00 | 0.00 | 0.00     |
| Span (in)       | = 30.00  | 0.00 | 0.00 | 0.00     |
| No. Barrels     | = 1      | 0    | 0    | 0        |
| Invert El. (ft) | = 948.03 | 0.00 | 0.00 | 0.00     |
| Length (ft)     | = 266.60 | 0.00 | 0.00 | 0.00     |
| Slope (%)       | = 2.20   | 0.00 | 0.00 | n/a      |
| N-Value         | = .013   | .013 | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60 | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | No   | No   | No       |

### Weir Structures

|                | [A]                   | [B]    | [C]    | [D]  |
|----------------|-----------------------|--------|--------|------|
| Crest Len (ft) | = 15.00               | 35.00  | 90.00  | 0.00 |
| Crest El. (ft) | = 958.50              | 959.00 | 960.00 | 0.00 |
| Weir Coeff.    | = 2.60                | 2.60   | 2.60   | 3.33 |
| Weir Type      | = Broad               | Broad  | Broad  | ---  |
| Multi-Stage    | = No                  | No     | No     | No   |
| Exfil.(in/hr)  | = 0.000 (by Wet area) |        |        |      |
| TW Elev. (ft)  | = 954.10              |        |        |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00     | 0            | 948.03       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 1.97     | 484          | 950.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 3.97     | 2,411        | 952.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 5.97     | 5,277        | 954.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 7.97     | 9,089        | 956.00       | 27.35 oc  | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 27.35     |
| 9.97     | 16,368       | 958.00       | 39.18 oc  | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 39.18     |
| 11.97    | 33,554       | 960.00       | 48.19 oc  | ---       | ---       | ---        | 71.65    | 91.00    | 0.00     | ---      | ---       | ---      | 210.84    |

# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Hyd. No. 5

Additional Basin to I-85

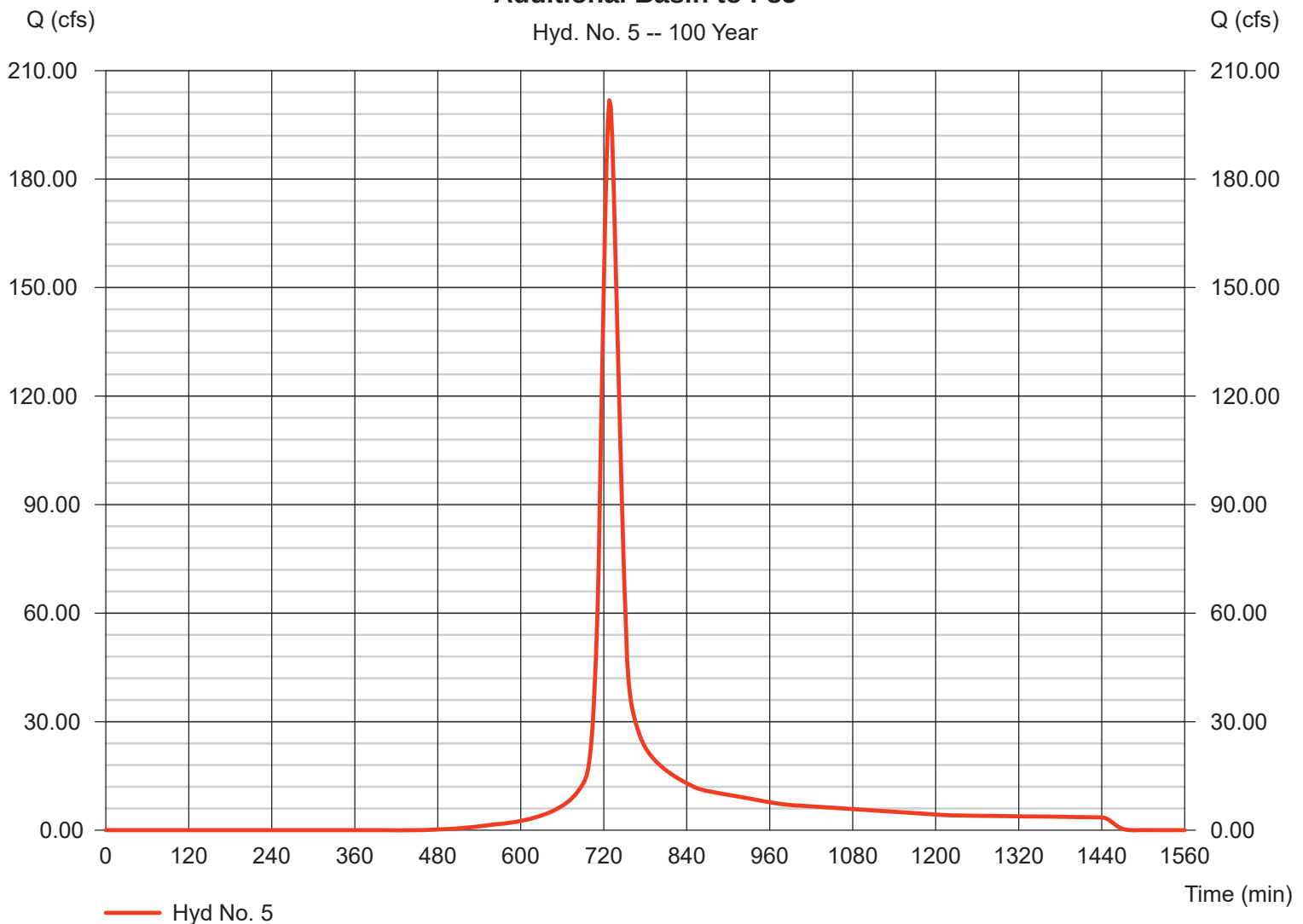
Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Time interval = 2 min  
Drainage area = 47.170 ac  
Basin Slope = 0.0 %  
Tc method = USER  
Total precip. = 7.92 in  
Storm duration = 24 hrs

Peak discharge = 201.80 cfs  
Time to peak = 728 min  
Hyd. volume = 740,888 cuft  
Curve number = 70\*  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 24.60 min  
Distribution = Type II  
Shape factor = 484

\* Composite (Area/CN) =  $[(17.400 \times 98) + (59.400 \times 61)] / 47.170$

### Additional Basin to I-85

Hyd. No. 5 -- 100 Year



# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

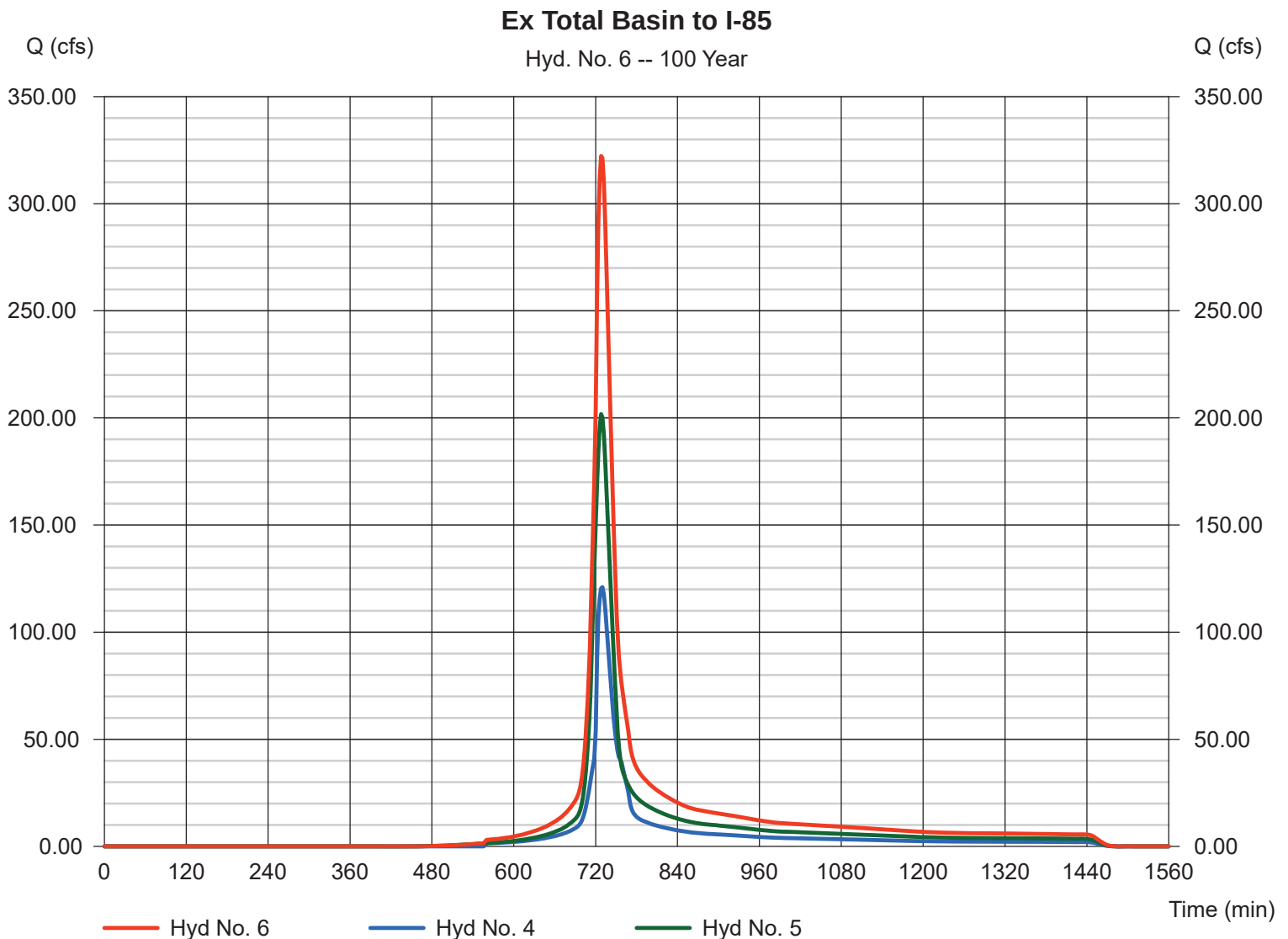
Tuesday, Nov 17, 2020

## Hyd. No. 6

Ex Total Basin to I-85

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 2 min  
Inflow hyds. = 4, 5

Peak discharge = 322.25 cfs  
Time to peak = 728 min  
Hyd. volume = 1,182,468 cuft  
Contrib. drain. area = 47.170 ac





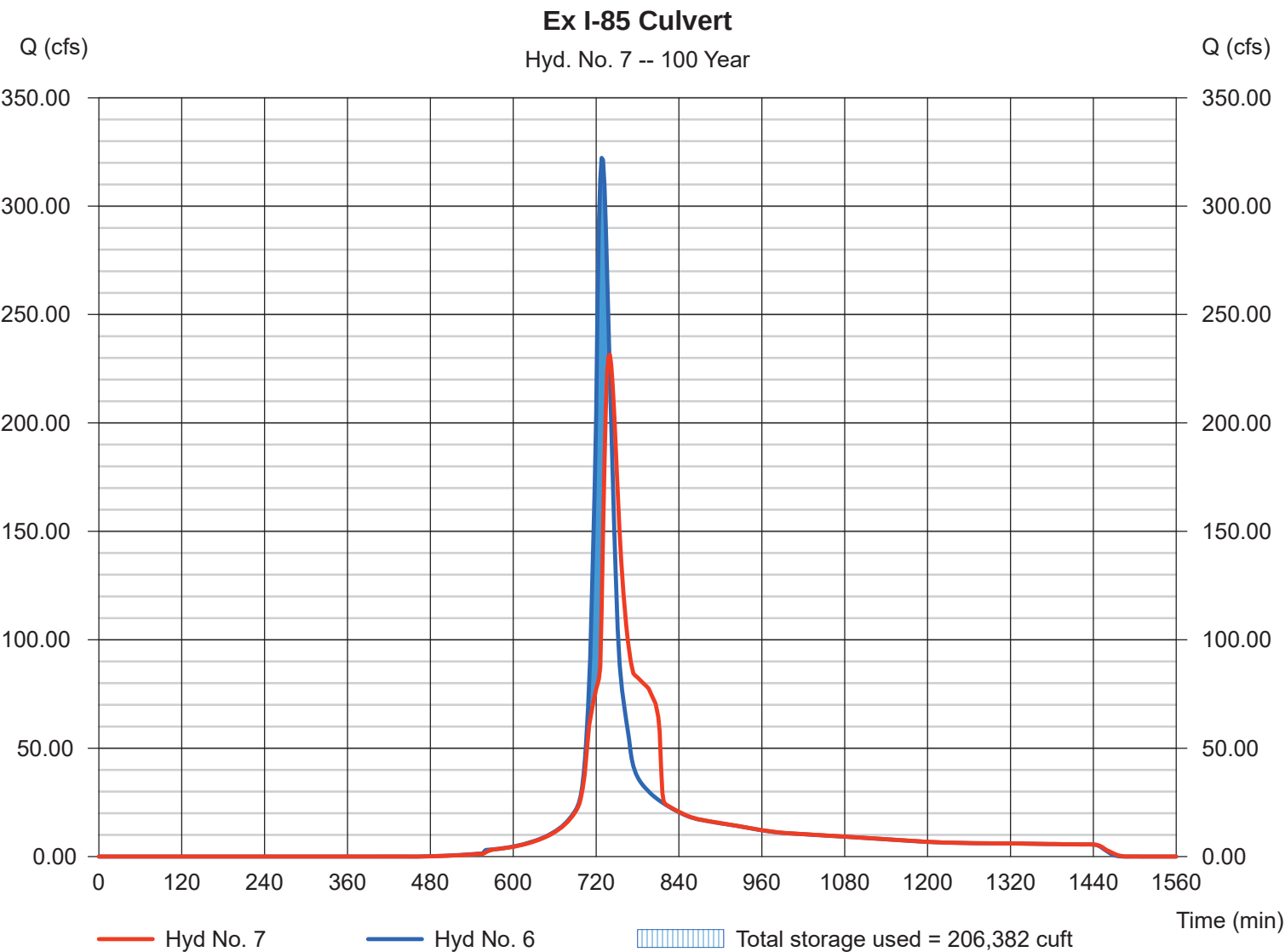
# Hydrograph Report

## Hyd. No. 7

Ex I-85 Culvert

|                 |                              |                |                  |
|-----------------|------------------------------|----------------|------------------|
| Hydrograph type | = Reservoir                  | Peak discharge | = 231.41 cfs     |
| Storm frequency | = 100 yrs                    | Time to peak   | = 740 min        |
| Time interval   | = 2 min                      | Hyd. volume    | = 1,182,467 cuft |
| Inflow hyd. No. | = 6 - Ex Total Basin to I-85 | Max. Elevation | = 954.10 ft      |
| Reservoir name  | = I-85                       | Max. Storage   | = 206,382 cuft   |

Storage Indication method used.



# Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Pond No. 7 - I-85

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 939.51 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 939.51         | 00                  | 0                    | 0                    |
| 6.49       | 946.00         | 3,986               | 8,622                | 8,622                |
| 8.49       | 948.00         | 8,044               | 11,794               | 20,416               |
| 10.49      | 950.00         | 21,455              | 28,421               | 48,837               |
| 12.49      | 952.00         | 39,759              | 60,274               | 109,112              |
| 14.49      | 954.00         | 53,917              | 93,308               | 202,420              |
| 16.49      | 956.00         | 41,314              | 94,942               | 297,362              |

### Culvert / Orifice Structures

|                 | [A]      | [B]  | [C]  | [PrfRsr] |
|-----------------|----------|------|------|----------|
| Rise (in)       | = 33.85  | 0.00 | 0.00 | 0.00     |
| Span (in)       | = 33.85  | 0.00 | 0.00 | 0.00     |
| No. Barrels     | = 1      | 0    | 0    | 0        |
| Invert El. (ft) | = 939.51 | 0.00 | 0.00 | 0.00     |
| Length (ft)     | = 410.00 | 0.00 | 0.00 | 0.00     |
| Slope (%)       | = 0.87   | 0.00 | 0.00 | n/a      |
| N-Value         | = .013   | .013 | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60 | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | No   | No   | No       |

### Weir Structures

|                | [A]                   | [B]  | [C]  | [D]  |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 18.00               | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 952.00              | 0.00 | 0.00 | 0.00 |
| Weir Coeff.    | = 2.60                | 3.33 | 3.33 | 3.33 |
| Weir Type      | = Broad               | ---  | ---  | ---  |
| Multi-Stage    | = No                  | No   | No   | No   |
| Exfil.(in/hr)  | = 0.000 (by Wet area) |      |      |      |
| TW Elev. (ft)  | = 0.00                |      |      |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00     | 0            | 939.51       | 0.00      | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 0.000     |
| 6.49     | 8,622        | 946.00       | 62.23 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 62.23     |
| 8.49     | 20,416       | 948.00       | 70.31 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 70.31     |
| 10.49    | 48,837       | 950.00       | 77.55 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 77.55     |
| 12.49    | 109,112      | 952.00       | 84.17 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 84.17     |
| 14.49    | 202,420      | 954.00       | 90.31 oc  | ---       | ---       | ---        | 132.37   | ---      | ---      | ---      | ---       | ---      | 222.68    |
| 16.49    | 297,362      | 956.00       | 96.05 oc  | ---       | ---       | ---        | 374.40   | ---      | ---      | ---      | ---       | ---      | 470.45    |

# Hydrograph Report

## Hyd. No. 10

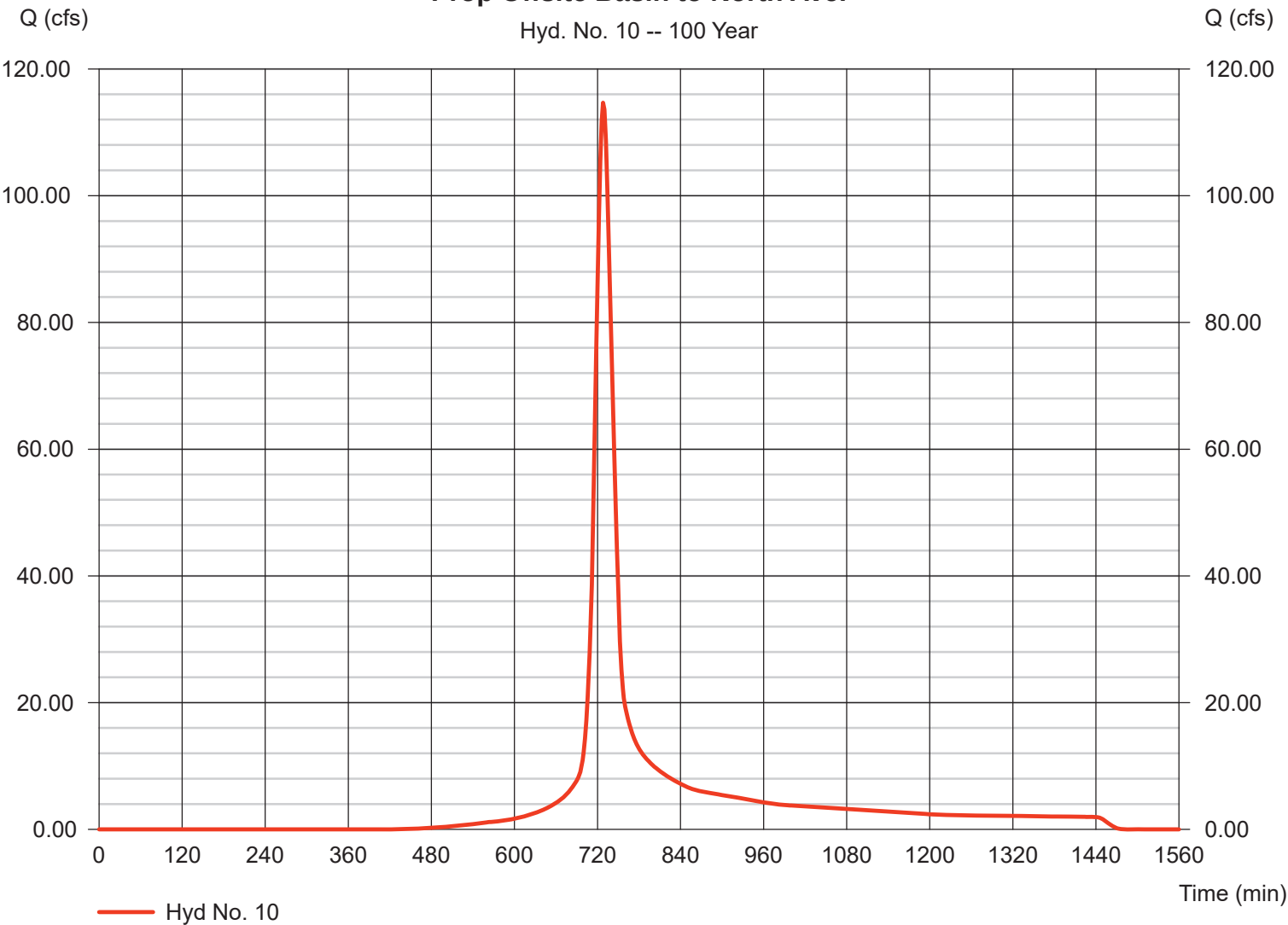
Prop Offsite Basin to North Ave.

|                 |   |            |                    |   |              |
|-----------------|---|------------|--------------------|---|--------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 114.67 cfs   |
| Storm frequency | = | 100 yrs    | Time to peak       | = | 728 min      |
| Time interval   | = | 2 min      | Hyd. volume        | = | 420,701 cuft |
| Drainage area   | = | 25.460 ac  | Curve number       | = | 72*          |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft         |
| Tc method       | = | TR55       | Time of conc. (Tc) | = | 24.50 min    |
| Total precip.   | = | 7.92 in    | Distribution       | = | Type II      |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484          |

\* Composite (Area/CN) = [(9.000 x 98) + (20.630 x 61)] / 25.460

Prop Offsite Basin to North Ave.

Hyd. No. 10 -- 100 Year



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

## Hyd. No. 10

Prop Offsite Basin to North Ave.

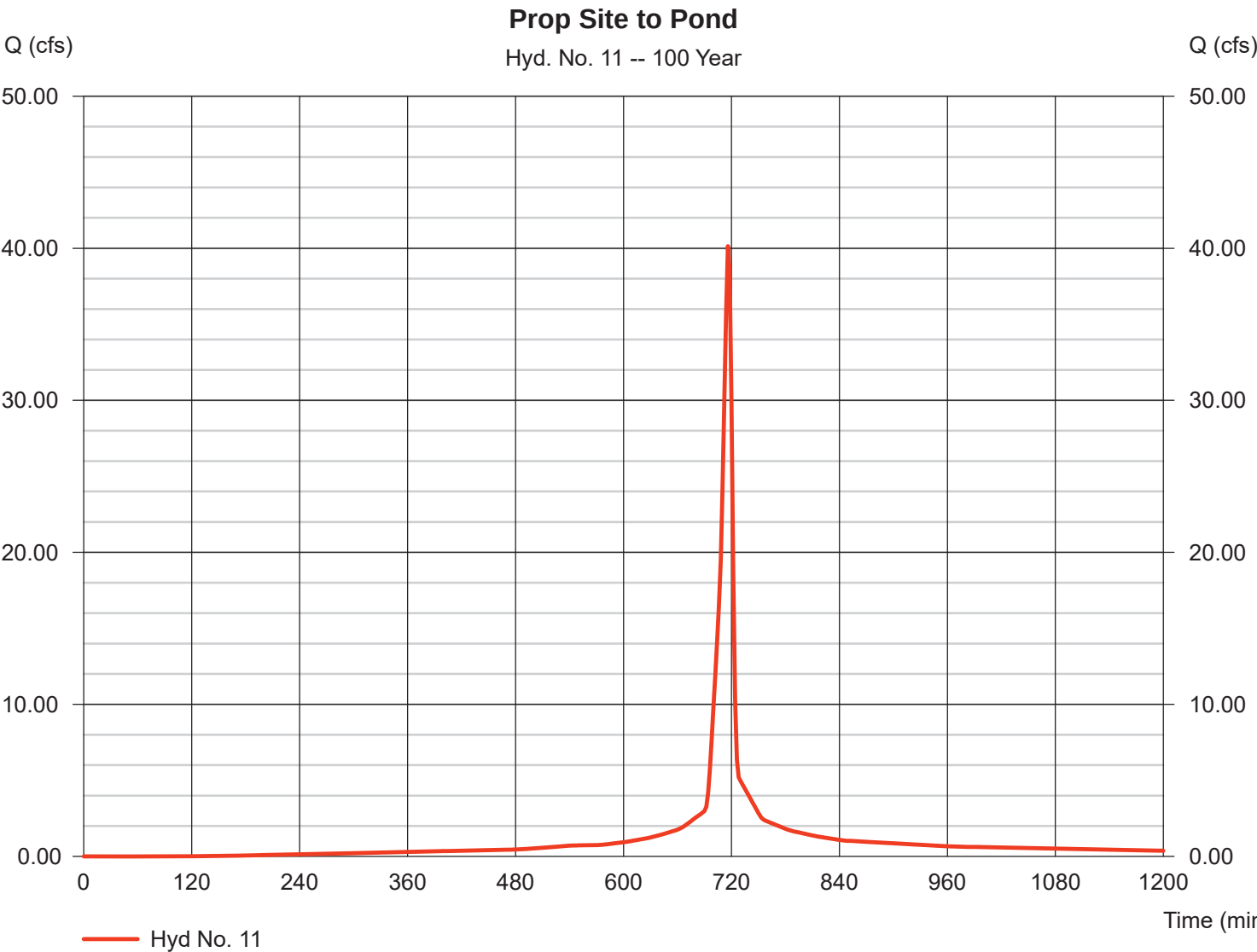
| <u>Description</u>                 | <u>A</u>       | <u>B</u> | <u>C</u>    | <u>Totals</u> |             |          |                  |
|------------------------------------|----------------|----------|-------------|---------------|-------------|----------|------------------|
| <b>Sheet Flow</b>                  |                |          |             |               |             |          |                  |
| Manning's n-value                  | = 0.150        | 0.011    | 0.011       |               |             |          |                  |
| Flow length (ft)                   | = 50.0         | 0.0      | 0.0         |               |             |          |                  |
| Two-year 24-hr precip. (in)        | = 3.83         | 0.00     | 0.00        |               |             |          |                  |
| Land slope (%)                     | = 0.67         | 0.00     | 0.00        |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 7.97</b>  | <b>+</b> | <b>0.00</b> | <b>+</b>      | <b>0.00</b> | <b>=</b> | <b>7.97</b>      |
| <b>Shallow Concentrated Flow</b>   |                |          |             |               |             |          |                  |
| Flow length (ft)                   | = 920.00       | 380.00   | 500.00      |               |             |          |                  |
| Watercourse slope (%)              | = 0.67         | 4.50     | 3.00        |               |             |          |                  |
| Surface description                | = Unpaved      | Paved    | Unpaved     |               |             |          |                  |
| Average velocity (ft/s)            | = 1.32         | 4.31     | 2.79        |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 11.61</b> | <b>+</b> | <b>1.47</b> | <b>+</b>      | <b>2.98</b> | <b>=</b> | <b>16.06</b>     |
| <b>Channel Flow</b>                |                |          |             |               |             |          |                  |
| X sectional flow area (sqft)       | = 4.91         | 0.00     | 0.00        |               |             |          |                  |
| Wetted perimeter (ft)              | = 7.85         | 0.00     | 0.00        |               |             |          |                  |
| Channel slope (%)                  | = 2.65         | 0.00     | 0.00        |               |             |          |                  |
| Manning's n-value                  | = 0.013        | 0.015    | 0.015       |               |             |          |                  |
| Velocity (ft/s)                    | = 13.62        | 0.00     | 0.00        |               |             |          |                  |
| Flow length (ft)                   | = 420.0        | 0.0      | 0.0         |               |             |          |                  |
| <b>Travel Time (min)</b>           | <b>= 0.51</b>  | <b>+</b> | <b>0.00</b> | <b>+</b>      | <b>0.00</b> | <b>=</b> | <b>0.51</b>      |
| <b>Total Travel Time, Tc .....</b> |                |          |             |               |             |          | <b>24.50 min</b> |

# Hydrograph Report

## Hyd. No. 11

Prop Site to Pond

|                 |   |            |                    |   |             |
|-----------------|---|------------|--------------------|---|-------------|
| Hydrograph type | = | SCS Runoff | Peak discharge     | = | 40.14 cfs   |
| Storm frequency | = | 100 yrs    | Time to peak       | = | 716 min     |
| Time interval   | = | 2 min      | Hyd. volume        | = | 90,927 cuft |
| Drainage area   | = | 3.830 ac   | Curve number       | = | 92.1        |
| Basin Slope     | = | 0.0 %      | Hydraulic length   | = | 0 ft        |
| Tc method       | = | USER       | Time of conc. (Tc) | = | 5.00 min    |
| Total precip.   | = | 7.92 in    | Distribution       | = | Type II     |
| Storm duration  | = | 24 hrs     | Shape factor       | = | 484         |



# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

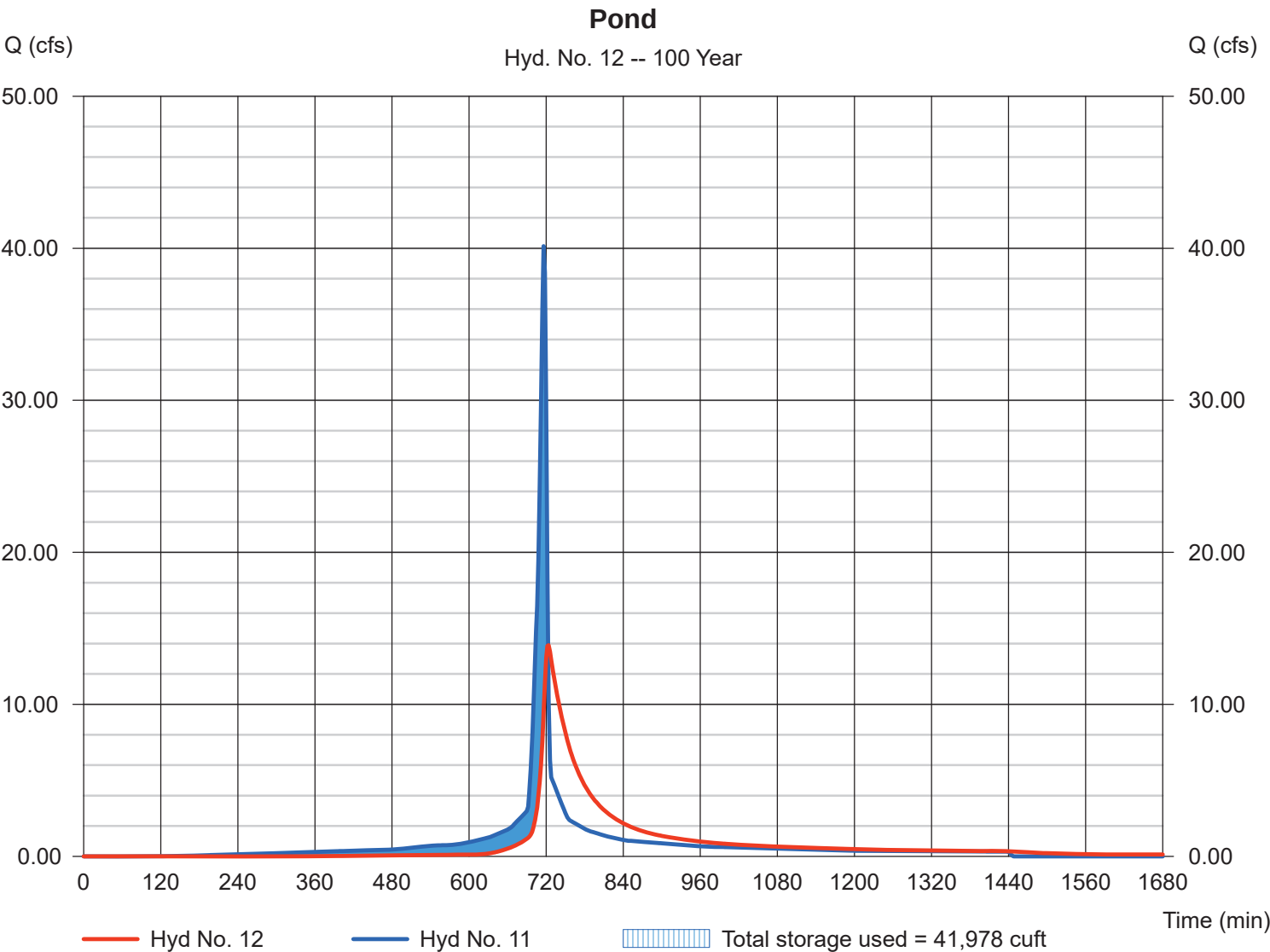
Tuesday, Nov 17, 2020

## Hyd. No. 12

Pond

|                 |                          |                |               |
|-----------------|--------------------------|----------------|---------------|
| Hydrograph type | = Reservoir              | Peak discharge | = 13.89 cfs   |
| Storm frequency | = 100 yrs                | Time to peak   | = 724 min     |
| Time interval   | = 2 min                  | Hyd. volume    | = 88,880 cuft |
| Inflow hyd. No. | = 11 - Prop Site to Pond | Max. Elevation | = 959.98 ft   |
| Reservoir name  | = Propsoed Pond          | Max. Storage   | = 41,978 cuft |

Storage Indication method used. Outflow includes exfiltration.



# Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Pond No. 9 - Propsoed Pond

### Pond Data

Pond storage is based on user-defined values.

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 951.00         | n/a                 | 0                    | 0                    |
| 1.00       | 952.00         | n/a                 | 2,013                | 2,013                |
| 2.00       | 953.00         | n/a                 | 5,033                | 7,046                |
| 3.00       | 954.00         | n/a                 | 5,033                | 12,079               |
| 4.00       | 955.00         | n/a                 | 5,033                | 17,112               |
| 5.00       | 956.00         | n/a                 | 5,033                | 22,145               |
| 6.00       | 957.00         | n/a                 | 5,033                | 27,178               |
| 7.00       | 958.00         | n/a                 | 5,033                | 32,211               |
| 8.00       | 959.00         | n/a                 | 5,033                | 37,244               |
| 9.00       | 960.00         | n/a                 | 5,033                | 42,277               |
| 9.50       | 960.50         | n/a                 | 5,033                | 47,310               |

### Culvert / Orifice Structures

|                 | [A]      | [B]    | [C]  | [PrfRsr] |
|-----------------|----------|--------|------|----------|
| Rise (in)       | = 24.00  | 2.00   | 0.00 | 0.00     |
| Span (in)       | = 24.00  | 2.00   | 0.00 | 0.00     |
| No. Barrels     | = 1      | 1      | 0    | 0        |
| Invert El. (ft) | = 951.00 | 952.00 | 0.00 | 0.00     |
| Length (ft)     | = 1.00   | 0.00   | 0.00 | 0.00     |
| Slope (%)       | = 0.00   | 0.00   | 0.00 | n/a      |
| N-Value         | = .013   | .013   | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60   | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | Yes    | No   | No       |

### Weir Structures

|                | [A]                   | [B]    | [C]  | [D]  |
|----------------|-----------------------|--------|------|------|
| Crest Len (ft) | = 4.75                | 0.25   | 0.00 | 0.00 |
| Crest El. (ft) | = 960.00              | 953.50 | 0.00 | 0.00 |
| Weir Coeff.    | = 3.33                | 3.33   | 3.33 | 3.33 |
| Weir Type      | = Rect                | Rect   | ---  | ---  |
| Multi-Stage    | = Yes                 | Yes    | No   | No   |
| Exfil.(in/hr)  | = 0.500 (by Wet area) |        |      |      |
| TW Elev. (ft)  | = 0.00                |        |      |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00     | 0            | 951.00       | 0.00      | 0.00      | ---       | ---        | 0.00     | 0.00     | ---      | ---      | 0.000     | ---      | 0.000     |
| 1.00     | 2,013        | 952.00       | 0.00      | 0.00      | ---       | ---        | 0.00     | 0.00     | ---      | ---      | 0.000     | ---      | 0.000     |
| 2.00     | 7,046        | 953.00       | 0.11 ic   | 0.10 ic   | ---       | ---        | 0.00     | 0.00     | ---      | ---      | 0.000     | ---      | 0.101     |
| 3.00     | 12,079       | 954.00       | 0.44 ic   | 0.15 ic   | ---       | ---        | 0.00     | 0.29     | ---      | ---      | 0.000     | ---      | 0.440     |
| 4.00     | 17,112       | 955.00       | 1.73 ic   | 0.18 ic   | ---       | ---        | 0.00     | 1.53     | ---      | ---      | 0.000     | ---      | 1.709     |
| 5.00     | 22,145       | 956.00       | 3.52 ic   | 0.21 ic   | ---       | ---        | 0.00     | 3.29     | ---      | ---      | 0.000     | ---      | 3.499     |
| 6.00     | 27,178       | 957.00       | 5.76 ic   | 0.23 ic   | ---       | ---        | 0.00     | 5.45     | ---      | ---      | 0.000     | ---      | 5.684     |
| 7.00     | 32,211       | 958.00       | 8.28 ic   | 0.25 ic   | ---       | ---        | 0.00     | 7.95     | ---      | ---      | 0.000     | ---      | 8.198     |
| 8.00     | 37,244       | 959.00       | 11.02 ic  | 0.27 ic   | ---       | ---        | 0.00     | 10.74    | ---      | ---      | 0.000     | ---      | 11.01     |
| 9.00     | 42,277       | 960.00       | 14.11 ic  | 0.28 ic   | ---       | ---        | 0.00     | 13.80    | ---      | ---      | 0.000     | ---      | 14.08     |
| 9.50     | 47,310       | 960.50       | 21.14 oc  | 0.27 ic   | ---       | ---        | 5.59     | 15.28 s  | ---      | ---      | 0.000     | ---      | 21.14     |



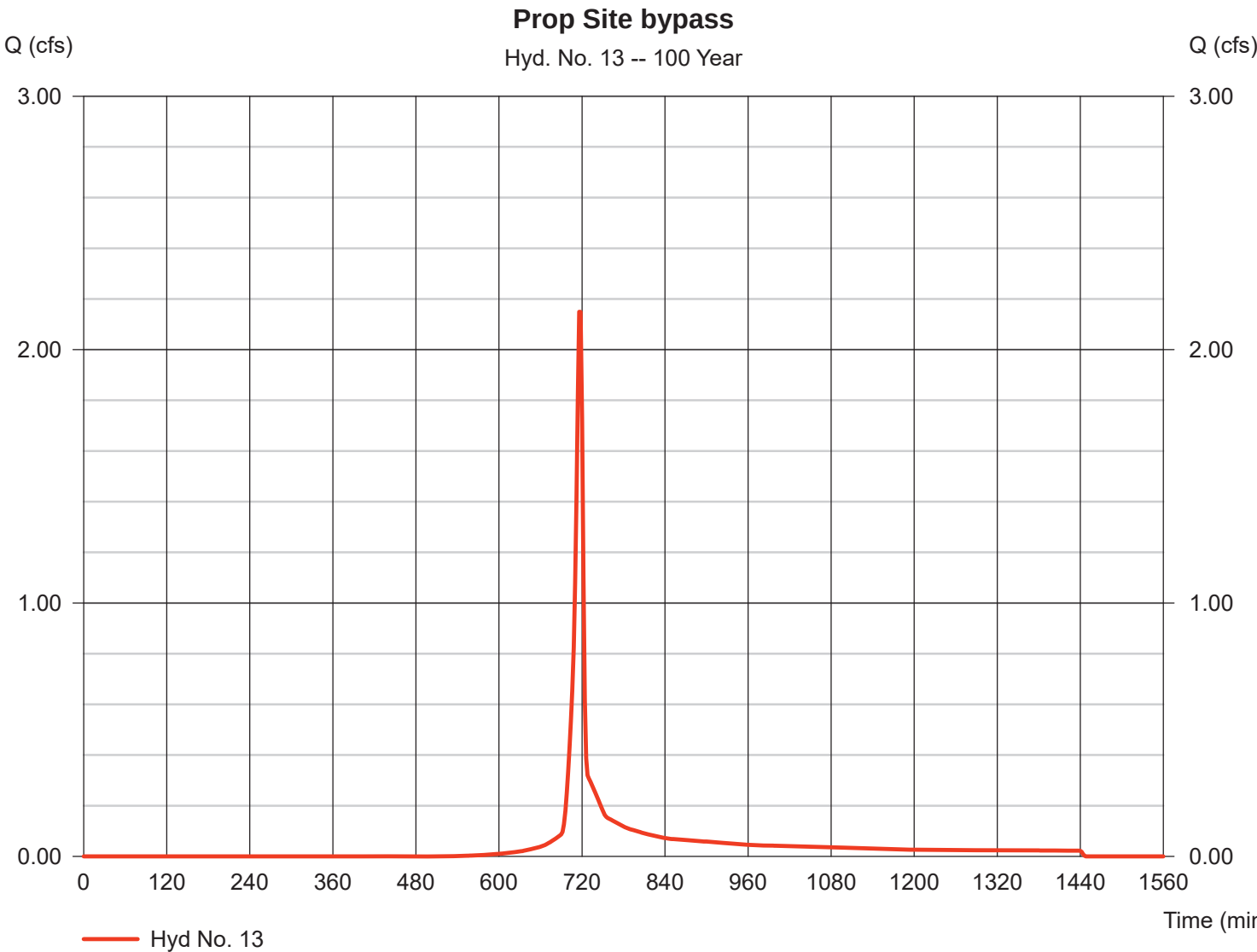
# Hydrograph Report

## Hyd. No. 13

Prop Site bypass

Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Time interval = 2 min  
Drainage area = 0.340 ac  
Basin Slope = 0.0 %  
Tc method = USER  
Total precip. = 7.92 in  
Storm duration = 24 hrs

Peak discharge = 2.150 cfs  
Time to peak = 716 min  
Hyd. volume = 4,340 cuft  
Curve number = 64.3  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 5.00 min  
Distribution = Type II  
Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

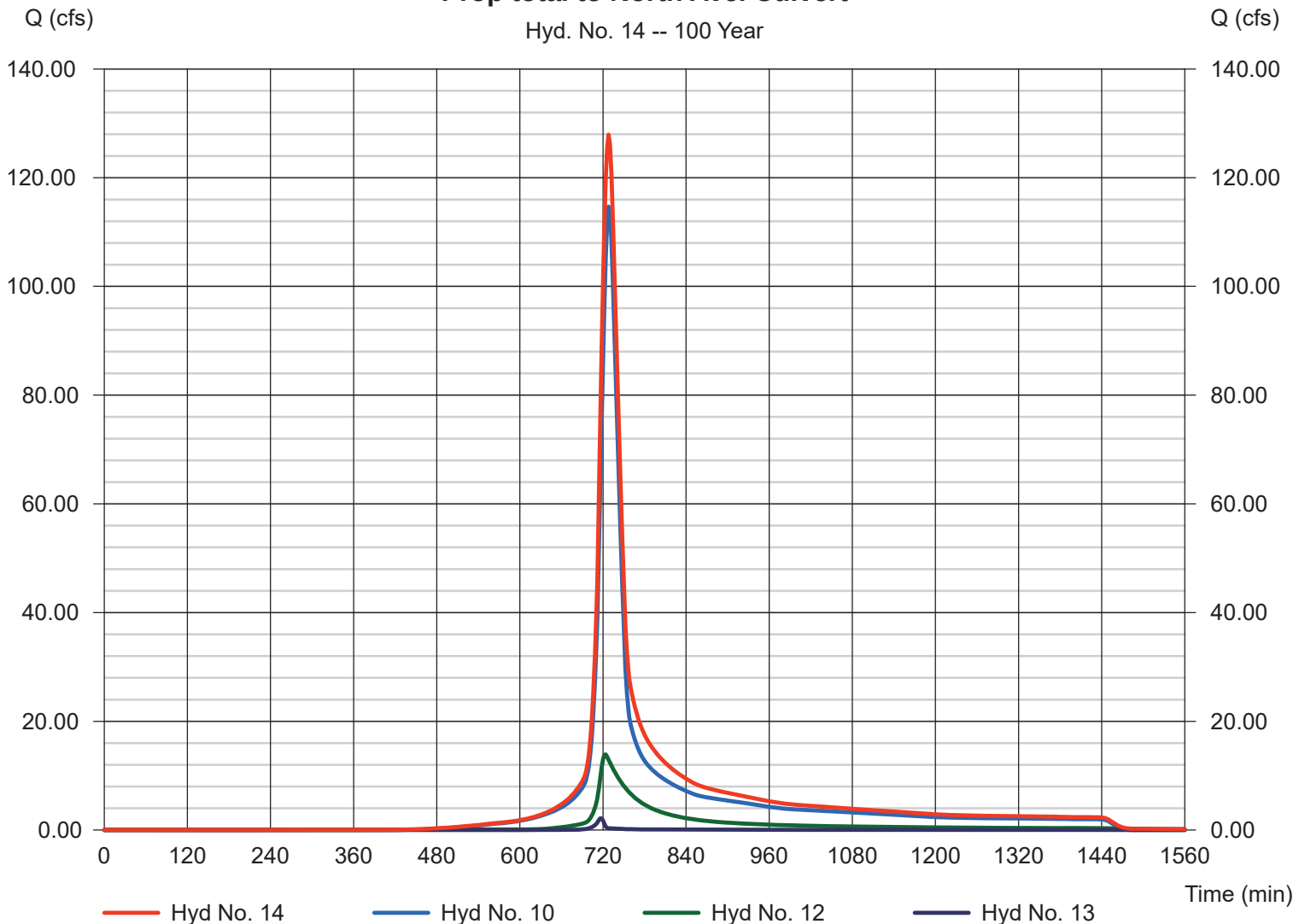
## Hyd. No. 14

Prop total to North Ave. Culvert

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 2 min  
Inflow hyds. = 10, 12, 13

Peak discharge = 127.91 cfs  
Time to peak = 728 min  
Hyd. volume = 513,921 cuft  
Contrib. drain. area = 25.800 ac

### Prop total to North Ave. Culvert



# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

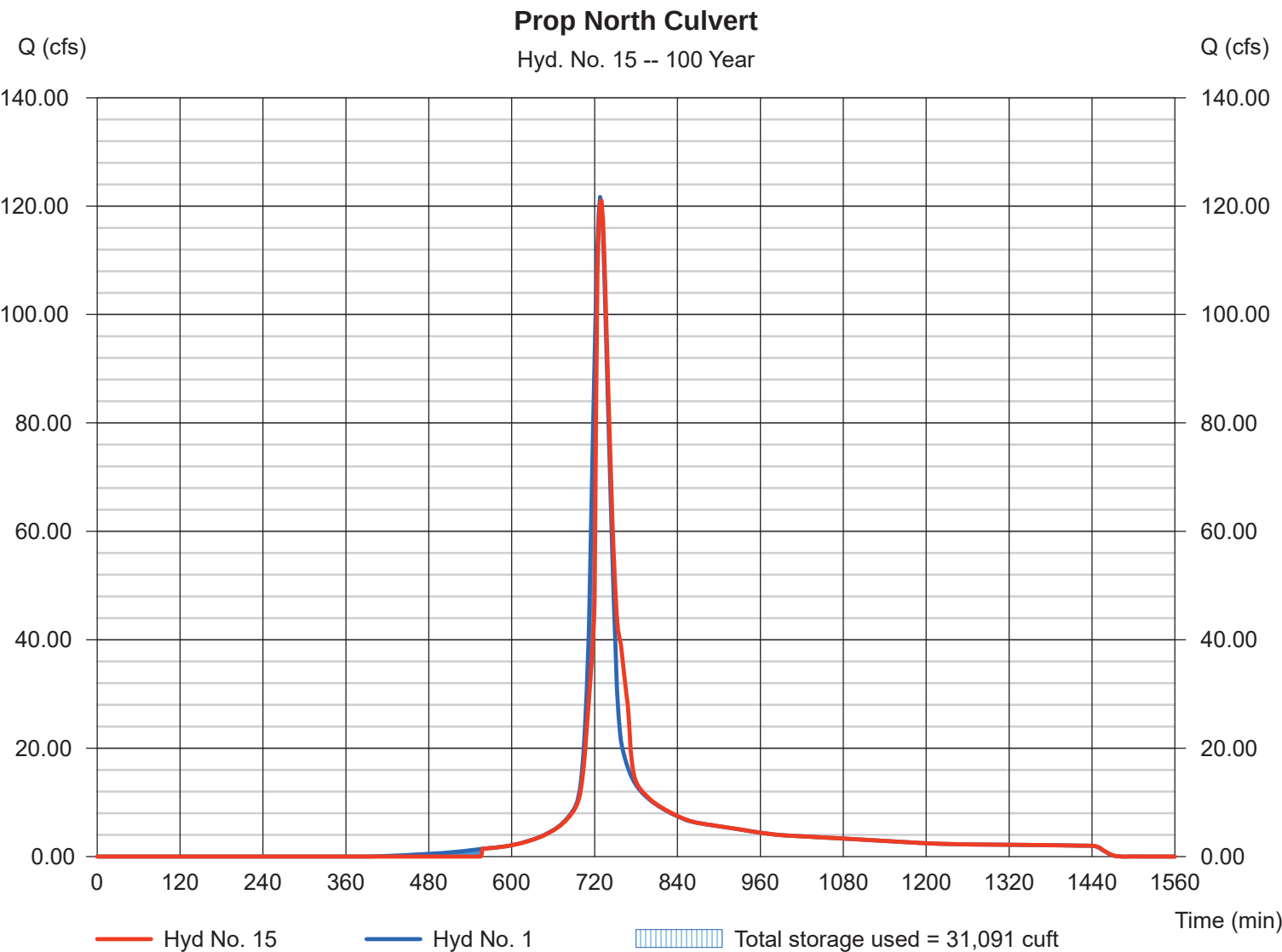
Tuesday, Nov 17, 2020

## Hyd. No. 15

Prop North Culvert

|                 |                                      |                |                |
|-----------------|--------------------------------------|----------------|----------------|
| Hydrograph type | = Reservoir                          | Peak discharge | = 121.05 cfs   |
| Storm frequency | = 100 yrs                            | Time to peak   | = 730 min      |
| Time interval   | = 2 min                              | Hyd. volume    | = 441,667 cuft |
| Inflow hyd. No. | = 1 - Ex Offsite Basin to North Ave. | Max. Elevation | = 959.52 ft    |
| Reservoir name  | = Prop North Ave Culvert             | Max. Storage   | = 31,091 cuft  |

Storage Indication method used.



# Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Pond No. 4 - Prop North Ave Culvert

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 948.03 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 948.03         | 00                  | 0                    | 0                    |
| 1.97       | 950.00         | 737                 | 484                  | 484                  |
| 3.97       | 952.00         | 1,192               | 1,911                | 2,395                |
| 5.97       | 954.00         | 1,614               | 2,795                | 5,190                |
| 7.97       | 956.00         | 2,040               | 3,645                | 8,835                |
| 9.97       | 958.00         | 7,857               | 9,266                | 18,101               |
| 11.97      | 960.00         | 9,259               | 17,095               | 35,196               |

### Culvert / Orifice Structures

|                 | [A]      | [B]  | [C]  | [PrfRsr] |
|-----------------|----------|------|------|----------|
| Rise (in)       | = 30.00  | 0.00 | 0.00 | 0.00     |
| Span (in)       | = 30.00  | 0.00 | 0.00 | 0.00     |
| No. Barrels     | = 1      | 0    | 0    | 0        |
| Invert El. (ft) | = 948.03 | 0.00 | 0.00 | 0.00     |
| Length (ft)     | = 266.60 | 0.00 | 0.00 | 0.00     |
| Slope (%)       | = 2.20   | 0.00 | 0.00 | n/a      |
| N-Value         | = .013   | .013 | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60 | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | No   | No   | No       |

### Weir Structures

|                | [A]                   | [B]    | [C]    | [D]  |
|----------------|-----------------------|--------|--------|------|
| Crest Len (ft) | = 15.00               | 35.00  | 90.00  | 0.00 |
| Crest El. (ft) | = 958.50              | 959.00 | 960.00 | 0.00 |
| Weir Coeff.    | = 2.60                | 2.60   | 2.60   | 3.33 |
| Weir Type      | = Broad               | Broad  | Broad  | ---  |
| Multi-Stage    | = No                  | No     | No     | No   |
| Exfil.(in/hr)  | = 0.000 (by Wet area) |        |        |      |
| TW Elev. (ft)  | = 954.10              |        |        |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00     | 0            | 948.03       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 1.97     | 484          | 950.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 3.97     | 2,395        | 952.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 5.97     | 5,190        | 954.00       | 0.00      | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 0.000     |
| 7.97     | 8,835        | 956.00       | 27.35 oc  | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 27.35     |
| 9.97     | 18,101       | 958.00       | 39.18 oc  | ---       | ---       | ---        | 0.00     | 0.00     | 0.00     | ---      | ---       | ---      | 39.18     |
| 11.97    | 35,196       | 960.00       | 48.19 oc  | ---       | ---       | ---        | 71.65    | 91.00    | 0.00     | ---      | ---       | ---      | 210.84    |

# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

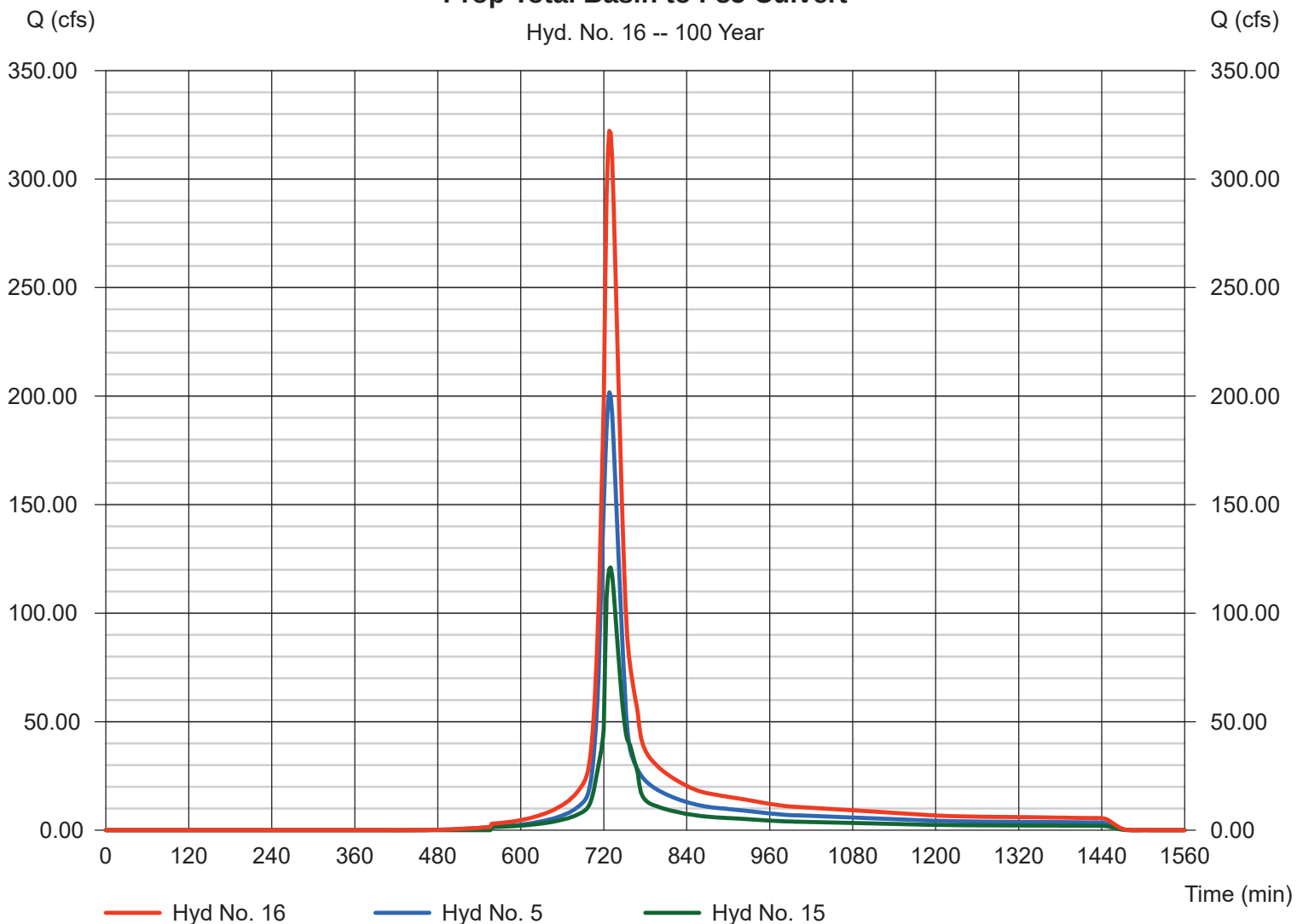
## Hyd. No. 16

Prop Total Basin to I-85 Culvert

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 2 min  
Inflow hyds. = 5, 15

Peak discharge = 322.26 cfs  
Time to peak = 728 min  
Hyd. volume = 1,182,555 cuft  
Contrib. drain. area = 47.170 ac

### Prop Total Basin to I-85 Culvert



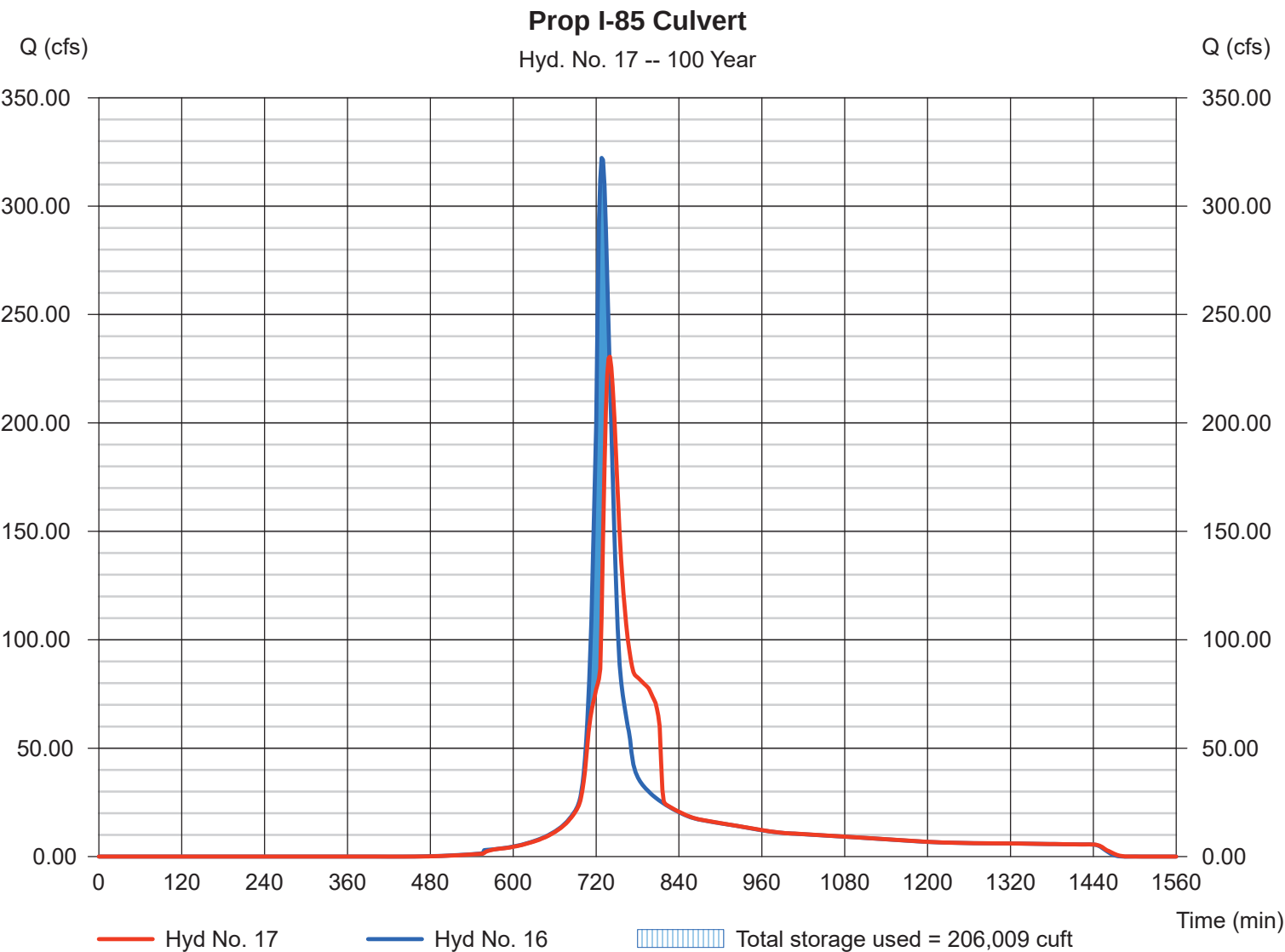
# Hydrograph Report

## Hyd. No. 17

Prop I-85 Culvert

|                 |                                         |                |                  |
|-----------------|-----------------------------------------|----------------|------------------|
| Hydrograph type | = Reservoir                             | Peak discharge | = 230.59 cfs     |
| Storm frequency | = 100 yrs                               | Time to peak   | = 740 min        |
| Time interval   | = 2 min                                 | Hyd. volume    | = 1,182,554 cuft |
| Inflow hyd. No. | = 16 - Prop Total Basin to I-85 Culvert | Max. Elevation | = 954.09 ft      |
| Reservoir name  | = I-85                                  | Max. Storage   | = 206,009 cuft   |

Storage Indication method used.



# Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

## Pond No. 7 - I-85

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 939.51 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00       | 939.51         | 00                  | 0                    | 0                    |
| 6.49       | 946.00         | 3,986               | 8,622                | 8,622                |
| 8.49       | 948.00         | 8,044               | 11,794               | 20,416               |
| 10.49      | 950.00         | 21,455              | 28,421               | 48,837               |
| 12.49      | 952.00         | 39,759              | 60,274               | 109,112              |
| 14.49      | 954.00         | 53,917              | 93,308               | 202,420              |
| 16.49      | 956.00         | 41,314              | 94,942               | 297,362              |

### Culvert / Orifice Structures

|                 | [A]      | [B]  | [C]  | [PrfRsr] |
|-----------------|----------|------|------|----------|
| Rise (in)       | = 33.85  | 0.00 | 0.00 | 0.00     |
| Span (in)       | = 33.85  | 0.00 | 0.00 | 0.00     |
| No. Barrels     | = 1      | 0    | 0    | 0        |
| Invert El. (ft) | = 939.51 | 0.00 | 0.00 | 0.00     |
| Length (ft)     | = 410.00 | 0.00 | 0.00 | 0.00     |
| Slope (%)       | = 0.87   | 0.00 | 0.00 | n/a      |
| N-Value         | = .013   | .013 | .013 | n/a      |
| Orifice Coeff.  | = 0.60   | 0.60 | 0.60 | 0.60     |
| Multi-Stage     | = n/a    | No   | No   | No       |

### Weir Structures

|                | [A]                   | [B]  | [C]  | [D]  |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 18.00               | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 952.00              | 0.00 | 0.00 | 0.00 |
| Weir Coeff.    | = 2.60                | 3.33 | 3.33 | 3.33 |
| Weir Type      | = Broad               | ---  | ---  | ---  |
| Multi-Stage    | = No                  | No   | No   | No   |
| Exfil.(in/hr)  | = 0.000 (by Wet area) |      |      |      |
| TW Elev. (ft)  | = 0.00                |      |      |      |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|----------|--------------|--------------|-----------|-----------|-----------|------------|----------|----------|----------|----------|-----------|----------|-----------|
| 0.00     | 0            | 939.51       | 0.00      | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 0.000     |
| 6.49     | 8,622        | 946.00       | 62.23 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 62.23     |
| 8.49     | 20,416       | 948.00       | 70.31 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 70.31     |
| 10.49    | 48,837       | 950.00       | 77.55 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 77.55     |
| 12.49    | 109,112      | 952.00       | 84.17 oc  | ---       | ---       | ---        | 0.00     | ---      | ---      | ---      | ---       | ---      | 84.17     |
| 14.49    | 202,420      | 954.00       | 90.31 oc  | ---       | ---       | ---        | 132.37   | ---      | ---      | ---      | ---       | ---      | 222.68    |
| 16.49    | 297,362      | 956.00       | 96.05 oc  | ---       | ---       | ---        | 374.40   | ---      | ---      | ---      | ---       | ---      | 470.45    |

21-PC-07-29

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

Name of Applicant Terrence Adams

Mailing Address: 1657 Perry Ave SW ATL Ga 30310

Telephone \_\_\_\_\_ Mobile # [REDACTED] Email terrencea@gmail.com

Property Owner (s) Tango Whiskey Golf

Mailing Address 1657 Perry Ave SW ATL Ga 30310

Telephone \_\_\_\_\_ Mobile # [REDACTED]

Address/Location of Property: 3154 Lake Ave Hapeville Ga

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099-0002-167-8

Present Zoning Classification: R1 Size of Tract: \_\_\_\_\_ acre(s)

Present Land Use: Vacant R1

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.

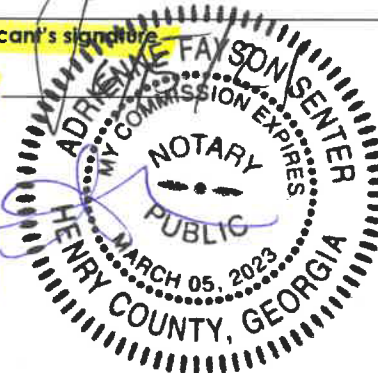
Applicant's signature \_\_\_\_\_

Date: \_\_\_\_\_

Sworn to and subscribed before me

This 15th day of June, 2021

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.)

new single family home

frame construction

concrete siding

30 yr shingle

alum. gutters

force air heating

insulated windows

rear entry - 2 car garage

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:

3154 LAKE AVE  
HAPEVILLE GA 30354

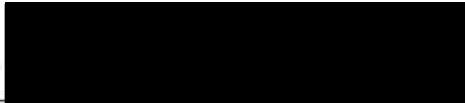
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant TERRENCE ADAMS

Address of Applicant 1657 PO Box 46551 ATL GA 30320

Telephone of Applicant



[Signature]

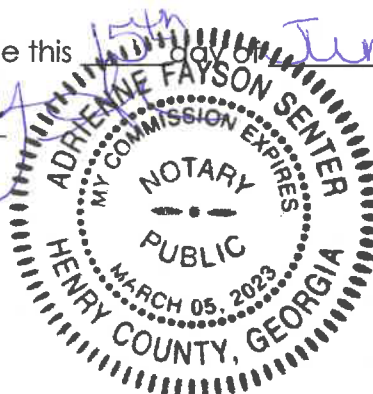
Signature of Owner

TERRENCE ADAMS

Print Name of Owner

Personally Appeared Before Me this 15th day of June, 2021.

[Signature]  
Notary Public



### **Site Plan Checklist – Please include with your application.**

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

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

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.



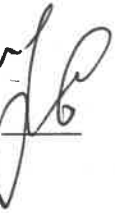
Existing and proposed grades at an interval of five (5) feet or less.



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.

10  
11  
12

jd

LB

76

Sub

Applicant Signature: \_\_\_\_\_

Date 6/12/21

result in additional delays for





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

#### LEGAL DESCRIPTION - 0.23 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at point located at the intersection of the easterly side of the right-of-way line of Lake Avenue (50' R/W) and the southerly right-of-way of South Gordon Circle (50' R/W), Thence following said easterly right-of-way of Lake Avenue (50' R/W) to the south for a distance of 174.18 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said easterly right-of-way of Lake Avenue (50' R/W), proceed South  $89^{\circ}48'16''$  East a distance of 200.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South  $00^{\circ}29'20''$  West a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North  $89^{\circ}48'16''$  West a distance of 200.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being on the easterly right-of-way of Lake Avenue (50' R/W); Thence following said easterly right-of-way, proceed North  $00^{\circ}29'20''$  East a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being the POINT OF BEGINNING.

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

Tract described herein containing 0.23 acres of land (10,000 Square feet), more or less, shown on a survey titled Boundary Retracement & Topographic Survey for Terrence Adams by Frontline Surveying & Mapping, Inc., job number 74709, dated 05/17/2021, also being known as 3154 Lake Avenue according to the current system of numbering in Fulton County, Georgia.

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



- SURVEY NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
  - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
  - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
  - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
  - DISTANCES SHOWN ARE HORIZONTAL.
  - THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
  - THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
  - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  - DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
  - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
  - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
  - ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
  - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  - BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
  - EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
  - ANGULAR ERROR: 15 SECONDS PER ANGLE.
  - RAW FIELD PRECISION: 1:26,657.
  - ADJUSTED BY LEAST SQUARES.
  - PLAT CLOSURE: 1:100,000+.

**NOTE:**  
SUBDIVISION PLAT FOR DOGWOOD ESTATES PLATBOOK 312 PAGE 59 BY ROBERT M. KIRKLEY RECORDED IN FULTON COUNTY CLERK OF SUPERIOR COURT.

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

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

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

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

**SEDIMENT STORAGE CALCULATIONS**  
DISTURBED AREA= 0.18 Ac.  
STORAGE REQUIRED CALCULATION:  
0.18 Ac. X 67CY = 12.1 CY REQUIRED  
Sd1-NS STORAGE PROVIDED:  
50 LF X 0.263CY/LF = 13.15 CY

| TREE LEGEND:   |              |
|----------------|--------------|
| OAK            | HOLLY        |
| POPLAR         | JUNIPER      |
| PINE           | LUSTERIM     |
| HICKORY        | GRAPE MYRTLE |
| MAPLE          | SPRUCE-FUR   |
| SWEETGUM       | BIRCH        |
| NOT IDENTIFIED | WILLOW       |
| DOGWOOD        | ELM          |

**EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:**  
**TERRENCE ADAMS**  
3154 LAKE AVENUE  
LAND LOT 99 14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-1  
Lot 5: 14 009900021678

10,000 SQ FT  
0.23 ACRES

CURRENT ZONING:  
R-1  
FRONT SETBACK= 15'  
SIDE = 6'  
REAR SETBACK= 25'

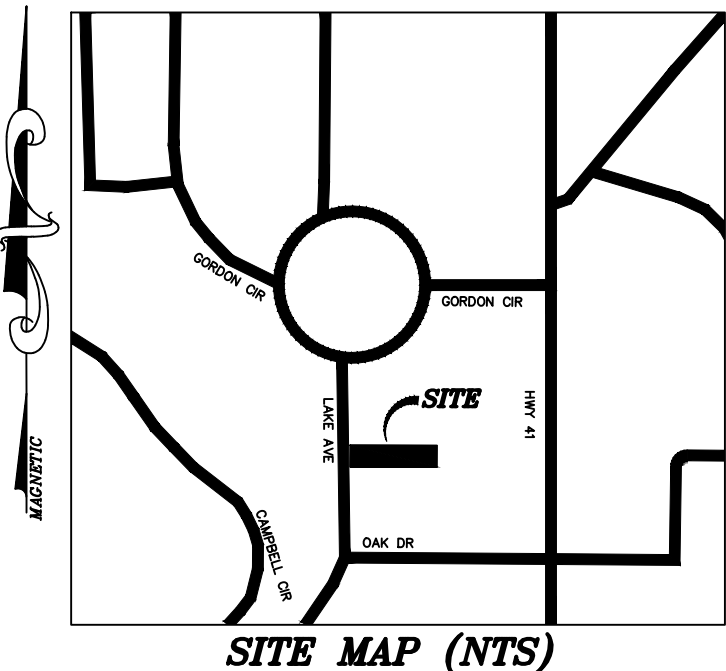
DISTURBED AREA:  
0.18 ACRES

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

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.

BUILDING HEIGHTS:  
FROM REAR GRADE = 29.1'  
FROM FRONT GRADE = 34.1'  
DRIVEWAY WIDTHS = 9.0'

| EROSION CONTROL LEGEND |                                                       |
|------------------------|-------------------------------------------------------|
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)     |
| Ds2                    | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) |
| Ds3                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING) |
| Ds4                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)     |
| Du                     | DUST CONTROL                                          |
| Sd1-NS                 | TYPE 'NON-SENSITIVE' SILT FENCE                       |
| Sd1-S                  | TYPE 'SENSITIVE' SILT FENCE                           |
| Sd1-F                  | INLET SEDIMENT TRAP                                   |
| Cd-HB                  | CHECK DAM HAY BALE                                    |
| Co                     | CONSTRUCTION ENTRANCE                                 |
| LD                     | LIMITS OF DISTURBANCE                                 |
| LOD                    | LIMITS OF DISTURBANCE                                 |
| Tr                     | TREE FENCE PROTECTION FENCE                           |
| TF                     | TREE FENCE PROTECTION FENCE                           |
| CONTOUR LEGEND         |                                                       |
| -980-                  | EXISTING CONTOURS                                     |
| P-980                  | PROPOSED CONTOURS                                     |
| X 983.3                | PROPOSED SPOT ELEVATION                               |
| X 983.3 HP             | HIGH POINT SPLIT DRAINAGE SPOT                        |

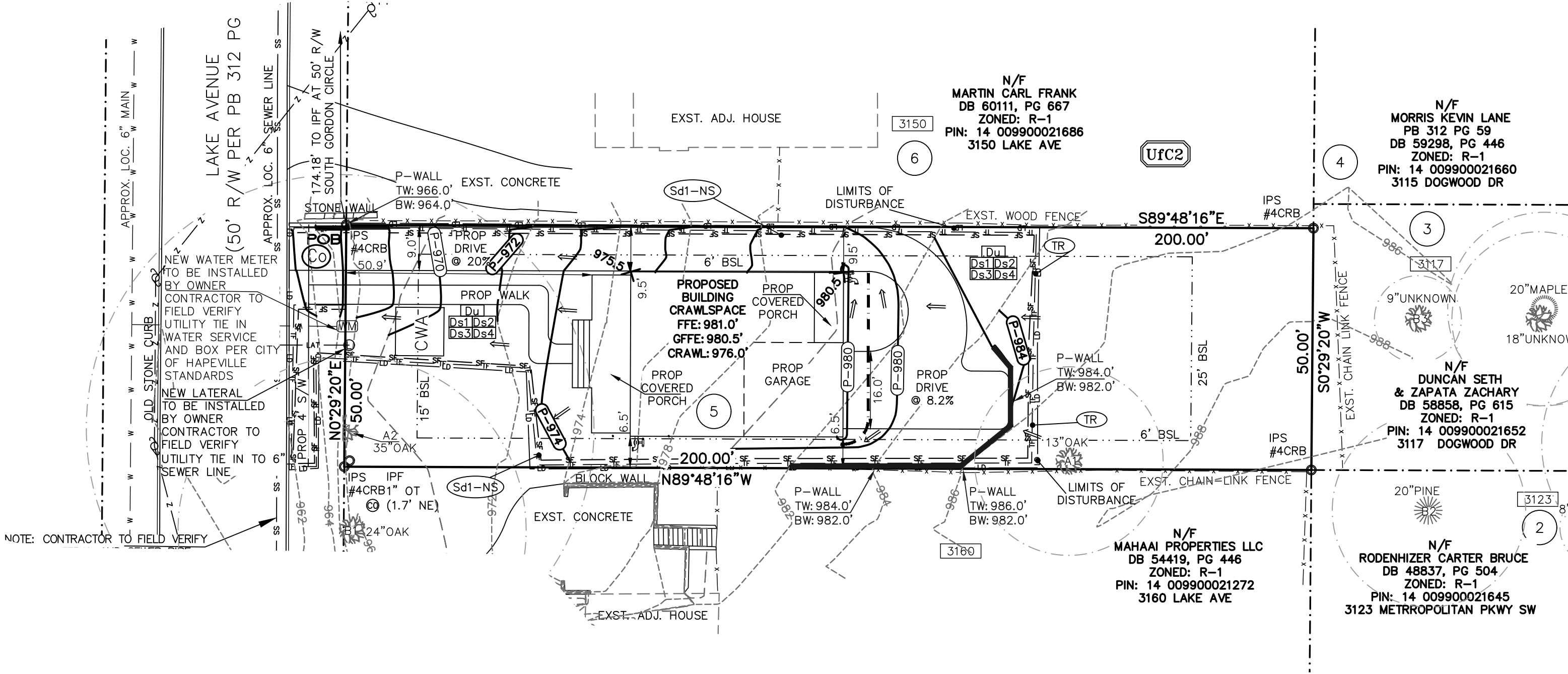


LOT 1: ZONING: R-1  
PROPOSED HOUSE TYPE: TWO STORY  
BUILDING: 1,434 SQ FT  
DRIVE/WALKS: 2,174 SQ FT  
PORCHES: 404 SQ FT  
LOT AREA: 10,000 SQ FT  
0.23 Ac.

IMPERVIOUS AREA:  
TOTAL IMP. AREA: 3,987 SQ FT  
TOTAL IMP. 39.9%

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 28,657 FEET, AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN PREPARED BY THE SURVEYOR, FRONTLINE SURVEYING & MAPPING, INC., AND THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO U.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. THE SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road  
Suite 312, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9805  
Fax (678) 355-9805  
**FRONTLINE SURVEYING & MAPPING, INC.**  
www.frontlinesurveying.com



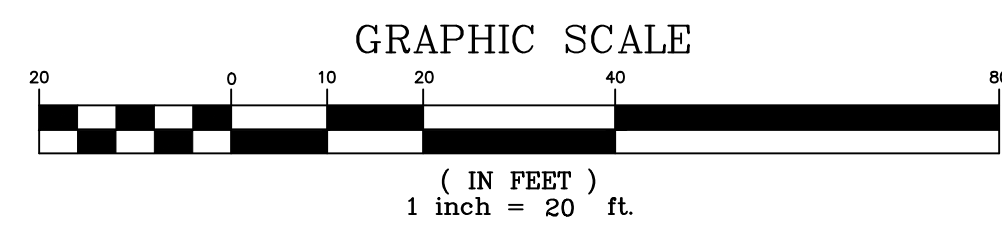
UTILITIES PROTECTION CENTER, INC.  
Call FREE  
THROUGHOUT GEORGIA  
1-800-282-7411  
OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW



GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION  
THOMAS EDWARD PEAY, JR.  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000004496  
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

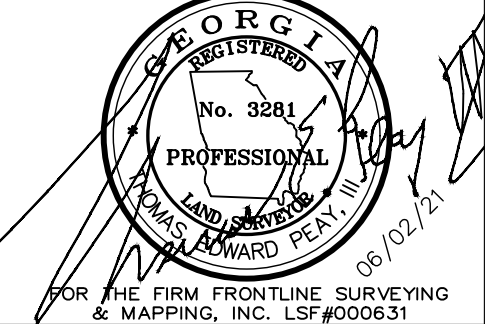
I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE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

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.  
06/02/21



SHEET 1 OF 4

|                                                                                                                                                                             |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| DATE                                                                                                                                                                        | 05/26/21               |
| SCALE                                                                                                                                                                       | 1" = 20'               |
| SECTION                                                                                                                                                                     | FULTON COUNTY, GEORGIA |
| REVISION                                                                                                                                                                    |                        |
| 14th DISTRICT                                                                                                                                                               |                        |
| UNIT                                                                                                                                                                        |                        |
| BLOCK                                                                                                                                                                       |                        |
| LAND LOT                                                                                                                                                                    | 99                     |
| LOT                                                                                                                                                                         | 5                      |
| SUBDIVISION                                                                                                                                                                 |                        |
| PHASE                                                                                                                                                                       |                        |
| I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 312) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. |                        |
| PB 312 PG 59                                                                                                                                                                |                        |
| DB                                                                                                                                                                          |                        |
| EFFECTIVE DATE: 09/18/2013                                                                                                                                                  |                        |
| MAP ID: 13121C0367F                                                                                                                                                         |                        |
| JOB #                                                                                                                                                                       | 74709                  |



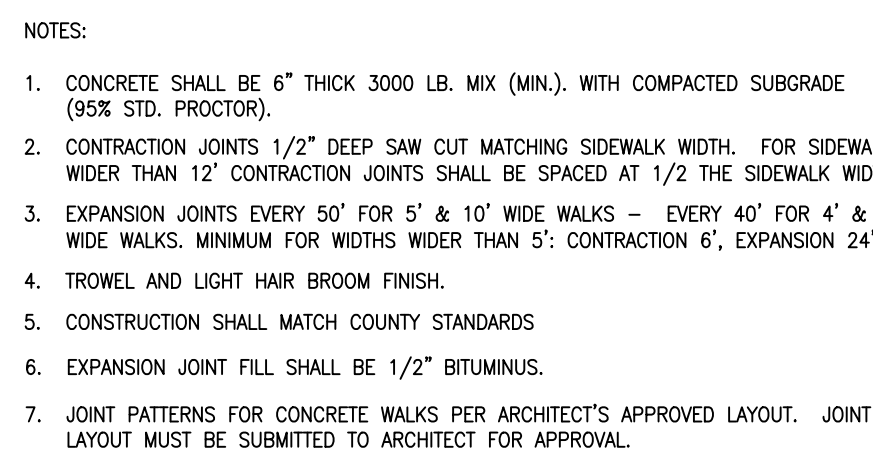
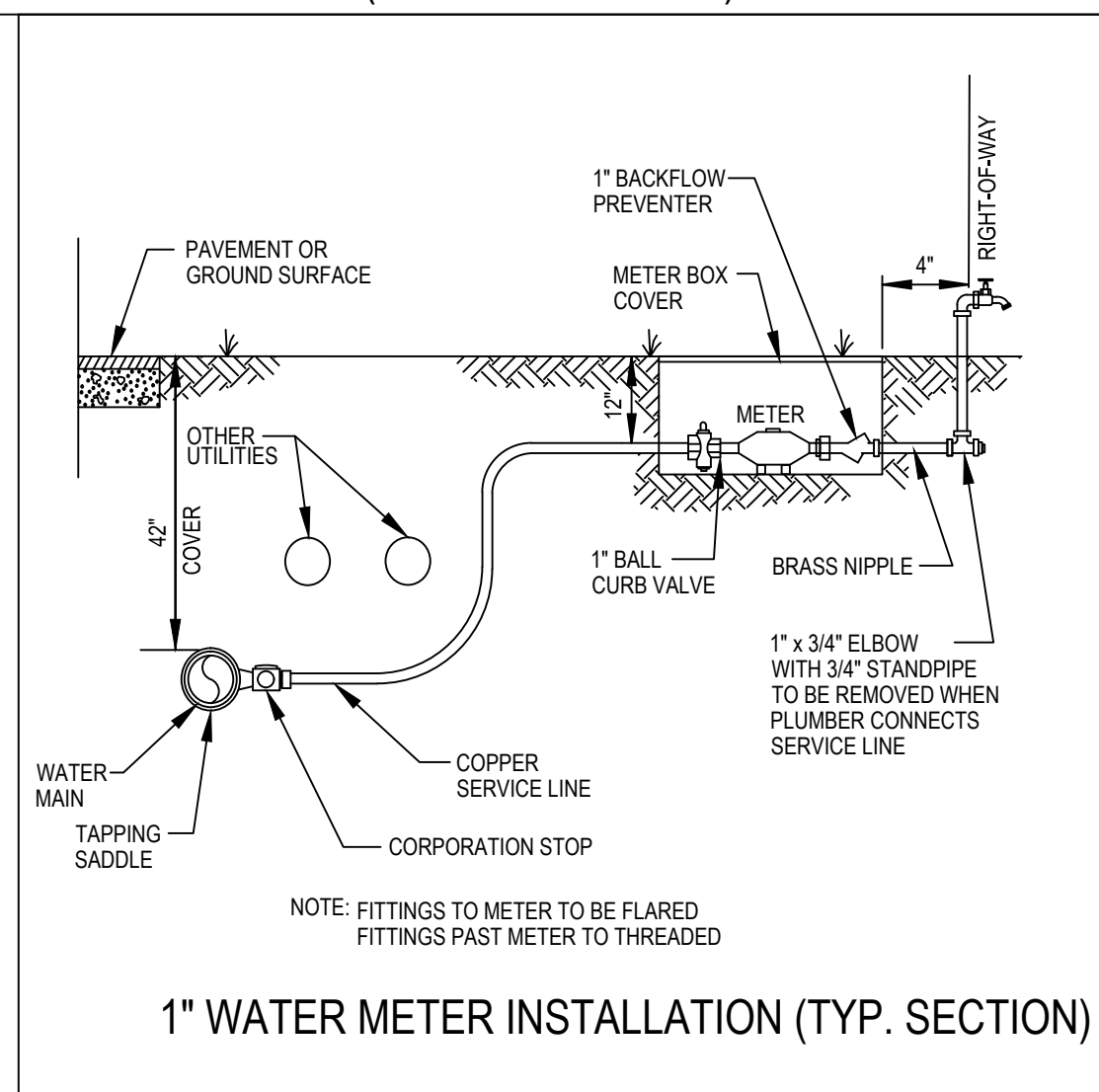
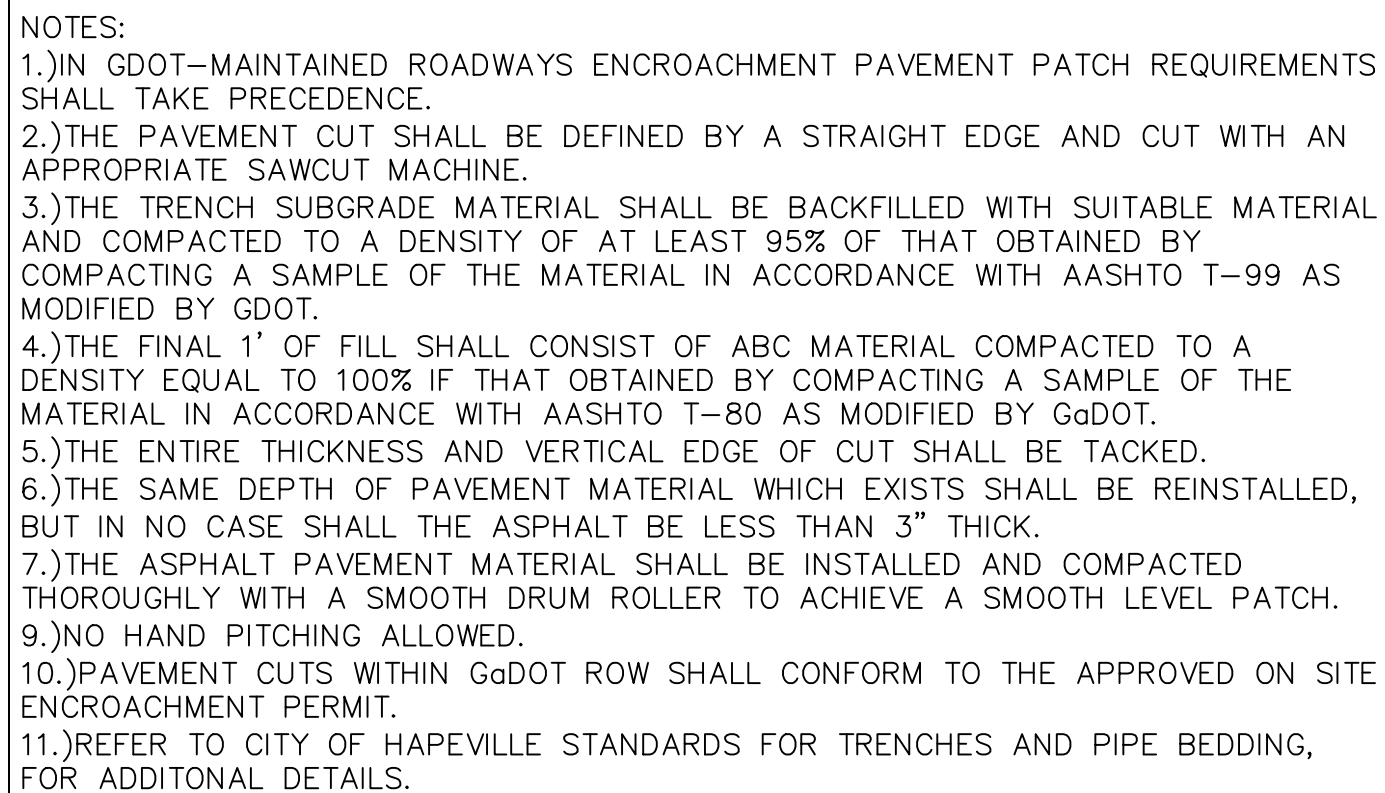




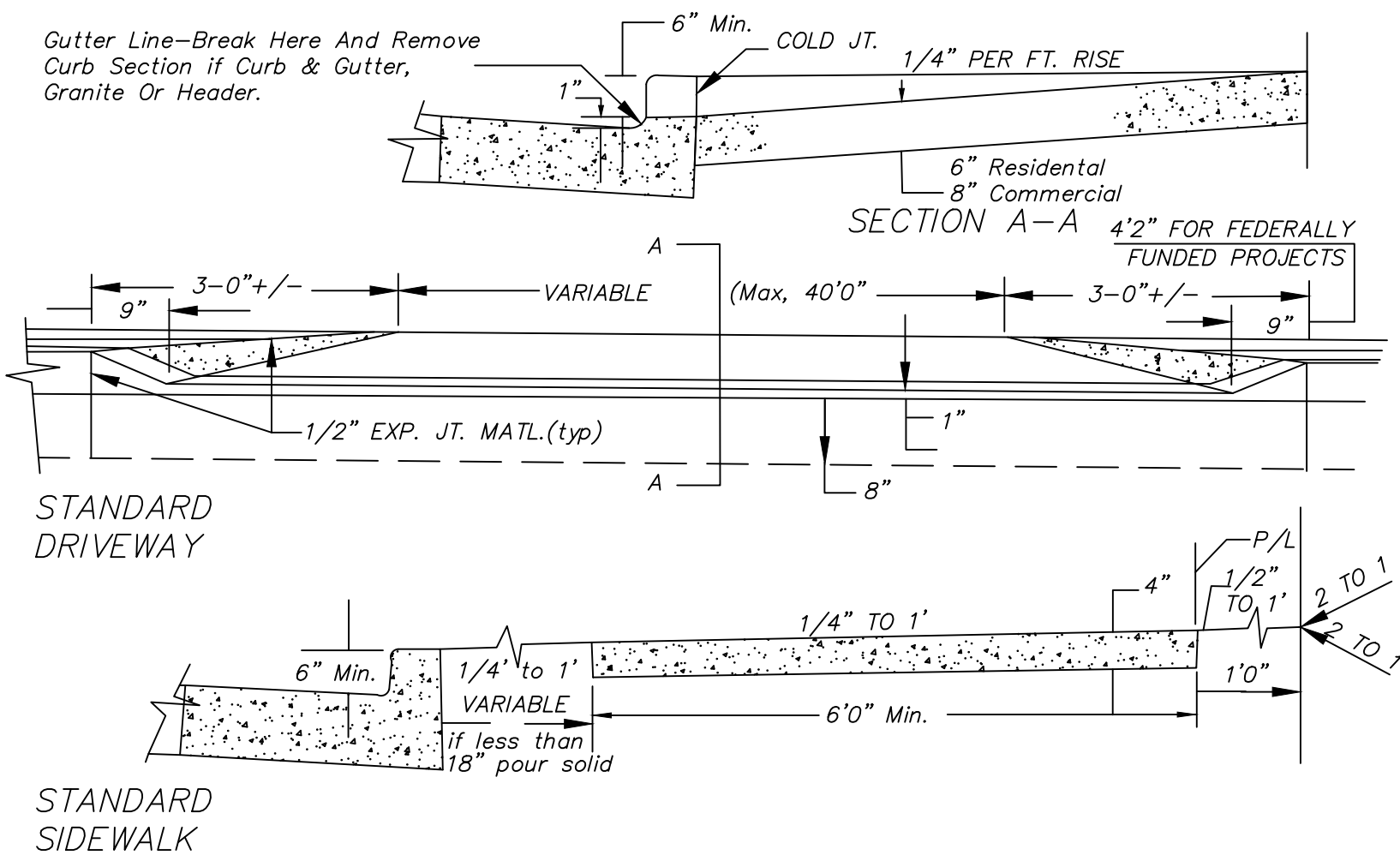
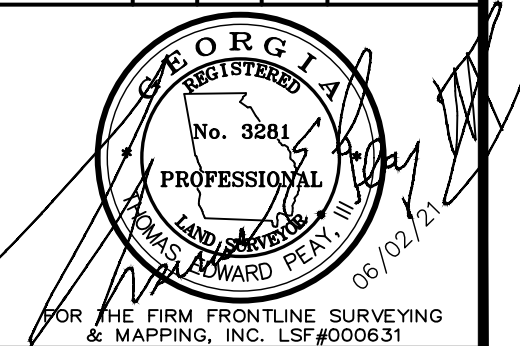
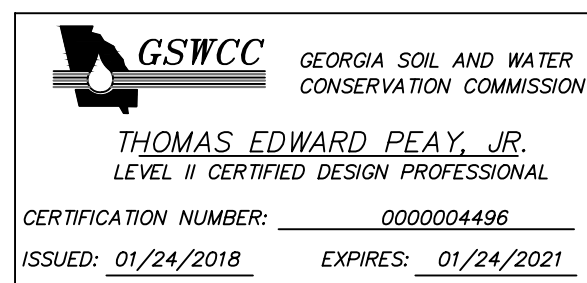


10,000 SQ FT  
0.23 ACRES

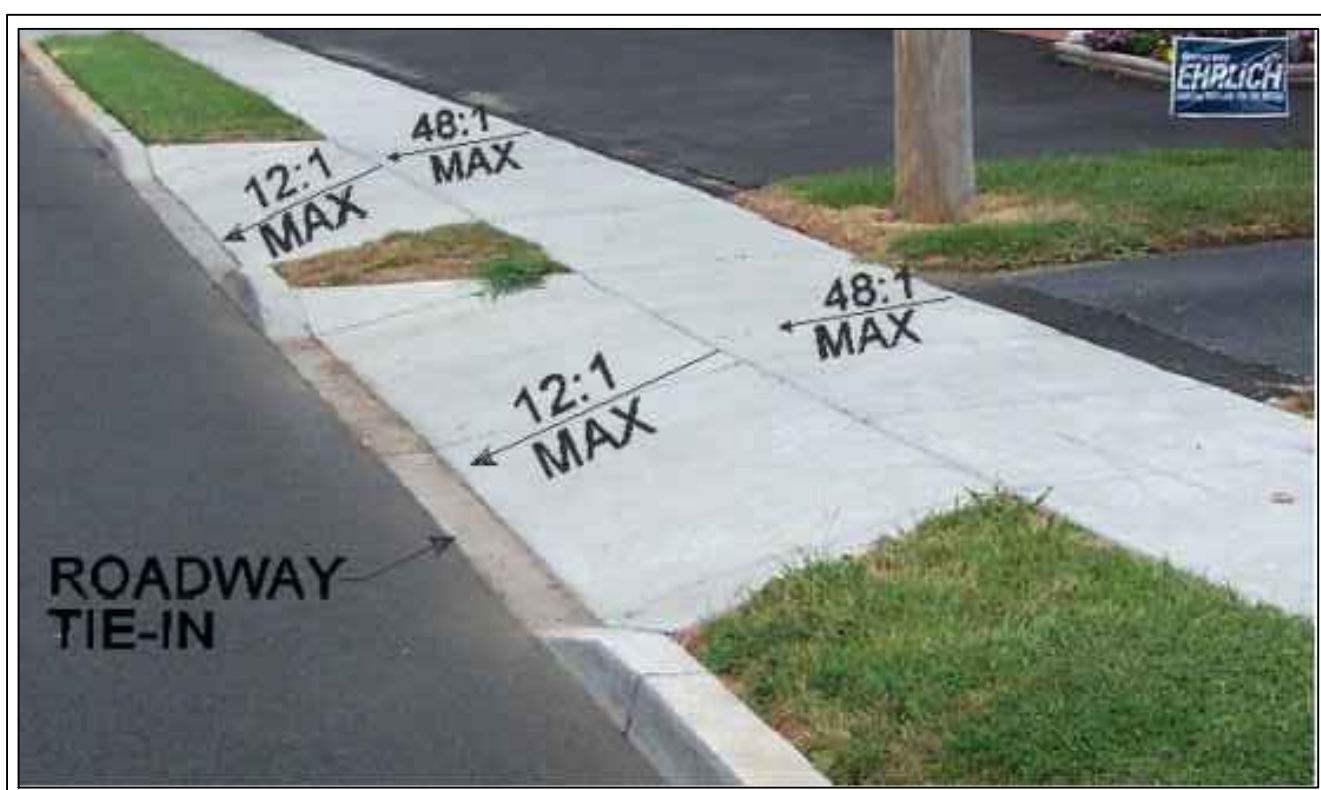
### 3/4" & 1" WATER METER BOX & LID DETAIL



NOT TO SCALE  
DET-REIN\_CONC\_WALKS.DWG



1. SIDEWALK TO BE SCRIBED IN SQUARES EQUAL TO WALK WIDTH BUT NOT TO EXCEED 10'
2. CONCRETE TO BE 3,000 P.S.I. MIN. DRIVEWAY SECTIONS USE 6,000 P.S.I. HIGH EARLY.
3. EXPANSION JOINTS ACROSS THE SIDEWALK ON EACH SIDE OF THE DRIVEWAY NOT MORE THAN 100' APART.
4. PREFORMED BITUMINOUS EXPANSION MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS (EXCEPT CURB) AND THE NEW CONCRETE SIDEWALK.



SIDEWALK RAMP

|                                    |                     |
|------------------------------------|---------------------|
|                                    | NOT TO SCALE        |
|                                    | DATE NOV. 1972      |
|                                    | DESIGNED            |
|                                    | CHECKED             |
| STANDARDS DRIVEWAY<br>AND SIDEWALK | DRAWN FC            |
|                                    | REVISIONS 8/84 JGOJ |



LEGEND:

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

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

TREE LEGEND:

OAK HOLLY  
POPLAR JUNIPER  
PINE LUSTERIM  
HICKORY CRAPE MYRTLE  
MAPLE SPRUCE-FUR  
SWEETGUM BIRCH  
NOT IDENTIFIED WILLOW  
DOGWOOD ELM

## Tree protection fence

TREE PROTECTION FENCE LOCATION  
TO BE LIMITS OF CRZ  
(CRITICAL ROOT ZONE)

CRZ DEFINED AS:  
MAXIMUM TOTAL TO 1 FOOT  
PER DIAMETER INCHES AT  
BREAST HEIGHT

FENCE POSTS  
2" X 2" METAL POSTS

FENCE MATERIAL TO BE  
ORANGE PLASTIC SAFETY  
NETTING OR EQUIVALENT

FOR ADDED PROTECTION

10' O.C.

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

FIGURE #10  
TREE PROTECTION FENCE DETAIL - NTS

CROWN  
SET AND MAINTAIN TREE  
IN A PLUMB VERTICAL  
POSITION. PRUNE ALL DEAD,  
DAMAGED OR CROSSING  
BRANCHES AS WELL AS  
WATERSPOUTS AND  
SUCKERS. DO NOT CUT  
CENTRAL LEADER OR  
OTHER BRANCH TIPS.

ORGANIC MULCH  
2-4" DEEP TO LIMITS  
OF CULTIVATED AREA  
KEEP MULCH 2-4" AWAY  
FROM TRUNK.

ROOTBALL  
REMOVE ALL STRAPPING  
CUT AND REMOVE TOP 12"  
OF BURLAP AND WIRE.  
SUCCEESSFUL  
SEASONAL  
CUT ENCOURAGING  
ROOTS IF PRESENT.

PLANTING HOLE  
DIG DEEP ENOUGH TO  
HAVE TOP OF ROOTBALL  
AT GRADE OR 2" HIGHER  
IN HEAVY OR POORLY  
DRAINED SOILS. SLOPE  
SIDES 45 DEGREES AND  
CHAMPY IF NECESSARY.  
SET ROOTBALL ON SOLID  
FIRM GROUND.

WATER RING  
BUILD NO HIGHER  
THAN 3-4" AND  
REMOVE AFTER  
ONE  
SUCCESSFUL  
SEASON.

CULTIVATED AREA  
AREA OF SOIL TO  
BE TILLED. SOIL  
AMENDMENTS TO  
BE ADDED PER SOIL  
TEST.

min. 2" x the diameter of the root ball

3 to 4 x the diameter of the root ball - 6" depth minimum

FIGURE #8  
TREE PLANTING DETAIL - NTS

STRAPS  
WIDE, SOFT, FLEXIBLE  
MATERIAL  
MANUFACTURED  
FOR THE PURPOSE OF  
TREE ANCHORING SUCH  
AS WOODEN  
POLYPROPYLENE  
WEBBING. DO NOT USE  
ROPE AND WIRE

STAKES  
2 X 2 WOODEN OR  
METAL ANCHORS  
CUT 6 INCHES LONG  
ENOUGH FOR SECURE  
GRIP IN SUBGRADE.  
ANGLE STAKES 20 TO  
30 DEGREES OF  
VERTICAL. MINIMUM 3  
STAKES AT EQUAL  
DISTANCES APART

ATTACHMENT HEIGHT  
1 1/2 THE HEIGHT OF THE  
MAIN STEM OR AT FIRST  
AVAILABLE BRANCH  
CROTCH ABOVE THAT  
POINT

Use anchoring systems only where wind or soil conditions  
make it necessary. REMOVE AFTER ONE YEAR.

FIGURE #9  
TREE STAKING DETAIL - NTS

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 CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATION OR SUBSTITUTIONS OF PLAN MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
6. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

EMERGENCY 24 HOUR CONTACT:  
TERRENCE ADAMS  
PHONE: (512)-589-6117  
EMAIL: TERRENCEA@GMAIL.COM

UTILITIES PROTECTION CENTER, INC.



Call FREE  
THROUGHOUT GEORGIA  
1-800-282-7411

OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW

## TREE PROTECTION AND REPLACEMENT PLAN FOR:

# TERRENCE ADAMS

3154 LAKE AVENUE  
LAND LOT 99 14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-1  
EXISTING PIN  
Lot 5: 14 009900021678

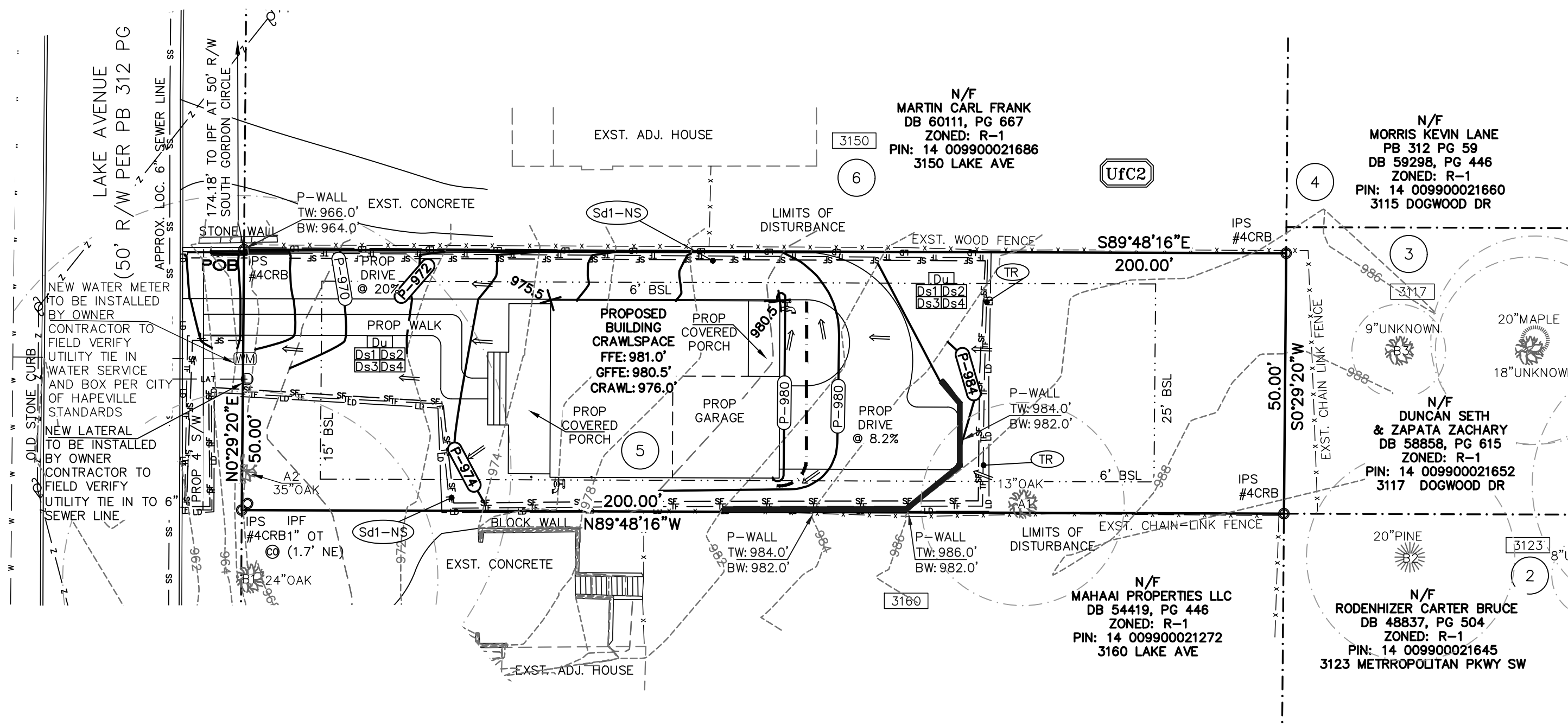
10,000 SQ FT  
0.23 ACRES

CURRENT ZONING:  
R-1  
FRONT SETBACK=  
SIDE =  
REAR SETBACK=

DISTURBED AREA:  
0.18 ACRES

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

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.  
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.



## BOUNDARY TREES

| BOUNDARY TREES |           |                |                 |                      |                        |                       |                        |              |
|----------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| tag            | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| B1             | OAK       | 24             | 36              | 4071.38              | 0                      | 4071.38               | 811                    | 19.9         |

## TREES TO BE SAVED

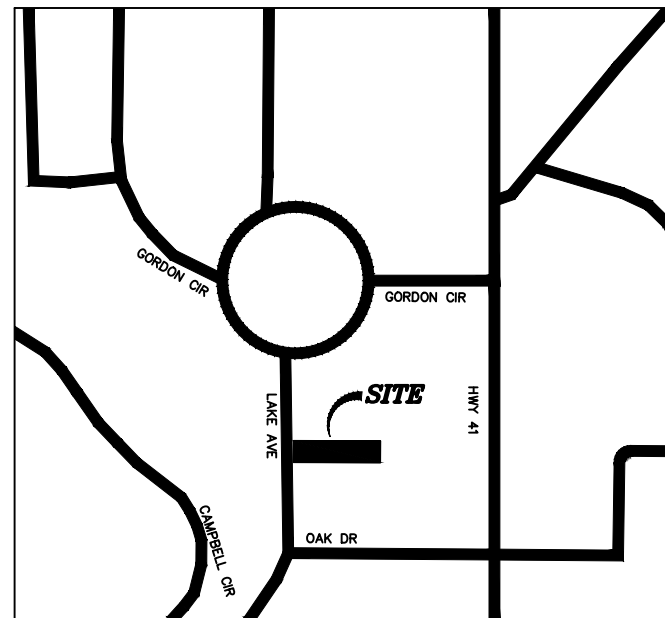
| trees on lot to be preserved |           |                |                 |                      |                        |                       |                        |              |  |
|------------------------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|--|
| tag                          | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |  |
| A1                           | OAK       | 13             | 19.5            | 1194.56              | 0                      | 1194.56               | 193                    | 16.2         |  |
| A2                           | OAK       | 35             | 52.5            | 8658.76              | 0                      | 8658.76               | 2003                   | 23.1         |  |
| TOTAL DBH PRESERVED          |           | 48 INCHES      |                 |                      |                        |                       |                        |              |  |

TREE A2 (35" OAK) TO REQUIRE AN ARBORIST PRESCRIPTION  
FROM THE CITY OF HAPEVILLE ARBORIST.  
CONTRACTOR TO VERIFY PRESCRIPTION BEFORE CONSTRUCTION  
STARTS.

NO TREES TO BE REMOVED FROM SITE

REQUIRED TREES 100 X 0.23 = 23"  
TOTAL TO BE PLANTED = 0"  
EXISTING DBH = 48"  
NO TREES TO BE PLANTED ON SITE  
TOTAL 48" > 23" REQUIRED

|                |                                 |
|----------------|---------------------------------|
| Sd1-NS         | TYPE 'NON-SENSITIVE' SILT FENCE |
| Sd1-S          | TYPE 'SENSITIVE' SILT FENCE     |
| Sd1-F          | INLET SEDIMENT TRAP             |
| Cd-HB          | CHECK DAM HAY BALE              |
| Co             | CONSTRUCTION ENTRANCE           |
| LD             | LIMITS OF DISTURBANCE           |
| LOD            | LIMITS OF DISTURBANCE           |
| Tr             | TREE FENCE PROTECTION FENCE     |
| TF             | TREE FENCE PROTECTION FENCE     |
| CONTOUR LEGEND |                                 |
| -980-          | EXISTING CONTOURS               |
| P-980          | PROPOSED CONTOURS               |
| X 983.3        | PROPOSED SPOT ELEVATION         |
| X 983.3 HP     | HIGH POINT SPLIT DRAINAGE SPOT  |



SITE MAP (NTS)

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES)  
TO HAVE A 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  
NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR  
OF HOUSE.  
NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS  
SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES  
PER ACRE.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN  
28,657 FEET, AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND  
WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN  
REVIEWED AND APPROVED BY THE CITY OF HAPEVILLE. THE INFORMATION  
CONTAINED HEREIN IS THE PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC.  
NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN  
WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY  
NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON,  
PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NO  
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Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

FRONTLINE  
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

| DATE     | 05/26/21               |
|----------|------------------------|
| SCALE    | 1" = 20'               |
| SECTION  | FULTON COUNTY, GEORGIA |
| REVISION |                        |
| BY:      |                        |
| DATE:    |                        |

| 14th DISTRICT | UNIT       | PHASE                                                                                                                                                                                |
|---------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 99            | 5          | I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 1/2 PG 59) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. |
| LOT           |            |                                                                                                                                                                                      |
| SUBDIVISION   |            |                                                                                                                                                                                      |
| PG            |            |                                                                                                                                                                                      |
| DB            |            |                                                                                                                                                                                      |
| MAP ID        | 1372103067 | EFFECTIVE DATE: 09/18/2013                                                                                                                                                           |

TERRENCE ADAMS

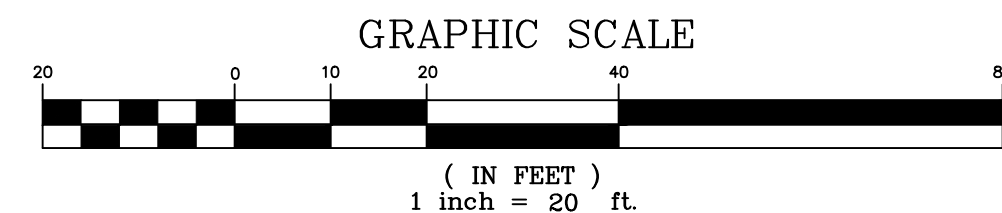
PROFESSIONAL SURVEYOR

NO. 3281

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF #00631

DATE: 05/27/21

JOB # 74709





THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

ABBREVIATIONS:

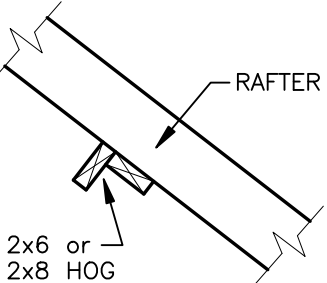
|           |                                      |
|-----------|--------------------------------------|
| C.J.      | CEILING JOIST                        |
| CLG.      | CEILING                              |
| C.M.U.    | CONCRETE MASONRY UNIT                |
| C.O.      | CASED OPENING                        |
| CONC.     | CONCRETE                             |
| CONT.     | CONTINUOUS                           |
| C.T.      | CERAMIC TILE                         |
| DBL.      | DOUBLE                               |
| DBL. JST. | DOUBLE JOIST                         |
| E.W.      | EACH WAY                             |
| F.J.      | FLOOR JOIST                          |
| FTG.      | FOOTING                              |
| HVAC      | HEATING/VENTILATION/AIR CONDITIONING |
| JST.      | JOIST                                |
| LAM.      | LAMINATED                            |
| L.V.L.    | LAMINATED VENEER LUMBER              |
| MAS.      | MASONRY                              |
| MAX.      | MAXIMUM                              |
| MECH.     | MECHANICAL                           |
| MIL       | 0.001 INCH                           |
| MIN.      | MINIMUM                              |
| N.T.S.    | NOT TO SCALE                         |
| O.C.      | ON CENTER                            |
| P.C.      | PULL CORD                            |
| P.T.      | PRESSURE TREATED                     |
| PSF       | POUNDS PER SQUARE FOOT               |
| PSI       | POUNDS PER SQUARE INCH               |
| R/A       | RETURN AIR                           |
| REQ'D.    | REQUIRED                             |
| REINF.    | REINFORCING                          |
| RM.       | ROOM                                 |
| R.O.      | ROUGH OPENING                        |
| S.F.      | SQUARE FEET                          |
| S.Y.P.    | SOUTHERN YELLOW PINE                 |
| SHWR.     | SHOWER                               |
| T&G       | TONGUE AND GROOVE                    |
| W.H.      | WATER HEATER                         |
| WWM       | WELDED WIRE MESH                     |

| FLOOR JOISTS – ALLOWABLE SPANS                                  |          |            |         |         |
|-----------------------------------------------------------------|----------|------------|---------|---------|
| #2 Southern Yellow Pine<br>LIVE LOAD=40 psf<br>DEAD LOAD=20 psf |          | JOIST SIZE |         |         |
|                                                                 |          | 2x8        | 2x10    | 2x12    |
| JOIST SPACING                                                   | 12" O.C. | 14'-2"     | 16'-11" | 19'-10" |
|                                                                 | 16" O.C. | 12'-4"     | 14'-8"  | 17'-2"  |

| CEILING JOISTS – ALLOWABLE SPANS                                |          |            |        |         |
|-----------------------------------------------------------------|----------|------------|--------|---------|
| #2 Southern Yellow Pine<br>LIVE LOAD=20 psf<br>DEAD LOAD=10 psf |          | JOIST SIZE |        |         |
|                                                                 |          | 2x6        | 2x8    | 2x10    |
| JOIST SPACING                                                   | 12" O.C. | 15'-6"     | 20'-1" | 23'-11" |
|                                                                 | 16" O.C. | 13'-6"     | 17'-5" | 20'-9"  |

| RAFTERS – ALLOWABLE SPANS                                       |          |             |        |         |        |
|-----------------------------------------------------------------|----------|-------------|--------|---------|--------|
| #2 Southern Yellow Pine<br>LIVE LOAD=30 psf<br>DEAD LOAD=20 psf |          | RAFTER SIZE |        |         |        |
|                                                                 |          | 2x6         | 2x8    | 2x10    | 2x12   |
| RAFTER SPACING                                                  | 12" O.C. | 12'–11"     | 16'–8" | 19'–11" | 23'–4" |
|                                                                 | 16" O.C. | 11'–2"      | 14'–5" | 17'–3"  | 20'–2" |

ROOF BRACING DETAIL



GENERAL NOTES:

- THESE PLANS ARE DESIGNED TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND DESIGNED FOR CONDITIONS IN INLAND SOUTH CAROLINA AND THE SOUTH-EASTERN UNITED STATES. CODE REQUIREMENTS AND SPECIFIC BUILDING DEPARTMENT REQUIREMENTS VARY FROM AREA TO AREA, THEREFORE IT IS IMPOSSIBLE TO WARRANT COMPLIANCE TO REGULATIONS IN ANY SPECIFIC AREA. YOU SHOULD CONSULT WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE SUITABILITY OF THESE PLANS TO YOUR SPECIFIC SITE AND APPLICATION. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO ADAPT THESE PLANS TO LOCAL REQUIREMENTS. MIXSON GRAPHICS PLANS DO NOT CARRY AN ARCHITECTS OR ENGINEERS SEAL.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO MIXSON GRAPHICS FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- SQUARE FOOTAGES ARE FOR HEATED FLOOR AREA. STAIRS ARE ONLY COUNTED WITH THE FIRST FLOOR. PROJECTIONS FOR FIREPLACES ARE NOT INCLUDED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. PLEASE CONTACT US IF ERRORS ARE FOUND.
- HVAC SYSTEM TO BE DESIGNED ACCORDING TO LOCAL LOCAL CLIMATE CONDITIONS.

FOUNDATION NOTES:

- ALL EXTERIOR WALL FOOTINGS ARE 8" x 20" UNLESS OTHERWISE NOTED.
- ALL INTERIOR PIERS ARE 8" x 16" C.M.U. CAPPED WITH 4" SOLID MASONRY ON 1-STORY STRUCTURES or 8" SOLID MASONRY ON 2-STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED SOLID WITH MORTAR.
- CONCRETE SHALL BE 3,000 PSI @ 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM UNLESS OTHERWISE NOTED.
- TERMITE PROTECTION SOIL TREATMENT BY BUILDER UNLESS OTHERWISE NOTED.
- CHIMNEY FOOTING SHALL BE 12" LARGER THAN FOOTPRINT AND 12" THICK UNLESS OTHERWISE NOTED.
- METAL ANCHOR STRAPS MAY BE USED IN PLACE OF ANCHOR BOLTS AND MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL FOOTINGS SHALL BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 psf AND 12" BELOW FROST LINE. EXACT SIZE AND REINFORCING MUST BE DETERMINED BY LOCAL SOIL CONDITIONS. VERIFY DESIGN WITH LOCAL BUILDING OFFICIALS OR LOCAL ENGINEER.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- BRICK BONDING 16" O.C. VERTICALLY

FRAMING NOTES

- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARTITIONS PARALLEL TO JOIST DIRECTION.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
- ALL HEADERS SHALL BE (2)-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- MINIMUM INSULATION REQUIREMENTS:  
EXTERIOR WALLS:\_\_\_\_\_R-13  
ATTIC CEILING and VAULTS:\_\_\_\_\_R-30  
CRAWL SPACE FLOORS:\_\_\_\_\_R-19  
SLAB EDGE UNDERSIDE:\_\_\_\_\_1" x 24" MIN. CONT.

EXTERIOR ELEVATION NOTES:

- AN ASSUMED GRADE IS SHOWN. THE ACTUAL FINISHED WILL VARY. THE LOT SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHOULD BE A MINIMUM 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALLS.
- ALL PORCHES, BALCONIES, PATIOS, DECKS, OR ANY OTHER RAISED FLOOR SURFACES 30 INCHES OR MORE ABOVE FINISHED GRADE ARE REQUIRED TO HAVE GUARDRAILS/HANDRAILS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE FOLLOWING AREAS: TOPS AND SIDES OF ALL EXTERIOR WINDOWS AND DOORS, THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS.

0 Lake Avenue Hapeville, GA. 30354  
3154 Lake Avenue

A National Folk Style Home  
Property Owner:  
Tango Whiskey Golf LLC, Terrence Adams  
The LAURENS "A" - PLAN 2353-A

PLAN SCHEDULE

|    |                  |
|----|------------------|
| CO | COVER SHEET      |
| A1 | FOUNDATION PLAN  |
| A2 | FLOOR PLANS      |
| A3 | ELEVATIONS       |
| A4 | ELECTRICAL PLANS |
| A5 | ROOF PLAN        |

DETAILS

- 30-YEAR ARCHITECTURAL SHINGLE.
- 6" ALUMINUM GUTTER w/ROUND DOWNSPOUTS.
- WINDOW TRIM – WRAP 4 SIDES w/1X4 P.T. WOOD.
- DECKING IS P.T. w/STAIN.
- SILL IS STUCCO
- NO GBG WINDOWS

General Notes

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To the best of his knowledge, the designer has prepared these plans in accordance with the applicable specifications and local building codes. The designer is not responsible for the accuracy or completeness of the information provided by others. The designer is not responsible for the accuracy or completeness of the information provided by others. The designer is not responsible for the accuracy or completeness of the information provided by others.

COVER SHEET - PLAN 2353-A

LEFT-SIDE GARAGE

1/4" = 1'-0"

Date

Revision/Issue

No.

SOUTHERN HERITAGE

HOME DESIGNS

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WWW.HOUSEPLANSBIZ

1-800-568-5971

P.O. BOX 292186

COLUMBIA, SC 29229

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Project Name and Address

Plan 2353-A

The Laurens "A"

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Sheet

CO

Project

Plan 2353-A

The Laurens "A"

Date

10/08

Scale

1/4" = 1'-0"





SIDING SCALE:  $3/4" = 1'-0"$

General Notes

Drawings, specifications and related items are, and remain the property of the designer. The client's right is conditional and limited to one time use, to construct a single project on the specific property as stated herein. Plans may not be sold, loaned, or given to others for the purpose of constructing another project. Possession of plans does not authorize continued use of some for construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction begins.

FOUNDATION PLAN - PLAN 2353-A

1/4" = 1'-0"

| No. | Revision/Issue |
|-----|----------------|
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Plan 2353-A  
The Laurens "A"

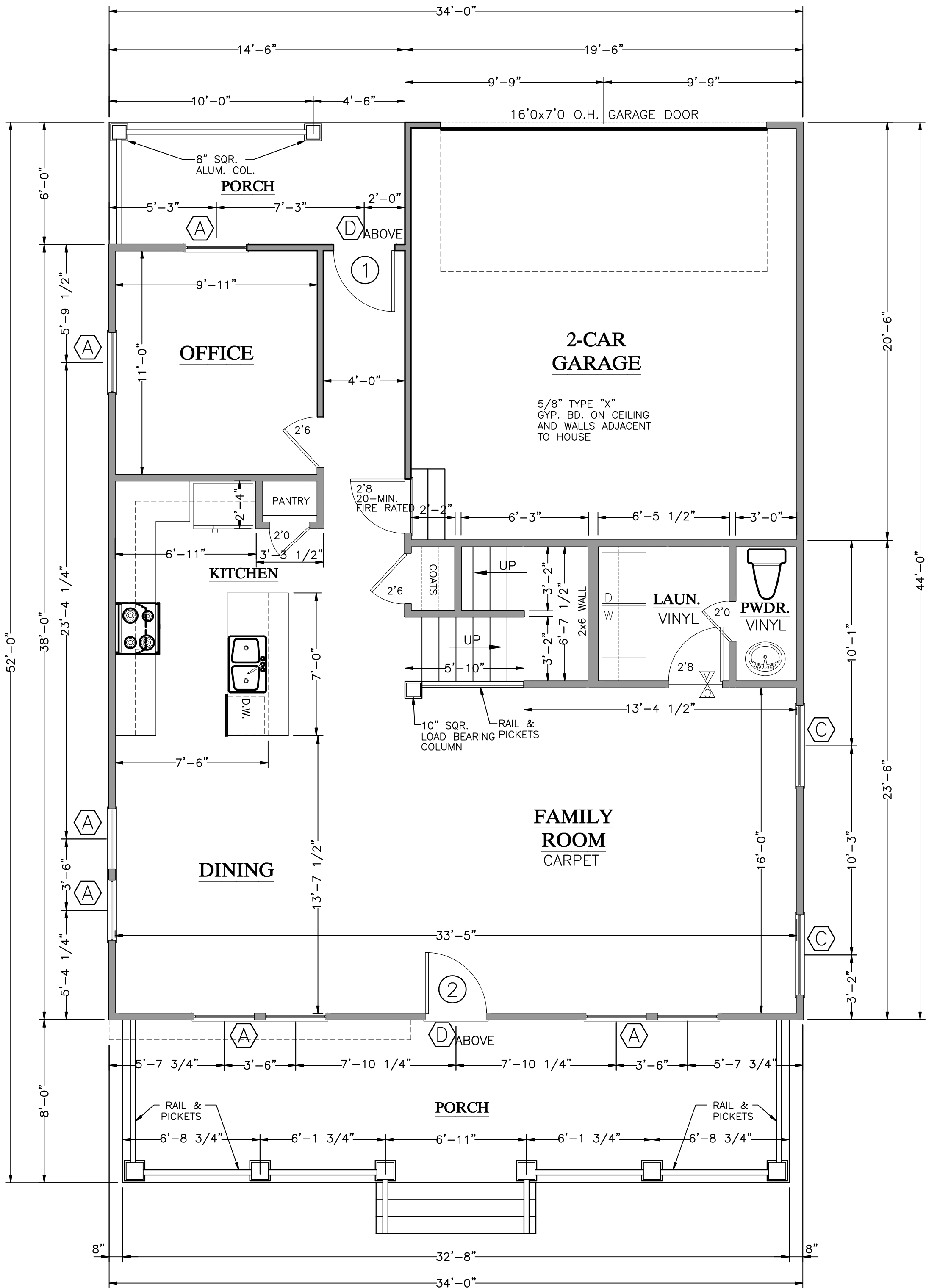
Plan 2353-A

The LAURENS A

Date \_\_\_\_\_

Scale





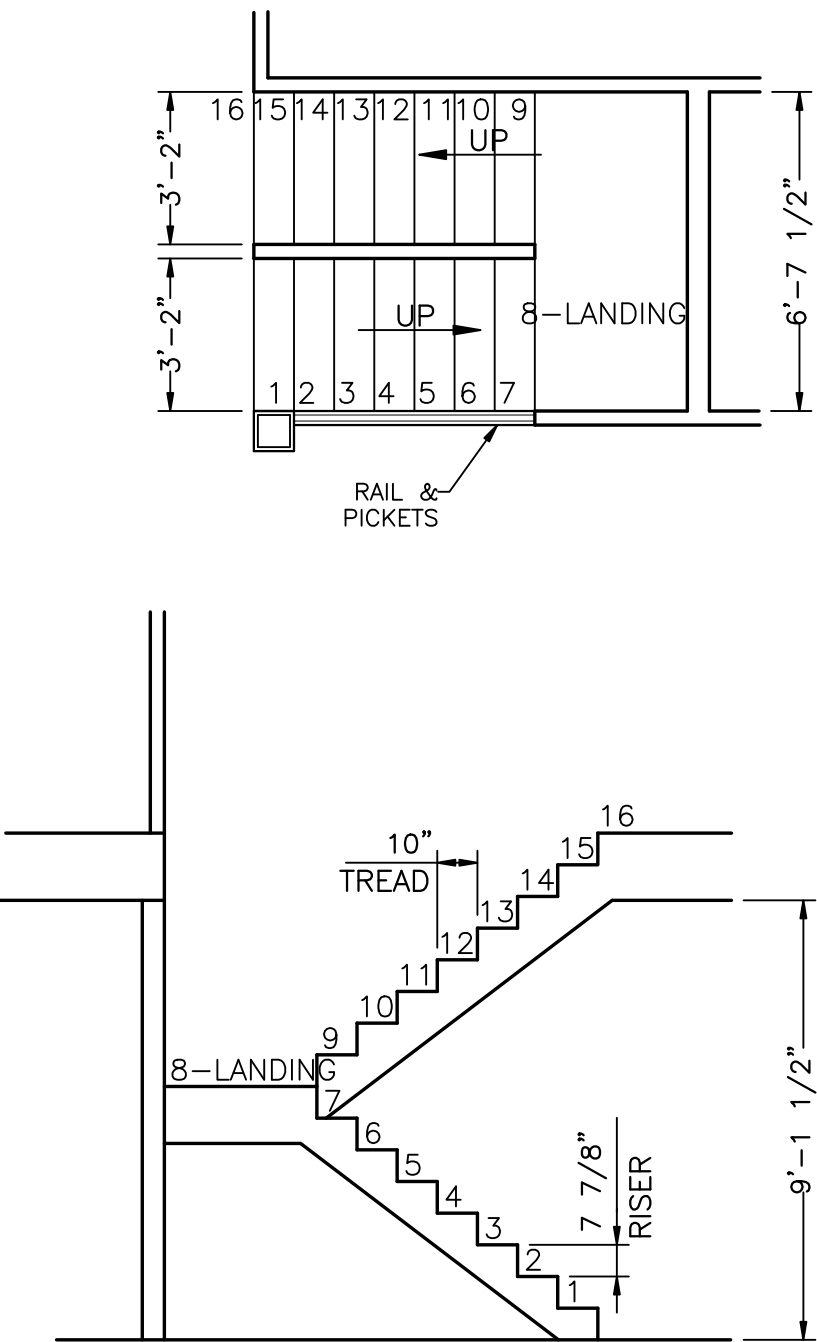
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY:

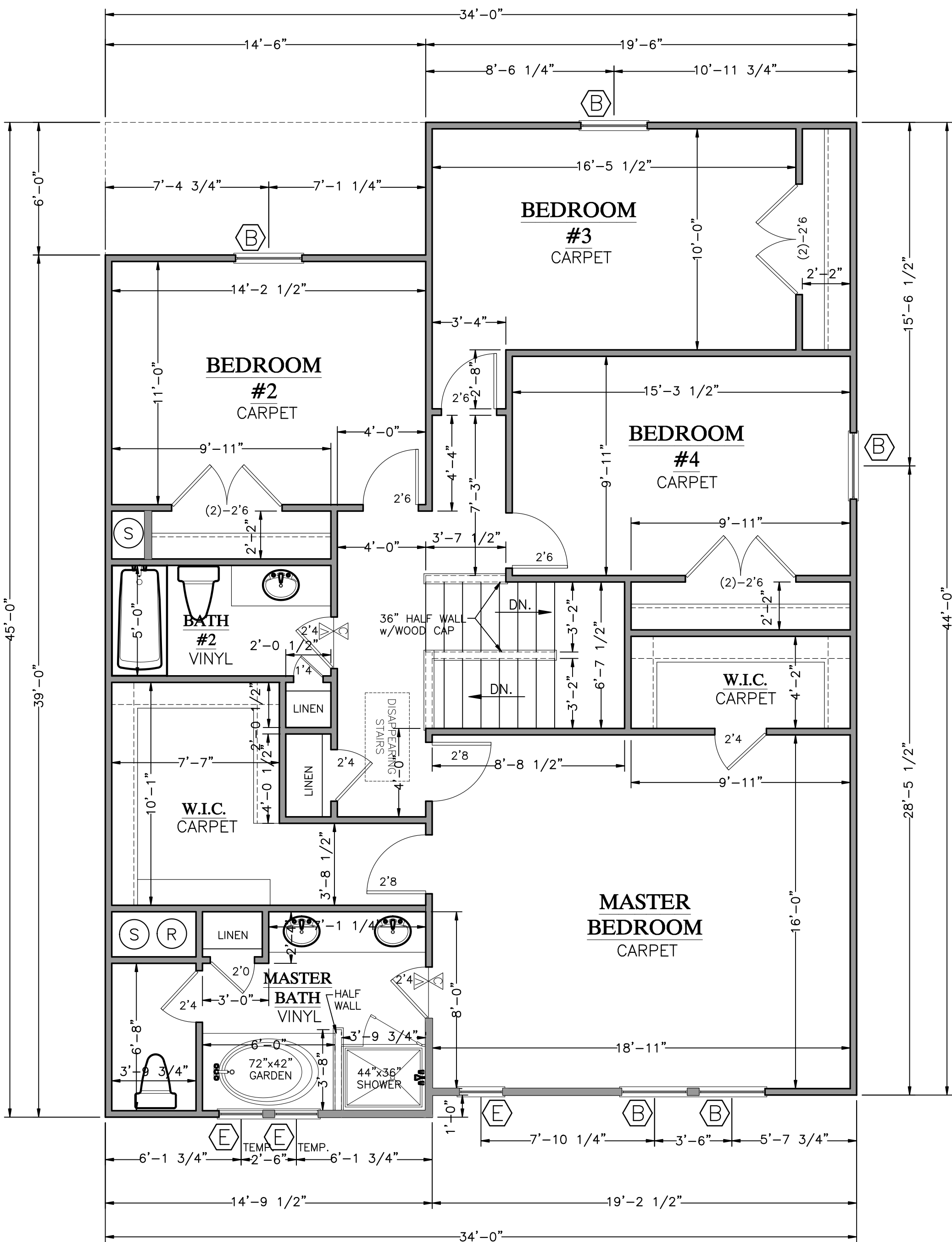
FIRST FLOOR: 1013 Sq. Ft.  
SECOND FLOOR: 1424 Sq. Ft.  
TOTAL HEATED: 2437 Sq. Ft.  
GARAGE: 396 Sq. Ft.  
FRONT PORCH: 261 Sq. Ft.  
BACK PORCH: 87 Sq. Ft.

| WINDOW SCHEDULE |         |            |                |
|-----------------|---------|------------|----------------|
| WINDOW          | SIZE    | FRAME TYPE | REMARKS        |
| A               | 3'0x6'0 | VINYL      |                |
| B               | 3'0x5'0 | VINYL      |                |
| C               | 4'0x1'0 | VINYL      | FIXED, TRANSOM |
| D               | 3'0x1'0 | VINYL      | FIXED, TRANSOM |
| E               | 2'0x4'0 | VINYL      |                |
|                 |         |            |                |
|                 |         |            |                |
|                 |         |            |                |
|                 |         |            |                |

| DOOR SCHEDULE |                   |            |         |
|---------------|-------------------|------------|---------|
| DOOR          | SIZE              | TYPE       | REMARKS |
| 1             | 3'0x6'8           | FIBERGLASS |         |
| 2             | 3'0x6'8 HLF. GLS. | STEEL      |         |
|               |                   |            |         |
|               |                   |            |         |
|               |                   |            |         |



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



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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FLOOR PLANS - PLAN 2353

1/4" = 1'-0"

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Project Name and Address  
Plan 2353  
The Laurens

Sheet  
A2

Project  
Plan 2353  
The Laurens

Date  
4/21

Scale  
1/4" = 1'-0"

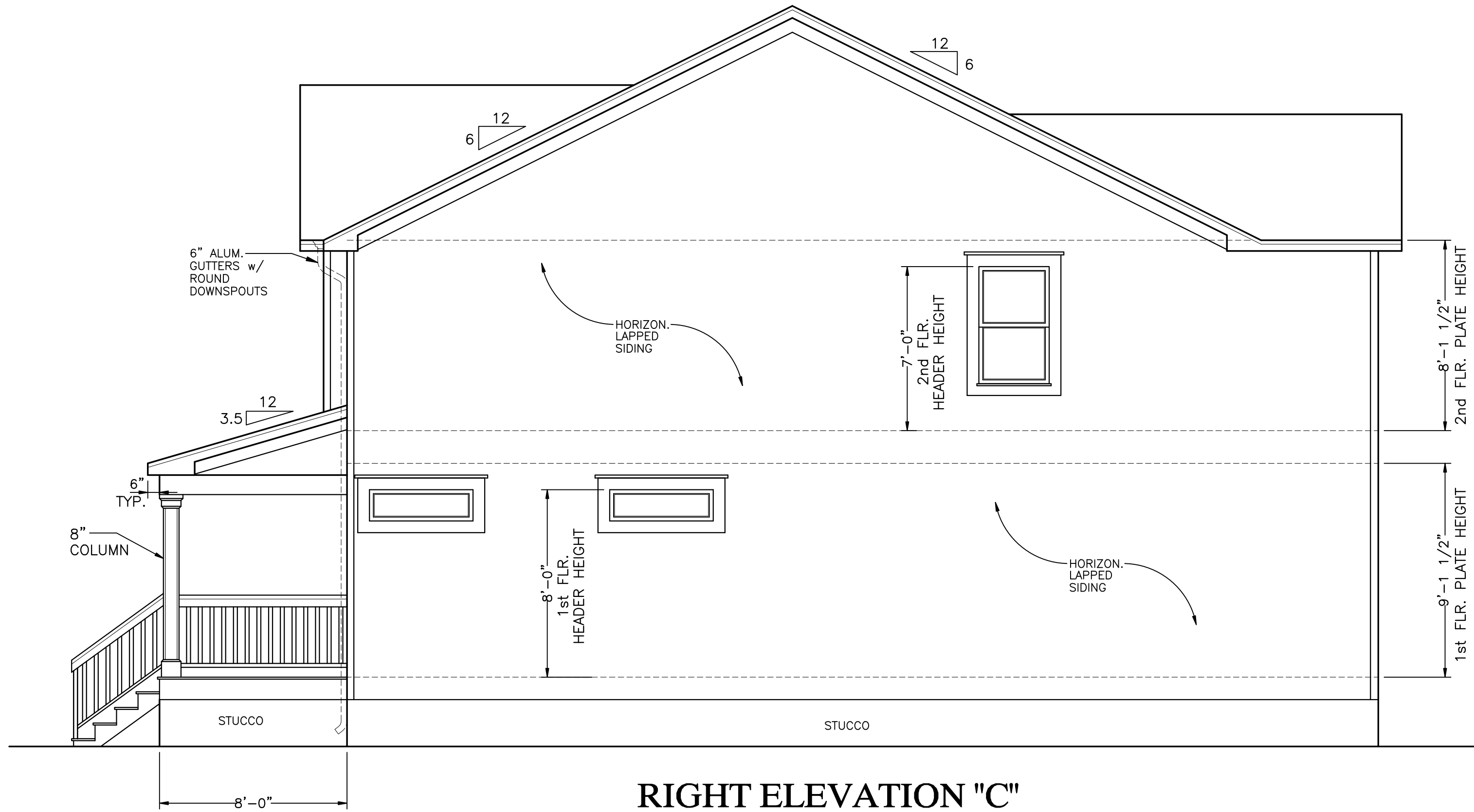
No. Revision/Issue Date





FRONT ELEVATION "C"

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



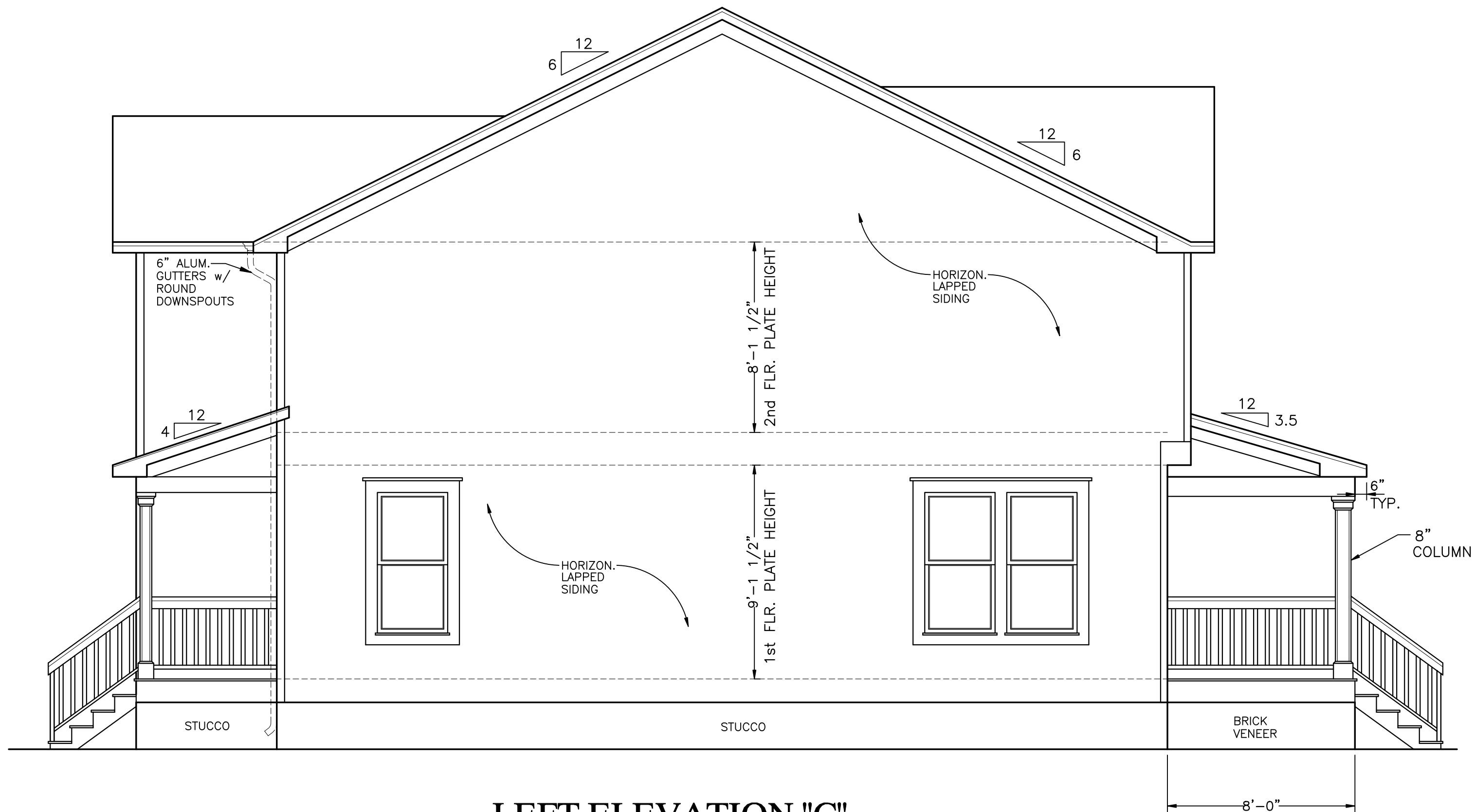
RIGHT ELEVATION "C"

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



REAR ELEVATION "C"

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



LEFT ELEVATION "C"

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

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ELEVATIONS - PLAN 2353-C

1/4" = 1'-0"

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Project Name and Address

Plan 2353-C  
The Laurens "C"

Sheet

A3

Project: 2353-C  
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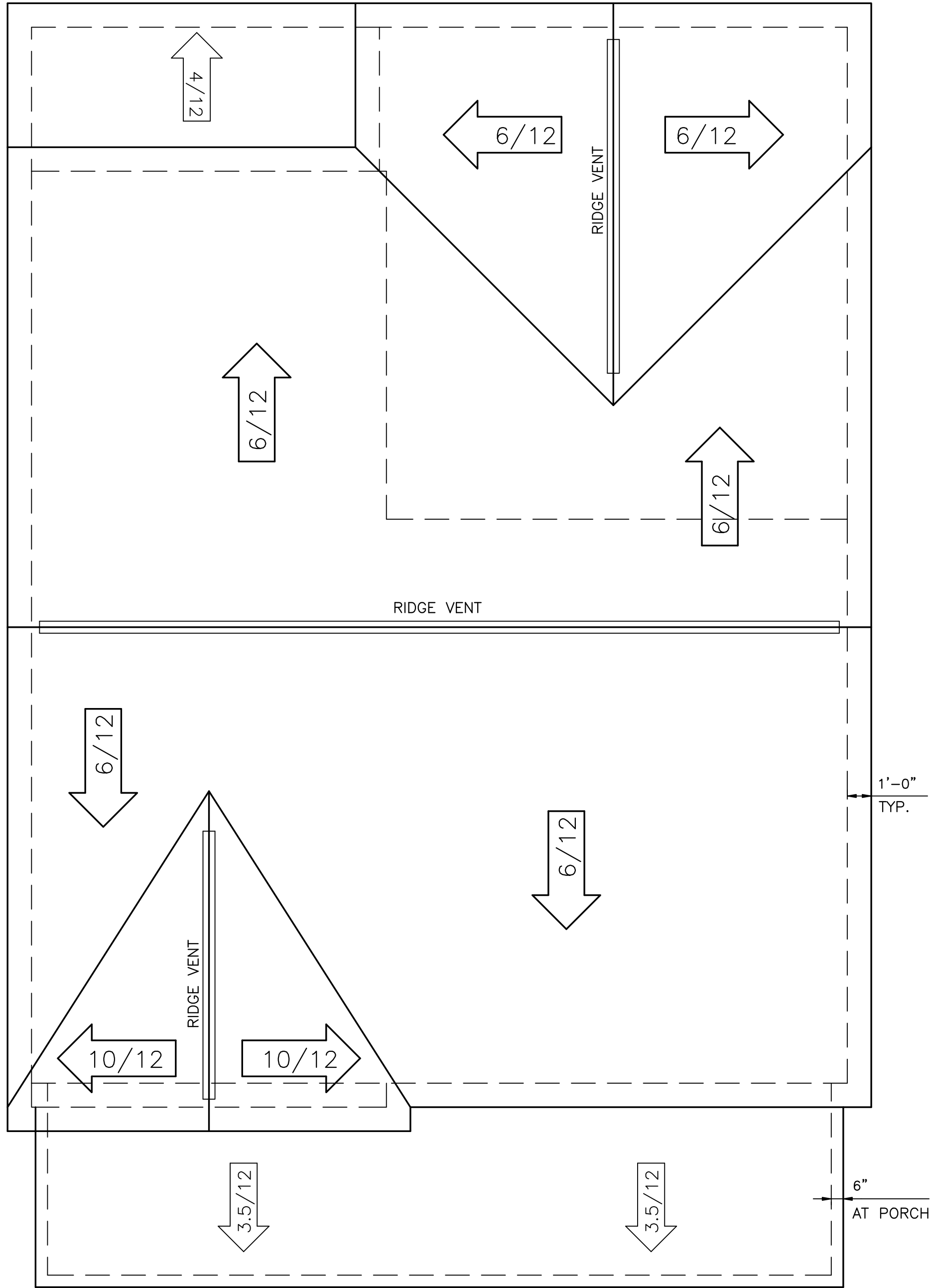
Date:  
4/21

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









ROOF PLAN "A"  
SCALE: 1/4" = 1'-0"

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ROOF PLAN - PLAN 2353-A  
LEFT-SIDE GARAGE

|     |                |  |  |  |      |
|-----|----------------|--|--|--|------|
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The Laurens "A"

Sheet  
A5  
Project  
Plan 2353-A  
The Laurens "A"  
Date  
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Scale  
1/4" = 1'-0"



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

DATE: July 7, 2021  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Site Plan Review – 3154 Lake Avenue

**BACKGROUND**

The City of Hapeville has received a site plan application from Terrence Adams to construct a new single-family dwelling at 3154 Lake Avenue. The two-story 2,437 SF dwelling will have four bedrooms and two and a half bathrooms and a rear entry attached garage. The lot is currently vacant.

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

**REVIEW**

The following code sections are applicable to this application:

**Sec. 93-6-1. - Intent.**

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

The regulations of this zone are intended to:

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

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

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

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

**Sec. 93-22.1-1. - Chart of dimensional requirements**Dimensional Requirements for **R-1 Zoning** are as follows:

| Development Type       | Lot Frontage (FT) | Min. Lot Area (SF) | Lot Area/ DU (SF) | Bed/ Bath Required | Floor Area/ DU (SF) | Max. Lot Coverage (%) | Minimum Front Yard Setback |               | Minimum |      | Maximum |      |                     |                      |
|------------------------|-------------------|--------------------|-------------------|--------------------|---------------------|-----------------------|----------------------------|---------------|---------|------|---------|------|---------------------|----------------------|
|                        |                   |                    |                   |                    |                     |                       | Minor Col.                 | Maj. Arterial | Side    | Rear | Stories | Feet | Min. Parking Spaces | Max. Unit/ Bldg. Lot |
| Single-family Detached | 50                | 6,750              | 6,750             | N/A                | 1,000               | 40                    | 15                         | 15            | 5       | 25   | 2½      | 35   | 2 DU                | 1                    |

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
  - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
  - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
    - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
      - a. The locations, size and height of all existing and proposed structures on the site.
- ***The lot is vacant.***
  - ***Setback dimensions provided:***
    - ***Front setback is within building limits but dimension has not been provided. Please provide.***
    - ***North side setback is 9.5' and is compliant.***
    - ***South side setback is 6.5'. Please note on the plans that the side setback is 5' not 6'.***
    - ***Rear setback is within the building limits (outside of the setback) but dimension has not been provided. Please provide.***
    - ***The proposed new single family dwelling will be 34.7' high from the front.***
  - 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 9' driveway.***
  - ***The plans show a proposed sidewalk. A review of sidewalk will occur with the Design Review application.***
  - ***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 in a rear entry garage.***
  - d. Existing and proposed grades at an interval of five feet or less.
    - ***Grades are shown at 2' 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.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***An existing wooden fence exists on the north side and an existing chain link fence exists on the south side. All fences must meet City Code requirements.***
- 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 6,750 SF. The proposed site area is .23 acres or 10,000 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 4,000 SF. The plans indicate that the total lot coverage will be 3,987 SF or 39.87%. Per plans, building 1,409 SF, driveway and walkways 2174 SF, and porches 404 SF.***



- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
    - ***The proposed dwelling will have 4 bedrooms and 2.5 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 2,437 SF single family dwelling is compliant.***
  - f. Number of parking spaces and area of paved surface for parking and circulation.
    - ***Parking will be provided in the rear entry garage.***
- (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.***
  - ***The development schedule has been provided.***

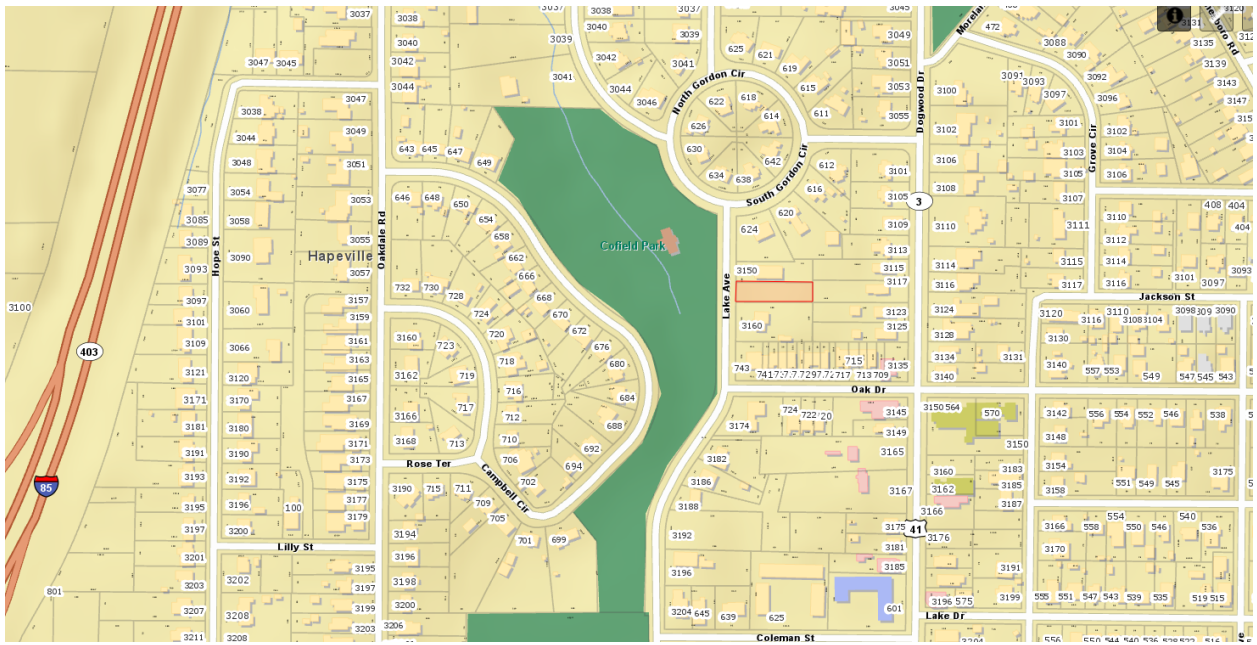
#### **RECOMMENDATION**

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

- ***Front and rear setback dimensions.***
- ***Correct the required side setback notation on the site plan to 5'.***
- ***Ensure any existing fences meet City requirements.***
- ***Outstanding items on the arborist report.***

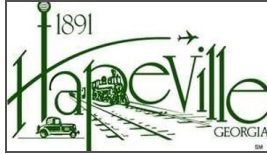
In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

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



**Location Map – 3154 Lake Ave.**





## 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.

7.12.21 1st Arborist Review Not Approved  
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):~~

Acreage x 100 Inches = Required Inches per Acre

**Example:** 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

\_\_\_\_\_ 12. Other comments:

---

### **Tree Conservation Plan:**

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

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

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

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

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

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

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

\_\_\_\_\_ 9. Show tree protection fence detail.

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

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

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

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

\_\_\_\_\_ 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.~~

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

\_\_\_\_\_ 16. Show parking lot striping on the tree replacement plan.

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

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

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

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

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

\_\_\_\_\_ 22. Show planting and staking details.

\_\_\_\_\_ 23. Note type of irrigation to be used.

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

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

\_\_\_\_\_ 25. Other comments:

\_\_\_\_\_

\_\_\_\_\_

**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.



- SURVEY NOTES:**
- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
  - 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
  - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
  - 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
  - 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
  - 7) DISTANCES SHOWN ARE HORIZONTAL.
  - 8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
  - 9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
  - 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  - 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
  - 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
  - 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
  - 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
  - 15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  - 16) BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
  - 17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
  - 18) ANGULAR ERROR: 15 SECONDS PER ANGLE.
  - 19) RAW FIELD PRECISION: 1:26,657.
  - 20) ADJUSTED BY LEAST SQUARES.
  - 21) PLAT CLOSURE: 1:100,000+.

**NOTE:**  
SUBDIVISION PLAT FOR DOGWOOD ESTATES PLATBOOK 312 PAGE 59 BY ROBERT M. KIRKLEY RECORDED IN FULTON COUNTY CLERK OF SUPERIOR COURT.

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

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

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

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

**SEDIMENT STORAGE CALCULATIONS**  
DISTURBED AREA= 0.18 Ac.  
STORAGE REQUIRED CALCULATION:  
0.18 Ac. X 67CY = 12.1 CY REQUIRED  
Sd1-NS STORAGE PROVIDED:  
50 LF X 0.263CY/LF = 13.15 CY

| TREE LEGEND:   |              |
|----------------|--------------|
| OAK            | HOLLY        |
| POPLAR         | JUNIPER      |
| PINE           | LUSTERIM     |
| HICKORY        | GRAPE MYRTLE |
| MAPLE          | SPRUCE-FUR   |
| SWEETGUM       | BIRCH        |
| NOT IDENTIFIED | WILLOW       |
| DOGWOOD        | ELM          |

**EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:**  
**TERRENCE ADAMS**  
3154 LAKE AVENUE  
LAND LOT 99 14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-1  
Lot 5: 14 009900021678

10,000 SQ FT  
0.23 ACRES

CURRENT ZONING:  
R-1  
FRONT SETBACK= 15'  
SIDE = 6'  
REAR SETBACK= 25'

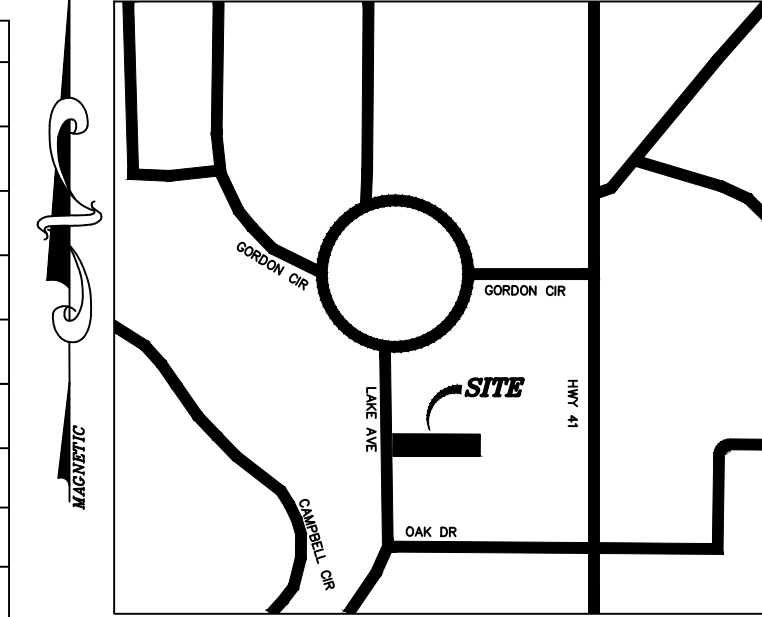
DISTURBED AREA:  
0.18 ACRES

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

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.

BUILDING HEIGHTS:  
FROM REAR GRADE = 29.1'  
FROM FRONT GRADE = 34.1'  
DRIVEWAY WIDTHS = 9.0'

| EROSION CONTROL LEGEND |                                                       |
|------------------------|-------------------------------------------------------|
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)     |
| Ds2                    | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) |
| Ds3                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING) |
| Ds4                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)     |
| Du                     | DUST CONTROL                                          |
| Sd1-NS                 | TYPE 'NON-SENSITIVE' SILT FENCE                       |
| Sd1-S                  | TYPE 'SENSITIVE' SILT FENCE                           |
| Sd1-F                  | INLET SEDIMENT TRAP                                   |
| Cd-HB                  | CHECK DAM HAY BALE                                    |
| Co                     | CONSTRUCTION ENTRANCE                                 |
| LD                     | LIMITS OF DISTURBANCE                                 |
| LOD                    | LIMITS OF DISTURBANCE                                 |
| Tr                     | TREE FENCE PROTECTION FENCE                           |
| TF                     | TREE FENCE PROTECTION FENCE                           |
| CONTOUR LEGEND         |                                                       |
| -980-                  | EXISTING CONTOURS                                     |
| P-980                  | PROPOSED CONTOURS                                     |
| X 983.3                | PROPOSED SPOT ELEVATION                               |
| X 983.3 HP             | HIGH POINT SPLIT DRAINAGE SPOT                        |



SITE MAP (NTS)

LOT 1: ZONING: R-1  
PROPOSED HOUSE TYPE: TWO STORY  
BUILDING: 1,434 SQ FT  
DRIVE/WALKS: 2,174 SQ FT  
PORCHES: 404 SQ FT  
LOT AREA: 10,000 SQ FT  
0.23 Ac.

IMPERVIOUS AREA:  
TOTAL IMP. AREA: 3,987 SQ FT  
TOTAL IMP. 39.9%

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 28,657 FEET, AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN PREPARED BY THE SURVEYOR, FRONTLINE SURVEYING & MAPPING, INC., AND THE INFORMATION USED IN THE PREPARATION OF THIS PLAT IS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. NO U.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road  
Suite 312, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9805  
Fax (678) 355-9805

**FRONTLINE**  
SURVEYING & MAPPING, INC.  
www.frontlinesurveying.com

| DATE                                                                                                                                                                                                                             |          | 05/26/21 |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------------|
| SCALE                                                                                                                                                                                                                            |          | 1" = 20' |                |
| SECTION                                                                                                                                                                                                                          | REVISION | BY       | DATE           |
|                                                                                                                                                                                                                                  |          |          |                |
| DISTRICT                                                                                                                                                                                                                         | UNIT     | BLOCK    | SUBDIVISION    |
|                                                                                                                                                                                                                                  |          |          |                |
| 14th                                                                                                                                                                                                                             | 5        | 99       | TERRENCE ADAMS |
| I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 312 PG 59) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID: 13121C0367F EFFECTIVE DATE: 09/18/2013 |          |          |                |

UTILITIES PROTECTION CENTER, INC.



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THROUGHOUT GEORGIA  
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OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
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GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION  
THOMAS EDWARD PEAY, JR.  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000004496  
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

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

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

06/02/21

SHEET 1 OF 4

JOB # 74709





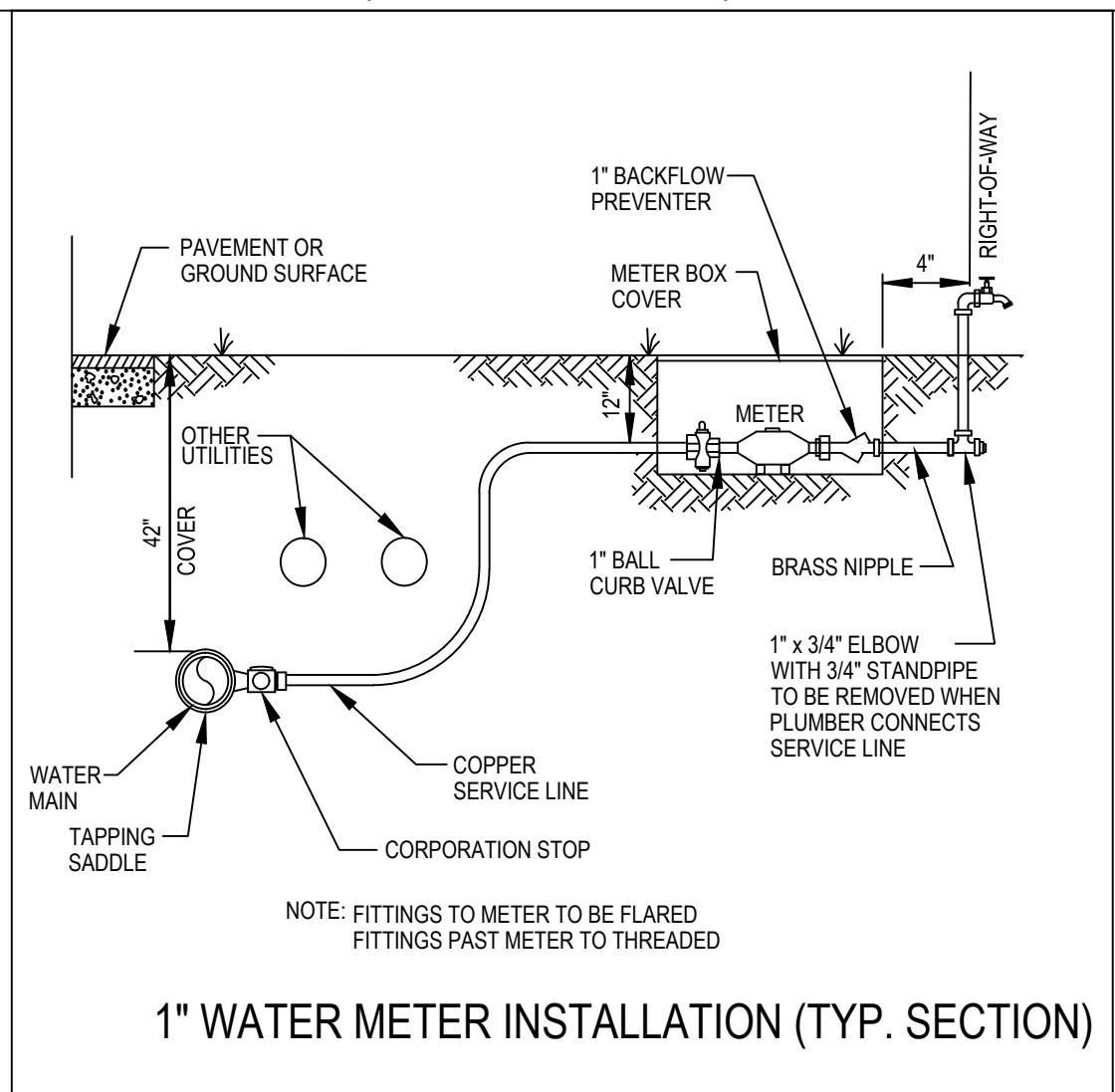


10,000 SQ FT  
0.23 ACRES

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

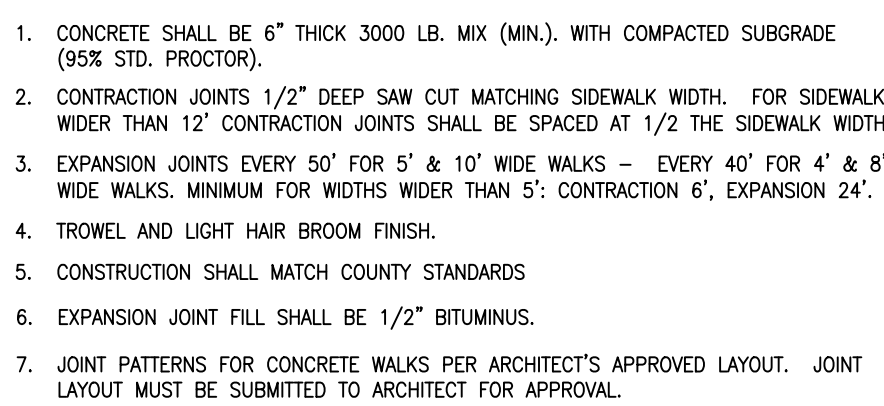
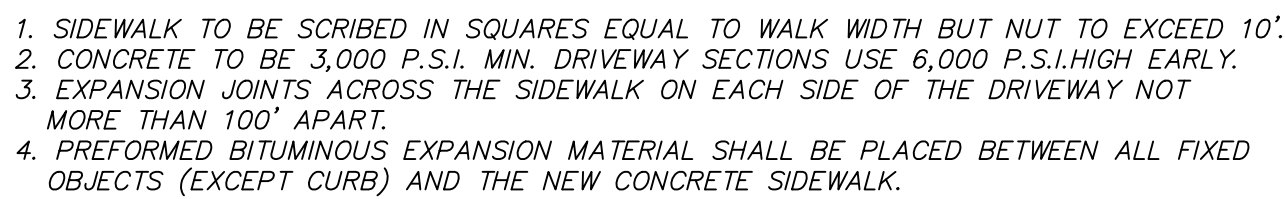


- 1.) IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
- 2.) THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
- 3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
- 4.) THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT.
- 5.) THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
- 6.) THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
- 7.) THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- 9.) NO HAND PITCHING ALLOWED.
- 10.) PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
- 11.) REFER TO CITY OF HAVESVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.



Utility Accommodation Policy and Standards Manual 1/01/2009

5-28



NOT TO SCALE  
DET-REIN\_CONC\_WALKS.DWG

The logo for the Georgia Soil and Water Conservation Commission (GSWCC) features a stylized black silhouette of the state of Georgia on the left. To its right, the acronym "GSWCC" is written in a large, bold, serif font. Below the acronym, the full name "GEORGIA SOIL AND WATER CONSERVATION COMMISSION" is written in a smaller, all-caps, sans-serif font. Below the logo, the name "THOMAS EDWARD PEAY, JR." is written in a large, italicized, serif font. Underneath the name, "LEVEL II CERTIFIED DESIGN PROFESSIONAL" is written in a smaller, all-caps, sans-serif font. At the bottom of the logo area, the text "CERTIFICATION NUMBER: 0000004496" is displayed, with the number underlined. To the right of this, "ISSUED: 01/24/2018" and "EXPIRES: 01/24/2021" are shown, with the dates underlined.

AND U.S. GOVERNMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR NAMED HEREON. THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NOT THE SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NOT THE PROPERTY OF ANY OTHER PARTY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE BEING PREPARED BY FRONTLINE SURVEYING AND MAPPING, INC. WRITTEN PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

3595 Canton Road  
Suite 312, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
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DATE 05/26/21

FULTON COUNTY, GA

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| ON | BY: |
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SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:  
**TERRENCE ADAMS**

99

BLOCK

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

PG 59

PG \_\_\_\_\_ MAP ID 13121C0367F EFFECT \_\_\_\_\_

FOR THE  
JOB #

O R  
 REGISTE  
 No. 32  
 OFFESS  
 AND SERV  
 EDWARD  
 FROM  
 IG, INC.  
 747

09

06/02/2006  
SURVEY  
00631

NG

✓



- LEGEND:**
- IPS IRON PIN SET  
IPF IRON PIN FOUND  
OT OPEN TOP PIN  
CT CRIMP TOP PIN  
RB REINFORCING BAR (REBAR)  
CL CENTERLINE  
R/W RIGHT-OF-WAY  
CONC CONCRETE  
PP POWER POLE  
LP LIGHT POLE  
GV GAS VALVE  
GM GAS METER  
SS SANITARY SEWER  
FENCE  
PROP PROPOSED  
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SSMH SANITARY SEWER MAN HOLE  
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7"JUNP DISTURBED/REMOVED TREES  
P-TREE REPLACEMENT/PLANTED TREES

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

**TREE LEGEND:**

- OAK HOLLY  
POPLAR JUNIPER  
PINE LUSTERIM  
HICKORY CRAPE MYRTLE  
MAPLE SPRUCE-FUR  
SWEETGUM BIRCH  
NOT IDENTIFIED WILLOW  
DOGWOOD ELM

Confirm 35" size and submit Arborist Report to confirm tree health. Move limits of disturbance closer to proposed walkway and proposed home. If the tree is in good condition, discuss with City Staff regarding prescription/no recompense citing access for a buildable lot. NO inches credit allowed.

**TREE PROTECTION AND REPLACEMENT PLAN FOR:**

**TERRENCE ADAMS**

3154 LAKE AVENUE  
LAND LOT 99 14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-1  
EXISTING PIN  
Lot 5: 14 009900021678

10,000 SQ FT  
0.23 ACRES

CURRENT ZONING:  
R-1  
FRONT SETBACK=  
SIDE =  
REAR SETBACK=

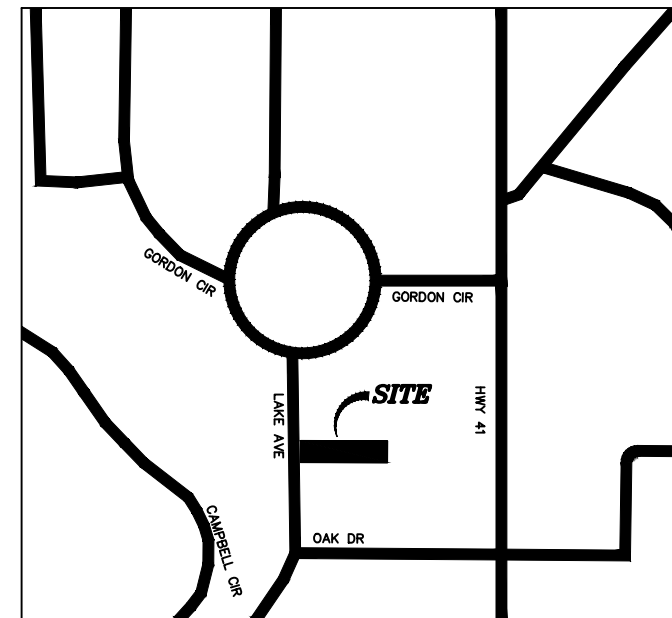
DISTURBED AREA:  
0.18 ACRES

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

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.  
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.

Per Google Earth streetview, there are more than 2 trees on this lot. Show all trees with accurate sizes. If Landmark size, include arborist report for all.

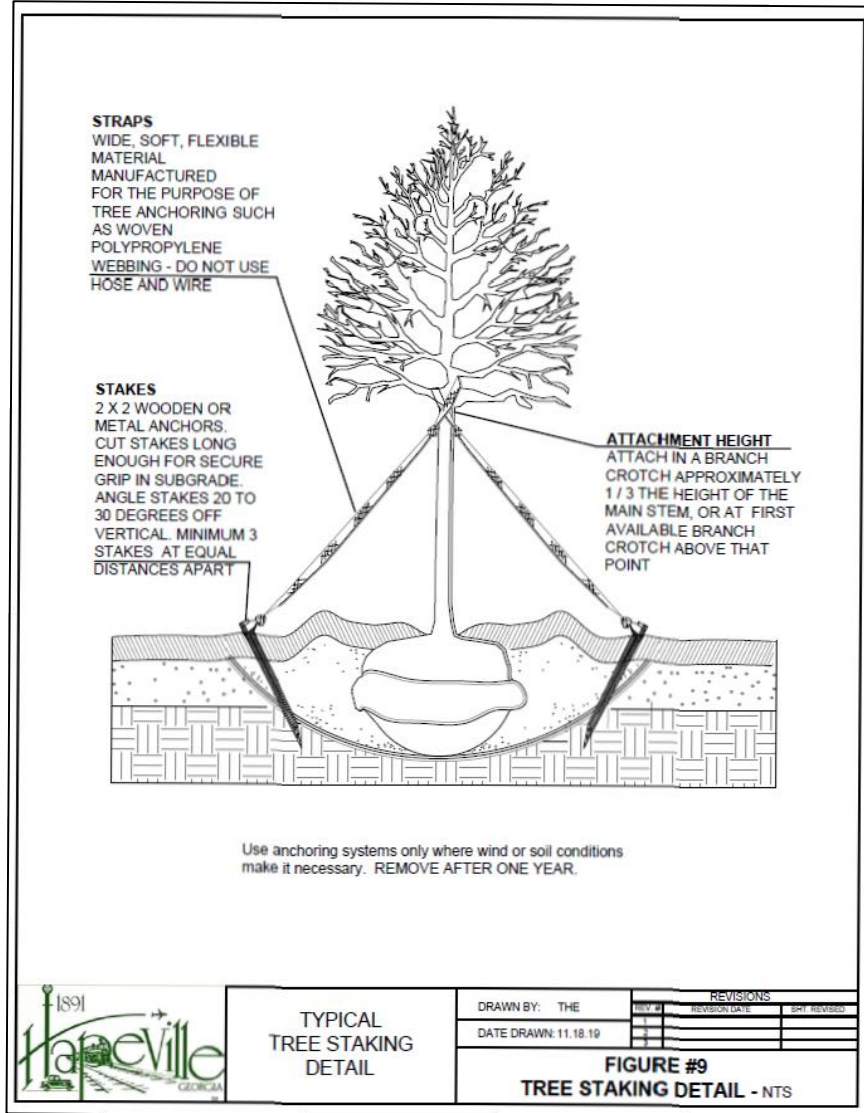
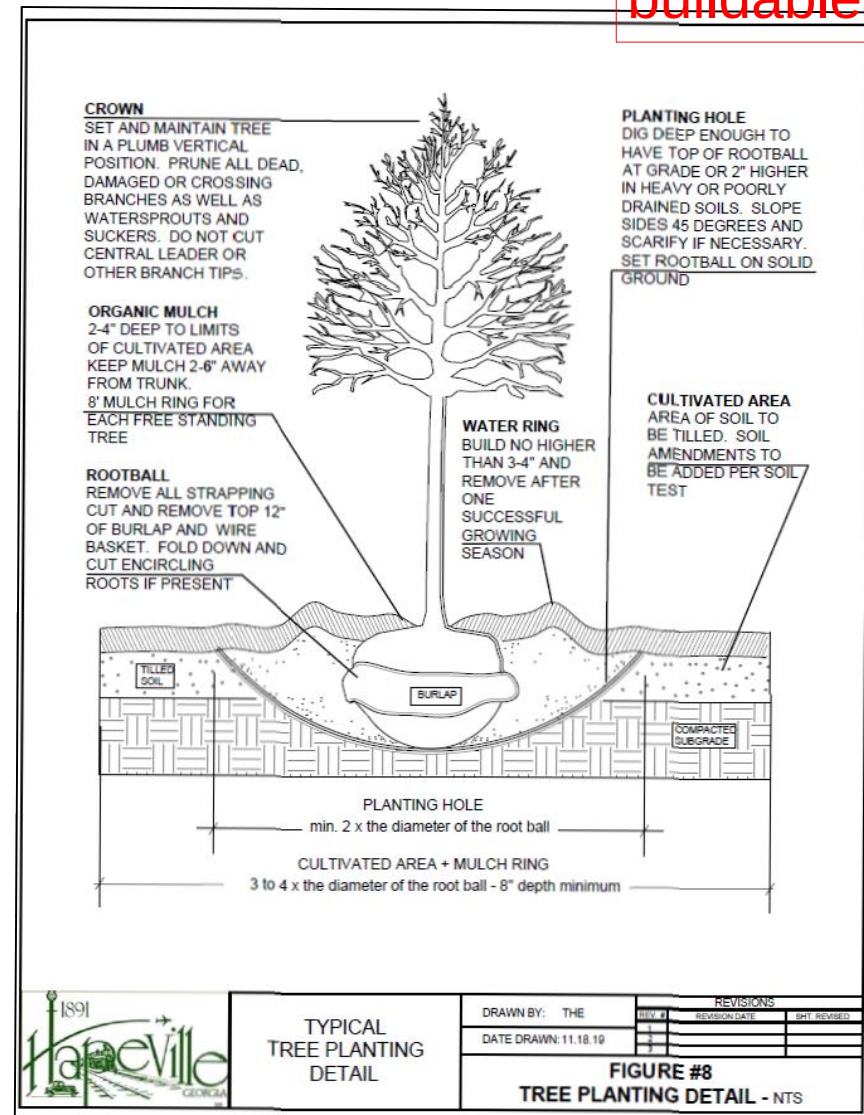
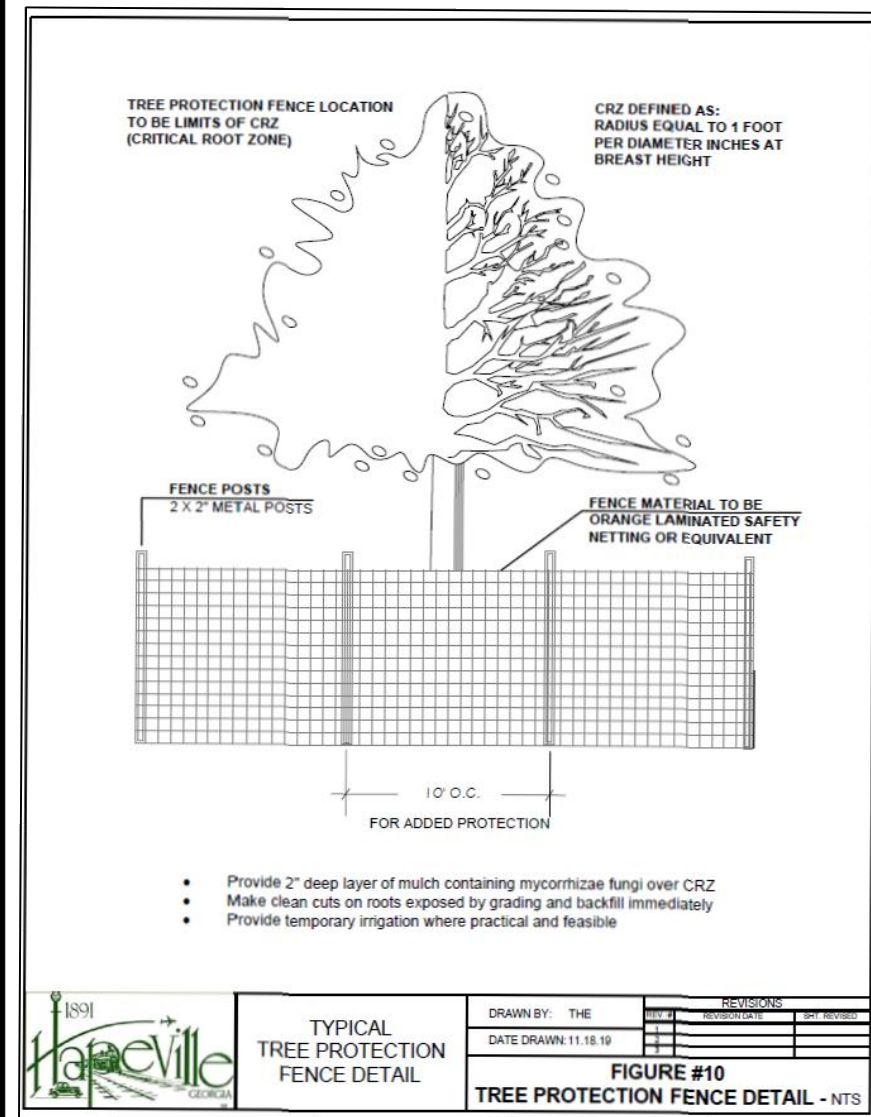
|                |                                 |
|----------------|---------------------------------|
| Sd1-NS         | TYPE 'NON-SENSITIVE' SILT FENCE |
| Sd1-S          | TYPE 'SENSITIVE' SILT FENCE     |
| Sd1-F          | INLET SEDIMENT TRAP             |
| Cd-HB          | CHECK DAM HAY BALE              |
| Co             | CONSTRUCTION ENTRANCE           |
| LD             | LIMITS OF DISTURBANCE           |
| LOD            | LIMITS OF DISTURBANCE           |
| Tr             | TREE FENCE PROTECTION FENCE     |
| TF             | TREE FENCE PROTECTION FENCE     |
| CONTOUR LEGEND |                                 |
| -980-          | EXISTING CONTOURS               |
| P-980          | PROPOSED CONTOURS               |
| X 983.3        | PROPOSED SPOT ELEVATION         |
| X 983.3 HP     | HIGH POINT SPLIT DRAINAGE SPOT  |



SITE MAP (NTS)

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE A 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.  
NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR OF HOUSE.  
NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES PER ACRE.

**Tree protection fence**



**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 CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATION OR SUBSTITUTIONS OF PLAN 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.

EMERGENCY 24 HOUR CONTACT:  
TERRENCE ADAMS  
PHONE: (512)-589-6117  
EMAIL: TERRENCEA@GMAIL.COM

UTILITIES PROTECTION CENTER, INC.



Call FREE  
THROUGHOUT GEORGIA  
1-800-282-7411

OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW

| BOUNDARY TREES |           |                |                 |                      |                        |                       |                        |              |
|----------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| tag            | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| B1             | OAK       | 24             | 36              | 4071.38              |                        | 4071.38               | 811                    | 19.9         |

| TREES TO BE SAVED   |           |                |                 |                      |                        |                       |                        |              |
|---------------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| tag                 | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| A1                  | OAK       | 13             | 19.5            | 1194.56              | 0                      | 1194.56               | 193                    | 16.2         |
| A2                  | OAK       | 35             | 52.5            | 8658.76              | 0                      | 8658.76               | 2003                   | 23.1         |
| TOTAL DBH PRESERVED |           | 48 INCHES      |                 |                      |                        |                       |                        |              |

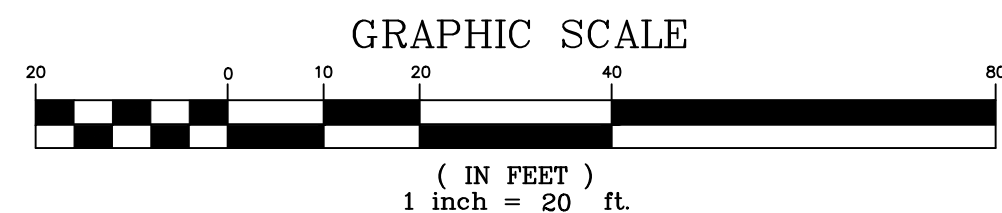
TREE A2 (35" OAK) TO REQUIRE AN ARBORIST PRESCRIPTION FROM THE CITY OF HAPEVILLE ARBORIST.  
CONTRACTOR TO VERIFY PRESCRIPTION BEFORE CONSTRUCTION STARTS.

NO TREES TO BE REMOVED FROM SITE

REQUIRED TREES 100 X 0.23 = 23"  
TOTAL TO BE PLANTED = 0"  
EXISTING DBH = 48"  
NO TREES TO BE PLANTED ON SITE  
TOTAL 48" > 23" REQUIRED

Unless the LOD is moved outside the CRZ, no inches credit to be given for either tree. Revise to show 23" planted per requirements in checklist:  
(i.e. see Tree Replacement Plan #8)

Review current City of Hapeville Tree Ordinance and revise all note (see attached checklist)  
No credit allowed for trees with CRZ impact. This is not the City of Atlanta tree ordinance.



SHEET 4 OF 4

3595 Canton Road  
Suite 312, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

**FRONTLINE SURVEYING & MAPPING, INC.**  
www.frontlinesurveying.com

DATE: 05/26/21  
SCALE: 1" = 20'  
SECTION: FULTON COUNTY, GEORGIA  
DISTRICT: 14th  
LOT: 99  
BLOCK: 5  
UNIT: 5

TERRENCE ADAMS  
PROFESSIONAL SURVEYOR  
No. 3281  
EXPIRATION DATE: 06/30/21  
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:  
**TERRENCE ADAMS**

PHASE: 59  
SUBDIVISION: PG 59  
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 1/4 N 1/4) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 1321G0367F  
EFFECTIVE DATE: 09/18/2013

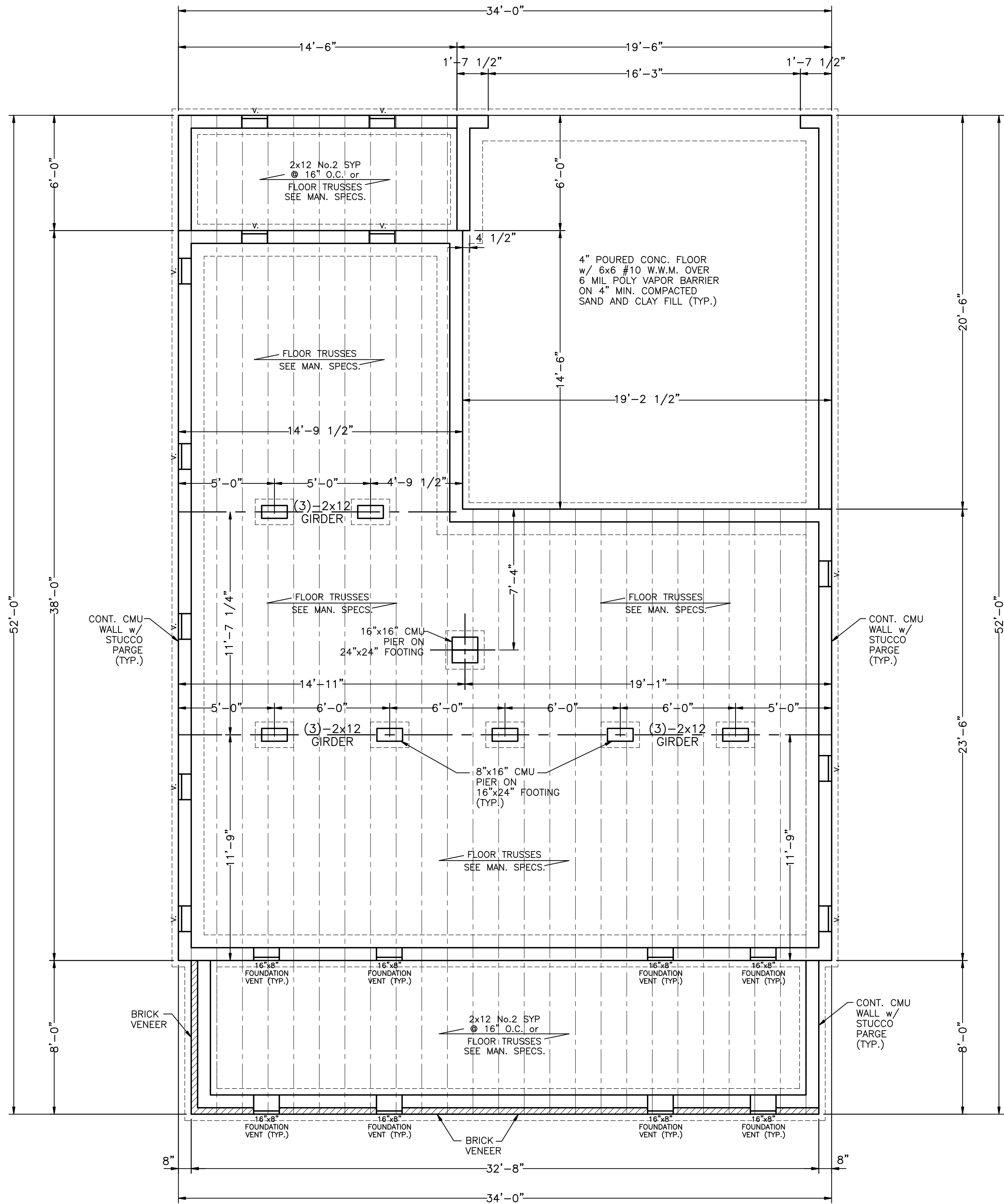
JOB # 74709



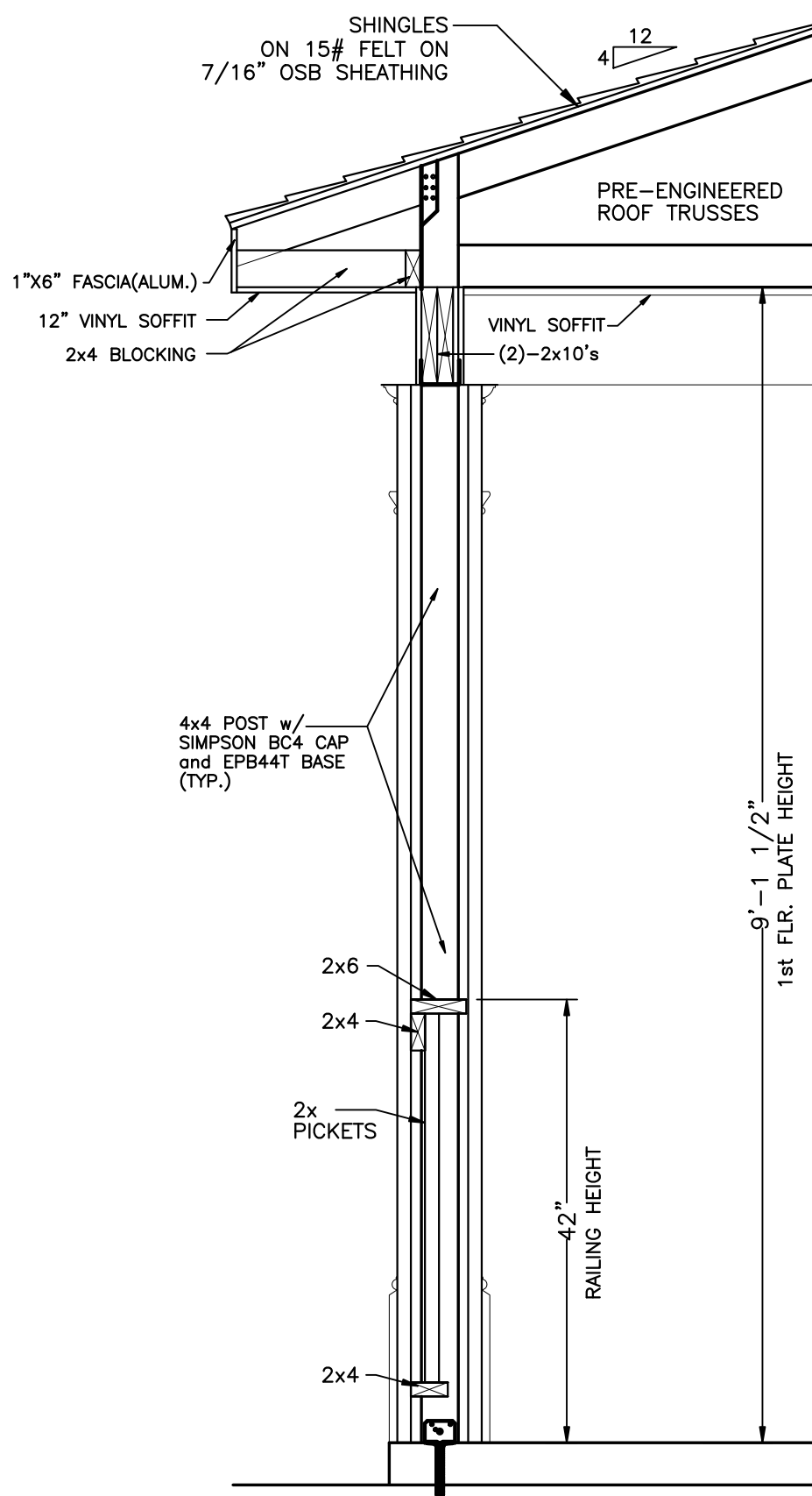
Diagram illustrating a rafter and a 2x6 or 2x8 HOG (Heavy Oak) beam connected by a metal bracket.

1. 30-YEAR ARCHITECTURAL SHINGLE.
2. 6" ALUMINUM GUTTER w/ROUND DOWNSPOUTS.
3. WINDOW TRIM - WRAP 4 SIDES w/1X4 P.T. WOOD.
4. DECKING IS P.T. w/STAIN.
5. SILL IS STUCCO
6. NO GBG WINDOWS

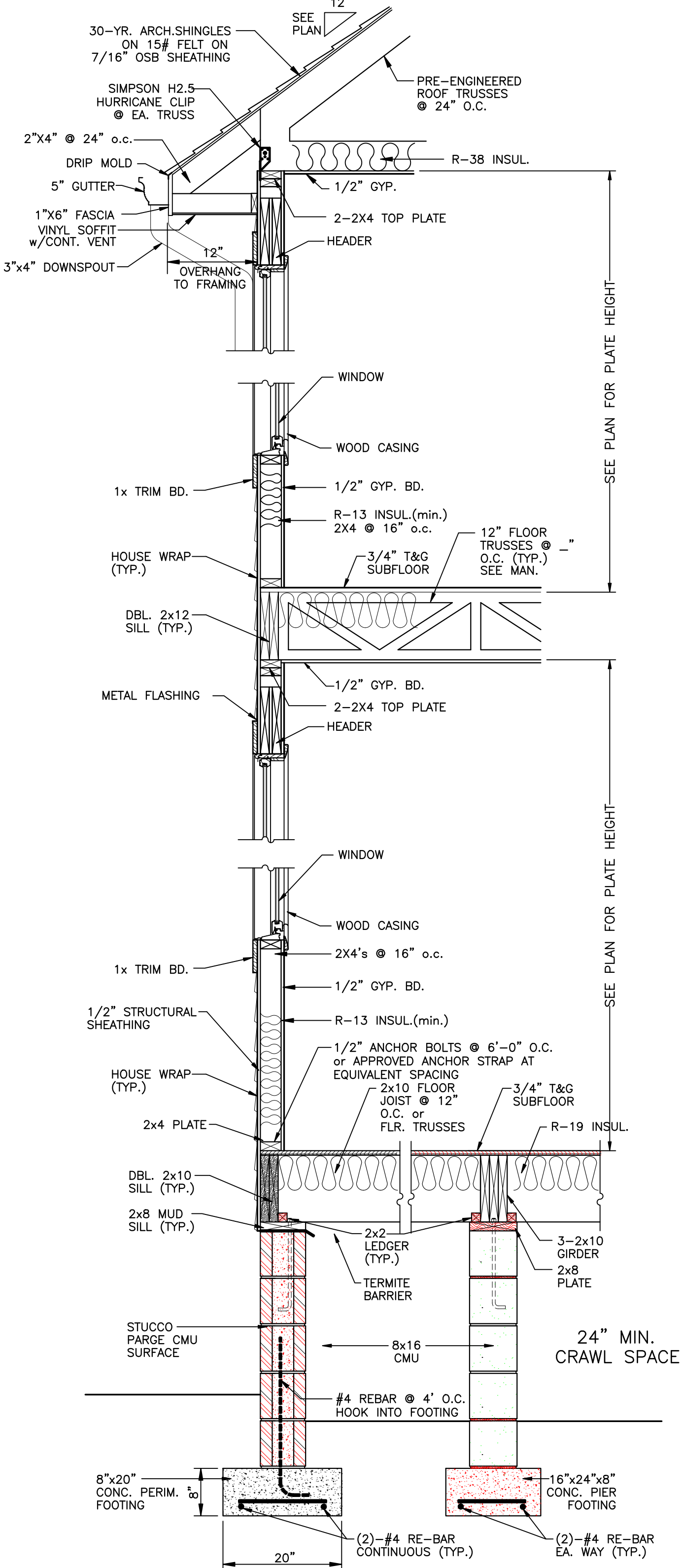




FOUNDATION PLAN "A"  
SCALE: 1/4" = 1'-0"



TYPICAL COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



TYPICAL WALL SECTION - CRAWL SPACE

SIDING SCALE: 3/4" = 1'-0"

General Notes

Drawings, specifications and related items are, and remain the property of the designer. They are to be used only for the project and site for which they were prepared. They are not to be used for any other project, in whole or in part, without the written consent of the designer. The designer assumes no responsibility for the construction of the project, or for the safety of the project, or for the accuracy of the information provided. The designer is not responsible for the construction of the project, or for the safety of the project, or for the accuracy of the information provided. The designer is not responsible for the construction of the project, or for the safety of the project, or for the accuracy of the information provided.

FOUNDATION PLAN - PLAN 2353-A  
LEFT-SIDE GARAGE

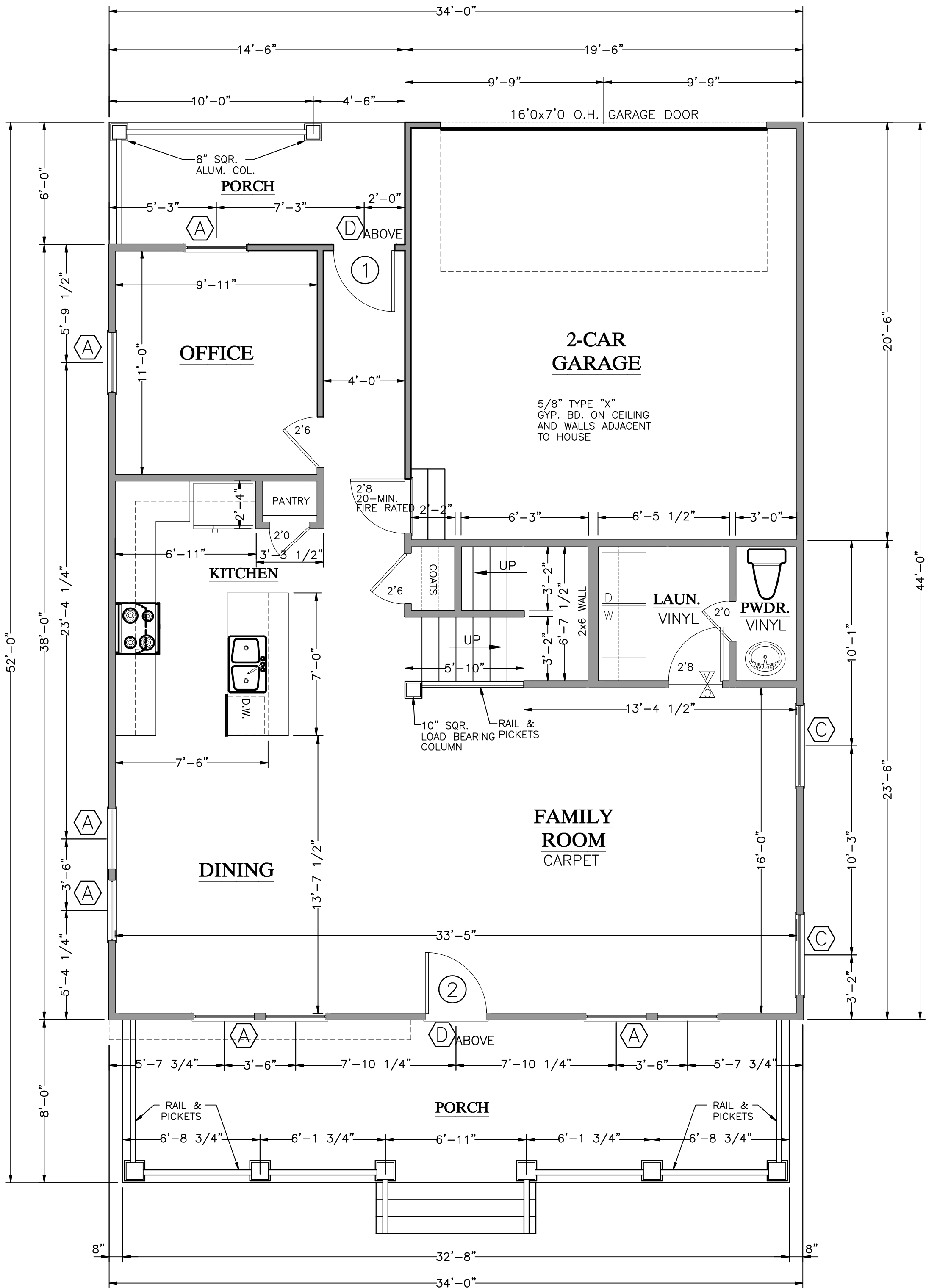
1/4" = 1'-0"

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Project Name and Address  
Plan 2353-A  
The Laurens "A"

Sheet  
A1  
Project  
Plan 2353-A  
The Laurens "A"  
Date  
10/08  
Scale  
1/4" = 1'-0"





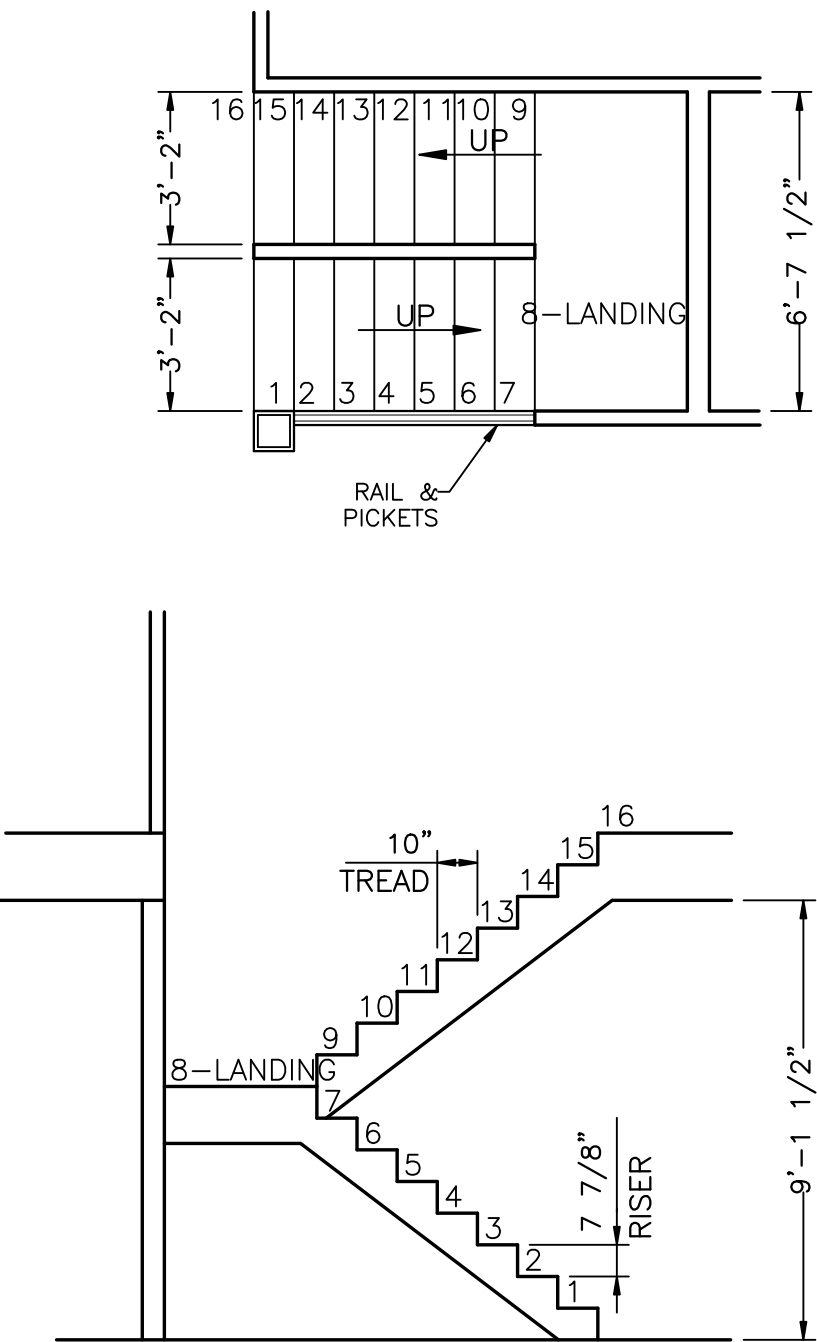
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY:

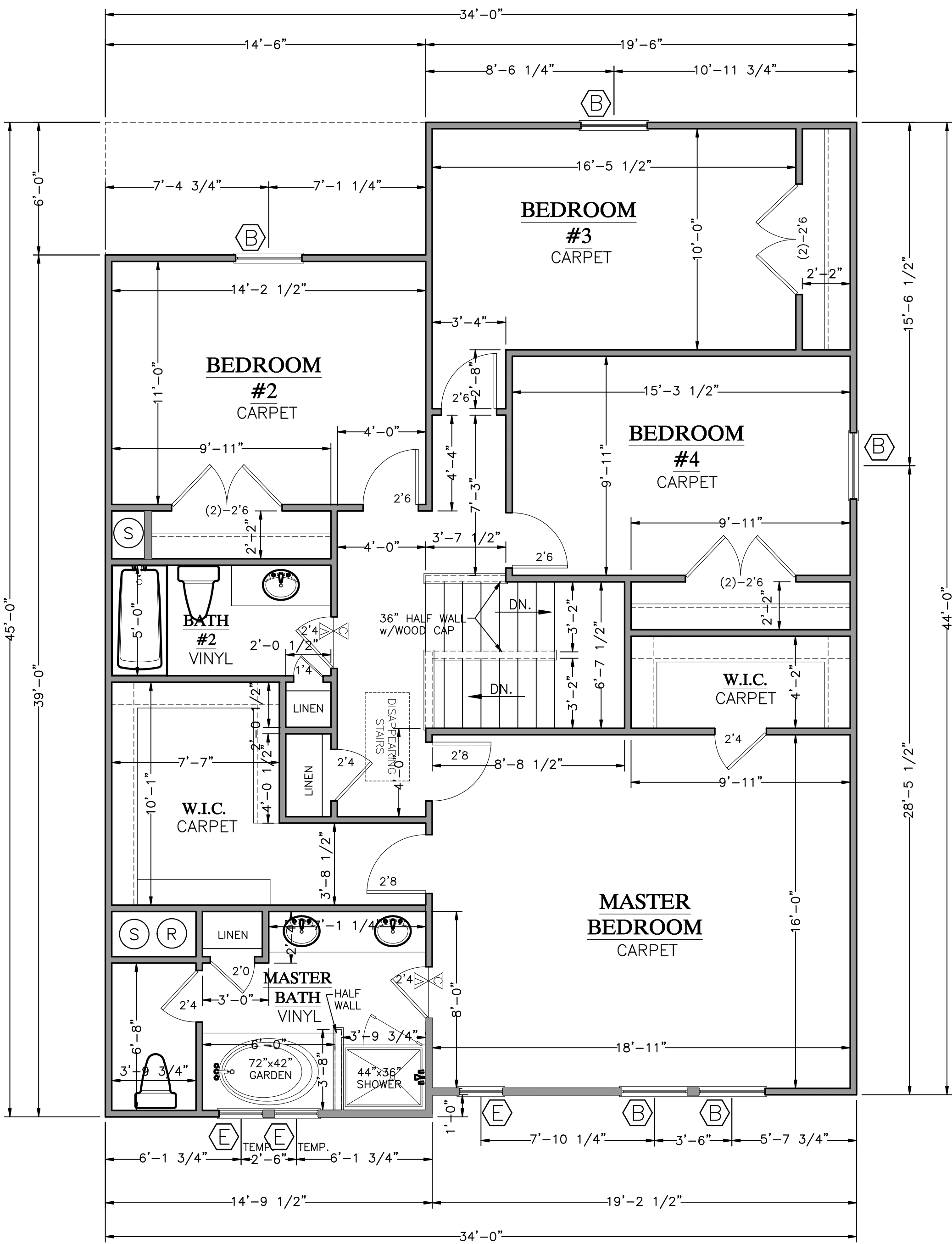
FIRST FLOOR: 1013 Sq. Ft.  
SECOND FLOOR: 1424 Sq. Ft.  
TOTAL HEATED: 2437 Sq. Ft.  
GARAGE: 396 Sq. Ft.  
FRONT PORCH: 261 Sq. Ft.  
BACK PORCH: 87 Sq. Ft.

| WINDOW SCHEDULE |         |            |                |
|-----------------|---------|------------|----------------|
| WINDOW          | SIZE    | FRAME TYPE | REMARKS        |
| A               | 3'0x6'0 | VINYL      |                |
| B               | 3'0x5'0 | VINYL      |                |
| C               | 4'0x1'0 | VINYL      | FIXED, TRANSOM |
| D               | 3'0x1'0 | VINYL      | FIXED, TRANSOM |
| E               | 2'0x4'0 | VINYL      |                |
|                 |         |            |                |
|                 |         |            |                |
|                 |         |            |                |
|                 |         |            |                |

| DOOR SCHEDULE |                   |            |         |
|---------------|-------------------|------------|---------|
| DOOR          | SIZE              | TYPE       | REMARKS |
| 1             | 3'0x6'8           | FIBERGLASS |         |
| 2             | 3'0x6'8 HLF. GLS. | STEEL      |         |
|               |                   |            |         |
|               |                   |            |         |
|               |                   |            |         |



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



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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To the best of his knowledge, the designer has prepared these plans in accordance with the applicable building codes and standards in effect at the time. Although every reasonable effort has been made to ensure the accuracy of the drawings, the designer does not warrant, defend, or assume any liability for any errors or omissions in the drawings, specifications or related items. The designer shall not be held responsible for any errors or omissions in the drawings, specifications or related items.

FLOOR PLANS - PLAN 2353

1/4" = 1'-0"

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Plan 2353  
The Laurens

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A2

Project  
Plan 2353  
The Laurens

Date  
4/21

Scale  
1/4" = 1'-0"

Date

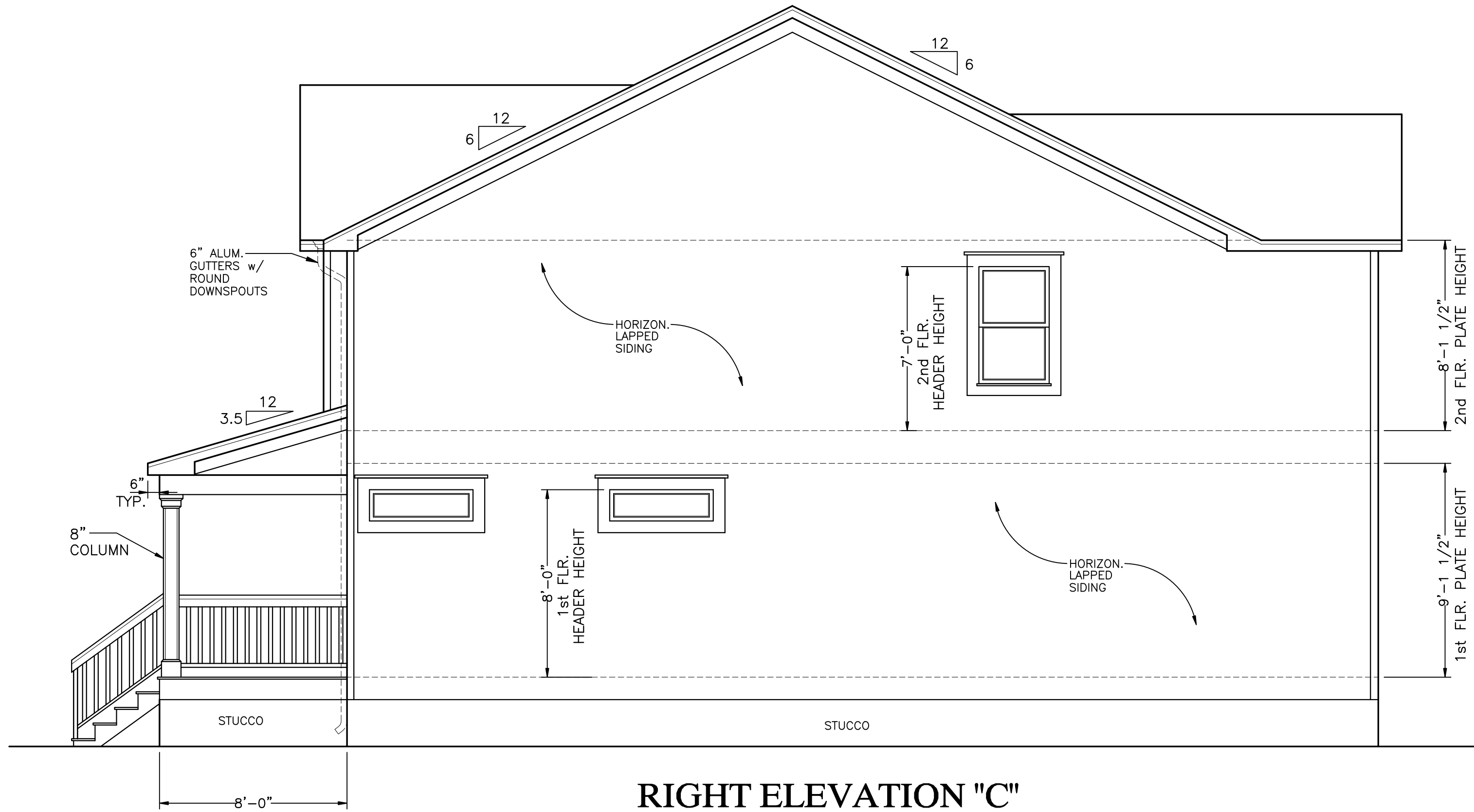
No. Revision/Issue





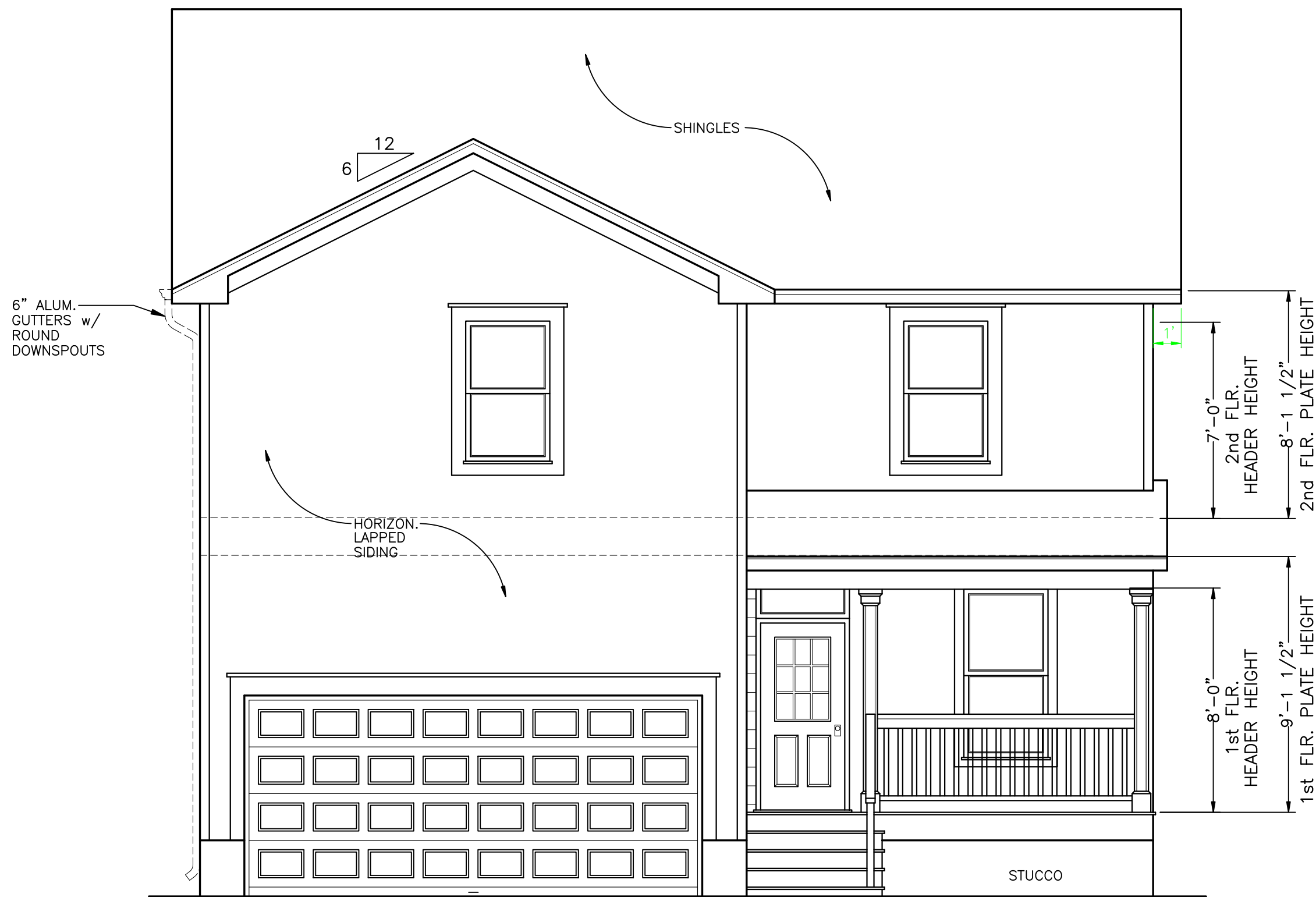
FRONT ELEVATION "C"

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



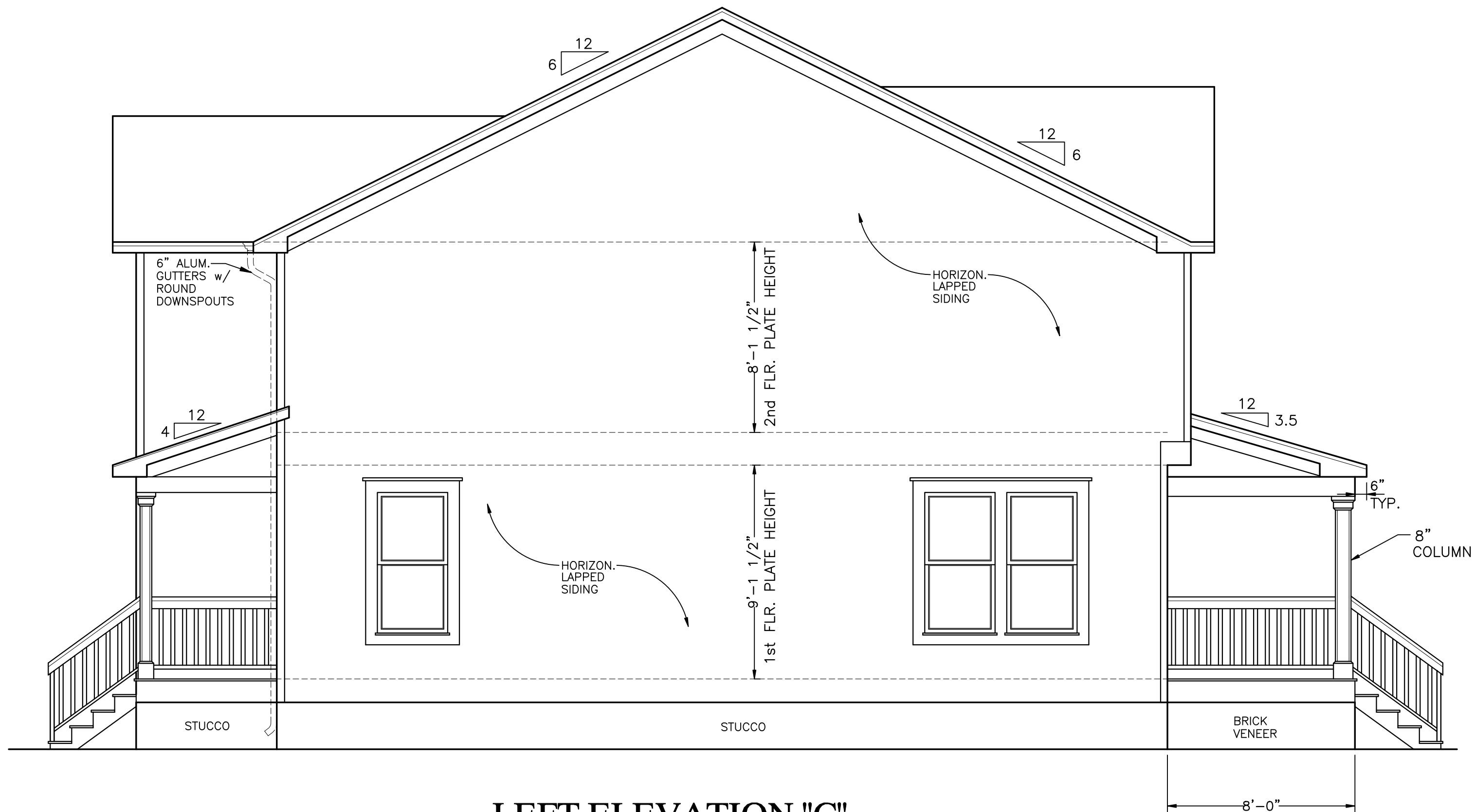
RIGHT ELEVATION "C"

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



REAR ELEVATION "C"

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



LEFT ELEVATION "C"

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

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To the best of his knowledge, the designer has prepared these plans in accordance with the applicable building codes and standards in effect at the time of the design. The designer does not warrant that the plans are free from errors or omissions, and the client shall verify all conditions, dimensions, details, and construction methods before construction begins. The designer will not be liable for human error after construction begins.

ELEVATIONS - PLAN 2353-C

1/4" = 1'-0"

No. Revision/Issue Date

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The Laurens "C"

Sheet  
A3

Project  
Plan 2353-C  
The Laurens "C"

Date  
4/21

Scale  
1/4" = 1'-0"

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To the best of his knowledge, the Designer has prepared these plans and specifications in accordance with the applicable laws and regulations, and has exercised sufficient care to avoid errors, omissions, and mistakes, and the contractor and/or subcontractor shall be responsible for any errors, omissions, and mistakes in the plans and specifications. The Designer will not be liable for human error after construction begins.

|  |     |                |      |
|--|-----|----------------|------|
|  | No. | Revision/Issue | Date |
|  |     |                |      |
|  |     |                |      |
|  |     |                |      |

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

Sheet  
A5  
Project  
Plan 2353-A  
The LAURENS "A"  
Date  
10/08  
Scale

21-PC-07-28

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

Name of Applicant Beatriz Arroyo

Mailing Address: 2810 Players Dr Jonesboro Ga

Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_ Email \_\_\_\_\_

Property Owner (s) B1 Home Improvement

Mailing Address 2810 Players Dr Jonesboro Ga

Telephone \_\_\_\_\_ Mobile # \_\_\_\_\_

Address/Location of Property: 801 North Ave, Hapeville Ga

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009900040389

Present Zoning Classification: R-1 Size of Tract: total .64 acre(s)

Present Land Use: Vacant R-1

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.

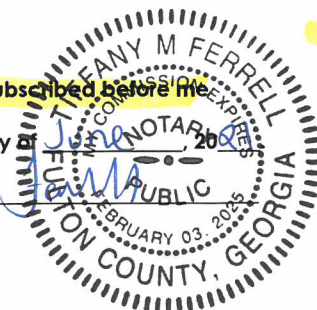
Beatriz Arroyo  
Applicant's signature

Date: 06/09/21

Sworn to and subscribed before me

This 9th day of June

[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.)

new single family home

concrete siding

frame construction

30 yr arch style shingle

aluminum gutters

R-13 wall insulation

gas F/A

concrete driveway

min 2 car garage

min 2 car parking behind home

insulated windows



### **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)

BA 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.

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

BA 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.

BA 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).

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

- BA Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- BA Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- BA 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.
- BA Site area (square feet and acres).
- BA 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.
- BA Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- BA Total floor area ratio and/or residential density distribution.
- BA Number of parking spaces and area of paved surface for parking and circulation
- BA 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: Beatriz Arroyo  
Date 06/09/21



# LEGAL DESCRIPTION

Property Address: 801 North Avenue

Hapeville, Georgia 30354

ALL THAT TRACT or parcel of land lying and being in Land Lot99 of the 14th District of Fulton County, Georgia, and being more particularly described as follows;

BEGINNING at a point 325.0 feet North of the north side of North Avenue, said point being 400.0 feet East of Springdale Road; thence North parallel to Springdale Road 275.0 feet to an iron pin; thence East parallel to North Avenue 100.0 feet to an iron pin; thence South 275.0 feet to an iron pin; thence West 100.0 feet to the POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT OF TEN (10) FEET FOR A RIGHT OF WAY FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO THE NORTH SIDE OF NORTH AVENUE, SAID EASEMENT MORE FULLY SET OUT IN AN AGREEMENT DATED AUGUST, 1944, BETWEEN MRS. J. R. OXBURN AND MRS. WILFRED W. LACEY BEING AN IMPROVED LOT WITH ONE FOUR ROOM FRAME RESIDENCE LOCATED THEREON.

Tax ID#: 14-0099-0004-038-9

Subject to any Easements or Restrictions of Record



B1 HOME IMPROVEMENT/  
BEATRIZ ARROYO801 NORTH AVENUE  
LAND LOT 99  
14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-3TOTAL AREA:  
27,793 SQ FT  
0.64 ACRESTRACT 1 - PIN 14 009900040967  
TRACT 2 - PIN 14 009900040389  
TRACT 3 - PIN 14 009900041031  
TRACT 4 - PIN 14 009900041148  
TRACT 5 - PIN 14 009900041163ZONING/SETBACKS:  
R-3 ZONING (RESIDENTIAL)  
FRONT: 50 FT  
SIDE: 10 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 35 FT  
MAX BUILDING HEIGHT: 40 FT  
MIN LOT FRONTAGE: 35 FT ADJOINING  
PAVED STREETDISTURBED AREA:  
0.38 ACRES

## LEGEND:

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

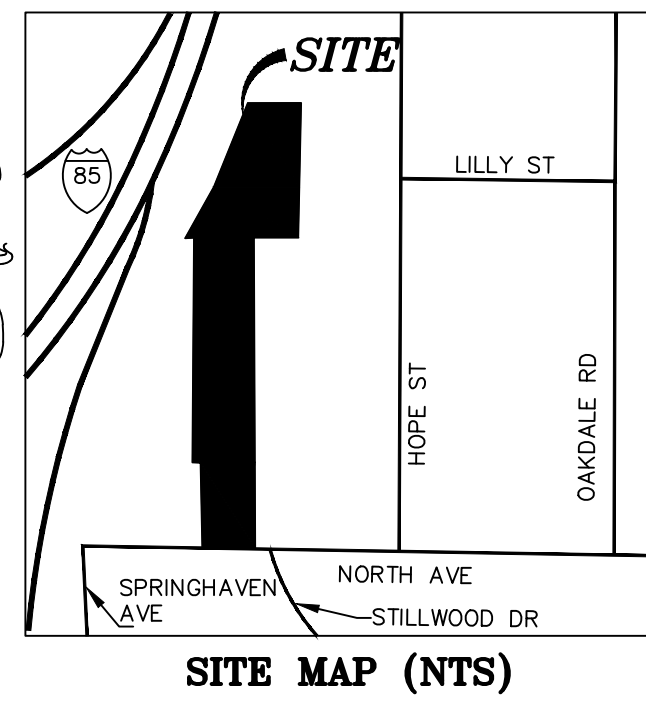
## TREE LEGEND:

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

| EROSION CONTROL LEGEND |                                                       |
|------------------------|-------------------------------------------------------|
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)     |
| Ds2                    | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) |
| Ds3                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING) |
| Ds4                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)     |
| Du                     | DUST CONTROL                                          |
| Sd1-NS                 | TYPE 'NON-SENSITIVE' SILT FENCE                       |
| Sd1-S                  | TYPE 'SENSITIVE' SILT FENCE                           |
| Sd1-P                  | INLET SEDIMENT TRAP                                   |
| Cd-HB                  | CHECK DAM HAY BALE                                    |
| Co                     | CONSTRUCTION ENTRANCE                                 |
| LD                     | LIMITS OF DISTURBANCE                                 |
| LOD                    | LIMITS OF DISTURBANCE                                 |
| Tr                     | TREE FENCE PROTECTION FENCE                           |
| TF                     | TREE FENCE PROTECTION FENCE                           |
| CONTOUR LEGEND         |                                                       |
| -980-                  | EXISTING CONTOURS                                     |
| -980                   | PROPOSED CONTOURS                                     |
| X 983.3                | PROPOSED SPOT ELEVATION                               |
| X 983.3 HP             | HIGH POINT SPLIT DRAINAGE SPOT                        |

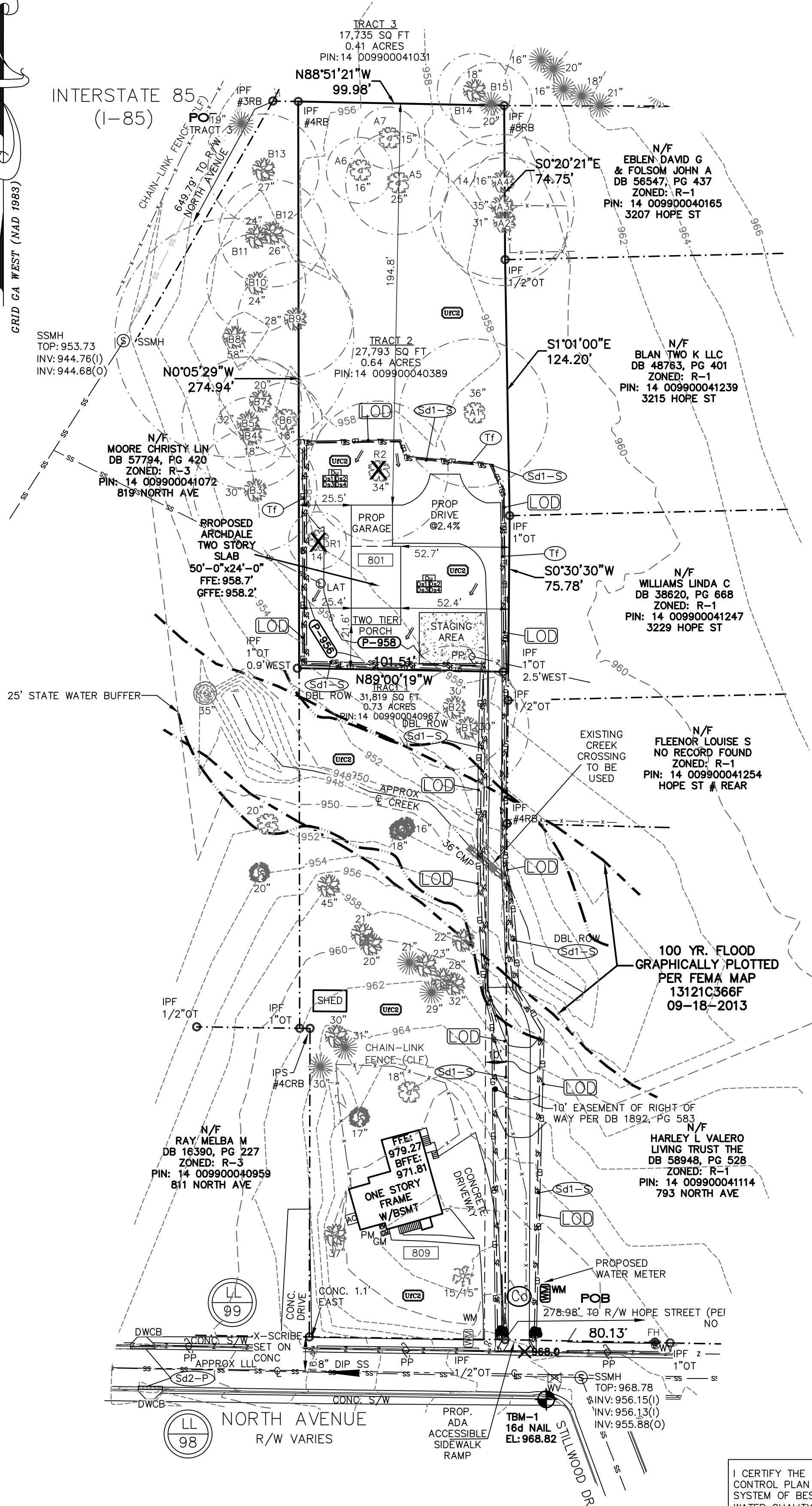
NOTE:  
CONTRACTOR TO FIELD VERIFY  
UTILITY TIE-IN TO EXISTING  
FACILITIES AND COORDINATE  
REMOVAL WITH EACH UTILITY.NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN  
10 FEET OF THE PROPOSED GARAGE.NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE  
BY THE HAPEVILLE ARBORIST.

|                                |                          |
|--------------------------------|--------------------------|
| TRACT 2: ZONING: R-3           |                          |
| PROPOSED HOUSE TYPE: TWO STORY |                          |
| BUILDING:                      | 1,120 SQ FT              |
| DRIVE/WALKS:                   | 1,788 SQ FT              |
| PORCH:                         | 192 SQ FT                |
| LOT AREA:                      | 27,793 SQ FT<br>0.64 AC. |
| IMPERVIOUS AREA:               |                          |
| TOTAL IMP. AREA:               | 3,709 SQ FT              |
| TOTAL IMP. AREA:               | 13.3%                    |



## SURVEY REFERENCES:

- FULTON COUNTY RECORDS:
- DEED BOOK 16390, PAGE 127
  - DEED BOOK 22257, PAGE 124
  - DEED BOOK 38638, PAGE 416
  - DEED BOOK 38620, PAGE 668
  - DEED BOOK 48763, PAGE 401
  - DEED BOOK 52022, PAGE 366
  - DEED BOOK 56547, PAGE 437
  - DEED BOOK 57794, PAGE 420
  - DEED BOOK 58948, PAGE 528
  - DEED BOOK 60787, PAGE 380
  - DEED BOOK 243, PAGE 45

EMERGENCY 24 HOUR CONTACT:  
BEATRIZ ARROYO SOTOMAYER  
PHONE: (404)-925-9319  
EMAIL: arroyo\_betty@hotmail.com

**GSWCC** GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

THOMAS E. PEAY, III  
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000066868  
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411

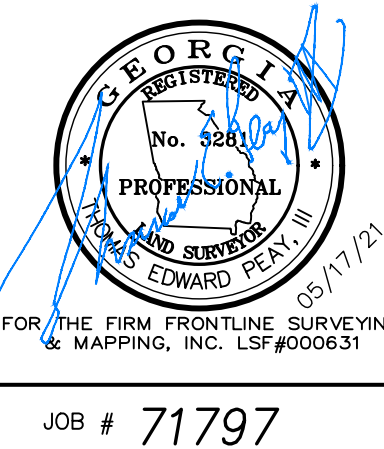
UTILITIES PROTECTION CENTER  
IT'S THE LAW!

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

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

05/17/21

SHEET 1 OF 4



JOB # 71797

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN  
17,906 FEET, AN ANGULAR ERROR OF 2 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 714,590  
FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER  
THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT  
WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY  
NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON,  
PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING  
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Ph. (678) 355-9905  
Fax (678) 355-9805

BOUNDARY RETRACEMENT &amp; TOPOGRAPHIC SURVEY FOR

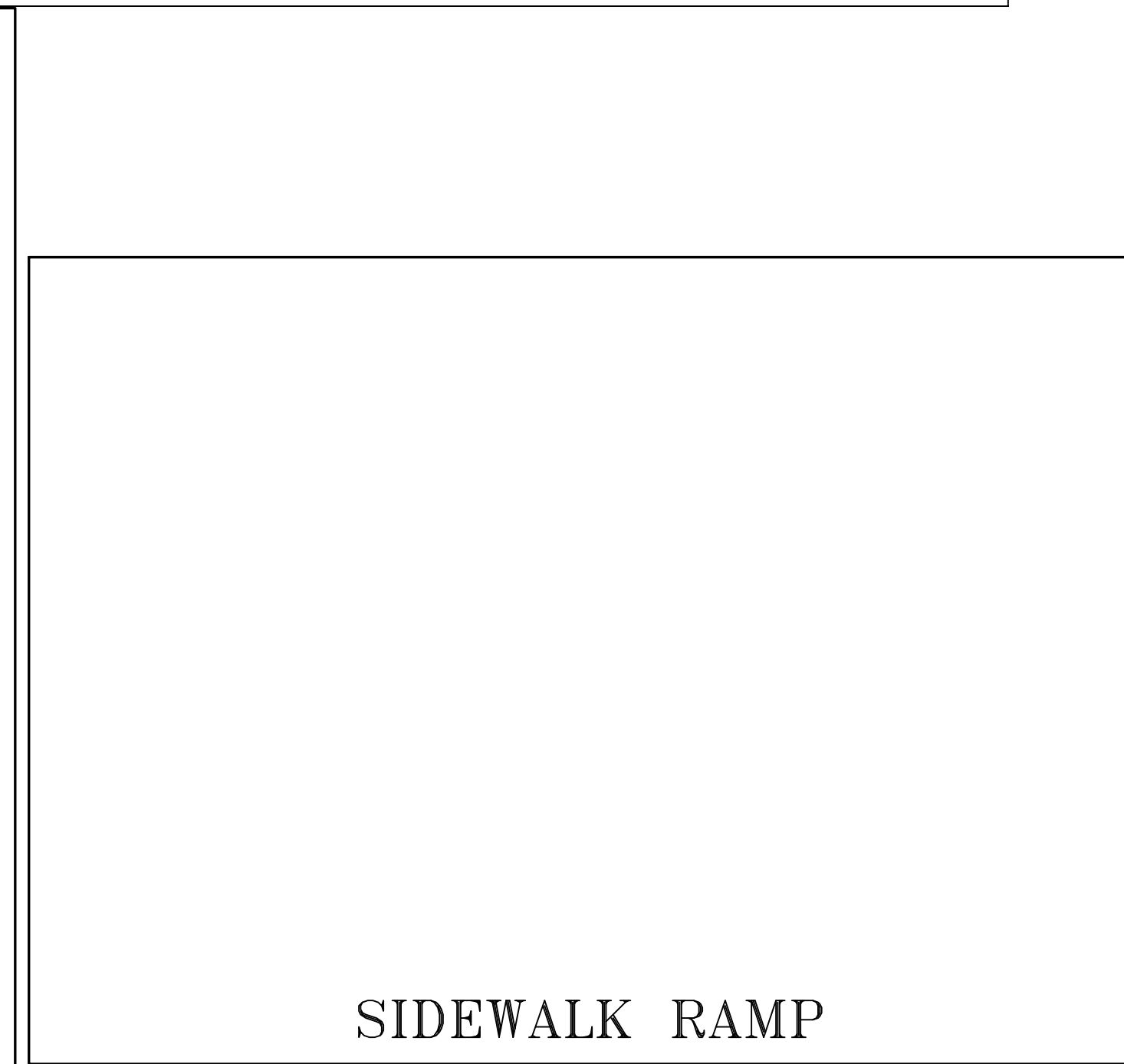
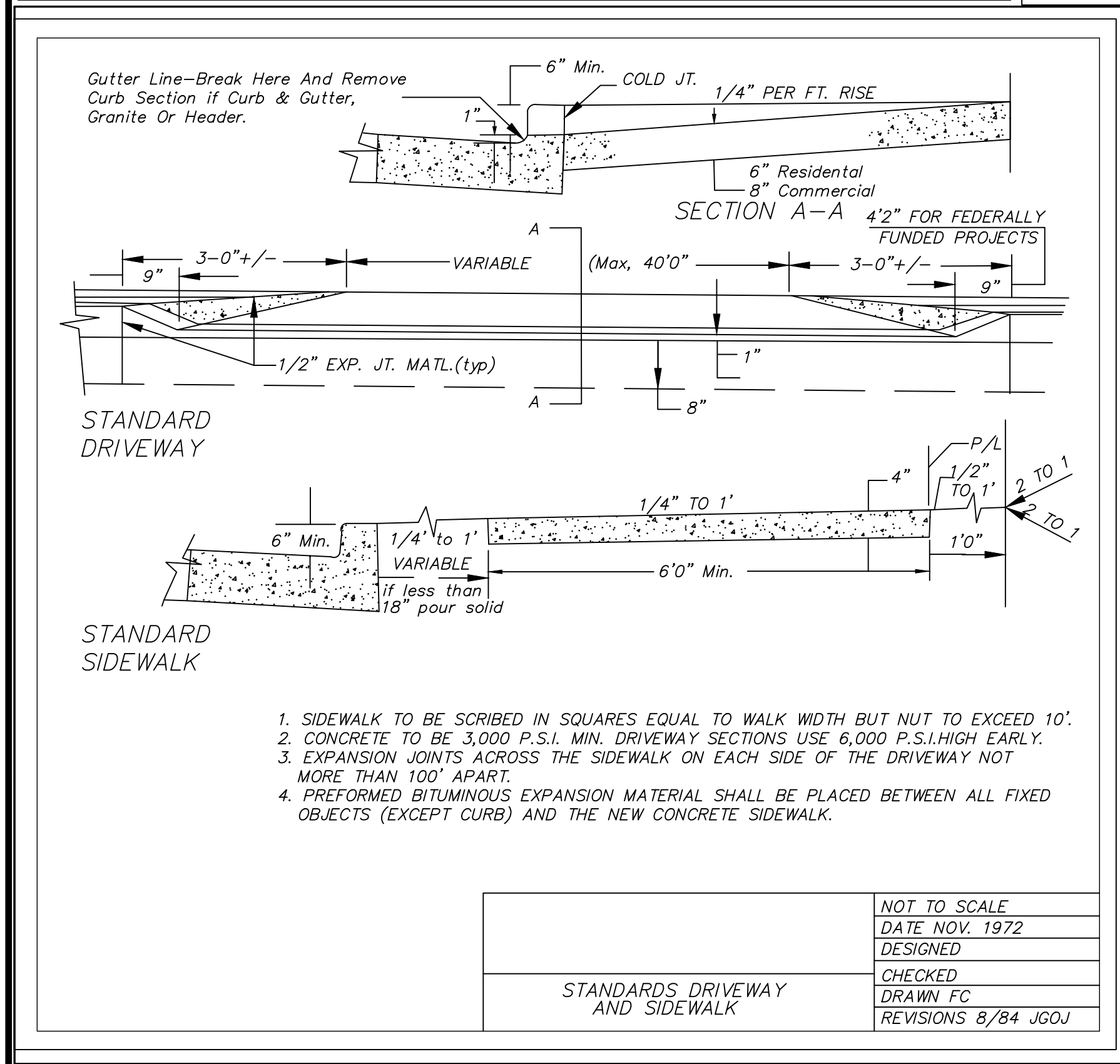
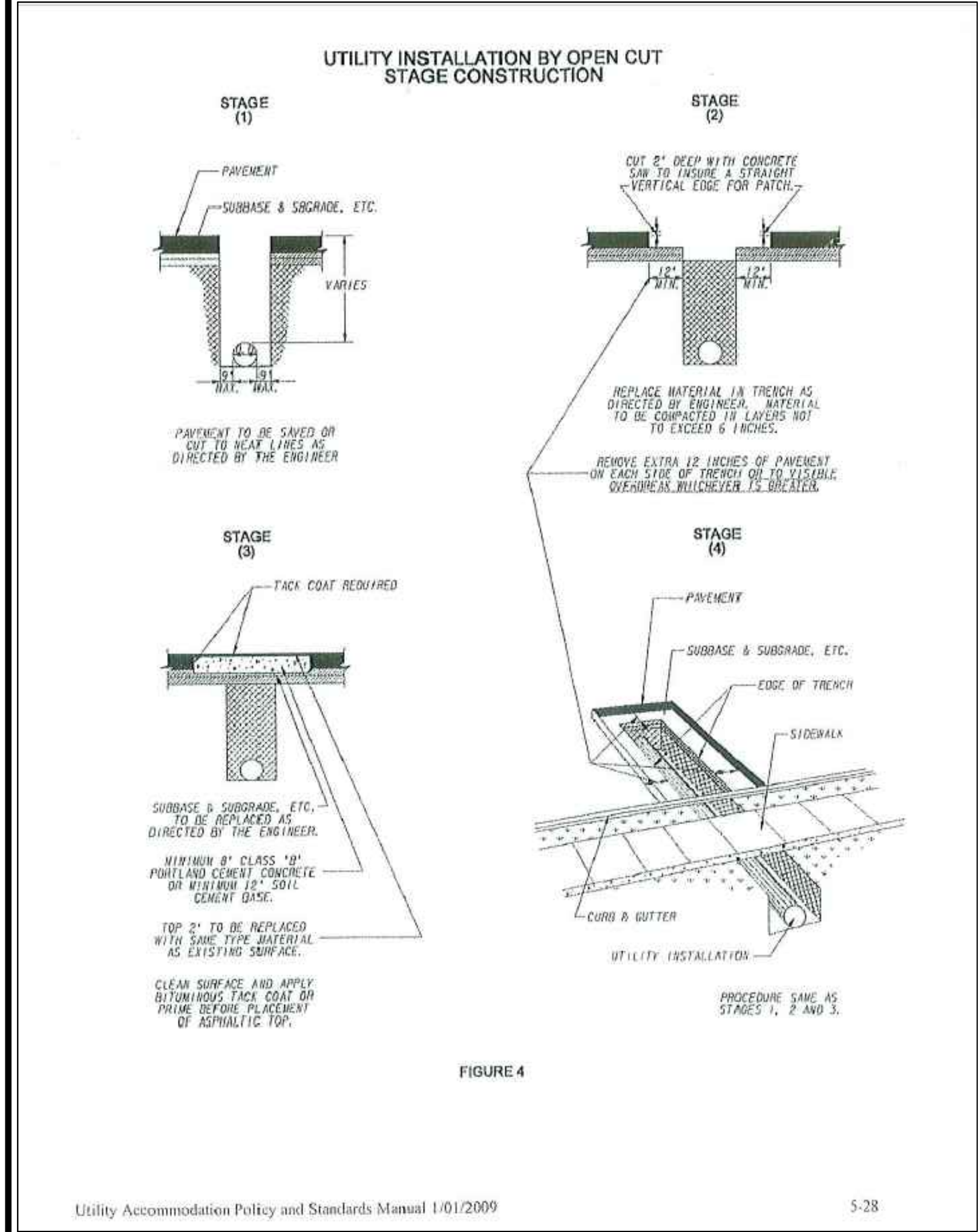
BEATRIZ ARROYO/B1 HOME IMPROVEMENT

|                             |                                                               |                         |                        |
|-----------------------------|---------------------------------------------------------------|-------------------------|------------------------|
| LAND LOT 99                 | 14th DISTRICT                                                 | SECTION                 | FULTON COUNTY, GEORGIA |
| PARTS OF LOTS 21 & 24       |                                                               | REVISION                | BY: DATE:              |
| SUBDIVISION NORTH HAPEVILLE | PHASE                                                         |                         |                        |
| PB 7 PG 156                 | I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" |                         |                        |
| DB PG                       | AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL  |                         |                        |
|                             | (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.        |                         |                        |
|                             | MAP ID 13121C0366F                                            | EFFECTIVE DATE: 9/18/13 |                        |







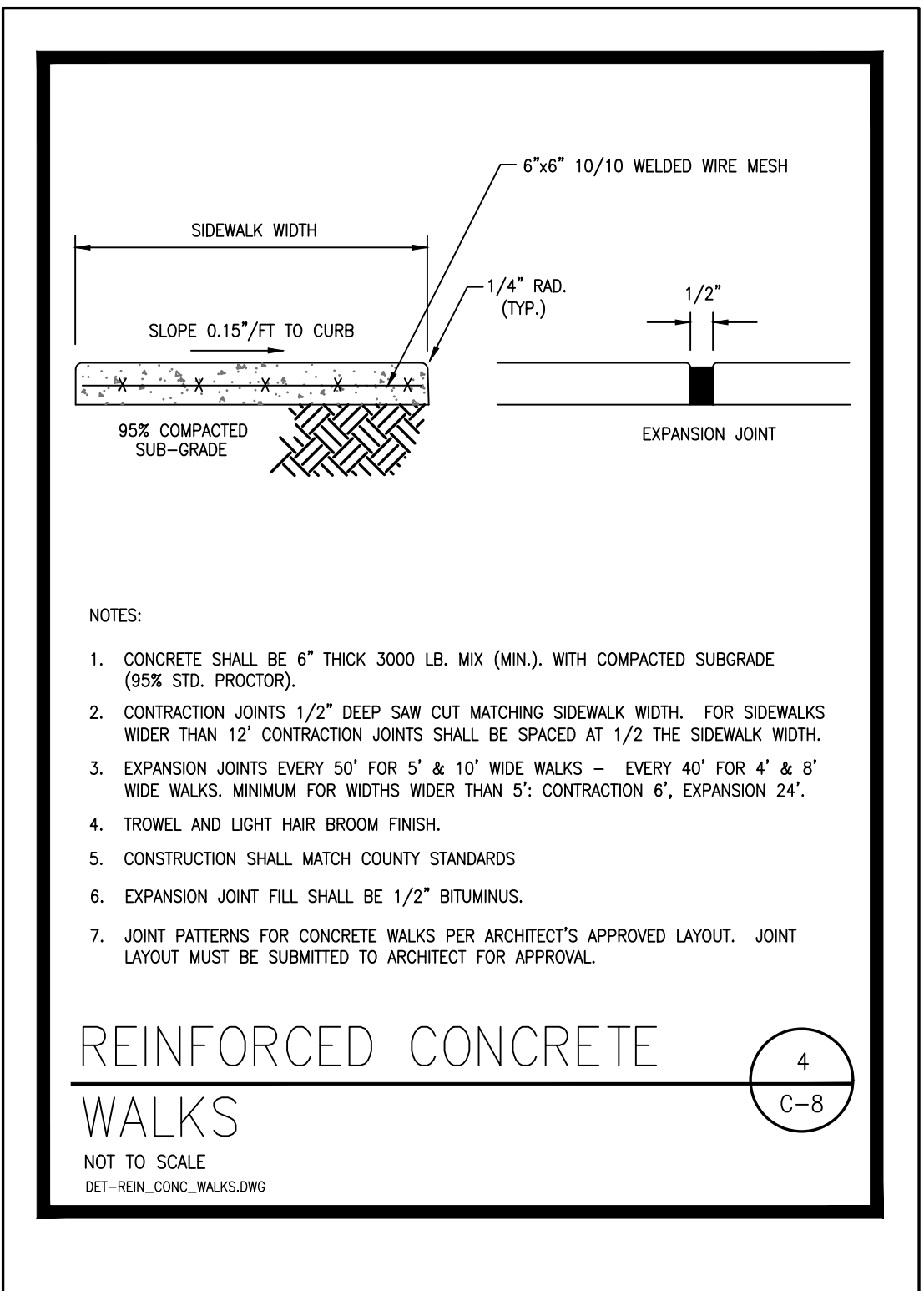
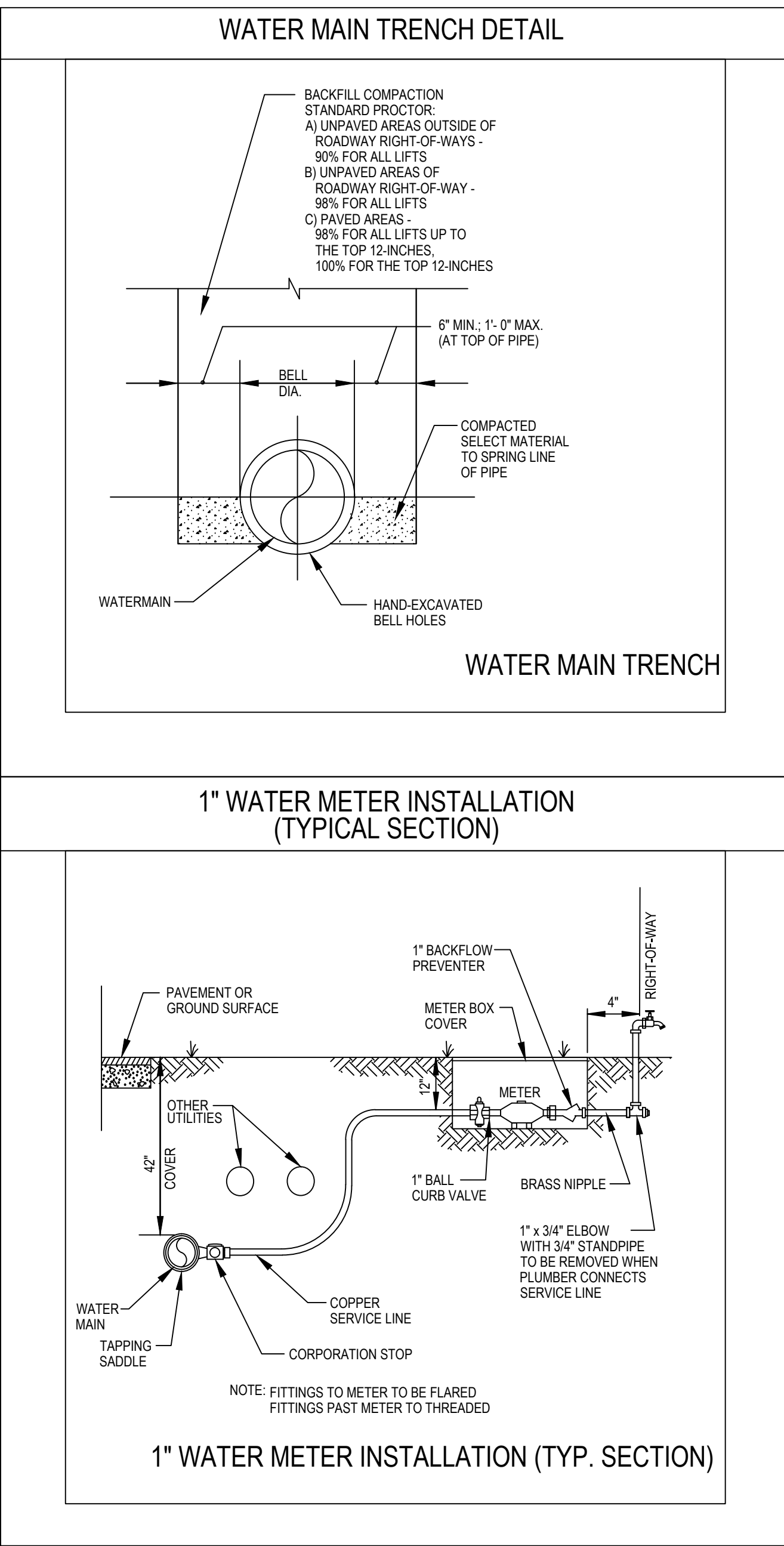
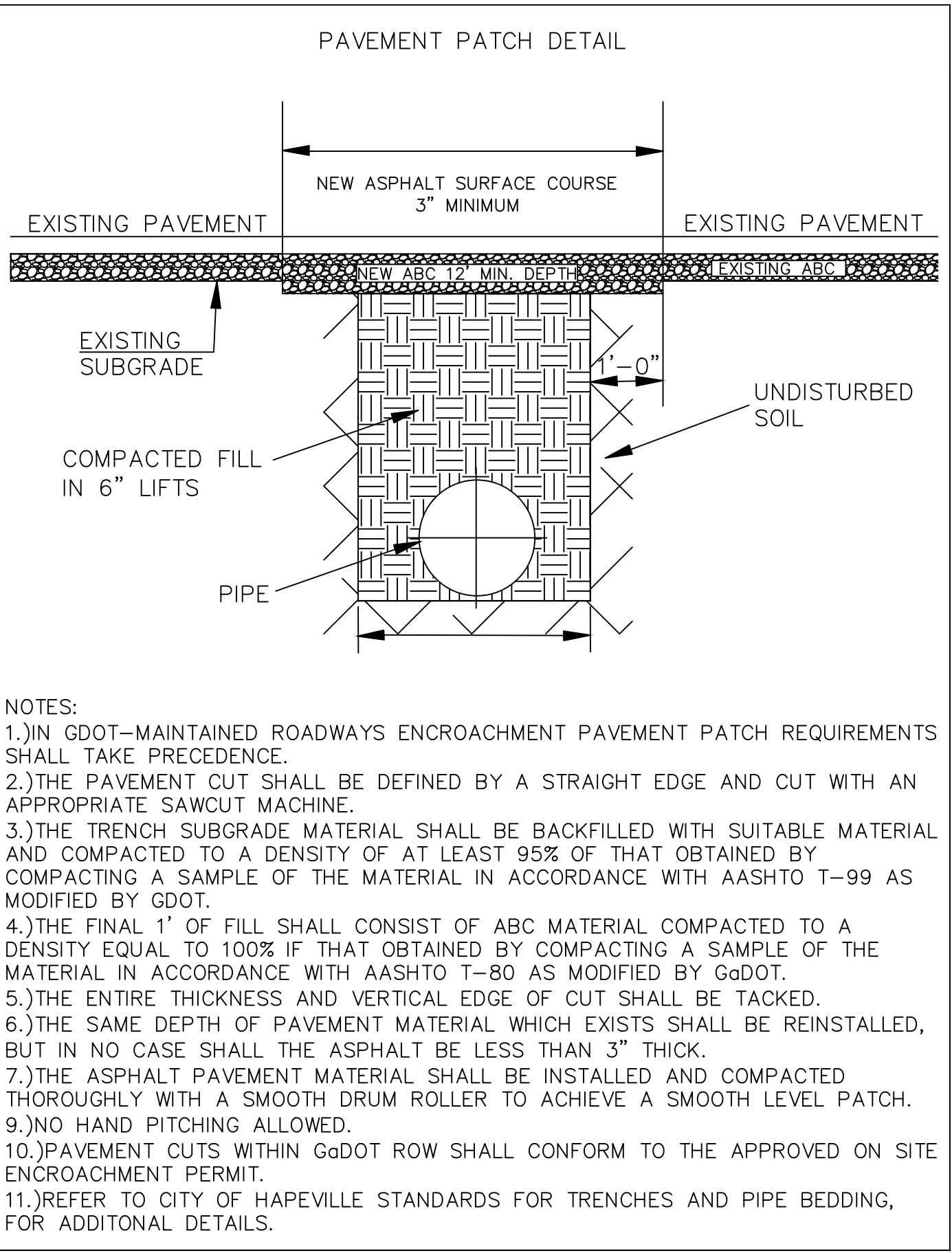


# EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

## B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE  
LAND LOT 99  
14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF Hapeville  
EXISTING ZONING: R-3

TOTAL AREA:  
27,793 SQ FT  
0.64 ACRES



EMERGENCY 24 HOUR CONTACT:  
BEATRIZ ARROYO SOTOMAYER  
PHONE: (404)-925-9319  
EMAIL: arroyo\_betty@hotmail.com

GSWCC  
GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

THOMAS E. PEAY, III  
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000068868

ISSUED: 08/18/2018 EXPIRES: 08/18/2021

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Fax (678) 355-9805

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DATE 05/17/21  
SCALE 1" = 40'

SECTION 14th DISTRICT

UNIT

PHASE

156-157  
PG 7

DB

EFFECTIVE DATE: 09/18/2013

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:  
BEATRIZ ARROYO/B1 HOME IMPROVEMENT

LAND LOT 99

PARTS OF 21 & 24 BLOCK

SUBDIVISION NORTH Hapeville

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

JOB # 71797



LEGEND:

IPS IRON PIN SET  
IPF IRON PIN FOUND  
OT OPEN TOP PIN  
CT CRIMP TOP PIN  
RB REINFORCING BAR (REBAR)  
CL CENTERLINE  
R/W RIGHT-OF-WAY  
CONC CONCRETE  
GP POWER POLE  
LP LIGHT POLE  
GV GAS VALVE  
GM GAS METER  
SS SANITARY SEWER  
FENCE  
PROP PROPOSED  
CMF CONC MONUMENT FOUND  
SSMH SANITARY SEWER MAN HOLE  
MHT MAN HOLE TELEPHONE  
DWCB CATCH BASIN  
DI DROP INLET  
SWCB SINGLE WING CATCH BASIN  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
WM WATER METER  
C/O SANITARY SEWER CLEANOUT  
LL LAND LOT LINE  
HW HEAD WALL  
CMP CORRUGATED METAL PIPE  
RCP REINFORCED CONCRETE PIPE  
SSE SANITARY SEWER EASEMENT  
FH FIRE HYDRANT  
DE DRAINAGE EASEMENT  
PB ELECTRIC POWER BOX  
LIMITS OF DISTURBANCE  
TREE PROTECTION FENCE

18"POF TREE STRUCTURAL ROOT PLATE  
18"POF TREE CRITICAL ROOT STRUCTURE  
12"OAK TREE CRITICAL ROOT STRUCTURE IMPACTED  
12"OAK PRESERVED TREES  
7"JUNP DISTURBED/REMOVED TREES  
P-TREE REPLACEMENT/PLANTED TREES

TREE LEGEND:

OAK  
POPLAR  
PINE  
HICKORY  
MAPLE  
SWEETGUM  
NOT IDENTIFIED  
DOGWOOD  
REPLACEMENT TREE - LARGE  
REPLACEMENT TREE - MEDIUM  
REPLACEMENT TREE - SMALL

HOLLY  
JUNIPER  
LUSTERIM  
CRAPE MYRTLE  
SPRUCE-FUR  
BIRCH  
WILLOW  
TBD-HARDWOOD

Sd1-NS TYPE 'NON-SENSITIVE' SILT FENCE  
Sd1-S TYPE 'SENSITIVE' SILT FENCE  
Sd1-P INLET SEDIMENT TRAP  
Cd-HB CHECK DAM HAY BALE  
Co CONSTRUCTION ENTRANCE  
LD LIMITS OF DISTURBANCE  
LOD LIMITS OF DISTURBANCE  
Tr TREE FENCE PROTECTION FENCE  
TF TREE FENCE PROTECTION FENCE  
980 EXISTING CONTOURS  
P-980 PROPOSED CONTOURS  
X 983.3 PROPOSED SPOT ELEVATION  
X 983.3 HP/HIGH POINT SPLIT DRAINAGE SPOT

CONTOUR LEGEND

# B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE  
LAND LOT 99  
14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-3

TOTAL AREA:  
27,793 SQ FT  
0.64 ACRES

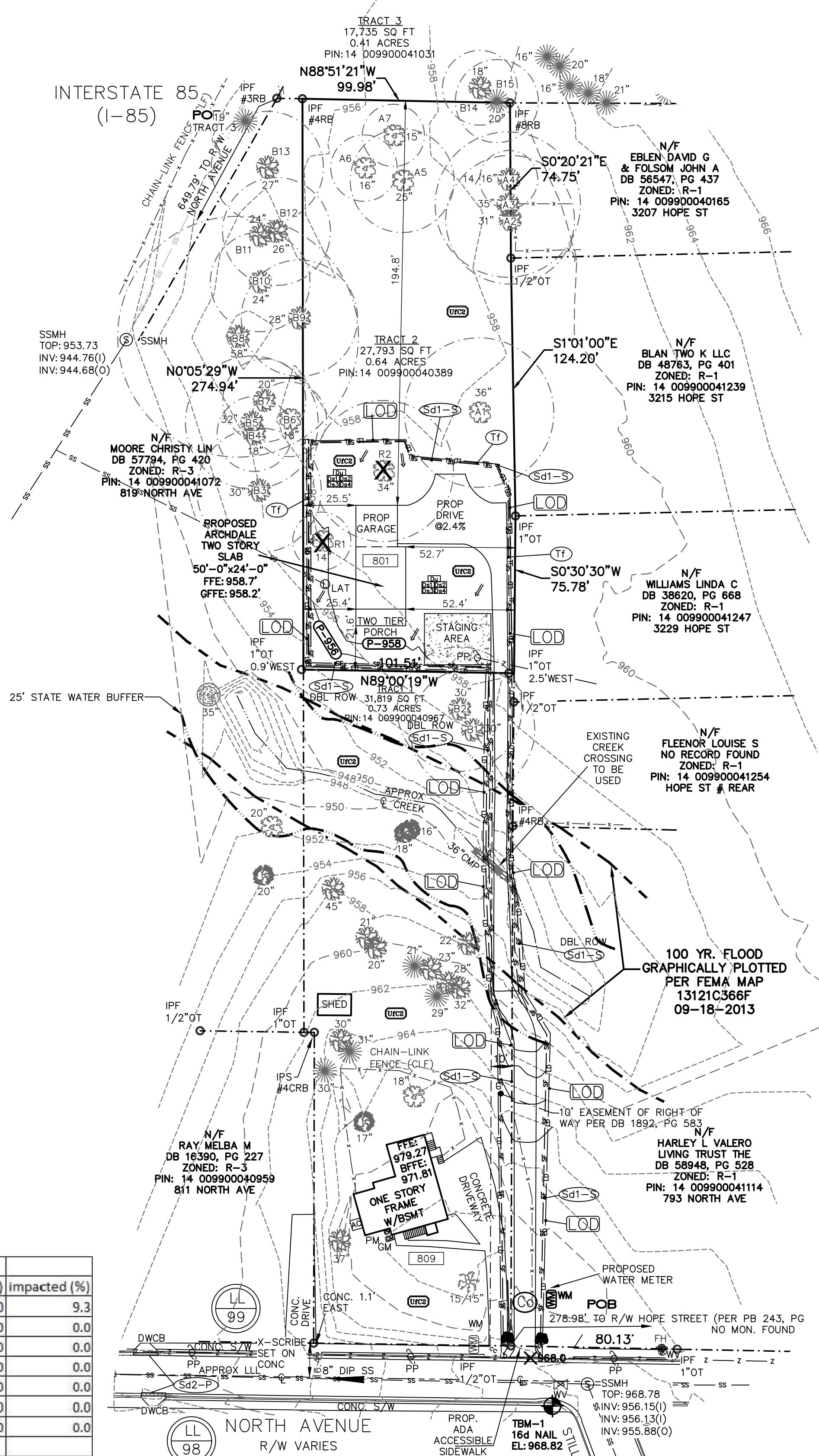
ZONING/SETBACKS:  
R-3 ZONING (RESIDENTIAL)  
FRONT: 50 FT  
SIDE: 10 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 35 FT  
MAX BUILDING HEIGHT: 40 FT  
MIN LOT FRONTAGE: 35 FT ADJOINING PAVED STREET

DISTURBED AREA:  
0.38 ACRES

NOTE: THIS LOT IS WITHIN 200' OF STATE WATERS

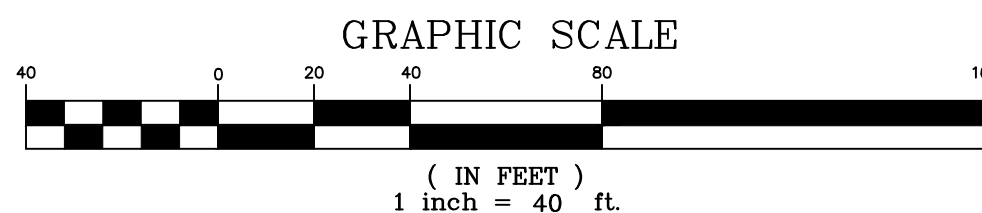
NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.  
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE A 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  
NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES PER ACRE.  
NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR OF HOUSE.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
THOMAS E PEAY, III  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000066868  
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

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SHEET 4 OF 4

## Tree protection fence

TREE PROTECTION FENCE LOCATION TO BE WITHIN OF CRZ (CRITICAL ROOT ZONE)

CRZ DEFINED AS: MAXIMUM TOTAL TO 1 FOOT PER DIAMETER INCHES AT BREAST HEIGHT

FENCE POSTS 2'-2" METAL POSTS  
FENCE MATERIAL TO BE ORANGE PLASTIC SAFETY NETTING OR EQUIVALENT

10' O.C.  
FOR ADDED PROTECTION

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

TYPICAL TREE PROTECTION FENCE DETAIL  
FIGURE #10  
TREE PROTECTION FENCE DETAIL - NTS

STRAPS WIDE, SOFT, FLEXIBLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOOD POLYPROPYLENE WEBBING. DO NOT USE ROPE AND WIRE

STAKES 2"x2" WOODEN OR METAL ANCHORS CUT EXACTLY LONG ENOUGH FOR SECURE GRASP IN SUBGRADE. ANGLE STAKES 30 TO 45 DEGREES OFF VERTICAL MINIMUM 3 STAKES AT EQUAL DISTANCES APART

ATTACHMENT HEIGHT ATTACH IN A BRANCH CROTCH APPROXIMATELY 1/3 THE HEIGHT OF THE MAIN STEM OR AT FIRST AVAILABLE BRANCH CROTCH ABOVE THAT POINT

Use anchoring systems only when wind or soil conditions make it necessary. REMOVE AFTER ONE YEAR.

TYPICAL TREE STAKING DETAIL  
FIGURE #9  
TREE STAKING DETAIL - NTS

## TREES TO BE REMOVED

| tree tag          | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
|-------------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| R1                | HICKORY   | 14             | 14              | 615.73               | 0                      | 615.73                | 502                    | 81.5         |
| R2                | HICKORY   | 34             | 34              | 3631.57              | 0                      | 3631.57               | 2628                   | 72.4         |
| TOTAL DBH REMOVED |           | 48             | INCHES          |                      |                        |                       |                        |              |

## TREES TO BE SAVED

| tree tag            | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
|---------------------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| A1                  | HICKORY   | 36             | 36              | 4071.38              | 0                      | 4071.38               | 380                    | 9.3          |
| A2                  | OAK       | 31             | 31              | 3018.98              | 0                      | 3018.98               | 0                      | 0.0          |
| A3                  | OAK       | 35             | 35              | 3848.34              | 0                      | 3848.34               | 0                      | 0.0          |
| A4                  | OAK       | 14             | 14              | 615.73               | 0                      | 615.73                | 0                      | 0.0          |
| A5                  | HICKORY   | 25             | 25              | 1963.44              | 0                      | 1963.44               | 0                      | 0.0          |
| A6                  | HICKORY   | 16             | 16              | 804.22               | 0                      | 804.22                | 0                      | 0.0          |
| A7                  | HICKORY   | 15             | 15              | 706.84               | 0                      | 706.84                | 0                      | 0.0          |
| TOTAL DBH PRESERVED |           | 172            | INCHES          |                      |                        |                       |                        |              |

## BOUNDARY TREES

| tree tag | tree type | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
|----------|-----------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| B1       | OAK       | 30             | 30              | 2827.35              | 0                      | 2827.35               | 545                    | 19.3         |
| B2       | OAK       | 30             | 30              | 2827.35              | 0                      | 2827.35               | 550                    | 19.5         |
| B3       | OAK       | 30             | 30              | 2827.35              | 0                      | 2827.35               | 186                    | 6.6          |
| B4       | OAK       | 18             | 18              | 1017.85              | 0                      | 1017.85               | 0                      | 0.0          |
| B5       | OAK       | 32             | 32              | 3216.90              | 0                      | 3216.90               | 23                     | 0.7          |
| B6       | HICKORY   | 18             | 18              | 1017.85              | 0                      | 1017.85               | 20                     | 2.0          |
| B7       | OAK       | 20             | 20              | 1256.60              | 0                      | 1256.60               | 0                      | 0.0          |
| B8       | OAK       | 58             | 58              | 10568.01             | 0                      | 10568.01              | 0                      | 0.0          |
| B9       | OAK       | 28             | 28              | 2462.94              | 0                      | 2462.94               | 0                      | 0.0          |
| B10      | OAK       | 24             | 24              | 1809.50              | 0                      | 1809.50               | 0                      | 0.0          |
| B11      | OAK       | 24             | 24              | 1809.50              | 0                      | 1809.50               | 0                      | 0.0          |
| B12      | OAK       | 26             | 26              | 2123.65              | 0                      | 2123.65               | 0                      | 0.0          |
| B13      | OAK       | 27             | 27              | 2290.15              | 0                      | 2290.15               | 0                      | 0.0          |
| B14      | OAK       | 18             | 18              | 1017.85              | 0                      | 1017.85               | 0                      | 0.0          |
| B15      | PINE      | 20             | 20              | 1256.60              | 0                      | 1256.60               | 0                      | 0.0          |

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 25,423 FEET, AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN 112.966 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO U.S. MONUMENT WAS FOUND WITHIN 800 FEET OF THIS PROPERTY. OR ENTIRELY WITHIN 800 FEET OF THIS PROPERTY. PERSONS OR ENTITY NAMED HEREON, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR, SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE DECEIVED.

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FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE 05/17/21  
SCALE 1" = 40'

SECTION 14th DISTRICT

UNIT

PHASE

1 HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 156-157 PG 7) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 1321C0366F EFFECTIVE DATE: 09/19/2013

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

JOB # 71797



THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.  
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY  
WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL  
STRUCTURAL REQUIREMENTS.

ABBREVIATIONS:

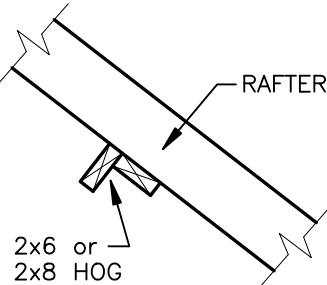
|           |                                      |
|-----------|--------------------------------------|
| C.J.      | CEILING JOIST                        |
| CLG.      | CEILING                              |
| C.M.U.    | CONCRETE MASONRY UNIT                |
| C.O.      | CASED OPENING                        |
| CONC.     | CONCRETE                             |
| CONT.     | CONTINUOUS                           |
| C.T.      | CERAMIC TILE                         |
| DBL.      | DOUBLE                               |
| DBL. JST. | DOUBLE JOIST                         |
| E.W.      | EACH WAY                             |
| F.J.      | FLOOR JOIST                          |
| FTG.      | FOOTING                              |
| HVAC      | HEATING/VENTILATION/AIR CONDITIONING |
| JST.      | JOIST                                |
| LAM.      | LAMINATED                            |
| L.V.L.    | LAMINATED VENEER LUMBER              |
| MAS.      | MASONRY                              |
| MAX.      | MAXIMUM                              |
| MECH.     | MECHANICAL                           |
| MIL       | 0.001 INCH                           |
| MIN.      | MINIMUM                              |
| N.T.S.    | NOT TO SCALE                         |
| O.C.      | ON CENTER                            |
| P.G.      | PULL CORD                            |
| P.T.      | PRESSURE TREATED                     |
| PSF       | POUNDS PER SQUARE FOOT               |
| PSI       | POUNDS PER SQUARE INCH               |
| R/A       | RETURN AIR                           |
| REQ'D.    | REQUIRED                             |
| REINF.    | REINFORCING                          |
| ROOM      | ROOM                                 |
| R.O.      | ROUGH OPENING                        |
| S.F.      | SQUARE FEET                          |
| S.Y.P.    | SOUTHERN YELLOW PINE                 |
| SHWR.     | SHOWER                               |
| T&G       | TONGUE AND GROOVE                    |
| W.H.      | WATER HEATER                         |
| WWM       | WELDED WIRE MESH                     |

| FLOOR JOISTS – ALLOWABLE SPANS |                                      |        |         |         |
|--------------------------------|--------------------------------------|--------|---------|---------|
| JOIST SPACING                  | #2 Southern Yellow Pine              |        |         |         |
|                                | JOIST SIZE                           |        |         |         |
|                                | LIVE LOAD=40 psf<br>DEAD LOAD=20 psf | 2x8    | 2x10    | 2x12    |
|                                | 12" O.C.                             | 14'-2" | 16'-11" | 19'-10" |
|                                | 16" O.C.                             | 12'-4" | 14'-8"  | 17'-2"  |

| CEILING JOISTS – ALLOWABLE SPANS |                                      |        |        |         |
|----------------------------------|--------------------------------------|--------|--------|---------|
| JOIST SPACING                    | #2 Southern Yellow Pine              |        |        |         |
|                                  | JOIST SIZE                           |        |        |         |
|                                  | LIVE LOAD=20 psf<br>DEAD LOAD=10 psf | 2x6    | 2x8    | 2x10    |
|                                  | 12" O.C.                             | 15'-6" | 20'-1" | 23'-11" |
|                                  | 16" O.C.                             | 13'-6" | 17'-5" | 20'-9"  |

| RAFTERS – ALLOWABLE SPANS |                                      |         |        |         |        |
|---------------------------|--------------------------------------|---------|--------|---------|--------|
| RAFTER SPACING            | #2 Southern Yellow Pine              |         |        |         |        |
|                           | RAFTER SIZE                          |         |        |         |        |
|                           | LIVE LOAD=30 psf<br>DEAD LOAD=20 psf | 2x6     | 2x8    | 2x10    | 2x12   |
|                           | 12" O.C.                             | 12'-11" | 16'-8" | 19'-11" | 23'-4" |
|                           | 16" O.C.                             | 11'-2"  | 14'-5" | 17'-3"  | 20'-2" |

ROOF BRACING DETAIL



GENERAL NOTES:

- THESE PLANS ARE DESIGNED TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND DESIGNED FOR CONDITIONS IN INLAND SOUTH CAROLINA AND THE SOUTH-EASTERN UNITED STATES. CODE REQUIREMENTS AND SPECIFIC BUILDING DEPARTMENT REQUIREMENTS VARY FROM AREA TO AREA, THEREFORE IT IS IMPOSSIBLE TO WARRANT COMPLIANCE TO REGULATIONS IN ANY SPECIFIC AREA. YOU SHOULD CONSULT WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE SUITABILITY OF THESE PLANS TO YOUR SPECIFIC SITE AND APPLICATION. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO ADAPT THESE PLANS TO LOCAL REQUIREMENTS. MIXSON GRAPHICS PLANS DO NOT CARRY AN ARCHITECTS OR ENGINEERS SEAL.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO MIXSON GRAPHICS FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- SQUARE FOOTAGES ARE FOR HEATED FLOOR AREA. STAIRS ARE ONLY COUNTED WITH THE FIRST FLOOR. PROJECTIONS FOR FIREPLACES ARE NOT INCLUDED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. PLEASE CONTACT US IF ERRORS ARE FOUND.
- HVAC SYSTEM TO BE DESIGNED ACCORDING TO LOCAL LOCAL CLIMATE CONDITIONS.

FOUNDATION NOTES:

- ALL EXTERIOR WALL FOOTINGS ARE 8" x 20" UNLESS OTHERWISE NOTED.
- ALL INTERIOR PIERS ARE 8" x 16" C.M.U. CAPPED WITH 4" SOLID MASONRY ON 1-STORY STRUCTURES or 8" SOLID MASONRY ON 2-STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED SOLID WITH MORTAR.
- CONCRETE SHALL BE 3,000 PSI @ 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM UNLESS OTHERWISE NOTED.
- TERMITE PROTECTION SOIL TREATMENT BY BUILDER UNLESS OTHERWISE NOTED.
- CHIMNEY FOOTING SHALL BE 12" LARGER THAN FOOTPRINT AND 12" THICK UNLESS OTHERWISE NOTED.
- METAL ANCHOR STRAPS MAY BE USED IN PLACE OF ANCHOR BOLTS AND MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL FOOTINGS SHALL BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 psf AND 12" BELOW FROST LINE. EXACT SIZE AND REINFORCING MUST BE DETERMINED BY LOCAL SOIL CONDITIONS. VERIFY DESIGN WITH LOCAL BUILDING OFFICIALS OR LOCAL ENGINEER.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- BRICK BONDING 16" O.C. VERTICALLY

FRAMING NOTES

- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARTITIONS PARALLEL TO JOIST DIRECTION.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
- ALL HEADERS SHALL BE (2)-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- MINIMUM INSULATION REQUIREMENTS:  
EXTERIOR WALLS:\_\_\_\_\_R-15  
ATTIC CEILING and VAULTS:\_\_\_\_\_R-30  
CRAWL SPACE FLOORS:\_\_\_\_\_R-19  
SLAB EDGE UNDERSIDE:\_\_\_\_\_1" x 24" MIN. CONT.

EXTERIOR ELEVATION NOTES:

- AN ASSUMED GRADE IS SHOWN. THE ACTUAL FINISHED WILL VARY. THE LOT SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHOULD BE A MINIMUM 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALLS.
- ALL PORCHES, BALCONIES, PATIOS, DECKS, OR ANY OTHER RAISED FLOOR SURFACES 30 INCHES OR MORE ABOVE FINISHED GRADE ARE REQUIRED TO HAVE GUARDRAILS/HANDRAILS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE FOLLOWING AREAS: TOPS AND SIDES OF ALL EXTERIOR WINDOWS AND DOORS, THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS.

801 North Avenue  
Hapeville, Georgia 30354

PLAN SCHEDULE

- CO COVER SHEET  
A1 FOUNDATION PLAN  
A2 FLOOR PLANS  
A3 ELEVATIONS  
A4 ELECTRICAL PLANS  
A5 ROOF PLAN/DETAILS

SUMMARY OF CHANGES

- |                                                                             |        |
|-----------------------------------------------------------------------------|--------|
| 1. CHANGED ROOF PITCH TO 6/12                                               | A3, A5 |
| 2. CHANGED ROOF OVER GARAGE AND REAR ENTRY TO SHED ROOF.                    | A3, A5 |
| 3. ADDED 4'0x1'0 WINDOW IN DINING ROOM.                                     | A2, A3 |
| 4. DELETED 4'0x1'0 WINDOW IN LIVING ROOM.                                   | A2, A3 |
| 5. CHANGED WATER CLOSET WINDOW TO 2'0x4'0                                   | A2, A3 |
| 6. ADDED 2'0x2'0 WINDOW IN MASTER CLOSET.                                   | A3     |
| 7. ENLARGED BRACKET ON SIDES OF GARAGE DOOR TO 24"                          | A3     |
| 8. ALL WINDOWS 3/1 or 2/1 EXCEPT TRANSOMS, 4'0x1'0 AND MASTER BEDROOM DOOR. | A3     |
| 9. STAIRWELL WINDOW DIVIDED LIGHT ON UPPER SASH ONLY.                       | A3     |

DETAILS

- 30-YEAR ARCHITECTURAL SHINGLE.
- 5" ALUMINUM GUTTER w/ROUND DOWNSPOUTS.
- WINDOW TRIM – WRAP 4 SIDES w/1X4 P.T. WOOD.
- DECKING IS P.T. w/STAIN.
- SILL IS STUCCO
- NO GBG WINDOWS
- ENCLOSE AREA BELOW PORCH, STUCCO FINISH.

General Notes

Drawings, specifications and related items are, and remain the property of the designer. They are to be used only for the specific project and site shown. They are not to be reproduced, copied, or given to others for the purpose of constructing another project. The designer assumes no responsibility for the construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans in accordance with the applicable building codes and standards in effect at the time. Although every reasonable effort has been made to ensure the accuracy of the drawings, the designer assumes no responsibility for errors or omissions. The designer will not be liable for human error after construction begins.

COVER SHEET - PLAN 1790-C  
LEFT-HAND GARAGE

1/4" = 1'-0"

Date

Revision/Issue

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w/Porch

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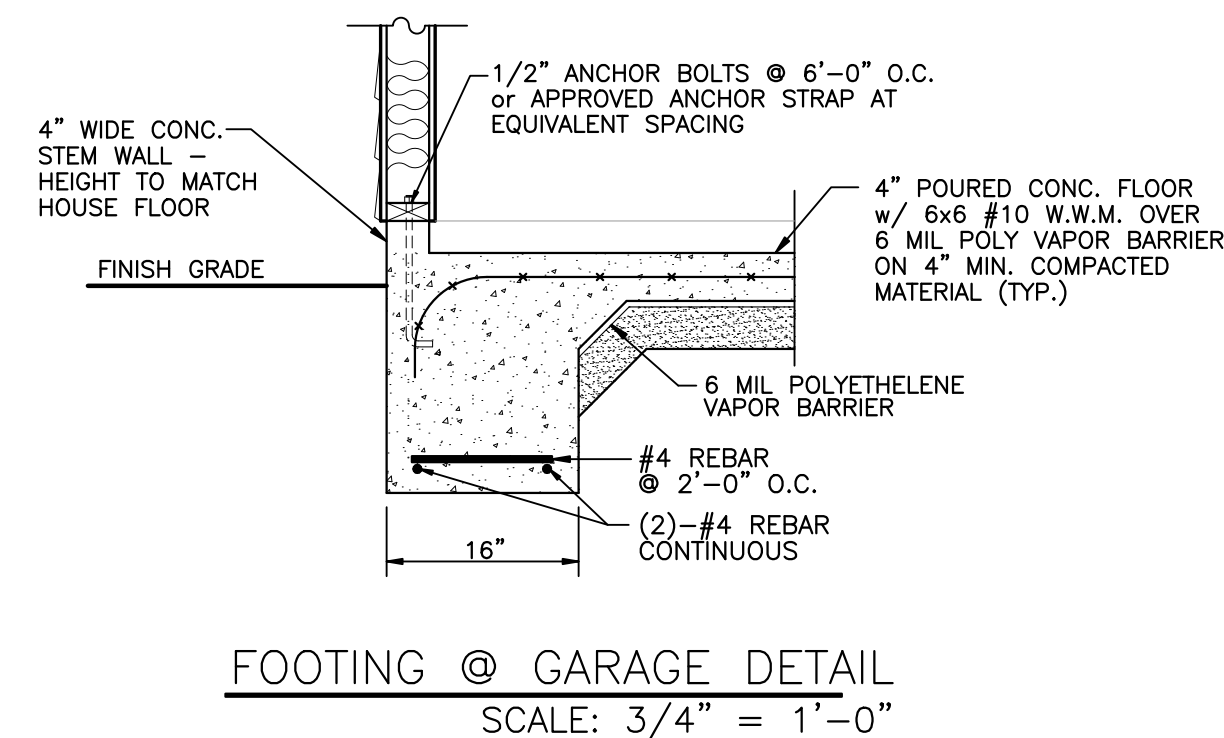
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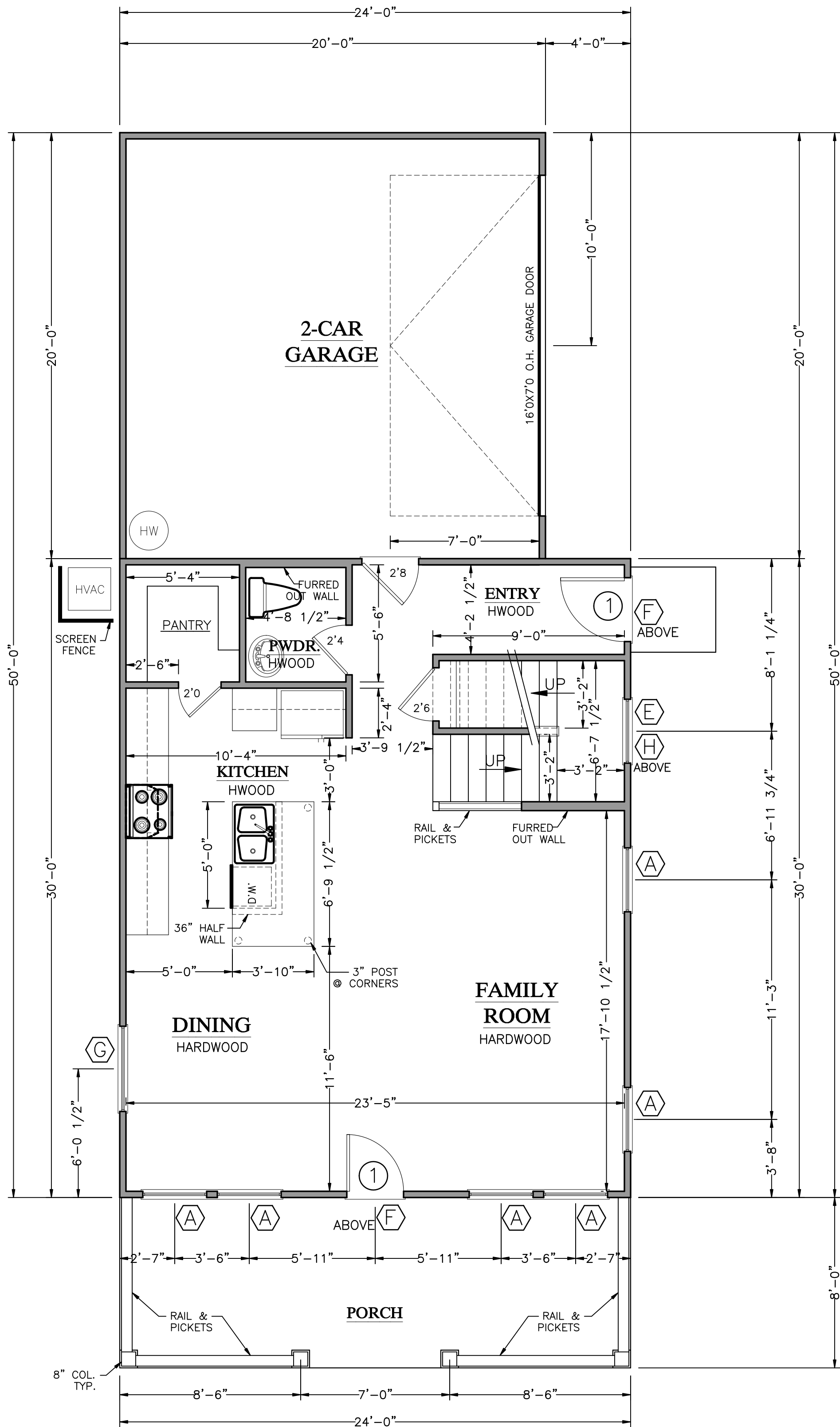
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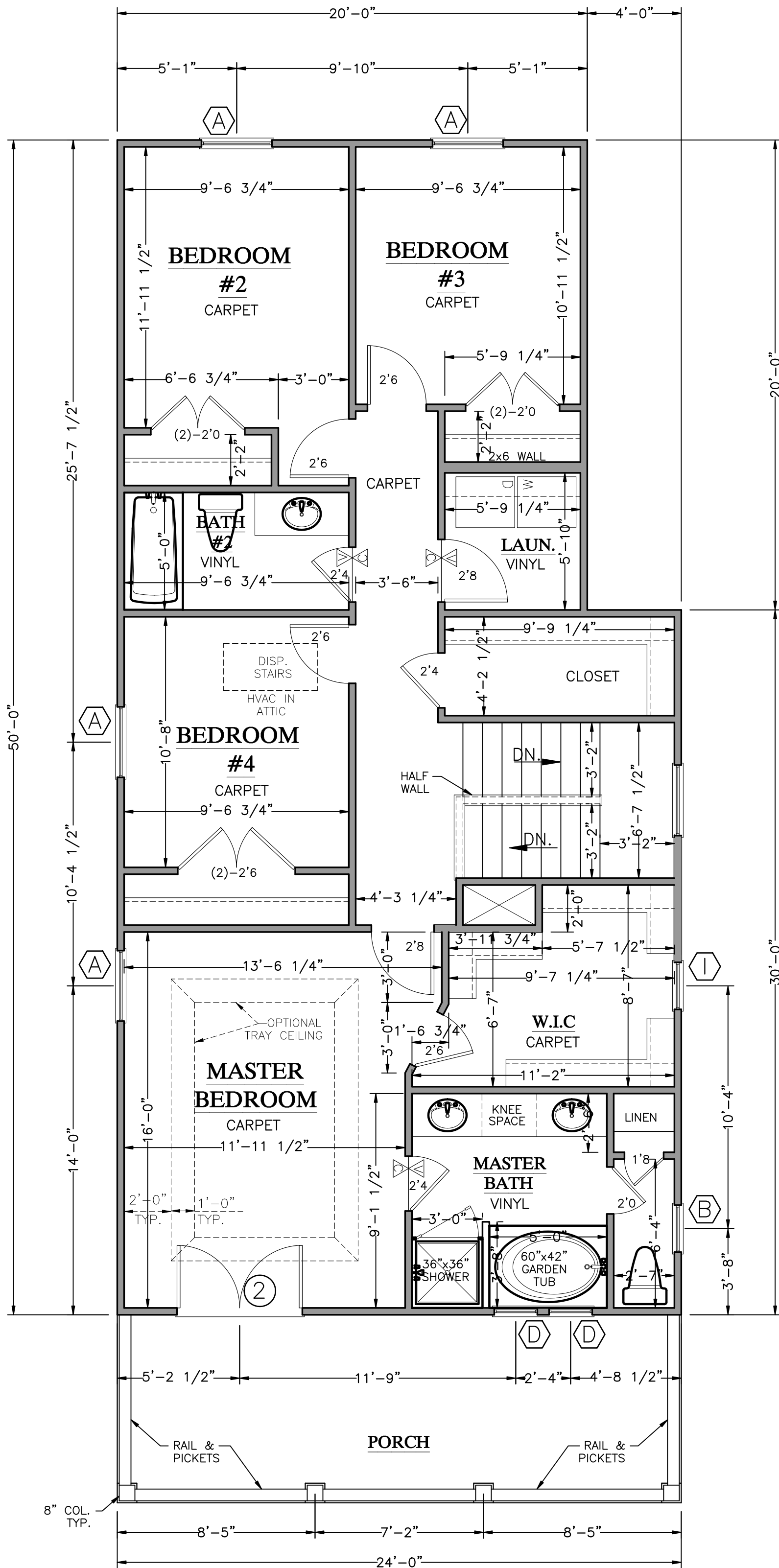




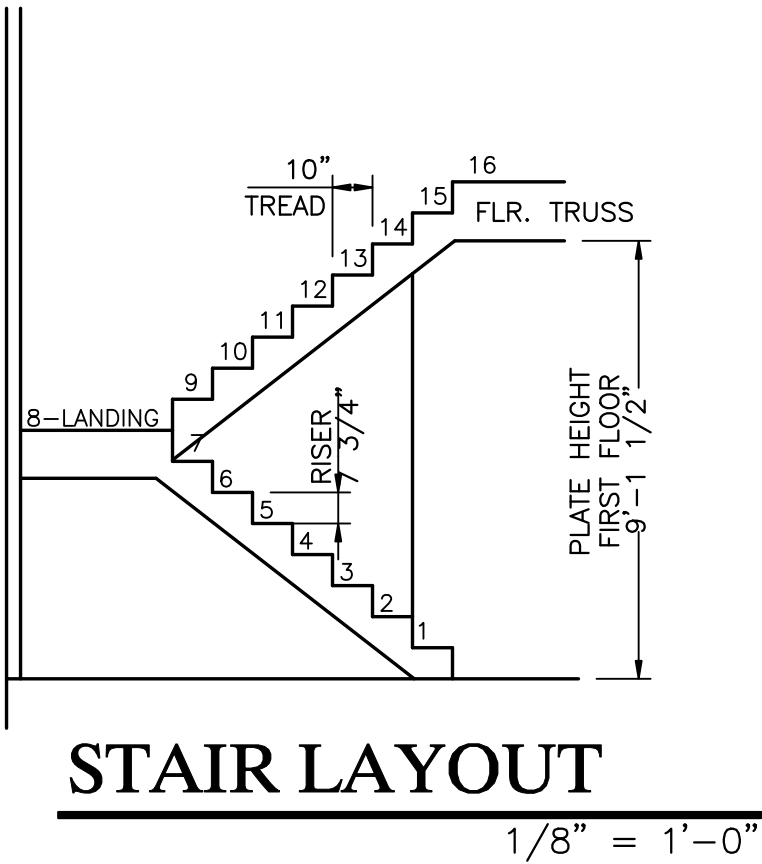




FIRST FLOOR PLAN  
LEFT-HAND GARAGE 1/4" = 1'-0"



SECOND FLOOR PLAN  
LEFT-HAND GARAGE 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY:

|               |              |
|---------------|--------------|
| FIRST FLOOR:  | 720 Sq. Ft.  |
| SECOND FLOOR: | 1058 Sq. Ft. |
| TOTAL HEATED: | 1778 Sq. Ft. |
| GARAGE:       | 400 Sq. Ft.  |

| WINDOW SCHEDULE |                 |            |                           |
|-----------------|-----------------|------------|---------------------------|
| WINDOW          | SIZE            | FRAME TYPE | REMARKS                   |
| A               | 3'0x5'0         | VINYL      |                           |
| B               | 2'0x4'0         | VINYL      |                           |
| C               | OMIT            |            |                           |
| D               | 1'8x4'0         | VINYL      | FIXED, TEMPERED, OBSCURED |
| E               | 3'0x6'0         | VINYL      | TEMPERED                  |
| F               | 3'0x1'0 TRANSOM | VINYL      | FIXED                     |
| G               | 4'0x1'0 TRANSOM | VINYL      | FIXED                     |
| H               | 3'0x3'0 TRANSOM | VINYL      | FIXED                     |
| I               | 2'0x2'0         | VINYL      | FIXED                     |

| DOOR SCHEDULE |                |            |         |
|---------------|----------------|------------|---------|
| DOOR          | SIZE           | TYPE       | REMARKS |
| 1             | 3'0x6'8        | FIBERGLASS |         |
| 2             | 5'4x6'8 FRENCH | FIBERGLASS |         |
|               |                |            |         |
|               |                |            |         |
|               |                |            |         |

General Notes

Drawings, specifications and related items are and remain the property of the designer. The client's right is conditional and limited to the property as stated herein. Plans may not be sold, loaned, or given to anyone other than the intended recipient without the written consent of the designer. The designer does not warrant the accuracy or completeness of the information provided herein. The designer is not responsible for any errors or omissions in the drawings or specifications. The designer will not be liable for human error after construction begins.

FLOOR PLANS - PLAN 1790-C  
LEFT-HAND GARAGE 1/4" = 1'-0"

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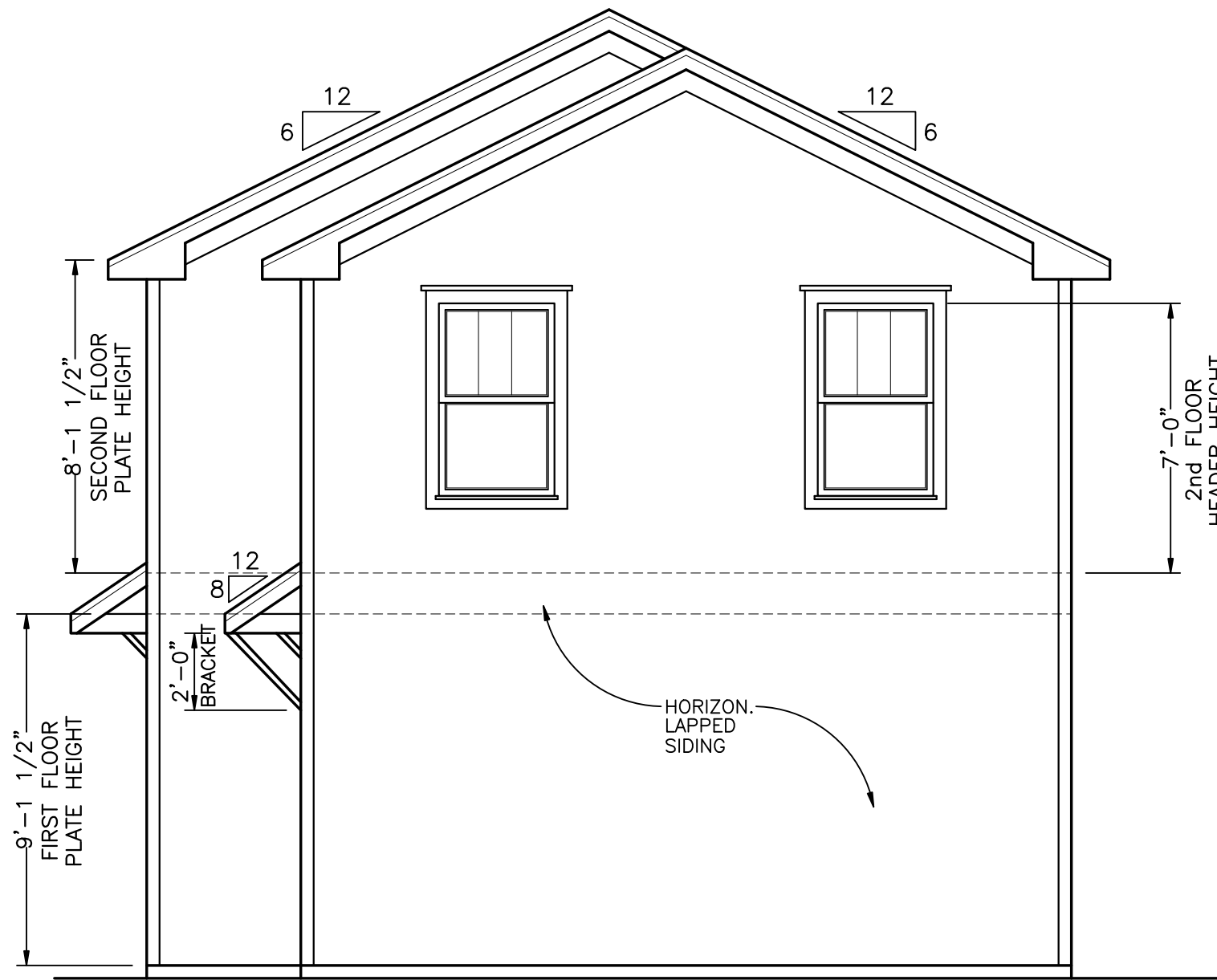
Project Name and Address  
Plan 1790-C  
The Archdale "C"  
w/Porch

Sheet  
A2  
Project  
Plan 1790-C  
The Archdale "C"  
Date  
7/18  
Scale  
1/4" = 1'-0"

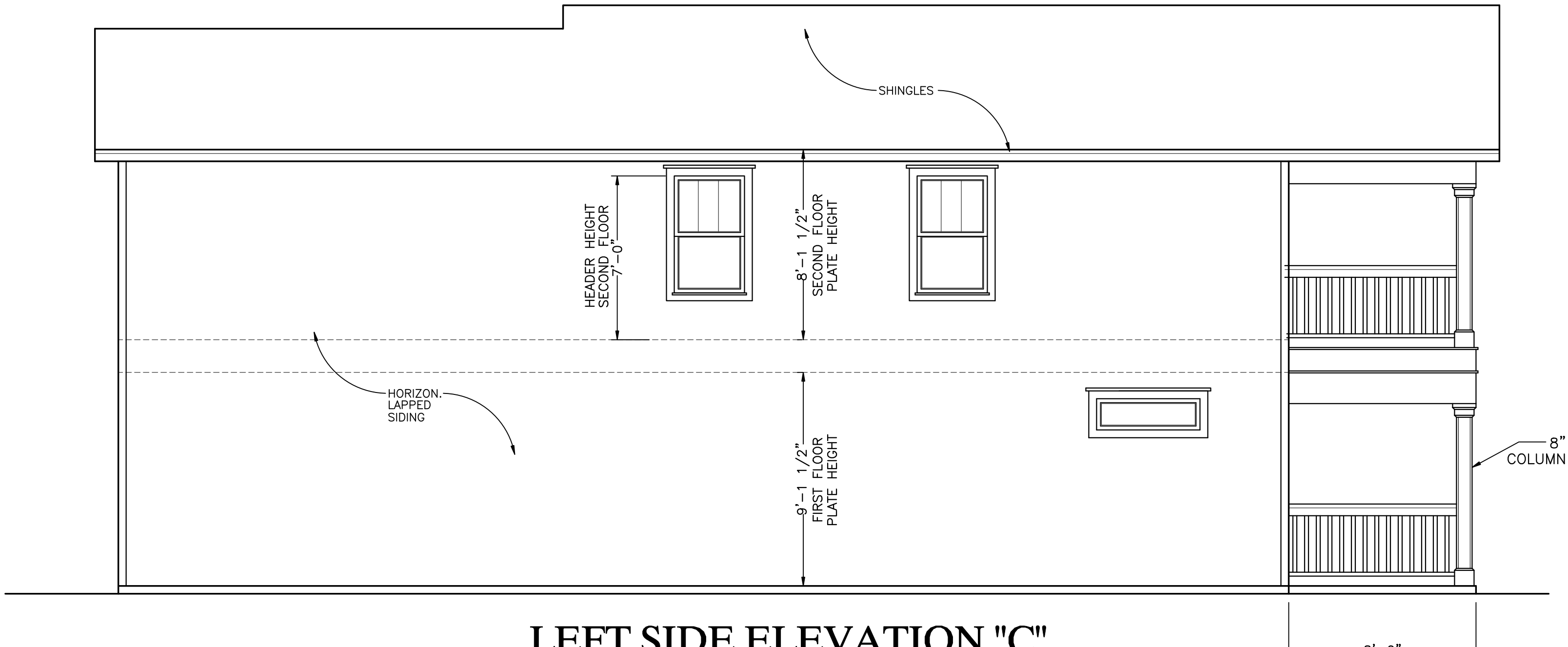




**FRONT ELEVATION "C"**  
1/4" = 1'-0"



**REAR ELEVATION "C"**  
1/4" = 1'-0"



**LEFT SIDE ELEVATION "C"**  
1/4" = 1'-0"



**RIGHT SIDE ELEVATION "C"**  
1/4" = 1'-0"

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To the best of his knowledge, the designer has prepared these drawings to comply with the client's specifications and local building codes in effect at the time. Although the designer has exercised reasonable care in the preparation of these drawings, the designer does not warrant that the drawings are free of errors or omissions. The client shall be responsible for any errors or omissions in the drawings and specifications. The client shall be responsible for any errors or omissions in the construction of the project. The client shall be responsible for any errors or omissions in the construction of the project.

**ELEVATIONS - PLAN 1790-C**  
**LEFT-HAND GARAGE**

1/4" = 1'-0"

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Project Name and Address  
**Plan 1790-C**  
**The Archdale "C"**  
**w/Porch**

Sheet  
**A3**  
Project  
Plan 1790-C  
The Archdale "C"

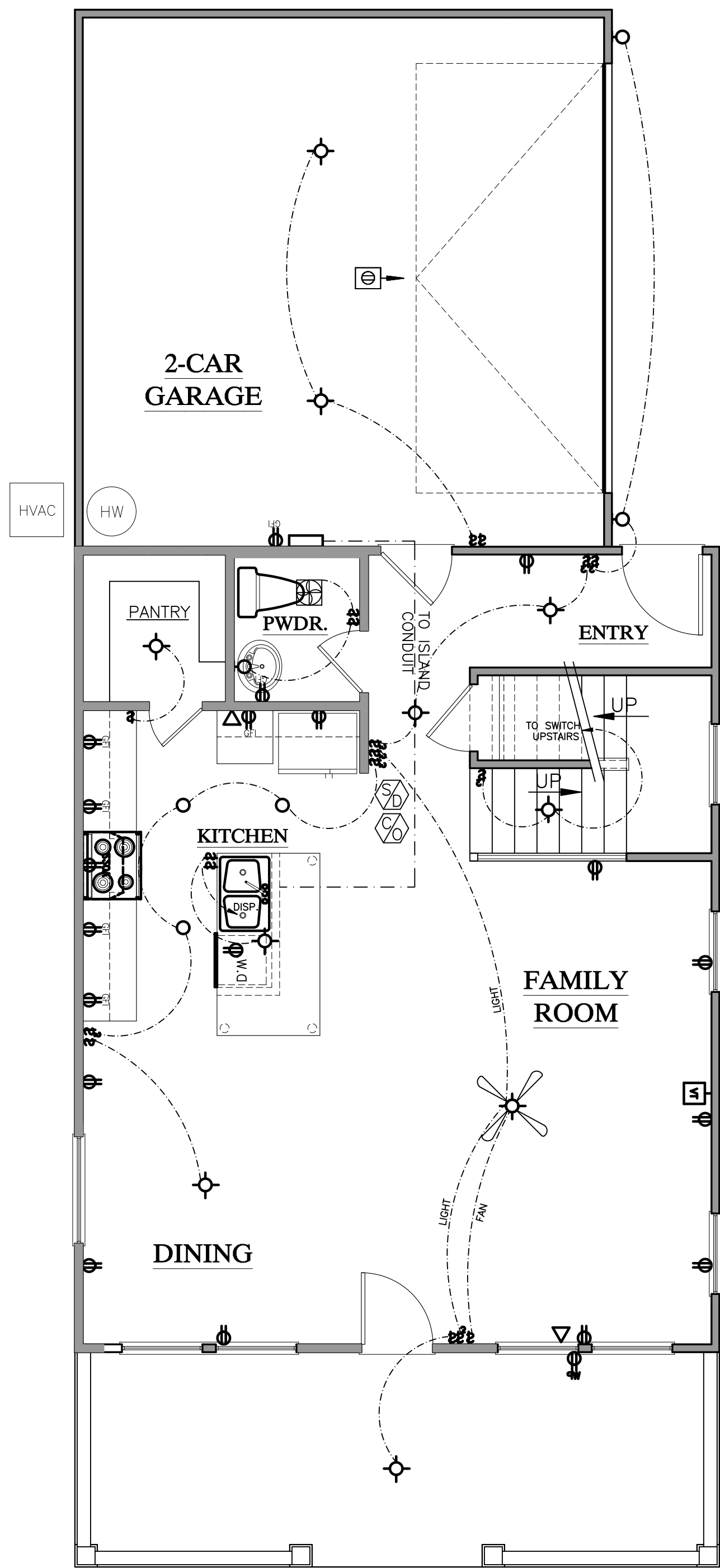
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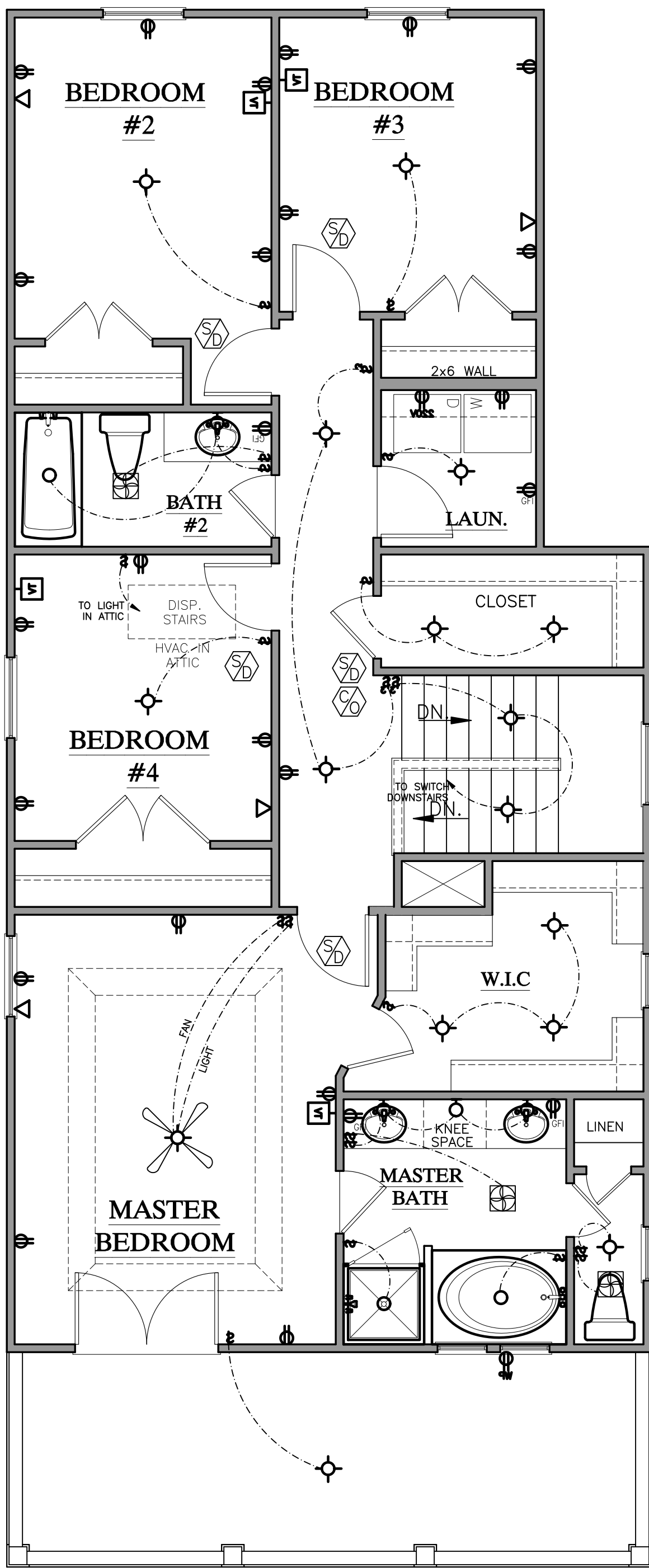
No. Revision/Issue

Date





FIRST FLOOR PLAN  
1/4" = 1'-0"



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

| ELECTRICAL SYMBOL KEY |                                   |
|-----------------------|-----------------------------------|
|                       | DUPLEX RECEPTACLE                 |
|                       | 220V DUPLEX RECEPTACLE            |
|                       | WATER PROOF RECEPTACLE            |
|                       | GROUND FAULT INTERRUPT RECEPTACLE |
|                       | 1-POLE SWITCH                     |
|                       | 3-POLE SWITCH                     |
|                       | WALL LIGHT                        |
|                       | FLOOD LIGHT                       |
|                       | RECESSED CEILING LIGHT            |
|                       | SURFACE CEILING LIGHT             |
|                       | CEILING FAN W/ LIGHT              |
|                       | SMOKE DETECTOR                    |
|                       | CARBON MONOXIDE DETECTOR          |
|                       | EXHAUST FAN                       |
|                       | TV CABLE JACK                     |
|                       | TELEPHONE JACK                    |
|                       | GARAGE DOOR OPENER                |
|                       | DOOR BELL                         |
|                       | PANEL BOX                         |
|                       | CONDUIT                           |

Project Name and Address

Plan 1790-C  
The Archdale "C"  
w/Porch

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ELECTRICAL PLANS - PLAN 1790-C  
LEFT-HAND GARAGE  
1/4" = 1'-0"

No. Revision/Issue

Date

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

DATE: July 14, 2021  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Site Plan Review – 801 North Avenue

**BACKGROUND**

The City of Hapeville has received a site plan application from Beatrix Arroyo to construct a new single-family dwelling at 801 North Avenue. The two-story 1,778 SF dwelling will have four bedrooms and two and a half bathrooms and a side entry attached garage. The lot is currently vacant.

City Code Sec. 93-2-3. - Street access. requires No building shall hereafter be constructed on a lot which does not have frontage on a publicly dedicated and maintained street. A variance will be required.

The plans are incorrect showing R-3 Residential as the Zoning District. The zoning and setback information should be corrected to reflect the current zoning, including height setbacks, impervious surface, etc.. The property is actually zoned R-1 -One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

**REVIEW**

The following code sections are applicable to this application:

**Sec. 93-6-1. - Intent.**

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

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

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

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

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

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

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

| Development Type       | Lot Frontage (FT) | Min. Lot Area (SF) | Lot Area/ DU (SF) | Bed/ Bath Required | Floor Area/ DU (SF) | Max. Lot Coverage (%) | Minimum Front Yard Setback |               | Minimum |      | Maximum |      |                     |                      |
|------------------------|-------------------|--------------------|-------------------|--------------------|---------------------|-----------------------|----------------------------|---------------|---------|------|---------|------|---------------------|----------------------|
|                        |                   |                    |                   |                    |                     |                       | Minor Col.                 | Maj. Arterial | Side    | Rear | Stories | Feet | Min. Parking Spaces | Max. Unit/ Bldg. Lot |
| Single-family Detached | 50                | 6,750              | 6,750             | N/A                | 1,000               | 40                    | 15                         | 15            | 5       | 25   | 2½      | 35   | 2 DU                | 1                    |

### REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
  - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
  - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
    - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
      - a. The locations, size and height of all existing and proposed structures on the site.
- ***The lot is vacant.***
  - ***Setback dimensions provided:***
    - ***Front setback is 21.6.'***
    - ***West side setback is 25.4' and is compliant.***
    - ***East side setback is 52.4' and is compliant.***
    - ***Rear setback is 194.8' and is compliant.***
  - ***The building height has not been provided. Maximum is 35' or 2.5 stories.***
- 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 driveway passing through a neighboring property. Driveway dimensions should also be provided. Driveway alignment should be magnified to show relationship to adjacent property/driveway. An existing***
    - ***The plans show an existing sidewalk with an accessible sidewalk ramp. Enlarged diagram of sidewalk/driveway should be provided.***
    - ***The plans do not include a walkway from the entrance to the street.***
  - c. The locations, area and number of proposed parking spaces.
    - ***Parking will be provided in a side entry garage.***
  - d. Existing and proposed grades at an interval of five feet or less.
    - ***Existing grades are shown at 2' intervals. Proposed grades are not provided.***

- 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.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable.***
- 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 6,750 SF. The proposed site area is .64 acres or 27,793 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 4,000 SF. The plans indicate that the total lot coverage will be 3,709 SF or 13.3%, however, the allocations do not add up to this amount: 1,120 SF (building); 1,788 SF (driveway), 192 SF (porch) for a total of 3,100. Plans should be corrected.***

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
    - ***The proposed dwelling will have 4 bedrooms and 2.5 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 1,778 SF single family dwelling is compliant.***
  - f. Number of parking spaces and area of paved surface for parking and circulation.
    - ***Parking will be provided in the side entry garage.***
- (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.***
  - ***The development schedule has been provided.***

#### **RECOMMENDATION**

City Code Sec. 93-2-3. - Street access. requires No building shall hereafter be constructed on a lot which does not have frontage on a publicly dedicated and maintained street. A variance will be required. Staff supports the request for the variance.

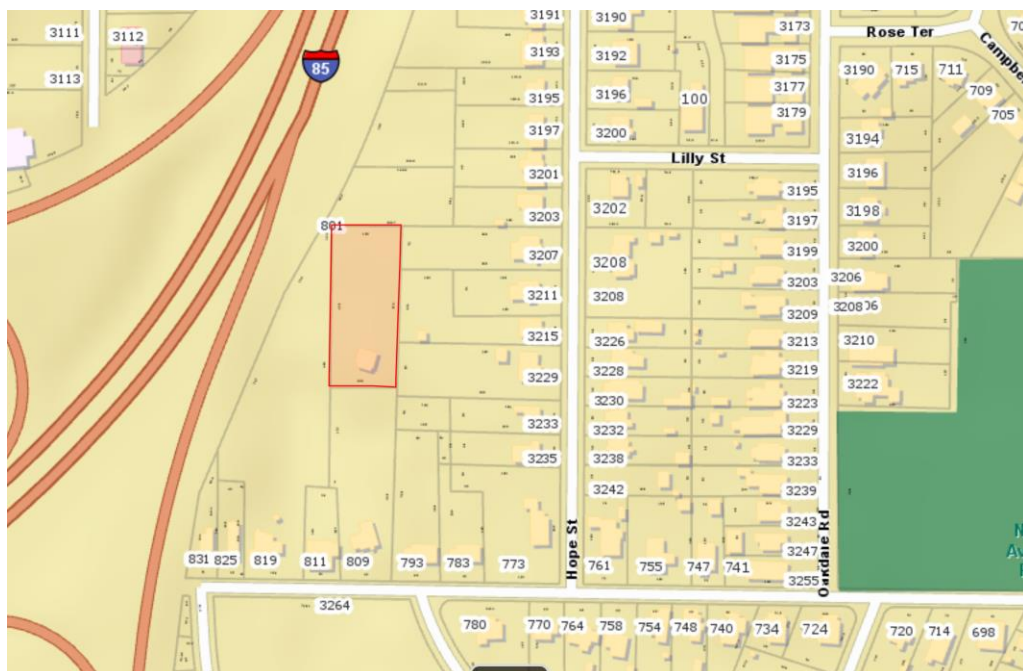
Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- *The plans are incorrect showing R-3 Residential as the Zoning District. The zoning and setback information should be corrected to reflect the current zoning, including height setbacks, impervious surface, etc.,*
- *The building height has not been provided. Maximum is 35' or 2.5 stories.*
- *Proposed grades should be provided.*
- *Lot coverage is not correct.*
- *Driveway should be dimensioned and enlarged to show relationship to adjoining property.*
- *Tree Conservation Plan must be finalized.*

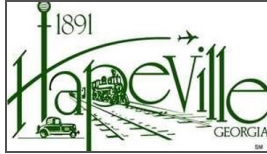
In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

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





**Location Map – 801 North Ave.**



## 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:**

7.12.21 Arborist 1st Review - Not Approved  
teresa@tjschell.com - (770) 361-2319

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

Acreage x 100 Inches = Required Inches per Acre

**Example:** 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

~~\_\_\_\_\_~~ 12. Other comments:

\_\_\_\_\_

\_\_\_\_\_

### Tree Conservation Plan:

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

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

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

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

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

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

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

~~\_\_\_\_\_~~ 9. Show tree protection fence detail.

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

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

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

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

Several  
Boundary trees  
SRP not shown

Landmark

\_\_\_\_\_ 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.

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

\_\_\_\_\_ 16. Show parking lot striping on the tree replacement plan.

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

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

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

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

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

\_\_\_\_\_ 22. Show planting and staking details.

\_\_\_\_\_ 23. Note type of irrigation to be used.

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

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

\_\_\_\_\_ 25. Other comments:

\_\_\_\_\_

\_\_\_\_\_



**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.



# B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE  
LAND LOT 99  
14th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF HAPEVILLE  
EXISTING ZONING: R-3

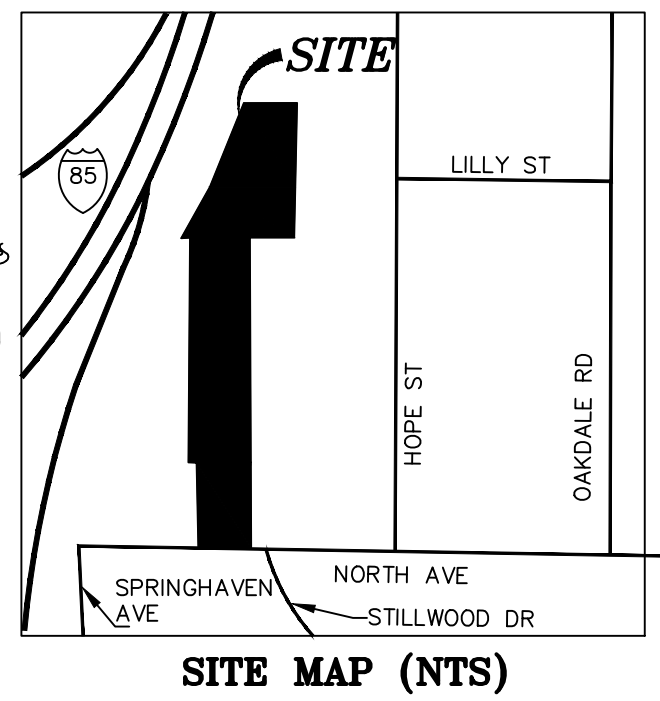
TOTAL AREA:  
27,793 SQ FT  
0.64 ACRES

TRACT 1 - PIN 14 009900040967  
TRACT 2 - PIN 14 009900040389  
TRACT 3 - PIN 14 009900041031  
TRACT 4 - PIN 14 009900041148  
TRACT 5 - PIN 14 009900041163

ZONING/SETBACKS:  
R-3 ZONING (RESIDENTIAL)  
FRONT: 50 FT  
SIDE: 10 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 35 FT  
MAX BUILDING HEIGHT: 40 FT  
MIN LOT FRONTAGE: 35 FT ADJOINING  
PAVED STREET

DISTURBED AREA:  
0.38 ACRES

TRACT 2: ZONING: R-3  
PROPOSED HOUSE TYPE: TWO STORY  
BUILDING: 1,120 SQ FT  
DRIVE/WALKS: 1,788 SQ FT  
PORCH: 192 SQ FT  
LOT AREA: 27,793 SQ FT  
0.64 AC.  
IMPERVIOUS AREA:  
TOTAL IMP. AREA: 3,709 SQ FT  
TOTAL IMP. 13.3%



## SURVEY REFERENCES:

- FULTON COUNTY RECORDS:  
1) DEED BOOK 16390, PAGE 127  
2) DEED BOOK 22257, PAGE 124  
3) DEED BOOK 38638, PAGE 416  
4) DEED BOOK 38620, PAGE 668  
5) DEED BOOK 48763, PAGE 401  
6) DEED BOOK 52022, PAGE 366  
7) DEED BOOK 56547, PAGE 437  
8) DEED BOOK 57794, PAGE 420  
9) DEED BOOK 58948, PAGE 528  
10) DEED BOOK 60787, PAGE 380  
11) PLAT BOOK 243, PAGE 45

EMERGENCY 24 HOUR CONTACT:  
BEATRIZ ARROYO SOTOMAYER  
PHONE: (404)-925-9319  
EMAIL: arroyo\_betty@hotmail.com

## SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE UNADJUSTED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE SURVEYING TECHNIQUES ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

## SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.38 Ac.  
STORAGE REQUIRED CALCULATION:  
0.40 Ac. X 67 CY = 27.0 CY REQUIRED  
Sd1-NS STORAGE PROVIDED:  
175 LF X 0.263 CY/LF = 46.0 CY

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

## TREE 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.

## NOTE:

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

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

## LEGEND:

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

## TREE LEGEND:

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

See Tree Plan for  
redline comments  
Sheet 4 of 4

| EROSION CONTROL LEGEND |                                                       |
|------------------------|-------------------------------------------------------|
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)     |
| Ds2                    | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) |
| Ds3                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING) |
| Ds4                    | DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)     |
| Du                     | DUST CONTROL                                          |

|        |                                 |
|--------|---------------------------------|
| Sd1-NS | TYPE 'NON-SENSITIVE' SILT FENCE |
| Sd1-S  | TYPE 'SENSITIVE' SILT FENCE     |
| Sd1-P  | INLET SEDIMENT TRAP             |
| Cd-HB  | CHECK DAM HAY BALE              |
| Co     | CONSTRUCTION ENTRANCE           |
| LD     | LIMITS OF DISTURBANCE           |
| LOD    | LIMITS OF DISTURBANCE           |
| Tr     | TREE FENCE PROTECTION FENCE     |
| TF     | TREE FENCE PROTECTION FENCE     |

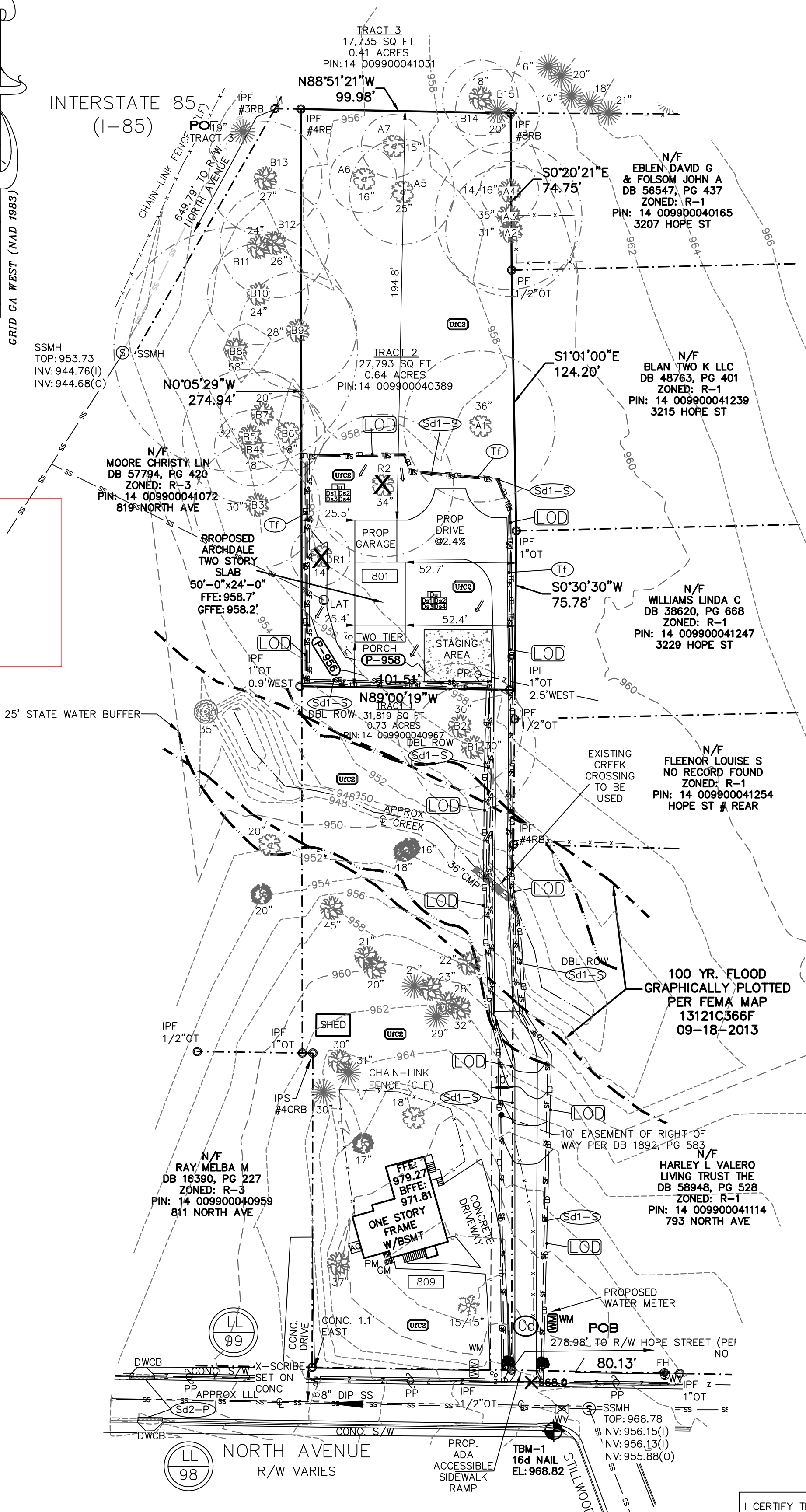
| CONTOUR LEGEND |                                |
|----------------|--------------------------------|
| 980            | EXISTING CONTOURS              |
| 980            | PROPOSED CONTOURS              |
| X 983.3        | PROPOSED SPOT ELEVATION        |
| X 983.3 HP     | HIGH POINT SPLIT DRAINAGE SPOT |

## NOTE:

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

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

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.



**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
THOMAS E. PEAY, III  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000066868  
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

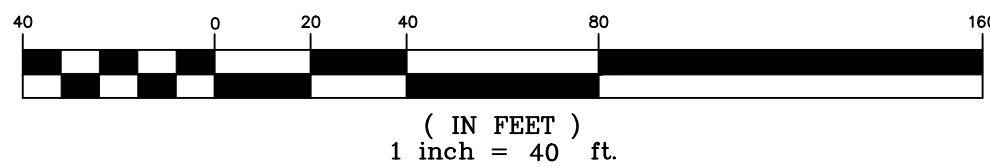
IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
UTILITIES PROTECTION CENTER  
IT'S THE LAW!

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

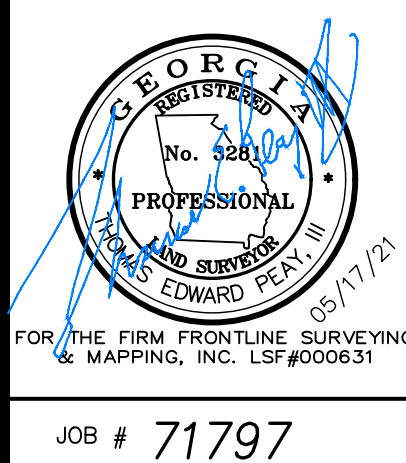
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

05/17/21

GRAPHIC SCALE



SHEET 1 OF 4



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,906 FEET, AN ANGULAR ERROR OF 2 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 714,590 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION. COPYRIGHT © 2020 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*



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Fax (678) 355-9805

## BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

|                             |                                                                                                                                                                                   |                         |                        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| LAND LOT 99                 | 14th DISTRICT                                                                                                                                                                     | SECTION                 | FULTON COUNTY, GEORGIA |
| PARTS OF LOTS 21 & 24       |                                                                                                                                                                                   | REVISION                | BY: DATE:              |
| SUBDIVISION NORTH HAPEVILLE | PHASE                                                                                                                                                                             |                         |                        |
| PB 7 PG 156                 | I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. |                         |                        |
| DB PG                       | MAP ID 13121C0366F                                                                                                                                                                | EFFECTIVE DATE: 9/18/13 |                        |







|            |                                        |
|------------|----------------------------------------|
| IPS        | IRON PIN SET                           |
| OT         | IRON PIN FOUND                         |
| OT         | OPEN TOP                               |
| CT         | CRIMP TOP BAR                          |
| RB         | REINFORCING BAR (REBAR)                |
| CB         | CAPPED REBAR                           |
| CL         | CENTERLINE                             |
| R/W        | RIGHT-OF-WAY                           |
| CONC       | CONCRETE                               |
| PP         | POWER POLE                             |
| LP         | LIGHT POLE                             |
| GV         | GAS VALVE                              |
| GM         | GAS METER                              |
| SS         | SANITARY SEWER                         |
| X          | FENCE                                  |
| PROPOSED   | PROPOSED                               |
| CMF        | CONC MONUMENT FOUND                    |
| OV         | OVERHEAD UTILITY LINE(S)               |
| SSMH       | SANITARY SEWER MAN HOLE                |
| MHT        | MAN HOLE TELEPHONE                     |
| CA         | CATCH BASIN                            |
| JB         | JUNCTION BOX                           |
| DI         | DROP INLET                             |
| SWCB       | SINGLE WING CATCH BASIN                |
| PO         | POINT OF BEGINNING                     |
| POC        | POINT OF COMMENCEMENT                  |
| VV         | VALVE VALVE                            |
| WM         | WATER METER                            |
| C/S        | CANITARY SEWER CLEANOUT                |
| LL         | LAND LINE                              |
| HW         | HEAD WALL                              |
| CMF        | CORRUGATED METAL PIPE                  |
| REINFORCED | REINFORCED CONCRETE PIPE               |
| SSE        | SANITARY SEWER EASEMENT                |
| FH         | FIRE HYDRANT                           |
| EA         | EASEMENT EASEMENT                      |
| PB         | ELECTRIC POWER BOX                     |
|            | LIMITS OF DISTURBANCE                  |
|            | TREE PROTECTION FENCE                  |
| 18"POD     | TREE: STRUCTURAL ROOT STATE            |
| 18"POD     | TREE: CRITICAL ROOT STRUCTURE          |
| 12"OAK     | TREE: CRITICAL ROOT STRUCTURE IMPACTED |
| 12"OAK     | TREE: PRESERVED TREES                  |
| 7"JUNK     | TREE: DISTURBED/REMOVED TREES          |
| P-TREE     | REPLACEMENT/PLANTED TREES              |

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

|                       |                                 |
|-----------------------|---------------------------------|
| <u>Sd1-NS</u>         | TYPE 'NON-SENSITIVE' SILT FENCE |
| <u>Sd1-S</u>          | TYPE 'SENSITIVE' SILT FENCE     |
| <u>Sd1-F</u>          | INLET SEDIMENT TRAP             |
| <u>Cd-HB</u>          | CHECK DAM HAY BALE              |
| <u>Co</u>             | CONSTRUCTION ENTRANCE           |
| <u>LD</u>             | LIMITS OF DISTURBANCE           |
| <u>LOD</u>            | LIMITS OF DISTURBANCE           |
| <u>Tr</u>             | TREE FENCE PROTECTION FENCE     |
| <u>TF</u>             | TREE FENCE PROTECTION FENCE     |
| <b>CONTOUR LEGEND</b> |                                 |
| <u>980</u>            | EXISTING CONTOURS               |
| <b>P-980</b>          | PROPOSED CONTOURS               |
| <b>X 983.3</b>        | PROPOSED SPOT ELEVATION         |
| <b>X 983.3 HP</b>     | HIGH POINT SPLIT DRAINAGE SPOT  |

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

**ZONING/SETBACKS:**  
R-3 ZONING (RESIDENTIAL)  
FRONT: 50 FT  
SIDE: 10 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 35 FT  
  
MAX BUILDING HEIGHT: 40 FT  
MIN LOT FRONTAGE: 35 FT ADJOINING  
PAVED STREET

NOTE: THIS LOT IS WITHIN 200' OF STATE WATERS **disturbed**

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.  
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES)  
TO HAVE A 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

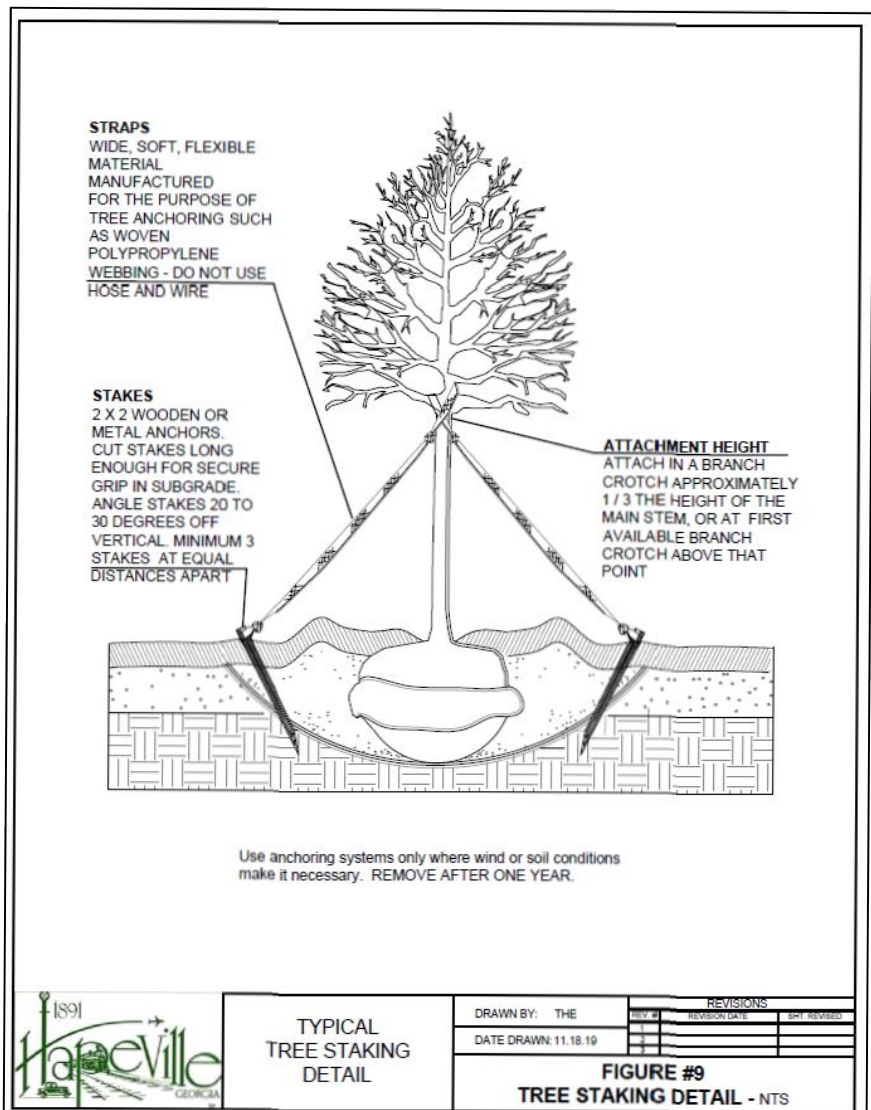
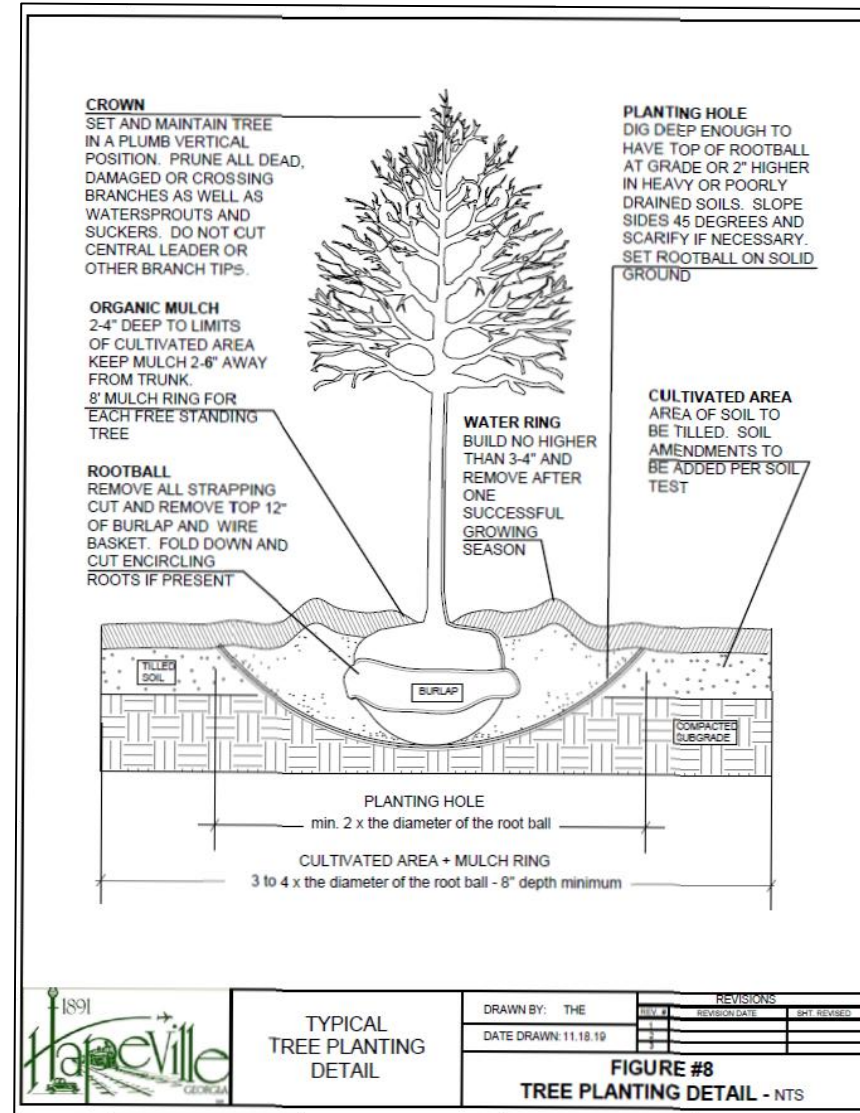
NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS  
SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES  
PER ACRE.

NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR  
OF HOUSE.

It looks like this house will be in the 50' stream buffer if applicable...is this allowed? Trees in the buffer should not be disturbed.

Verify the species and sizes of the offsite Landmark trees you are impacting. Verify that Homeowner has been notified in writing that CRZ impact will occur - refer to Ordinance. If Structural Root Plate is disturbed, you will need to work out the recompense and or getting an Arborist Report for that land owner to determine if they can request removal.

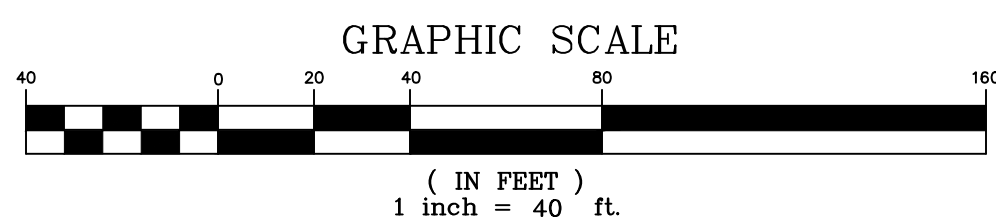
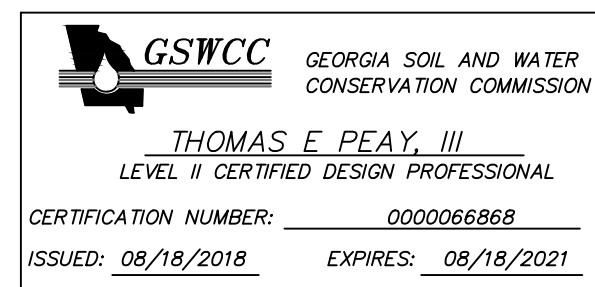
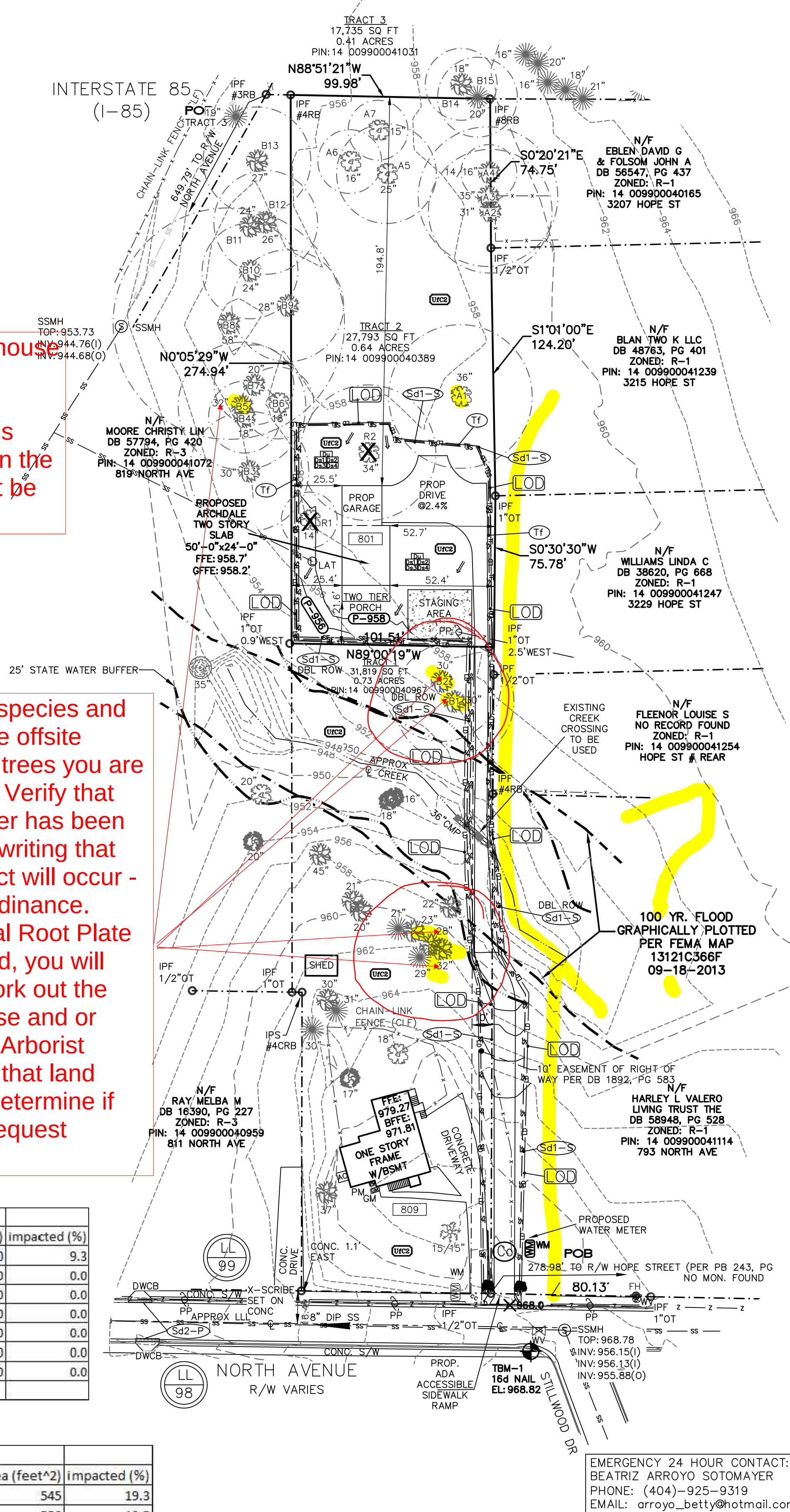
Provide Arborist Report for all impacted Landmark Trees to confirm size, species and condition. Specifically:  
R2, A1  
If they are in good condition, recompense is required.



| tree on lot to be removed |                   |                |                 |                      |                        |                       |                        |              |
|---------------------------|-------------------|----------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| tag                       | tree type         | tree size (in) | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| R1                        | HICKORY           | 14             | 14              | 615.73               | 0                      | 615.73                | 502                    | 81.7         |
| R2                        | HICKORY           | 34             | 34              | 3631.57              | 0                      | 3631.57               | 2628                   | 72.4         |
|                           | TOTAL DBH REMOVED | 48             | INCHES          |                      |                        |                       |                        |              |

| tree on lot to be preserved |                     |                       |                 |                      |                        |                       |                        |              |
|-----------------------------|---------------------|-----------------------|-----------------|----------------------|------------------------|-----------------------|------------------------|--------------|
| tag                         | tree type           | tree size (in)        | tree crz (feet) | tree crz area (feet) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| A1                          | HICKORY             | 36                    | 36              | 4071.38              | 0                      | 4071.38               | 380                    | 9.3%         |
| A2                          | OAK                 | 31                    | 31              | 3018.98              | 0                      | 3018.98               | 0                      | 0.0%         |
| A3                          | OAK                 | 35                    | 35              | 3848.34              | 0                      | 3848.34               | 0                      | 0.0%         |
| A4                          | OAK                 | 14                    | 14              | 615.73               | 0                      | 615.73                | 0                      | 0.0%         |
| A5                          | HICKORY             | 25                    | 25              | 1963.44              | 0                      | 1963.44               | 0                      | 0.0%         |
| A6                          | HICKORY             | 16                    | 16              | 804.22               | 0                      | 804.22                | 0                      | 0.0%         |
| A7                          | HICKORY             | 15                    | 15              | 706.84               | 0                      | 706.84                | 0                      | 0.0%         |
|                             | TOTAL DBH PRESERVED | <del>172 INCHES</del> |                 |                      |                        |                       |                        |              |

| BOUNDARY TREES |           |                |                 |                        |                        |                       |                        |              |
|----------------|-----------|----------------|-----------------|------------------------|------------------------|-----------------------|------------------------|--------------|
| tag            | tree type | tree size (in) | tree crz (feet) | tree crz area (feet^2) | crz obstruction (ft^2) | net crz area (feet^2) | impacted area (feet^2) | impacted (%) |
| B1             | OAK       | 30             | 30              | 2827.35                | 0                      | 2827.35               | 545                    | 19.3         |
| B2             | OAK       | 30             | 30              | 2827.35                | 0                      | 2827.35               | 550                    | 19.5         |
| B3             | OAK       | 30             | 30              | 2827.35                | 0                      | 2827.35               | 186                    | 6.6          |
| B4             | OAK       | 18             | 18              | 1017.85                | 0                      | 1017.85               | 0                      | 0.0          |
| B5             | OAK       | 32             | 32              | 3216.90                | 0                      | 3216.90               | 23                     | 0.7          |
| B6             | HICKORY   | 18             | 18              | 1017.85                | 0                      | 1017.85               | 20                     | 2.0          |
| B7             | OAK       | 20             | 20              | 1256.60                | 0                      | 1256.60               | 0                      | 0.0          |
| B8             | OAK       | 58             | 58              | 10568.01               | 0                      | 10568.01              | 0                      | 0.0          |
| B9             | OAK       | 28             | 28              | 2462.94                | 0                      | 2462.94               | 0                      | 0.0          |
| B10            | OAK       | 24             | 24              | 1809.50                | 0                      | 1809.50               | 0                      | 0.0          |
| B11            | OAK       | 24             | 24              | 1809.50                | 0                      | 1809.50               | 0                      | 0.0          |
| B12            | OAK       | 26             | 26              | 2123.65                | 0                      | 2123.65               | 0                      | 0.0          |
| B13            | OAK       | 27             | 27              | 2290.15                | 0                      | 2290.15               | 0                      | 0.0          |
| B14            | OAK       | 18             | 18              | 1017.85                | 0                      | 1017.85               | 0                      | 0.0          |
| B15            | PINE      | 20             | 20              | 1256.60                | 0                      | 1256.60               | 0                      | 0.0          |



**SHEET 4 OF 4**

[illegible]

 **FRONTLINE**  
SURVEYING & MAPPING, INC.

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Marietta, GA 30066  
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Fax (678) 355-9805

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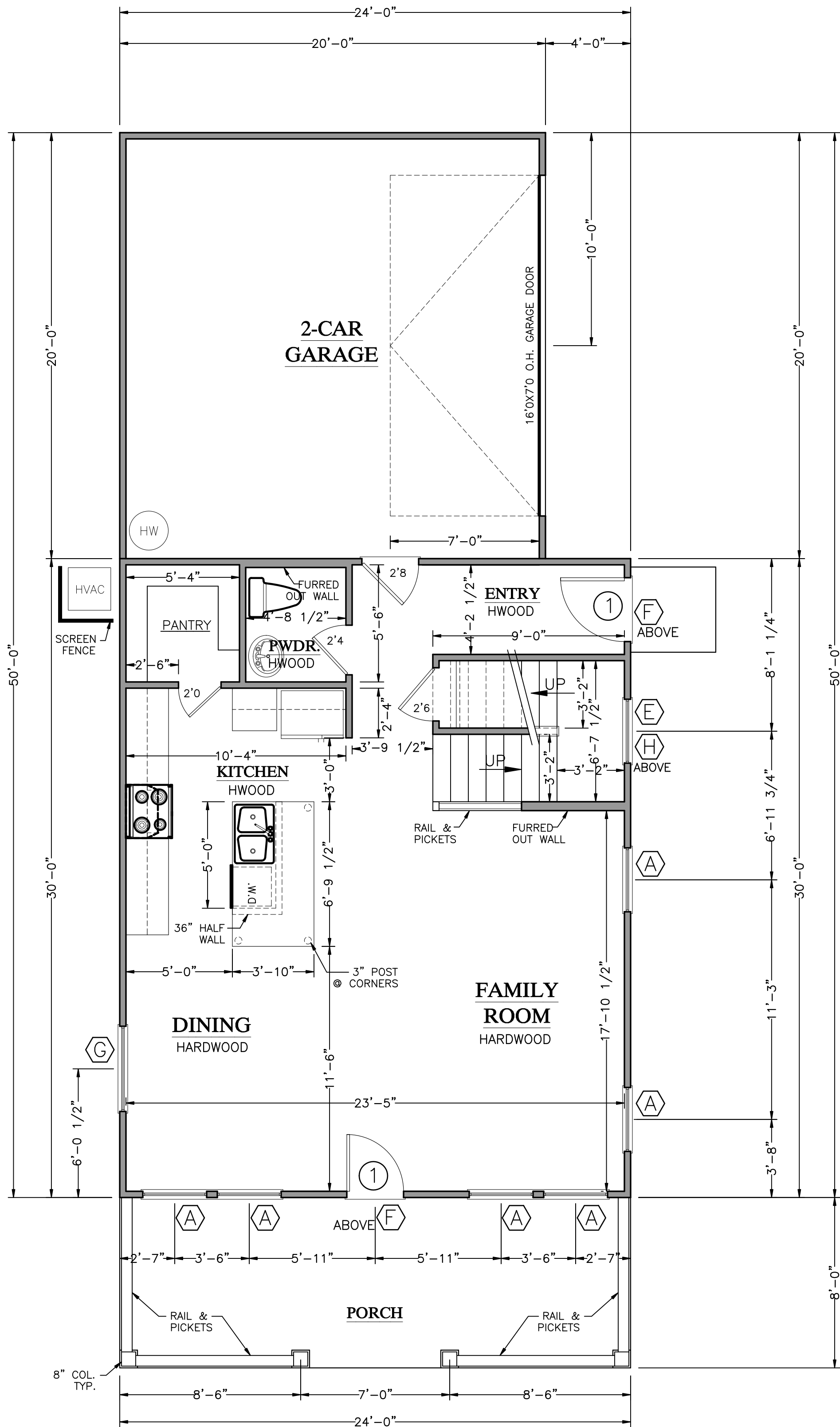
|                        |          |
|------------------------|----------|
| DATE                   | 05/17/21 |
| SCALE                  | 1" = 40' |
| FULTON COUNTY, GEORGIA |          |
| BY:                    | DATE:    |
|                        |          |
|                        |          |
|                        |          |
|                        |          |

**BEATRIZ ARROYO/B1 HOME IMPROVEMENT**

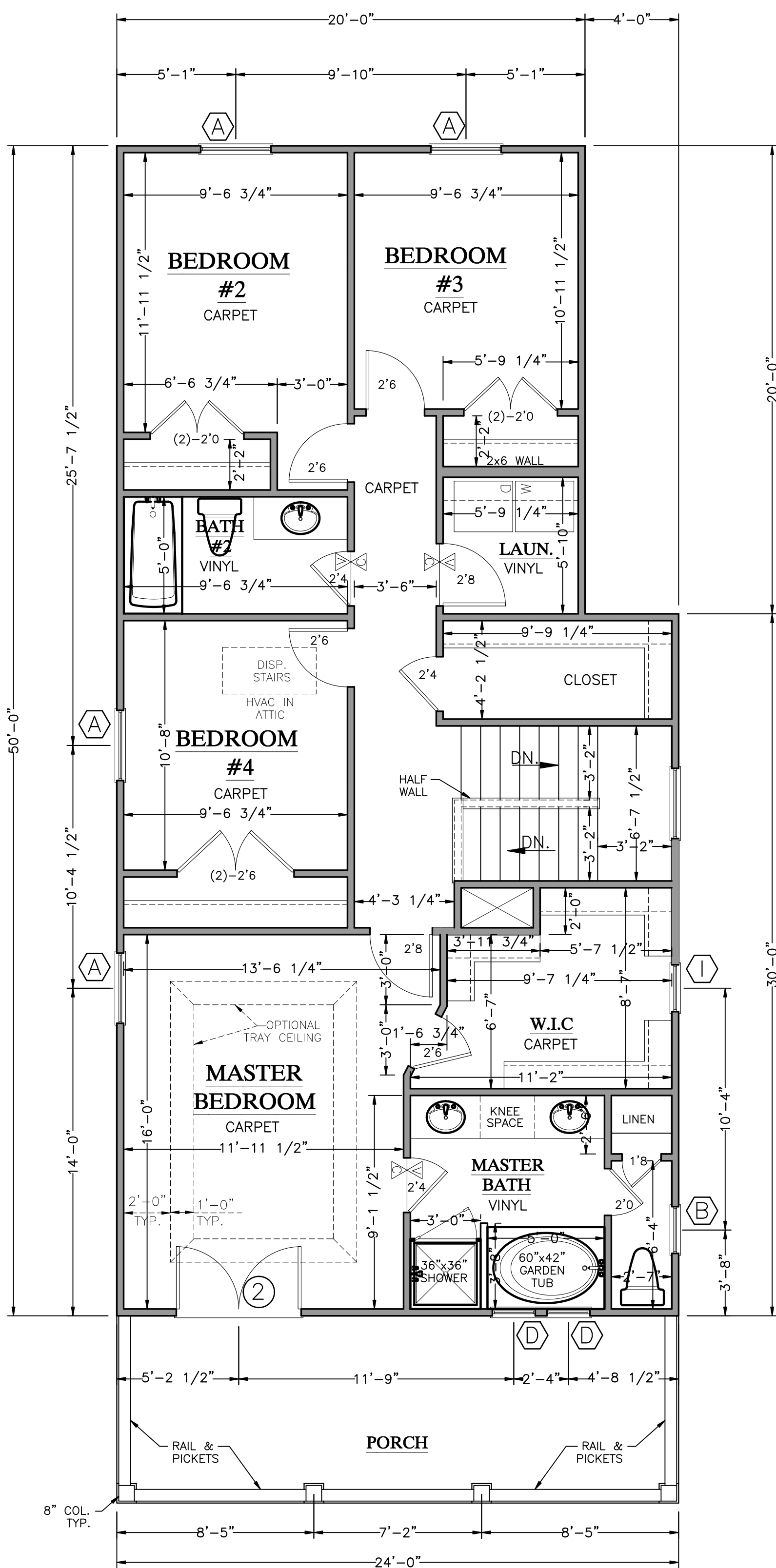

 05/17/17  
 FOR THE FIRM FRONTLINE SURVEYING  
 & MAPPING, INC. LSF#000631  
 JOB # 71797

JOB # 71797

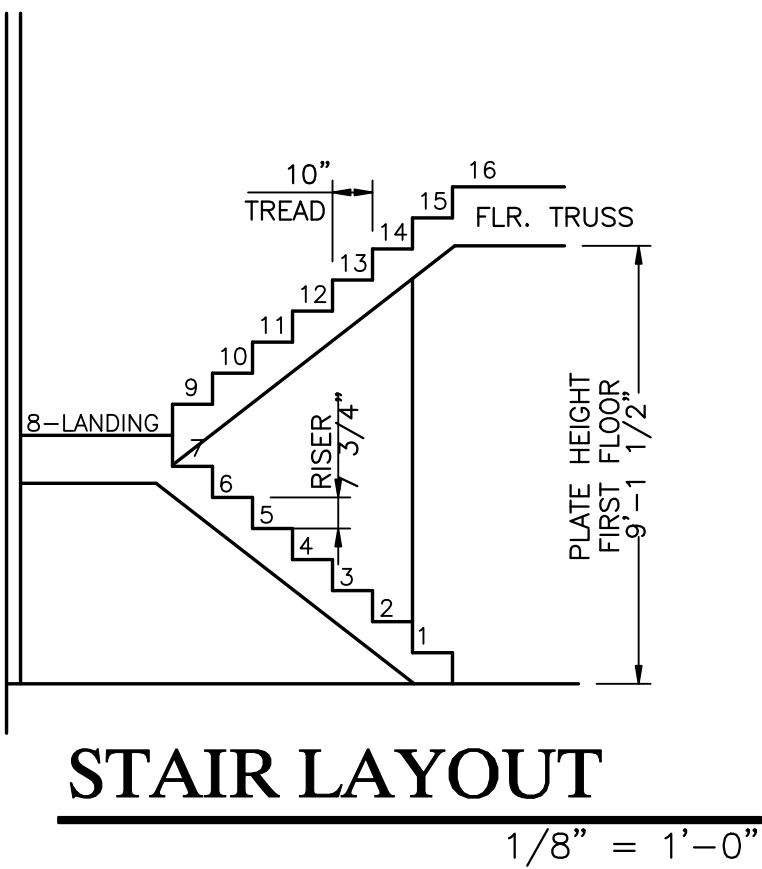




FIRST FLOOR PLAN  
LEFT-HAND GARAGE 1/4" = 1'-0"



SECOND FLOOR PLAN  
LEFT-HAND GARAGE 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY:

|               |              |
|---------------|--------------|
| FIRST FLOOR:  | 720 Sq. Ft.  |
| SECOND FLOOR: | 1058 Sq. Ft. |
| TOTAL HEATED: | 1778 Sq. Ft. |
| GARAGE:       | 400 Sq. Ft.  |

| WINDOW SCHEDULE |                 |            |                           |
|-----------------|-----------------|------------|---------------------------|
| WINDOW          | SIZE            | FRAME TYPE | REMARKS                   |
| A               | 3'0x5'0         | VINYL      |                           |
| B               | 2'0x4'0         | VINYL      |                           |
| C               | OMIT            |            |                           |
| D               | 1'8x4'0         | VINYL      | FIXED, TEMPERED, OBSCURED |
| E               | 3'0x6'0         | VINYL      | TEMPERED                  |
| F               | 3'0x1'0 TRANSOM | VINYL      | FIXED                     |
| G               | 4'0x1'0 TRANSOM | VINYL      | FIXED                     |
| H               | 3'0x3'0 TRANSOM | VINYL      | FIXED                     |
| I               | 2'0x2'0         | VINYL      | FIXED                     |

| DOOR SCHEDULE |                |            |         |
|---------------|----------------|------------|---------|
| DOOR          | SIZE           | TYPE       | REMARKS |
| 1             | 3'0x6'8        | FIBERGLASS |         |
| 2             | 5'4x6'8 FRENCH | FIBERGLASS |         |
|               |                |            |         |
|               |                |            |         |
|               |                |            |         |

General Notes

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FLOOR PLANS - PLAN 1790-C  
LEFT-HAND GARAGE 1/4" = 1'-0"

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Project Name and Address  
Plan 1790-C  
The Archdale "C"  
w/Porch

Sheet  
A2  
Project  
Plan 1790-C  
The Archdale "C"  
Date  
7/18  
Scale  
1/4" = 1'-0"





To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction begins.

**ELEVATIONS - PLAN 1790-C**  
**LEFT-HAND GARAGE**

1/4" = 1'-0"

Revision/Issue:

SOUTHERN HERITAGE  
HOME DESIGNS  
WWW.SOUTHERNHERITAGEPLANS.COM

WWW.SOUTHERNHERITAGEPLANS.COM

WWW.HOUSEPLANS

1-800-568-5971

[illegible]

P.O. BOX 297186

COLUMBIA, S.C. 29229

Project Name and Address

**Plan 1790-C**  
**The Archdale "C"**  
**w/Porch**

:  
 :  
 :  
 :  
 :  
 :

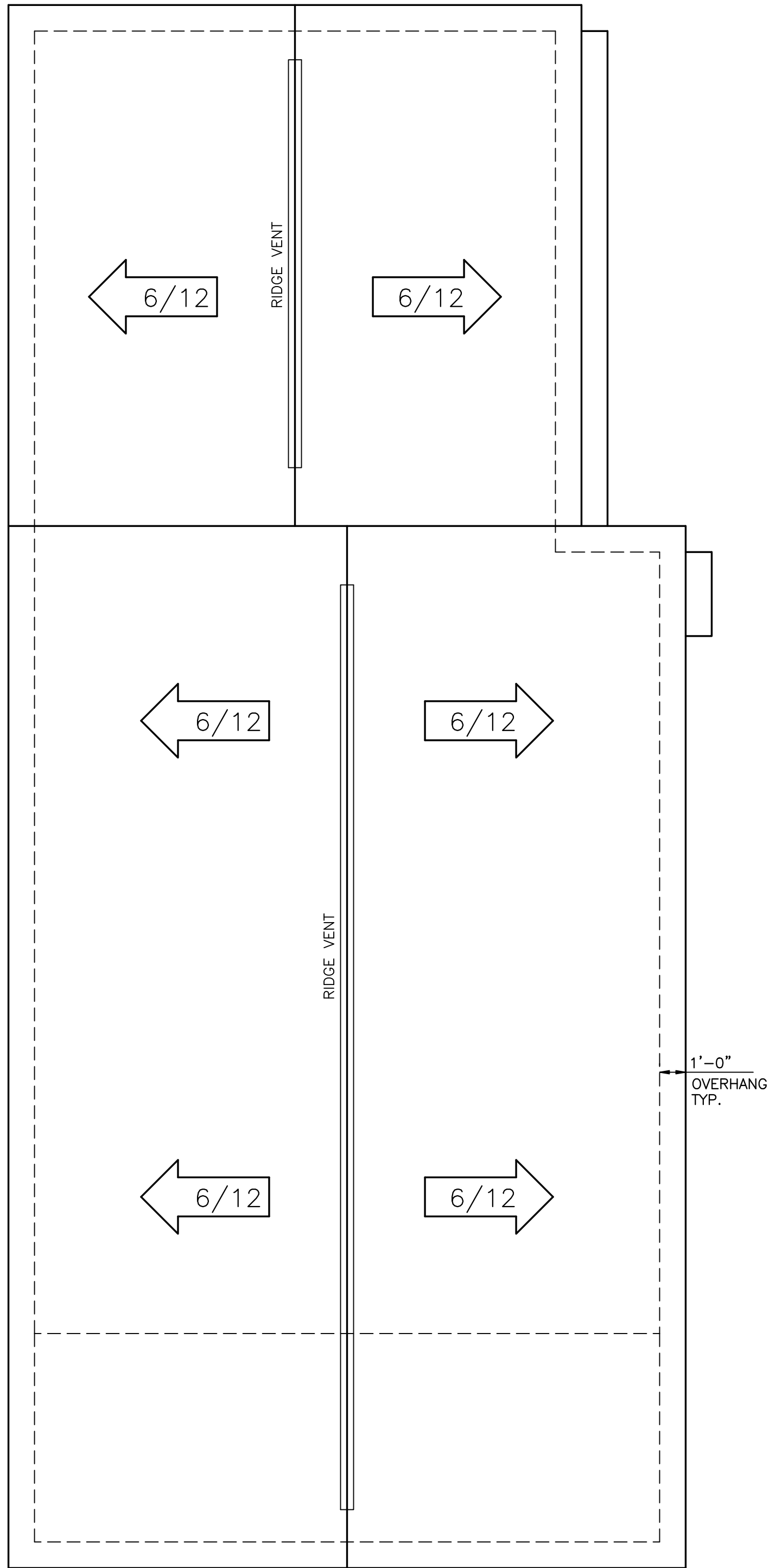
A<sub>3</sub>Project  
Plan 1790-C  
The ARCHDALE<sup>TM</sup>

Date \_\_\_\_\_

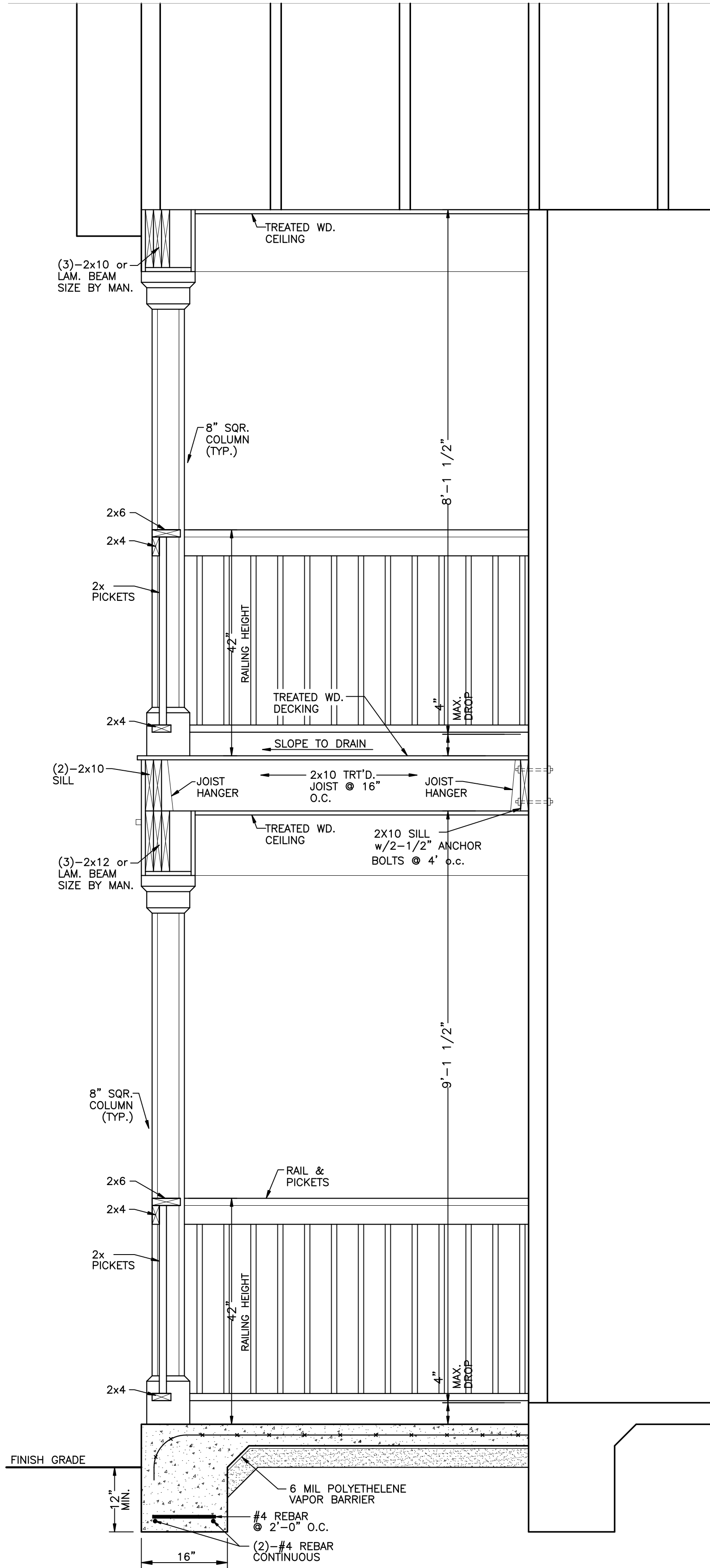
7/18

$$4^{29} \equiv 1'-0''$$

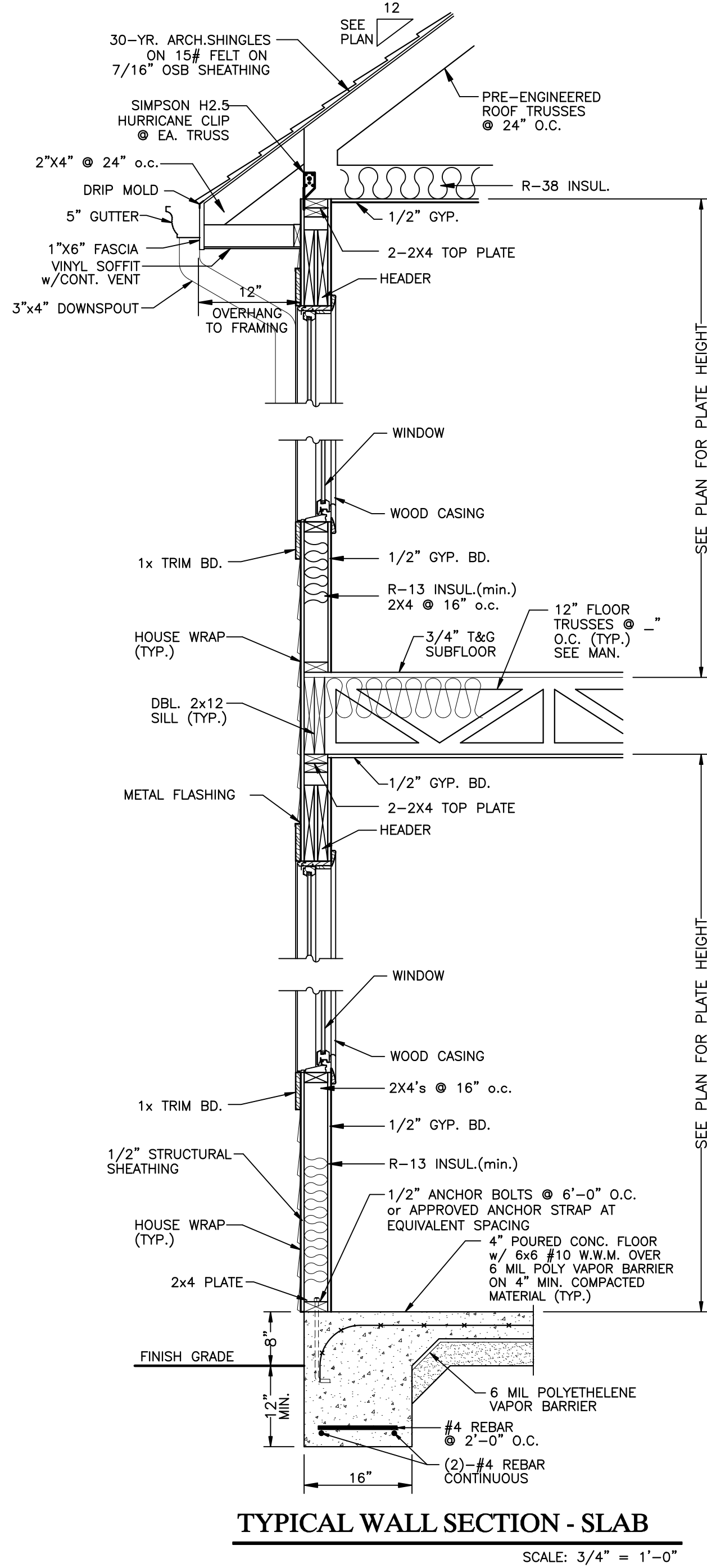




ROOF PLAN "C"  
LEFT-HAND GARAGE  
1/4" = 1'-0"



COLUMN/PORCH DETAIL  
SCALE: 3/4" = 1'-0"



General Notes

Drawings, specifications and related items are and remain the property of the designer. The client's right is conditional and limited to the use of the drawings for the project and site only. No other use, reproduction, or distribution is permitted without the written consent of the designer. The designer assumes no responsibility for errors or omissions in the drawings or specifications. The designer will not be liable for human error after construction begins.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time of preparation. The designer does not warrant the accuracy, completeness, or timeliness of the information provided. The designer will not be liable for human error after construction begins.

Date

No. Revision/Issue

ROOF PLAN/DETAILS - PLAN 1790-C  
LEFT-HAND GARAGE  
1/4" = 1'-0"

SOUTHERN HERITAGE  
HOME DESIGNS  
WWW.SOUTHERNHERITAGEPLANS.COM  
1-800-568-5971  
P.O. BOX 292186  
COLUMBIA, SC 29229  
© 2017 Mission Graphics, LLC

Project Name and Address

Plan 1790-C  
The Archdale "C"  
w/Porch

© 2017 Mission Graphics

Sheet  
A5

Project  
Plan 1790-C  
The Archdale "C"

Date  
7/18

Scale  
1/4" = 1'-0"

21-PC-05-21

CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING COMMISSION APPLICATION

Name of Applicant 2874 Blount St LLC

Mailing Address: 4735 agate dr, johnscreek, GA 30022

Telephone [REDACTED] Mobile # [REDACTED] Email info@i4ls.com

Property Owner (s) 2874 Blount St LLC "Haris-Delić" DELALIC

Mailing Address 4735 agate dr, johnscreek, GA 30022

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3227 Jackston st, Hapeville, GA

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400010056

Present Zoning Classification: Residential Lot Size of Tract: .1435 acre(s)

Present Land Use: Residential 1 family

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.

2874 Blount St LLC

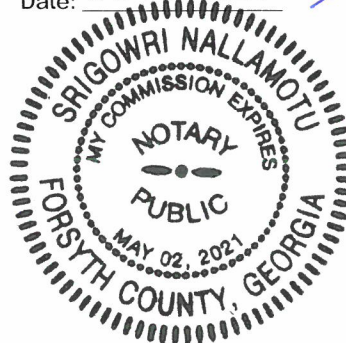
Applicant's signature

Date: 04/19/2021

Sworn to and subscribed before me

This 21 day of April, 2021.

D. N. [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 are looking to build a new construction single family home in Hapeville. Its important to note that our objective is to build a home with quailty, while still abiding by the regulations of the city of hapeville. From there we are looking to sell the home to a great/ qualified suiter for the commuinity. In all we want to do great business while benifitjng the community.

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



CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:  
3227 Jackson St, Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant 2874 Blount St LLC

Address of Applicant  
4735 Agate Dr, Johns Creek, GA 30022

Telephone of Applicant  
[REDACTED]

2874 Blount St LLC

Signature of Owner

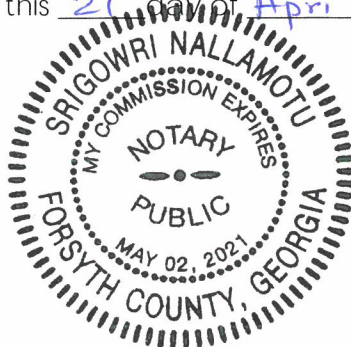
2874 Blount St LLC

Print Name of Owner

HARIS DELALIC

Personally Appeared Before Me this 21 day of April, 2021.

D. M. [Signature]  
Notary Public



### Site Plan Checklist – Please include with your application.

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

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

HD

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.

HD

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

HD

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.

HD

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).

## HD

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.

## HD

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.

## HD

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

## HD

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).

## HD

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.

## HD

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.

## HD

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.

## HD

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.



- HD Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- HD Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- HD 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.
- HD Site area (square feet and acres).
- HD 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.
- HD Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- HD Total floor area ratio and/or residential density distribution.
- HD Number of parking spaces and area of paved surface for parking and circulation
- HD 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: 2874 Blount St, Hapeville, GA  
 Date 04/19/2021 



LEGEND

|           |                                  |
|-----------|----------------------------------|
| RBF       | REBAR FOUND<br>(1/2" REBAR)      |
| CRS       | CAPPED REBAR SET<br>(1/2" REBAR) |
| CRBF      | CAPPED REBAR FOUND               |
| OTF       | OPEN TOP FOUND                   |
| CTF       | CRIMP TOP FOUND                  |
| ☆         | LIGHT POLE                       |
| BL        | BUILDING LINE                    |
| C.L.F     | CHAIN LINK FENCE                 |
| R/W       | RIGHT-OF-WAY                     |
| TPED      | PHONE PEDASTAL                   |
| CATV      | CABLE BOX                        |
| WM        | WATER METER                      |
| □PB       | TRANSFORMER                      |
| U/E       | UTILITY EASEMENT                 |
| (12.34'D) | DEED DISTANCE                    |
| 12.34'(M) | MEASURED DISTANCE                |
| DE        | DRAINAGE EASEMENT                |
| SSE       | SEWER EASEMENT                   |
| HW        | HEADWALL                         |
| JB        | JUNCTION BOX                     |
| CB        | CATCH BASIN                      |
| P         | PORCH                            |
| C/P       | CARPORT                          |

ZONING: R-SF

MIN. LOT AREA: 4,000 SF  
MIN LOT FRONTAGE: 40'

SETBACKS:

FRONT-315FEET  
SIDE-5 FEET  
REAR-20 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM COVERAGE: 70%

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 371,912 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

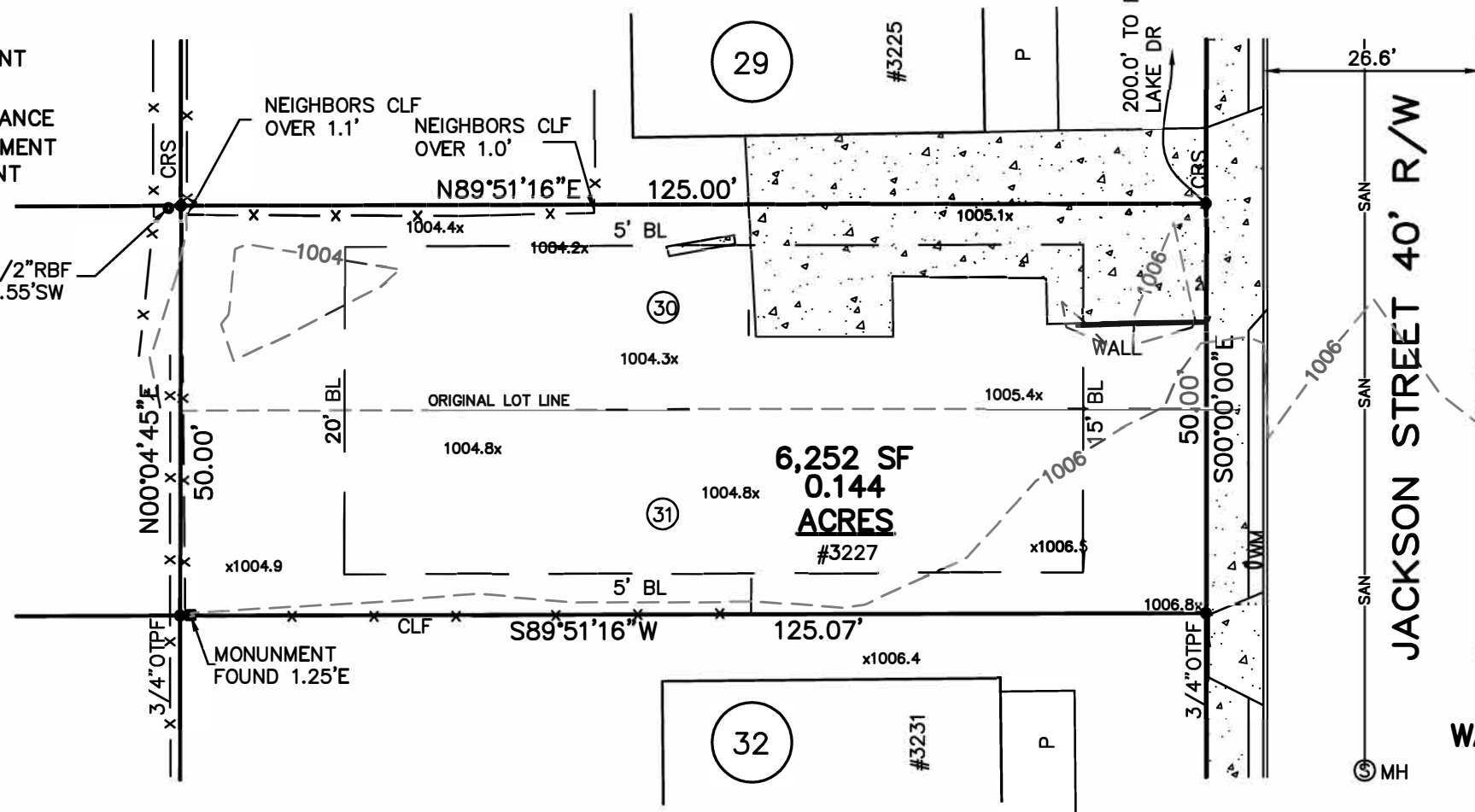
CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

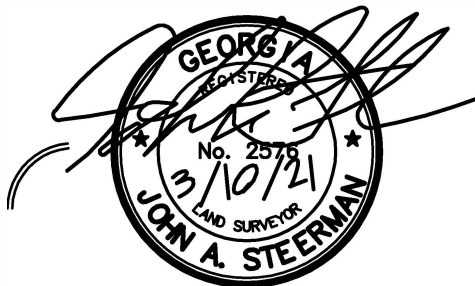
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0366F DATED 9/18/13.



WALNUT ST



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.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS  
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 55136  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 3/9/21  
SCALE: 1"=20'

SURVEY FOR: EERRBODYEATSREALSTATE

LOTS 30 & 31  
SUBDIVISION: FOREST HILL PARK  
LAND LOT 94 14th DISTRICT  
CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA  
REFERENCED IN PLAT BOOK 7, PAGE 58-59

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY 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 OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

| LEGEND    |                                  |
|-----------|----------------------------------|
| RBF       | REBAR FOUND<br>(1/2" REBAR)      |
| CRS       | CAPPED REBAR SET<br>(1/2" REBAR) |
| CRBF      | CAPPED REBAR FOUND               |
| OTF       | OPEN TOP FOUND                   |
| CTF       | CRIMP TOP FOUND                  |
| ☆         | LIGHT POLE                       |
| BL        | BUILDING LINE                    |
| C.L.F     | CHAIN LINK FENCE                 |
| R/W       | RIGHT-                           |
| TPED      | PHON                             |
| CATV      | CABL                             |
| WM        | WATE                             |
| □PB       | TRAN                             |
| U/E       | UTILIT                           |
| DEED      | DEED                             |
| (12.34'D) | MEAS                             |
| 12.34'(M) | DRAIN                            |
| DE        | SEWE                             |
| SSE       |                                  |
| HW        | HEADWALL                         |
| JB        | JUNCTION BO                      |
| CB        | CATCH BASIN 1/2"RBF              |
| P         | PORCH 1.55'SW                    |
| C         | CRUSHED STONE                    |
| SD        | SEEDING                          |
| CL        | CLEAN OUT                        |
| F         | SILT FENCE (...XX...XX...)       |
| FD        | FRENCH DRAIN                     |

| Lot Coverage: |         |
|---------------|---------|
| Heated        | 1800 SF |
| Concrete      | 535 SF  |
| Deck          | 670 SF  |
| Total         | 3005 SF |
| 3005/6252=48% |         |

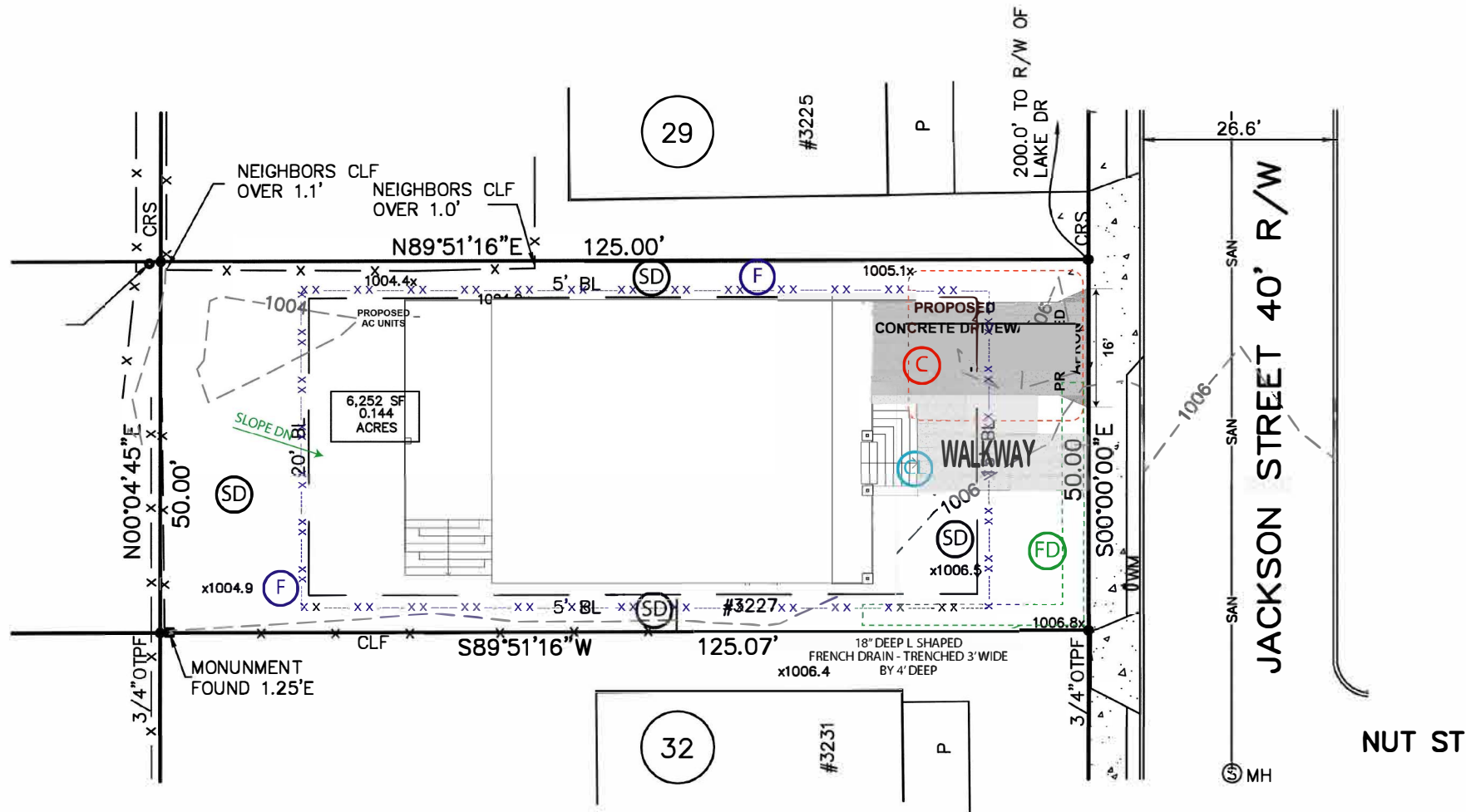
| DIRT STATEMENT: |      |
|-----------------|------|
| FILL:           | 0 CY |
| CUT:            | 0 CY |
| NET:            | 0 CY |

| FLOOR AREA RATIO: |               |
|-------------------|---------------|
| 1ST FLOOR:        | 1800 SF       |
| FAR:              | 1800/6252=29% |

"Flood Hazard Statement",  
By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0366F, Last revised September 18, 2013.

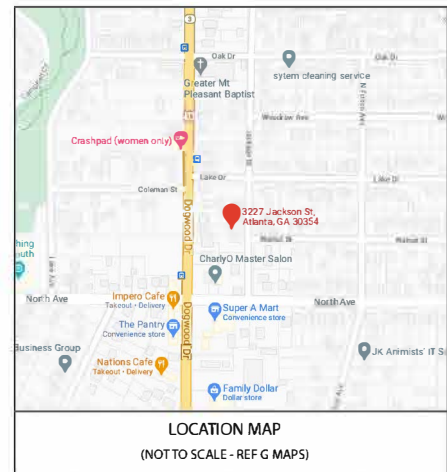
NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

**ZONING: R-SF**  
MIN. LOT AREA: 4,000 SF  
MIN LOT FRONTAGE: 40'  
  
SETBACKS:  
FRONT- 15 FEET  
SIDE- 5 FEET  
REAR- 20 FEET  
  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM COVERAGE: 70%



- 1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established.
- 2) Silt Fence - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (Sd1-S).
- 3) Maintenance Statement - Erosion control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
- 4) Statement - Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.
- 5) No graded slope shall exceed 2h:1v.
- 6) "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."
- 7) "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

**EROSION AND SEDIMENT CONTROL NOTES:**  
"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."  
"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."  
"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED."  
"SILT FENCE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL 2016 EDITION (Sd1-S)."  
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES."  
"EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY, AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR."  
**(ADDITIONAL GRADING AND DRAINAGE NOTES:**  
"ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS."  
"PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1501 TO CONTACT THE INSPECTOR."  
"NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS."  
"ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES."  
"THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION."  
"THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION."  
"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL. SLOPES USING THESE LENGTHS."  
"TOPSOIL, EQUIPMENT, AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER."  
"UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS."  
"SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS."  
"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC., AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404) 481-0044."



| PHASING        |
|----------------|
| Project Status |
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These drawings and specifications shall remain the property of the engineer and shall not be reproduced, copied, or used in any form or by any means without the written permission and consent of the engineer.

|  |
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|--|

IN TOWN MANAGEMENT GROUP, LLC.  
3227 Jackson St, Hapeville, GA 30354  
RELEASED FOR CONSTRUCTION

PROPOSED  
SITE PLAN

A 101

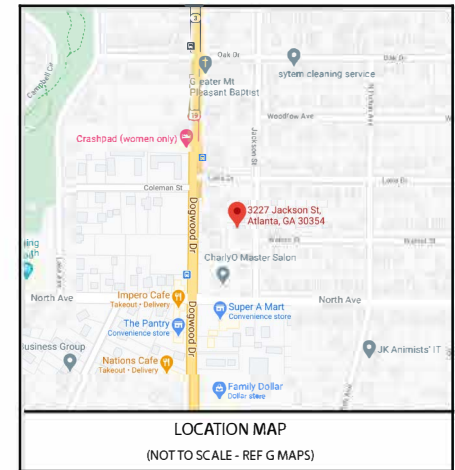
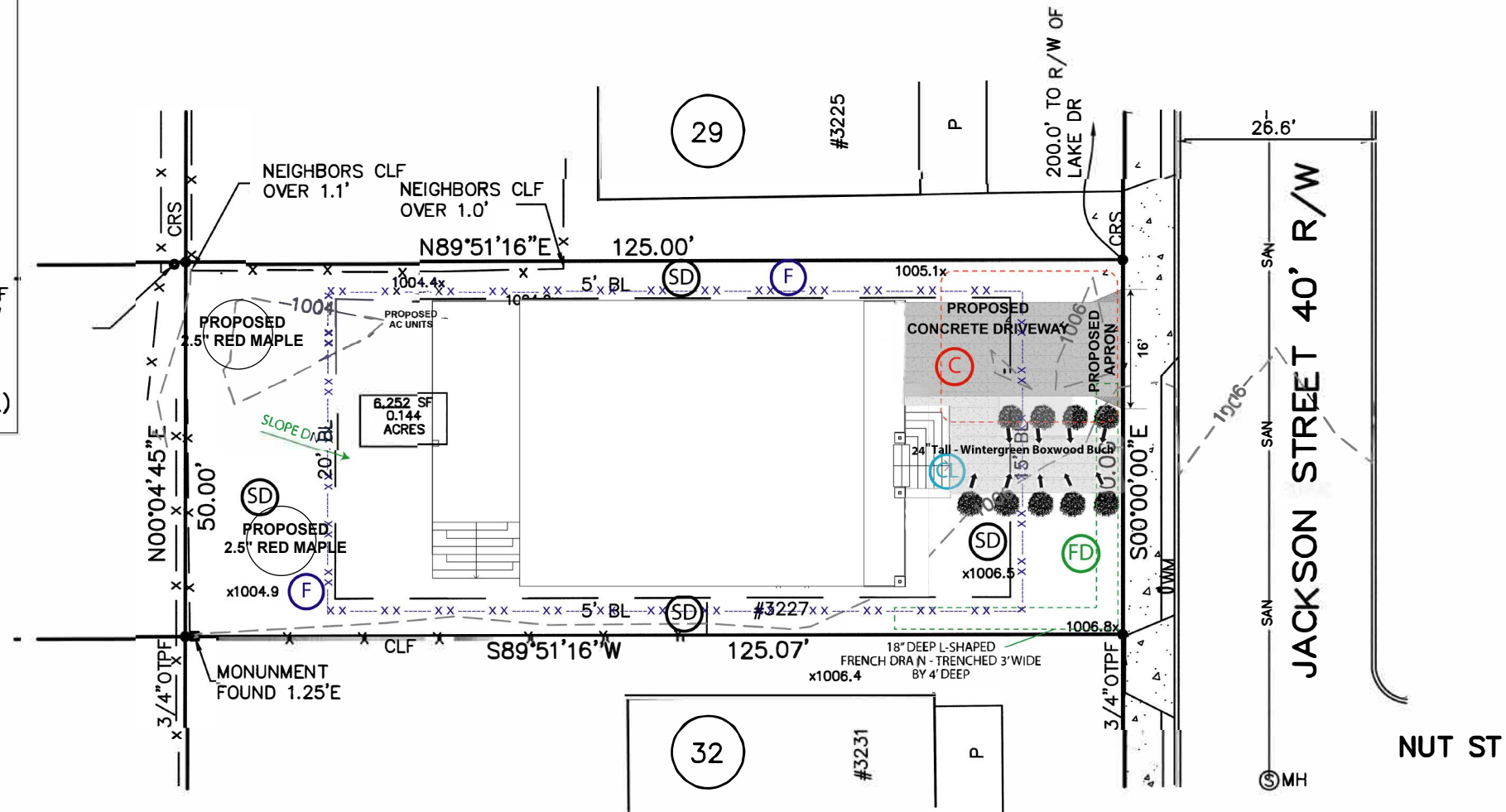
SCALE: 1"=20'







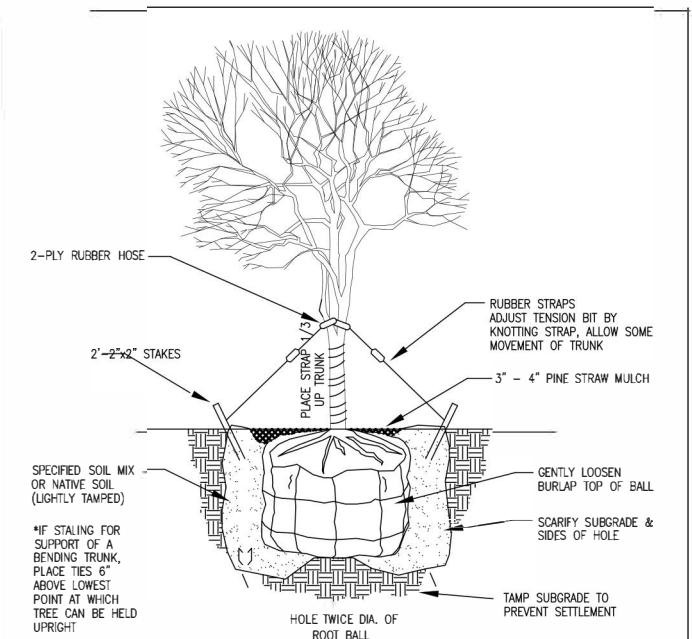
|                             |                                 |
|-----------------------------|---------------------------------|
| RBF                         | REBAR FOUND<br>—(1/2" REBAR)    |
| CRS                         | CAPPED REBAR SET<br>(1/2" REBAR |
| CRBF                        | CAPPED REBAR FOUND              |
| OTF                         | OPEN TOP FOUND                  |
| CTF                         | CRIMP TOP FOUND                 |
| ☆                           | LIGHT POLE                      |
| BL                          | BUILDING LINE                   |
| C.L.F                       | CHAIN LINK FTNGT                |
| R/W                         | RIGHT—                          |
| TPED                        | PHON                            |
| CATV                        | CABL                            |
| WM                          | WATE                            |
| <input type="checkbox"/> PB | TRAN                            |
| U/E                         | UTILIT                          |
| (12.34'D)                   | DEED                            |
| 12.34'(M)                   | MEAS                            |
| DE                          | DRAIN                           |
| SSE                         | SEWE                            |
| HW                          | HEADWALL                        |
| JB                          | JUNCTION BO                     |
| CB                          | CATCH BASIN                     |
| P                           | PORCH                           |
| C                           | CRUSHED STONE                   |
| SD                          | SEEDING                         |
| CL                          | CLEAN OUT                       |
| F                           | SILT FENCE (...xx...xx...)      |
| FD                          | FRENCH DRAIN                    |



**EXISTING SITE** NO TREES ON SITE EXIST.

## SD = AREA PROPOSED SEEDED GRASS

TREES TO BE PLANTED IN THE  
BACK. QTY 2. (2.5" RED MAPLE)



## TREE INSTALLATION DETAIL

[illegible]

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TOWN MANAGEMENT GROUP, LLC.

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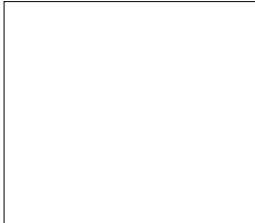
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LANDSCAPING  
PLAN

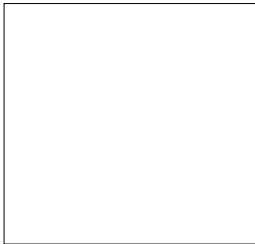
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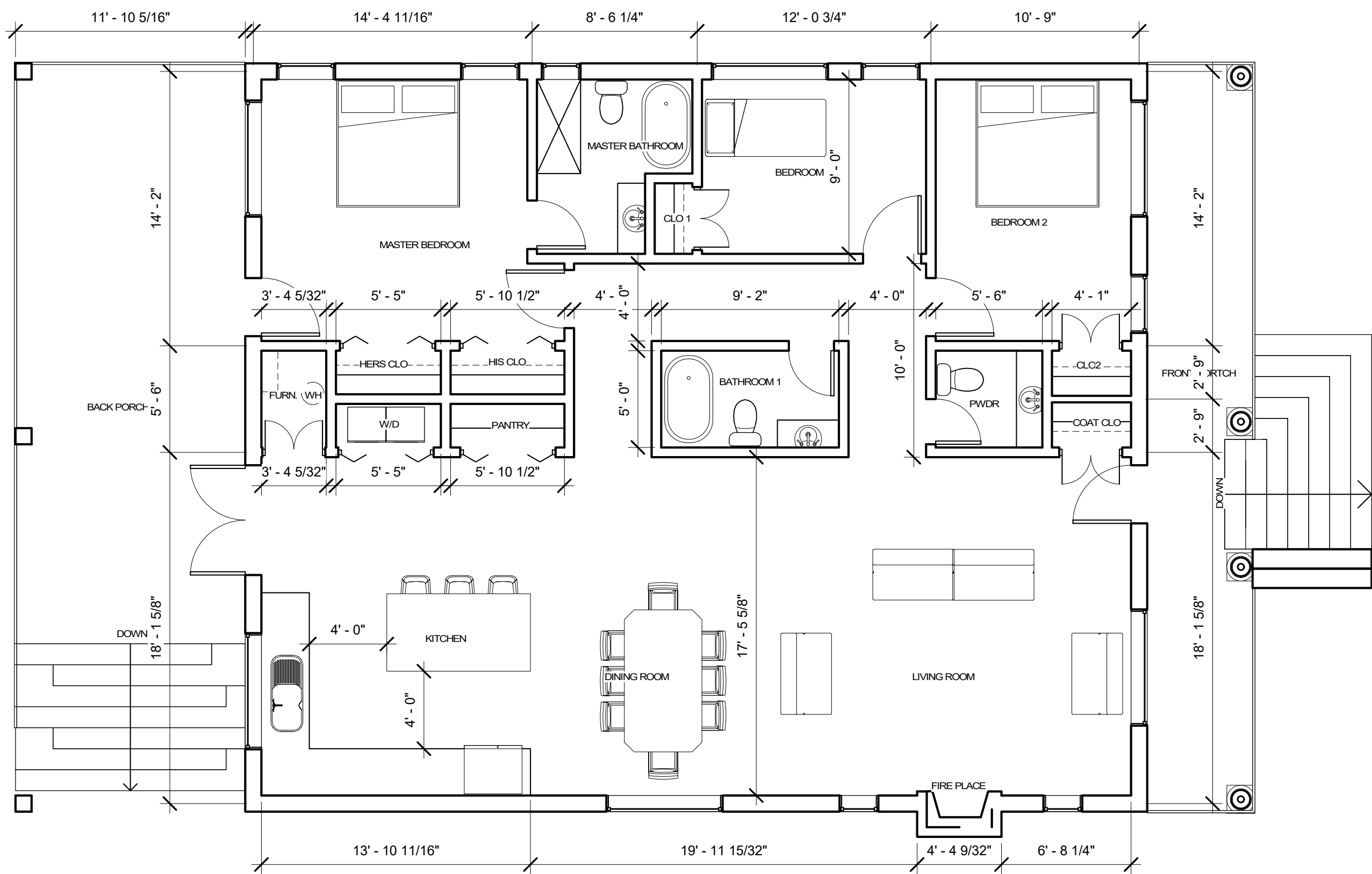


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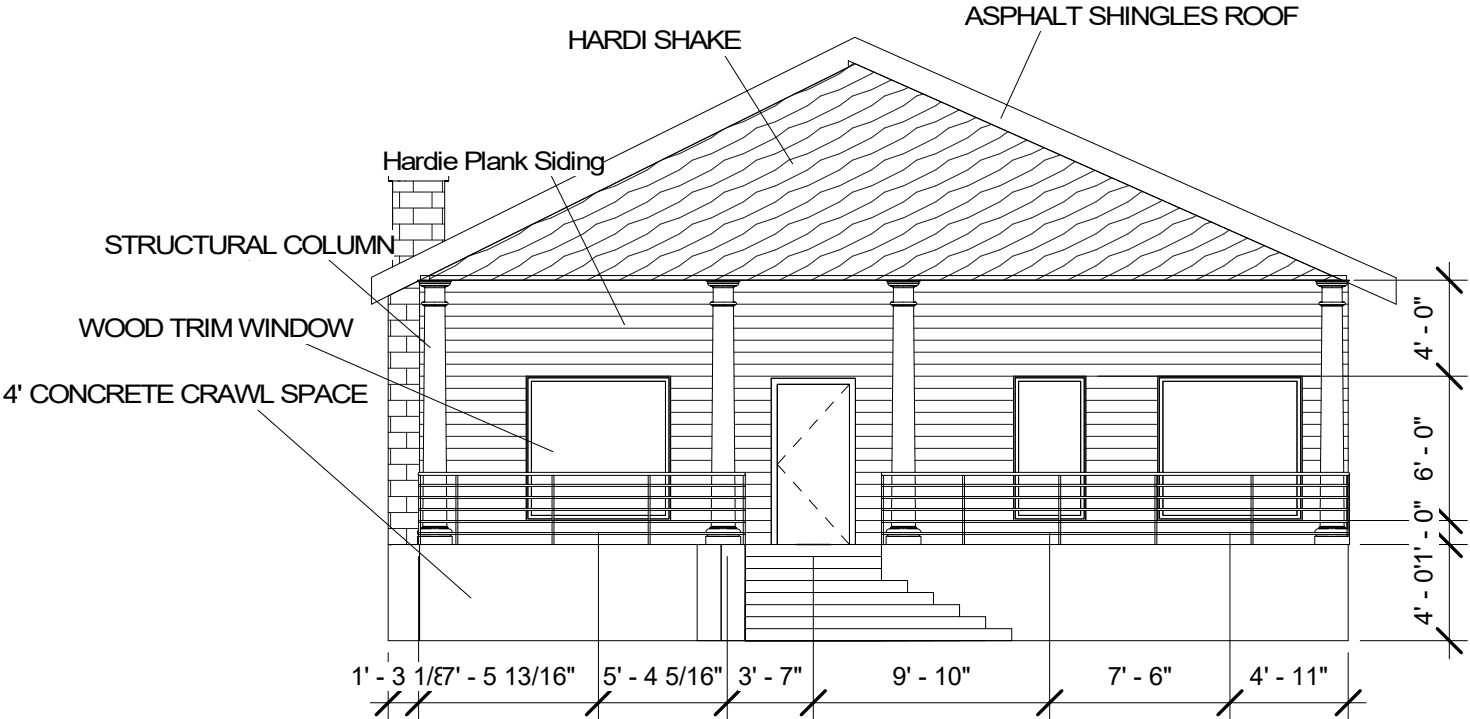
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1ST FLOOR

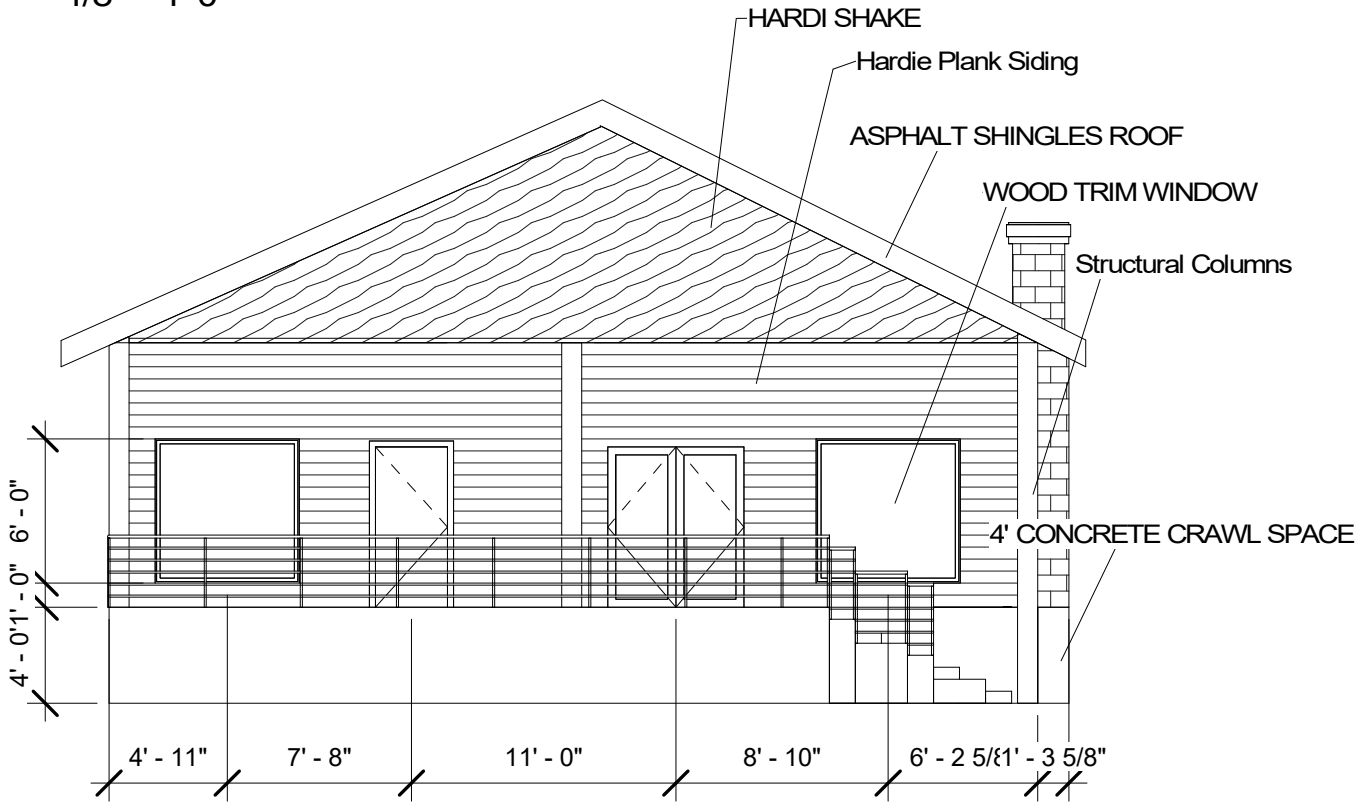


3/16" = 1'-0"

- NOTE:**
- 1. ROOF SHING TO BE 30 YEAR ARCHITECTURAL
  - 2. GUTTERS & DOWNSPO TO GALVANIZED BAKED ALUMINUM
  - 3. ALL WIND TO BE SDL NON TINTED GLASS
  - 4. ALL WINDOW PA SHALL BE RECESSED MINIMUM 2"
  - 5. ALL DOUBLE WIND TO HAVE A 6" MULL BETWEEN THEM
  - 6. ALL WINDOWS TO H A WOOD SILL



① EAST  
1/8" = 1'-0"

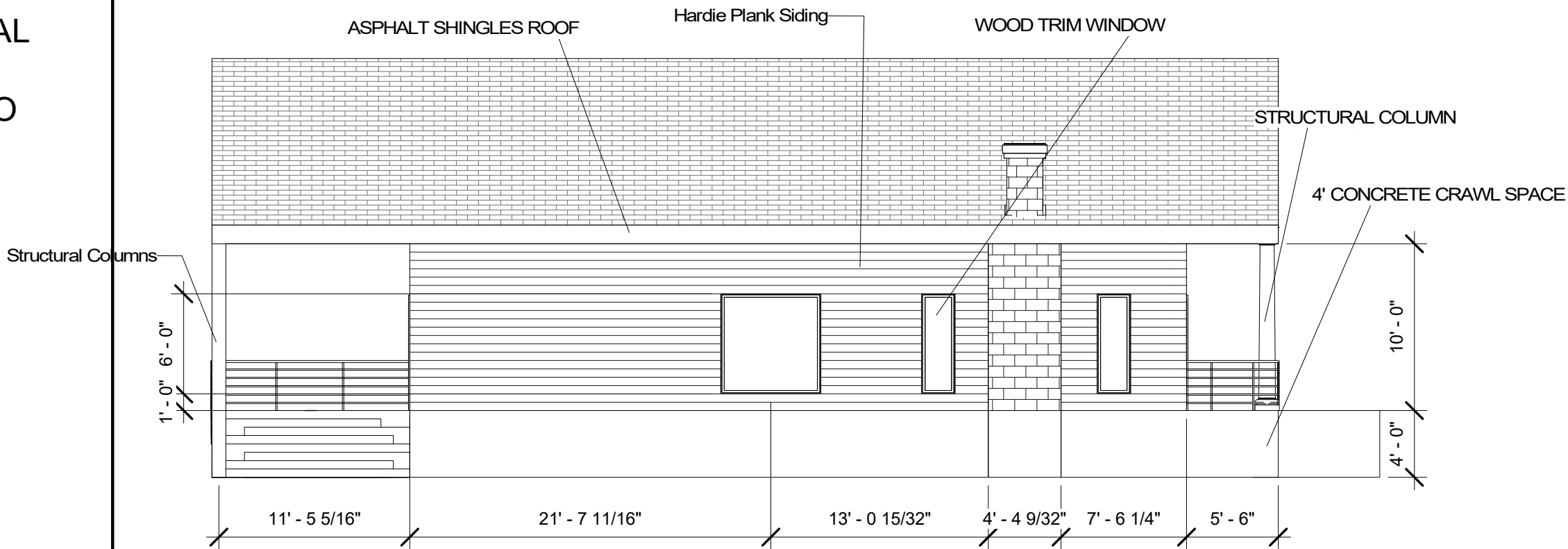


② West  
1/8" = 1'-0"

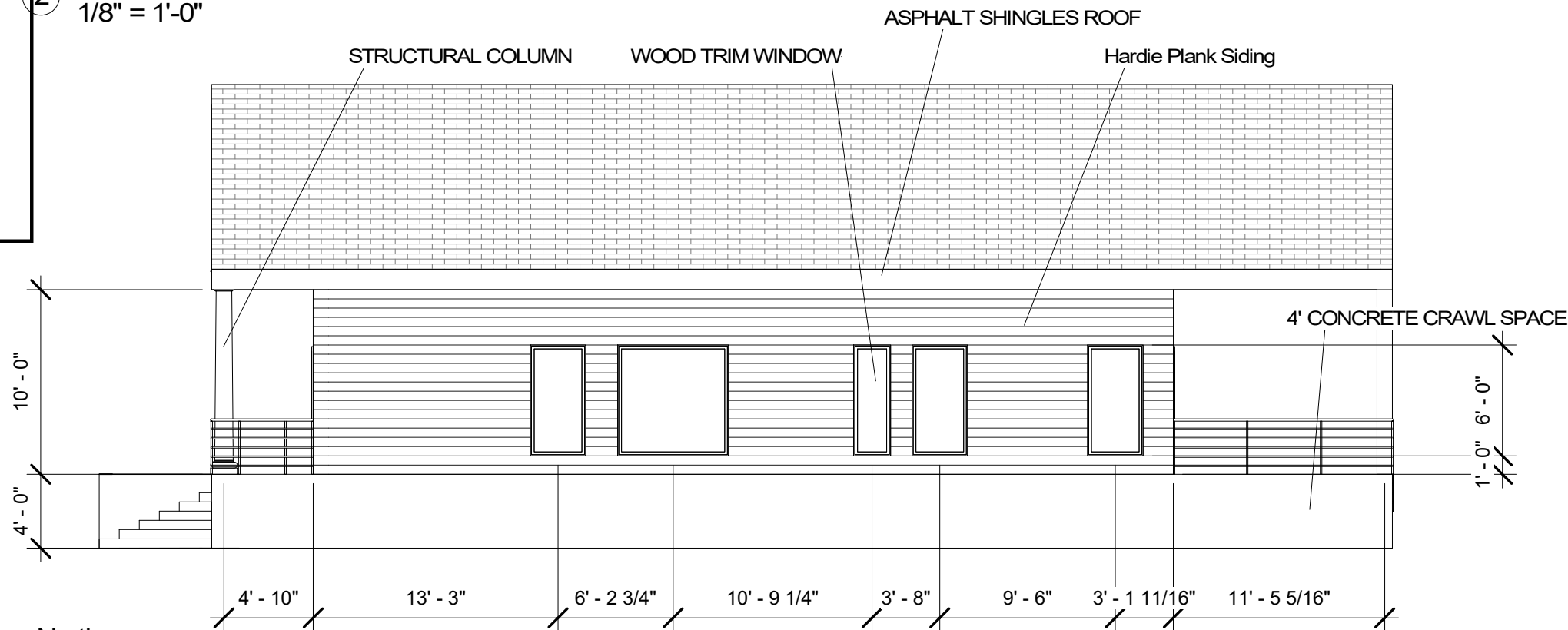
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| PROPOSED ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                             |                                          |                           |
| A105                                                                                                                                                                                                                                                                                                                                                                                                                            |                                          |                           |
| Page 224 of 244                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                           |

- NOTE:**
- 1. ROOF SHING TO BE 30 YEAR ARCHITECTURAL
  - 2. GUTTERS & DOWNSPO TO GALVANIZED BAKED ALUMINUM
  - 3. ALL WIND TO BE SDL NON TINTED GLASS
  - 4. ALL WINDOW PA SHALL BE RECESSED MINIMUM 2"
  - 5. ALL DOUBLE WIND TO HAVE A 6" MULL BETWEEN THEM
  - 6. ALL WINDOWS TO H A WOOD SILL



② South  
1/8" = 1'-0"



① North  
1/8" = 1'-0"

1/8" = 1'-0"

PHASING

PRILIMINARY DESIGN

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IN-TOWN MANAGEMENT GROUP,  
LLC.

3227 Jackson St. SW Hapeville, GA, 30354

RELEASED FOR CONSTRUCTION

PROPOSED.  
ELEVATION

A106

AREA MEASUREMENT.

| Num | SPACE           | Area   |
|-----|-----------------|--------|
| 1   | MASTER BEDROOM  | 193 SF |
| 2   | MASTER BATHROOM | 62 SF  |
| 3   | CLO 2           | 7 SF   |
| 4   | BEDROOM 2       | 104 SF |
| 5   | BEDROOM 1       | 136 SF |
| 6   | PWDR            | 28 SF  |
| 7   | CLO 1           | 10 SF  |
| 8   | COAT CLO        | 10 SF  |
| 9   | BASTHROOM 1     | 46 SF  |
| 10  | HIS CLO         | 13 SF  |
| 11  | PANTRY          | 13 SF  |
| 12  | HERS CLO        | 12 SF  |
| 13  | W/D             | 12 SF  |
| 14  | UTILITY CLO     | 17 SF  |
| 15  | KITCHEN         | 165 SF |
| 16  | LIVING ROOM     | 270 SF |
| 17  | DINING ROOM     | 120 SF |

AREA MEASUREMENT

| SPACE       | Area    |
|-------------|---------|
| 1ST FLOOR   | 1799 SF |
| BACK DECK   | 458 SF  |
| FRONT PORCH | 212 SF  |
| WALK WAY    | 120 SF  |
| DRIVE WAY   | 413 SF  |
| TOTAL       | 3005SF  |

| COMPARISON CHART- ZONING REQUIREMENTS AND PROPOSED SITE |       |              |              |                                       |
|---------------------------------------------------------|-------|--------------|--------------|---------------------------------------|
| R-SF STANDARD                                           |       | REQUIREMENT  | PROPOSED     | COMPATIBILITY                         |
| MIN.LOT AREA                                            |       | 4000 sq. ft. | 1800 sq. ft. | 2200 sq. ft. less than R-SF standard  |
| MIN.YARD SETBACKS                                       | FRONT | 15 ft        | 24ft         | Exceeds R-SF standard by 9 ft         |
|                                                         | SIDE  | 5 ft         | 6 ft -7 inch | Exceeds R-SF standard by 1 ft- 7 inch |
|                                                         | REAR  | 20 ft        | 37 ft        | Exceeds R-SF standard by 17 ft        |
| MAX. BUILDING HEIGHT                                    |       | 35 ft        | 25 FT        | 10 ft less than R-SF standard         |
| MAX. LOT COVERAGE                                       |       | 70%          | 48%          | less than R-SF standard 22%           |

R-SF  
Residential 1 Family

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ZONING AND AREA CHARTS.

A107





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

DATE: July 14, 2021  
TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Site Plan Review – 3227 Jackson Street

**BACKGROUND**

The City of Hapeville has received a site plan application from 2874 Blount St LLC to construct a new single-family dwelling at 3227 Jackson Street. The one-story 1,800 SF dwelling will have three bedrooms and two and a half bathrooms. The lot is currently vacant.

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

**REVIEW**

The following code sections are applicable to this application:

Sec 93-11.3 R-SF, Residential Single Family

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.

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

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

| Development Type       | Lot Frontage (FT) | Min. Lot Area (SF) | Lot Area/ DU (SF) | Bed/ Bath Required | Floor Area/ DU (SF) | Max. Lot Coverage (%) | Minimum Front Yard Setback |               | Minimum |      | Maximum | Feet | Min. Parking Spaces | Max. Unit/ Bldg. Lot |
|------------------------|-------------------|--------------------|-------------------|--------------------|---------------------|-----------------------|----------------------------|---------------|---------|------|---------|------|---------------------|----------------------|
|                        |                   |                    |                   |                    |                     |                       | Minor Col.                 | Maj. Arterial | Side    | Rear | Stories |      |                     |                      |
| Single-family Detached | 40                | 4,000              | 4,000             | N/A                | 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 lot is vacant.***
      - ***Setback dimensions provided:***
        - ***Front setback is 21'5' and is compliant.***
        - ***South side setback has not been provided.***
        - ***North side setback is 9'6" and is compliant.***
        - ***Rear setback has not been provided.***
      - ***The building height is 26'4" and is compliant.***
    - 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 9'6" driveway. A fence is proposed adjacent to the northern property owner. The applicant should ensure this is wide enough for doors to open next to the house.***
      - ***The plans show an un-dimensioned sidewalk at the front. Dimensions should be provided.***
      - ***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 along the side of the house beyond the front façade. Parking is not permitted in the supplemental area.***
    - d. Existing and proposed grades at an interval of five feet or less.
      - ***Existing grades are shown at 2' intervals. Proposed grades are not provided.***
    - 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.
      - ***See arborist report for findings.***

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable.***
- 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 .144 acres or 6,252 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 70%, or 4,376 SF. The plans indicate that the total lot coverage will be 3,512 SF or 56%.***
- 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 2.5 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 1,800 SF single family dwelling is compliant.***

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

- ***Parking for two vehicles in the driveway adjacent to the house will be provided.***

(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 single story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule has not been provided.***

## **RECOMMENDATION**

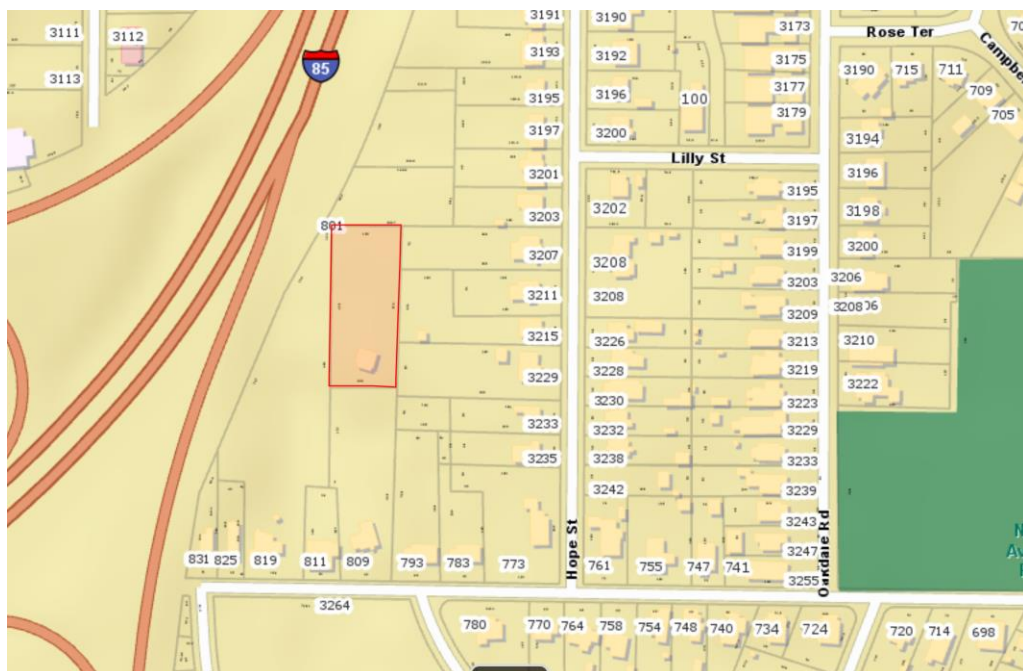
Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- *Show south side setback and rear setback on plans.*
- *Provide development schedule.*
- *Update comparison chart on p A107 to correct standards versus proposed.*
- *Provide proposed grades.*
- *Ensure that driveway is wide enough with proposed to fence to accommodate vehicles.*
- *Show sidewalk dimension.*
- *Finalize Tree Conservation Plan.*

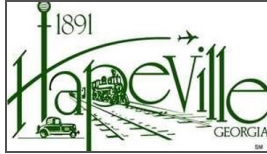
In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

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





***Location Map – 801 North Ave.***



## TREE CONSERVATION PLAN CHECKLIST

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

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

### General Requirements:

1st Arborist Review - 6.4.21

Not Approved

- \_\_\_\_\_ 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):

#### Add to plans

Based on lot dimensions, you should have 14.3 inches (+/- 6) 2.5" caliper trees minimum plus whatever you need for Landmark trees

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:

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### **Tree Conservation Plan:**

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

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

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

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

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

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

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

~~\_\_\_\_\_~~ 9. Show tree protection fence detail.

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

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

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

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

There appear to be two trees at the back of the lot

As noted on the plan A-103 - it looks like there are 2 large trees at the rear of the lot

\_\_\_\_\_ 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.

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

\_\_\_\_\_ 16. Show parking lot striping on the tree replacement plan.

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

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

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

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

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

~~\_\_\_\_\_ 22. Show planting and staking details.~~

\_\_\_\_\_ 23. Note type of irrigation to be used.

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

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

\_\_\_\_\_ 25. Other comments:

\_\_\_\_\_  
\_\_\_\_\_

Add these notes to  
Tree Plan

**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.

LEGEND

|           |                                  |
|-----------|----------------------------------|
| RBF       | REBAR FOUND<br>(1/2" REBAR)      |
| CRS       | CAPPED REBAR SET<br>(1/2" REBAR) |
| CRBF      | CAPPED REBAR FOUND               |
| OTF       | OPEN TOP FOUND                   |
| CTF       | CRIMP TOP FOUND                  |
| ☆         | LIGHT POLE                       |
| BL        | BUILDING LINE                    |
| C.L.F     | CHAIN LINK FENCE                 |
| R/W       | RIGHT-OF-WAY                     |
| TPED      | PHONE PEDASTAL                   |
| CATV      | CABLE BOX                        |
| WM        | WATER METER                      |
| □PB       | TRANSFORMER                      |
| U/E       | UTILITY EASEMENT                 |
| (12.34'D) | DEED DISTANCE                    |
| 12.34'(M) | MEASURED DISTANCE                |
| DE        | DRAINAGE EASEMENT                |
| SSE       | SEWER EASEMENT                   |
| HW        | HEADWALL                         |
| JB        | JUNCTION BOX                     |
| CB        | CATCH BASIN                      |
| P         | PORCH                            |
| C/P       | CARPORT                          |

ZONING: R-SF

MIN. LOT AREA: 4,000 SF  
MIN LOT FRONTAGE: 40'

SETBACKS:

FRONT-315FEET  
SIDE-5 FEET  
REAR-20 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM COVERAGE: 70%

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 371,912 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

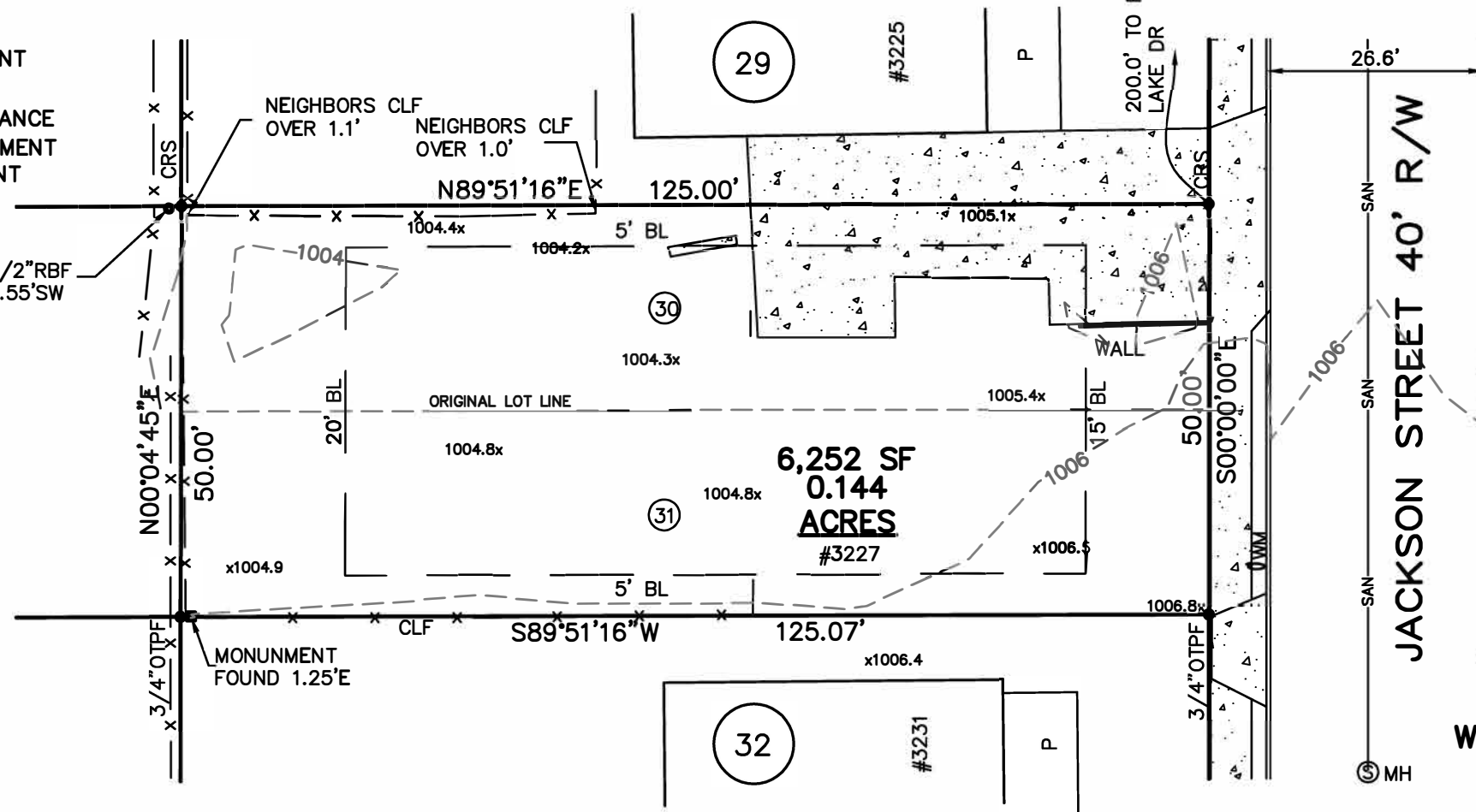
CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

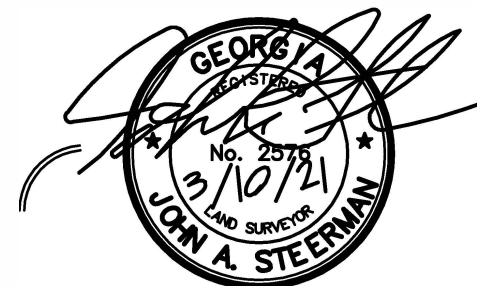
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0366F DATED 9/18/13.



WALNUT ST



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.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS  
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 55136  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 3/9/21  
SCALE: 1"=20'

SURVEY FOR:  
EERRBODYEATSREALSTATE

LOTS 30 & 31  
SUBDIVISION: FOREST HILL PARK  
LAND LOT 94 14th DISTRICT  
CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA  
REFERENCED IN PLAT BOOK 7, PAGE 58-59

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY 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 OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

| LEGEND    |                                  |
|-----------|----------------------------------|
| RBF       | REBAR FOUND<br>(1/2" REBAR)      |
| CRS       | CAPPED REBAR SET<br>(1/2" REBAR) |
| CRBF      | CAPPED REBAR FOUND               |
| OTF       | OPEN TOP FOUND                   |
| CTF       | CRIMP TOP FOUND                  |
| ☆         | LIGHT POLE                       |
| BL        | BUILDING LINE                    |
| C.L.F     | CHAIN LINK FENCE                 |
| R/W       | RIGHT-                           |
| TPED      | PHON                             |
| CATV      | CABL                             |
| WM        | WATE                             |
| □PB       | TRAN                             |
| U/E       | UTILIT                           |
| DEED      | DEED                             |
| (12.34'D) | MEAS                             |
| 12.34'(M) | DRAIN                            |
| DE        | SEWE                             |
| SSE       |                                  |
| HW        | HEADWALL                         |
| JB        | JUNCTION BO                      |
| CB        | CATCH BASIN 1/2"RBF              |
| P         | PORCH 1.55'SW                    |
| C         | CRUSHED STONE                    |
| SD        | SEEDING                          |
| CL        | CLEAN OUT                        |
| F         | SILT FENCE (...XX...XX...)       |
| FD        | FRENCH DRAIN                     |

| Lot Coverage: |         |
|---------------|---------|
| Heated        | 1800 SF |
| Concrete      | 535 SF  |
| Deck          | 670 SF  |
| Total         | 3005 SF |
| 3005/6252=48% |         |

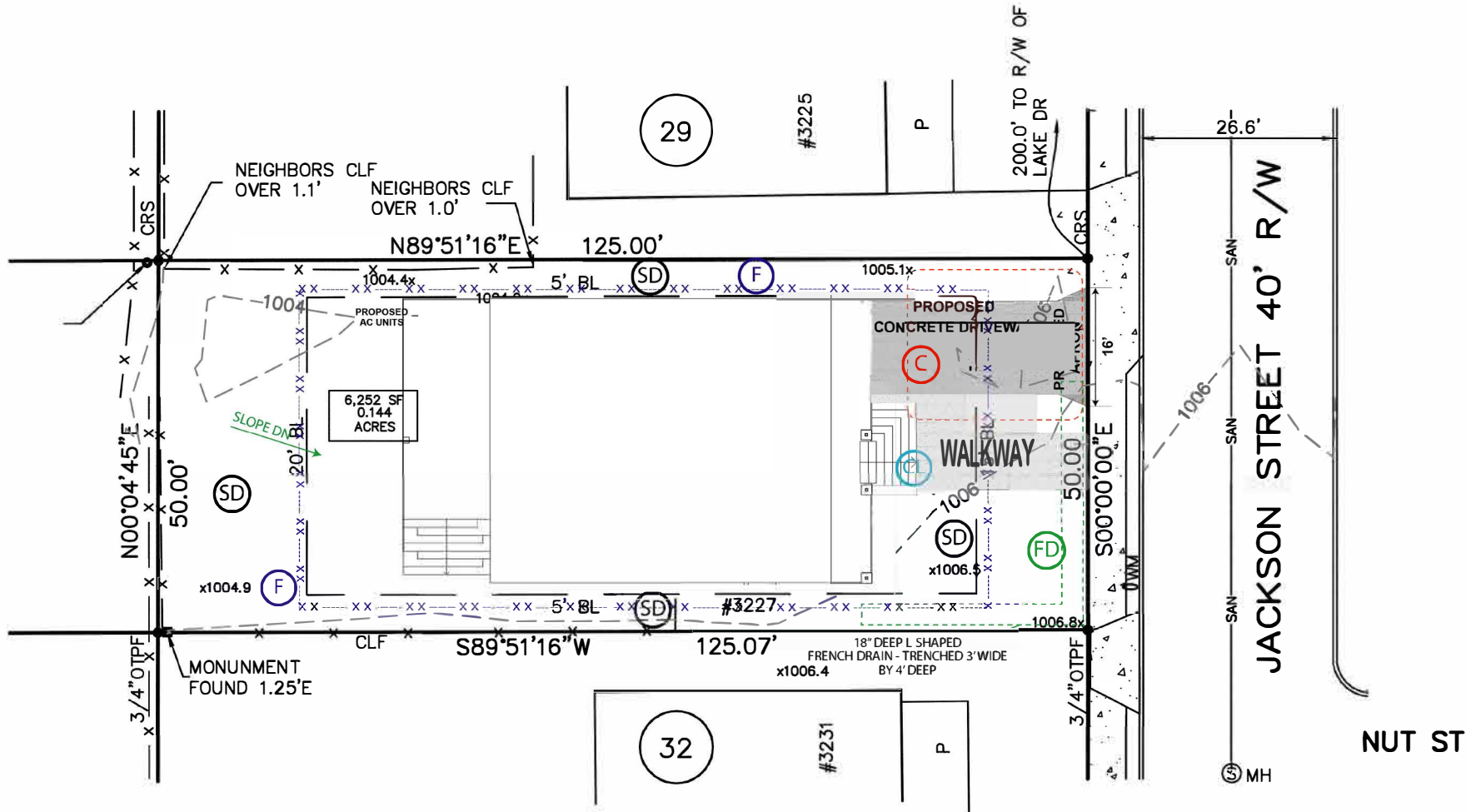
| DIRT STATEMENT: |      |
|-----------------|------|
| FILL:           | 0 CY |
| CUT:            | 0 CY |
| NET:            | 0 CY |

| FLOOR AREA RATIO: |               |
|-------------------|---------------|
| 1ST FLOOR:        | 1800 SF       |
| FAR:              | 1800/6252=29% |

"Flood Hazard Statement",  
By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0366F, Last revised September 18, 2013.

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY 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 OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

**ZONING: R-SF**  
MIN. LOT AREA: 4,000 SF  
MIN LOT FRONTAGE: 40'  
**SETBACKS:**  
FRONT- 15 FEET  
SIDE- 5 FEET  
REAR- 20 FEET  
**MAXIMUM BUILDING HEIGHT: 35 FEET**  
**MAXIMUM COVERAGE: 70%**



- 1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established
- 2) Silt Fence - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (Sd1-S).
- 3) Maintenance Statement - Erosion control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
- 4) Statement - Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection
- 5) No graded slope shall exceed 2h:1v
- 6) "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."
- 7) "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

**EROSION AND SEDIMENT CONTROL NOTES:**  
"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."  
"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."  
"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED."  
"SILT FENCE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL 2016 EDITION (Sd1-S)."  
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES."  
"EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY, AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR."  
**(ADDITIONAL GRADING AND DRAINAGE NOTES:**  
"ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS."  
"PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1301 TO CONTACT THE INSPECTOR."  
"NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS."  
"ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES."  
"THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION."  
"THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION."  
"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL. SLOPES USING THESE LENGTHS."  
"TOPSOIL, EQUIPMENT, AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER."  
"UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS."  
"SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS."  
"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY-TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404) 481-0044."



| PHASING        |
|----------------|
| Project Status |
|                |
|                |
|                |
|                |
|                |
|                |
|                |
|                |
|                |

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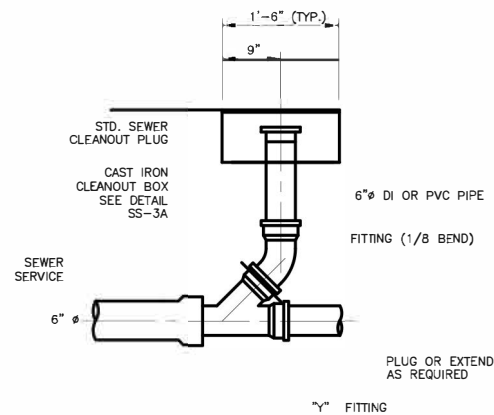
IN TOWN MANAGEMENT GROUP, LLC.  
3227 Jackson St, Hapeville, GA 30354  
RELEASED FOR CONSTRUCTION

PROPOSED  
SITE PLAN  
A 101

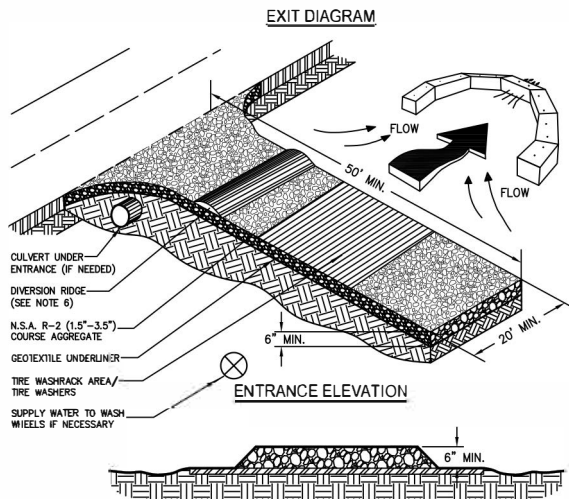
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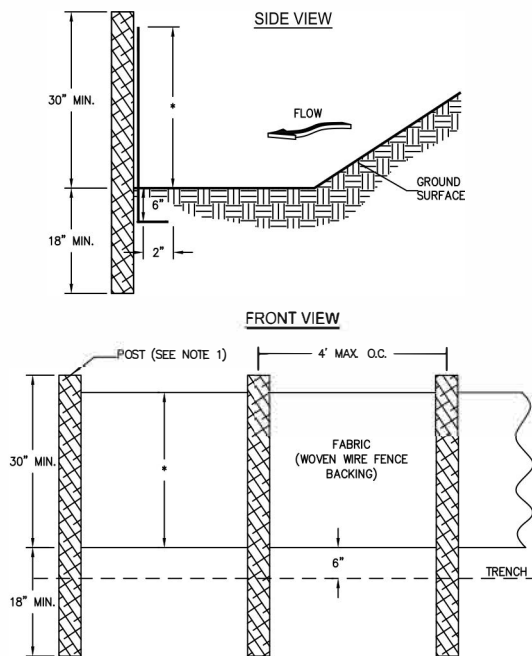


|                      |  |
|----------------------|--|
| REV.                 |  |
| DATE: OCT. 2011      |  |
| ORIG. DATE: NOV 2004 |  |
| SCALE: N.T.S.        |  |
| DETAIL NO. SS-G_SC00 |  |



- 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. 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 TIE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT MAINTAIN 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 CLEANOUP OF ANY MEASURES USED TO TRAP SEDIMENT.

Ⓕ



- NOTES:**
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SD

CONTRACTOR TO PROTECT ALL DISTURBED AREAS BY  
TEMPORARY RESEEDING UNTILL PERMANENT GROUND COVER IS  
ESTABLISHED. (MAXIMUM OF TWO WEEKS AFTER DISTURBANCE).

ADD TO SOIL:  
COMMERCIAL 16-20-10 FERTILIZER @ 650 LBS/AC OR AS  
SPECIFIED BY SOIL REPORTS  
AFTER SOIL pH ANALYSIS, LIME AS SPECIFIED ON pH LEVEL  
CHART.

THIS CHART INDICATES THE AMOUNT OF LIME TO ADD IN OUNCES PER SQUARE YARDS AND IN POUNDS PER 1000 SF.

4.0 2.25 OZ 3 OZ      4.4 OZ 5.33 OZ  
1000 SF 24 LBS 19 LBS      28 LBS 33 LBS

5.0 1.8 OZ 2.25 OZ 3.0 OZ 3.6 OZ  
1000 SF 11 LBS 14 LBS 28 LBS 33 LBS

6.0 0.5 OZ 1 OZ 12 OZ 14 OZ  
1000 SF 3.5 LBS 6 LBS 8 LBS 9 LBS

NOTE: NEUTRAL pH IS 7.0

| SEASON DATES | TYPE OF GRASS  | RATE |
|--------------|----------------|------|
| 1950-1951    | 100% Bluegrass | 100% |
| 1951-1952    | 100% Bluegrass | 100% |
| 1952-1953    | 100% Bluegrass | 100% |
| 1953-1954    | 100% Bluegrass | 100% |
| 1954-1955    | 100% Bluegrass | 100% |
| 1955-1956    | 100% Bluegrass | 100% |
| 1956-1957    | 100% Bluegrass | 100% |
| 1957-1958    | 100% Bluegrass | 100% |
| 1958-1959    | 100% Bluegrass | 100% |
| 1959-1960    | 100% Bluegrass | 100% |
| 1960-1961    | 100% Bluegrass | 100% |
| 1961-1962    | 100% Bluegrass | 100% |
| 1962-1963    | 100% Bluegrass | 100% |
| 1963-1964    | 100% Bluegrass | 100% |
| 1964-1965    | 100% Bluegrass | 100% |
| 1965-1966    | 100% Bluegrass | 100% |
| 1966-1967    | 100% Bluegrass | 100% |
| 1967-1968    | 100% Bluegrass | 100% |
| 1968-1969    | 100% Bluegrass | 100% |
| 1969-1970    | 100% Bluegrass | 100% |
| 1970-1971    | 100% Bluegrass | 100% |
| 1971-1972    | 100% Bluegrass | 100% |
| 1972-1973    | 100% Bluegrass | 100% |
| 1973-1974    | 100% Bluegrass | 100% |
| 1974-1975    | 100% Bluegrass | 100% |
| 1975-1976    | 100% Bluegrass | 100% |
| 1976-1977    | 100% Bluegrass | 100% |
| 1977-1978    | 100% Bluegrass | 100% |
| 1978-1979    | 100% Bluegrass | 100% |
| 1979-1980    | 100% Bluegrass | 100% |
| 1980-1981    | 100% Bluegrass | 100% |
| 1981-1982    | 100% Bluegrass | 100% |
| 1982-1983    | 100% Bluegrass | 100% |
| 1983-1984    | 100% Bluegrass | 100% |
| 1984-1985    | 100% Bluegrass | 100% |
| 1985-1986    | 100% Bluegrass | 100% |
| 1986-1987    | 100% Bluegrass | 100% |
| 1987-1988    | 100% Bluegrass | 100% |
| 1988-1989    | 100% Bluegrass | 100% |
| 1989-1990    | 100% Bluegrass | 100% |
| 1990-1991    | 100% Bluegrass | 100% |
| 1991-1992    | 100% Bluegrass | 100% |
| 1992-1993    | 100% Bluegrass | 100% |
| 1993-1994    | 100% Bluegrass | 100% |
| 1994-1995    | 100% Bluegrass | 100% |
| 1995-1996    | 100% Bluegrass | 100% |
| 1996-1997    | 100% Bluegrass | 100% |
| 1997-1998    | 100% Bluegrass | 100% |
| 1998-1999    | 100% Bluegrass | 100% |
| 1999-2000    | 100% Bluegrass | 100% |
| 2000-2001    | 100% Bluegrass | 100% |
| 2001-2002    | 100% Bluegrass | 100% |
| 2002-2003    | 100% Bluegrass | 100% |
| 2003-2004    | 100% Bluegrass | 100% |
| 2004-2005    | 100% Bluegrass | 100% |
| 2005-2006    | 100% Bluegrass | 100% |
| 2006-2007    | 100% Bluegrass | 100% |
| 2007-2008    | 100% Bluegrass | 100% |
| 2008-2009    | 100% Bluegrass | 100% |
| 2009-2010    | 100% Bluegrass | 100% |
| 2010-2011    | 100% Bluegrass | 100% |
| 2011-2012    | 100% Bluegrass | 100% |
| 2012-2013    | 100% Bluegrass | 100% |
| 2013-2014    | 100% Bluegrass | 100% |
| 2014-2015    | 100% Bluegrass | 100% |
| 2015-2016    | 100% Bluegrass | 100% |
| 2016-2017    | 100% Bluegrass | 100% |
| 2017-2018    | 100% Bluegrass | 100% |
| 2018-2019    | 100% Bluegrass | 100% |
| 2019-2020    | 100% Bluegrass | 100% |
| 2020-2021    | 100% Bluegrass | 100% |
| 2021-2022    | 100% Bluegrass | 100% |
| 2022-2023    | 100% Bluegrass | 100% |
| 2023-2024    | 100% Bluegrass | 100% |
| 2024-2025    | 100% Bluegrass | 100% |
| 2025-2026    | 100% Bluegrass | 100% |
| 2026-2027    | 100% Bluegrass | 100% |
| 2027-2028    | 100% Bluegrass | 100% |
| 2028-2029    | 100% Bluegrass | 100% |
| 2029-2030    | 100% Bluegrass | 100% |
| 2030-2031    | 100% Bluegrass | 100% |
| 2031-2032    | 100% Bluegrass | 100% |
| 2032-2033    | 100% Bluegrass | 100% |
| 2033-2034    | 100% Bluegrass | 100% |
| 2034-2035    | 100% Bluegrass | 100% |
| 2035-2036    | 100% Bluegrass | 100% |
| 2036-2037    | 100% Bluegrass | 100% |
| 2037-2038    | 100% Bluegrass | 100% |
| 2038-2039    | 100% Bluegrass | 100% |
| 2039-2040    | 100% Bluegrass | 100% |
| 2040-2041    | 100% Bluegrass | 100% |
| 2041-2042    | 100% Bluegrass | 100% |
| 2042-2043    | 100% Bluegrass | 100% |
| 2043-2044    | 100% Bluegrass | 100% |
|              |                |      |

SUMMER MAY 15 - AUG 30 BERMUDA 100 LBS/AC

COOL SEPT 1- NOV 15 FESCUE 300 LBS/AC  
MAR 15 - MAY 15

WINTER NOV 15 - MAR 15 ANNUAL RYE GRASS 300 LBS/AC

COVER SEED AREA WITH LIGHT LAYER OF WHEAT STRAW MULCH

- 1) WATERS OF THE STATE DOES NOT EXISTS WITHIN 200 FEET OF THIS SITE.
- 2) NOTE: MAINTENANCE STATEMENT:  
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR.
- 3) (A) SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
- 4) ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF ATLANTA.
- 5) GRASSING TO BEGIN WITHIN 14 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTINUED FOR A PERIOD OF 14 DAYS OR LONGER. (A) DISTURBED AREAS LEFT IDE TO 30 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2) DISTURBED AREAS LEFT IDE FOR 30 DAYS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (DS3). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN 14 DAYS.
- 6) DURING UNSUITABLE GROWING SEASONS, SLOPES WILL BE USED AS A TEMPORARY COVER (DS1) ON SLOPES THAT ARE 3:1 OR STEEPER, MULCH MUST BE ANCHORED.

\*ALL UNSUITABLE SOILS AND TOP SOILS WILL BE STOCKPILED ON-SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF ALL GROUND COVER.

\*ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION

\*CONTRACTOR TO ANTICIPATE THAT ONE GRASSING ATTEMPT OF THE DISTURBED AREAS WILL NOT BE ADEQUATE TO PROVIDE A SUFFICIENT STAND OF GROUND COVER. MULTIPLE ATTEMPTS AT GRASSING OF DISTURBED AREA SHOULD BE ANTICIPATED FOR THIS PROJECT. GRASSING PROCEDURES WILL BE CARRIED OUT ON REGULAR AND TIMELY INTERVALS UNTIL A GOOD AND COMPLETE STAND OR GROUND COVER HAS BEEN ESTABLISHED

ADDITIONAL NOTES:

1. NO GRADED SLOPE SHALL EXCEED 2h:1v SLOPE
2. DIRT WILL BE STOCKPILED ON SITE.

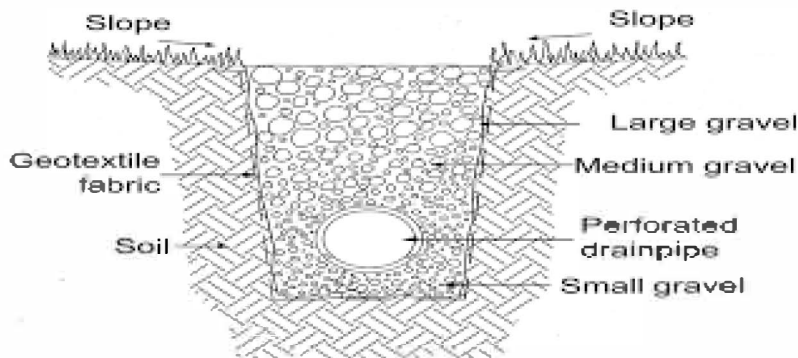
THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE GUIDANCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE (404) 491-0044

- | GENERAL NOTES:                                                                                                                                                                                                                                                                                                  | CLEANOUT BOX |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 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, PREPARED AS NECESSARY TO REMOVE FINIS AND ROUGH PLACES.                                                                                                                                                  |              |
| 3. THE CASTINGS SHALL BE COATED WITH AN INSULATING COAL TAR PATCH 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.

REV.  
DATE: OCT. 2011  
ORIG. DATE: NOV 2004  
SCALE: N.T.S.

DETAIL NO. SS-G\_SCO05



FRENCH DRAIN DETAIL DIAGRAM  
TO BE LOCATED ON THE SOUTH EAST OF THE SITE

## PHASING

Project Status

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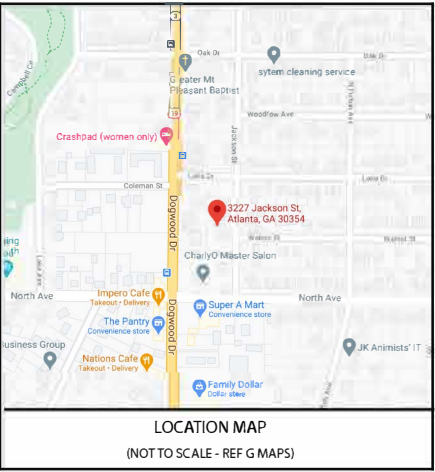
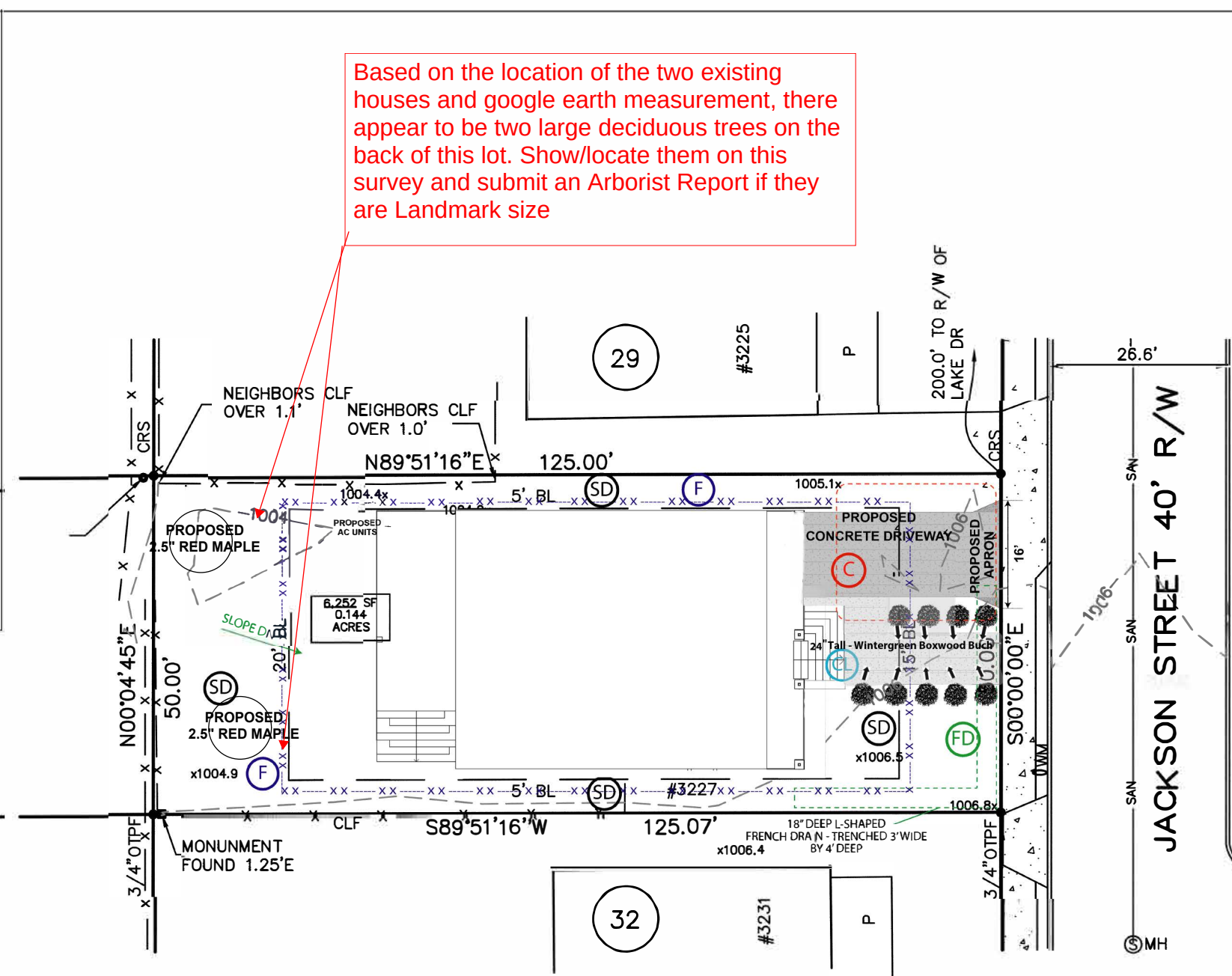
33227 Jackson St, Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

## SITE NOTES & DETAILS

A 102

| LEGEND    |                                  |
|-----------|----------------------------------|
| RBF       | REBAR FOUND<br>(1/2" REBAR)      |
| CRS       | CAPPED REBAR SET<br>(1/2" REBAR) |
| CRBF      | CAPPED REBAR FOUND               |
| OTF       | OPEN TOP FOUND                   |
| CTF       | CRIMP TOP FOUND                  |
| ☆         | LIGHT POLE                       |
| BL        | BUILDING LINE                    |
| C.L.F     | CHAIN LINK FTNCT                 |
| R/W       | RIGHT-                           |
| TPED      | PHON                             |
| CATV      | CABL                             |
| WM        | WATE                             |
| □PB       | TRAN                             |
| U/E       | UTILIT                           |
| (12.34'D) | DEED                             |
| 12.34'(M) | MEAS                             |
| DE        | DRAIN                            |
| SSE       | SEWE                             |
| HW        | HEADWALL                         |
| JB        | JUNCTION BO                      |
| CB        | CATCH BASIN 1/2" RBF             |
| P         | PORCH 1.55'SW                    |
| C         | CRUSHED STONE                    |
| SD        | SEEDING                          |
| CL        | CLEAN OUT                        |
| F         | SILT FENCE (...XX...XX...)       |
| FD        | FRENCH DRAIN                     |



| LANDSCAPE NOTES:                                                     |  |
|----------------------------------------------------------------------|--|
| EXISTING SITE NO TREES ON SITE EXIST.                                |  |
| PROPOSED                                                             |  |
| SD = AREA PROPOSED SEEDED GRASS                                      |  |
| BUSHES TO BE PLANTED ALONG FRONT WALKWAY. QTY 9 (WHITEGREEN BOXWOOD) |  |
| TREES TO BE PLANTED IN THE BACK. QTY 2. (2.5" RED MAPLE)             |  |

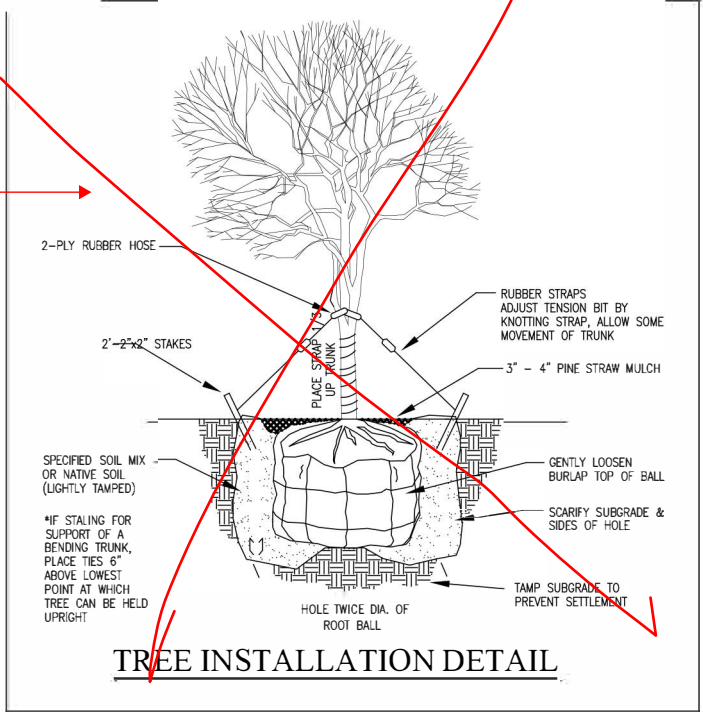
Google earth measurements indicate that two large trees are at the back of the lot.

.143 ac. x 100 Inches = 14.3 Inches required on lot

In addition, if the two trees at the back of the lot are Landmark trees, the CRZ must be protected if in good condition. Otherwise, they must be recompensed. Provide Arborist Report

This plan has no calculations per the Ordinance. Remove shrubs from tree plan, review the Ordinance and resubmit with a compliant tree plan. (The attached checklist is not the full ordinance). Contact the City Planner for directions on how to download a copy of the current Tree Ordinance.

Use the City details

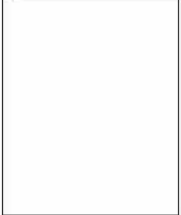


| PHASING        |  |
|----------------|--|
| Project Status |  |
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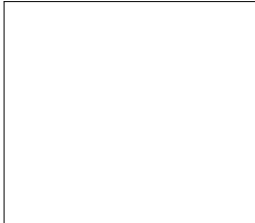
3227 Jackson St, Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

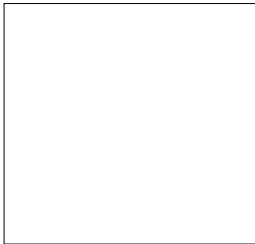
LANDSCAPING PLAN

A 103

| PHASING            |
|--------------------|
| PRILIMINARY DESIGN |
|                    |
|                    |
|                    |
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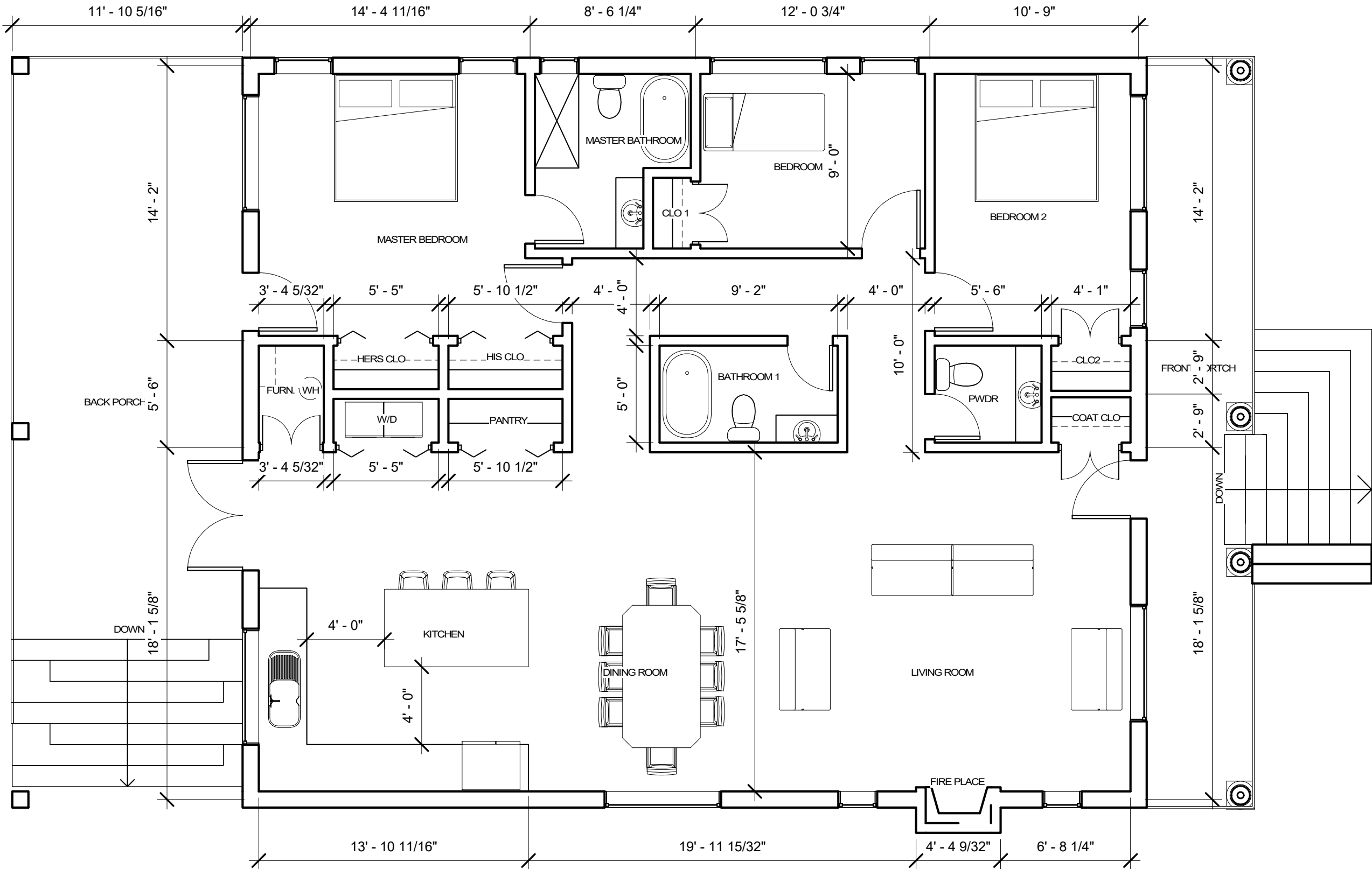


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|                                          |
|------------------------------------------|
| IN-TOWN MANAGEMENT GROUP, LLC.           |
| 3227 Jackson St. SW Hapeville, GA, 30354 |
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1ST FLOOR



3/16" = 1'-0"

- NOTE:**  
1. ROOF SHING  
TO BE  
30 YEAR ARCHITECTURAL

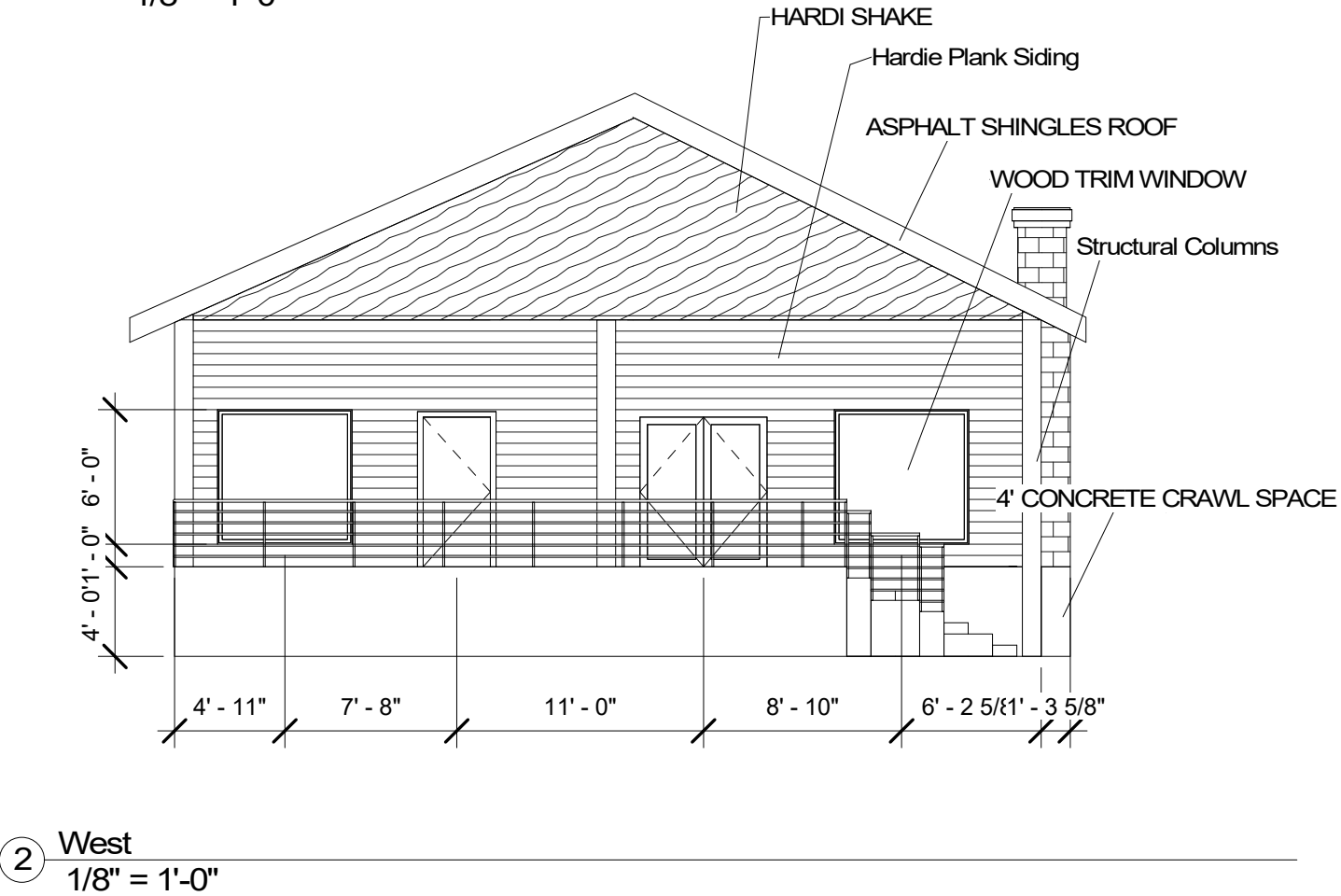
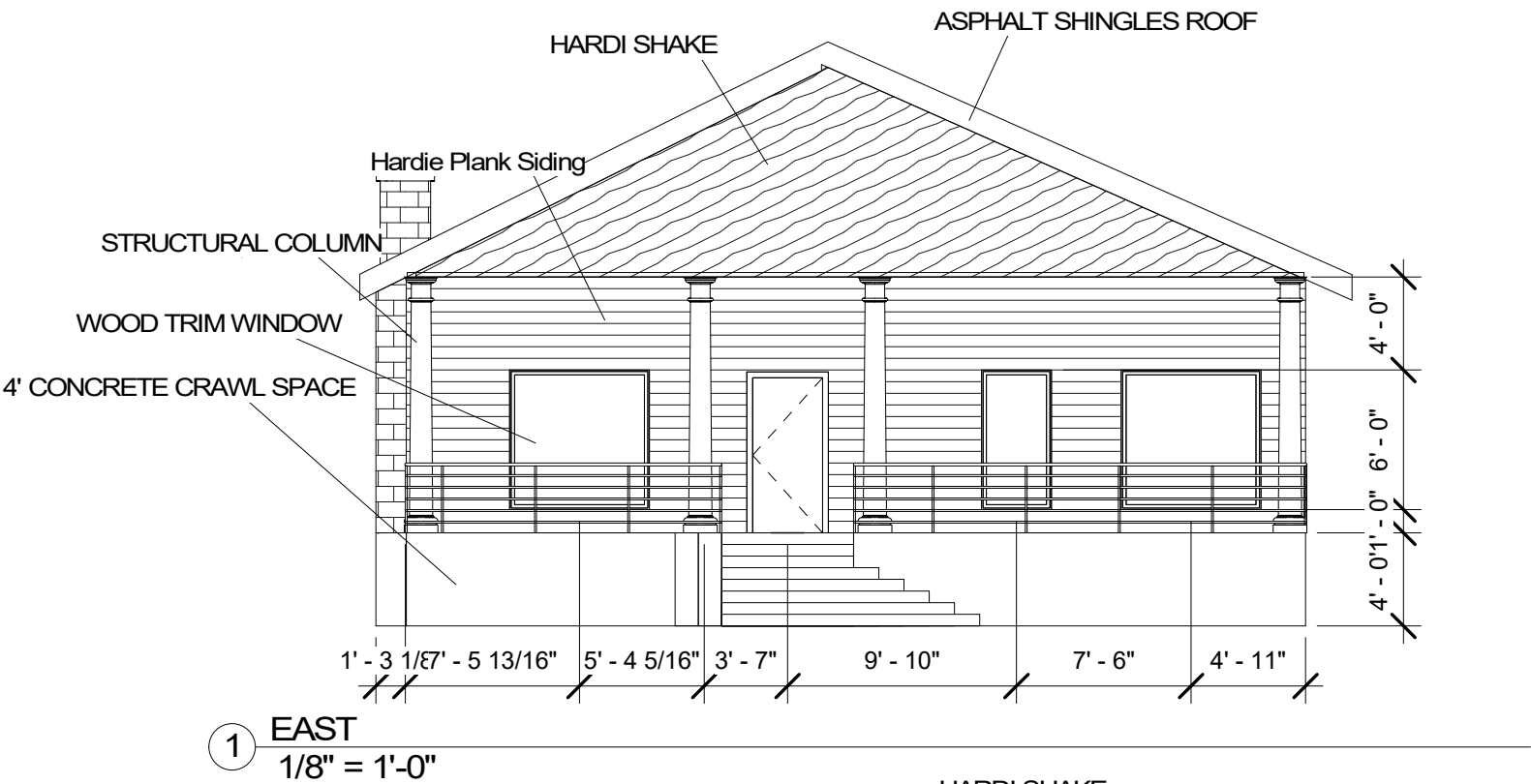
2. GUTTERS & DOWNSPO  
TO GALVANIZED  
BAKED ALUMINUM

3. ALL WIND  
TO BE SDL  
NON TINTED GLASS

4. ALL WINDOW PA  
SHALL BE RECESSED  
MINIMUM 2"

5. ALL DOUBLE WIND  
TO HAVE A 6" MULL  
BETWEEN THEM

6. ALL WINDOWS TO H  
A WOOD SILL

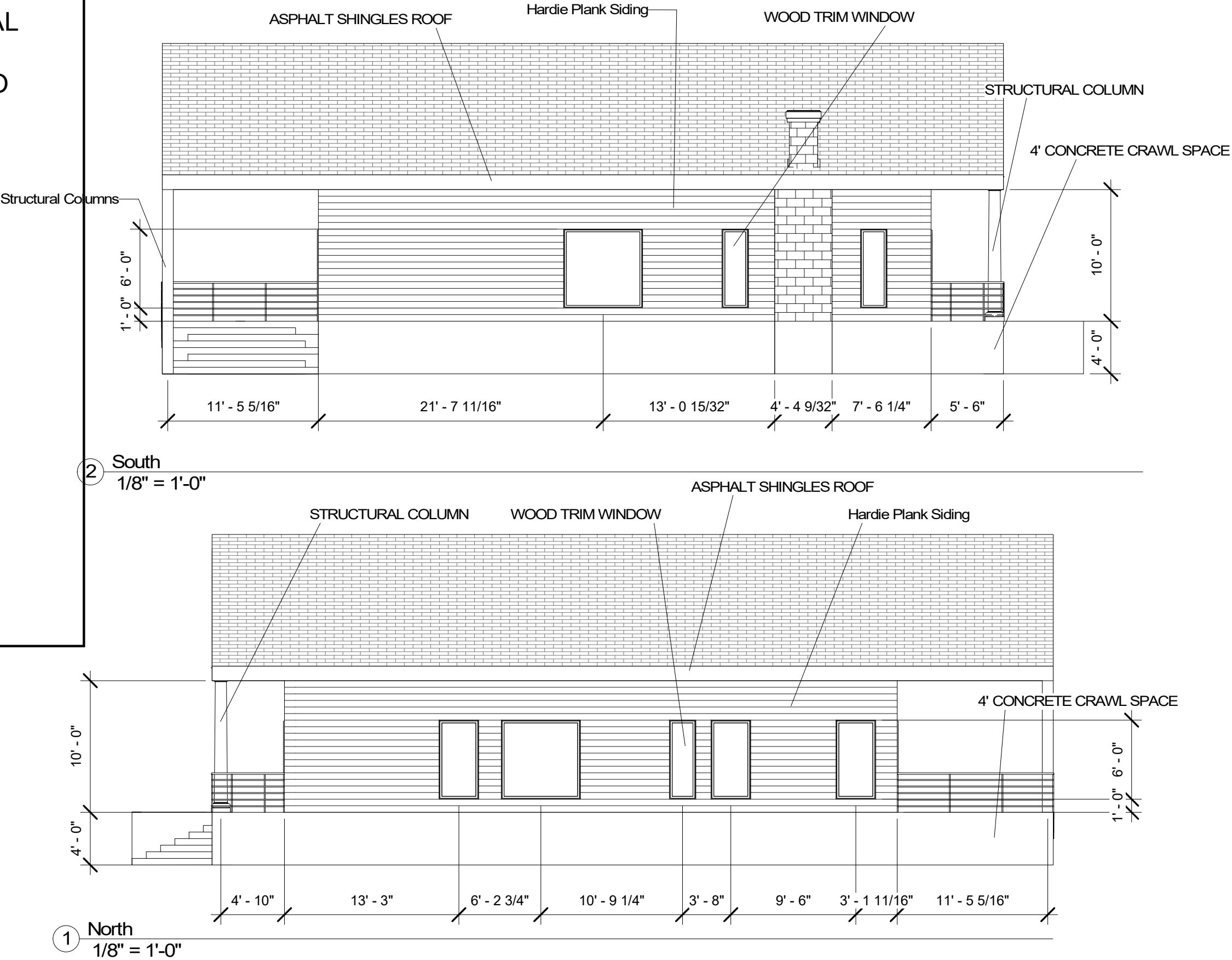


1/8" = 1'-0"

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------|
| PHASING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                          |                           |
| PRILIMINARY DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                          |                           |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                           |
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| PROPOSED ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                          |                           |
| A105                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |                           |
| Page 242 of 244                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                           |



- NOTE:**
- 1. ROOF SHING TO BE 30 YEAR ARCHITECTURAL
  - 2. GUTTERS & DOWNSPO TO GALVANIZED BAKED ALUMINUM
  - 3. ALL WIND TO BE SDL NON TINTED GLASS
  - 4. ALL WINDOW PA SHALL BE RECESSED MINIMUM 2"
  - 5. ALL DOUBLE WIND TO HAVE A 6" MULL BETWEEN THEM
  - 6. ALL WINDOWS TO H A WOOD SILL



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| PHASING                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                          |                           |
| PRILIMINARY DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                          |                           |
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| PROPOSED. ELEVATION                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |                           |
| A106                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                          |                           |

AREA MEASUREMENT.

| Num | SPACE           | Area   |
|-----|-----------------|--------|
| 1   | MASTER BEDROOM  | 193 SF |
| 2   | MASTER BATHROOM | 62 SF  |
| 3   | CLO 2           | 7 SF   |
| 4   | BEDROOM 2       | 104 SF |
| 5   | BEDROOM 1       | 136 SF |
| 6   | PWDR            | 28 SF  |
| 7   | CLO 1           | 10 SF  |
| 8   | COAT CLO        | 10 SF  |
| 9   | BASTHROOM 1     | 46 SF  |
| 10  | HIS CLO         | 13 SF  |
| 11  | PANTRY          | 13 SF  |
| 12  | HERS CLO        | 12 SF  |
| 13  | W/D             | 12 SF  |
| 14  | UTILITY CLO     | 17 SF  |
| 15  | KITCHEN         | 165 SF |
| 16  | LIVING ROOM     | 270 SF |
| 17  | DINING ROOM     | 120 SF |

AREA MEASUREMENT

| SPACE       | Area    |
|-------------|---------|
| 1ST FLOOR   | 1799 SF |
| BACK DECK   | 458 SF  |
| FRONT PORCH | 212 SF  |
| WALK WAY    | 120 SF  |
| DRIVE WAY   | 413 SF  |
| TOTAL       | 3005SF  |

| COMPARISON CHART- ZONING REQUIREMENTS AND PROPOSED SITE |       |              |              |                                       |
|---------------------------------------------------------|-------|--------------|--------------|---------------------------------------|
| R-SF STANDARD                                           |       | REQUIREMENT  | PROPOSED     | COMPATIBILITY                         |
| MIN.LOT AREA                                            |       | 4000 sq. ft. | 1800 sq. ft. | 2200 sq. ft. less than R-SF standard  |
| MIN.YARD SETBACKS                                       | FRONT | 15 ft        | 24ft         | Exceeds R-SF standard by 9 ft         |
|                                                         | SIDE  | 5 ft         | 6 ft -7 inch | Exceeds R-SF standard by 1 ft- 7 inch |
|                                                         | REAR  | 20 ft        | 37 ft        | Exceeds R-SF standard by 17 ft        |
| MAX. BUILDING HEIGHT                                    |       | 35 ft        | 25 FT        | 10 ft less than R-SF standard         |
| MAX. LOT COVERAGE                                       |       | 70%          | 48%          | less than R-SF standard 22%           |

R-SF  
Residential 1 Family

|                    |
|--------------------|
| PHASING            |
| PRILIMINARY DESIGN |
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ZONING AND AREA CHARTS.

A107