

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

January 14, 2020 6:00 PM

Agenda

1. Welcome and Introduction
2. Election of Officers
 - 2.I.
 - Vice Chairman
 - Chairman
3. Approval of Minutes
 - 3.I. Minutes of December 14, 2019
 1. MINUTES - 12-14-2019 (draft)
4. New Business
 - 4.I. 360 Lake Drive - Site Plan Review
Background:

Caren Ann Nunnally is seeking site plan approval to construct a two-story single-family dwelling at 360 Lake Drive. The dwelling will be 2,529-sf and will include four bedrooms and three and a half bathrooms. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 360 Lake Drive - Site Plan
 2. Planner's Report Site Plan Review 360 Lake Dr Jan 2020
 3. 360 Lake - Site Plan - FINAL - ver2
 4. 360 Lake - Blueprints - FINAL 11-19-19
- 4.II. 515 Walnut Street - Site Plan Review
Background:

Gregory Evans is seeking site plan approval to construct a new one and a half story single-family dwelling at 515 Walnut Street. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 515 Walnut Street - Site Plan_Redacted
2. Planner's Report Site Plan Review 515 Walnut St Rev 1-9-20
3. 2019-3190 515 Walnut Street Site Plan 1-7-2020

4.III 3436 Harding Avenue - Site Plan Review

. Background:

David Cook is seeking site plan approval to construct a one and half story single-family dwelling located at 3436 Harding Avenue. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Planner's Report Site Plan Review 3436 Harding Ave
2. Site Plans - 3436 Harding Avenue
3. Application - 3436 Harding Avenue - Site Plan_Redacted

4.IV 3473 Harding Avenue - Site Plan Review

. Background:

Juwan Thompson of Round Table Visions, LLC is seeking site plan approval to construct a one and half story single-family dwelling located at 3473 Harding Avenue. The property is zoned R-SF, Residential Single Family.

Documents:

1. 3473 Harding Avenue - Application_Redacted
2. Planner's Report Site Plan Review 3473 Harding Ave
3. Site Plan - 3473 Harding Avenue

5. Old Business

5.I. Administrative Variance - Text Amendment

Background:

Background:

Discussion on a amendment to the Code of Ordinances, Sec. 87-3-3(a) to provide a process for Administrative Variances. *This item was tabled at the December 14, 2019 meeting.*

Documents:

1. Planner's Report Text Amendment Administrative Variance Rev 1.9.20

6. Next Meeting Date

6.I. Tuesday, February 11, 2020 at 6:00 p.m.

7. Adjourn

Planning Commission Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

December 14, 2019 6:00PM

1. Welcome and Introduction

Vice Chairman Jeanne Rast called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Leah Davis, Larry Martin and Cliff Thomas. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Chairman Brian Wismer and Commissioners Lucy Dolan and Charlotte Rentz were unable to attend the meeting.

2. Approval of Minutes

2.I. November 12, 2019

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to approve the minutes of November 12, 2019 as submitted. Motion Carried: 3-0.

3. New Business

3.I. Future Land Use Map Update

Consideration of a resolution to adopt an update to the Future Land Use Map.

Summary

The purpose of the FLUM is to define areas within the City that are suitable for various land use activities. In 2018, City Council amended the FLUM to change a portion of Hapeville on the northwest edge of the City from High Intensity Mixed-Use to Residential. Council did this to accommodate a small number of single-family detached residences still in the area. However, the area remains primarily commercial in nature, and is currently zoned C-1, Retail Commercial. To reconcile these uses, and to encourage the existing residential community to remain while fostering the uses recommended by the Comprehensive Plan, staff proposes a change to the FLUM for this area from Residential to Low Intensity Mixed-Use.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to recommend the Mayor and Council approve the Future Land Use Map update to change the northwest edge of the City from Residential to Low Intensity Mixed-Use. Motion Carried: 3-0.

3.II. Zoning Map Amendment

Text Amendment

Consideration of a text amendment to update the zoning map.

Summary

The City is initiating a zoning map amendment for parcels currently zoned C-1, Retail Commercial in the City and are located north of Baker Drive and Cofield Drive, between Sylvan Road and Interstate 85.

The proposed area slated for rezoning is located within a greater mixed-use residential and commercial region, with general commercial uses to the south in the City of Hapeville and a mix of residences and retail commercial uses to the north in the City of East Point and the City of Atlanta. In recognition of the desired redevelopment of this area of Hapeville and in keeping with the vision outlined in the Hapeville Comprehensive Plan (2017), the Future Land Use Map is being updated to identify these parcels as Low-Intensity Mixed-Use. The proposed rezoning will allow single-family development as a permitted use, thus returning the existing residential properties to conformity with zoning.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion, Larry Martin seconded to recommend the Mayor and Council approve the Zoning Map Amendment for the properties located at the northwest edge of the City from C-1, Retail Commercial to V, Village. Motion Carried: 3-0.

3.III. Arts District Overlay (Food Trucks)

Text Amendment

Consideration of a Text Amendment to amend Article 28 (A-D, Arts District Overlay) for the purpose of updating the food truck regulations within the A-D Zone.

Summary

The proposed text amendment would re-structure the food truck court section of the Code to better reflect contemporary trends in food truck courts and, more broadly, outdoor public events. The new regulations would make operating food truck courts simpler by removing a layer of bureaucracy while still ensuring such operations are safe and compatible with neighboring uses. They would also allow food truck courts as a primary use requiring a Special Use Permit on any private commercial lot.

Public Comment: None.

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to recommend the Mayor and Council approve the Arts District Overlay amendment as it relates to food trucks. Motion Carried: 3-0.

3.IV. Arts District Overlay (Residential Uses)

Text Amendment

Consideration of a text amendment to amend Article 28 (A-D, Arts District Overlay), Section 93-28-7.5 (Residential Uses).

Summary

City Code currently prohibits any new residential construction unless it is part of a mixed-use development with a commercial use at the ground floor in the A-D, Arts District overlay. While ground floor commercial and retail uses are encouraged, this may preclude the development of medium to higher density residential uses such as townhomes and multi-family dwellings. The following text permits residential development with entrances at street level:

Code:

Sec. 93-28-7.5. – Residential uses.

Change: No residential use shall front on a public street, sidewalk or alley at the ground floor or street level. All ground level uses fronting on a public street, sidewalk or alley shall be non-residential uses.

To: Ground level uses fronting on a public street, sidewalk, or alley are encouraged as non-residential uses.

In addition, staff addressed concerns regarding the language in Sec. 93-28-7.5, lines 45-64, as it relates to limiting occupancy to “artist” occupancy only. Staff is working with legal to revise this language.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to recommend the Mayor and Council approve the Arts District overlay text amendment in Sec. 93-28-7.5 by striking “*No residential use shall front on a public street, sidewalk or alley at the ground floor or street level. All ground level uses fronting on a public street, sidewalk or alley shall be non-residential uses*” and replace it with “*Ground level uses fronting on a public street, sidewalk, or alley are encouraged as non-residential uses.*” In addition, the Planning Commission advised staff to revisit the language outlined in Sec. 93-28-7.5, lines 45-64 that relates to limiting occupancy to “artist” housing as this language may be discriminatory. Motion Carried: 3-0.

3.V. Administrative Variance

Text Amendment

Consideration of a text amendment to create Section 93-1-3.1 (Administrative Variances) for the purpose of allowing the City Planner to grant Administrative Variances.

Summary

In an effort to provide applicants in the city be given another route to obtaining minor and routine variances, limited administrative variance powers may streamline the process without adversely affecting the intent of the Code. The text amendment would introduce the power for the City Planner to grant Administrative Variances of up to 20% of the stated dimensional requirements for a use or structure, or 10% of stated dimensional requirements for a sign. Such decisions shall follow a rigorous set of standards and any given decision will be given in the form of a detailed report explaining the Planner's rationale. Should an applicant disagree with the decision, they may appeal to the Board of Appeals for a traditional variance.

Commissioner Martin expressed concern regarding the percentage amount for administrative variances and the process for public notification.

After further discussion, the Planning Commission advised staff to consider implementing a process for notification to the public for administrative variances.

Staff requested this item be tabled to consult with legal for guidance on procedures for public notification.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to table this item until next meeting on January 14, 2020. MOTION CARRIED: 3-0.

4. Old Business

4.1. Meeting Packet Delivery Discussion

Summary

Open discussion regarding changing to an electronic meeting packet delivery and discontinue the delivery of printed meeting materials.

This discussion was postponed at the November 12, 2019 meeting.

Discussion ensued regarding the process for electronic delivery of meeting materials. Commissioners were in support of keeping the current process and elected to continue receiving printed packets.

No action was taken.

5. Next Meeting Date

5.1. Tuesday, January 14, 2020 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to adjourn the meeting at 7:23 p.m. Motion Carried: 3-0.

Respectfully submitted by,

Jeanne Rast, Vice Chairman

Adrienne Senter, Secretary

19-PC-11-26

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

Name of Applicant Caren Ann Nunnally
Mailing Address: 157 Burke St. Ste 109 Stockbridge GA 30281
Telephone 414-5355 Mobile # _____ Email C2expediting@yahoo.com
Property Owner (s) ~~Brightstone Acquisitions Group~~ 360 Lake Drive LLC
Mailing Address 157 Burke St Ste 109 Stockbridge GA 30281
Telephone 678-782-6050 Mobile # _____
Address/Location of Property: 360 Lake Dr. Hapeville, GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400071058
Present Zoning Classification: R-SF Size of Tract: 0.187 acre(s)
Present Land Use: Vacant

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.

Caren Ann Nunnally
Applicant's signature

Date: 10/1/19

Sworn to and subscribed before me

This 1st day of October, 2019.

Crystal M. Griggs
Notary Public



WRITTEN SUMMARY

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

This is for a new single family home located on the property at 360 Lake Dr. It will be a 2 story home, with front and rear porches, a side entry garage, and driveway. The home will be 4 sides siding, with an easy sloped roof to accentuate the unique look and design. The front porch will cover 80% of the home and will invite any to sit and enjoy the area around it. The house will have 4 bedrooms and 3 1/2 baths. It will compliment the homes around it and the unique and inviting nature that is the City of Hapeville.

**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:

360 LAKE DRIVE

HAPEVILLE, GA 30354

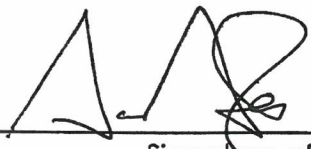
City of Hapeville, County of Fulton, State of Georgia

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 **SAM SETH**

Address of Applicant
300 EAST 77TH STREET, SUITE 21A, NEW YORK, NY 10075

Telephone of Applicant
404-960-4041


Signature of Owner

SAM SETH
Print Name of Owner

Personally Appeared Before Me this 10 day of 09, 2019.


Notary Public

MOHAMMAD RASHID RIAZ
Notary Public - State of New York
No. 01RI6320662
Qualified In Queens County
My Comm. Expires Mar. 9, 2023

RECORD AND RETURN TO:

McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
19B0057/MF
MAP# 14-0094-0007-105-8

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **4th day of March, 2019**, by and between **BRIGHTSTONE ACQUISITIONS GROUP, LLC, a Georgia limited liability company**, as party or parties of the first part, hereinafter referred to as "Grantor," and **360 LAKE DRIVE LLC, a Georgia limited liability company**, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING TRACT TWO OF THE PROPOSED SUBDIVISION OF 356 LAKE DRIVE, AS PER PLAT RECORDED IN PLAT BOOK 327, PAGE 23, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

MAP# 14-0094-0007-105-8

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[Notary Seal]



BRIGHTSTONE ACQUISITIONS GROUP, LLC, a Georgia limited liability company

BY:

GENE B. JOHNSON
MEMBER

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)

CAN

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.

CAN

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

CAN

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.

CAN

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).

<u>CAN</u>	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.
<u>CAN</u>	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.
<u>CAN</u>	Existing and proposed grades at an interval of five (5) feet or less.
<u>CAN</u>	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).
<u>CAN</u>	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.
<u>CAN</u>	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.
<u>CAN</u>	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.
<u>CAN</u>	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.

- CAN Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- CAN Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- CAN 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.
- CAN Site area (square feet and acres).
- CAN 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.
- CAN Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- CAN Total floor area ratio and/or residential density distribution.
- CAN Number of parking spaces and area of paved surface for parking and circulation
- CAN 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: Caren Ann Nunnally
 Date 10/7/19



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: January 8, 2020
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – 360 Lake Drive**

BACKGROUND

The City of Hapeville has received a site plan application from Caren Ann Nunnaly to construct a two-story single-family dwelling at 360 Lake Drive. The dwelling will be 2,529 sq. ft. and will include four bedrooms and three and a half bathrooms. Parking will be provided by a driveway leading to a side entry 388 sq. ft. attached garage.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

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

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

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;

- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
40	4,000	4,000	3 bdr/ 2 bath	1,000	70	15	15	5	20	2 ½	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 subject tract contains an existing wall and fence to the rear, outside the limits of disturbance, which are to be retained.***
- ***The plans indicate the dwelling will be 2-stories tall, and 28'-3 ½" high from grade.***
- ***The architectural drawings indicate the dwelling will be 2,529 sq. ft. in area.***
- ***Setback dimensions provided:***
 - ***Front setback is 26.5'***
 - ***Northeast side setback is 14.5'***
 - ***Southwest side setback is listed as 5'. However, the applicant has indicated the roof overhang as planned would extend 1' into the setback, which is not compliant. The applicant intends to submit a new site plan relocating the house one foot to the northeast, moving it beyond the setback.***
 - ***Rear Setback was not provided but is well beyond the minimum 20' setback.***

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

- *The width of the driveway will 15' and will share an existing curb cut on the property with a neighboring dwelling.*
 - *There is an existing 4' wide sidewalk.*
 - *The plans include a walkway extending from the porch to the sidewalk.*
 - *The applicant should provide general design cross section characteristics for the sidewalk, driveway, and walkway.*
- c. The locations, area and number of proposed parking spaces.
- *A 15' wide driveway will provide access to an attached rear 2 car garage.*
- d. Existing and proposed grades at an interval of five feet or less.
- *Existing and proposed grades are shown at intervals of two feet.*
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- *Location and size of existing trees, trees to save and trees to remove are provided. Four trees are to be saved, and 11 trees are to be removed. One tree to be removed, a 31" oak, is a landmark tree. The removal of landmark trees must comply with the City's Tree Ordinance (see below).*
 - *Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.*
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- *A landscape plan has been provided, indicating the addition of sodding, shrubs, and two new live oaks in the front yard.*
- 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, residential development.*
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- *The plans indicate fencing and a wall to the rear of the property are to be retained.*
- 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.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 8,151 sq. ft. or 0.187 acres. The minimum lot size is 4000 SF.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Proposed lot coverage is 1,452 sq. ft. for the house, 336 sq. ft for the porch and patio, and 1,223 sq. ft. for the driveway, for a total 2,682 sq. ft. or 32.9%. Maximum lot coverage allowed is 70%.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***One single family dwelling unit with 4 bedrooms and 3.5 bathrooms is proposed. Minimum required is one single family dwelling with 3 bedrooms and 2 bathrooms.***
 - d. Floor area in nonresidential use by category.
- **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
- ***One 2,529 sq. ft. (heated area) single family dwelling unit is proposed. Minimum required is 1000 SF.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- **2 car attached 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,

- ## RECOMMENDATION

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.

One tree to be removed, a 31" oak, is a landmark tree. The removal of landmark trees must comply with the City's Tree Ordinance (see below).

Based on the resolution of any items the Planning Commission may deem necessary, approval of the site plan is recommended conditioned upon the applicant providing updated and compliant plans.

Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.



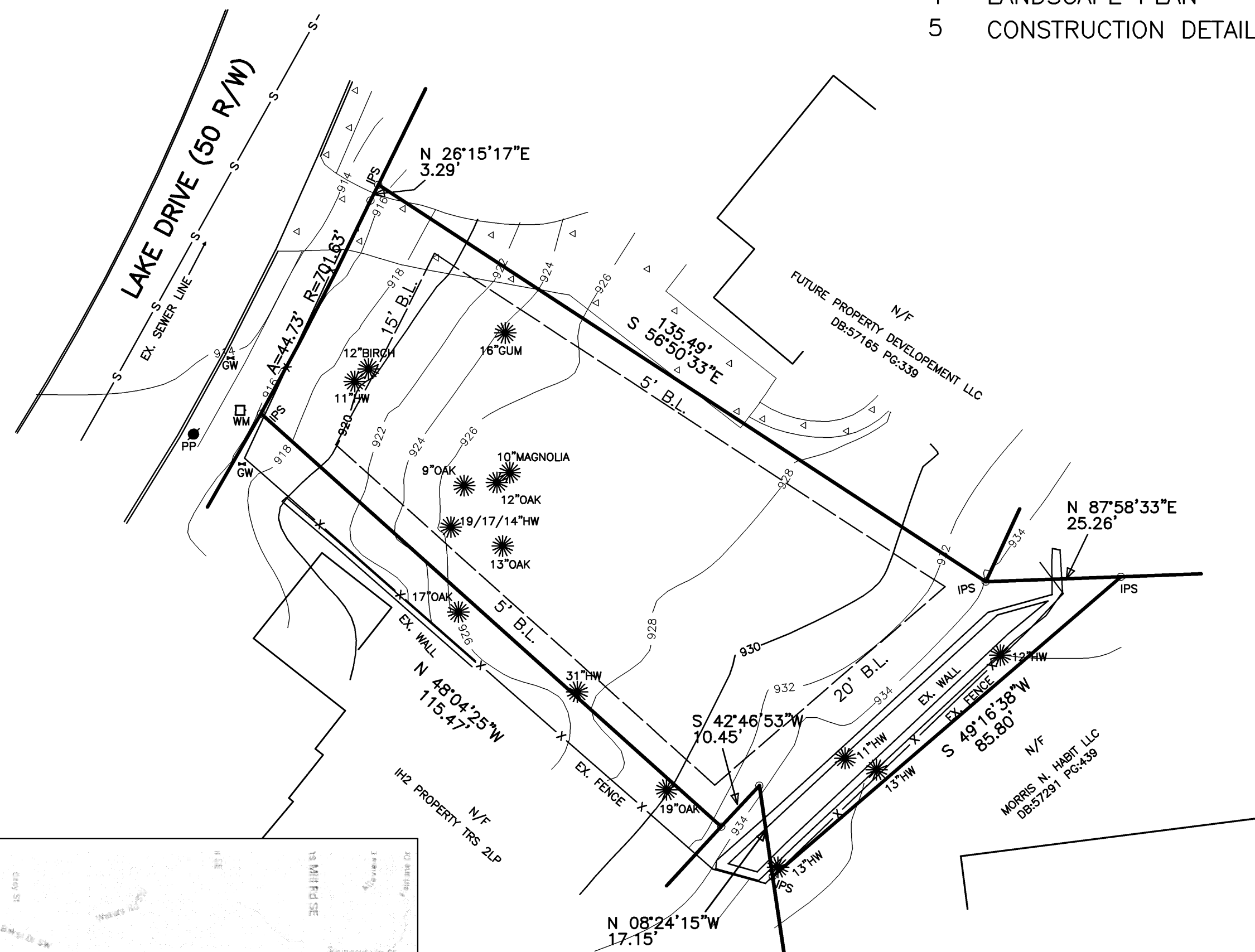
Location Map – 360 Lake Drive

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER
THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA,
COMMUNITY PANEL NUMBER 13121C 0367F, DATED 09/18/13

MAGNETIC NORTH



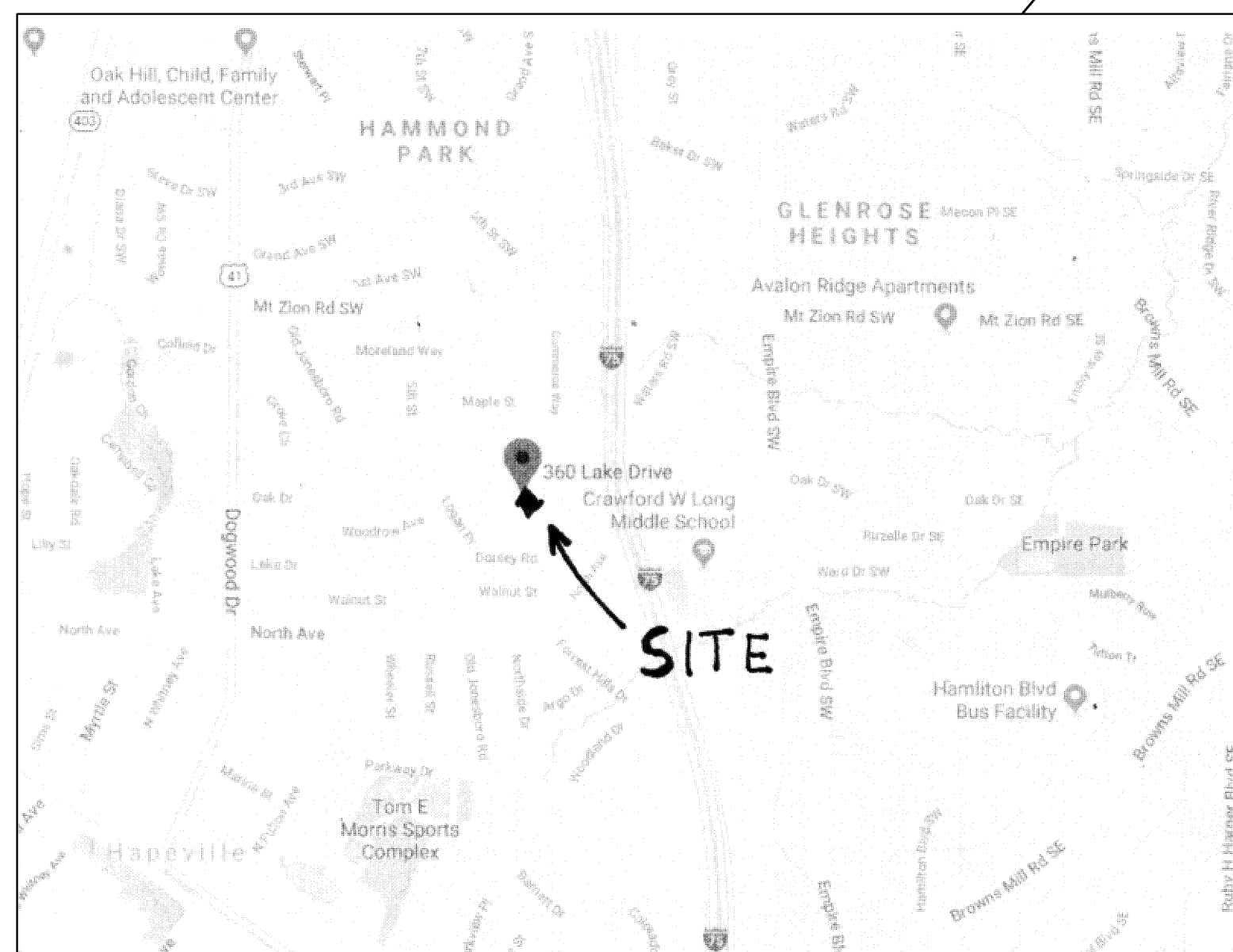
24 HR CONTACT:
SAM SETH
(404)960-4041
SAM@BRIGHTSTONEBUILDERS.COM

LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 CL = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 MH = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 PP = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 —SS— = SANITARY SEWER LINE/PIPE
 —X-X-X— = FENCE LINE
 —O— = FLOOD HAZARD ZONE LINE
 ——— = STORM SEWER LINE/PIPE
 —W— = WATER LINE
 —G— = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 LS = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

TABLE OF CONTENTS:

PAGE	DESCRIPTION
1	EXISTING CONDITIONS SURVEY
2	SITE PLAN
3	EROSION CONTROL PLAN
4	LANDSCAPE PLAN
5	CONSTRUCTION DETAILS



VICINITY MAP (NTS)

20 10 0 20
GRAPHIC SCALE - 1"=20'

PAGE 1 OF 5

EXISTING CONDITIONS SURVEY FOR:

360 LAKE DRIVE
TAX PARCEL:14009400071058

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



ALPHA LAND SERVICES

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REVISION.

100

LAND LOT:	94
-----------	----

DISTRICT: 14TH

FULTON COUNTY

GEORGIA
FIELD DATE: 09/18/18

LOT: BLOCK:

LOT: _____ BLOCK: _____
SUB: _____

Y 332. _____

AREA = 0.187 AC

The field data upon which this plat is based has a closure precision of one foot in 19,831 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 122,560 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0367 F, DATED 09/18/13

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C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT

ZONING INFORMATION:

CLASSIFICATION: R-SF
SETBACKS: FRONT - 15 FEET
SIDE - 5 FEET
REAR - 20 FEET
MINIMUM LOT AREA - 4000 sf.
MINIMUM FLOOR AREA = 1600 sf.
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM PARKING SPACES - 2

LOT AREA:
8151 sf.
0.187 ACRES

NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 7440 sf.
0.171 ACRES

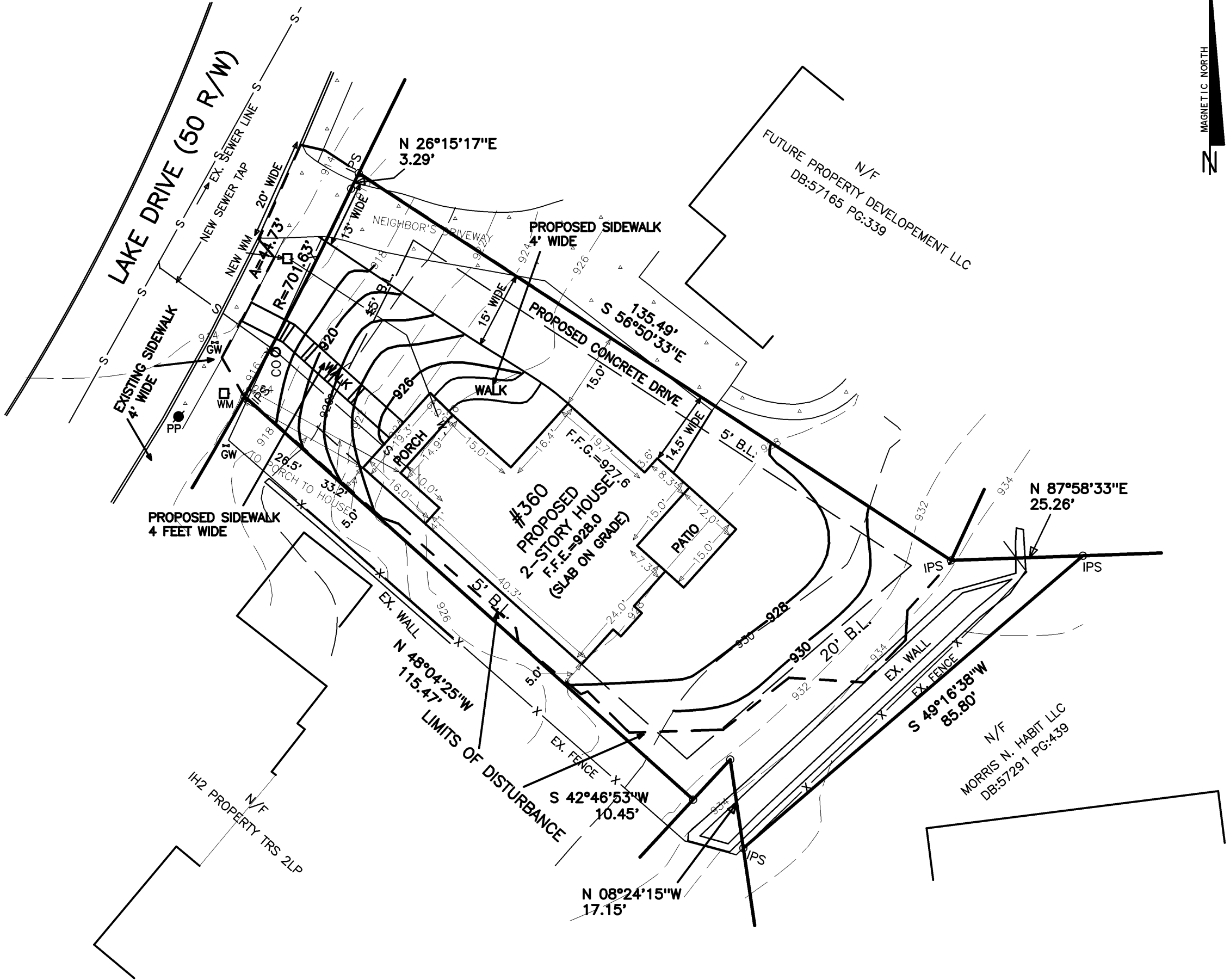
PROPOSED LOT COVERAGE:

HOUSE = 1452 sf.
DRIVEWAY = 1223 sf.
FRONT PORCH = 156 sf.
REAR PATIO = 180 sf.
SIDEWALK TO STREET = 118 sf.
SIDEWALK TO DRIVE = 85 sf.

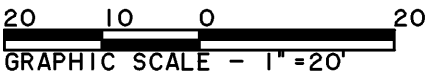
TOTAL = 2885 sf.
LOT COVERAGE = 35.4%

PROPOSED FLOOR AREA:

1ST FLOOR CONDITIONED = 1127 sf.
2ND FLOOR CONDITIONED = 1402 sf.
TOTAL = 2529 sf.
FAR: 2529/8151 = 0.310



24 HR CONTACT:
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SAM@BRIGHTSTONEBUILDERS.COM



EROSION CONTROL NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- 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.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
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- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2022
12/04/19
SIGNATURE DATE

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ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: _____
REF. PLAT: PB. 327 P. 23

PAGE 2 OF 5
SITE PLAN FOR:
360 LAKE DRIVE
TAX PARCEL #14009400071058
LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390SP

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Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

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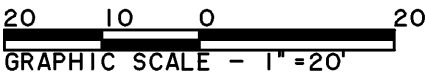
NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 7440 sf.
0.171 ACRES

ZONING INFORMATION:

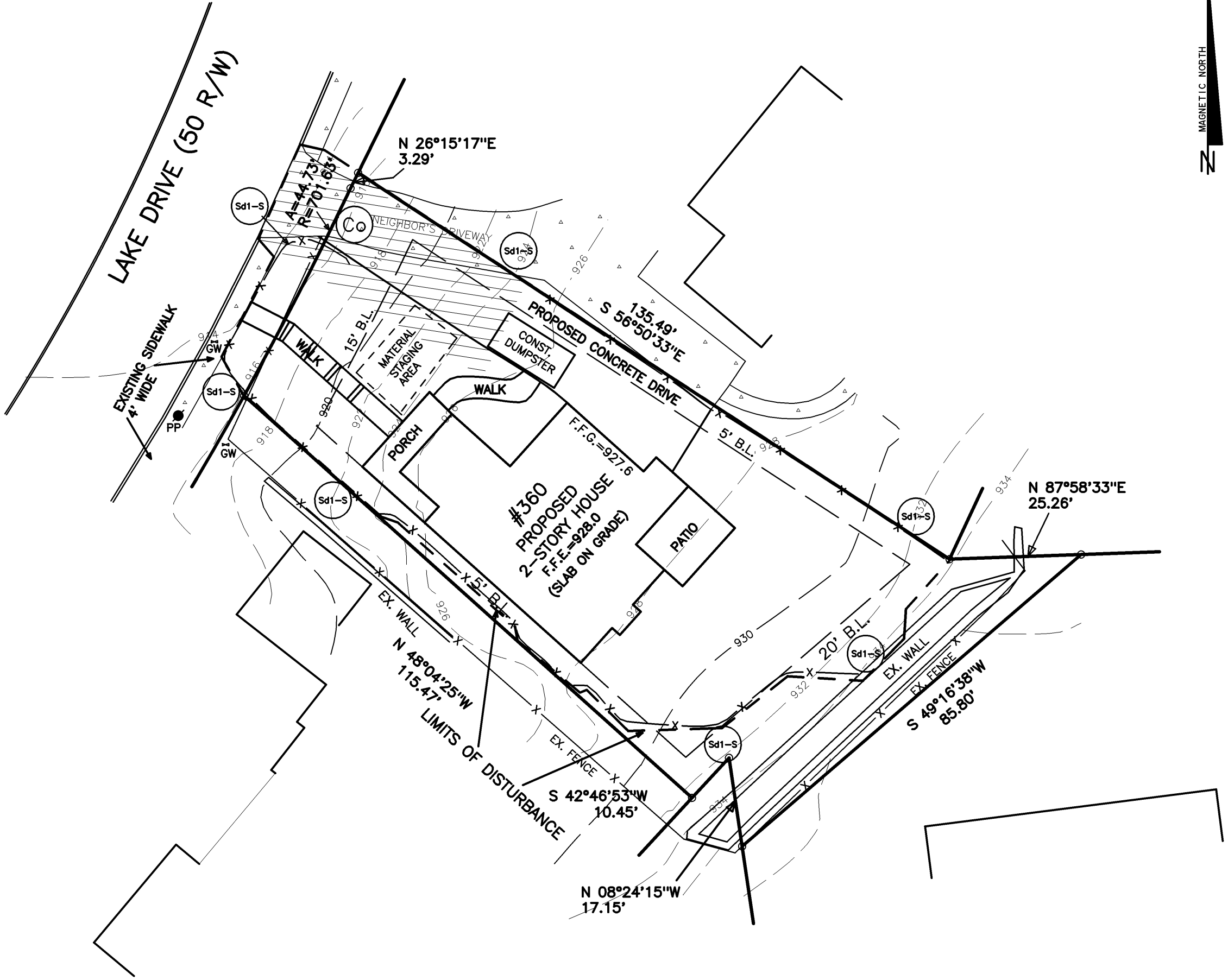
CLASSIFICATION: R-SF
SETBACKS: FRONT - 15 FEET
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REAR - 20 FEET
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MINIMUM FLOOR AREA = 1600 sf.
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM PARKING SPACES - 2



EROSION CONTROL NOTES:

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) 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.
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- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

LOT AREA:
8151 sf.
0.187 ACRES



24 HR CONTACT:
SAM SETH
(404)960-4041
SAM@BRIGHTSTONEBUILDERS.COM



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2022
12/04/19
SIGNATURE DATE

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PAGE 3 OF 5
EROSION CONTROL PLAN FOR:
360 LAKE DRIVE
TAX PARCEL #14009400071058
LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390ER

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CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT

ZONING INFORMATION:

CLASSIFICATION: R-SF
SETBACKS: FRONT — 15 FEET
SIDE — 5 FEET
REAR — 20 FEET
MINIMUM LOT AREA — 4000 sf.
MINIMUM FLOOR AREA = 1600 sf.
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING HEIGHT — 35 FEET
MINIMUM PARKING SPACES — 2

TREE INVENTORY:

SAVED:
13" HARDWOOD 12" HARDWOOD
11" HARDWOOD 13" HARDWOOD

REMOVED:
16" SWEETGUM 10" MAGNOLIA
12" BIRCH 9" OAK
11" HARDWOOD 12" OAK
14/17/19" HARDWOOD 13" OAK
31" OAK

PROPOSED:
TWO PROPOSED 25 GALLON LIVE OAKS
TO BE PLANTED IN FRONT YARD

Qa — 25 gal. LIVE OAK (2)

LOT AREA:
8151 sf.
0.187 ACRES

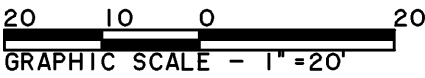
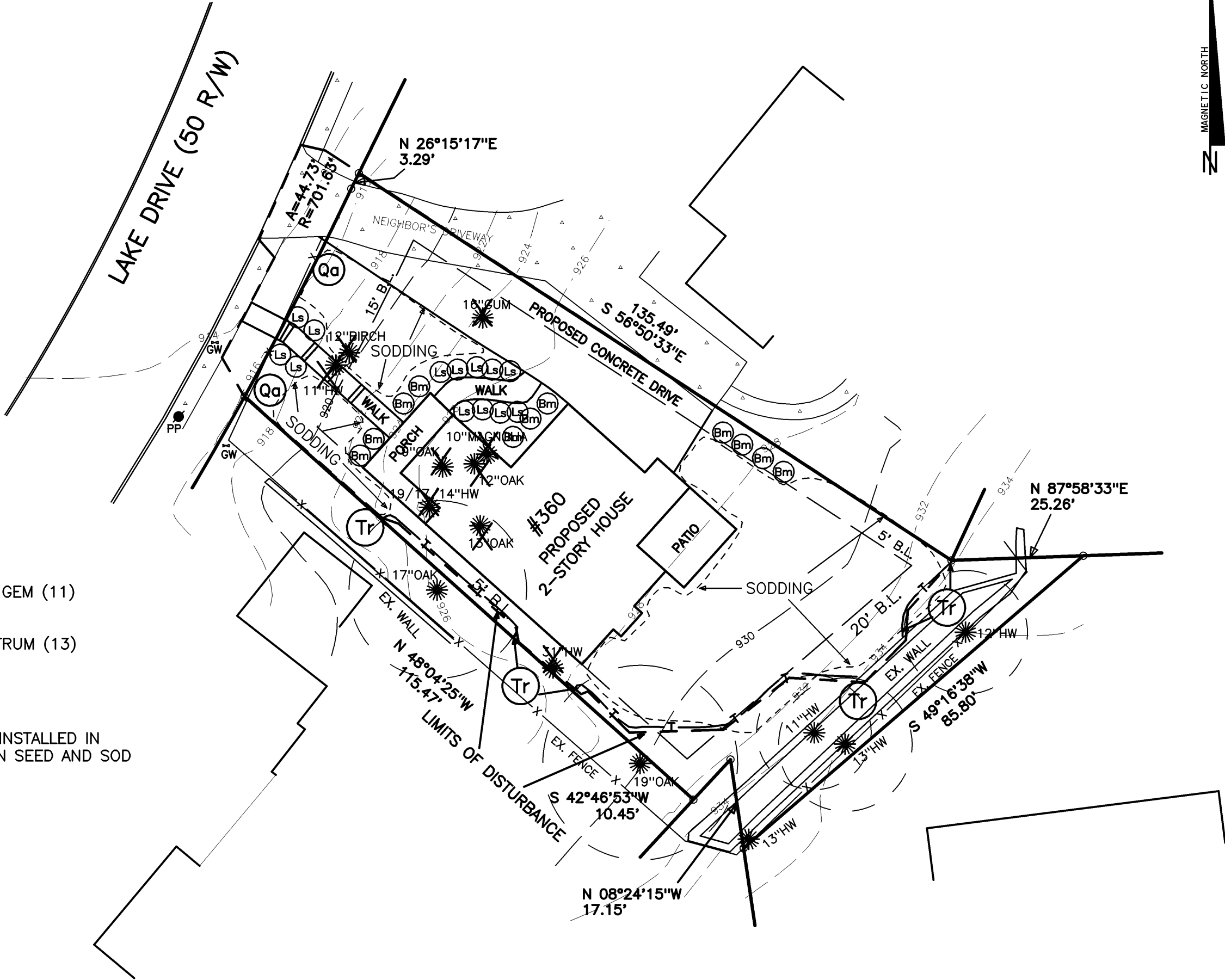
PROPOSED SHRUBS:

Bm — 2.5 qt. BOXWOOD BABY GEM (11)

Ls — 2 gal. SUNSHINE LIGUSTRUM (13)

SODDING:

BERMUDA TURF GRASS TO BE INSTALLED IN SPECIFIED AREAS; COMBINATION SEED AND SOD



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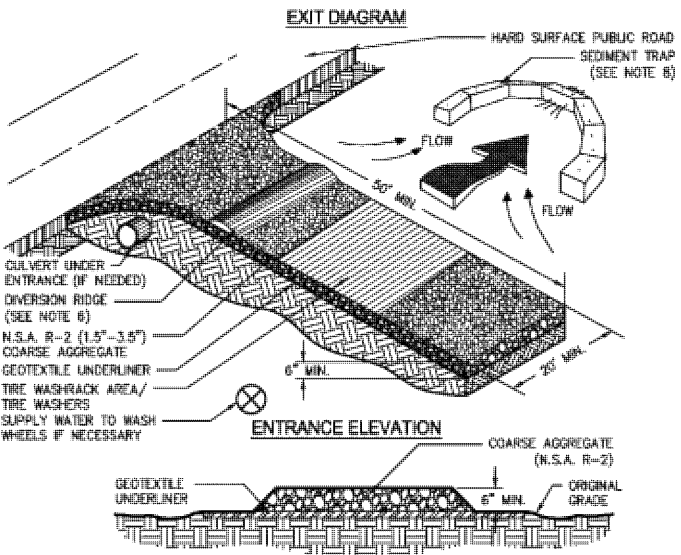
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PAGE 4 OF 5
LANDSCAPE PLAN FOR:
360 LAKE DRIVE
TAX PARCEL #14009400071058
LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390LP

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

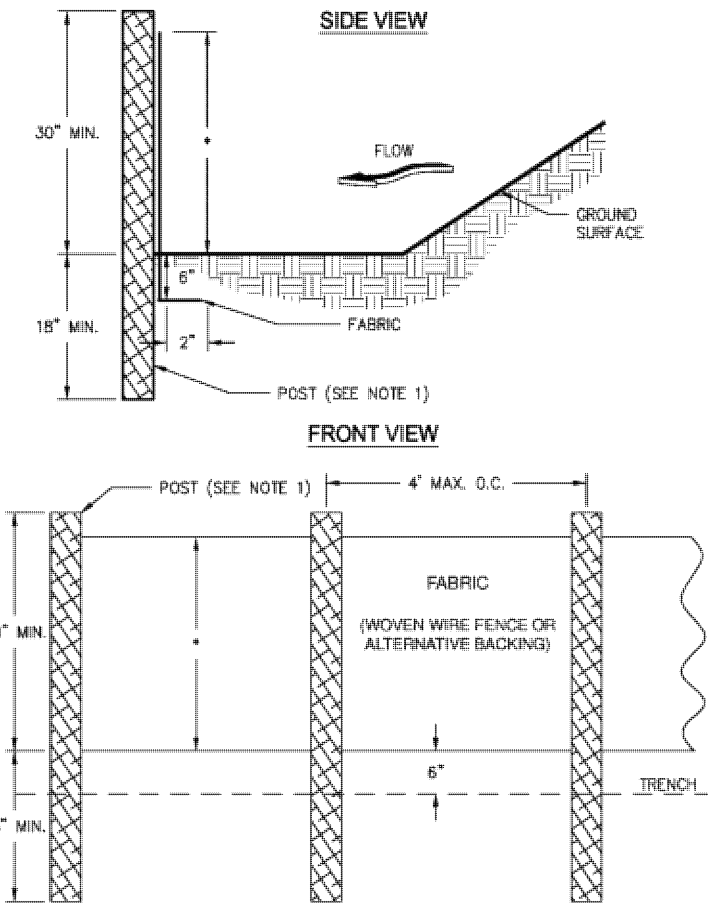
CRUSHED STONE CONSTRUCTION EXIT



- NOTES:**
1. AND LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 8".
 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. WASHRADES AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

SILT FENCE - TYPE SENSITIVE

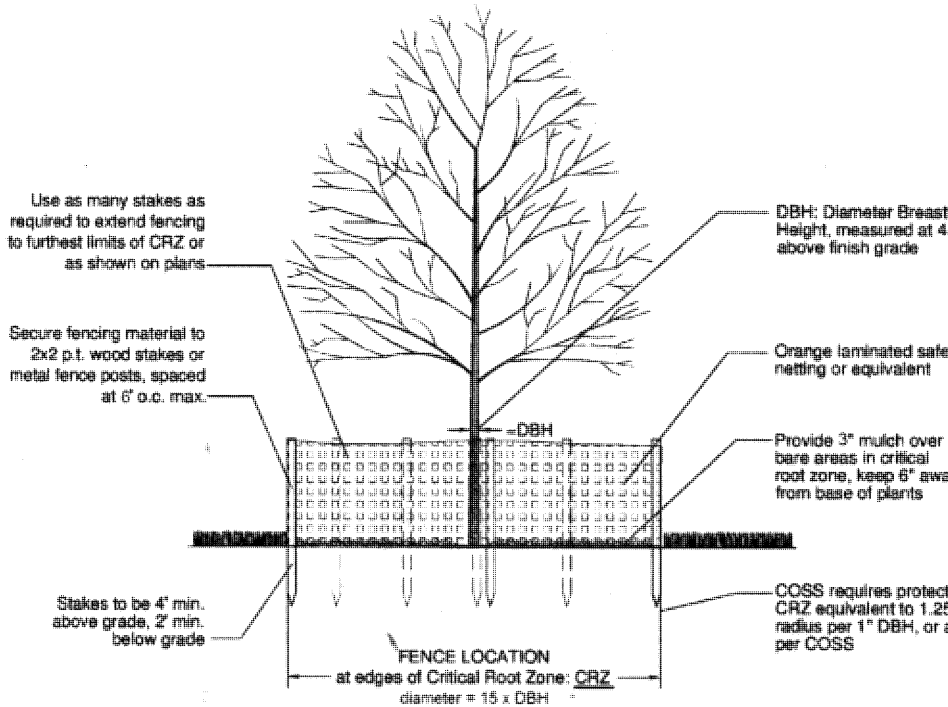


- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (+) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

NOTES:

1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



- NOTES:**
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 2. HEIGHT (+) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

SPECIES	Broadcast Rates 1/- pls 2/ Per Acre Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area 4/ (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates)	Remarks
Ds3				
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	P C	J F M A M J J A S O N D	168,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza for weeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs. 1.4 lb. 30 lbs. 0.7 lb.	M-L P	J F M A M J J A S O N D	Same as above
BERMUDA, COMMON (Cynodon dactylon) alone or with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C	J F M A M J J A S O N D	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynodon dactylon) unmulched seed with temporary cover with other perennials	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	P C	J F M A M J J A S O N D	Plant with winter annuals. Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Tift 44 Coastal, Common, or Tift 78	40 cu. ft. 0.9 cu. ft. or sod plugs 3' x 3'	M-L P C C	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above
FESCUE, TALL (Festuca arundinacea) alone or with other perennials	50 lbs. 1.1 lb. 30 lbs. 0.7 lb.	M-L P	J F M A M J J A S O N D	227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.

Species	Broadcast Rates 2/ - PLS 3/ Per Acre Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Area 4/ (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)	Remarks
Ds2				
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs. 1.1 lb.	M-L P C	J F M A M J J A S O N D	88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa) alone in mixtures	4 bu. (128 lbs.) 1 bu. 0.7 lb. (32 lbs.)	M-L P C	J F M A M J J A S O N D	13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
RYE (Secale cereale) alone in mixtures	3 bu. (188 lbs.) 1 1/2 bu. (28 lbs.)	M-L P C	J F M A M J J A S O N D	18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
RYE alone	40 lbs. 0.9 lb.	M-L P C	J F M A M J J A S O N D	227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
RYE alone	60 lbs. 1.4 lb.	M-L P C	J F M A M J J A S O N D	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PERM. & TEMP. GROUND COVER

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1 1/2 TONS/ACRE	6" TO 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	---
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	---
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	---
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	---

PAGE 5 OF 5

DETAILS FOR:

360 LAKE DRIVE
TAX PARCEL #14009400071058

ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.698.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY

GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19

REF. PLAT: PB. 327 P. 23

LOT: BLOCK:
SUB: SUB:

AREA = 0.187 ACRES
JOB No. 18390S2



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000089322

ISSUED: 10/11/2019 EXPIRES: 10/11/2022

12/04/19

SIGNATURE DATE

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements			
Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P, C P, C P, C	Warm weather
Bahiagrass	Pensacola	P, C	Warm weather
Centipede	---	P, C	Warm weather
St. Augustine	Common Bitterblue Raleigh	P, C	Warm weather
Zoysia	Emerald Myer	P, C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.
- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
Warm season	First Second	6-12-12 6-12-12	1500 800	50-100 50-100



1/8" --SCALE 18x24 PAPER

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION)SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION,ETC) IS NOT PART OF THIS SCOPE
- ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.

BUILDING CODE COMPLIANCE

CONSTRUCTION CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. GEORGIA STATE SUPPLEMENTS AND AMENDMENTS 2014 & 2015.

International Building Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Residential Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Fire Code, 2012 Edition, with Georgia Amendments (2014)

International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Mechanical Code, 2012 Edition, with Georgia Amendments (2015)

International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)

National Electrical Code, 2017 Edition, with no Georgia Amendments (Effective 1/1/2018)

International Energy Code, 2009 Edition, with Georgia Supplements and Amendments (2011)(2012)

2012 NFPA 101 - Life Safety Code with State Amendments

PROJECT INFORMATION

PROJECT NAME: 360 LAKE DRIVE
HAPEVILLE, GA 30354

PROJECT DESCRIPTION: RESIDENTIAL NEW CONSTRUCTION
2-STORY BUILT ON PARTIAL CRAWL/BASEMENT

PROJECT OWNER: BRIGHTSTONE BUILDERS LLC
Contact:
Sam Seth
Sam@BrightstoneBuilders.com
Cell: 404-960-4041

CEILING HEIGHTS

FIRST FLOOR	10'-0"
SECOND FLOOR	9'-0"

SQUARE FOOTAGE

FIRST FLOOR	1090
SECOND FLOOR	1402
TOTAL HEATED FTG.	2529
NOT HEATED FTG.	
GARAGE	388
FRONT PORCH	181
REAR PORCH	150

APPLICABLE CODES

	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 S.F., MIN HEIGHT 24" MIN. WIDTH 20",MAX. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON MONOXIDE SMOKE DETECTOR TO COMPLY WITH R314 CARBON DETECTOR TO COMPLY WITH R315
	EXHAUST FAN REQUIRED TO COMPLY WITH IRC 303.3, EXCEPTION

SHEET INDEX

SHEET	SHEET CONTENT
CS	COVER SHEET
1	ELEVATIONS
1B	ELEVATIONS SIDE&REAR
2	FOUNDATION PLAN
3	FIRST FLOOR
4	SECOND FLOOR
5	ROOF PLAN
6	DETAIL PAGE
7	FIREPLACE DETAIL
8	SQ FTG.

360 LAKE DRIVE

COVER PAGE

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PWL/SAM

DATE:
3-28-19

SHEET:

CS

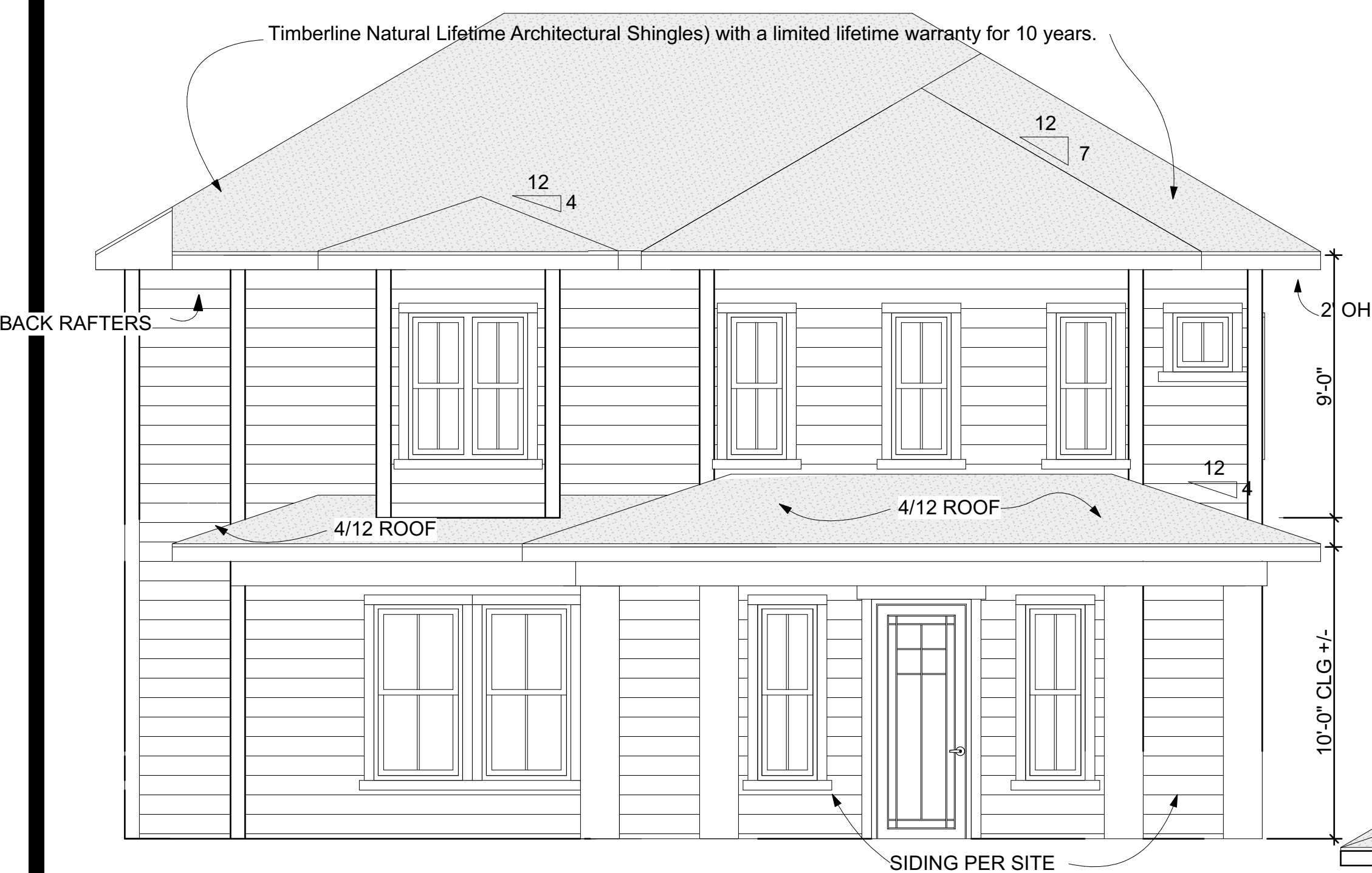
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FRONT ELEVATION
1/4"----1'-0"



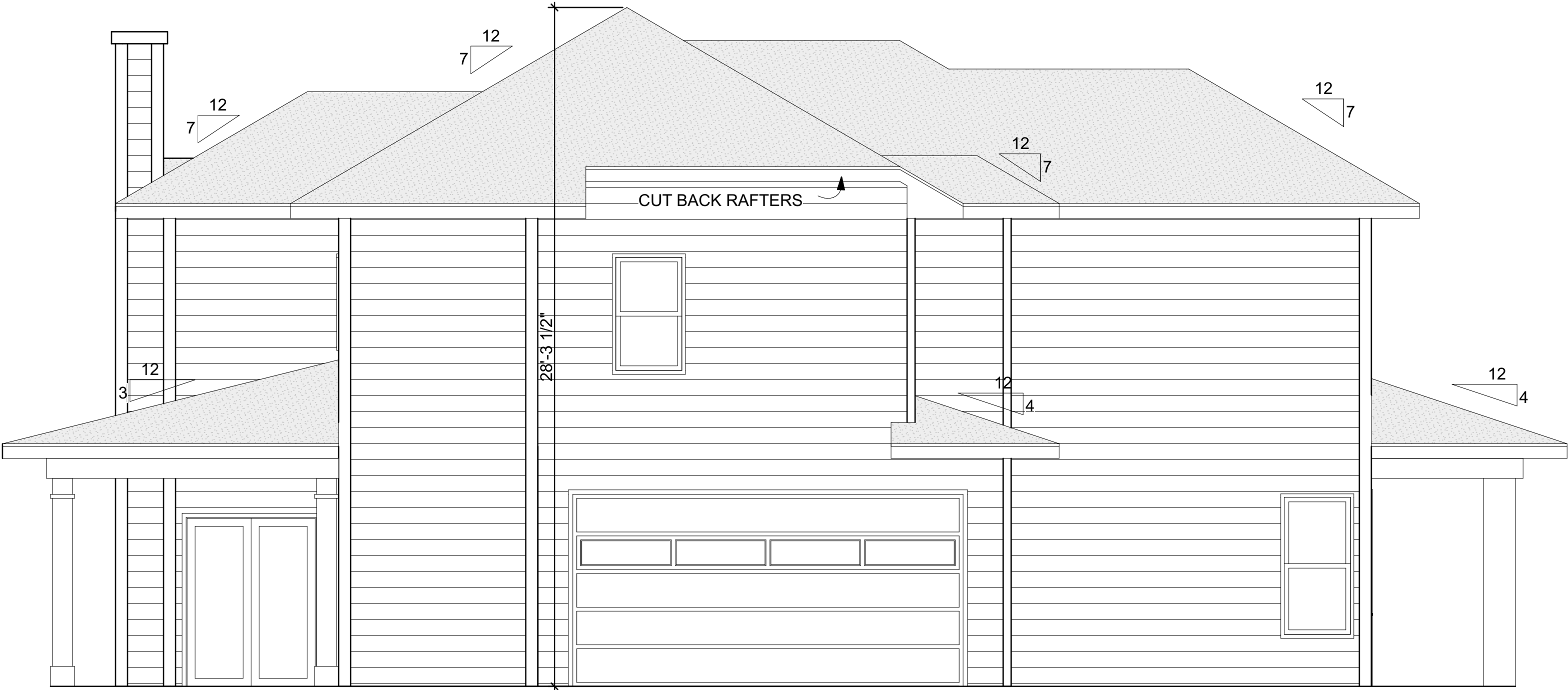
REAR ELEVATION
1/4"----1'-0"

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

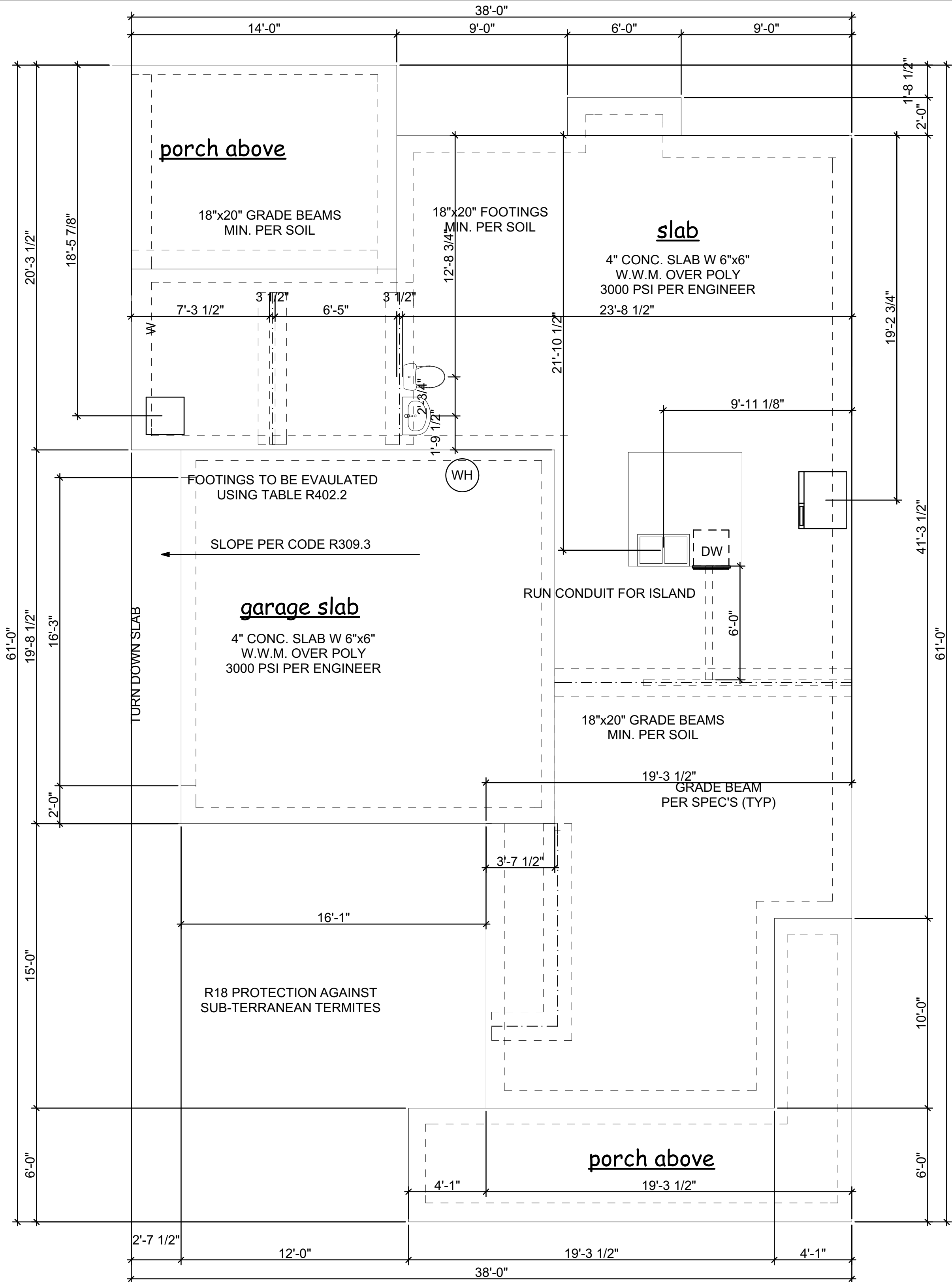


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RIGHT ELEVATION
1/4"----1'-0"

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FOUNDATION PLAN

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3-28-19

SHEET:

2

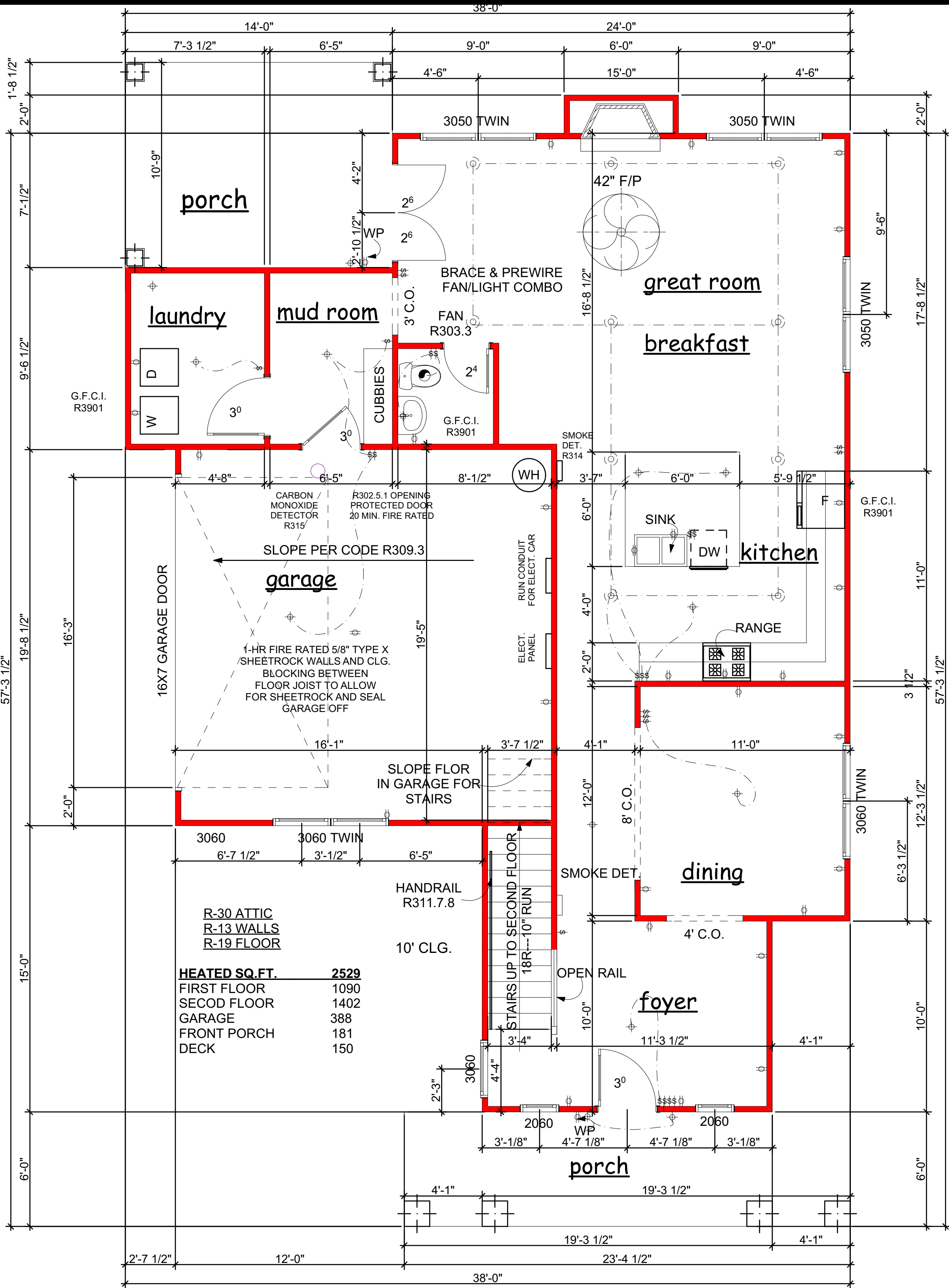
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R-30 ATTIC	
R-13 WALLS	
R-19 FLOOR	
HEATED SQ.FT.	2529
FIRST FLOOR	1090
SECOD FLOOR	1402
GARAGE	388
FRONT PORCH	181
DECK	150

1/4" --SCALE 18x24 PAPER

360 LAKE DRIVE
FIRST FLOOR

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3-28-19

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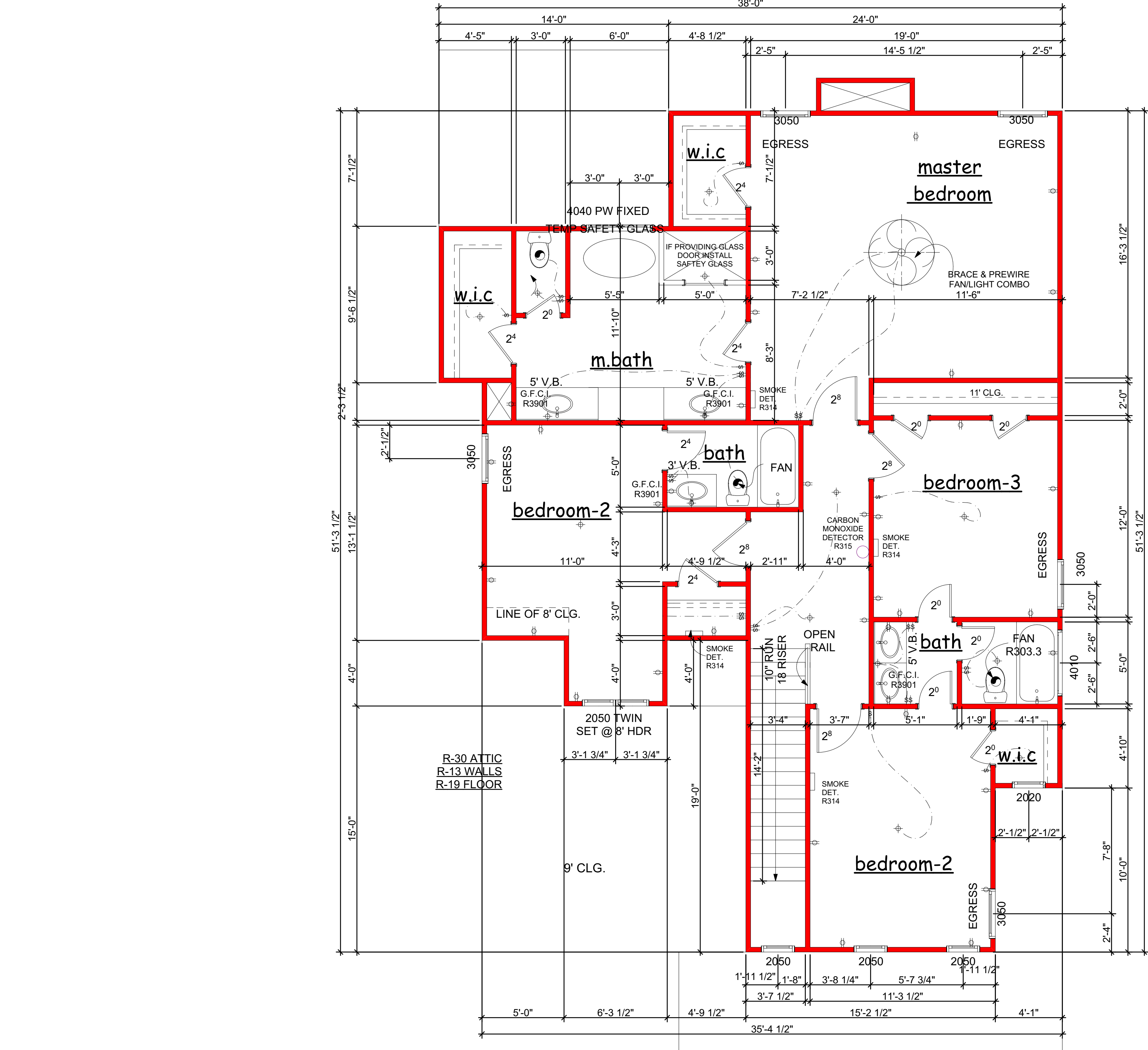
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1/4" --SCALE 18x24 PAPER

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SECOND FLOOR

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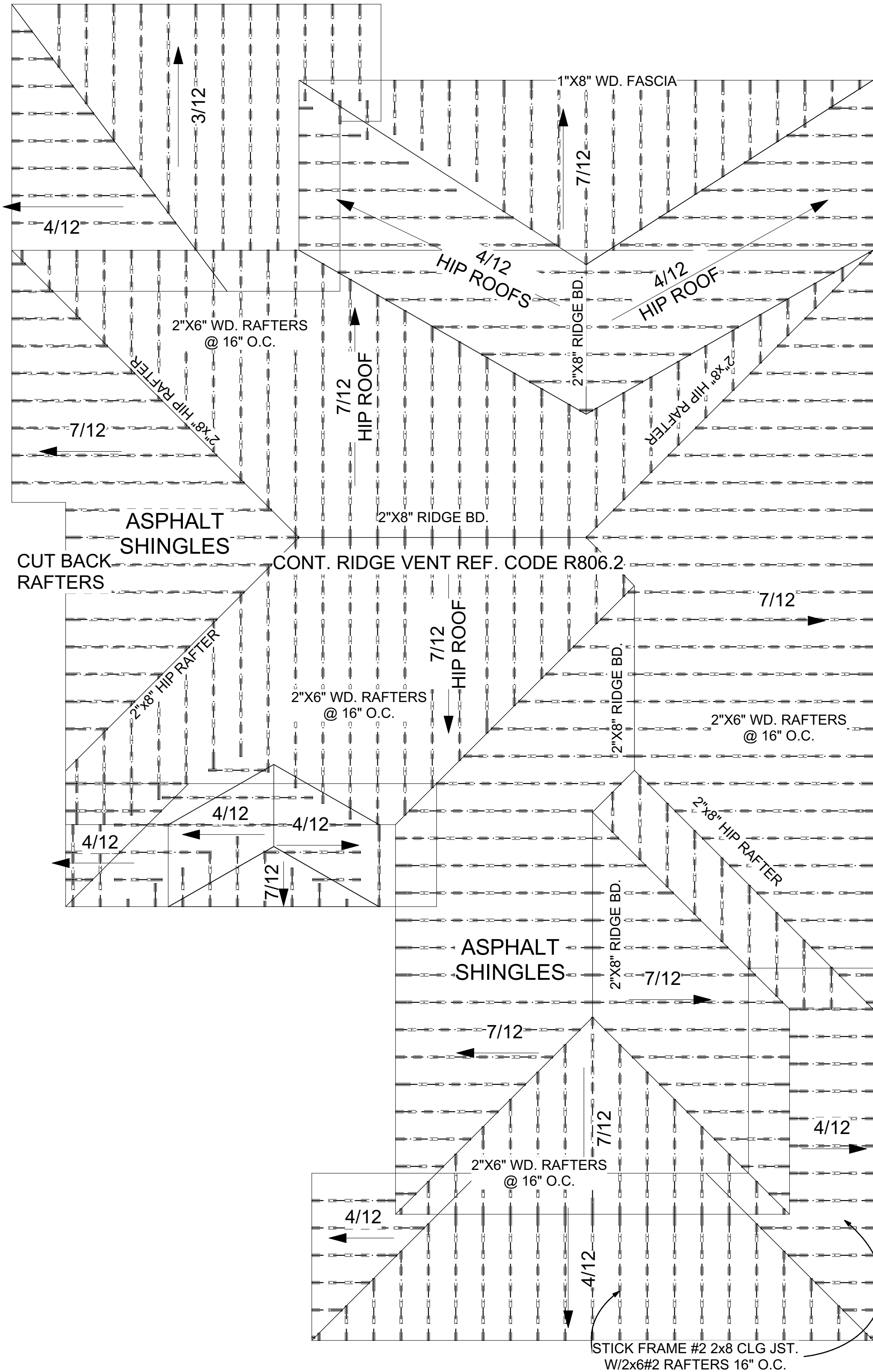
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Page 31 of 102



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ROOF PLAN

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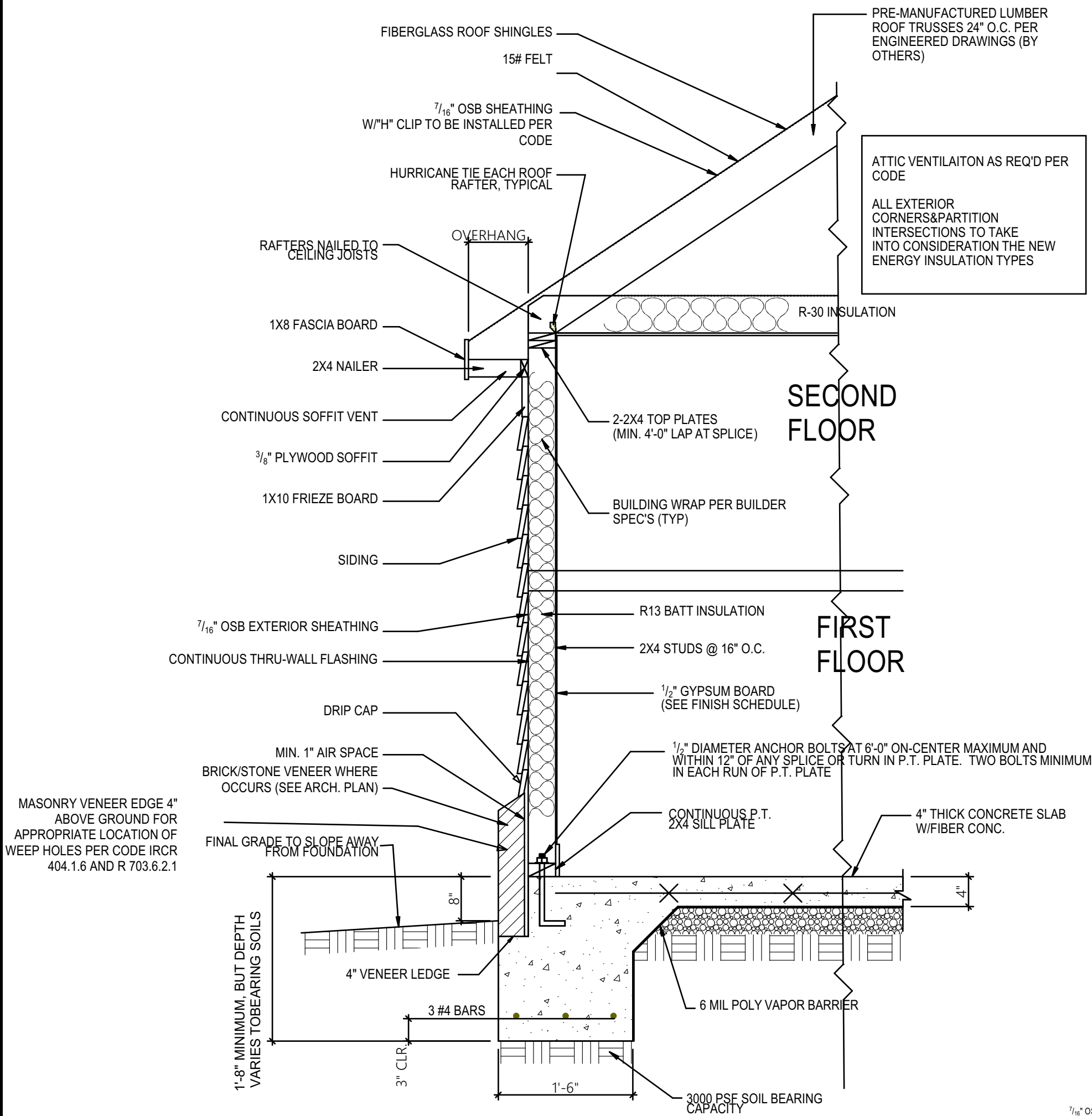
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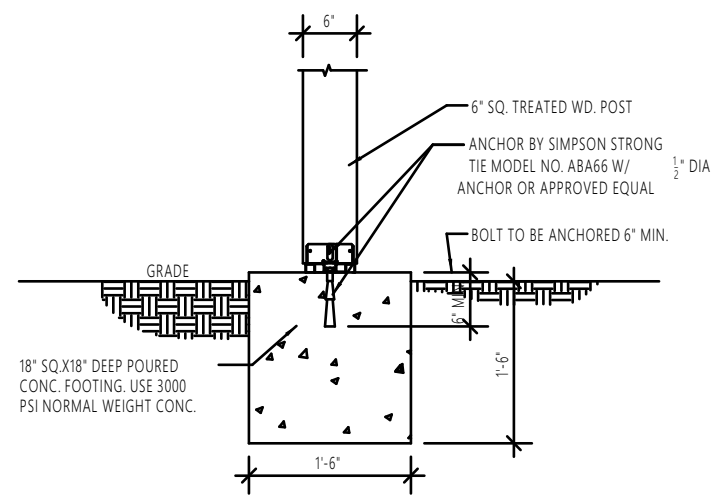
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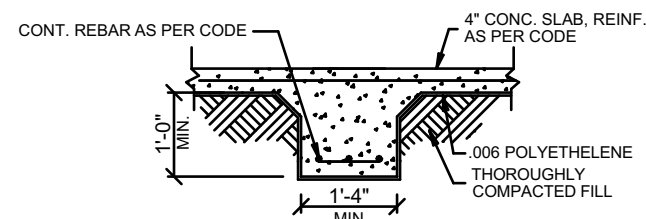


TYPICAL PERIMETER WALL SECTION

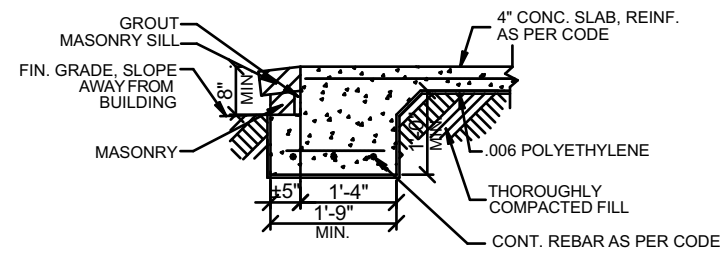
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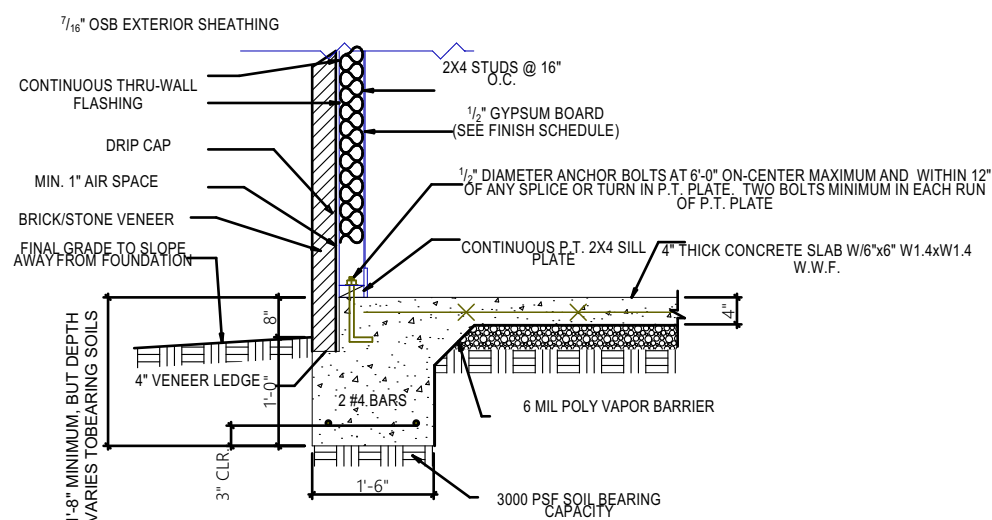
FOOTING DETAIL



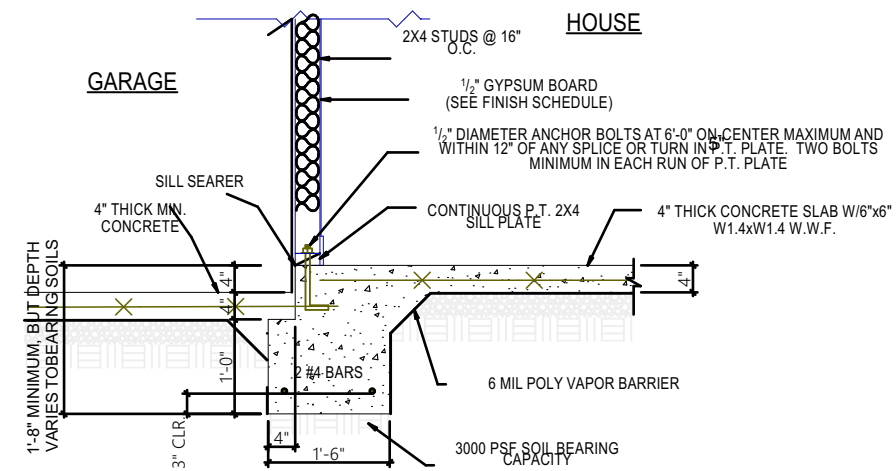
FTG. DTL.



FTG. DTL.



HOUSE PERIMETER-BRICK



GARAGE TO MAIN

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DETAIL PAGE

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360 LAKE DRIVE
FIREPLACE SPECS

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Beautiful Features, Outstanding Value

Our Bungalow models set a high standard for wood-burning quality, performance, and economy. They include a wide variety of models with spacious, full brick openings, plus features homeowners will love!

Homeowner Highlights:

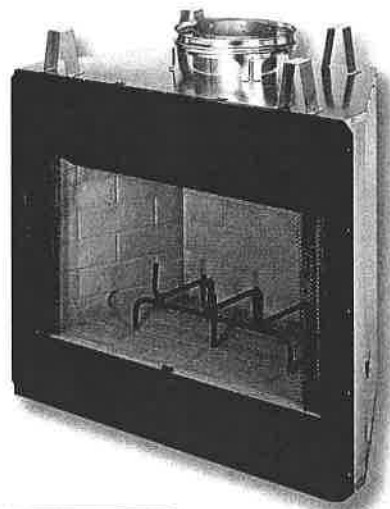
- Eye-dazzling beauty—Features clean, full brick lined interior, tough, textured powder coat finish and solid steel log grate.
- Variety of choices —Available in fully insulated, smooth faced or louvered, circulating models.
- Attractive accessories—There's an array of eye-catching extras, including black, brass or platinum bi-fold glass doors and more.

Builder Benefits:

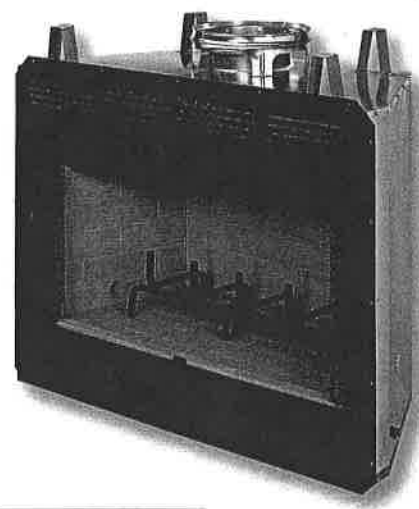
- Secure, straight installation—We've added solid full-length nailing flanges and drywall stops.
- Value —The Bungalow offers excellent quality at an economical price.

BUNGALOW

36" AND 42" WOOD BURNING FIREPLACES
Model B36 and B42



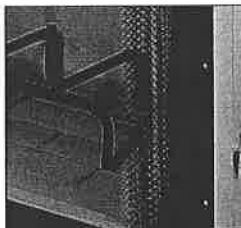
B36 is a full smooth faced model.



B42L offers louver-faced option for warm air circulation.

Bungalow Fireplace Product Offering Summary

- 36" and 42" Width Opening Sizes
- Smooth or Louvered Faced Models
- Fully Insulated Option



Bungalow models install straight and secure, thanks to added full-length nailing flanges, and drywall stops.

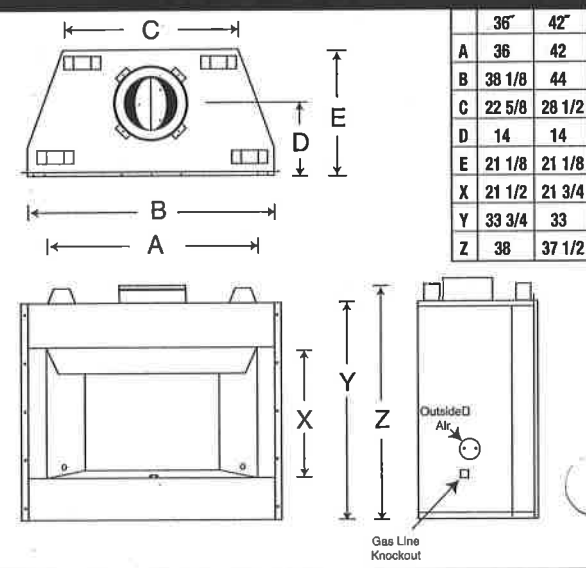


Every Bungalow features full refractory brick liner and chain mesh firescreen.

Accessory Offering Summary

- Extruded Aluminum Bi-Fold Glass Doors (Black, Brushed Brass & Platinum)
- Outside Combustion Air Kits
- Fan Kits
- Gas Logs

Dimensions



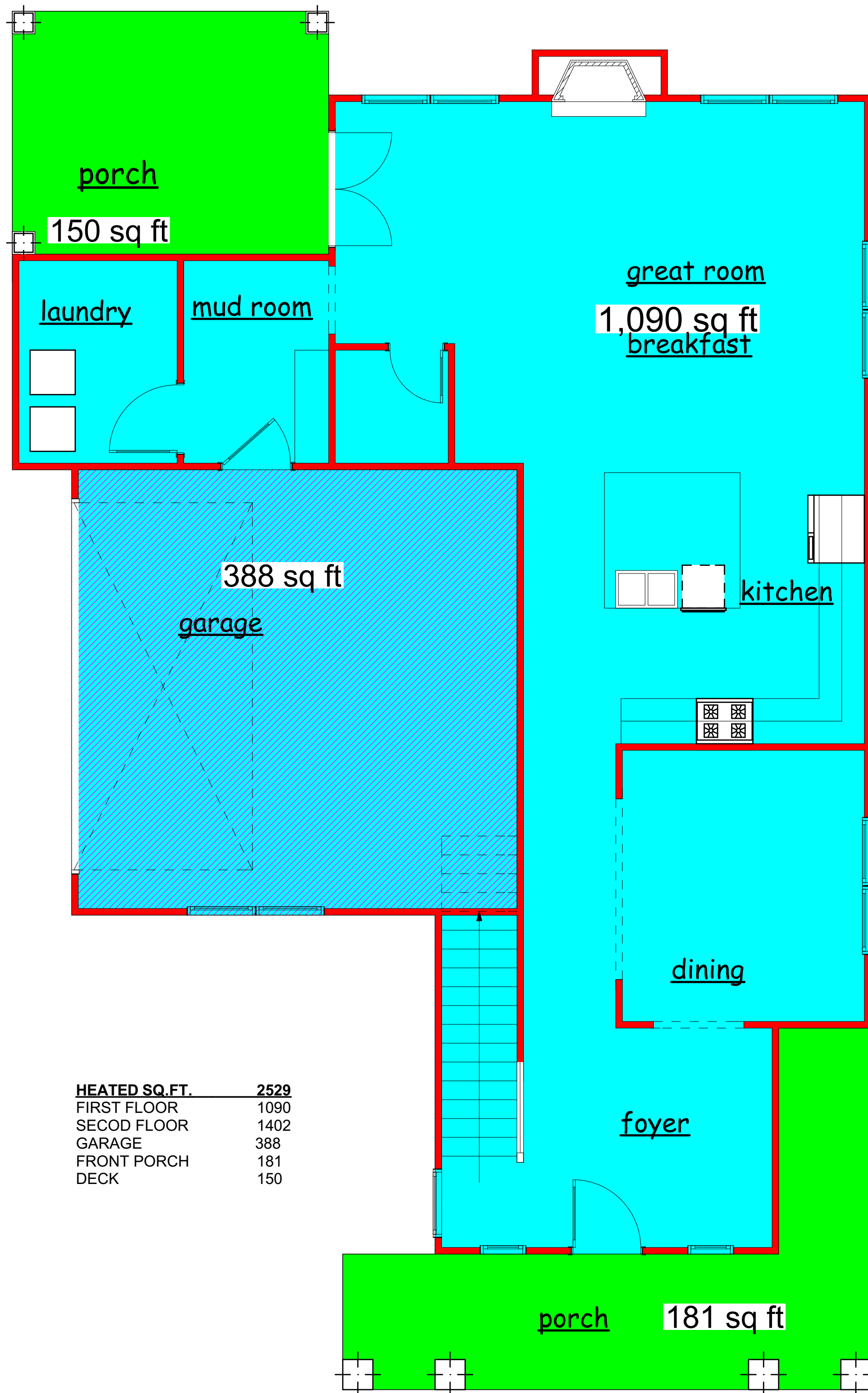
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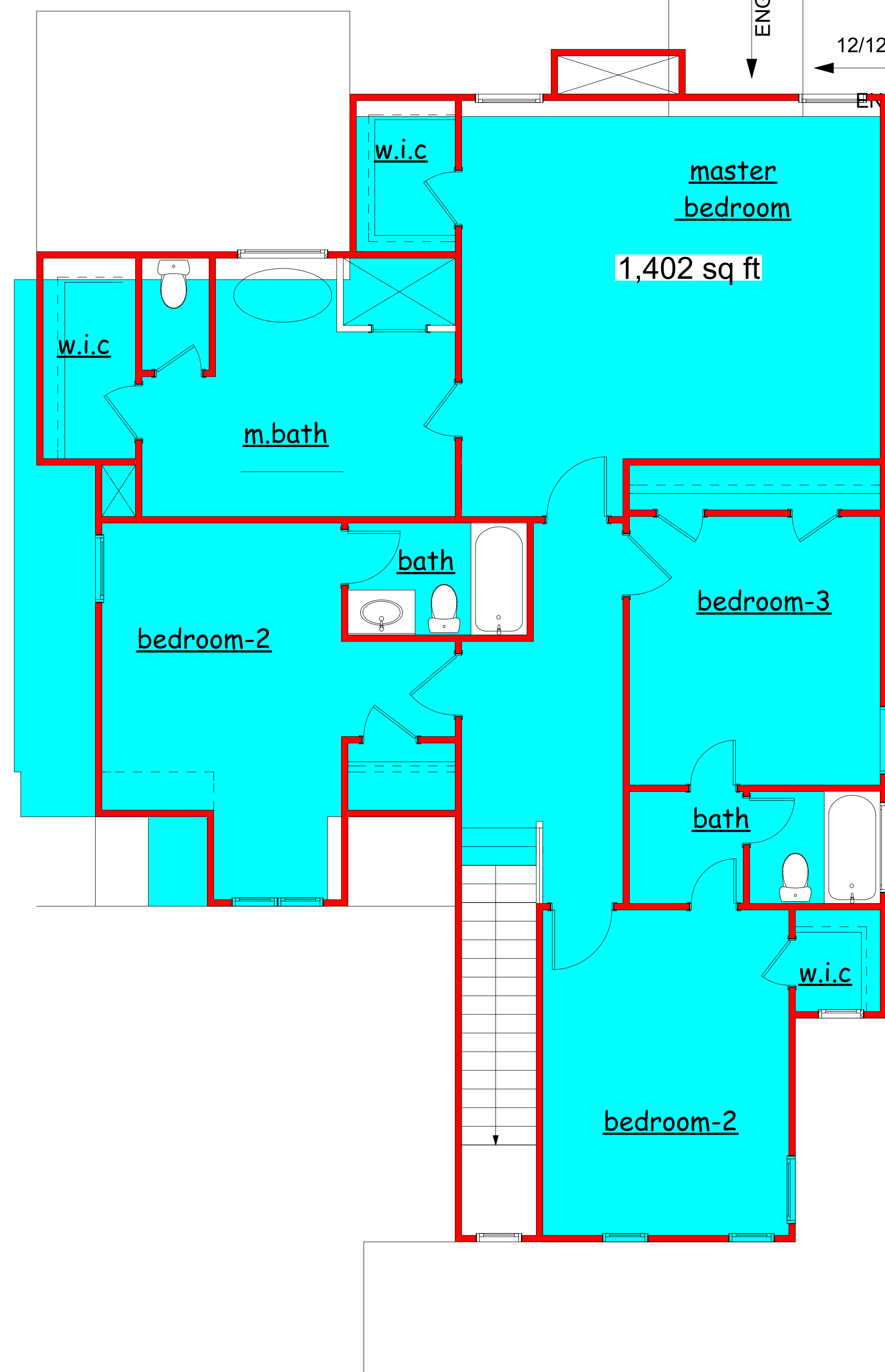


Printed in U.S.A.

Product design, features and specifications are subject to change and time. Refer to current product instructions prior to installation.



HEATED SQ.FT.	2529
FIRST FLOOR	1090
SECOD FLOOR	1402
GARAGE	388
FRONT PORCH	181
DECK	150



12/12
ENGINEERED
12/12
ENG.

12/12	REV	SS
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DATE	
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360 LAKE DRIVE	SQ.FT. PLAN
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3-28-19

SHEET:
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19-PC-12-27

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

Name of Applicant Gregory Evans

Mailing Address: 94 Howell St. NE Atlanta, Ga 30312

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

Property Owner (s) GD Evans Company (Gregory Evans)

Mailing Address 94 Howell St. NE Atlanta, Ga 30312

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 515 Walnut St Hapeville, Ga 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094 003-064-1

Present Zoning Classification: R-SF Size of Tract: 0.14 acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

- ☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) [Signature]

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 [Signature]

Date: 10/11/19

Sworn to and subscribed before me

This 11 day of October, 2019.

[Signature]
Notary Public

L MICHELLE WATKINS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES 03/12/2020

**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 planning on building a one and a half story home at 515 Walnut St Hapeville Ga 30354. The home will be 4 bedrooms and 3 bathrooms. The roof shingles will be 30 year architectural. Gutters and downspouts will be galvanized baised enamel aluminum. windows will be 50% non tinted glass. windows will be recessed minimum of two inches. All double windows to have a four inches mull between windows. The home will have 5/4x4" trim on both corners and 1x8 fascia. The home will have hardi shake and smooth hardi-plank with brick steps and a wood front door. The home will have a side driveway. The lot this home will be built on is currently vacant.

**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:

515 Walnut St
Hapeville Ga 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Gregory Evans

Address of Applicant 94 Howell St NE Atlanta, Ga 30312

Telephone of Applicant [REDACTED]

L MICHELLE WATKINS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES 03/12/2020

[Signature]
Signature of Owner
Gregory Evans
Print Name of Owner

Personally Appeared Before Me this 11 day of October, 2019.

[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)

GE

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.

GE

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

GE

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.

GE

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

SE

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.

SE

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.

SE

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

SE

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).

SE

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.

SE

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.

SE

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.

SE

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.

SE

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

SE

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

SE

Typical elevations of proposed building provided at a reasonable scale (1/8" – 1/4") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

SE

Site area (square feet and acres).

SE

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.

SE

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

SE

Total floor area ratio and/or residential density distribution.

SE

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

SE

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature:

Date 11-12-19



Legal Description 515 Walnut Street

All that tract or parcel of Land Lying and being situated in Land lot 94 of the 14th District of Fulton County, Hapeville Georgia and being more particularly describe as follow:

Begin at a 1/2" REBAR FOUND at the intersection of the North right-of-way of Walnut Street (40' r/w) with the East right-of-way of North Fulton Avenue (40' r/w), thence continuing along the East right-of-way of North Fulton Avenue N00°44'26"E, a distance of 125.01 feet to a 1/2" REBAR FOUND; thence leaving said right-of-way of North Fulton Avenue S89°06'02"E, a distance of 49.96 feet to a 1" CRIMP TOP PIPE FOUND; thence S00°43'15"W, a distance of 125.01 to a 1/2" REBAR FOUND on the North right-of-way of Walnut Street; thence continuing along the North right-of-way of Walnut Street, N89°05'57"W, a distance of 50.00 feet to the **POINT OF BEGINNING**.

Said parcel or tract of land Containing 6,247.82 square feet or 0.1434 acres



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 7, 2020
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – 515 Walnut Street**

BACKGROUND

The City of Hapeville has received a site plan application from Gregory Evans to construct a new one and a half story single-family dwelling at 515 Walnut Street. The lot is a corner lot, at the intersection of Walnut Street and North Fulton Avenue. The four-bedroom/three-bathroom dwelling will have 1,889 square feet of heated floor area, a 48 square foot porch, and a 197 square foot rear deck. Off-street parking will be provided by a side entry driveway accessed along North Fulton Avenue. The parcel is currently vacant.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

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

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

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

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

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

Sec. 93-2-8. - Frontage on corner lots and double frontage lots.

On lots having frontage on more than one street, the minimum front yard shall be provided for each street in accordance with the provisions of this chapter; except, however, on residentially zoned corner lots, the height limitation shall apply to the yard area of such lot which is defined as "rear yard" in section 93-1-2.

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 survey shows the subject tract as currently vacant.**
- **The site plan indicates a 1.5 story, 27' high single-family dwelling will be built on the site.**
- **Setback dimensions provided:**
 - **Front setback is provided as 28.8' from the front façade and 24.8 from the porch.**
 - **East side setback is shown as 6'. The roofline is set back 5' from the property line.**
 - **West front side setback is provided as 14'. The roofline, however, is set back 13' from the property line. The building as shown on the plans sits within the west side setback by approximately two feet, which is not compliant. The applicant intends to request a Variance to reduce the west setback to 13'.**
 - **Rear setback is shown as 48.2'**
- 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 42' long, 10' wide driveway to the rear of the dwelling.**
- **The plans include a 4' wide sidewalk.**
- **The plans include a walkway from the entrance to the street.**
- **The applicant should provide design cross sections for all driveways, walkways, sidewalks, and curb cuts. Cross sections should be shown cutting across the pavement from side to side, showing typical details of final construction.**
- c. The locations, area and number of proposed parking spaces.
- **Parking will be provided by a side entry driveway to the rear of the house, accessed via N. Fulton Ave.**
- d. Existing and proposed grades at an interval of five feet or less.
- **Grades are shown at two-foot intervals.**
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **The plans show the locations of several trees on the lot and indicates four trees are to be removed: a 26" oak, a 12" oak, a 12" hardwood, and a 14" oak.**
- **Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.**
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **A landscape plan has been provided showing the planting of a 2.5" white oak in the front yard, a 2.5" red maple in the front side yard, and several holly bush installations.**
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 4,000 sq. ft. The proposed site area is 6,248 sq. ft, 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 4,374 sq. ft. The plans indicate that the lot coverage will be 1,290 sq. ft. for the main building area, 199 sq. ft. for porch, 291 sq. ft. for the driveway and walkway, and 128 sq. ft. for the porch, for a total coverage of 1,908 SF or 30.5%, which is compliant.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***A minimum of 3 bedrooms and 2 bathrooms are required. The proposed dwelling will have 4 bedrooms and 3 bathrooms, which is compliant.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***

- e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed dwelling will have 1,889 SF of heated floor area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided by a side entry driveway accessed via N. Fulton Ave.***
- (5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
 - ***The overall project includes the construction of a 1.5 story single-family house.***
 - ***Authorization of the property owner has been provided.***
 - ***The applicant should provide a development schedule.***

RECOMMENDATION

The proposed structure sits within the west setback by two feet, which is not compliant. The applicant has suggested the lot is too narrow to reasonably accommodate the design of the proposed structure and provide adequate space on the first floor. The applicant intends to request a variance from the Board of Appeals to reduce the west setback to 13 feet. The applicant has not demonstrated an unnecessary hardship based on conditions unique to the particular property, and therefore staff cannot recommend the variance.

Staff also identified two deficiencies in the submitted plans. In addition to addressing the above concern, the applicant must provide and/or the plans must be updated to reflect the following:

1. The applicant should provide design cross sections for all driveways, walkways, sidewalks, and curb cuts. Cross sections should be shown cutting across the pavement from side to side, showing typical details of final construction.
2. The applicant should provide a development schedule.

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.

Staff cannot recommend approval of the required variance and therefore cannot recommend approval of the site plan at this time.

Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.



Approximate Location Map – 515 Walnut Street.

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Utilities:
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 and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

Site Address:
515 WALNUT ST
HAPEVILLE, GA

Zoning: R-SF
Front Yard: 15'
Side Yard: 5'
Rear Yard: 15'

The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from FULTON County records on 10/7/2019.

Area Summary: 0.14 acres

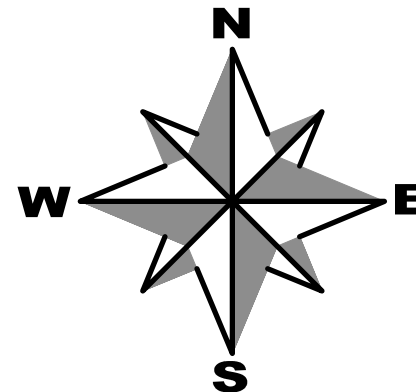
Survey References:
SUBDIVISION PLAT
BOOK 423 PAGE 140

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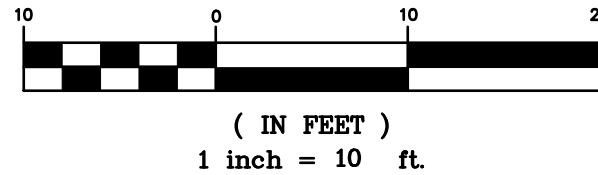
LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
Q	CENTER LINE
P	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
S	SANITARY SEWER MANHOLE
PO	POWER POLE
FX	FIRE HYDRANT
LP	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
TP	TRAVERSE POINT (60D NAIL)
DM	DRAINAGE MANHOLE
GV	GAS VALVE
B	BENCHMARK
IPF	IRON PIN FOUND
---	PROPERTY LINE
-X-X-	FENCE
-T-T-	TELEPHONE LINE
-G-G-	GAS LINE
-W-W-	WATER LINE
-SS-SS-	SANITARY SEWER LINE
-P-P-	POWER LINE
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
WM	WATER METER
GW	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
RRT	RAIL ROAD TIE WALL

GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

"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 13121C0367F. Last revised September 18, 2013.

EXISTING SURVEY OF:

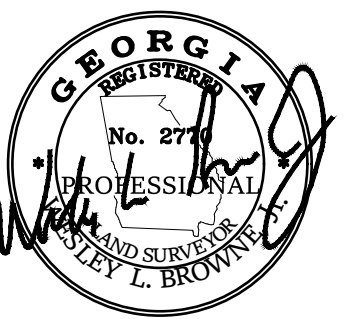
515 WALNUT ST

FOR:

GDK INVESTMENT

SHEET

1
of
4



DATE	DESCRIPTION				
REVISIONS					
SURVEY CREW WB,JL	FIELD BK / PG 206/12	L.L. 94	DIST. 14th	COUNTY FULTON	SCALE 1"=10'
FIELD WORK 10/7/2019	DRAWN BY WB	CHECKED WB	BY	APPROVED BY WB	DATE October 7, 2019

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
(678) 743-4665

**LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT**

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person.

Site Address:
515 WALNUT ST
HAPEVILLE, GA

Zoning: R-SF
Front Yard: 15'
Side Yard: 5'
Rear Yard: 15'

"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
13121C0367F, Last revised September 18, 2013.

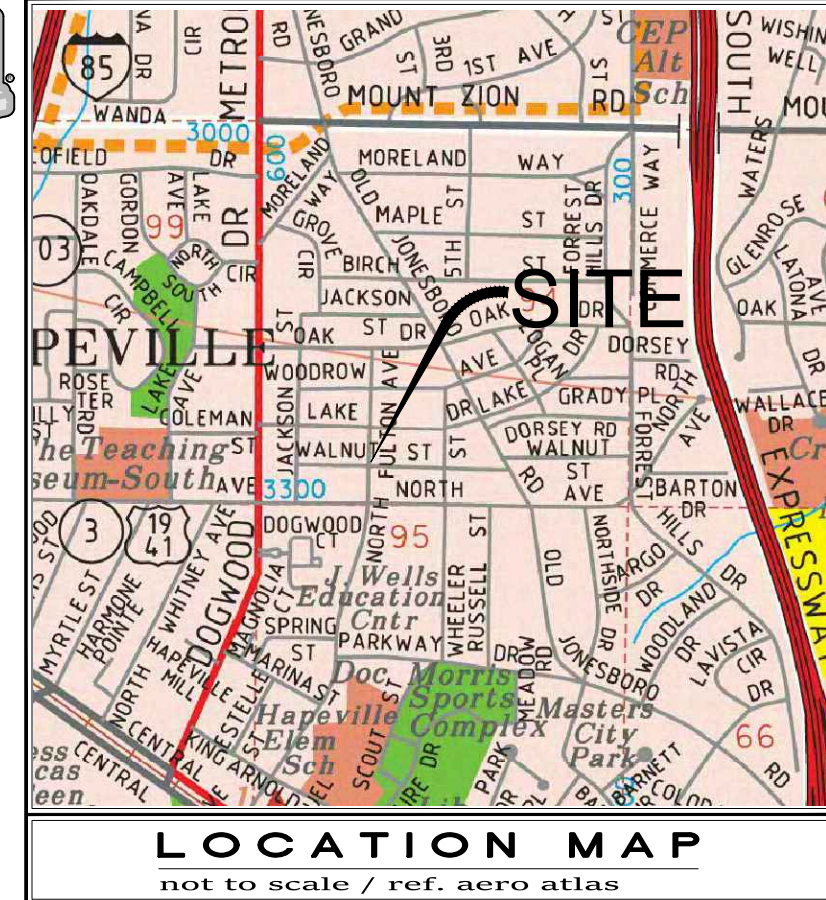
DIRT STATEMENT - CUT/FILL CALCULATIONS
CUT = 5 CY
FILL = 10 CY
NET FILL = 5 CY

LOT COVERAGE:
WALKWAY/DRIVE.....291 sq.ft.
PORCH.....199 sq.ft.
HOUSE.....1290 sq.ft.
DECK.....128 sq.ft.
TOTAL.....1908 sq.ft.

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Floor Area Ratio (FAR):
1st Floor.....1283 sf
2nd Floor.....606 sf
Total.....1889 sf

FAR 1889
6248 = 0.30



- 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 CONTRACTORS 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.

SITE PLAN

515 WALNUT ST

FOR:

GDK INVESTMENT

SHEET

2
of
4



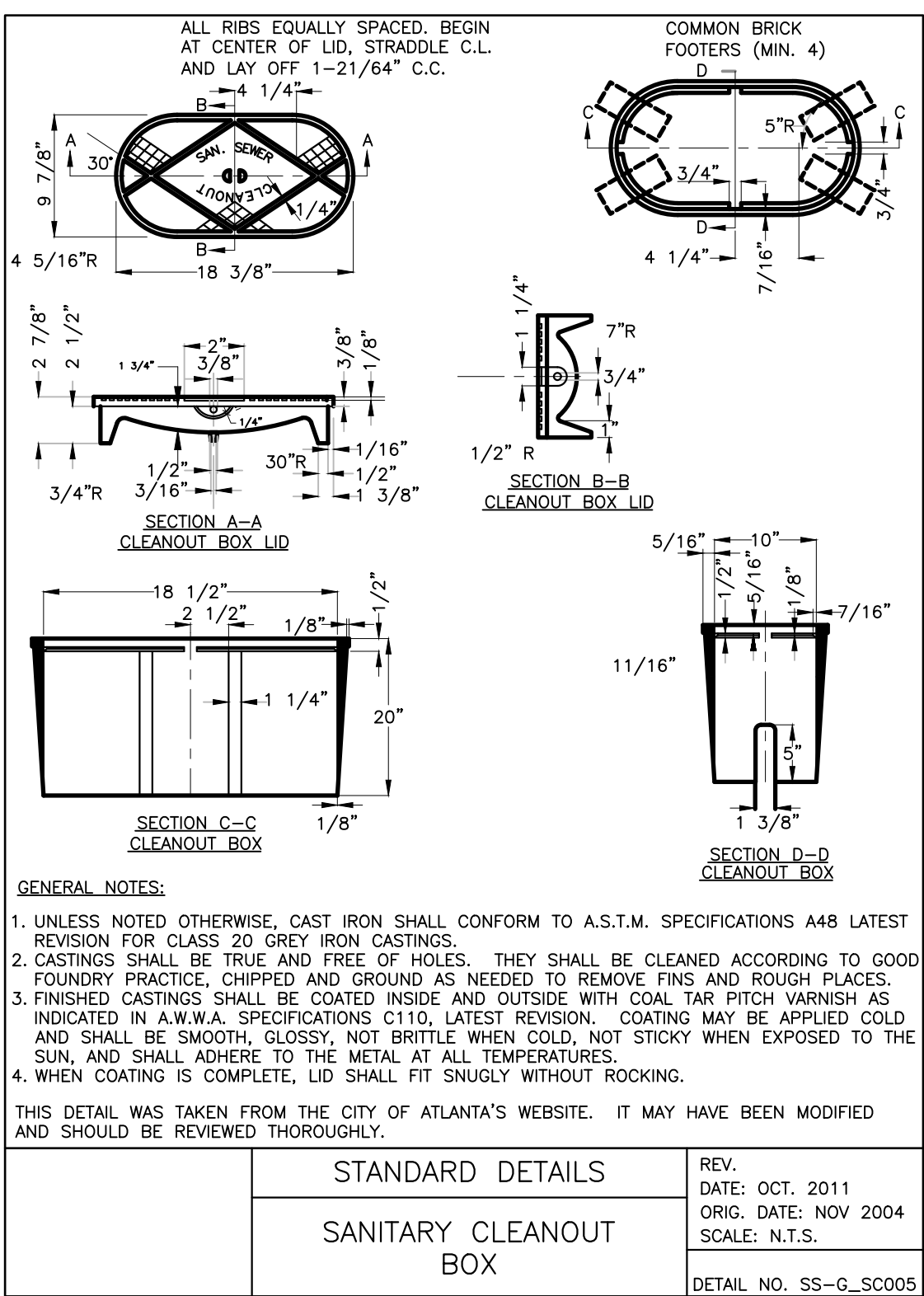
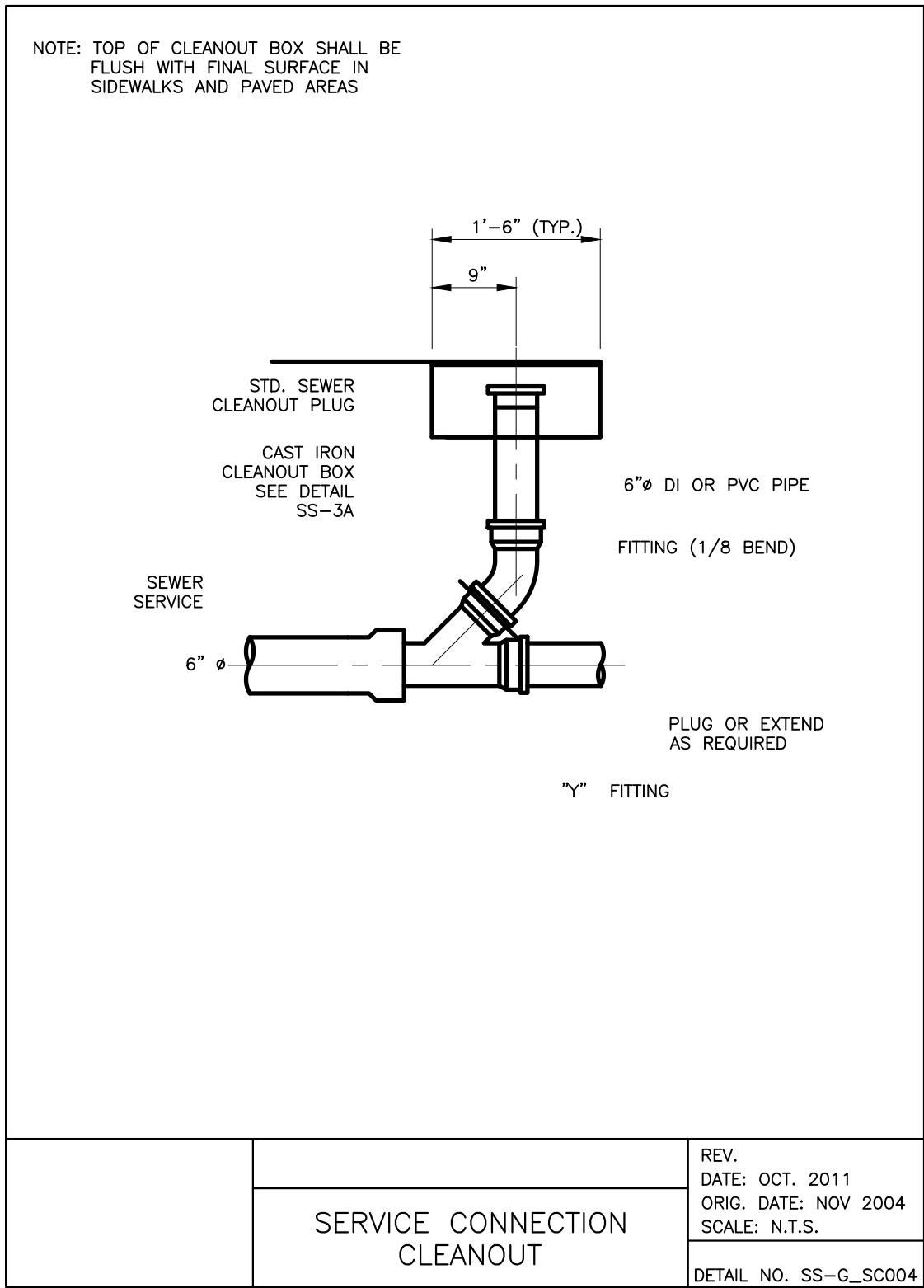
DATE	DESCRIPTION				
REVISIONS					
SURVEY CREW WB,JL	FIELD BK / PG 206/12	L.L. 94	DIST. 14th	COUNTY FULTON	SCALE 1"=10'
FIELD WORK 10/7/2019	DRAWN BY WB	CHECKED BY WB	APPROVED BY WB	DATE October 7, 2019	

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
(678) 743-4665

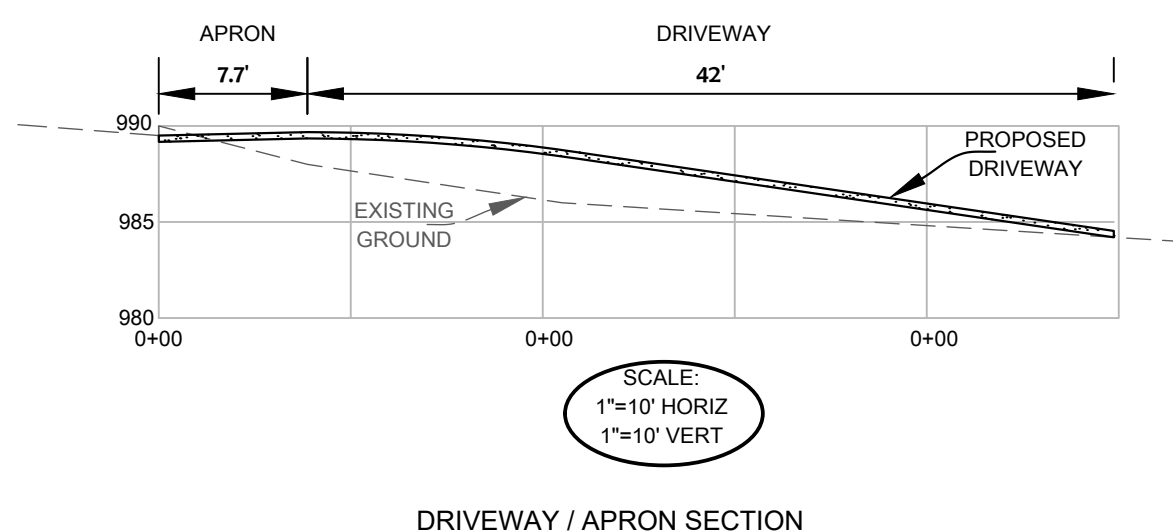
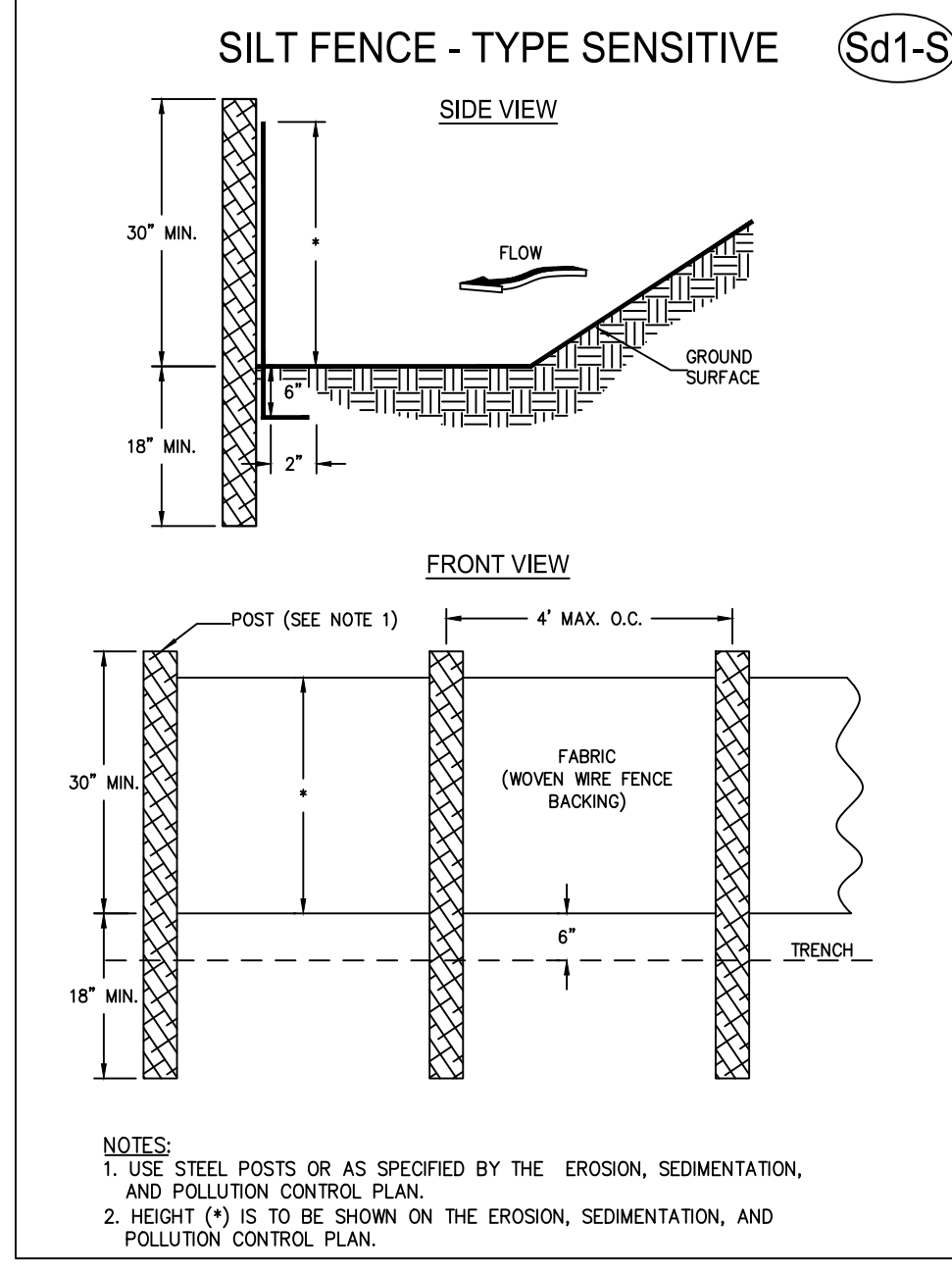
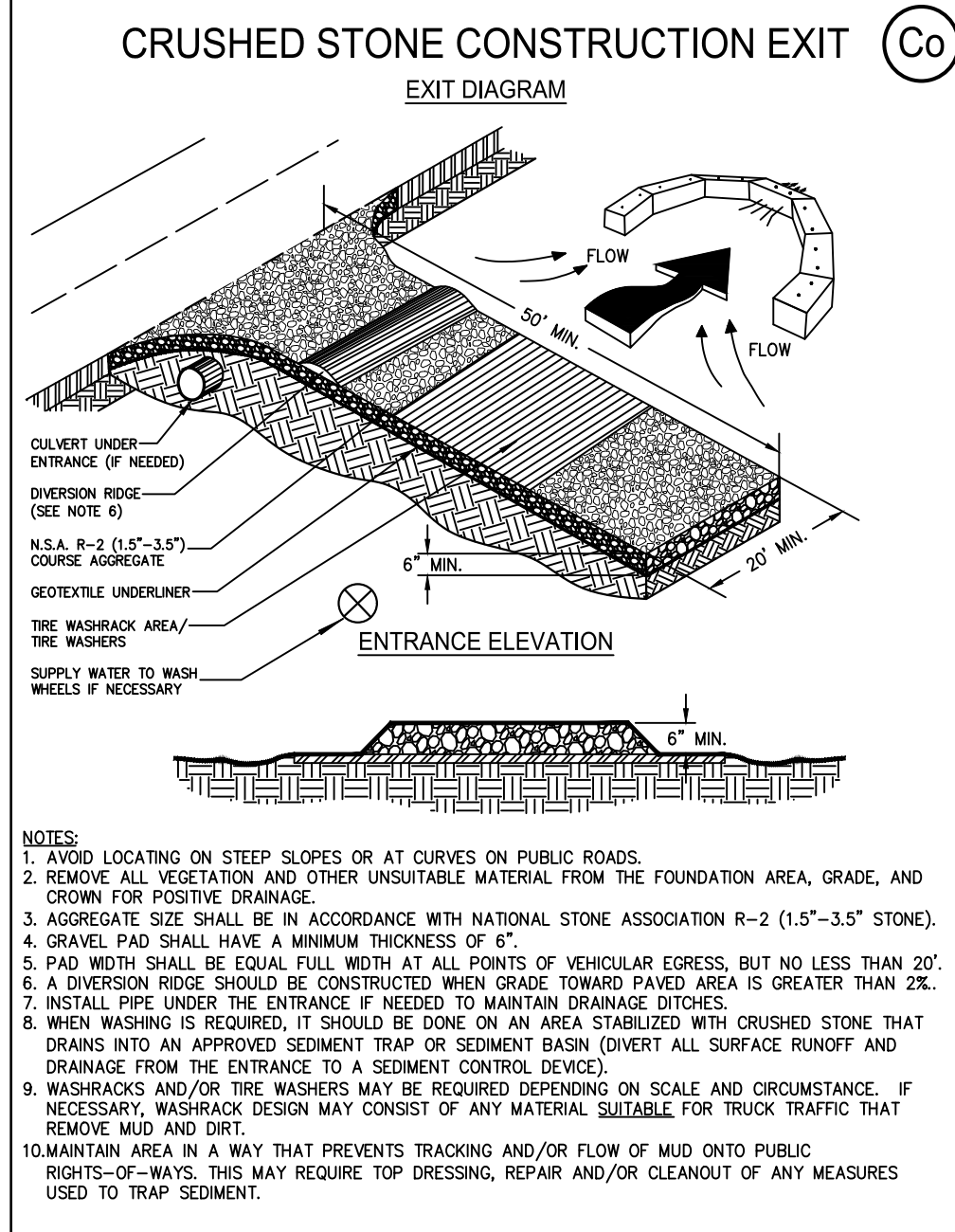
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT



SEEDING SCHEDULE	DS2	DS3
SCHEDULE APPLICABLE FOR TEMPORARY AND PERMANENT GRASSING		
CONTRACTOR TO PROTECT ALL DISTURBED AREAS BY TEMPORARY RESEEDING UNTILL PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM OR TWO WEEKS AFTER DISTURBANCE).		
SOIL PREPERATION		
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.		
TO RAISE THE pH LEVEL		
THIS CHART INDICATES THE AMOUNT OF LIME TO ADD IN OUNCES PER SQUARE YARDS AND IN POUNDS PER 1000 SF.		
METER SANDY SOIL SANDY LOAMMED LOAM HEAVY SOIL READING ADD LIME ADD LIME ADD LIME ADD LIME		
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 1.2 OZ 1.4 OZ 1000 SF 3.5 LBS 6 LBS 8 LBS 9 LBS		
NOTE: NEUTRAL pH IS 7.0		
SEEDING RATES		
SEASON DATES TYPE OF GRASS RATE		
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		

GRADING PLAN
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 IDLE TO 30 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2) DISTURBED AREAS LEFT IDLE 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, MUCH WILL BE USED AS A TEMPORARY COVER (DS1) ON SLOPES THAT ARE 3/1 OR STEEPER, MULCH MUST BE ANCHORED.

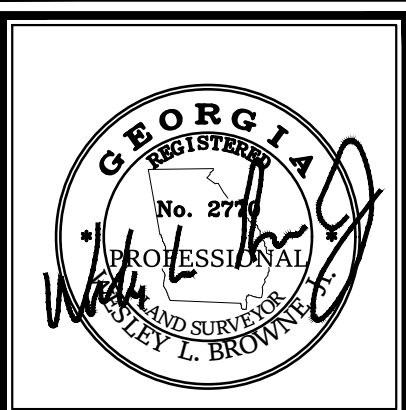
*ALL UNSUITABLE SOILS AND TOP SOILS WILL BE STOCKPILED ON-SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF ALL GROUND COVER.
*ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION
*CONTRACTOR TO ANTICIPATE THAT ONE GRASSING 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 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 CONTRACTORS 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.

SITE NOTES & DETAILS
515 WALNUT ST
FOR: GDK INVESTMENT

SHEET
3
of
4



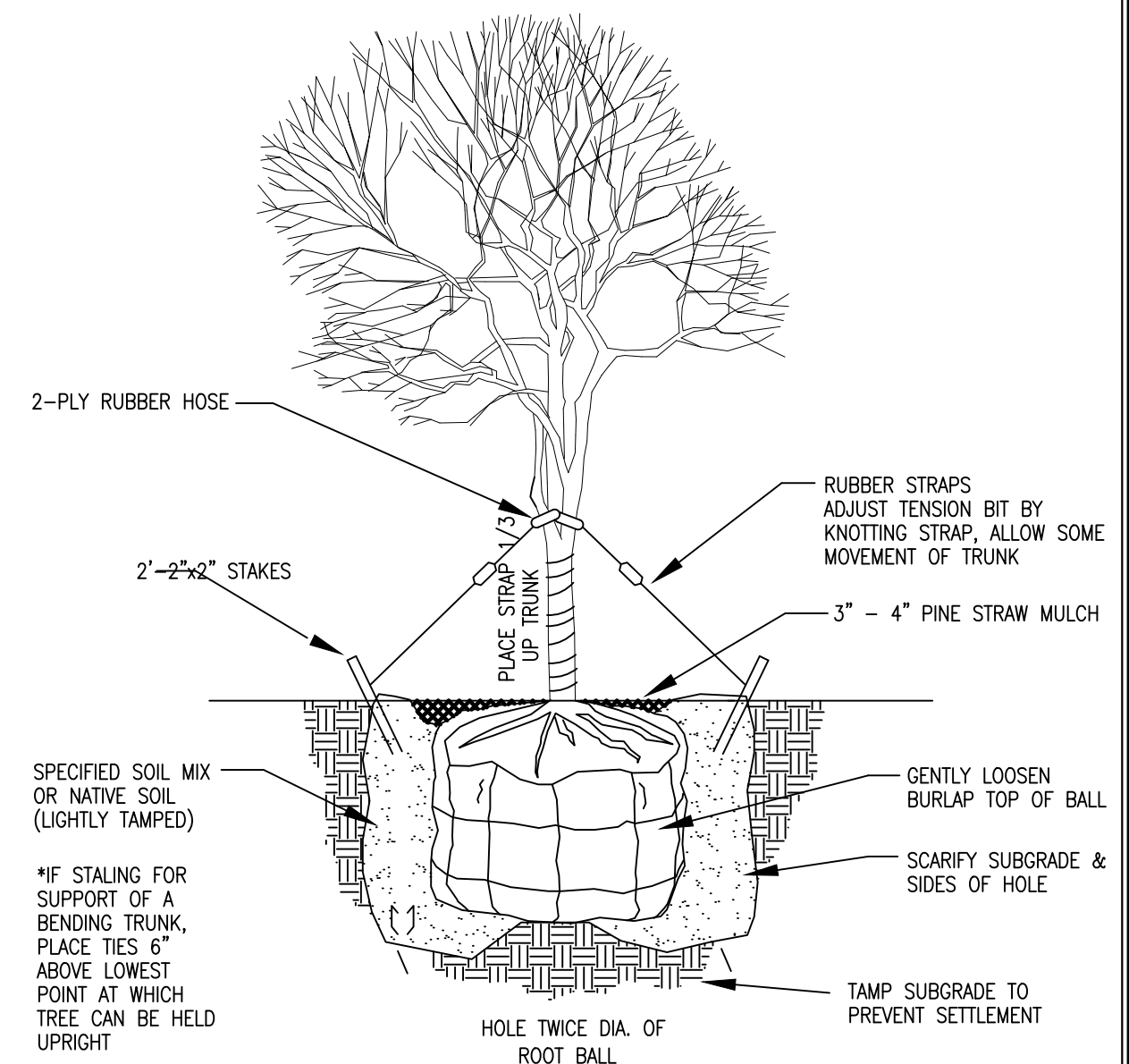
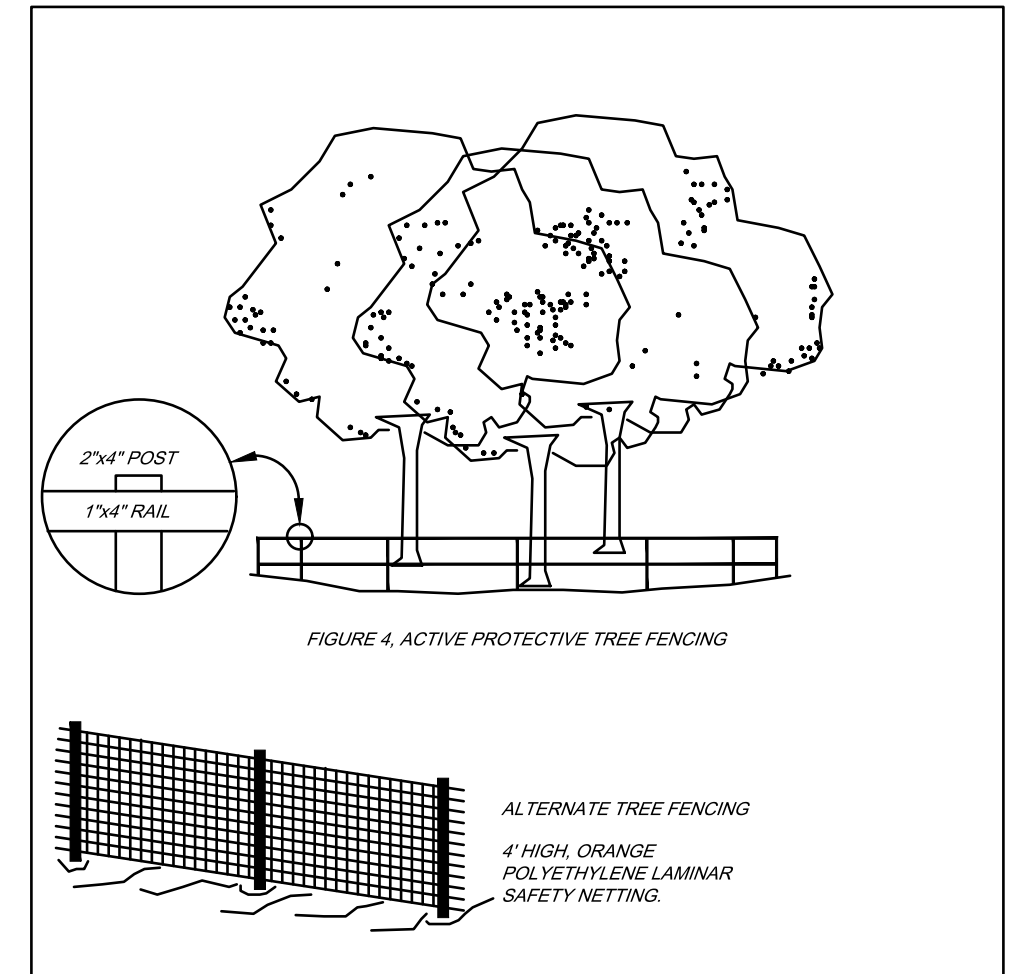
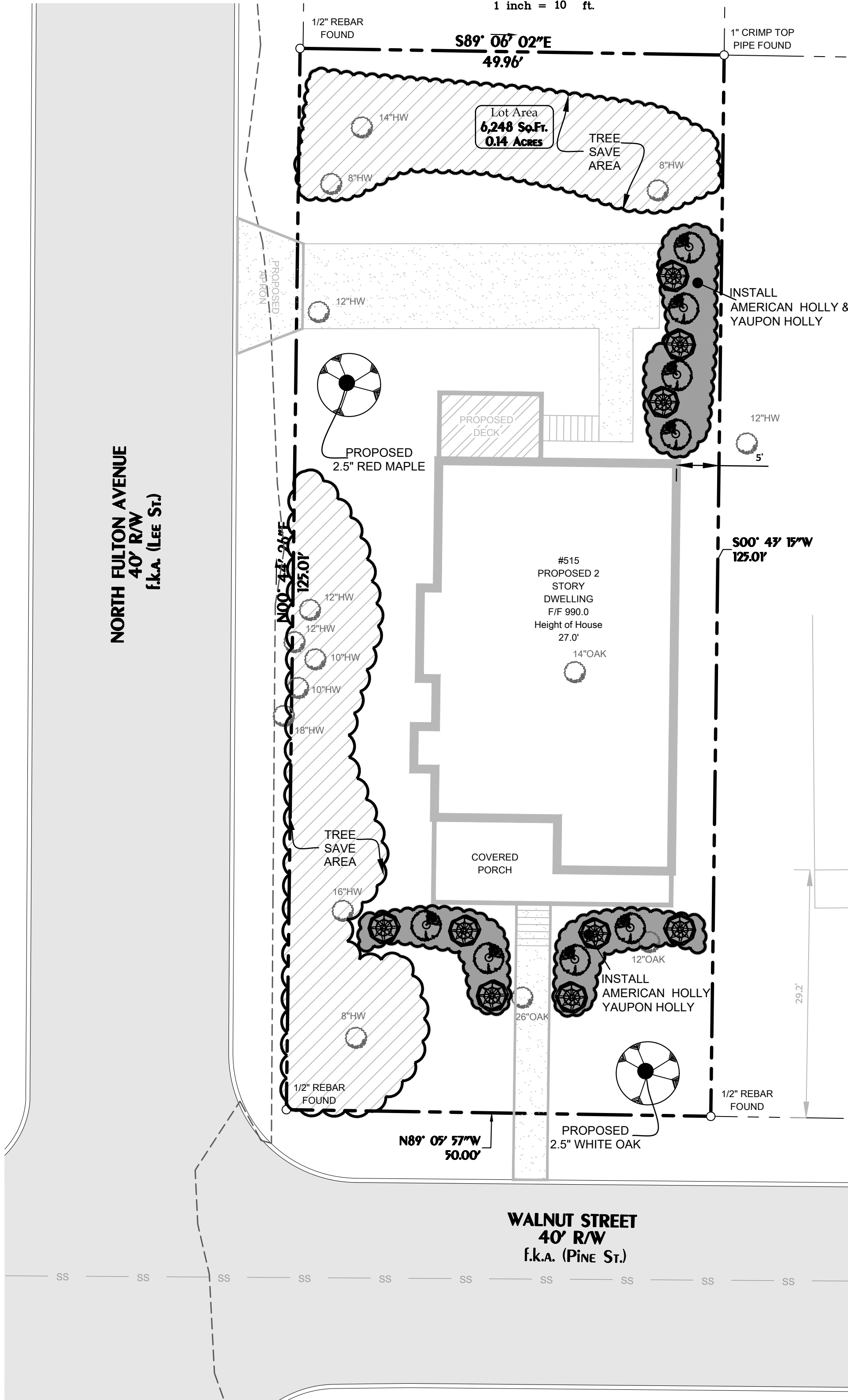
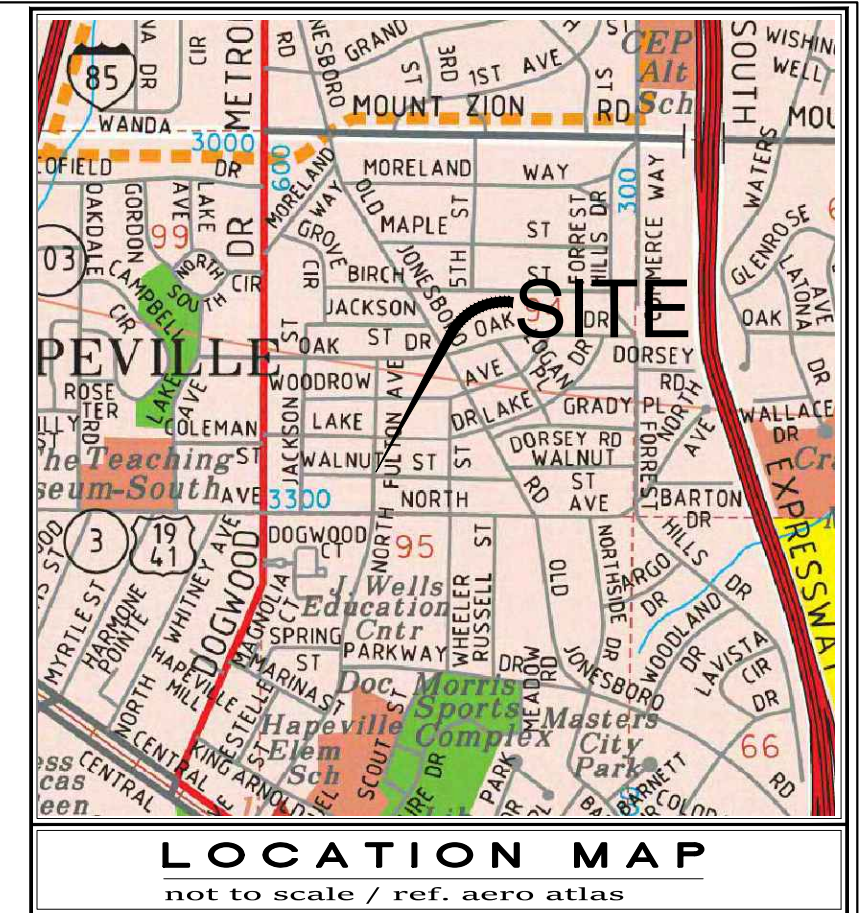
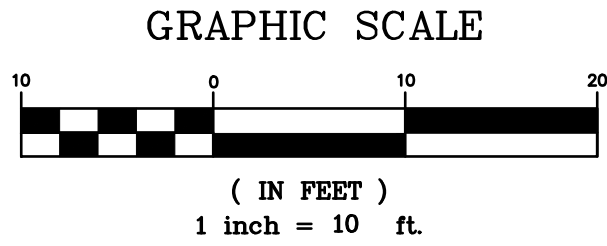
DATE	DESCRIPTION
SURVEY CREW	FIELD BK / PG
WB, JL	206/12
FIELD WORK	DRAWN BY
10/7/2019	WB
CHECKED BY	WB
APPROVED BY	WB
DATE	October 7, 2019

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WLB

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(678) 743-4665

LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT



TREE INSTALLATION DETAIL

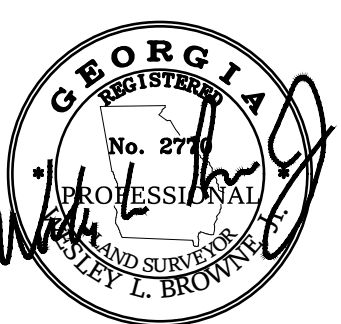
LANDSCAPE PLAN

515 WALNUT ST

FOR:
GDK INVESTMENT

SHEET

4
of
4



DATE	DESCRIPTION
REVISIONS	
SURVEY CREW	FIELD BK / PG
WB, JL	206/12
L.L.	94
DIST.	14th
COUNTY	FULTON
SCALE	1"=10'
FIELD WORK	DRAWN BY
10/7/2019	WB
CHECKED BY	WB
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W.L.B ASSOCIATES, INC.

WLB

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JONESBORO, GA 30238
(678) 743-4665

LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 9, 2020
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – 3436 Harding Avenue**

BACKGROUND

The City of Hapeville has received a site plan application from David Cook to construct a new one and a half story single-family dwelling located at 3436 Harding Avenue. The dwelling will have 1,800 square feet of living area, three bedrooms and three bathrooms, and will be 25' high from the foundation. The applicant has not provided the overall height from grade. Parking will be provided by an existing garage in the rear of the lot, connected to the street via a nine-foot-wide driveway. The lot is currently occupied by an existing garage.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

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

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

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

- (1) One-family dwellings detached;

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

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

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

- ***The plans show the location of a new 1.5 story single-family dwelling. Per the elevations, the structure will be 25' high from the foundation and 1,800 sq. ft. of living area. The applicant should revise the plans to indicate the overall height of the structure from grade.***
- ***The plans show the location and setbacks of existing garage, but no other dimensions. The applicant should provide the area and height of the existing garage.***
- ***Setback dimensions of the new primary structure are as follows:***
 - *Front setback is 15.8'.*
 - *North side setback is 8'.*
 - *South side setback is 12.1'.*
 - *Rear setback is not provided but is outside of 20' minimum setback. The applicant should provide the rear setback from the property line.*
- ***The garage is set back 27.2' from the primary dwelling.***
- ***All accessory structures must be set back a minimum of 5' from any property line. The existing garage is set back 4.6' from the northern property line, which is not compliant and will require a Variance.***

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

- ***The plans show a new 9' driveway using an existing curb cut extending past the dwelling to an existing two-car garage and a new walkway to the street.***
- ***The site has an existing sidewalk.***
- ***Design cross sections have been included.***

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

- ***A new driveway will provide access to an existing rear two-car garage.***

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

- ***Existing and proposed grades are shown at two-foot intervals.***

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

- ***The plans show three trees on or near the property and does not indicate that any will be removed.***
- ***Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.***

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

- ***A landscape plan has been provided indicating the planting of two crape myrtle trees in the front yard, two in the rear yard, and several bushes and shrubs.***

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences or earth berms are shown as existing or proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 6,098 sq. ft. or 0.14 acres. The minimum lot size is 4,000 sq. ft.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***Proposed lot coverage is 1,950 SF for the proposed house (including new porch) and existing garage, 1,204 SF for the driveway, and 103 SF for the existing sidewalk, for a total of 3,257 SF or 53%. Maximum lot coverage allowed is 70% or 4,269 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 3 bedrooms and 3 bathrooms. Single-family dwellings must have at least 3 bedrooms and 2 bathrooms.***
- d. Floor area in nonresidential use by category.
- ***Not applicable.***
- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required floor area is 1,000 SF. The proposed dwelling will have 1,800 SF of living area, which is compliant***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***The plans indicate a new 9' wide driveway will serve an existing two car 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 applicant has proposed the construction of a new single-family dwelling.***
- ***Proof of ownership of the property has been provided.***
- ***The applicant has provided a development schedule.***

FINDINGS

The site is currently occupied by an existing two-car garage. Accessory buildings may be located up to 5' away from a side or rear property line. The garage is 4.6' away from the northern property line, which is not compliant. The applicant has indicated they are unsure as to whether to keep the garage or demolish it. Should the applicant choose to keep the garage, he will require a Variance from the Board of Appeals for the setback. The applicant has not demonstrated a hardship based on the nature of this particular property and therefore staff cannot recommend a variance.

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

1. The applicant should revise the plans to indicate the overall height of the structure from grade.
2. The applicant should provide the area and height of the existing garage.
3. The applicant should provide the rear setback for the primary structure from the property line.

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

The Planning Commission cannot approve plans that are not final; the applicant must make a formal decision regarding the garage before plans can be approved and, should the decision be to remove the garage, provide an updated site plan. Should the applicant choose to remove the garage, staff recommends approval conditioned

on the applicant submitting revised plans without the garage and otherwise addressing all outstanding concerns. Should the applicant choose to keep the garage, staff cannot support the required variance and therefore cannot recommend approval at this time.

Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.



Location Map – 3436 Harding Avenue

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13121C0366F DATED 09/18/2013

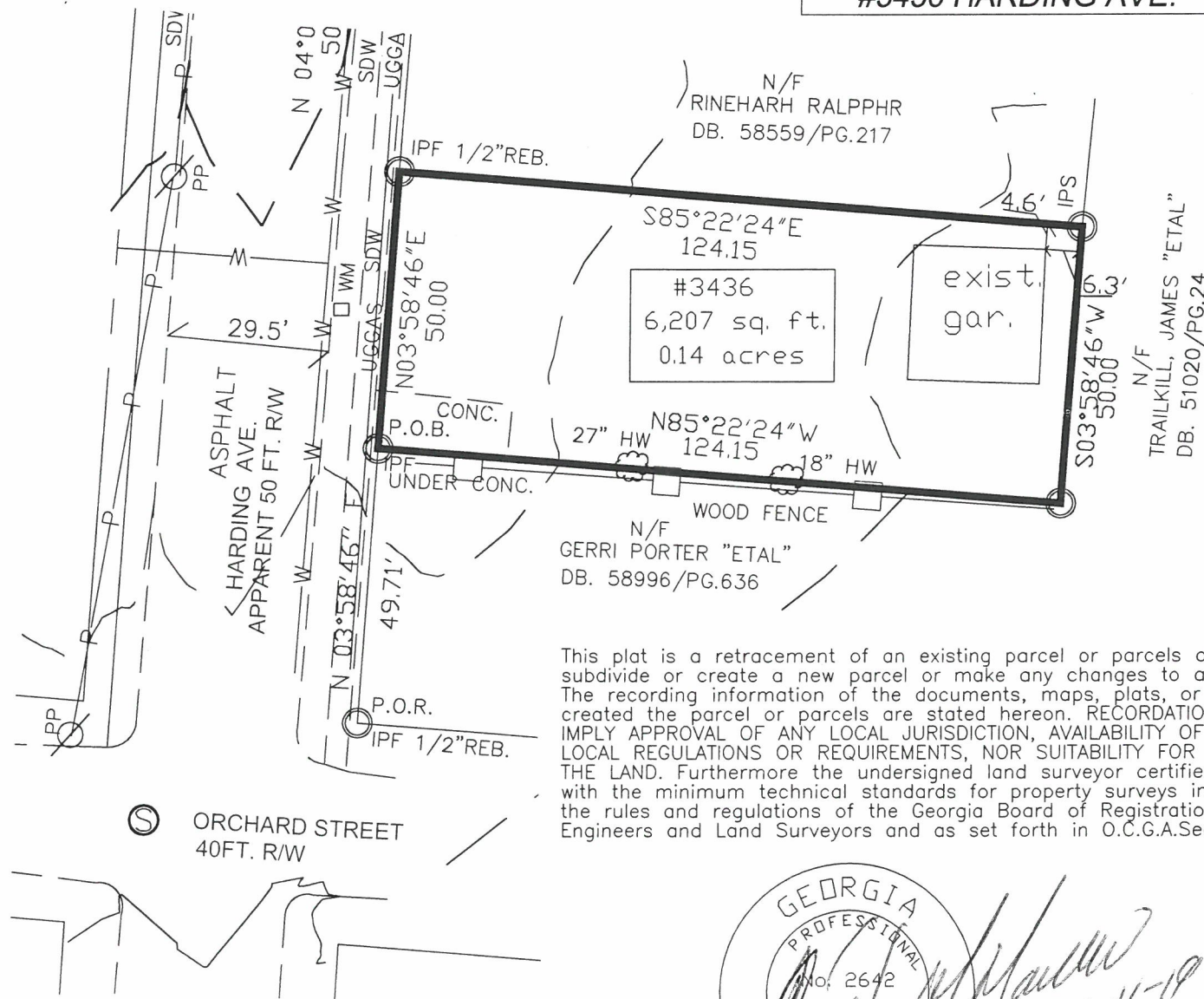
PARCEL ID# 14 009800030183

REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
SP	STEEL POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OV	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

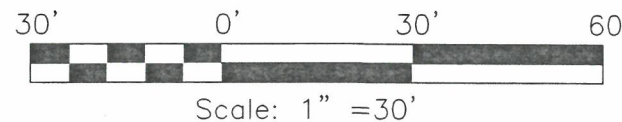
ZONING RSF
SETBACKS
FRONT 15'
SIDE 5'
REAR 20'



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 12/06/19
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
- CONTOUR INTERVALS 2 FT.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098 1/1
RETACEMENT SURVEY FOR: #3436 HARDING AVE.		
TSLE LLC		
Land Lot 98	14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
Drawn By: AMM	Scale: 1"=30'	
Dwg No: 2-191280	Date: 12/11/19	

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD
HAZARD BOUNDARY MAPS FURNISHED BY FEMA,
IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON
IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13121C0366F DATED 09/18/2013

INDEX

1. SITE PLAN, GRADING, EROSION CONTROLS PLANS
- 2-4. EROSION CONTROL NOTES
- 5.-6. EROSION CONTROL DETAILS
7. LANDSCAPING PLANS
8. CONSTRUCTION DETAILS

SURVEY ORDERED BY:

NAME: DAVID COOK
ADDRESS: 100 GLENDALE DR.
PEACHTREE, CITY, GA 30269
PHONE (24HR.): 770-231-7215

PARCEL ID# 14 009800030183
REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA
0.14 X 70% = 0.098 ACRES (4,268.9 SQ.FT.)

[illegible]

1. HOUSE & GARAGE 1,950 SQ.FT.
2. CONC. DWY 1,204 SQ. FT.
3. SDW 103 SQ. FT.

TOTAL 3,257 SQ. FT. (.08 ACRES) 57.1%

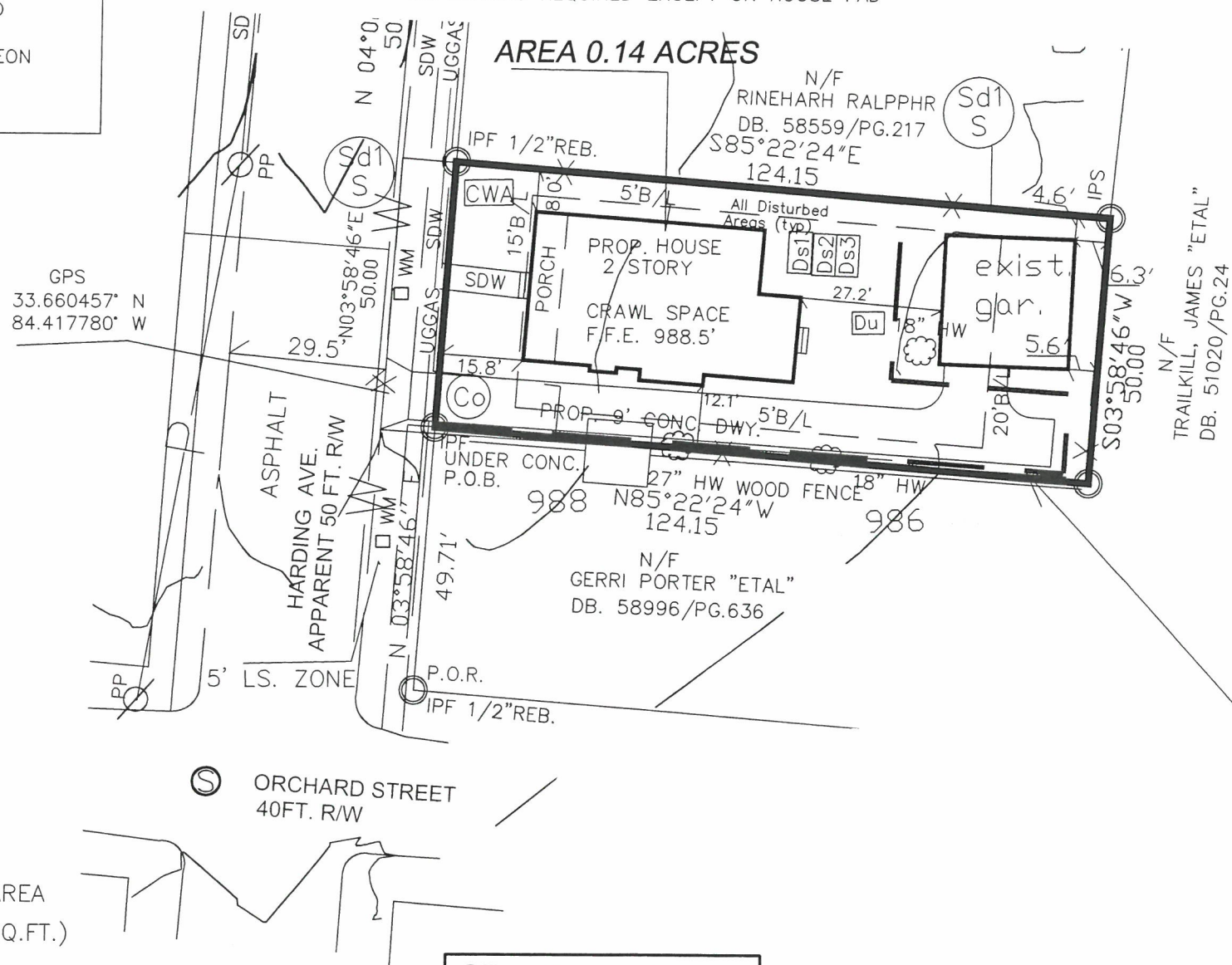


A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

ZONING RSF
SETBACKS
FRONT 15'
SIDE 5'
REAR 20'
ACCESSORY STRUCTURE 5'

BUILDER NEEDS TO CONTACT WATER AND SEWER DEPARTMENT FOR SERVICES.

NO GRADING REQUIRED EXCEPT ON HOUSE PAD



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
 2. LAST DATE OF FIELD SURVEY 12/06/19
 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
- "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
 6. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING.
 7. CONTOURS INTERVALS 2FT

ACTIVITY SCHEDULE	MONTH				
	1	2	3	4	5
1. INSTALLATION OF EROSION CONTROL MEASURES	—				
2. CLEARING AND GRADING	—				
3. BUILDING CONSTRUCTION					
5. DRIVEWAY					
6. GRASS (TEMP.) (PERM.)					
7. MAINTAIN EROSION CONTROL					
8. CLEAN UP					

LIMITS OF DISTURBANCE
TOTAL AREA= (0.14 ACRES)
TOTAL DISTURBED AREA= (0.10 ACRES)
DRAINAGE AREA= 0.10 ACRES

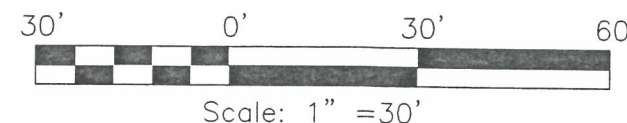
LEGENDS OF SYMBOLS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
GM GAS MARKER/GAS METER
OOTP OPEN TOP PIPE
OIPF IRON PIN FOUND
OIPS IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EP EDGE OF PAVEMENT
PC PROPERTY CORNER
⊗SP STEEL POLE
⊘PP POWER POLE
GW GUY WIRE
⊗JB EXISTING JUNCTION BOX
⊗WV EXISTING WATER VALVE
⊗FH EXISTING FIRE HYDRANT
T.B.M. TEMPORARY BENCH MARK
B.F.E. BASE FLOOD ELEVATION
M.F.E. MINIMUM FLOOR ELEVATION
HW HEADWALL
SWCB SINGLE WALL CATCH BASIN
DWCB DOUBLE WALL CATCH BASIN
OS OUTLET STRUCTURE (RISER)
DI DROP INLET
W WATER METER
W WATERLINE
SS SANITARY SEWER LINE
OVP OVERHEAD POWERLINE
UFO UNDERGROUND FIBER OPTICS
G GASLINE
LS LANDSCAPING
PKS (F) PK NAIL SET (FOUND)
EX-MM EXISTING SANITARY SEWER MANHOLE
SM SANITARY SEWER MANHOLE
S.S.E. SANITARY EASEMENT
C/O CLEAN-OUT
FDC FIRE DEPARTMENT CONNECTOR
C.L.F. CHAIN LINK FENCE
D.E. DRAINAGE EASEMENT
R.R.E. RAIL ROAD EASEMENT
H HEIGHT
UE UNDERGROUND ELECTRIC
AC AIRCONDITION UNITS

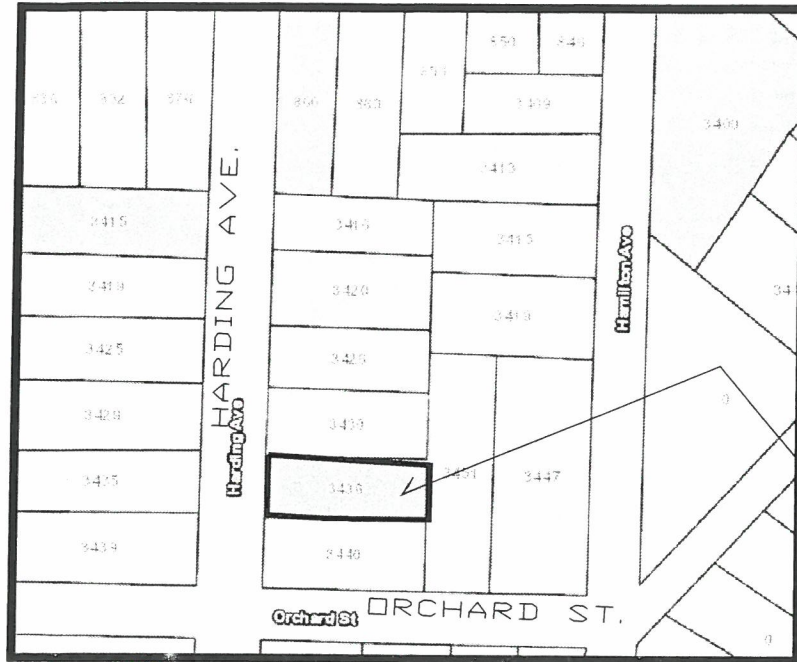
PROP. SLOPE "DRAINAGE"
O OAK TREE
P PINE TREE

----- EXIST. CONTOUR
-1000- PROP. CONTOUR

INITIAL PERIMETER ES&PC PLAN
INTERMEDIATE ES&PC PLAN
FINAL ES&PC PLAN



REV.	DESCRIPTION	DATE
<u>SOUTHSIDE</u> SURVEYING & PLANNING LSF000831		#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098 1/8
SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR: TSLE, LLC #3436 HARDING AVE. CITY OF HAPEVILLE Land Lot 98 14TH Dist. FULTON County, GA		
Drawn By: AMM		Scale: 1"=30'
Dwg No: 2-191280SP		Date: 12/12/19



VICINITY MAP "NTS"

1. Site Description

The proposed site will be used for 1 Residential home

Approximately 0.10 acres of disturbed land will be utilized for this development. There will be numerous structural and nonstructural controls to be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this lot.

2. Controls

The following controls will be implemented at the construction site:

1. Initial perimeter controls will include silt fencing, and a crushed stone pad to be used at the construction exit.
2. Intermediate grading and drainage BMPS will include temporary grassing and Silt Fence.
3. Final BMPs will include permanent grassing and landscaping.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14h day after construction activity temporarily ceased.

Certification

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the 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 the sampling of the receiving water(s) or the sampling of the 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."

Georgia Licensed Professional #4479

Date

Certification

"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 DIRECT SUPERVISION."

ANGEL M. MARRERO, RLS

Certified Design Professional # 4479

PARCEL ID# 14 009800030183
REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.

TERTIARY Permittee	Operator	Qualified Personnel
TSLE, LLC		
DEVELOPER:	CONTRACTOR:	Land Surveyors (NPDES):
	14th Dist.	
DAVID COOK		Southside Surveying and Planning LLC.
ADDRESS: 100 GLENDALE DR.		#18 Atlanta Street
PEACHTREE, CITY, GA 30269		McDonough, GEORGIA 30253
PHONE (24HR.): 770-231-7215		(770)-320-8009

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 98, 14th DISTRICT, Fulton COUNTY, GEORGIA
SITE AREA: 0.14 ACRES
TOTAL AREA OF DISTURBANCE: 0.10 ACRES
SOIL TYPES: Ub(Urban Land)

Wetlands:

THERE ARE **NO WETLANDS** LOCATED ON OR WITHIN 200' OF THIS SITE.

Receiving Waters

UNNAMED TRIBUTARY TO FLINT RIVER

State Waters

THERE ARE **NO STATE WATERS** LOCATED ON OR WITHIN 200' OF THIS SITE.

Drainage Description

Please refer to the Site Plan, prepared by Southside Surveying for more specific information concerning proposed drainage patterns and slopes.

Slopes After Grading

Maximum Slope is 3:1

Erosion Control Measures

Structural and nonstructural controls will be used onsite to prevent erosion during construction including temporary and permanent grassing, silt fencing.

WASTE DISPOSAL

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER, THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY - AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

SPILL PREVENTION & CONTROL

PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER OIL, TARS, ETC., KEPT ON SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE, TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE GLOVES, GOGGLES, RAGS, RESPIRATORS, CAT LITTER, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. -- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. *FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. *FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. *FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
EROSION CONTROLS NOTES FOR:		
TSLE, LLC		
Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA		
Drawn By: AMM		Scale: N.T.S.
Dwg No: 2-191280SP		Date: 12/12/19

HAZARDOUS WASTES

OTHER CONTROLS

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS's) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. A MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

"THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LLINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPERTY DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

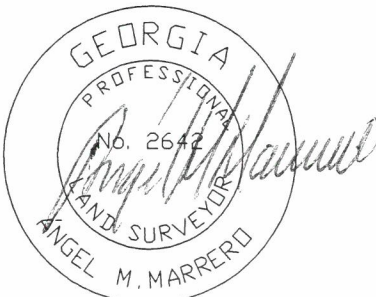
"PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

"CONCRETE TRUCK WASHING" - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

"FERTILIZER/HERBICIDES" - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

"BUILDING MATERIALS"-NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

- EROSION CONTROL NOTES:
1. 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.
 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVIITIES.
 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
 7. INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-S.
0.10 X 67 =7.2 C.Y. REQUIRED 368LF X 0.083= 30.5 C/Y PROVIDED
 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
SEE DETAIL SHEET# 5
 19. No additional storm pipe added for this project.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.		DESCRIPTION	DATE
SOUTHSIDE		#205 CORPORATE CENTER DR.	3
SURVEYING & PLANNING		STOCKBRIDGE, GA 30281	8
LSF000831		Phone: (770) 320-8009	
		Fax: (770) 320-8098	
EROSION CONTROLS NOTES FOR:			
TSLE, LLC			
Land Lot 98		14TH Dist.	CITY OF HAPEVILLE
			FULTON County, GA
Drawn By: AMM		Scale: N.T.S.	
Dwg No: 2-191280SP		Date: 12/12/19	

c. Tertiary Permittee.

(1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2).Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site ; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation ; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a

seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.c.(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4). Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

F. Retention of Records.

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

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

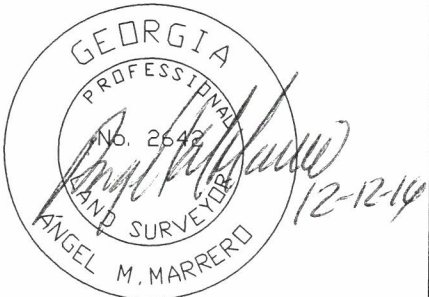
2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- a. A copy of all Notices of Intent submitted to EPD;
- b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit;
- c. A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit; and
- d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.

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

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

4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
SOUTHSIDE SURVEYING & PLANNING LSF000831		#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
EROSION CONTROLS NOTES FOR: TSLE, LLC Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA		
Drawn By: AMM		Scale: N.T.S.
Dwg No: 2-191280SP		Date: 12/12/19

Ds1 DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5TON/ACRES	6"-10"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 9TON/Ac	2"-3"
CUTBACK ASPHALT	1200GAL/Ac	—
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATION	—
GEOTEXTILE JUTE MATTING	SEE MANUFACTURER'S RECOMMENDATION	—

Ds2 - DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDINGS)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
RYEGRASS (ANNUAL)	40 LBS/ACRE	AUGUST - APRIL
MILLET, PEARL	50 LBS/ACRE	APRIL - AUGUST
RYE	168 LBS/ACRE	AUGUST - DECEMBER

NOTES:

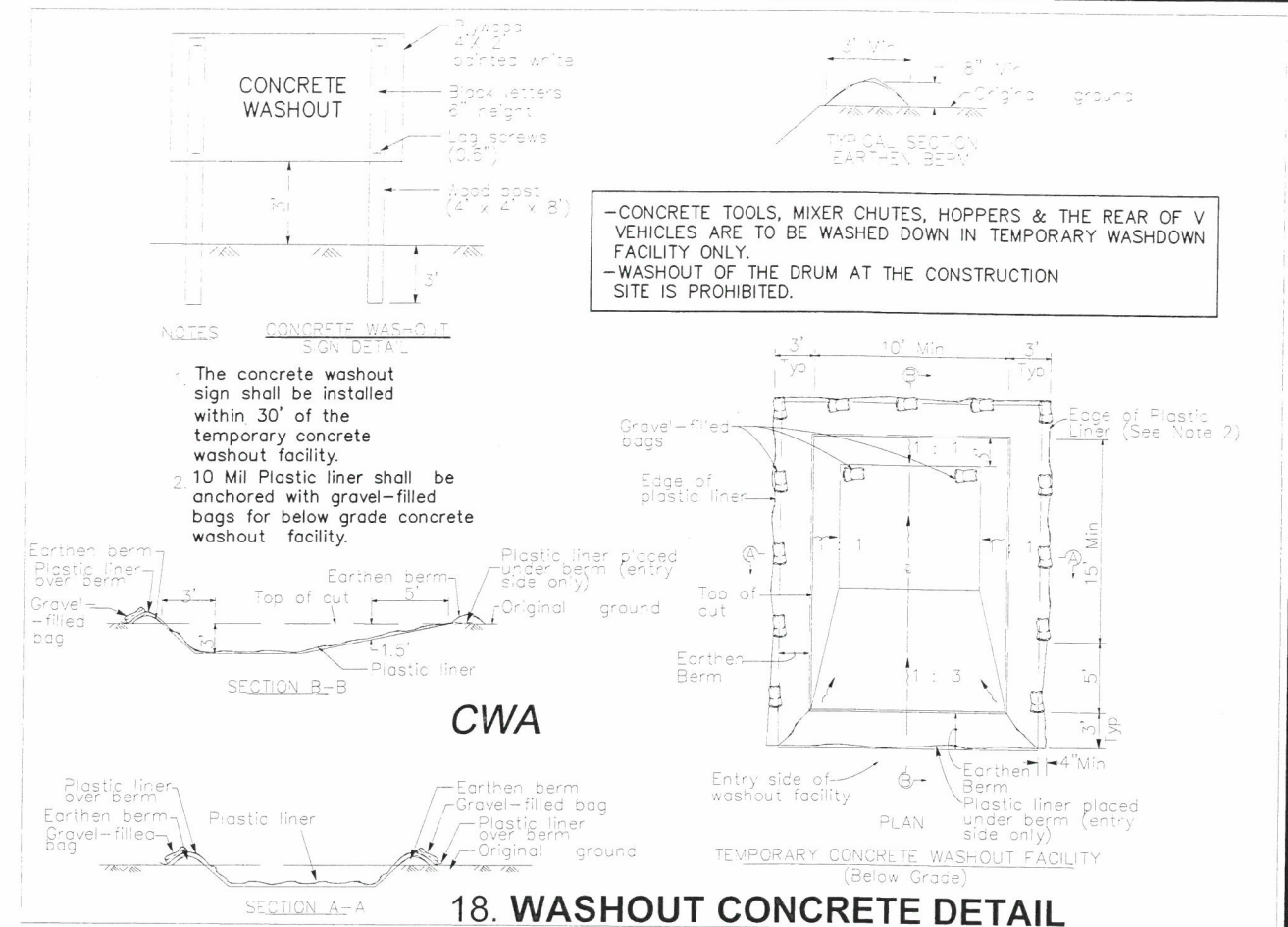
- OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- LIME AND FERTILIZATION ARE REQUIRED
- MULCHING SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER USING DRY STRAW OR HAY AT A RATE OF 2.5 TONS/ACRE.

Ds3 - DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
BERMUDA, COMMON (HULLED)	6-10 LBS/ACRE	MARCH - JUNE
BERMUDA, COMMON (UN-HULLED)	6-10 LBS/ACRE	OCTOBER - FEBRUARY
FESCUE, TALL	30 -50 LBS/ACRE	AUGUST - OCTOBER MARCH - APRIL
LESPEDEZA	60 - 75 LBS/ACRE	JANUARY - DECEMBER

NOTES:

- OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE ENGINEER.
- SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS.
- APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.



SD1- MAINTENANCE

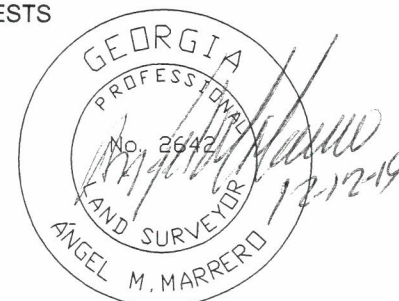
Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Filter fabric shall be replaced whenever it has deteriorated to such an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

EROSION & SEDIMENT CONTROL

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEED			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEG.			ESTABLISHING A PERMANENT VEGETATIVE COVER
Sd1	SEDIMENT BARRIER TYPE-C			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
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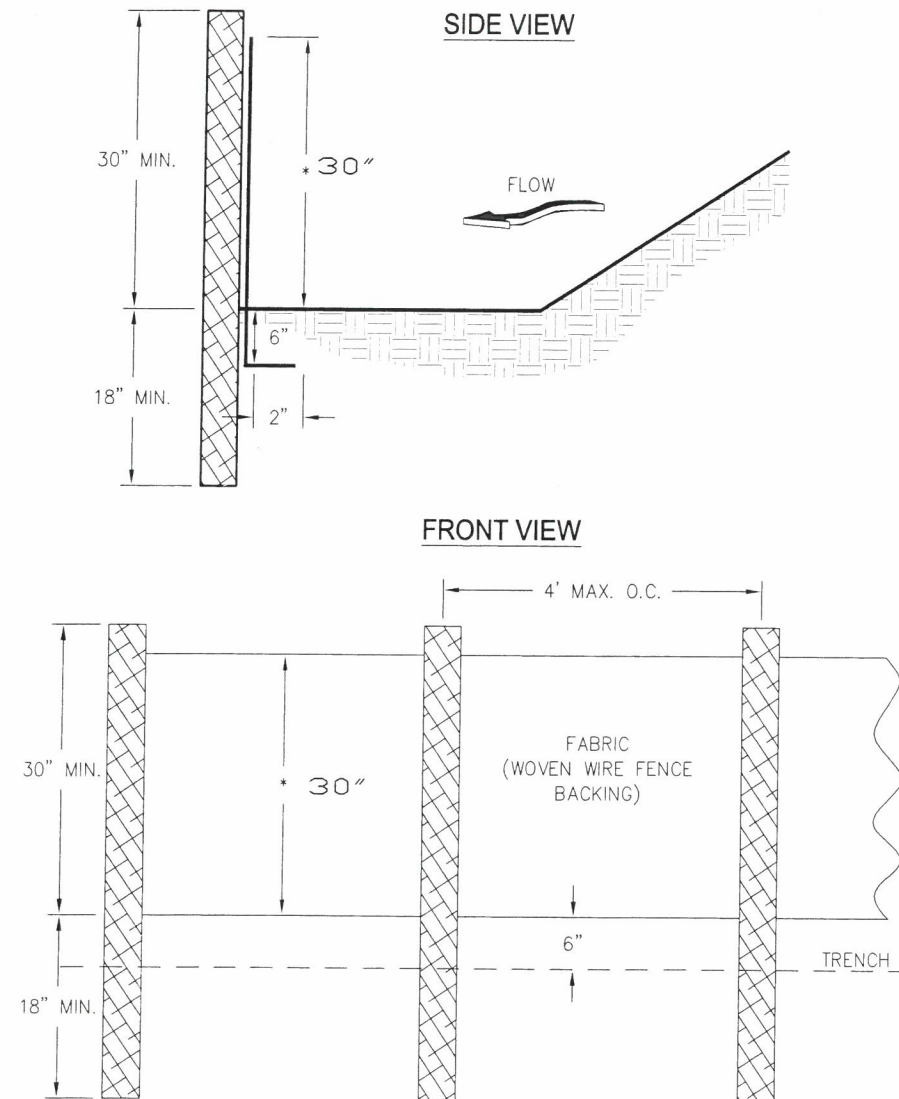
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
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A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	EROSION CONTROLS DETAILS FOR: TSLE, LLC CITY OF HAPEVILLE FULTON County, GA	
	Land Lot 98 14TH Dist.	
	Drawn By: AMM	Scale: N.T.S.
	Dwg No: 2-191280SP	Date: 12/12/19

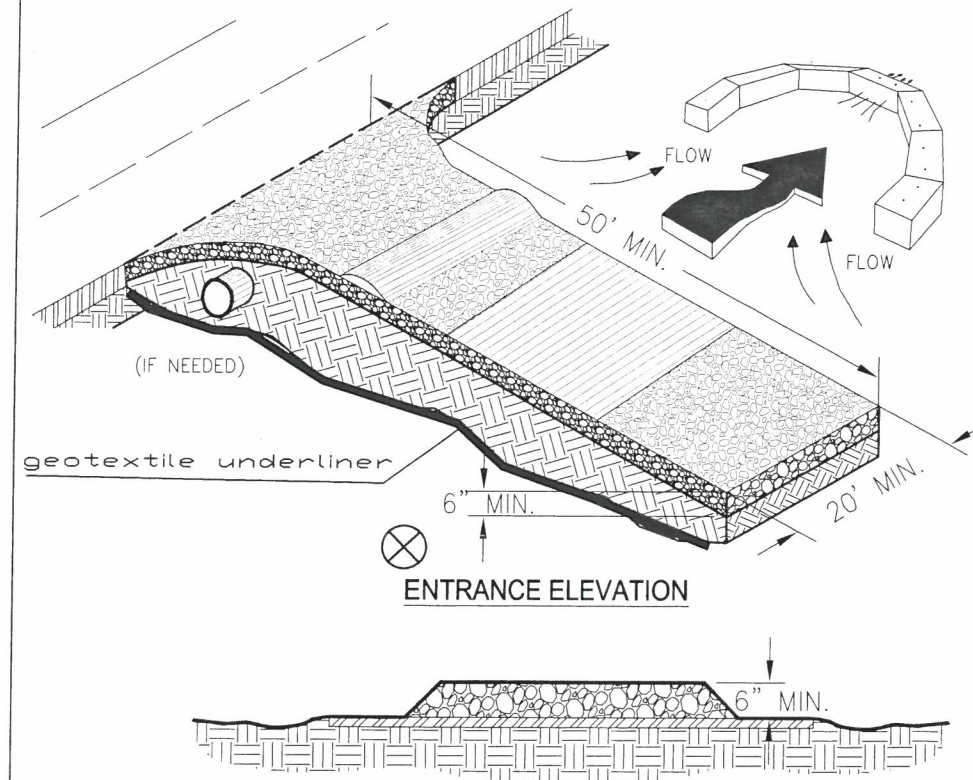
SILT FENCE - TYPE SENSITIVE



- NOTES:**
1. USE STEEL OR WOOD 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.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



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



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	EROSION CONTROLS DETAILS FOR: TSLE, LLC Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM	Scale: N.T.S.
	Dwg No: 2-191280SP	Date: 12/12/19

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

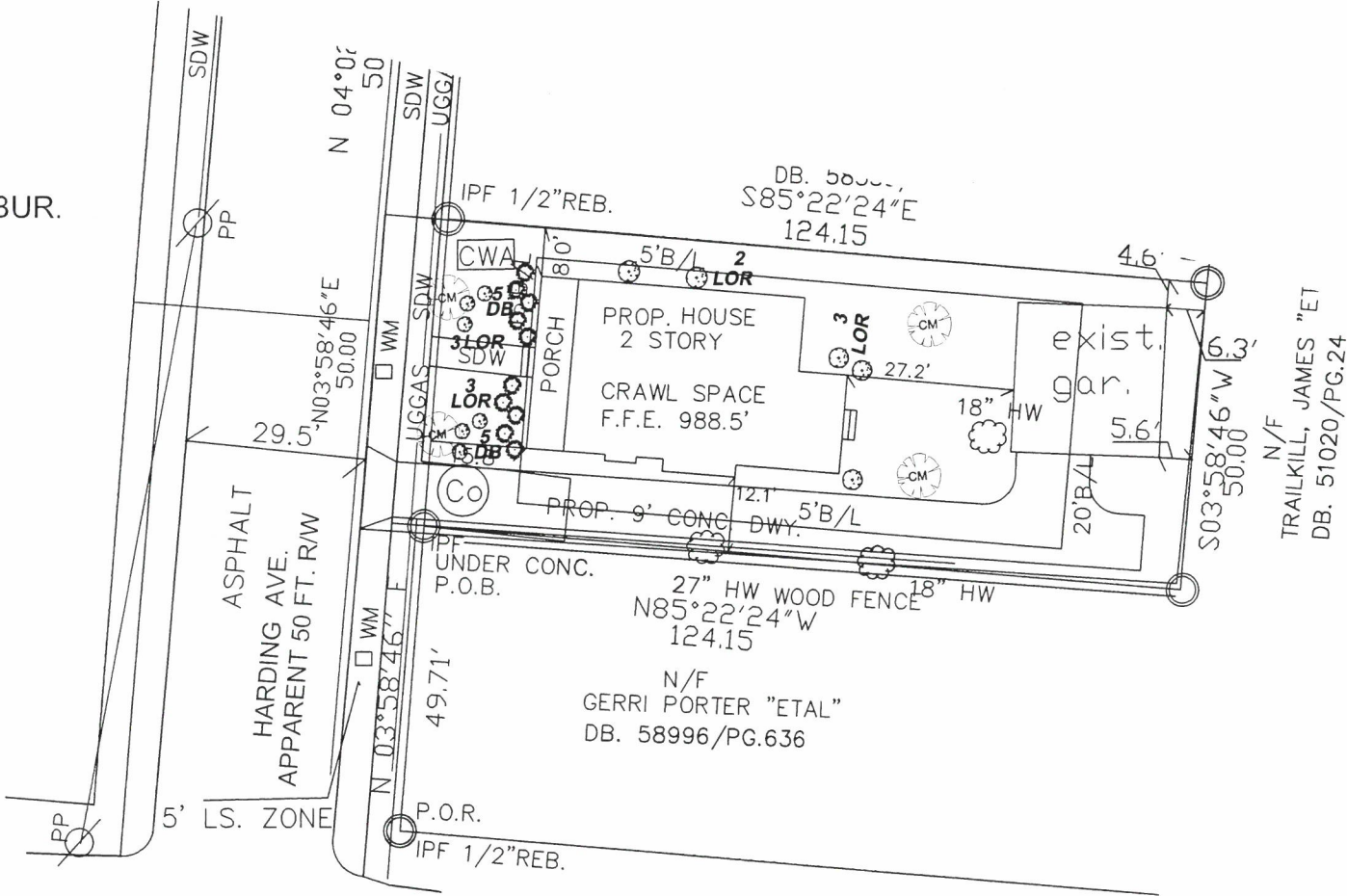
ZONING RSF
SETBACKS
FRONT 15'
SIDE 5'
REAR 20'

LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- GM GAS MARKER/GAS METER
- OOTP OPEN TOP PIPE
- OIPF IRON PIN FOUND
- OIPS IRON PIN SET 1/2"Ø REBAR W/ CAP
- C/G CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- CMF CONCRETE MONUMENT FOUND
- POL POINT ON LINE
- B.O.C. BACK OF CURB
- FNC FENCE CORNER
- EP EDGE OF PAVEMENT
- PC PROPERTY CORNER
- SP STEEL POLE
- PP POWER POLE
- GW GUY WIRE
- JB EXISTING JUNCTION BOX
- WV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- T.B.M. TEMPORARY BENCH MARK
- B.F.E. BASE FLOOD ELEVATION
- M.F.E. MINIMUM FLOOR ELEVATION
- HW HEADWALL
- SWCB SINGLE WALL CATCH BASIN
- DWCB DOUBLE WALL CATCH BASIN
- OS OUTLET STRUCTURE (RISER)
- DI DROP INLET
- WM WATER METER
- W- WATERLINE
- SS- SANITARY SEWER LINE
- OVP- OVERHEAD POWERLINE
- UFO- UNDERGROUND FIBER OPTICS
- G- GASLINE
- LS- LANDSCAPING
- PKS (F) PK NAIL SET (FOUND)
- EX-MH EXISTING SANITARY SEWER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- S.S.E. SANITARY EASEMENT
- C/O CLEAN-OUT
- FDC FIRE DEPARTMENT CONNECTOR
- C.L.F. CHAIN LINK FENCE
- D.E. DRAINAGE EASEMENT
- R.R.E. RAIL ROAD EASEMENT
- H- HEIGHT
- UE UNDERGROUND ELECTRIC
- AC AIRCONDITION UNITS

HW HARDWOOD

- SYM. PLANT NAME
UNDERSTORY TREES
- CM CRAPE MYRTLE/LAGERSTROEMIA INDICA
- SHRUBS
- DB DWARF BURFORDI HOLLY/ILEX CORNUTA BUR.
- LOR DWF. RED LOROPETALUM/LOR. CHINENSE



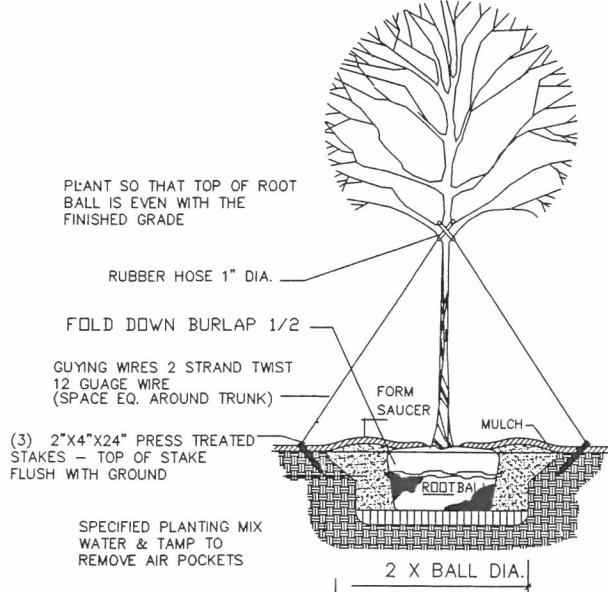
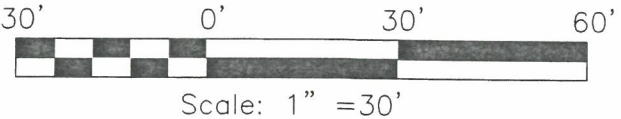
- SOD BERMUDAGRASS
- GRASS - COMMON BERMUDA GRASS

ORCHARD STREET
40FT. R/W

PARCEL ID# 14 009800030183
REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



LARGE TREE PLANTING / STAKING DETAIL
N.T.S.

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	
	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098	7/8
LANDSCAPING PLANS FOR: TSLE, LLC		
CITY OF HAPEVILLE Land Lot 98 14TH Dist. FULTON County, GA		
Drawn By: AMM		Scale: 1"=30'
Dwg No: 2-191280SP		Date: 12/12/19

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
O.O.P.	OPEN TOP PIPE
O.I.P.	IRON PIN FOUND
O.I.P.S.	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
SP	STEEL POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

HW HARDWOOD

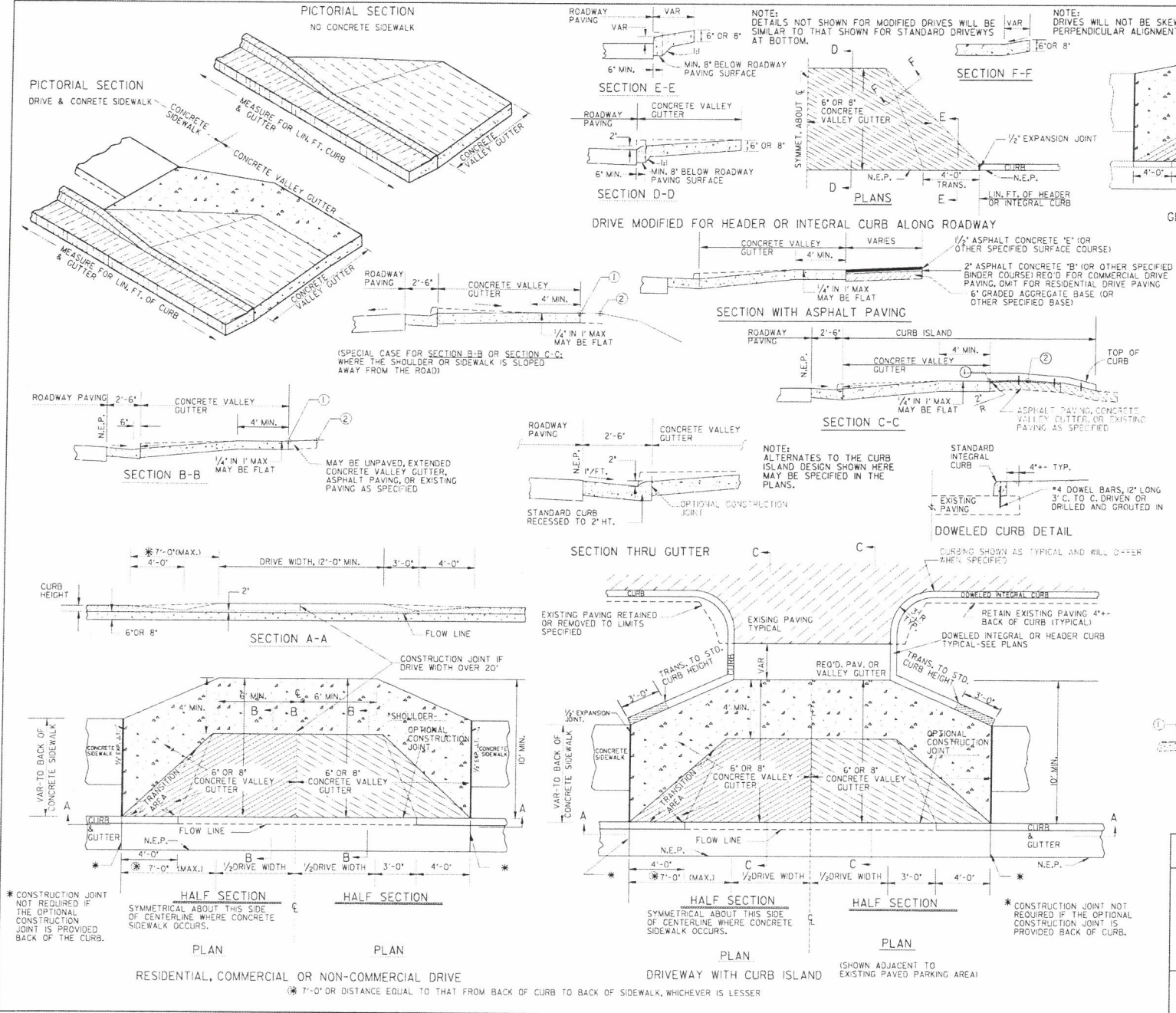
PARCEL ID# 14 009800030183
REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.

REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	8/8
DETAILS FOR:		
TSLE, LLC		
Land Lot 98 14TH Dist. FULTON County, GA		
Drawn By: AMM SR.		Scale: N/A
Dwg No: 2-191280SP		Date: 12/12/19

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



PROPP. CONC. DWY AND SDW.



GENERAL NOTES:
1. QUANTITIES WILL BE MEASURED AS FOLLOWS:
(A) CONCRETE CURB & GUTTER ALONG ROADWAY...
(B) CONCRETE VALLEY GUTTER...
(C) CONCRETE VALLEY GUTTER...
(D) CONCRETE VALLEY GUTTER...
(E) CONCRETE VALLEY GUTTER...
(F) CONCRETE VALLEY GUTTER...
(G) CONCRETE VALLEY GUTTER...
(H) CONCRETE VALLEY GUTTER...
(I) CONCRETE VALLEY GUTTER...
(J) CONCRETE VALLEY GUTTER...
(K) CONCRETE VALLEY GUTTER...
(L) CONCRETE VALLEY GUTTER...
(M) CONCRETE VALLEY GUTTER...
(N) CONCRETE VALLEY GUTTER...
(O) CONCRETE VALLEY GUTTER...
(P) CONCRETE VALLEY GUTTER...
(Q) CONCRETE VALLEY GUTTER...
(R) CONCRETE VALLEY GUTTER...
(S) CONCRETE VALLEY GUTTER...
(T) CONCRETE VALLEY GUTTER...
(U) CONCRETE VALLEY GUTTER...
(V) CONCRETE VALLEY GUTTER...
(W) CONCRETE VALLEY GUTTER...
(X) CONCRETE VALLEY GUTTER...
(Y) CONCRETE VALLEY GUTTER...
(Z) CONCRETE VALLEY GUTTER...

DEPARTMENT OF TRANSPORTATION			
STATE OF GEORGIA			
SPECIAL DETAIL			
DRIVEWAYS WITH TAPERED ENTRANCES			
CONCRETE VALLEY GUTTERS			
REVISED	NO SCALE	MARCH 12, 2002	AI

20-PC-01-02

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant DAVID W. COOK
Mailing Address: 100 Glendale Drive Peachtree City GA 30269
Telephone [REDACTED] Mobile # [REDACTED] Email COOKCDWCOOK@aol.com
Property Owner (s) TSLE LLC
Mailing Address 100 Glendale Drive Peachtree City GA 30269
Telephone [REDACTED] Mobile # [REDACTED]
Address/Location of Property: 3436 Harding Ave. Hapeville GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800030183
Present Zoning Classification: RSF Size of Tract: 0.144 acre(s)
Present Land Use: Single Family Res. Vacant

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) _____

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

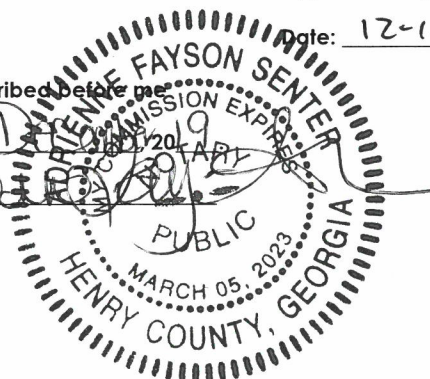
Applicant's signature

Date: 12-12-2019

Sworn to and subscribed before me

This 12 day of December, 2019

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.)

To Construct Single Family
Home.

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:

3436 Harding Ave Hapeville GA 30354

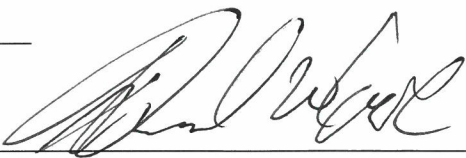
City of Hapeville, County of Fulton, State of Georgia

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 David Cook

Address of Applicant 100 Glendale Dr. Peachtree City GA 30269

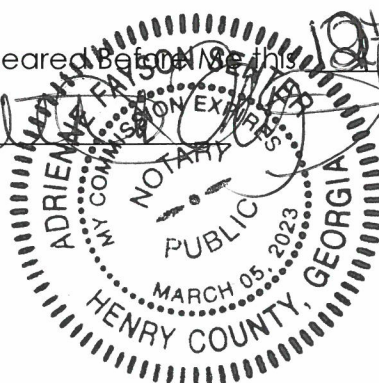
Telephone of Applicant [REDACTED]


Signature of Owner

David W Cook
Print Name of Owner

Personally Appeared Before me this 19th day of December, 2019.


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)

DWC

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.

DWC

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

DWC

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.

DWC

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).

DWC 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.

DWC 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.

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

DWC 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).

DWC 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.

DWC 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.

DWC 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.

DWC 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.

DWC

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

WJF

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

DWC

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.

DWC

Site area (square feet and acres).

DWC

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.

DWC

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

DWC

Total floor area ratio and/or residential density distribution.

DWC

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

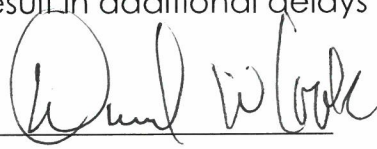
DWC

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____

Date 12/12/2015



Deed Book 57297 Pg 432
Filed and Recorded Mar-15-2017 08:25am
2017-0107372
Real Estate Transfer Tax \$89.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

After recording, please return to:
Burgess Title & Escrow, LLC
2330 Patrick Henry Pkwy, Ste 350
McDonough, Georgia 30253
File #17-1262

STATE OF GEORGIA
COUNTY OF HENRY

WARRANTY DEED

THIS INDENTURE is made this 28th day of February, 2017, by and between **CHARLES S. ABRAHAM AND FREDA G. ABRAHAM** (hereinafter called "**Grantor**") and **TSLE, LLC**, a Georgia limited liability company (hereinafter called "**Grantee**"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in FULTON County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District, Fulton County, Georgia and being Lot 144, Virginia Park Subdivision, as per plat recorded in Plat Book 8, Page 69, Fulton County, Georgia records which plat is incorporated herein by this reference and made a part of this description.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

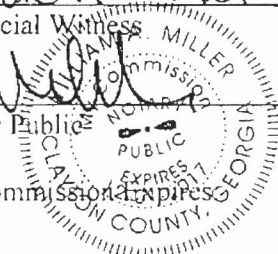
GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by whomsoever;

IN WITNESS WHEREOF, Grantor has caused its duly authorized agent to execute this indenture, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:

Shawn R Crawford
Unofficial Witness
W. Miller
Notary Public
My Commission Expires



Charles S. Abraham (Seal)
CHARLES S. ABRAHAM
Freda G. Abraham (Seal)
FREDA G. ABRAHAM

(NOTARIAL SEAL)

Deed Book 57297 Pg. 433
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

20-PC-01-01

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

Name of Applicant Round Table Visious LLC

Mailing Address: 105 Ensley Point, Fayetteville GA 30214

Telephone _____ Mobile # _____ Email _____

Property Owner (s) Juwan Thompson

Mailing Address 105 Ensley Point, Fayetteville GA 30214

Telephone _____ Mobile # _____

Address/Location of Property: 3473 Harding Avenue, Hapeville GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0002-012-7

Present Zoning Classification: R25F Size of Tract: 0.17 acre(s)

Present Land Use: single family R20s

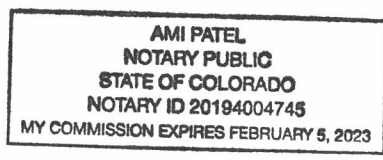
Please check the following as it applies to this application

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

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

[Signature]
Applicant's signature
Date: 12/9/19

Sworn to and subscribed before me
This 9 day of December 2019.
Ami Patel
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.)

To construct a 2100 sq ft house with 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:

3473 Harding Avenue
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 Round Table Visions

Address of Applicant
105 Easley Point, Fayetteville GA 30214

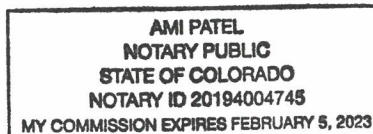
Telephone of Applicant
[REDACTED]

[Signature]
Signature of Owner

Juwan Thompson
Print Name of Owner

Personally Appeared Before Me this 9 day of December, 2019.

Ami Patel
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)

duc 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.

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

duc 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.

duc 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).

DWC 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.

DWC 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.

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

DWC 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).

DWC 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.

DWC 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.

DWC 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.

DWC 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.

- DWC Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- N/A Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- DWC 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.
- DWC Site area (square feet and acres).
- DWC 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.
- DWC Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- DWC Total floor area ratio and/or residential density distribution.
- DWC Number of parking spaces and area of paved surface for parking and circulation
- DWC At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: 
 Date 12/9/19

Deed Book 59877 Page 479
Filed and Recorded 4/9/2019 8:08:00 AM
2019-0151981
Real Estate Transfer Tax \$62.50
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0013912291
7067927936

RECORD AND RETURN TO:

McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, GA 30326
19B0332/LR
PIN: 14-0098-0002-012-7

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 8th day of April, 2019, by and between **Hapeville Development Authority**, as party of the first part, hereinafter referred to as "Grantor," and **Usonian Homes, LLC**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 137, VIRGINIA PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGES 69-70, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

SUBJECT ONLY to those matters set forth and described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exceptions"), incident or appurtenant thereto (hereinafter referred to collectively as the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.



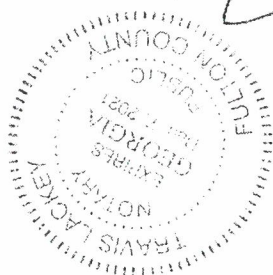
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission expires:

[Notary Public]



GRANTOR:

Hapeville Development Authority

BY:

Katrina Bradbury, Chairman

EXHIBIT "A"
(Permitted Exceptions)

1. General and special taxes and assessments for **2019** and subsequent years, not yet due and payable.
2. Matters affecting caption property disclosed on plat recorded at Plat Book 8, Pages 69-70.
3. Perpetual Avigation Easement for the benefit the United States of American and the City of Atlanta as reserved in the Limited Warranty Deed from Delta Air Lines, Inc. to Hapeville Development Authority, dated November 6, 2002, recorded in Deed Book 33734, Page 112.
4. Exception is made to any unrecorded leases and rental agreements and to the referenced lease and rental agreement in Deed Book 14897, Page 233 and Deed Bok 33734, Page 112.



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 9, 2020
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – 3473 Harding Avenue**

BACKGROUND

The City of Hapeville has received a site plan application from Round Table Visions LLC to construct a new one and a half story single-family dwelling located at 3473 Harding Avenue. The dwelling will have 1,800 square feet of living area, three bedrooms and three bathrooms, and will be 25' high from the foundation. The applicant has not provided the overall height of the dwelling from grade. The plans show a new two car garage in the rear of the lot, connected to the street via a nine-foot-wide driveway. However, the applicant has since indicated the garage will not be constructed. The lot is currently vacant.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

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

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

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

- (1) One-family dwellings detached;

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

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

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
- ***The plans show the location of a new 1.5 story single-family dwelling. Per the elevations, the structure will be 25' high from the foundation and 1,800 sq. ft. of living area. The applicant should revise the plans to indicate the overall height of the structure from grade.***
- ***The plans show a new garage. However, the applicant has indicated the garage is no longer going to be constructed. The applicant should update the plans to show the property without the garage and with updated site coverage.***
- ***Although the plans indicate the new structure and garage are within the minimum required setbacks, actual setback dimensions of the new primary structure have not been provided. The applicant should provide all required setbacks, measured from the extent of the roof overhang.***
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- *The plans show a new 9' driveway extending past the dwelling to a new two-car garage and a new walkway to the street.*
- *The site has an existing sidewalk.*
- *Design cross sections have been included.*
 - c. The locations, area and number of proposed parking spaces.
- *A new driveway will provide access to an existing rear two-car garage.*
 - d. Existing and proposed grades at an interval of five feet or less.
- **Existing and 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.
- **The plans show three trees on or near the property and does not indicate that any will be removed. However, the trees are not described by size or type, and two of the trees appear to be within the paving area of the new driveway. The applicant must provide all required tree information to comply with the City's Tree Ordinance.**
- **Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.**
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***A landscape plan has been provided indicating the planting of three crape myrtle trees in the front yard, two in the rear yard, and several bushes and shrubs.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences or earth berms are shown as existing or proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

- **Not applicable.**
 - k. Location and size of all signs.
- **Not applicable.**
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,569 sq. ft. or 0.17 acres. The minimum lot size is 4,000 sq. ft.**
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- **Proposed lot coverage is 1,800 SF for the proposed house (including new porch) and garage, 1,523 SF for the driveway, and 100 SF for the existing sidewalk, for a total of 3,423 SF or 45%. Maximum lot coverage allowed is 70% or 5,184 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 3 bedrooms and 3 bathrooms. Single-family dwellings must have at least 3 bedrooms and 2 bathrooms.**
 - d. Floor area in nonresidential use by category.
- **Not applicable.**
 - e. Total floor area ratio and/or residential density distribution.
- **The minimum required floor area is 1,000 SF. The proposed dwelling will have 1,800 SF of living area, which is compliant**
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- **The plans indicate a new 9' wide driveway will provide access to a new two car 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 applicant has proposed the construction of a new single-family dwelling. The description in the proposal indicates the structure will be 2,100 square feet. However, the builder has provided elevations indicating the structure will be 1,800 square feet. The applicant should correct their project description to reflect the correct structure size.**
 - **Proof of ownership of the property has been provided.**
 - **The applicant should provide a development schedule.**

FINDINGS

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

1. Although the plans indicate the new structure and garage are within the minimum required setbacks, actual setback dimensions of the new primary structure have not been provided. The applicant should provide all required setbacks, measured from the extent of the roof overhang.
2. The plans show a new garage. However, the applicant has indicated the garage is no longer going to be constructed. The applicant should update the plans to show the property without the garage and with updated site coverage.
3. The applicant should revise the plans to indicate the overall height of the structure from grade.
4. Existing and proposed grades are not provided.
5. The plans show three trees on or near the property and does not indicate that any will be removed. However, the trees are not described by size or type, and two of the trees appear to be within the paving area of the new driveway. The applicant must provide all required tree information to comply with the City's Tree Ordinance.
6. The applicant has proposed the construction of a new single-family dwelling. The description in the proposal indicates the structure will be 2,100 square feet. However, the builder has provided elevations indicating the structure will be 1,800 square feet. The applicant should correct their project description to reflect the correct structure size.
7. The applicant should provide a development schedule.

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

Based on the resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended, conditioned on the applicant providing updated and compliant plans.

Note: On January 7, 2020, the Hapeville Mayor & City Council passed a major revision to the Tree Conservation Ordinance, which will come into effect January 17, 2020. All projects will be required to comply with the new Ordinance and must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit. A copy of the new Tree Ordinance has been provided to the applicant from the Planning & Zoning Department.

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
SP	STEEL POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY ORDERED BY:
NAME: JUWAN THOMPSON
ADDRESS: 105 ENSLEY POINT
FAYETTEVILLE, GA 30214
PHONE (24HR.): 770-842-2324

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,276 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,313 FEET.
EQUIPMENT USED GTS 220

REF. NORTH

D.B. 48821, PG. 2
SEE SHEET 2 OF 2

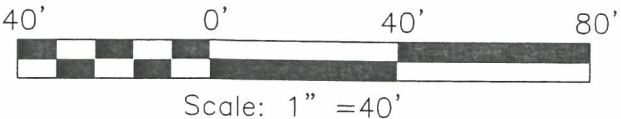
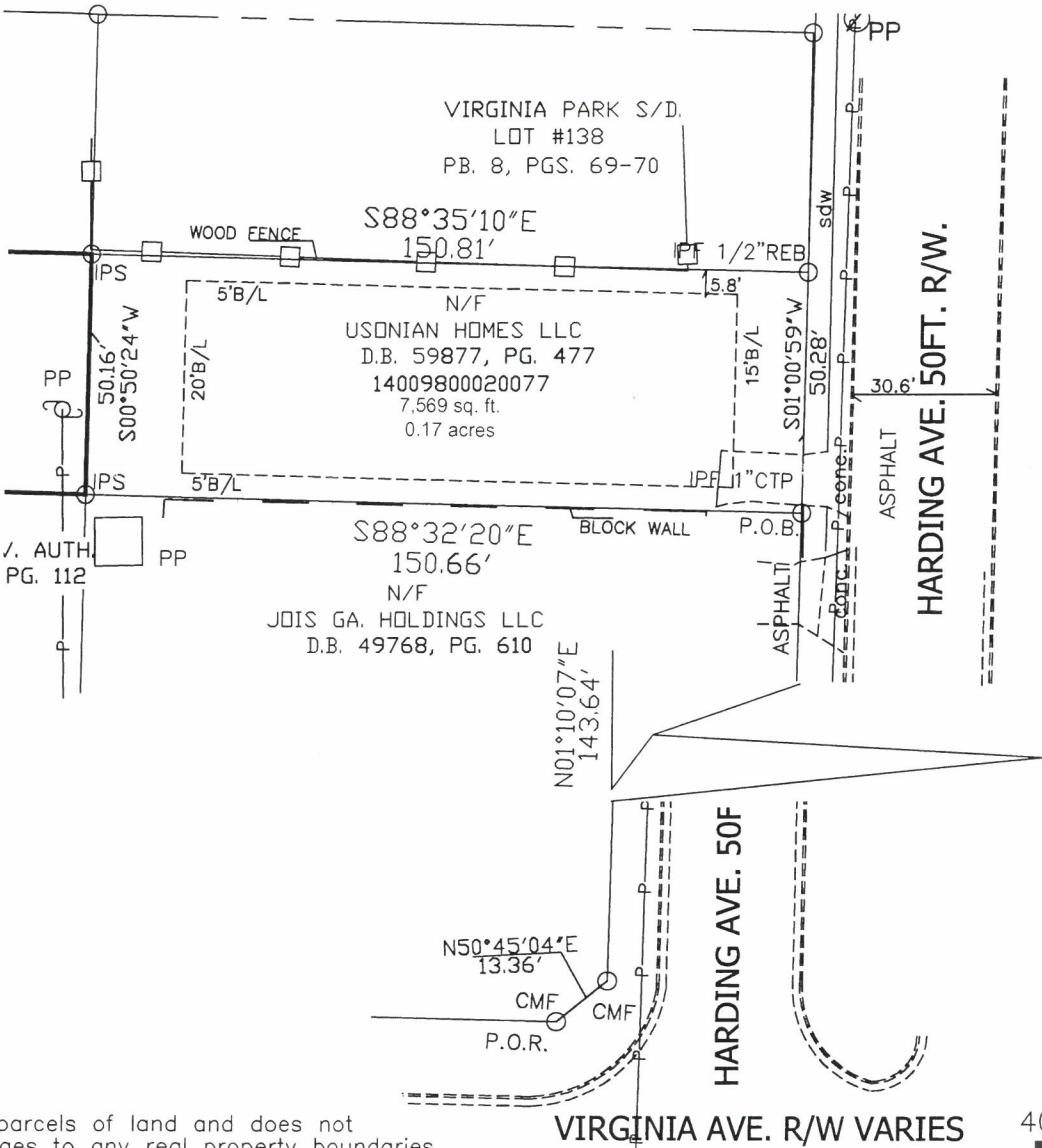
GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 01/28/19
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

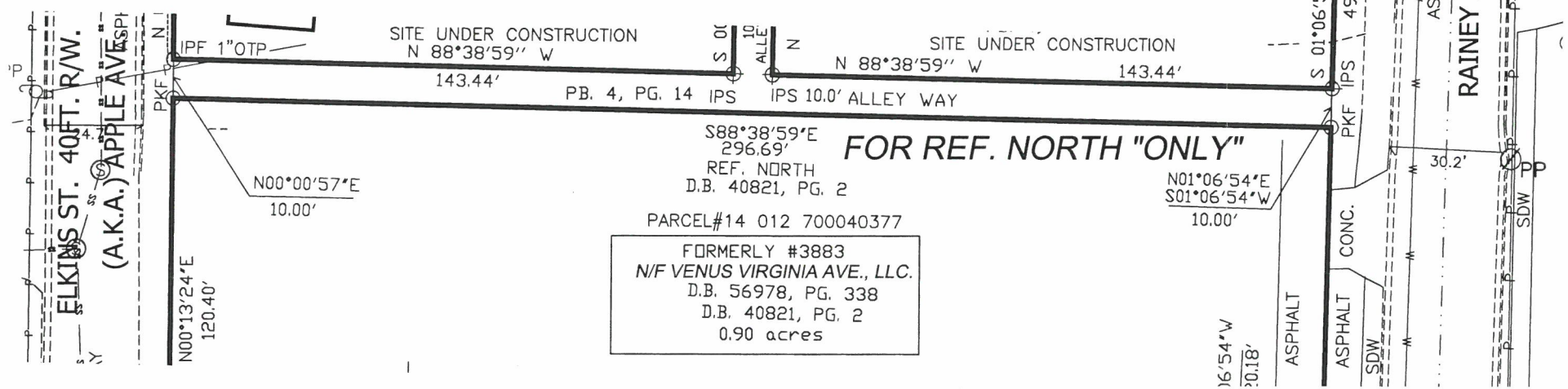


REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	RETRACEMENT SURVEY AND CONCEPTUAL PLAN FOR: JUWAN THOMPSON Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190105JT	Date: 12/12/19

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
⊙SP	STEEL POLE
⊙PP	POWER POLE
GW	GUY WIRE
⊠JB	EXISTING JUNCTION BOX
⊠WV	EXISTING WATER VALVE
⊕FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
⊙OS	OUTLET STRUCTURE (RISER)
⊙DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

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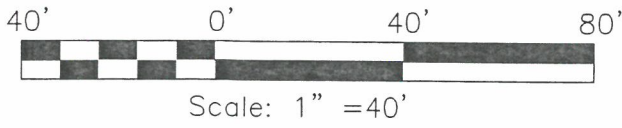
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A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



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	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	RETRACEMENT SURVEY FOR: JUWAN THOMPSON Land Lot 127 14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190105JT	Date: 12/12/19

SURVEY ORDERED BY:
NAME: DAVID COOK
ADDRESS: 100 GLENDALE DR.
PEACHTREE, CITY, GA 30269
PHONE (24HR.): 770-231-7215

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REQUIRED SEDIMENT VOLUME= 67 CY. PER ACRE OF DRAINAGE AREA
VOLUME OF SEDIMENT REQUIRED 0.17 X 67 =11.4 C.Y. REQUIRED
GRADED AREA IN FRONT OF SILT FENCE BARRIER TO ATTAIN A FLAT AREA OF 2.0'
AVERAGE HEIGHT FOR CLEAN UP ON SILT FENCE= 14" (1.17')
1.17' X 2'=.086 C.Y. PER FT.
27 USED FOR THIS SITE 0.083 C.Y PER. FT.
0.17 X 67 =11.4 C.Y. REQUIRED 432 LF X 0.083= 35.9 C/Y PROVIDED
THE SD1S PROVIDE MORE THAN ENOUGH FOR STORAGE

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA
0.17 X 70% = 0.119 ACRES (5,184 SQ.FT.)

PROPOSED LOT COVERAGE

- 1. HOUSE& GARAGE 1,800 SQ.FT.
 - 2. CONC. DWY 1523 SQ. FT.
 - 3. SDW 100 SQ. FT.
- TOTAL 3,423 SQ. FT. (.08 ACRES) 47%

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"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. BOUNDARY & TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING.
7. CONTOURS INTERVALS 2FT

Zoning UV
STANDARDS R-SF
Setbacks
Front: 15',
Rear: 20',
Side: 5'.
Minimum lot frontage 50'

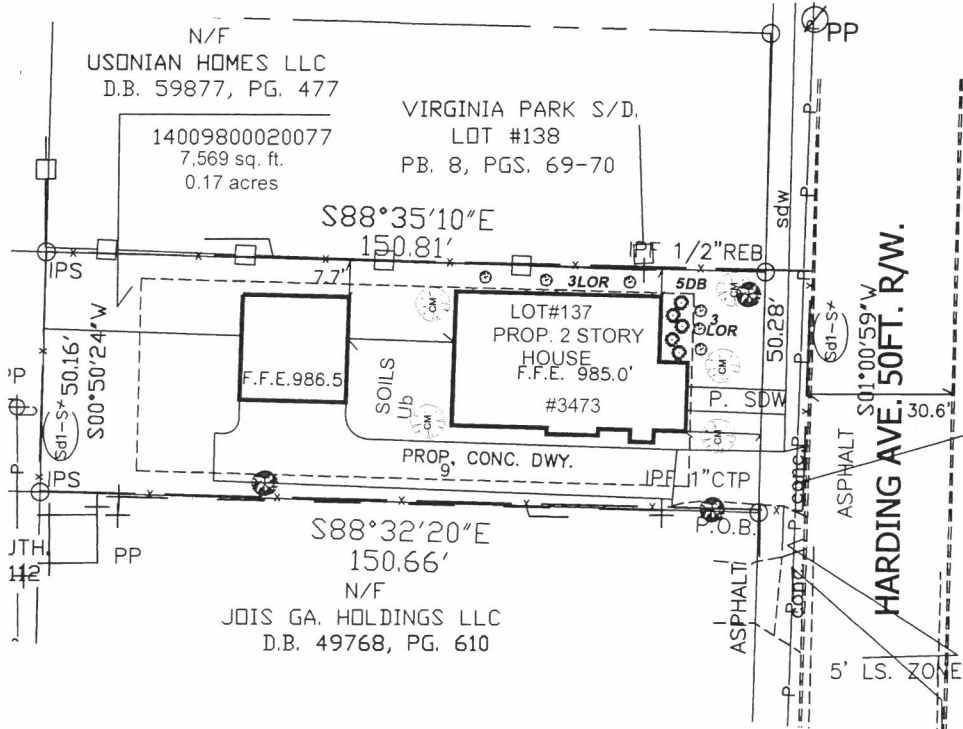
MONTH					
ACTIVITY SCHEDULE	1	2	3	4	5
1. INSTALLATION OF EROSION CONTROL MEASURES	-				
2. CLEARING AND GRADING	-				
3. BUILDING CONSTRUCTION					
5. DRIVEWAY					
6. GRASS (TEMP.) (PERM.)					
7. MAINTAIN EROSION CONTROL					
8. CLEAN UP					

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

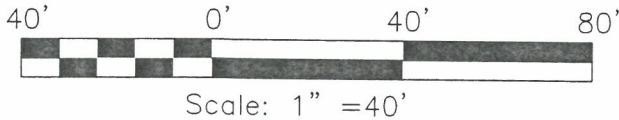
FLOOD NOTES

LEGENDS OF SYMBOLS

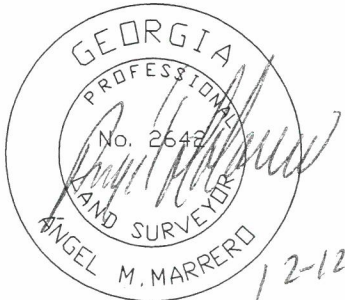
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R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



LIMITS OF DISTURBANCE
TOTAL AREA= (0.17 ACRES)
TOTAL DISTURBED AREA= (0.17 ACRES)
DRAINAGE AREA= 0.17 ACRES



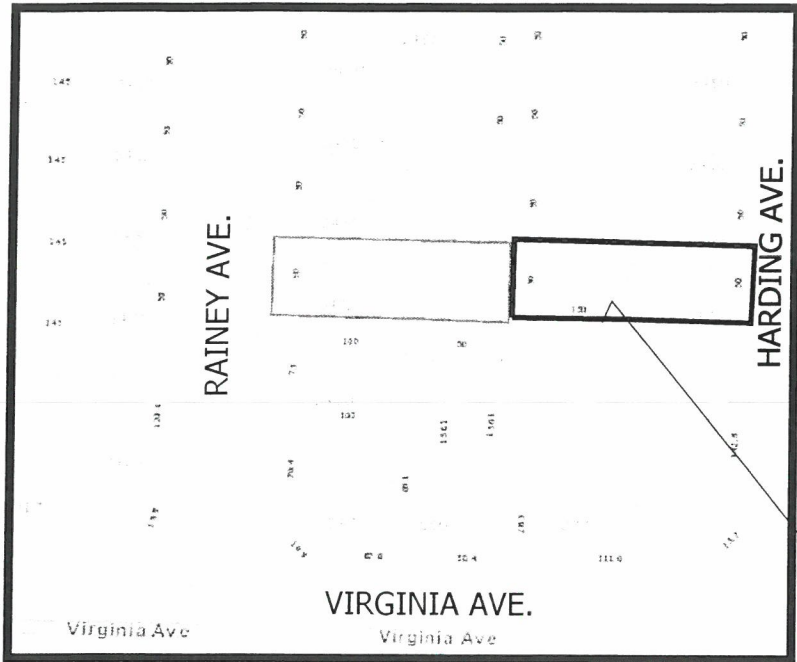
INITIAL PERIMETER ES&PC PLAN
INTERMEDIATE ES&PC PLAN
FINAL ES&PC PLAN



- INDEX
1. SITE PLAN, GRADING, EROSION CONTROLS PLANS
 - 2-4. EROSION CONTROL NOTES
 - 5-6. EROSION CONTROL DETAILS
 7. LANDSCAPING PLANS
 8. DETAILS

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR: TSLE Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190105JTSP	Date: 12/12/19



VICINITY MAP "NTS"

TERTIARY Permittee	Operator	Qualified Personnel
USDNIAN HOMES, LLC		
DEVELOPER:	CONTRACTOR:	Land Surveyors (NPDES):
Land Lot 94	14th Dist.	Southside Surveying and Planning LLC, #18 Atlanta Street Mcdonough, GEORGIA 30253 (770)-320-8009
DAVID COOK		
ADDRESS: 100 GLENDALE DR.		
PEACHTREE, CITY, GA 30269		
PHONE (24HR.): 770-231-7215		

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 94, 14th DISTRICT, Fulton COUNTY, GEORGIA
SITE AREA: 0.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.17 ACRES
SOIL TYPES: Ub(Urban Land)

Wetlands:

THERE ARE **NO WETLANDS** LOCATED ON OR WITHIN 200' OF THIS SITE.

Receiving Waters
FLINT RIVER

State Waters

THERE ARE **NO STATE WATERS** LOCATED ON OR WITHIN 200' OF THIS SITE.
NO BUFFERS

Drainage Description

Please refer to the Site Plan, prepared by Southside Surveying for more specific information concerning proposed drainage patterns and slopes.

Slopes After Grading

Maximum Slope is 3:1

Erosion Control Measures

Structural and nonstructural controls will be used onsite to prevent erosion during construction including temporary and permanent grassing, silt fencing.

1. Site Description

The proposed site will be used for 1 Residential home

Approximately 0.17 acres of disturbed land will be utilized for this development. There will be numerous structural and nonstructural controls to be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this lot.

2. Controls

The following controls will be implemented at the construction site:

1. Initial perimeter controls will include silt fencing, and a crushed stone pad to be used at the construction exit.
2. Intermediate grading and drainage BMPS will include temporary grassing and Silt Fence.
3. Final BMPs will include permanent grassing and landscaping.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14h day after construction activity temporarily ceased.

WASTE DISPOSAL

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER, THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY - AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

SPILL PREVENTION & CONTROL

PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER OIL, TARS, ETC., KEPT ON SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE GLOVES, GOGGLES, RAGS, RESPIRATORS, CAT LITTER, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. -- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. *FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.*FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS*, *FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

Certification

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the 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 the sampling of the receiving water(s) or the sampling of the 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."

Georgia Licensed Professional #4479

Date

Certification

"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 DIRECT SUPERVISION."

ANGEL M MARRERO, RLS

DATE

Certified Design Professional # 4479

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	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
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TSLE		
Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA		
Drawn By: AMM SR.		Scale: 1"=40'
Dwg No: 2-190105JTSP		Date: 12/12/19

HAZARDOUS WASTES

OTHER CONTROLS

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. A MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

"THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY THAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LLINER TO PREVENT/MINIMIZE SITE CONTAIMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPERTY DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

"PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

"CONCRETE TRUCK WASHING" - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

"FERTILIZER/HERBICIDES" - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

"BUILDING MATERIALS"-NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

- EROSION CONTROL NOTES:
- 1. 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.
 - 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
 - 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVIITIES.
 - 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
 - 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 - 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
 - 7. INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
 - 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
 - 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
 - 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
 - 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-S.
0.17 X 67 =11.4 C.Y. REQUIRED 420 LF X 0.083= 34.9 C/Y PROVIDED
 - 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
 - 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
 - 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
 - 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
 - 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
 - 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
SEE DETAIL SHEET# 5
 - 19. No additional storm pipe added for this project.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
EROSION CONTROLS NOTES FOR:		
TSLE		
Land Lot 98		14TH Dist. CITY OF HAPEVILLE FULTON County, GA
Drawn By: AMM SR.		Scale: N.T.S.
Dwg No: 2-190105JTSP		Date: 12/12/19

c. Tertiary Permittee.

(1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site ; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation ; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a

seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.c.(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4). Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

F. Retention of Records.

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

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

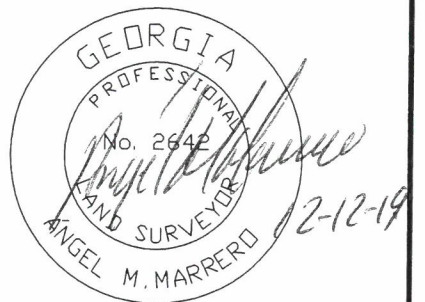
2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit;
- A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit; and
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.

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

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

4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
EROSION CONTROLS NOTES FOR:		4 8
TSLE		
Land Lot 98 14TH Dist.		CITY OF HAPEVILLE FULTON County, GA
Drawn By: AMM SR.		Scale: N.T.S.
Dwg No: 2-190105JTSP		Date: 12/12/19

Ds1 DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5TON/ACRES	6"-10"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 9TON/Ac	2"-3"
CUTBACK ASPHALT	1200GAL/Ac	—
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATION	—
GEOTEXTILE JUTE MATTING	SEE MANUFACTURER'S RECOMMENDATION	—

Ds2 - DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDINGS)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
RYEGRASS (ANNUAL)	40 LBS/ACRE	AUGUST - APRIL
MILLET, PEARL	50 LBS/ACRE	APRIL - AUGUST
RYE	168 LBS/ACRE	AUGUST - DECEMBER

NOTES:

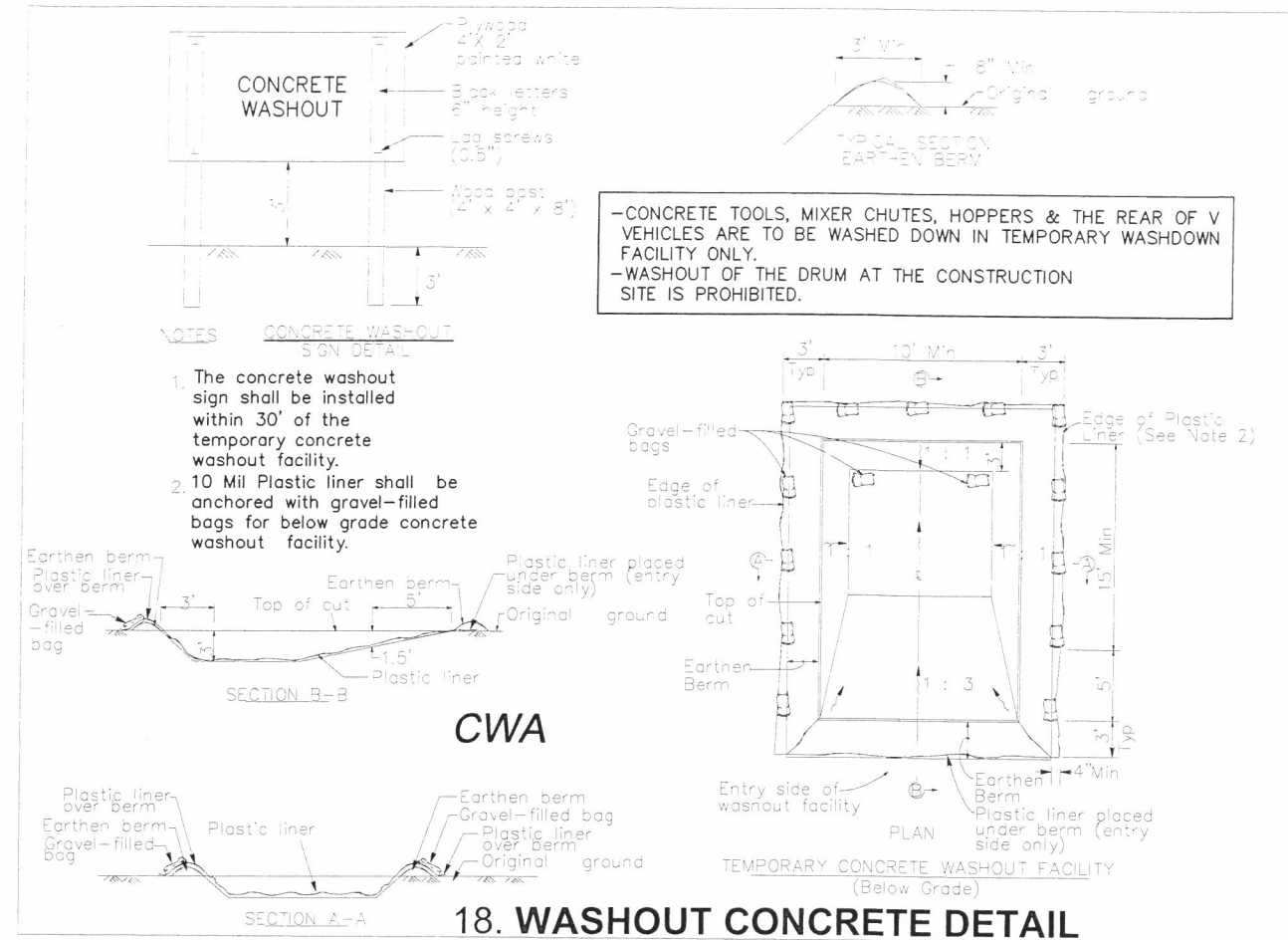
1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
2. LIME AND FERTILIZATION ARE REQUIRED
3. MULCHING SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER USING DRY STRAW OR HAY AT A RATE OF 2.5 TONS/ACRE.

Ds3 - DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
BERMUDA, COMMON (HULLED)	6-10 LBS/ACRE	MARCH - JUNE
BERMUDA, COMMON (UN-HULLED)	6-10 LBS/ACRE	OCTOBER - FEBRUARY
FESCUE, TALL	30 -50 LBS/ACRE	AUGUST - OCTOBER MARCH - APRIL
LESPEDEZA	60 - 75 LBS/ACRE	JANUARY - DECEMBER

NOTES:

1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
3. HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE ENGINEER.
4. SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS.
5. APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.



SD1- MAINTENANCE

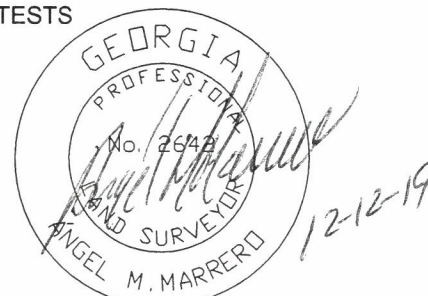
Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Filter fabric shall be replaced whenever it has deteriorated to such an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

EROSION & SEDIMENT CONTROL

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEED			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEG.			ESTABLISHING A PERMANENT VEGETATIVE COVER
Sd1	SEDIMENT BARRIER TYPE-C			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
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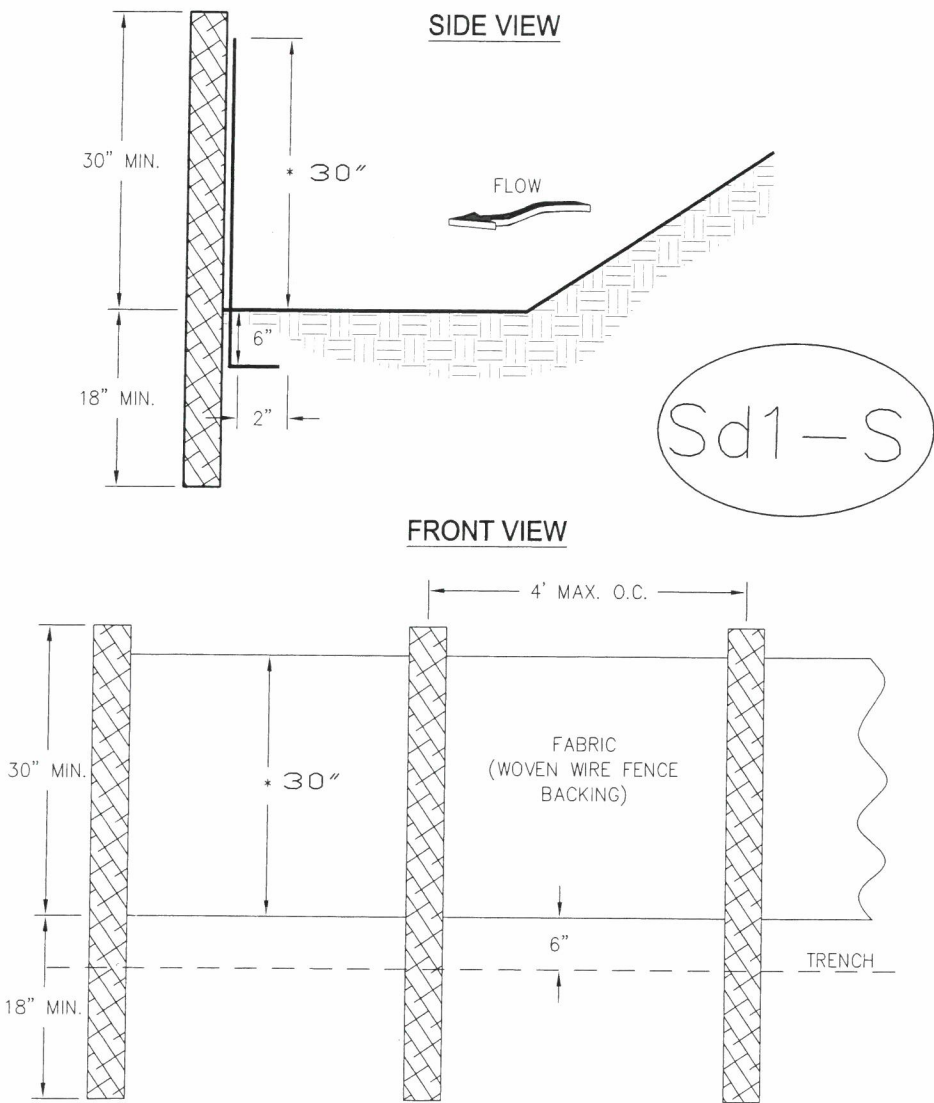
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
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A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

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	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	EROSION CONTROLS DETAILS FOR: TSLE	5/8
	Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM SR.	Scale: N.T.S.
	Dwg No: 2-190105JTSP	Date: 12/12/19

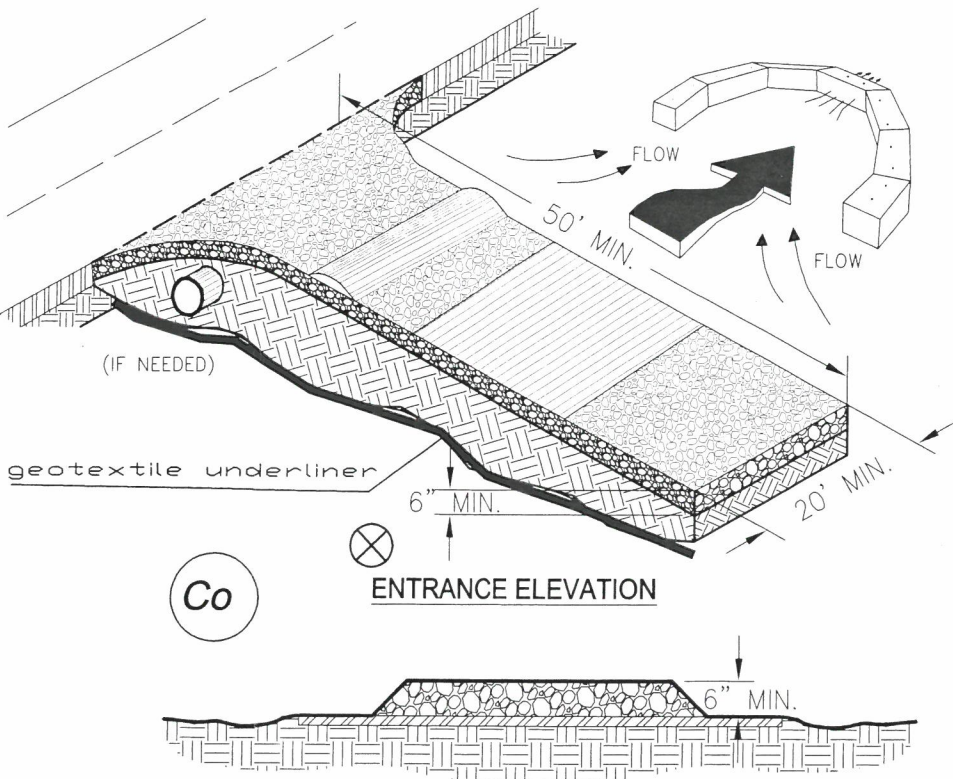
SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD 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.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

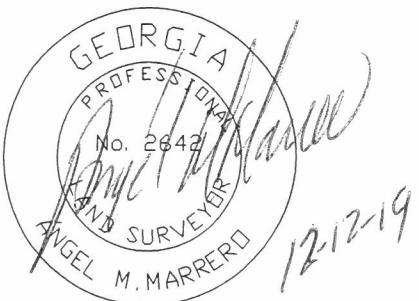


- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL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

Ds4 - DISTURBED AREA STABILIZATION (WITH SODDING)

SPECIES	FERTILIZER RATE	GROWING SEASON
BERMUDAGRASS	1500 LBS/ACRE	WARM WEATHER
BAHAGRASS	1500 LBS/ACRE	WARM WEATHER
CENTPEDE	1500 LBS/ACRE	WARM WEATHER
TALL FESCUE	1500 LBS/ACRE	COOL WEATHER

- NOTES:
1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA'.
 2. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" OR SOIL. NOT INCLUDING ROOTS OR THATCH.
 3. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER IF IRRIGATION IS NOT AVAILABLE.
 4. THE SOD SHOULD BE INSTALLED ACCORDING TO TABLE 6-6.2 IN THE 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA'.



ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

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EROSION CONTROLS DETAILS FOR:		
TSLE		
CITY OF HAPEVILLE FULTON County, GA		
Land Lot 98 14TH Dist.		
Drawn By: AMM SR.		Scale: N.T.S.
Dwg No: 2-190105JTSP		Date: 12/12/19

PLANT NAME
UNDERSTORY TREES

SYM.

CM NATCHEZ CRAPE MYRTLE/LAGERSTROEMIA INDICA

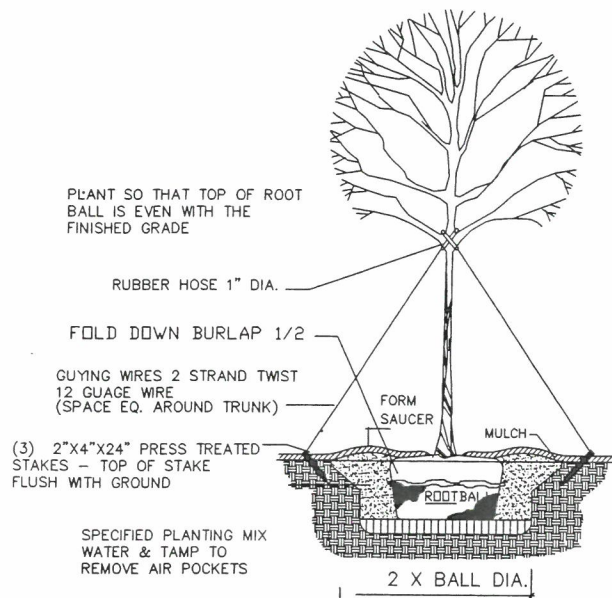
SHRUBS

SYM.

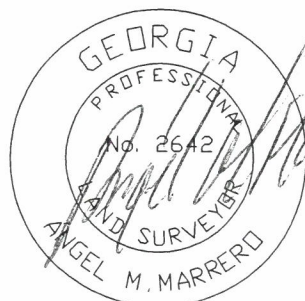
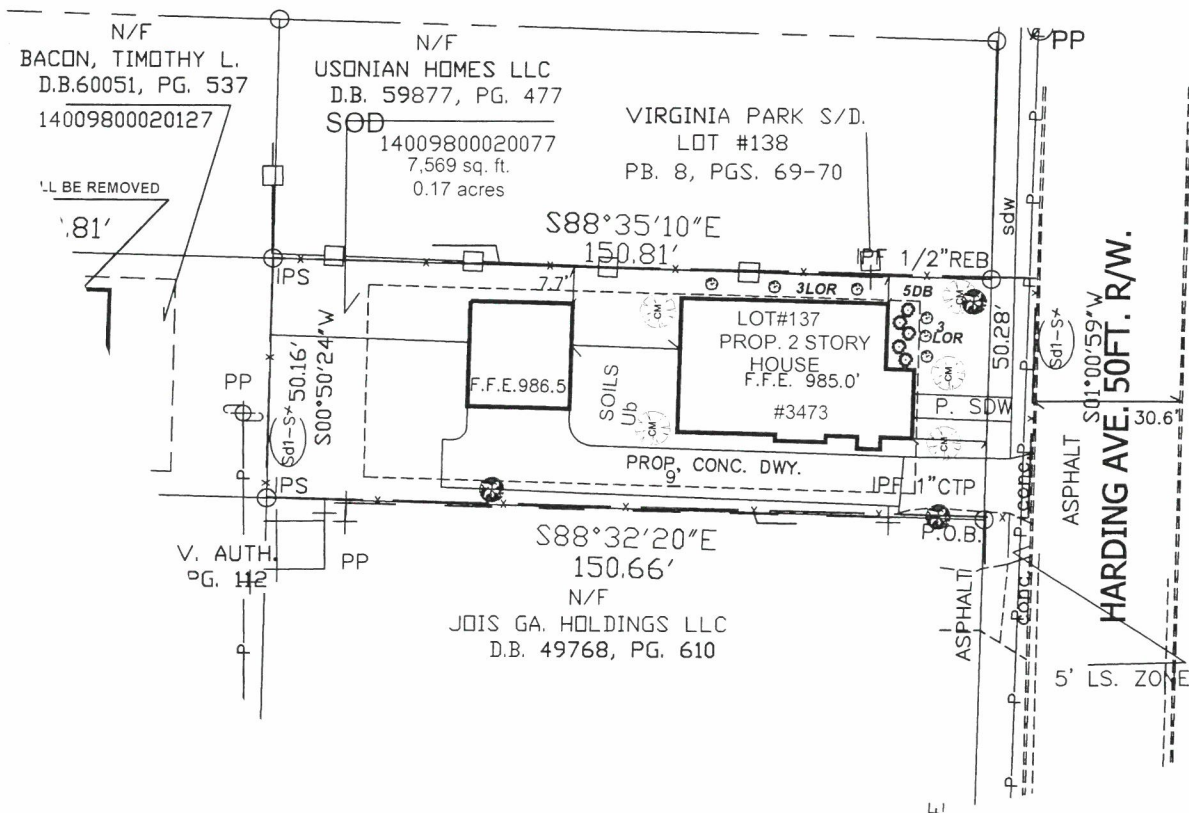
DB DWARF BURFORDI HOLLY/ILEX CORNUTA BUR.
LOR DWF. RED LOROPETALUM/LOR. CHINENSE

SOD BERMUDAGRASS

GRASS - COMMON BERMUDA GRASS



LARGE TREE PLANTING / STAKING DETAIL
N.T.S.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
SP	STEEL POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

HW HARDWOOD



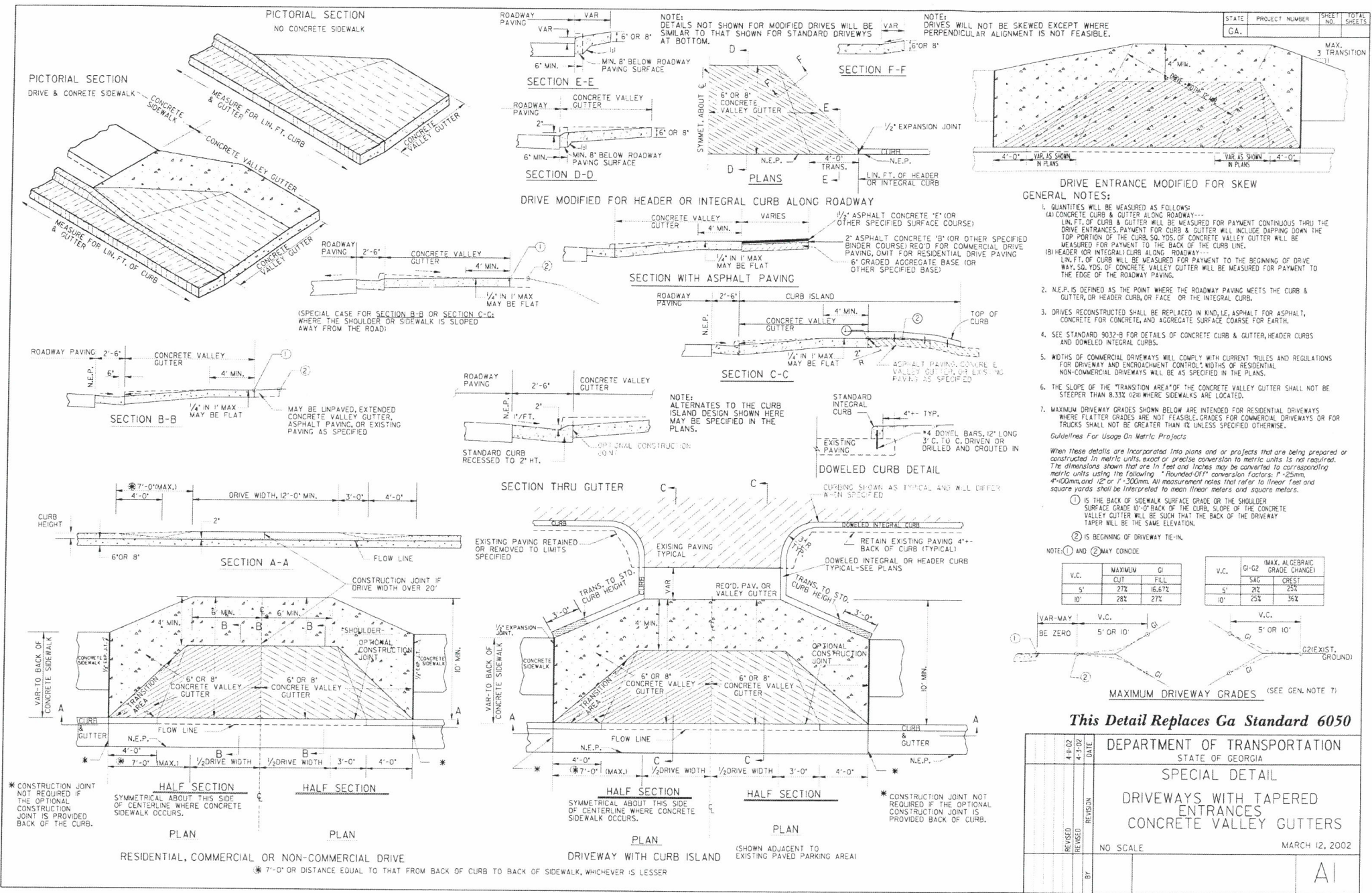
Scale: 1" = 40'

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	LANDSCAPING PLANS FOR: TSLE	7 8
	Land Lot 98 14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190105JTSP	Date: 12/12/19

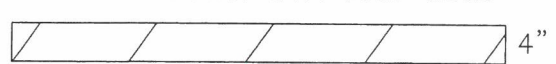
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PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
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FDC	FIRE DEPARTMENT CONNECTOR
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D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

HW HARDWOOD



PROPP. CONC. DWY AND SDW.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	8/8
2	LANDSCAPING PLANS FOR: TSLE	
3	Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
4	Drawn By: AMM SR. Scale: N/A	
5	Dwg No: 2-190105JTSP Date: 12/12/19	



**Department of Planning and Zoning
Planner's Report**

DATE: January 9, 2020
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: **Administrative Variance**

BACKGROUND

Per Sec. 87-3-3(a), the City of Hapeville provides a process for applicants to obtain a variance from the provisions of the zoning chapter "as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of [the zoning] chapter will, in an individual case, result in unnecessary hardship." The power to grant a variance rests with the Board of Appeals, and in every case where a variance is requested, one must file a \$350 application and present the case before the Board at a monthly public meeting.

In some limited cases of minor or routine variances, staff recommends an administrative variance option which would provide applicants with a simpler route for review, evaluation and approval of a variance. The text amendment below would introduce the power for the City Planner to grant Administrative Variances of up to 20% of the stated dimensional requirements for a use or structure, or 10% of stated dimensional requirements for a sign. Such decisions shall follow a rigorous set of standards and any given decision will be given in the form of a detailed report explaining the Planner's rationale. Should an applicant disagree with the decision, they may appeal to the Board of Appeals in the standard manner for variance consideration.

CODE

ARTICLE 1

Create a new section:

Sec. 93-1-3.1 – Administrative Variances

The City Planner shall have the authority to provide variances in accordance with Sec. 87-3-3(a) without an official appeal to the Zoning Board of Appeals in accordance with the provisions of this section.

1. *Purpose.* For the purposes of this section, carrying out the strict letter of a provision of this Chapter may cause a practical difficulty and an administrative variance is permitted to alleviate these practical difficulties

2. *Standards.* To approve an application for an administrative variance, the City Planner shall make an affirmative finding that the following standards are met:
 - a. For variances to Article 3.3, Division 1 - *Signs*, the standards contained in [the sign ordinance variance section] shall apply.
 - b. For all other variances, the general variance standards contained in Sec. 87-3-3(a)(2). – *Variances* shall apply.
3. *Extent of variances.*
 - a. The Planner shall have the authority to approve an administrative variance for no more than twenty (20%) of the specified mathematical measurement of the Chart of Dimensional Requirements (Sec. 93-22.1-1) or of any measurements provided directly for any zoning district or overlay.
 - b. Administrative variances for signs and murals governed by Article 3.3 – Signs and Murals shall be for no more than 10% of any height, width, or area requirement. Variances shall not be granted for number or type of sign.
 - c. Use variances are not permissible under this code section.
4. *Procedures.*
 - a. An application for an administrative variance shall include a brief description of the requirement to be varied and any other material necessary to ensure the criteria in this section are addressed.
 - b. The City shall give at least 15 days' public notice of an application for an Appeal, during which time no decision shall be made on the application.
 - c. Within 30 days, the City Planner shall review the application and approve, approve with conditions or deny the application based upon the criteria of 93-1-3.1(2). A written decision including affirmative findings on the criteria above shall be provided to the applicant.
 - d. For any applications seeking a variance related to site plans, subdivisions or other matters reviewed by the Planning Commission, as part of the regular Planner's report, the City Planner shall present his/her recommendation to the Planning Commission regarding an administrative variance and reasons for approval or denial to the Commission. The Commission shall then make a recommendation to Staff regarding the variance and approve or deny the plan based upon the administrative variance sought. .
 - e. In all other cases, the City Planner shall present his/her decision regarding an administrative variance stating reasons for approval or denial directly to the applicant, which shall be considered the final decision.
5. *Limitations.*
 - a. An administrative variance shall become null and void unless a Certificate of Zoning Compliance and/or building permit is obtained and work is commenced within one year from the date of approval.
6. *Appeals.*
 - a. An appeal from any final decision of the City Planner as to any matter regarding an administrative variance may be taken within 30 days of the filing of such decision by any person aggrieved or by any authorized officer, department, bureau, board or commission of the city.