

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

September 14, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Minutes of August 10, 2021

3.I. Approval of Minutes

1. MINUTES - 08-10-2021_draft

4. Old Business

4.I. 801 North Avenue Site Plan Review

Background:

Beatriz Arroyo is requesting site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached. *The Planning Commission tabled this item on July 20, 2021 and August 10, 2021.*

Documents:

1. Application - 801 North Avenue_Redacted
2. Plans - 801 North Avenue
3. Planners Report Site Plan Review 801 North Ave
4. Arborist Report - 801 North Avenue

5. New Business

5.I. 300 Porsche Avenue Preliminary Site Plan Review

Background:

Daniel Barcham of Porsche Cars North America, Inc. is requesting preliminary site plan review to construct a Porsche Experience tract extension, a parking deck facility, and a classic car restoration facility on its corporate campus located at 300 Porsche Avenue, Parcel Identification Numbers 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

Documents:

1. Application - 300 Porsche Avenue_Preliminary Site Plan_Redacted
2. Plans - 300 Porsche Avenue_Conceptual Site Plan Review
3. Planner's Report - Site Plan PCNA Phase I_

4. Engineer's Report - Porsche Track Extension Concept Site Plan - 1
5. Fire Marshal's Report - 300 Porsche Avenue

5.II. Food Truck Ordinance Text Amendment

Background:

On August 3, 2021, the Hapeville City Council recently adopted regulations regarding mobile food vendors, food truck courts, and food trucks to encourage and guide food truck operations in the City. At the second public hearing, the Hapeville Main Street Board requested the City Council consider an amendment to the City's Mobile Food Vendor and Zoning Ordinance to allow for permanent food trucks in the Arts Overlay District. The City Council requested that the Hapeville Planning Commission review the request. The Main Street Board's proposed amendments are as follows:

1. Permanent food truck must be located on the same parcel as an operating restaurant with the restaurant kitchen approved by Fulton County Health Department
2. Both restaurant and permanent food truck must be owned, operated, and managed by the same entity
3. Food truck customers must be allowed access to operating restaurant bathroom facilities
4. Must have own in-ground grease trap
5. Must be tied into city water supply and must use electrical supply of operating restaurant or have own metered electrical supply
6. Permanent food trucks are only allowed in the Arts Overlay District with no more than two (2) permanent food trucks allowed in this district.

The City Attorney has reviewed the language and will be presenting the Planning Commission with guidance on the proposed changes.

6. Next Meeting Date - October 12, 2021 at 6PM

7. Adjourn



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

August 10, 2021 6:00 PM

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

MINUTES

1. Called to order at 6:07 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Approval of Minutes

MOTION ITEM: Charlotte Rentz made a motion, Leah Davis seconded to approve the minutes of July 20, 2021 as submitted. Motion Carried: 4-2; Cliff Thomas and Jeanne Rast abstained.

4. Public Hearing

4.I. 3264 Springhaven Avenue

Variance Request

Background:

Alex Popham of Epic Development requested a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance. *This item was tabled at the July 20, 2021 Planning Commission meeting.*

Dr. Lynn Patterson, City Planner, stated the application is being considered under Chapter 63 (Stormwater Management), Article 3 (Stream Buffer Protection), Section 63-3-7(2) (Variance procedures).

Sec. 63-3-7. – Variance Procedures

This article does not involve zoning applications or zoning decisions. However, for convenience, variances described hereunder must be submitted to the planning commission.

Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

2) Except as provided above, the planning commission of the city shall grant no variance from any provision of this article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the planning commission. The city shall give public notice of each such public hearing in a newspaper of general circulation within city. The city shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way. Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of this article prevents land development unless a buffer variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in the article would create an extreme hardship.

Variances will not be considered when, following adoption of this article, actions of any property owner of a given property have created conditions of a hardship on that property.

Jim LaValee of Stillwood Development and Jonathan Hicks of JBG Civil Engineering provided technical details of the requested variance and explained the hardship and impact to the flood plain. Mr. Hicks explained the need for a buffer variance is required to compensate for impacts of the proposed development. The hardships include the existence of FEMA flood plain through the middle of the site. Development of the site requires encroachment upon the flood plain. To compensate the encroachment by the flood plain, an additional earthwork cut must occur to allow for an onsite balancing of the flood volume. This will ensure no increase to the downstream flow rates or highwater elevations.

Additionally, the following changes were made to address staff concerns: 1) redirect any concentrated flows away from the area that's being disturbed in the stream buffer, 2) revegetate the disturbed area with a riparian stream buffer standard, 3) the disturbed area of the buffer will be stabilized per the Georgia Stormwater Management Manual "Vegetated Filter Strip" requirements, and 4) a stream buffer plan will be prepared by a landscape designer to supplement the existing riparian vegetation within the existing and proposed buffer areas. This will include removal of any invasive species and reducing stream bank erosion by the installation of larger stormwater outfall which reduces stream channel flow velocities.

Chairman Wismer asked if underground detention is planned. Mr. Hicks stated yes.

Commissioner Dolan asked if the existing pipes are 54". Mr. Hicks stated the current lines are smaller but steeper. The pipes carry the water through the site, and they are proposing to

increase the piping size so the floodwater can pond up into the 54" lines to further compensate for the impact to the flood plain. Ms. Dolan asked if the majority of the drainage was going into the current sewer system. Mr. Hicks stated the drainage continues in an unknown tributary then travels downstream.

Michael Moffitt, City Engineer, reviewed the revised variance request for compliance with the Stream Buffer regulations in Chapter 63, Article 3, Section 63-3-6 of the City Code. Mr. Moffitt stated the undisturbed stream buffer is intended to be there so that it gives a chance for the any runoff during a rain event gets trapped in the vegetation and stays away from the stream to help improve water quality.

The applicant provided responses to several questions and included supplemental responses to items in the referenced code section along with revised drawings.

The stream buffer impacts of 3,155 square feet and impervious setback impacts are shown to occur on the west side of the existing stream just south of the crossing of North Avenue. To mitigate the stream impacts, the applicant proposed the following activities:

- A. A compensatory area of 3,850 square feet of undisturbed area on the east side of the stream that is in addition to the existing undisturbed stream buffer of 25 to 50 feet on the east side of the stream. A portion of this additional compensatory area is shown to occur within the required impervious setback on the east side of the stream.
- B. Storm drainage facilities on the west side of the stream in the impervious setback area to convey proposed impervious surface runoff to the stormwater management facility so that such runoff does not flow directly to the stream.
- C. On the west side of the stream in the 25 to 50 feet undisturbed buffer area, excavate soils to provide compensatory floodplain volume and grade the area to drain so that the area does not hold water.
- D. On the west side of the stream in the 25 to 50 feet undisturbed buffer area, provide ground cover planting to meet the vegetated filter strip BMP (best management practice) requirements of the Ga Stormwater Management Manual to provide stormwater runoff filtration similar to the purpose of the undisturbed stream buffer. In addition, stream buffer planting to supplement the existing riparian vegetation within the buffer areas is proposed.

Public Comments: None.

After further discussion, the following action was taken:

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to grant the variance request from the stream buffer requirements. Motion Carried: 6-0.

5. Old Business

5.I. 801 North Avenue Site Plan Review

Background:

Beatriz Arroyo requested site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached. *The Planning Commission tabled this item on July 20, 2021.*

MOTION ITEM: Jeanne Rast made a motion, Leah Davis seconded to table the site plan application for 801 North Avenue until the September 14, 2021 meeting. Motion Carried: 6-0.

6. New Business

6.I. 3571 and 3581 South Fulton Avenue Final Plat Review

Background:

Nicholas Imerman of Built by Broadland, LLC requested final plat review for the properties located at 3571 and 3581 South Fulton Avenue, Parcel Identification Numbers 14-0098-0021-074-4 and 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Phase 1 (of 2) has been completed with the construction of 4 (of 8) townhomes. The remaining phase is under construction.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the final plat for 3571 and 3581 South Fulton Avenue subject to the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

6.II. 461 North Avenue Site Plan Review

Background:

Asha Pittman, authorized agent for Greg Evans of GDK Investments, requested site plan review to construct a single-family dwelling at 461 North Avenue, Parcel Identification Number 14-0094-0003-062-5. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards. The two-story, 1,941-SF dwelling will have three bedrooms and three bathrooms and an attached garage. The lot is currently vacant.

Ms. Pittman stated that the original plan included a chimney and was removed to meet the required side setback.

Recommendation:

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

- Provide the north arrow/compass rose on survey.
- Correct Wheeler Street setback to 15' on survey.

- Show all actual setback dimensions.
- Relocate the house, chimney, eaves, outside of the front and side setback.
- Address all deficiencies from the arborist report.
- Provide a development schedule.

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

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 461 North Avenue subject to the following conditions:

1. Provide the north arrow/compass rose on survey.
2. Correct Wheeler Street setback to 15' on survey.
3. Show all actual setback dimensions.
4. Relocate the house, chimney, eaves, outside of the front and side setback.
5. Address all deficiencies from the arborist report.
6. Provide a development schedule.

Motion Carried: 6-0.

6.III. 346 Colorado Avenue

Site Plan Review

Background:

Thomas Davis requested site plan review to construct a new single-family dwelling at 346 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached and is subject to the Neighborhood Conservation Area section, including Sub Area D of the Architectural Design Standards. The two-story, 2,200-sf dwelling will have four bedrooms and three bathrooms, and a rear entry attached garage. The lot is currently vacant.

Chairman Wismer stated the legal description included his name; however, he does not have a financial interest in the project as he is no longer the property owner.

Mr. Thomas stated the comments listed in the staff reports have been addressed and were resubmitted for review.

Commissioner Rast asked regarding the exact location of the rear driveway on Northwoods Place. Mr. Thomas stated the driveway is near the “bend” in the street.

Chairman Wismer asked if pavers would be installed from the house to the street. Dr. Patterson stated a walkway is required.

Staff Recommendation:

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

- Address all deficiencies from the arborist report.

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

MOTION ITEM: Leah Davis made a motion, Lucy Dolan seconded to approve the site plan for 346 Colorado Avenue subject to the deficiencies outlined in the Arborist report. Motion Carried: 6-0.

6.IV. Meeting Rules and Procedures Text Amendment

Consideration of an Ordinance to amend Chapter 2 (Administration), Article 2 (Mayor and Council), Section 2-2-5 (Rules and procedures of Mayor and Council) to provide appropriate rules and procedures for the City Council meetings.

Background:

Historically, only individuals present at the City Council, Planning Commission Meetings and the Board of Appeals were allowed to make public comments during the meetings and public hearings. During the height of the pandemic, the Mayor & Council allowed for public comments shared via email or phone message to the City Clerk. The Mayor & Council have proposed that public comments continue to be allowed via these media. The proposed text amendment regarding Zoning Hearings is attached.

Recommendation

Staff recommended approval of the text amendment to allow for a variety of public input options throughout the planning processes in the City of Hapeville.

There are two changes proposed on the draft: 1) line 58, change “Alderman Rast” to “the Alderman” and 2) line 92 change “induce” to “include”.

Discussion ensued regarding mail-in or drop-off comments and if the statement would be considered valid without verifying an individual’s identity.

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

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to recommend approval of the Meeting Rules and Procedures Text Amendment subject to correcting the typographical errors. Motion Carried: 6-0.

7. Next Meeting Date – September 14, 2021 at 6:00PM

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

21-PC-07-28

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

Name of Applicant Beatriz Arroyo

Mailing Address: 2810 Players Dr Jonesboro Ga

Telephone _____ Mobile # _____ Email _____

Property Owner (s) B1 Home Improvement

Mailing Address 2810 Players Dr Jonesboro Ga

Telephone _____ Mobile # _____

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

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

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

Present Land Use: Vacant R-1

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

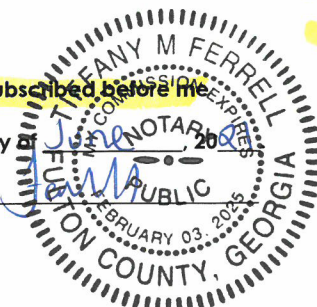
Beatriz Arroyo
Applicant's signature

Date: 06/09/21

Sworn to and subscribed before me

This 9th day of June, 2021

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

new single family home

concrete siding

frame construction

30 yr arch style shingle

aluminum gutters

R-13 wall insulation

gas F/A

concrete driveway

min 2 car garage

min 2 car parking behind home

insulated windows

Site Plan Checklist – Please include with your application.

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

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

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

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

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

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

- BA The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- BA The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- BA Existing and proposed grades at an interval of five (5) feet or less.
- BA The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- BA A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- BA The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- BA The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- BA The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

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

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

Applicant Signature: Beatriz Arroyo
Date 06/09/21

LEGAL DESCRIPTION

Property Address: 801 North Avenue

Hapeville, Georgia 30354

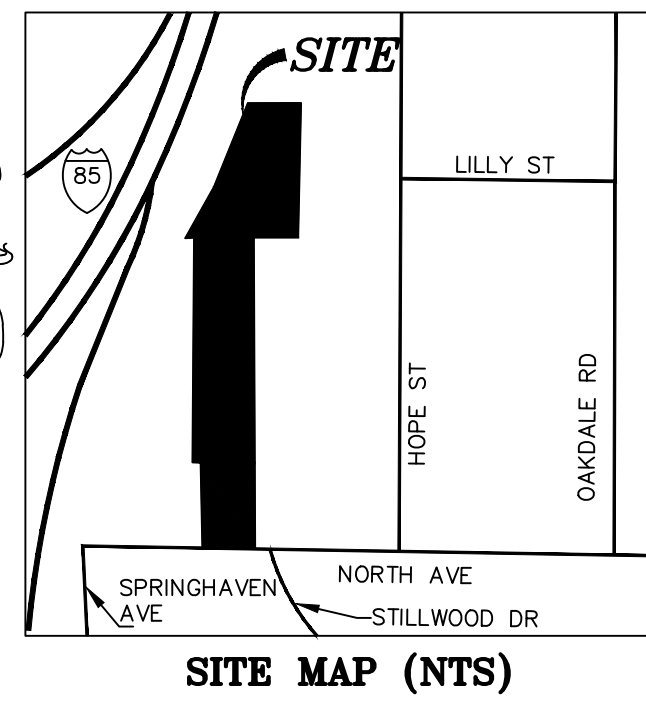
ALL THAT TRACT or parcel of land lying and being in Land Lot99 of the 14th District of Fulton County, Georgia, and being more particularly described as follows;

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

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

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

Subject to any Easements or Restrictions of Record

B1 HOME IMPROVEMENT/
BEATRIZ ARROYO801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF Hapeville
EXISTING ZONING: R-3TOTAL AREA:
27,793 SQ FT
0.64 ACRESTRACT 1 - PIN 14 009900040967
TRACT 2 - PIN 14 009900040389
TRACT 3 - PIN 14 009900041031
TRACT 4 - PIN 14 009900041148
TRACT 5 - PIN 14 009900041163ZONING/SETBACKS:
R-3 ZONING (RESIDENTIAL)
FRONT: 50 FT
SIDE: 10 FT (ADJACENT TO INTERIOR)
20 FT (ADJACENT TO STREET)
REAR: 35 FT
MAX BUILDING HEIGHT: 40 FT
MIN LOT FRONTAGE: 35 FT ADJOINING
PAVED STREETDISTURBED AREA:
0.38 ACRESTRACT 2: ZONING: R-3
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,120 SQ FT
DRIVE/WALKS: 1,788 SQ FT
PORCH: 192 SQ FT
LOT AREA: 27,793 SQ FT
0.64 AC.
IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,709 SQ FT
TOTAL IMP. 13.3%

SITE MAP (NTS)

SURVEY REFERENCES:

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

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

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE UNADJUSTED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE SURVEYING TECHNIQUES ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOIDETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.38 Ac.
STORAGE REQUIRED CALCULATION:
0.40 Ac. X 67 CY = 27.0 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
175 LF X 0.263 CY/LF = 46.0 CY

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

TREE CONSERVATION PLAN NOTES:

1 THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HapeVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.

2 ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HapeVILLE FOR AN INSPECTION.

3 THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

4 TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HapeVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.

5 ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HapeVILLE APPROVAL.

6 A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

7 LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

NOTE:

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

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

LEGEND:

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

TREE LEGEND:

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

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL

Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE

CONTOUR LEGEND	
980	EXISTING CONTOURS
980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT

NOTE:

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

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

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE BY THE HapeVILLE ARBORIST.



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000831

JOB # 71797

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,906 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 714,590 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION. COPYRIGHT © 2020 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***



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Fax (678) 355-9805

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

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

SHEET 1 OF 4

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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

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

05/17/21

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

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

TOTAL AREA:
27,793 SQ FT
0.64 ACRES

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

- TRACT 2 is in the 14th District, Land Lot 94. The address is 809 NORTH AVENUE, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The Construction will begin JUNE 2021 and final stabilization will take approximately ninety (90) days.
- This lot is zoned R-3.
- USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.
- VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
- HYDROLOGIST STUDY: See Reference Plan.
- RECEIVING WATERS: A tributary of the South River
- RUNOFF COEFFICIENTS: Pre-Construction = 68 CN. Post-Construction = 71.6 CN.
- BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
- Water and sewer provided by Fulton County Water & Sewer Department.

MAP SYMBOL	MAPPING UNIT	SLOPE	ERODIBILITY	PERMEABILITY	EROSION K
UC2	Urban Land - Cecil Complex	2-10%	Moderately Eroded	0.6-2.0	-

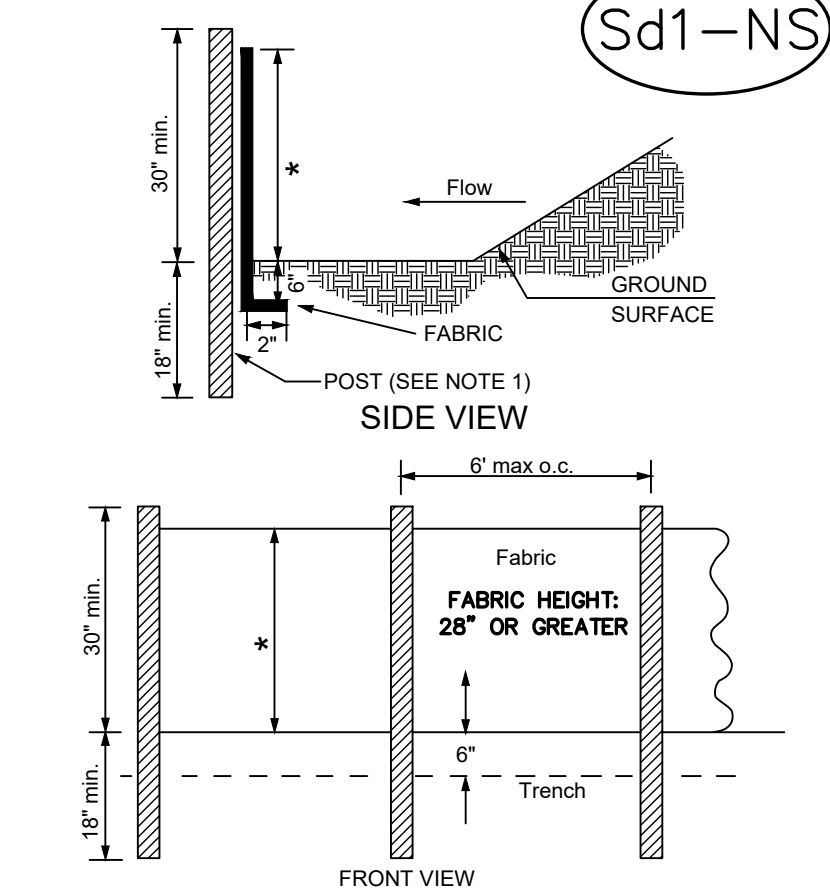
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
- A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

	MON 1	MON 2	MON 3	MON 4
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION.

SILT FENCE - TYPE SENSITIVE



- NOTES:
- USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (") IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013)

Figure B-27.1

B-183

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

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

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

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

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

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

RETENTION OF RECORDS

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

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

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

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS** - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
- Set-C** Double silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS** - All garbage debris will be removed from the site prior to any filling operation.
- All unsuitable soil materials to be buried off/24" deep. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.
- The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.
- Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRUM IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.
- No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.
- Sanitary waste will be collected in portable on its provided and maintained by a state licensed sanitary waste management contractor or as required by local regulations.
- Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited.
- No waste shall be collected in suitable containers and recycled or disposed of as appropriate.
- No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets. Signage will be posted as needed to achieve the above standards.
- All wastes to be disposed of in compliance with Local, State and Federal regulations.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are to be located near the construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.

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

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

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

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

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

No waste shall be collected in suitable containers and recycled or disposed of as appropriate.

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

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

SPILL PREVENTION AND CONTROL

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

SOIL CLEANUP AND CONTROL PRACTICES

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

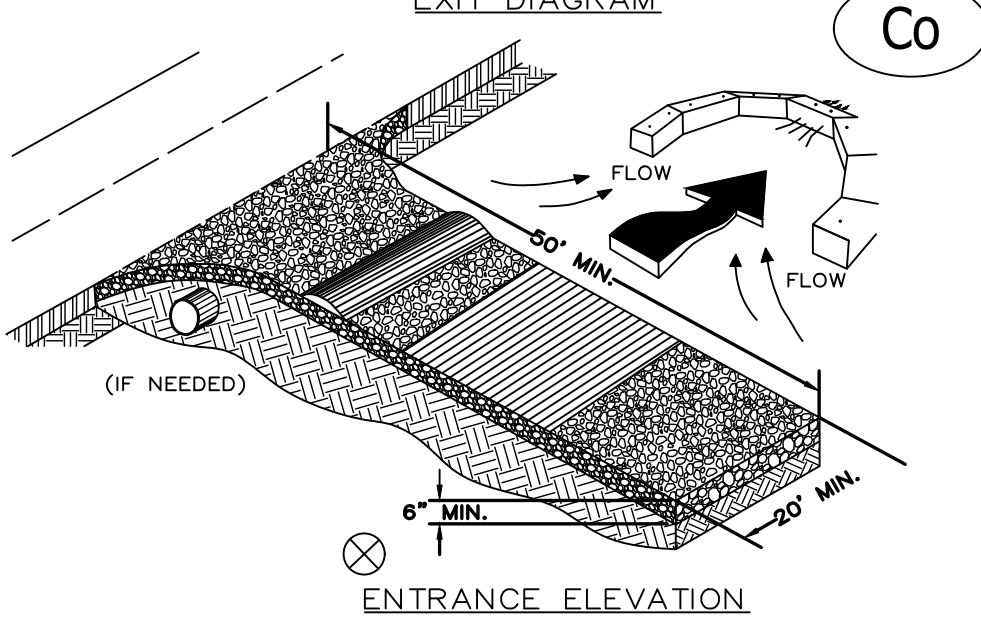
The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures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

OWNER / DEVELOPER RESPONSIBILITIES

- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMP's with a hydraulic component.
- All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOT form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN. EXCEPT AS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WHICH THE DESIGN PROFESSIONAL, DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP'S HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL. UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



NOTES:

- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
- AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STATE ASSOCIATION R-2 (1.5"-3.5" STONE).
- GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2X.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- 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).
- 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.
- 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.

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON

- STRAW - 2 TONS/AC - 2-4" DEEP
- HAY - 2.5 TONS/AC - 2-4" DEEP
- WOOD WASTE, BARK, SAWDUST - 2-3" DEEP

DISTURBED AREA STABILIZATION (W/ TEMPORARY MULCHING)

N.T.S.

REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS.

N.T.S.

REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

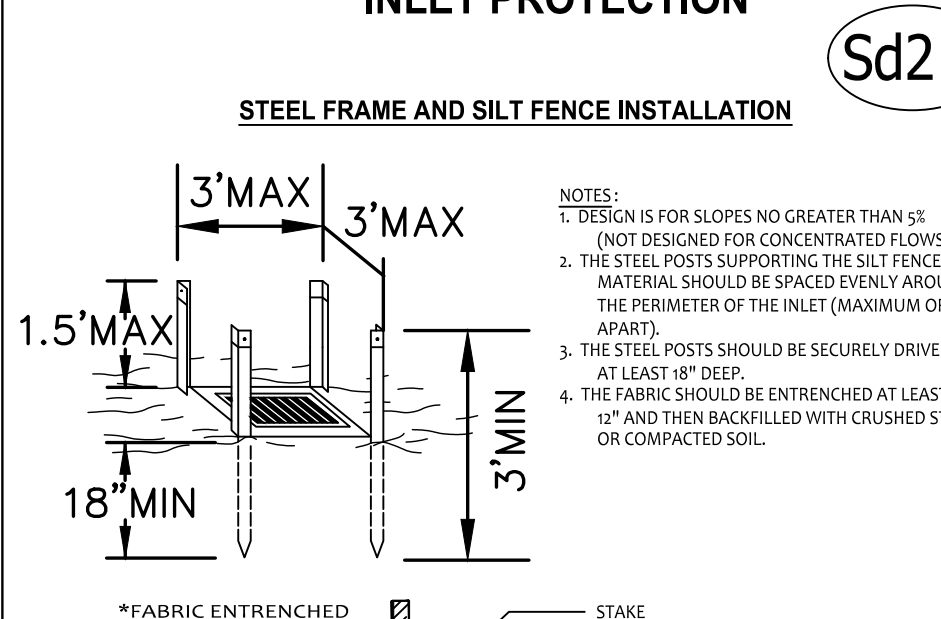
ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO, OR LEGUMES ON DISTURBED AREAS.

N.T.S.

REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

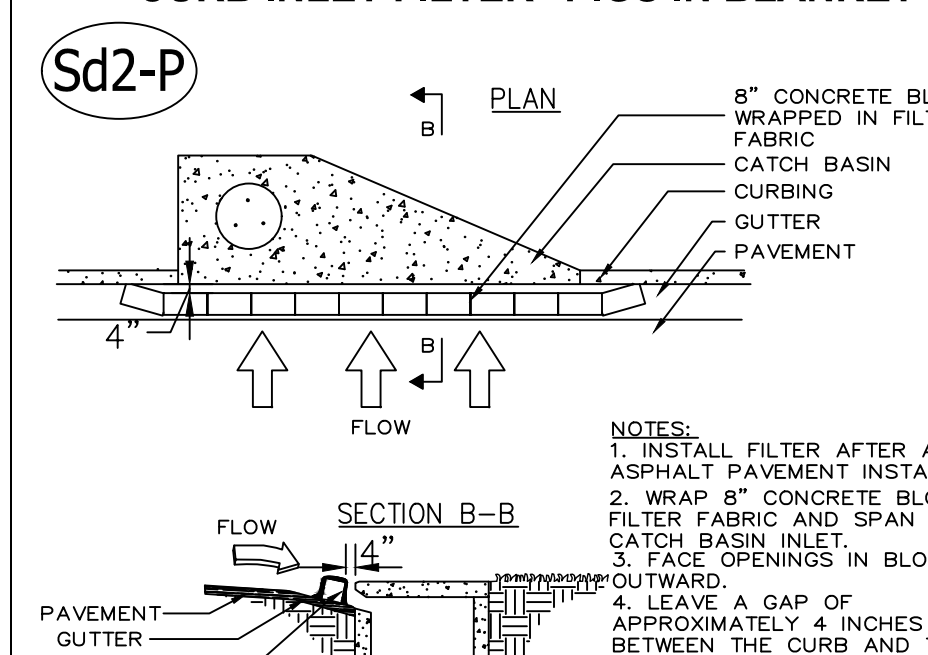
STEEL FRAME AND SILT FENCE INSTALLATION



NOTES:

- DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CRUSHED STONE).
- THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
- THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
- THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.
- STAKE BURIED FABRIC DROP INLET WITH GRATE.
- CRUSHED STONE OR COMPACTED SOIL.
- WIRE BACKING.
- CATHER EXCESS AT CORNERS.
- FABRIC WITH WIRE-BACKING SUPPORT.

CURB INLET FILTER "PIGS IN BLANKET"



NOTES:

- INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
- WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
- FACE OPENINGS IN BLOCKS OUTWARD.
- LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
- INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

CATCH BASIN

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CURB APRON (GUTTER)

CURB PAVEMENT

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CATCH BASIN

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CURB APRON (GUTTER)

CURB PAVEMENT

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CATCH BASIN

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CURB APRON (GUTTER)

CURB PAVEMENT

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CATCH BASIN

8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC

CURB APRON (GUTTER)

CURB PAVEMENT

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CURB PAVEMENT

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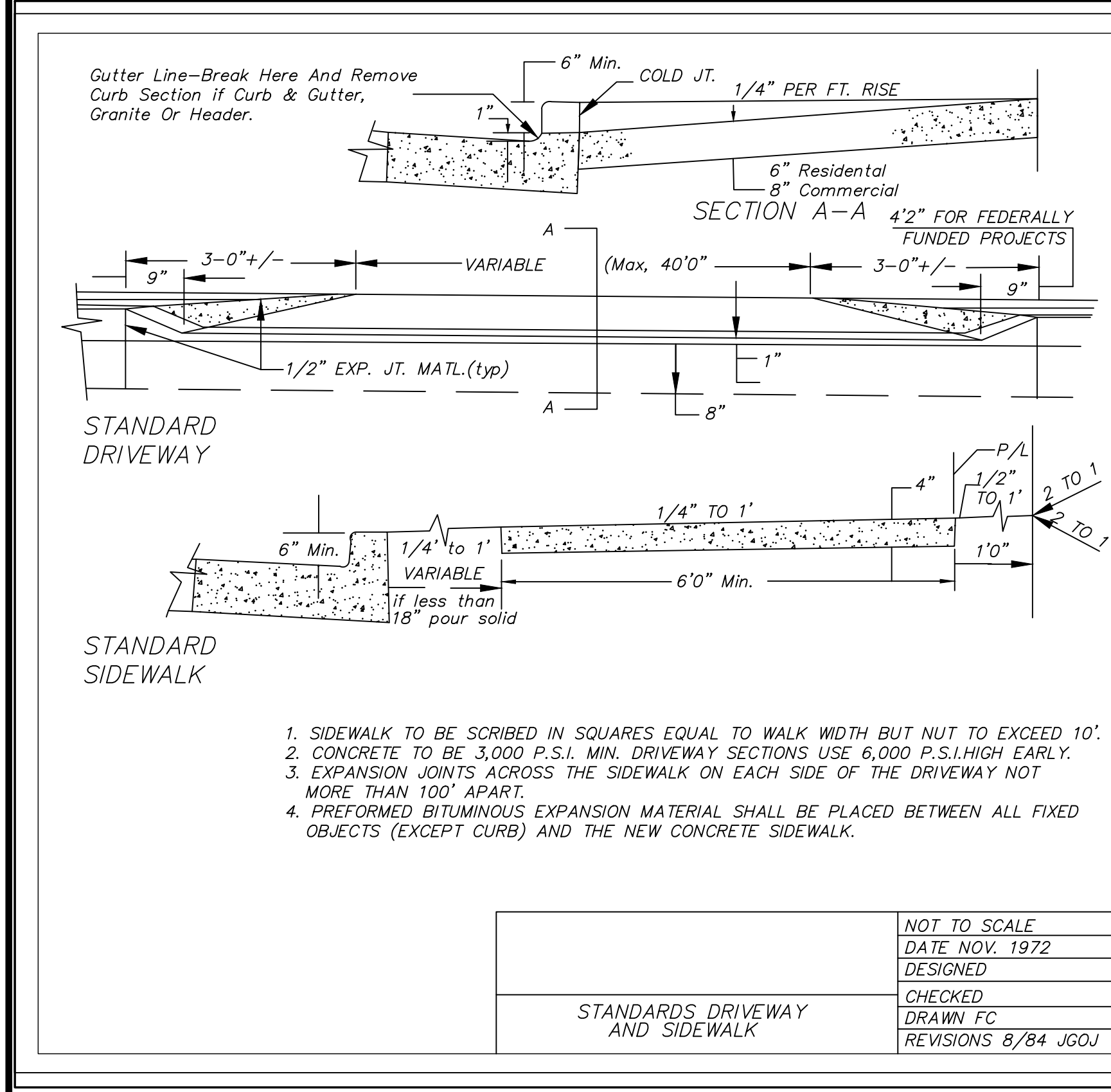
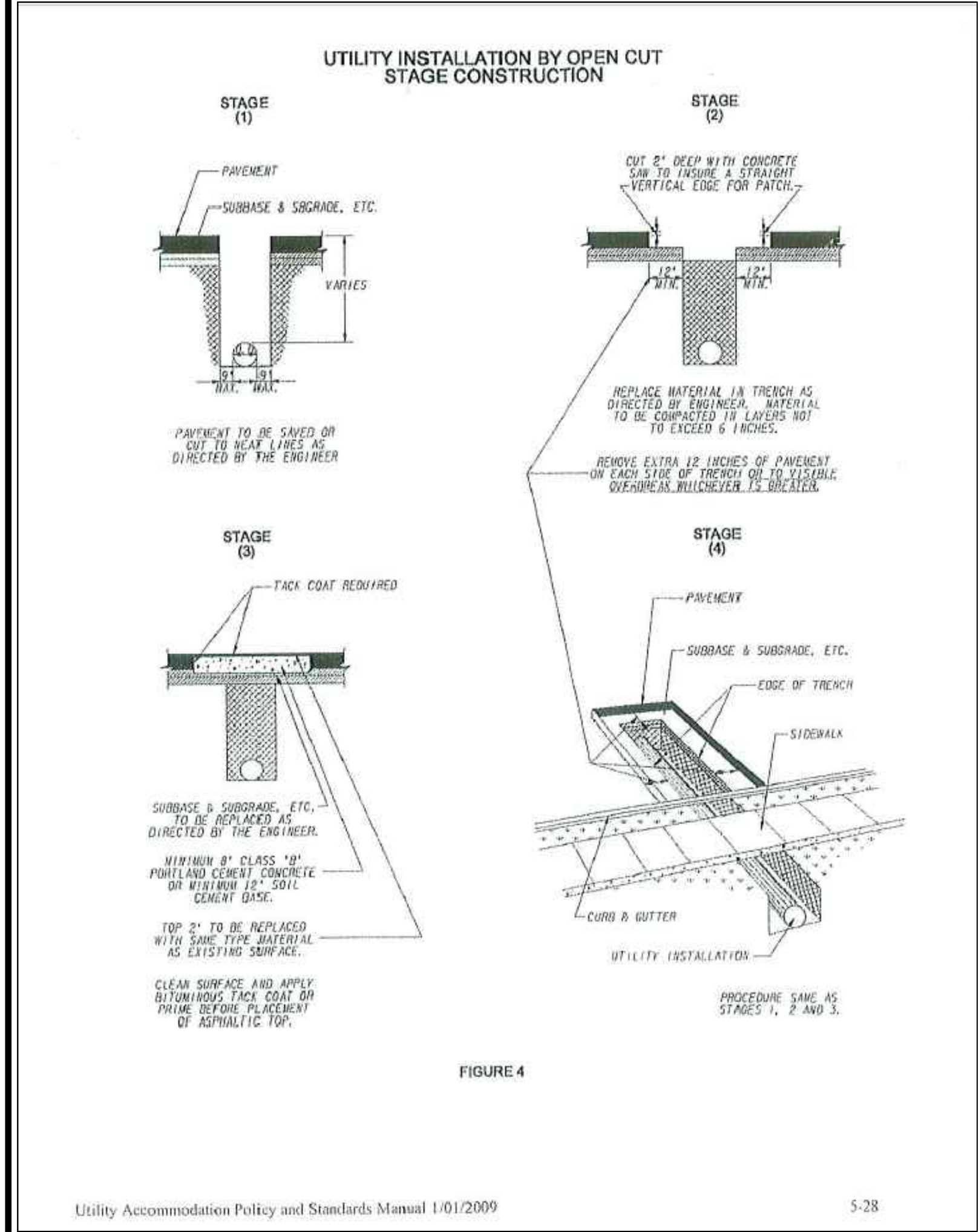
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CURB APRON (GUTTER)

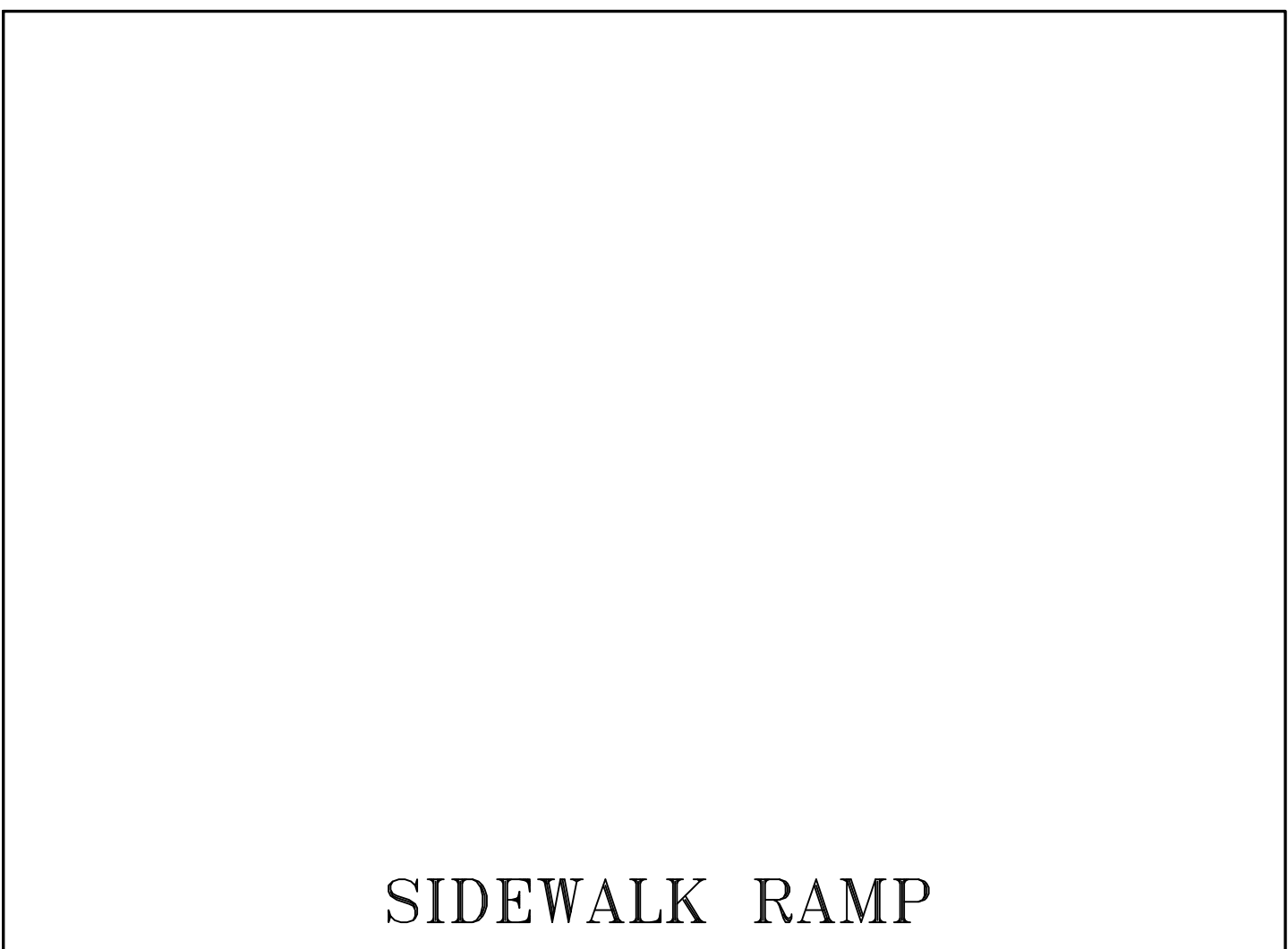
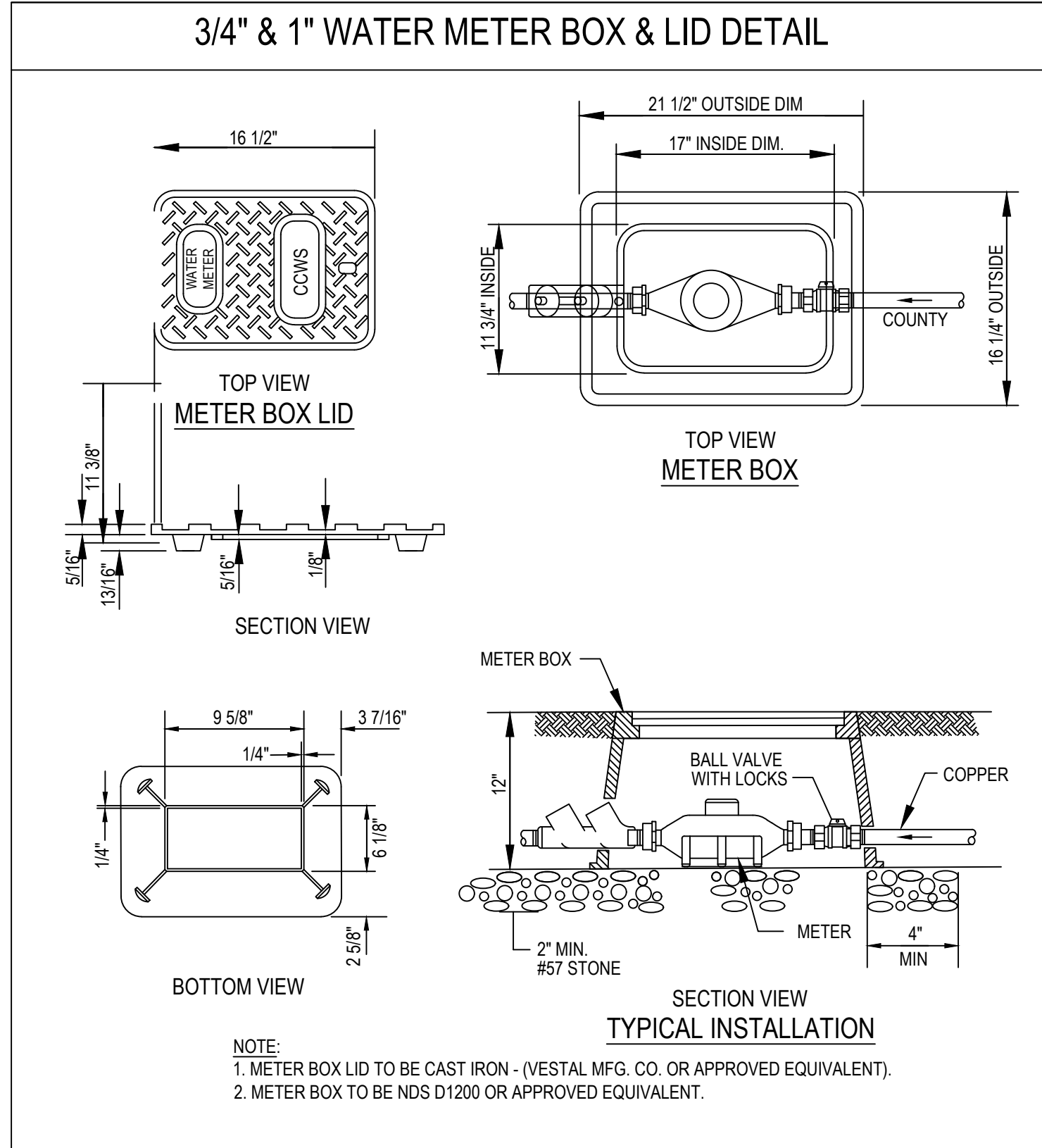
CURB PAVEMENT

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CATCH BASIN



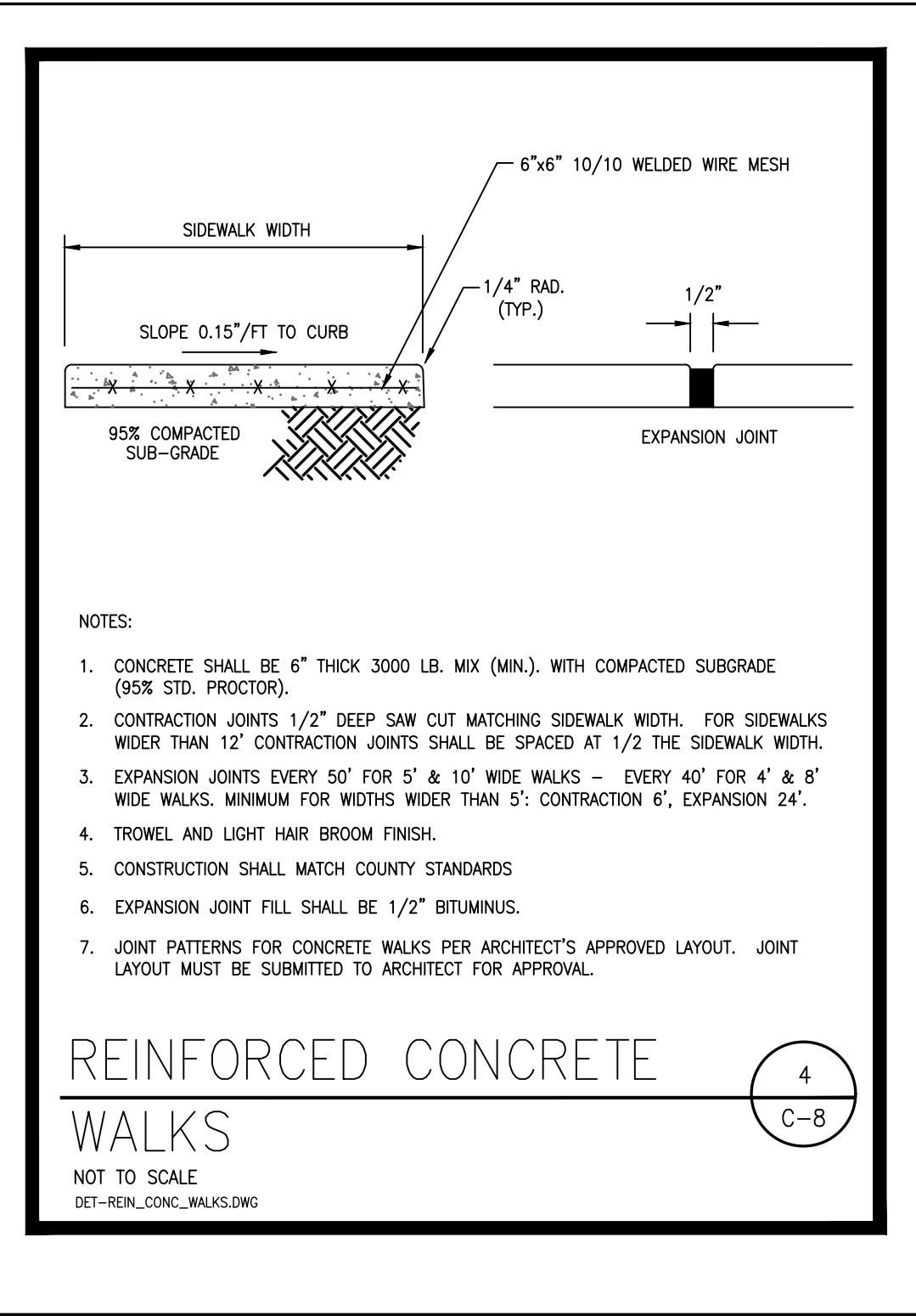
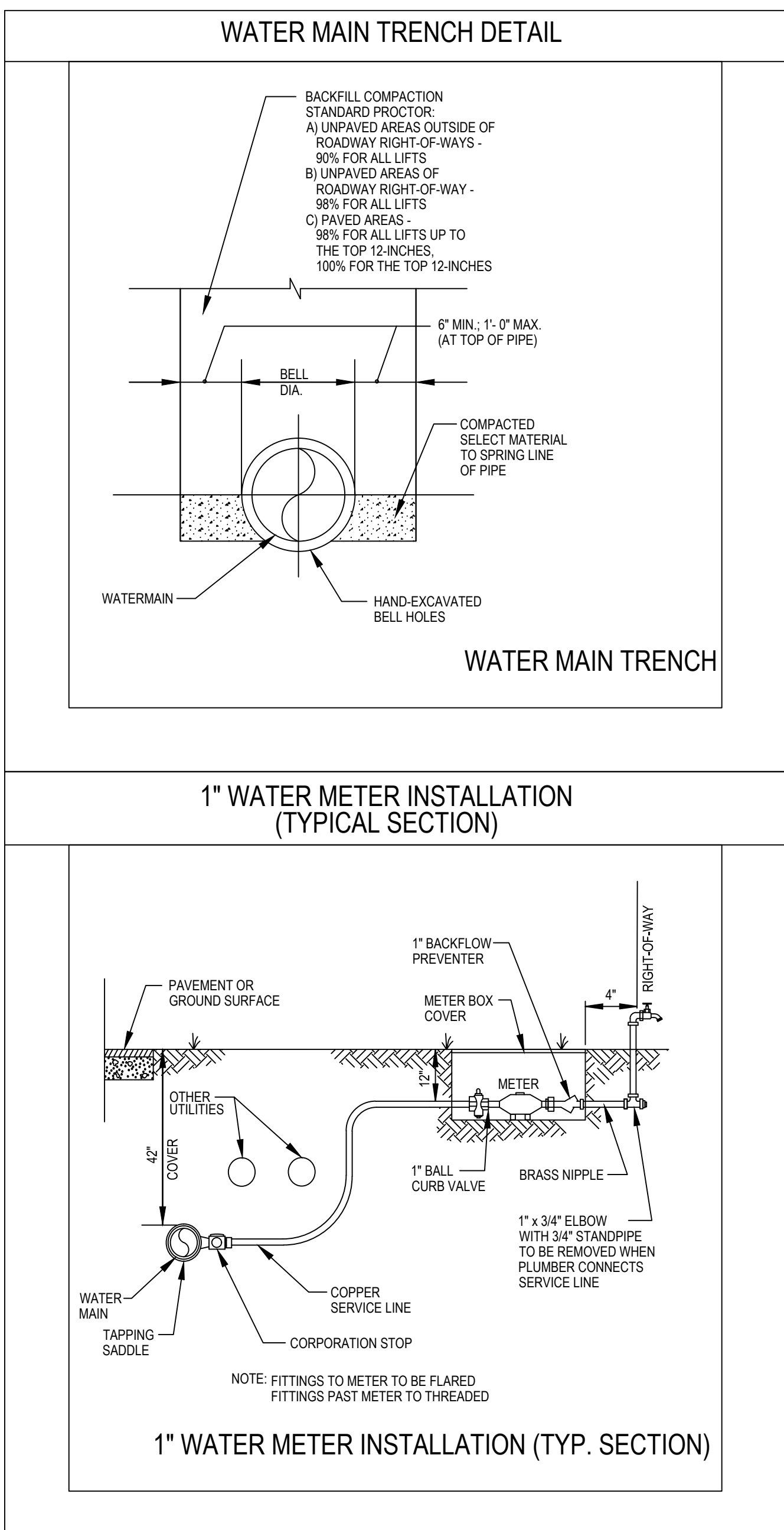
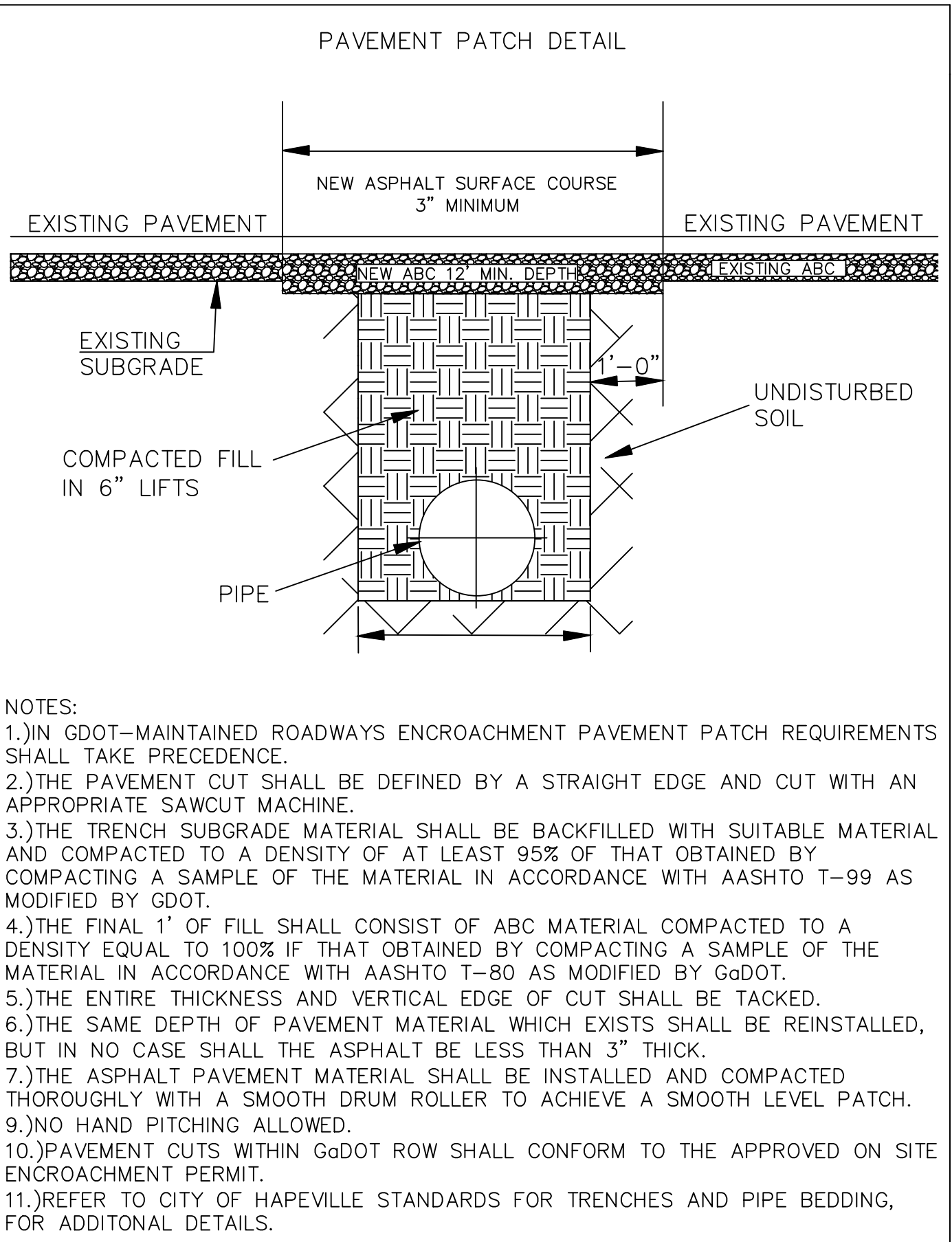
VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.



EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO
801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-3

TOTAL AREA:
27,793 SQ FT
0.64 ACRES



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

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

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

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

DATE 05/17/21
SCALE 1" = 40'
SECTION 14th DISTRICT
UNIT PARTS OF 21 & 24 BLOCK
SUBDIVISION NORTH HAPEVILLE
PHASE 156-157
PG 7
DB

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

JOB # 71797

LEGEND:

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

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

TREE LEGEND:

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

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

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

CONTOUR LEGEND

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

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

TOTAL AREA:
27,793 SQ FT
0.64 ACRES

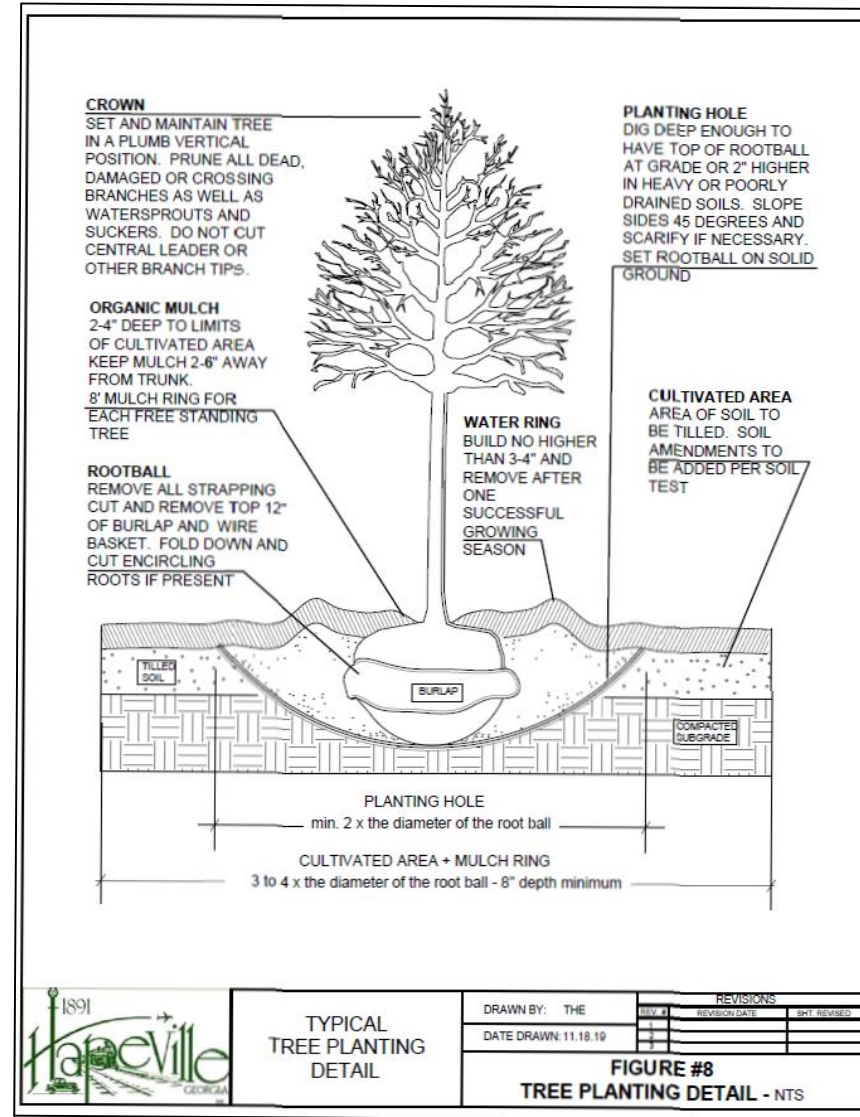
ZONING/SETBACKS:
R-3 ZONING (RESIDENTIAL)
FRONT: 50 FT
SIDE: 10 FT (ADJACENT TO INTERIOR)
20 FT (ADJACENT TO STREET)
REAR: 35 FT
MAX BUILDING HEIGHT: 40 FT
MIN LOT FRONTAGE: 35 FT ADJOINING PAVED STREET

DISTURBED AREA:
0.38 ACRES

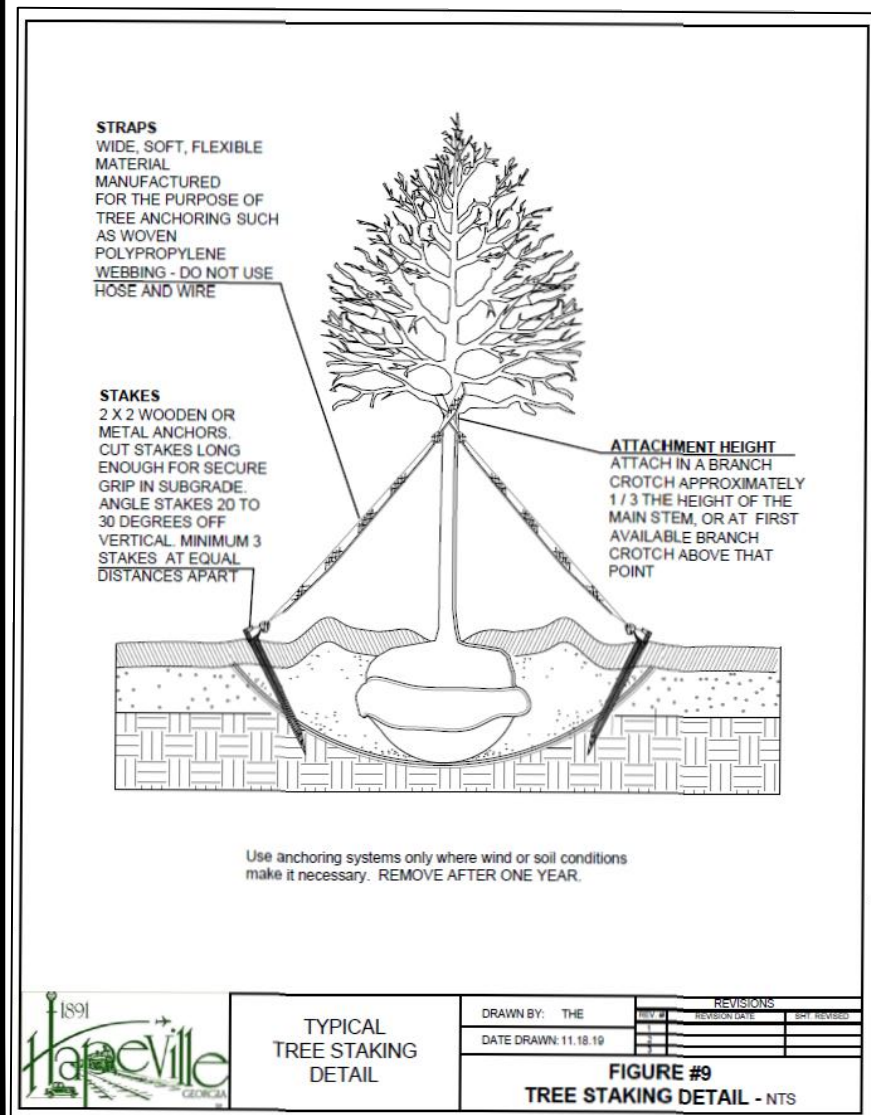
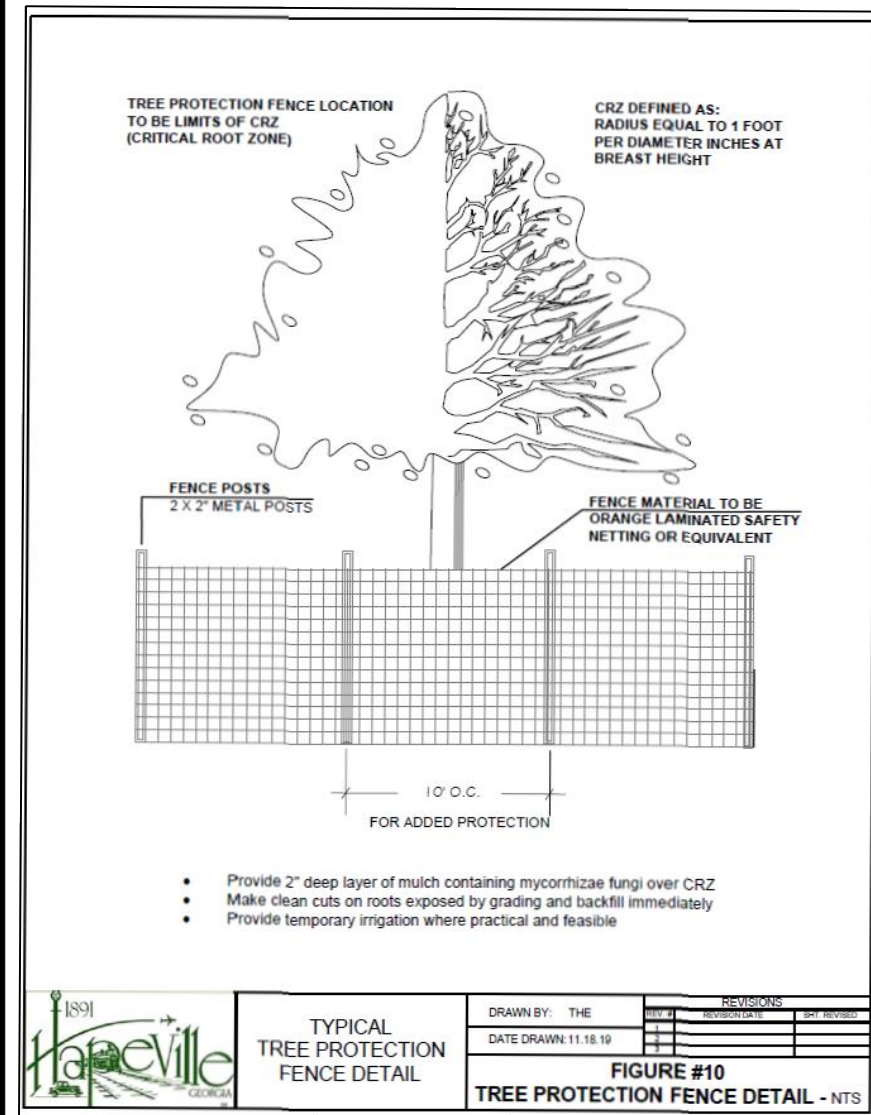
NOTE: THIS LOT IS WITHIN 200' OF STATE WATERS

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

- A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE A STRAIGHT, SINGLE LEADER, HEALTHY GOOD FORM.
B. ALL DECIDUOUS TREES(MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
C. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM
- NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES PER ACRE.
- NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR OF HOUSE.



Tree protection fence



TREES TO BE REMOVED

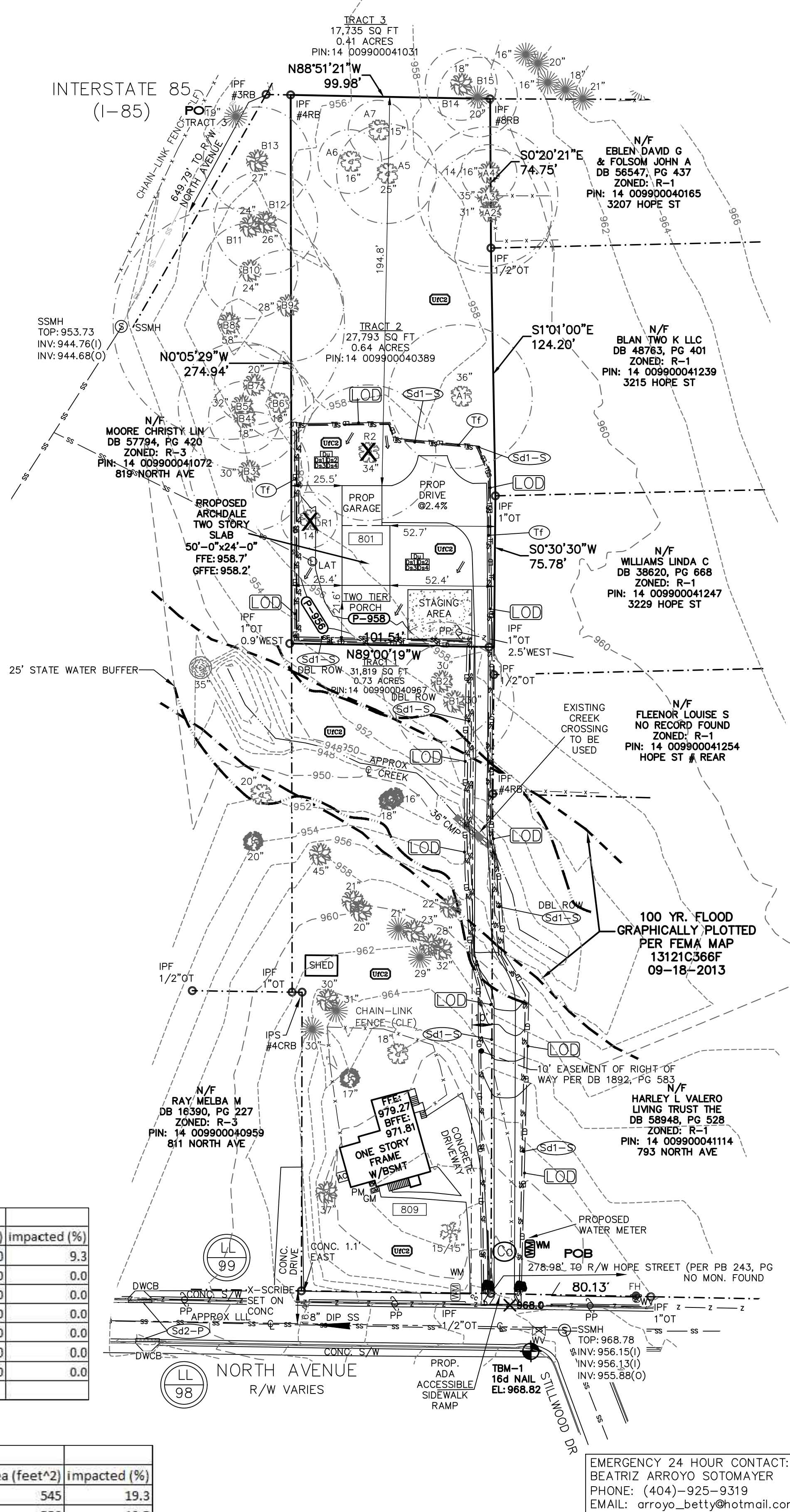
tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
R1	HICKORY	14	14	615.73	0	615.73	502	81.5
R2	HICKORY	34	34	3631.57	0	3631.57	2628	72.4
TOTAL DBH REMOVED		48	INCHES					

TREES TO BE SAVED

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

BOUNDARY TREES

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



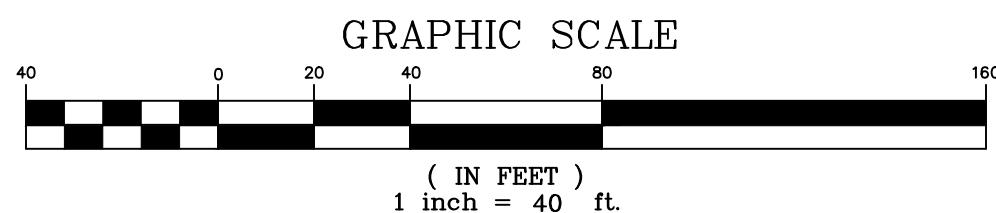
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006688
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

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

UTILITIES PROTECTION CENTER
IT'S THE LAW!



SHEET 4 OF 4

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

NO U.S. MONUMENT WAS FOUND WITHIN 800 FEET OF THIS PROPERTY. OR ENTIRE PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE DECEIVED.

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

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

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

SECTION 14th DISTRICT
UNIT 99

REVISION

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

PHASE 156-157 PG 7 DB

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

05/17/21

JOB # 71797

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

ABBREVIATIONS:

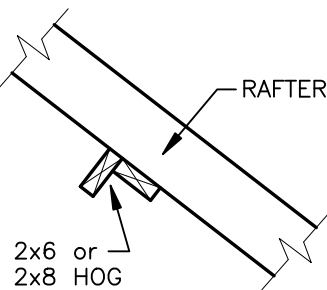
C.J.	CEILING JOIST
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONC.	CONCRETE
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DBL.	DOUBLE
DBL. JST.	DOUBLE JOIST
E.W.	EACH WAY
F.J.	FLOOR JOIST
FTG.	FOOTING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
JST.	JOIST
LAM.	LAMINATED
L.V.L.	LAMINATED VENEER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

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

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

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

ROOF BRACING DETAIL



GENERAL NOTES:

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

FOUNDATION NOTES:

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

FRAMING NOTES

- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARTITIONS PARALLEL TO JOIST DIRECTION.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
- ALL HEADERS SHALL BE (2)-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- MINIMUM INSULATION REQUIREMENTS:
EXTERIOR WALLS:_____R-15
ATTIC CEILING and VAULTS:_____R-30
CRAWL SPACE FLOORS:_____R-19
SLAB EDGE UNDERSIDE:_____1" x 24" MIN. CONT.

EXTERIOR ELEVATION NOTES:

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

801 North Avenue
Hapeville, Georgia 30354

PLAN SCHEDULE

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

SUMMARY OF CHANGES

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

DETAILS

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

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To the best of his knowledge, the designer has prepared these plans to conform with all applicable codes and regulations. The designer assumes no responsibility for the construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

COVER SHEET - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

Date

Revision/Issue

No.

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

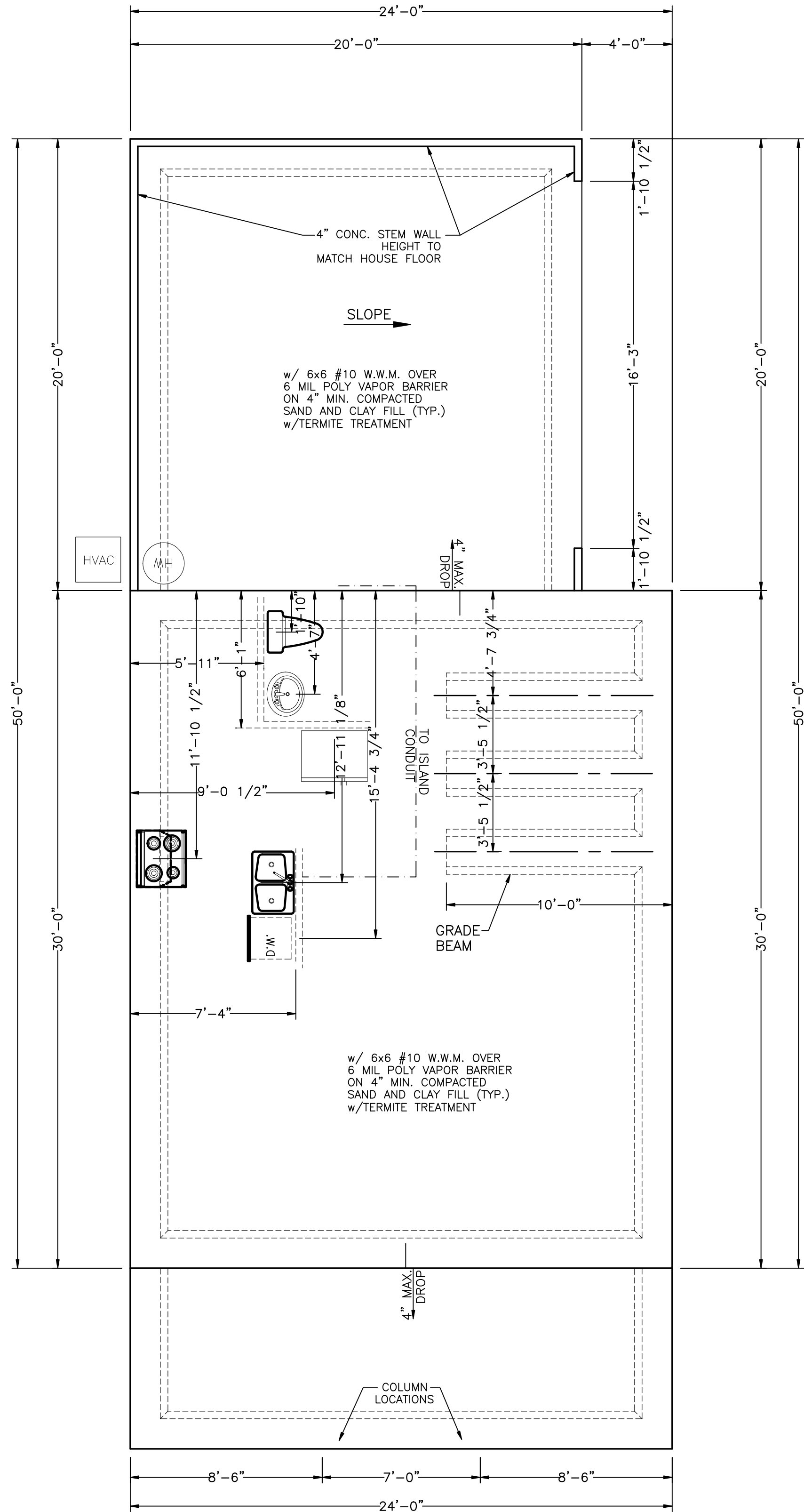
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Sheet
CO

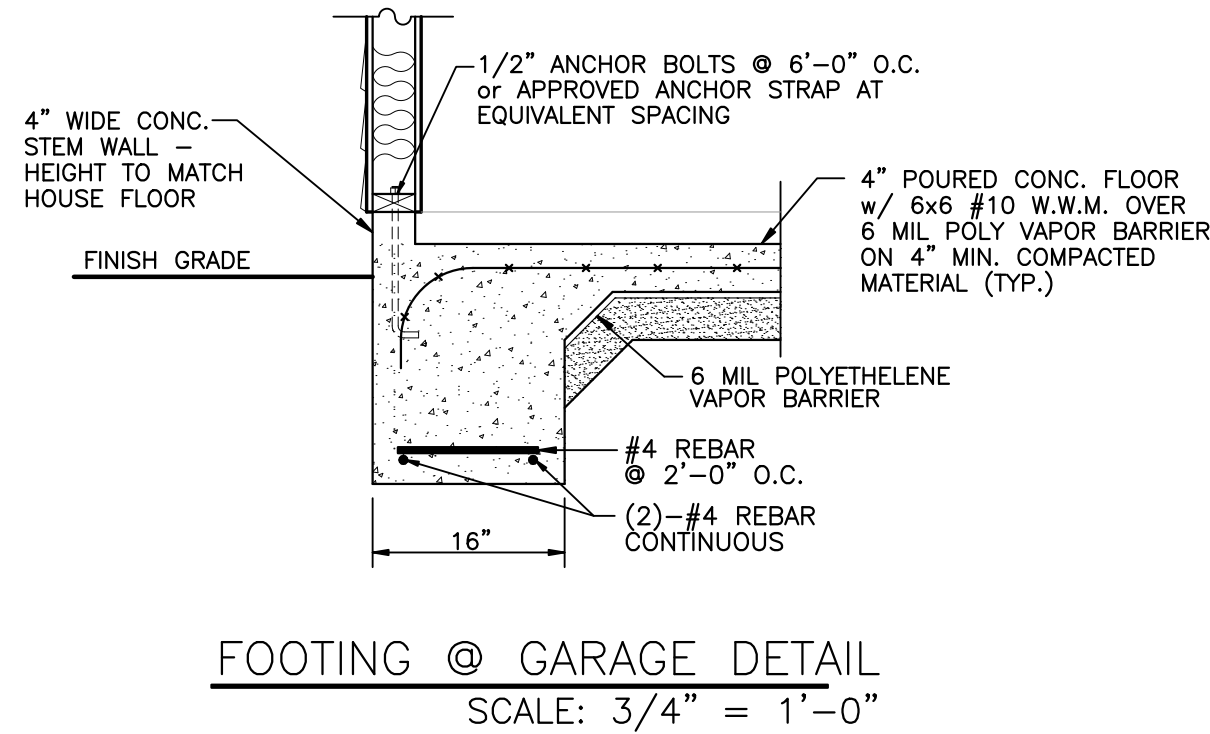
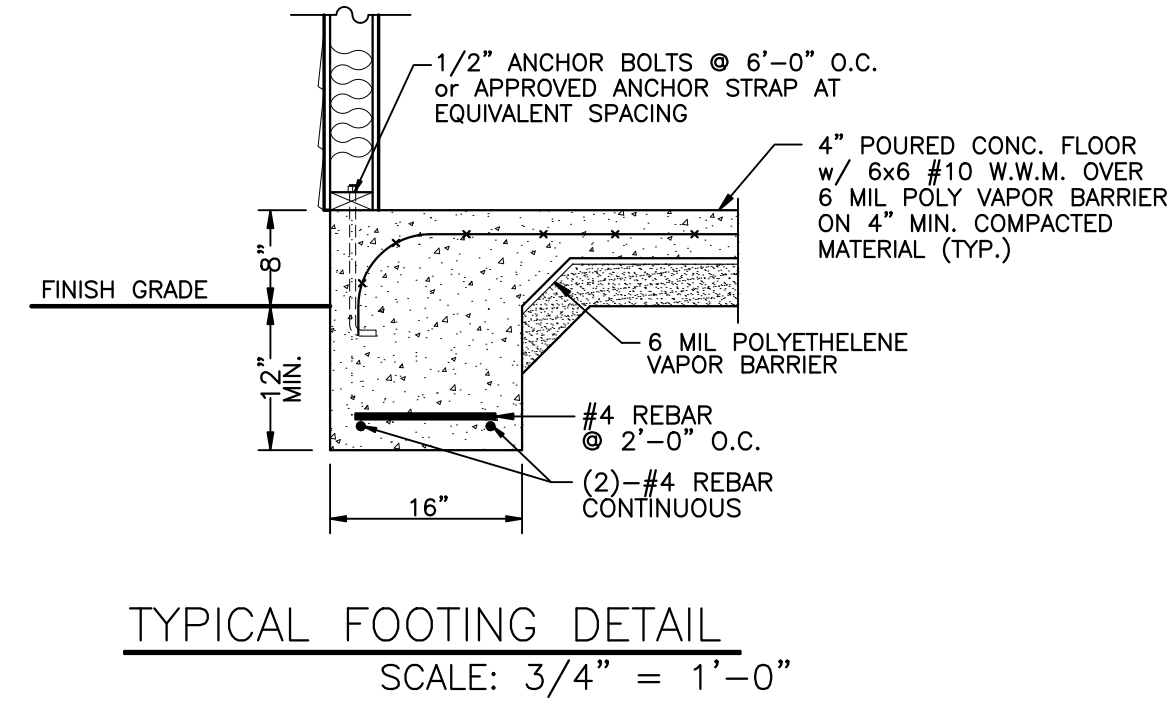
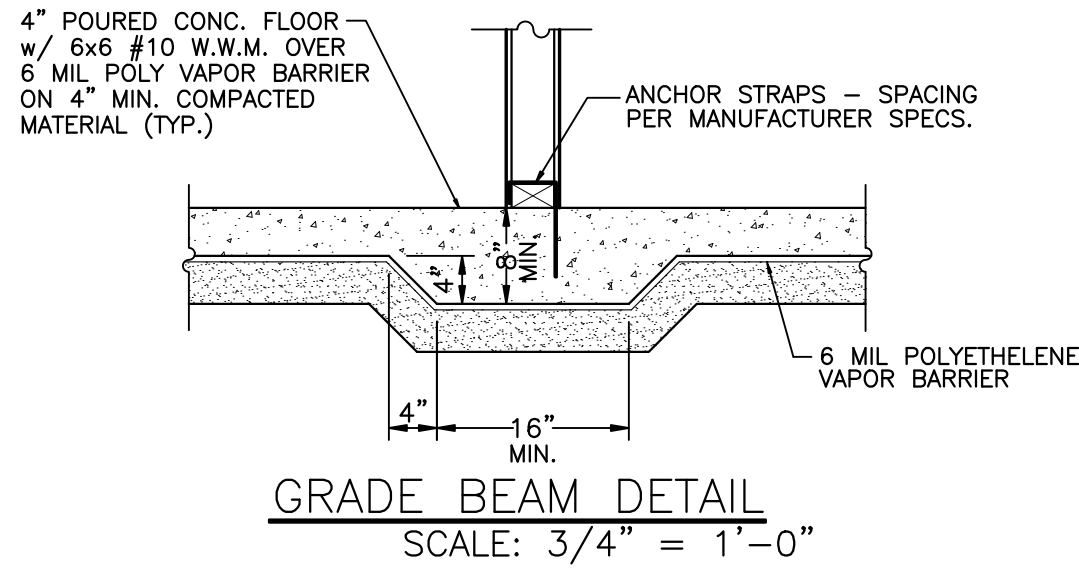
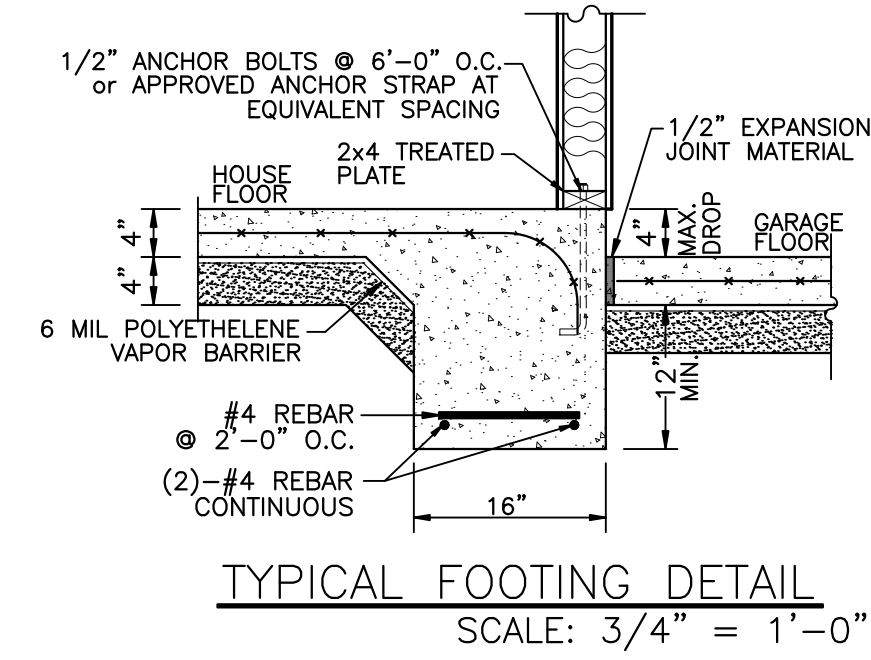
Project
Plan 1790-C
The Archdale "C"

Date
7/18

Scale
1/4" = 1'-0"



FOUNDATION PLAN "C"
LEFT-HAND GARAGE 1/4" = 1'-0"



General Notes

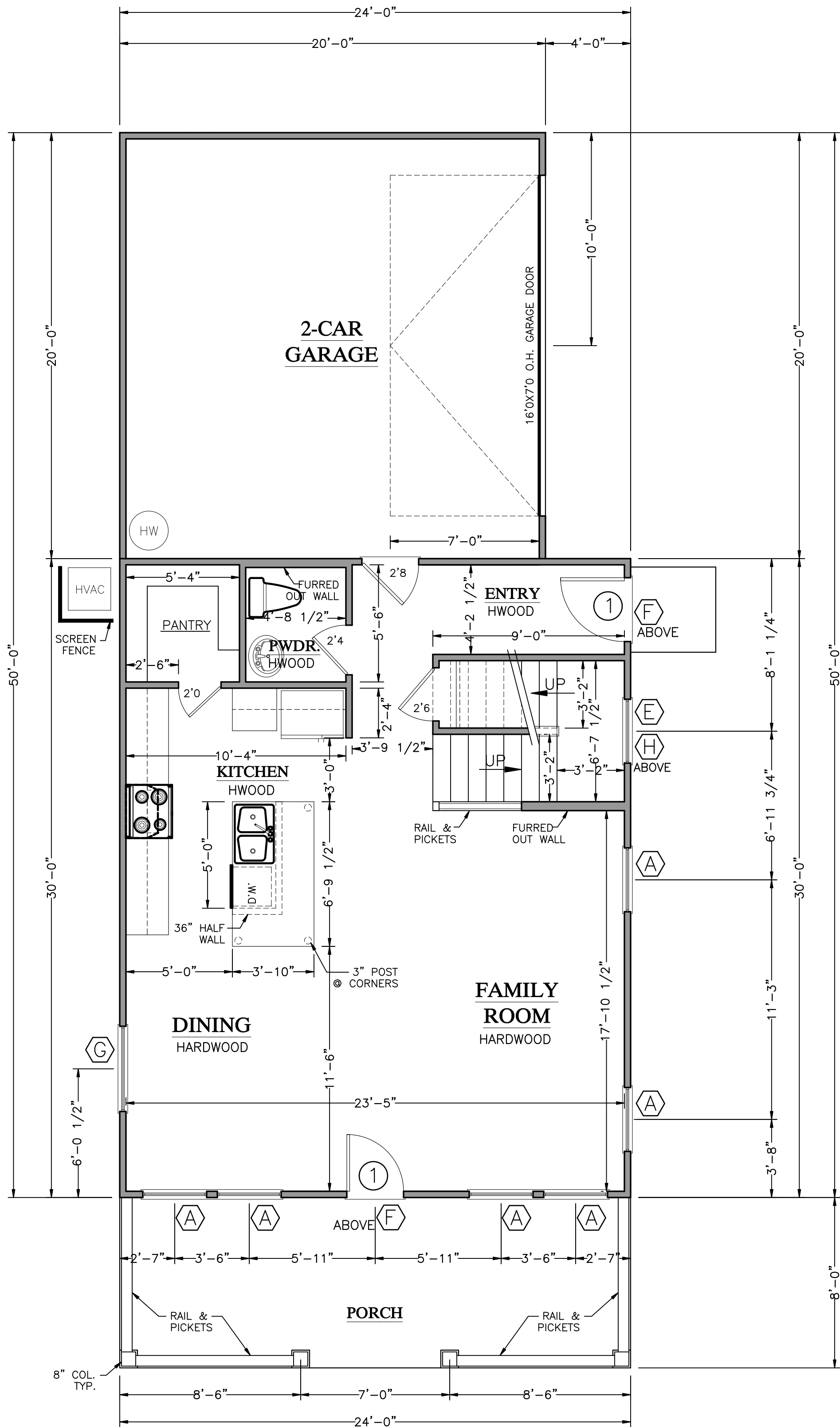
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FOUNDATION PLAN - PLAN 1790-C
LEFT-HAND GARAGE 1/4" = 1'-0"

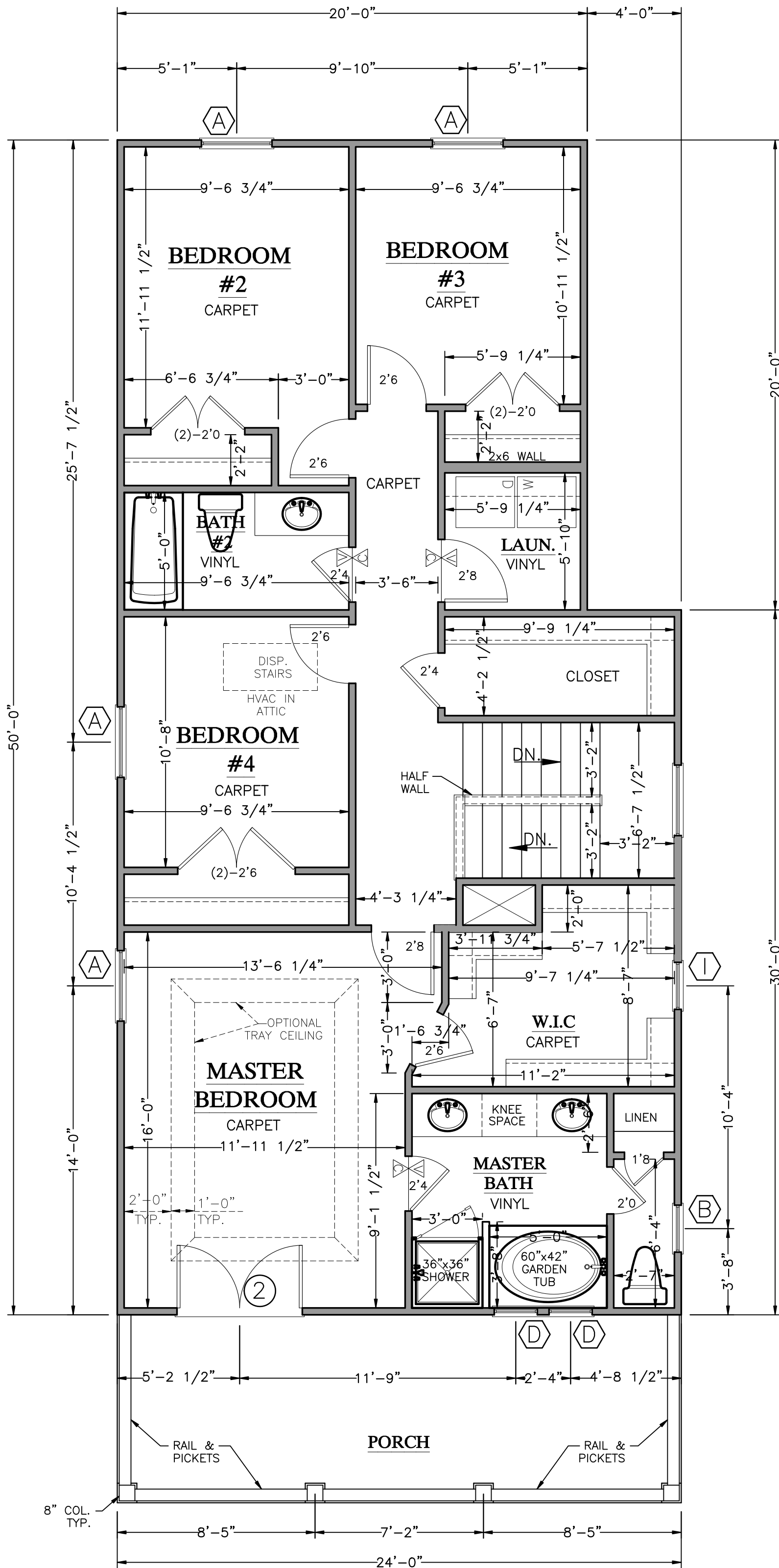
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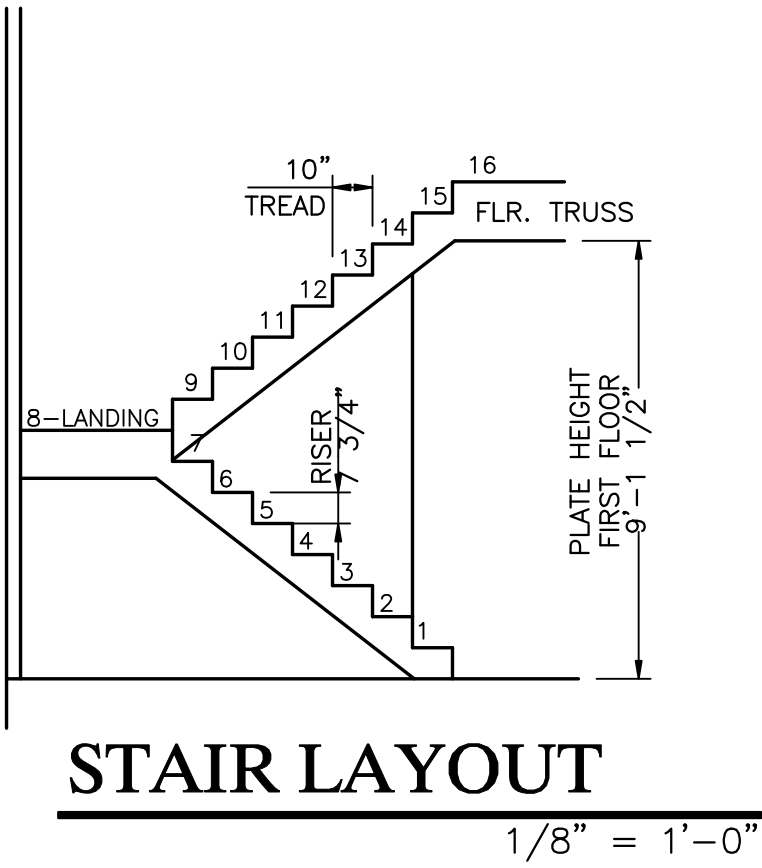
Sheet
A1
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



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



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



SQUARE FOOTAGE SUMMARY:

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

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

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

General Notes

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

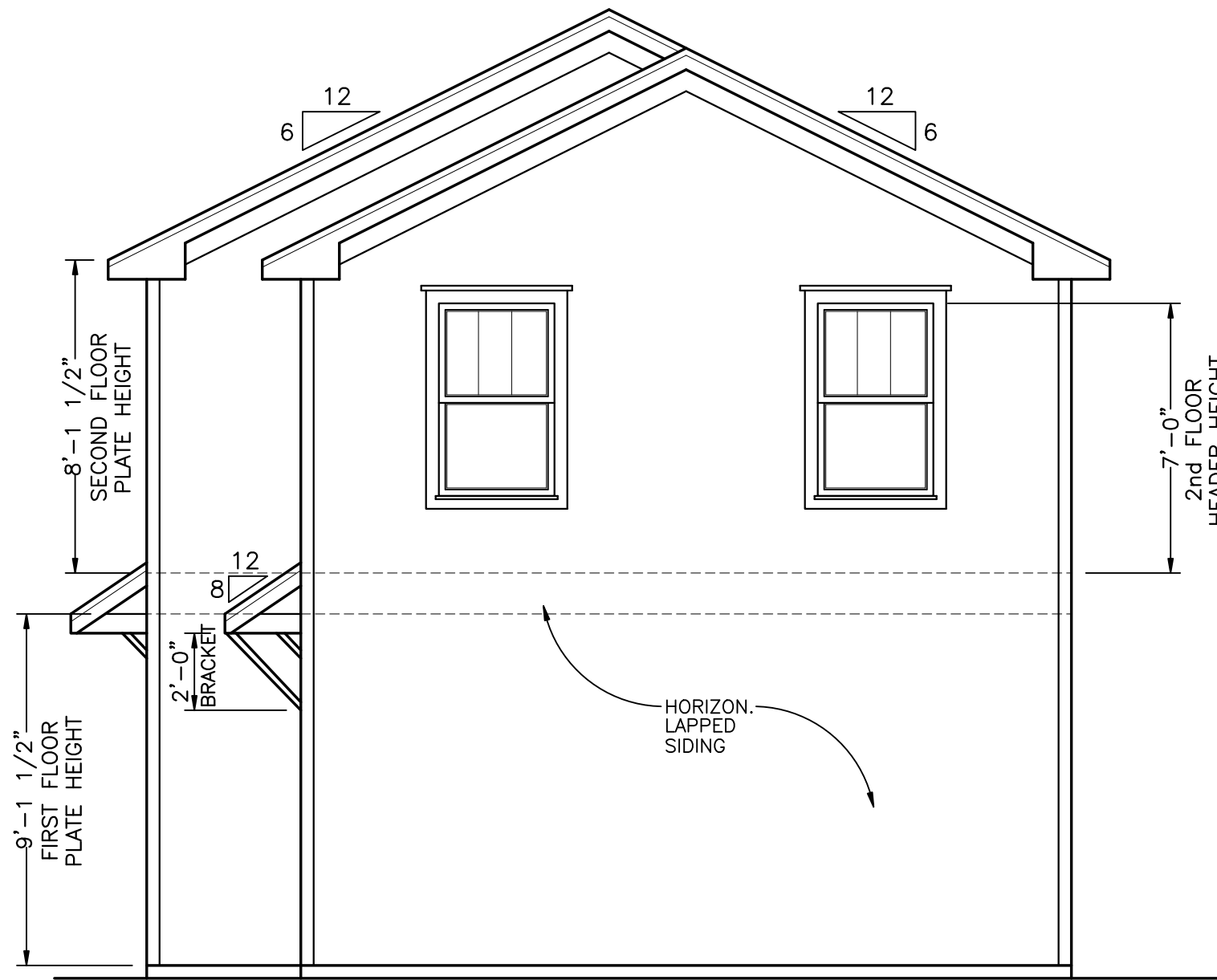
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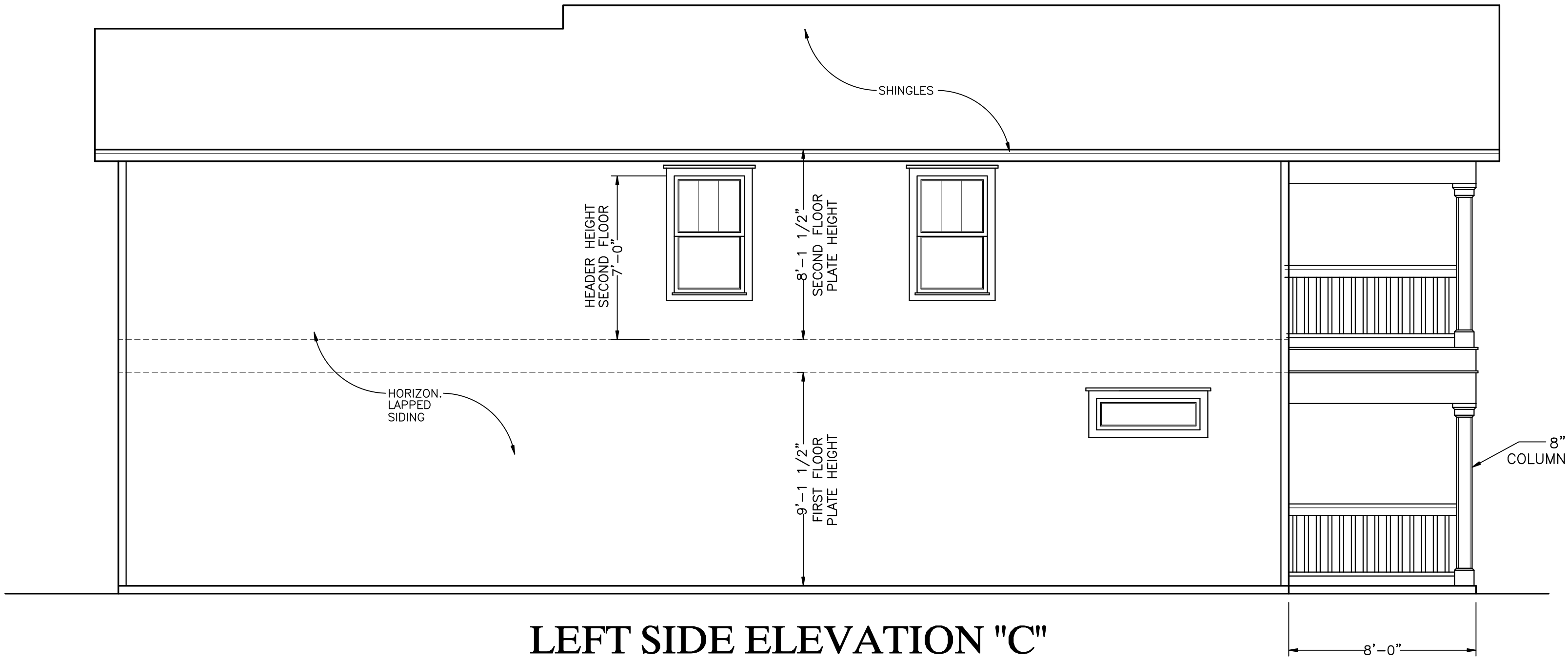
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A2
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



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



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



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



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

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To the best of his knowledge, the designer has prepared these drawings to comply with the client's specifications and local building codes in effect at the time. Although the designer has exercised due care, the client shall verify all conditions, dimensions, details, and construction methods before construction begins. The designer shall not be liable for human error after construction begins.

ELEVATIONS - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

No. Revision/Issue

Date

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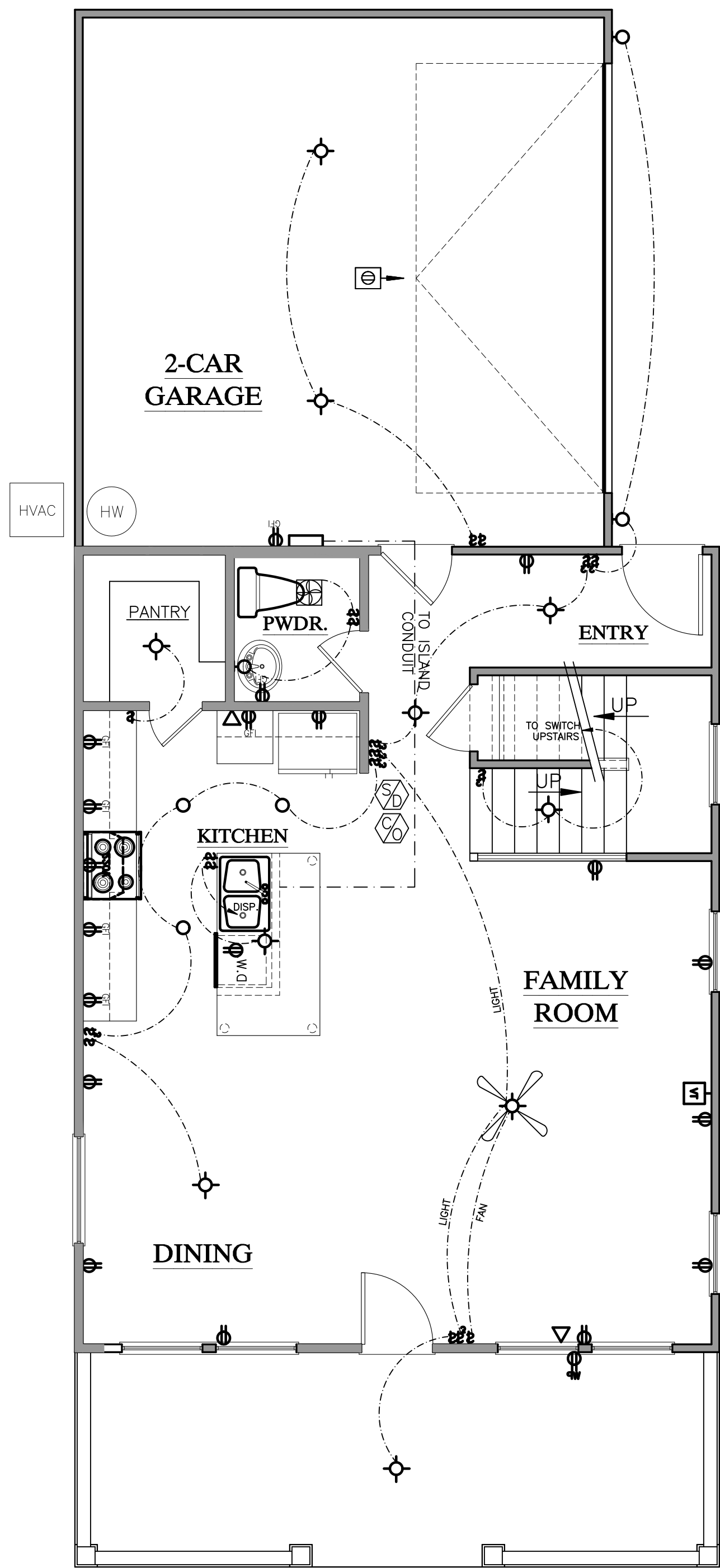
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A3

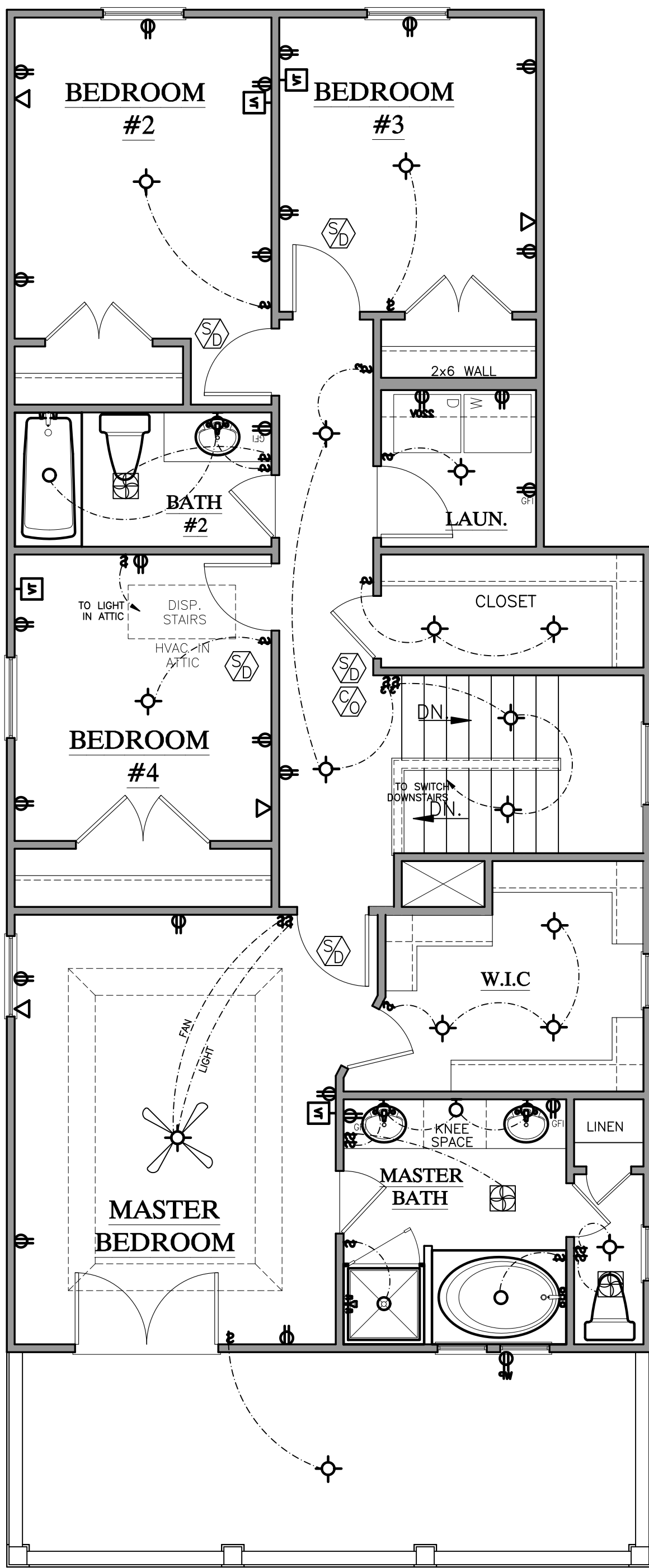
Project
Plan 1790-C
The Archdale "C"

Date
7/18

Scale
1/4" = 1'-0"



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



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

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

Project Name and Address

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

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Sheet
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Project
1790-C
The Archdale "C"

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

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ELECTRICAL PLANS - PLAN 1790-C
LEFT-HAND GARAGE

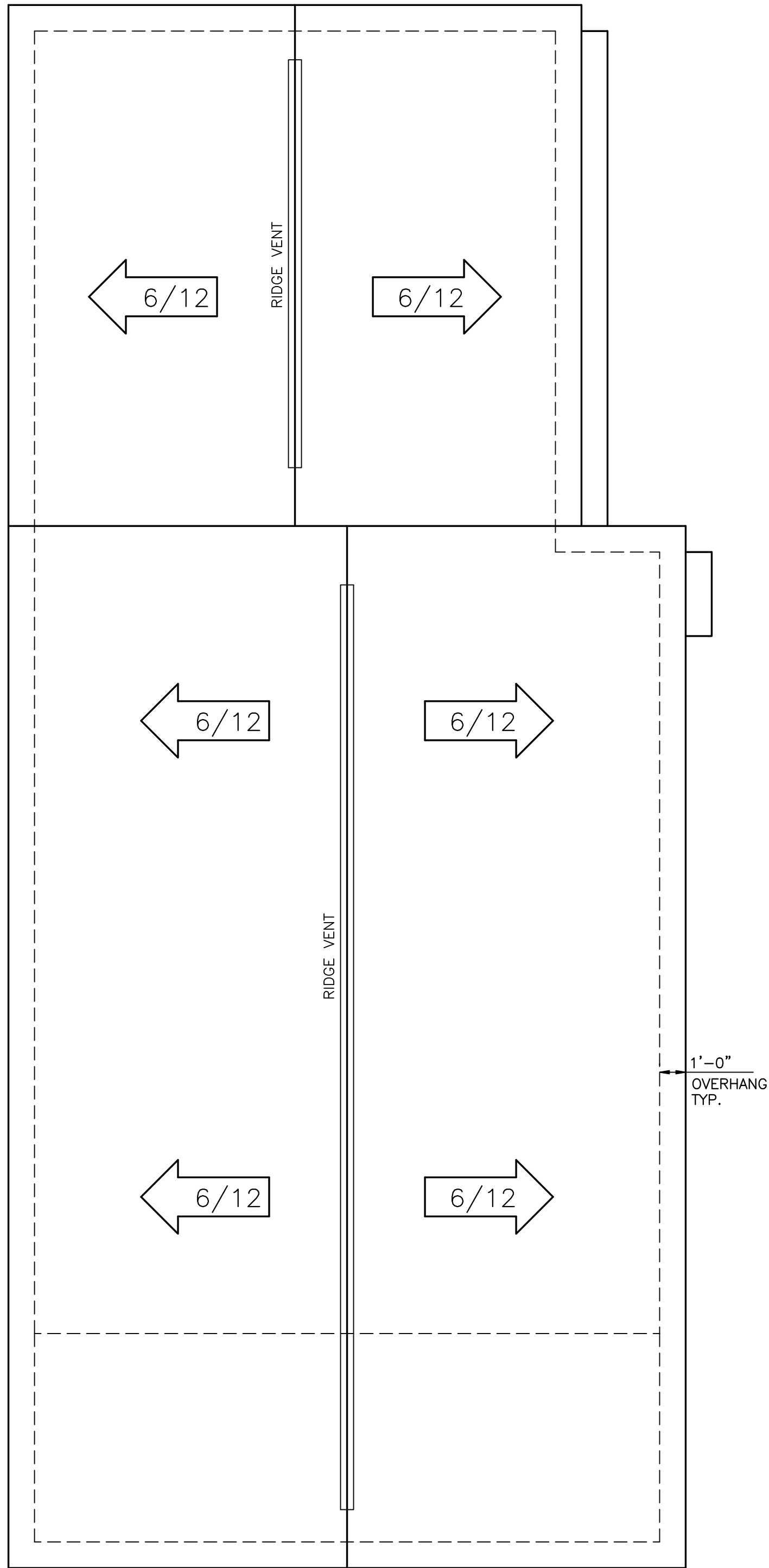
1/4" = 1'-0"

No. Revision/Issue

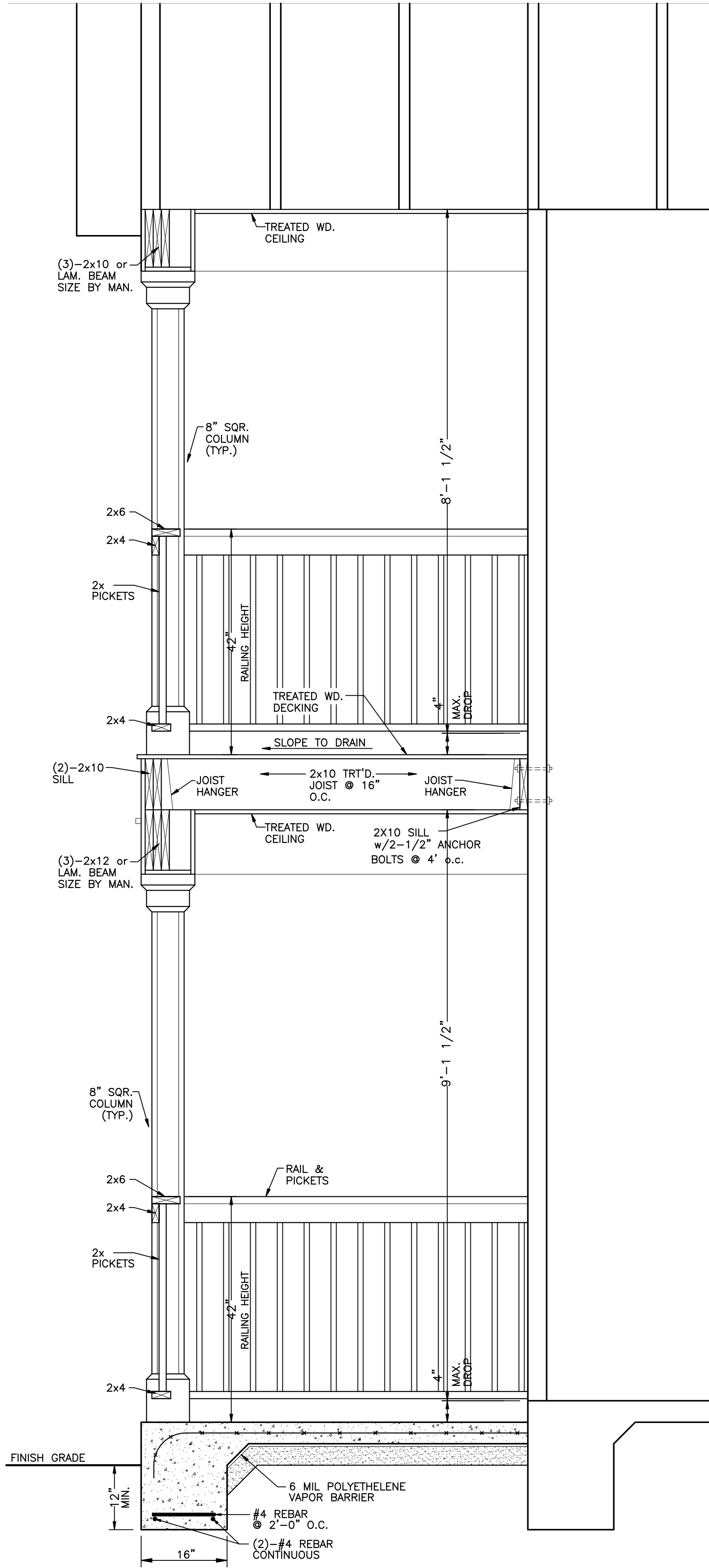
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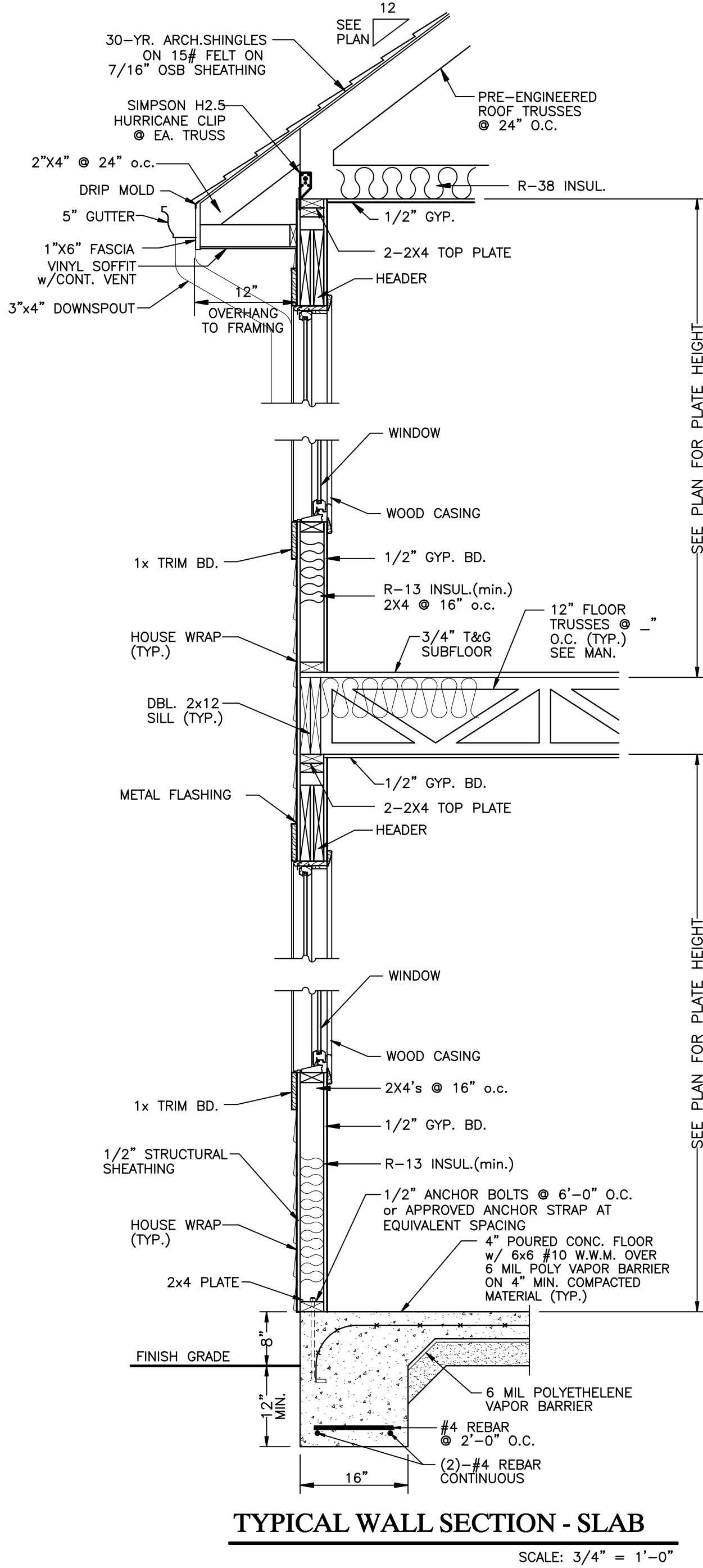
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ROOF PLAN "C"
LEFT-HAND GARAGE
1/4" = 1'-0"



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



TYPICAL WALL SECTION - SLAB
SCALE: 3/4" = 1'-0"

General Notes

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ROOF PLAN/DETAILS - PLAN 1790-C
LEFT-HAND GARAGE
1/4" = 1'-0"

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The Archdale "C"
w/Porch

Sheet
A5
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"

No. Revision/Issue Date



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

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

BACKGROUND

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

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

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

REVIEW

The following code sections are applicable to this application:

Sec. 93-6-1. - Intent.

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

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

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

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

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

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

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

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

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

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

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***See arborist report for findings.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 6,750 SF. The proposed site area is .64 acres or 27,793 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 4,000 SF. The plans indicate that the total lot coverage will be 3,709 SF or 13.3%, however, the allocations do not add up to this amount: 1,120 SF (building); 1,788 SF (driveway), 192 SF (porch) for a total of 3,100. Plans should be corrected.***

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The proposed dwelling will have 4 bedrooms and 2.5 bathrooms.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed 1,778 SF single family dwelling is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided in the side entry garage.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The overall project includes the construction of a 2 story single-family house.***
 - ***Authorization of the property owner has been provided.***
 - ***The development schedule has been provided.***

RECOMMENDATION

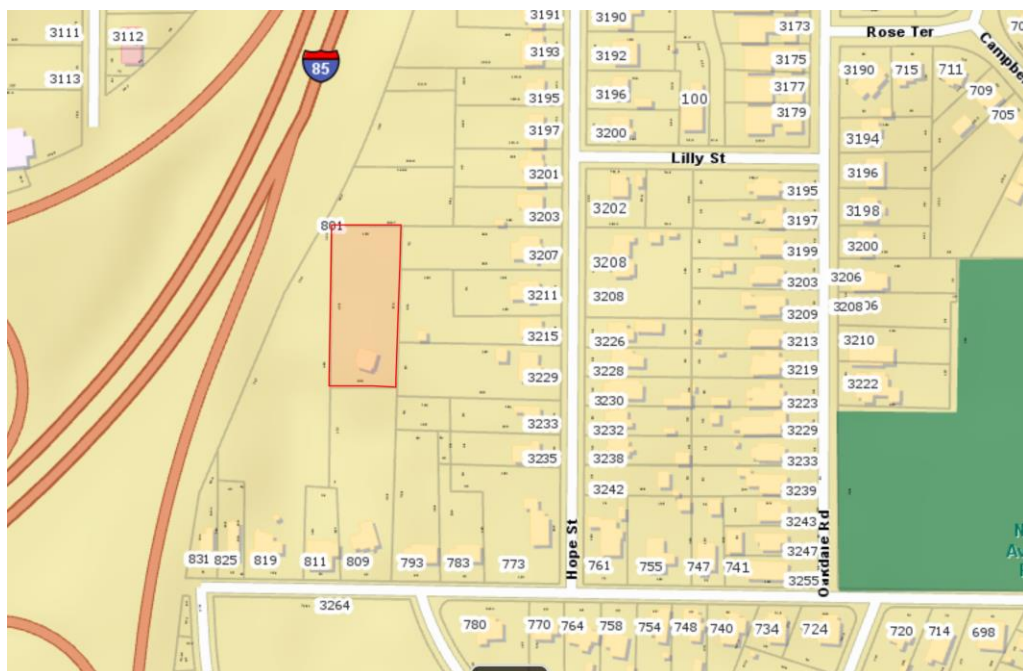
City Code Sec. 93-2-3. - Street access. requires No building shall hereafter be constructed on a lot which does not have frontage on a publicly dedicated and maintained street. A variance will be required. Staff supports the request for the variance.

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

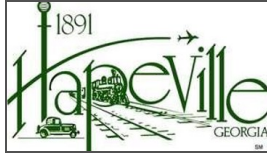
- *The plans are incorrect showing R-3 Residential as the Zoning District. The zoning and setback information should be corrected to reflect the current zoning, including height setbacks, impervious surface, etc.,*
- *The building height has not been provided. Maximum is 35' or 2.5 stories.*
- *Proposed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

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

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



Location Map – 801 North Ave.



TREE CONSERVATION PLAN CHECKLIST

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

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

General Requirements:

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

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

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

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

~~_____~~ 12. Other comments:

Tree Conservation Plan:

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

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

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

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

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

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

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

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

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

~~_____~~ 9. Show tree protection fence detail.

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

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

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

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

Several
Boundary trees
SRP not shown

Landmark

_____ 14. Other comments:

Tree Replacement Plan:

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

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

- ~~_____~~ 3. Show calculations for total inch for inch landmark tree replacements
- ~~_____~~ 4. Locations of all trees to be planted on site to meet density requirements.
- ~~_____~~ 5. Locations of all tree protection areas and tree protection fencing.
- ~~_____~~ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
- ~~_____~~ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
- ~~_____~~ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:
- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
 - b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
 - c. All evergreen trees to be Full to Ground, Healthy, Good Form
- ~~_____~~ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
- ~~_____~~ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
- ~~_____~~ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
- ~~_____~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

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

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

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

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

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

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

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

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

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

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

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

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

_____ 25. Other comments:

Tree Conservation Plan Notes:

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

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

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

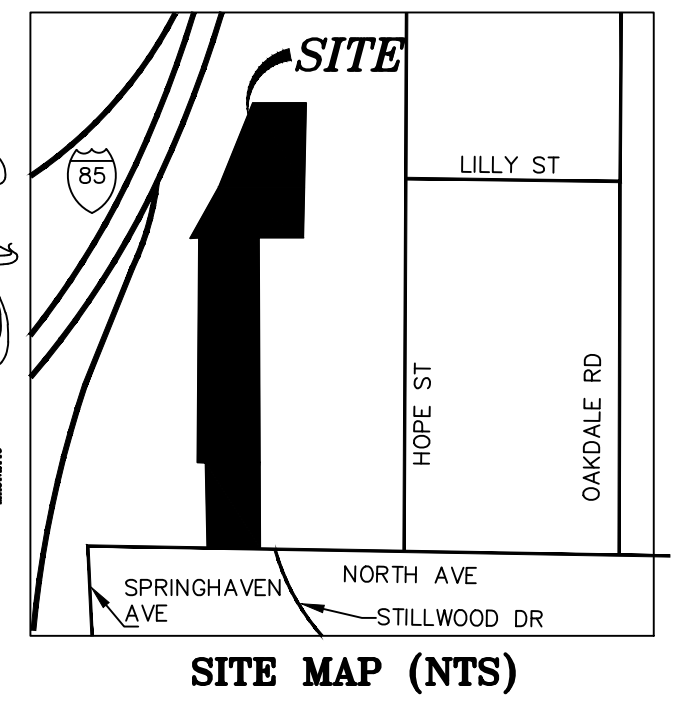
TOTAL AREA:
27,793 SQ FT
0.64 ACRES

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

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

DISTURBED AREA:
0.38 ACRES

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



SURVEY REFERENCES:

- FULTON COUNTY RECORDS:
1) DEED BOOK 16390, PAGE 127
2) DEED BOOK 22257, PAGE 124
3) DEED BOOK 38638, PAGE 416
4) DEED BOOK 38620, PAGE 668
5) DEED BOOK 48763, PAGE 401
6) DEED BOOK 52022, PAGE 366
7) DEED BOOK 56547, PAGE 437
8) DEED BOOK 57794, PAGE 420
9) DEED BOOK 58948, PAGE 528
10) DEED BOOK 60787, PAGE 380
11) PLAT BOOK 243, PAGE 45

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

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DISTANCE MEASUREMENTS. AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE SURVEYING TECHNIQUES ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOIDETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.38 Ac.
STORAGE REQUIRED CALCULATION:
0.40 Ac. X 67 CY = 27.0 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
175 LF X 0.263 CY/LF = 46.0 CY

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

TREE CONSERVATION PLAN NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

NOTE:

NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY
Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

LEGEND:

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

TREE LEGEND:

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

See Tree Plan for
redline comments
Sheet 4 of 4

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL

Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE

CONTOUR LEGEND

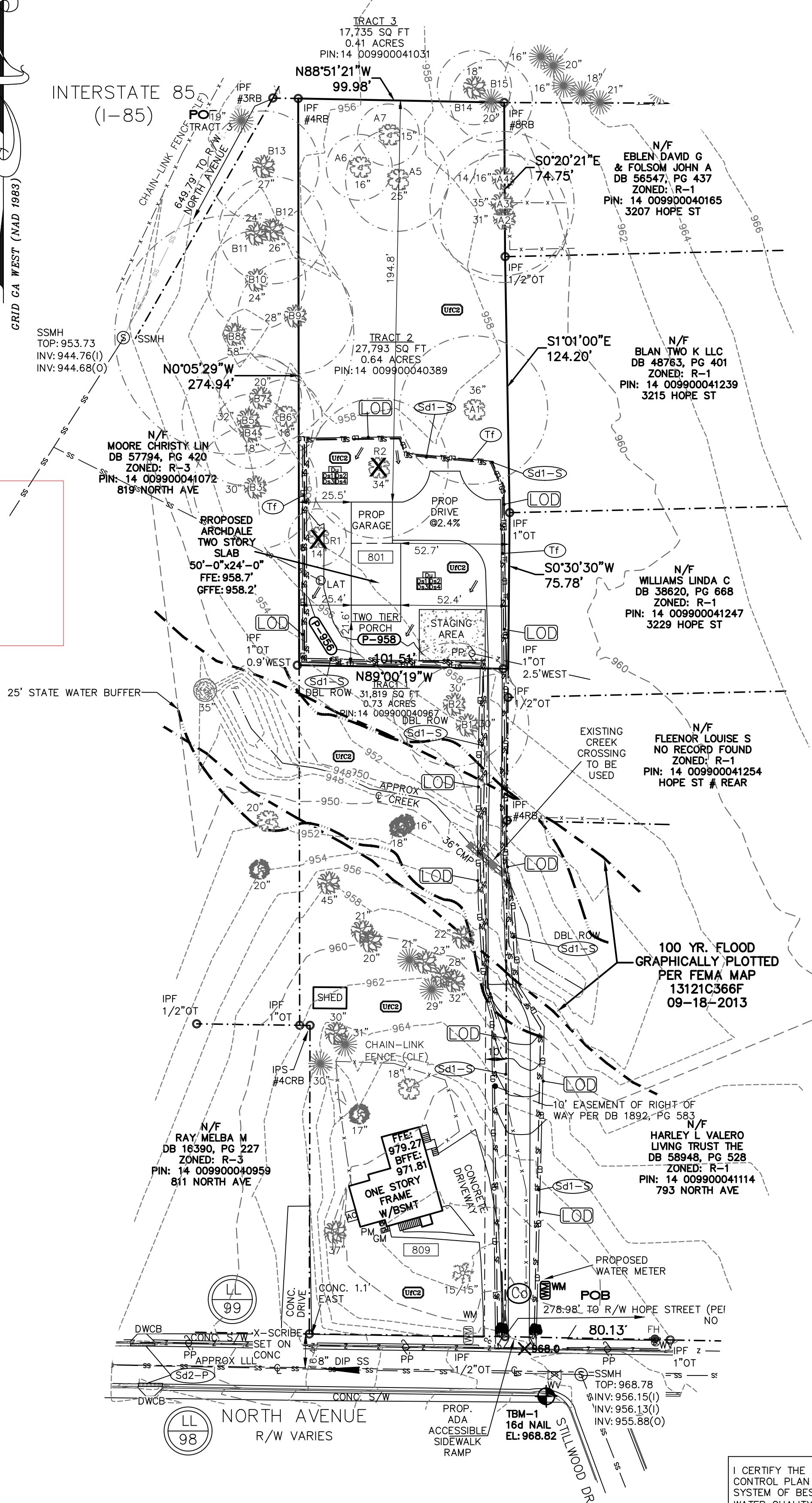
980	EXISTING CONTOURS
980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT

NOTE:

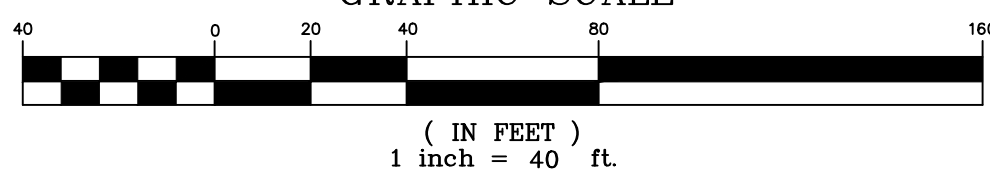
CONTRACTOR TO FIELD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

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

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.



GRAPHIC SCALE



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

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

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

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

05/17/21

SHEET 1 OF 4



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000831

JOB # 71797

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,906 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 714,590 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2020 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***



www.frontlinesurveying.com

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

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

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

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

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

TOTAL AREA:
27,793 SQ FT
0.64 ACRES

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

- TRACT 2 is in the 14th District, Land Lot 94. The address is 809 NORTH AVENUE, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The Construction will begin JUNE 2021 and final stabilization will take approximately ninety (90) days.
- This lot is zoned R-3.
- USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.
- VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
- HYDROLOGIST STUDY: See Reference Plan.
- RECEIVING WATERS: A tributary of the South River
- RUNOFF COEFFICIENTS: Pre-Construction = 68 CN. Post-Construction = 71.6 CN.
- BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
- Water and sewer provided by Fulton County Water & Sewer Department.

USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.

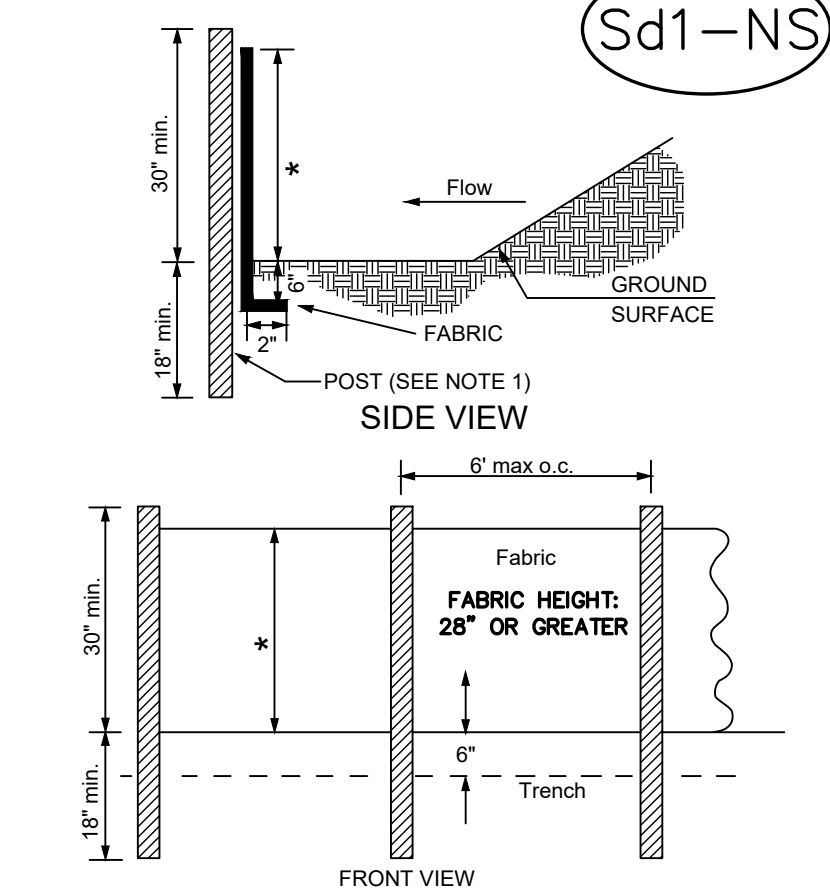
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
- A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

	MON 1	MON 2	MON 3	MON 4
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION.

SILT FENCE - TYPE SENSITIVE



- NOTES:
- USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (") IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013)

Figure B-27.1

B-183

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

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

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

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

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

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

RETENTION OF RECORDS

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

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

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

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS** – All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silty fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
- Set-C** double silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS** –
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off/24" and construction debris to be disposed of properly. Contractor to coordinate with owner regarding disposal areas.
 - Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variance and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, shall be located near the construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal. Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRUM IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

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

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

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains, and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets. Signage will be posted as needed to achieve the above standards. All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

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

SOIL CLEANUP AND CONTROL PRACTICES

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

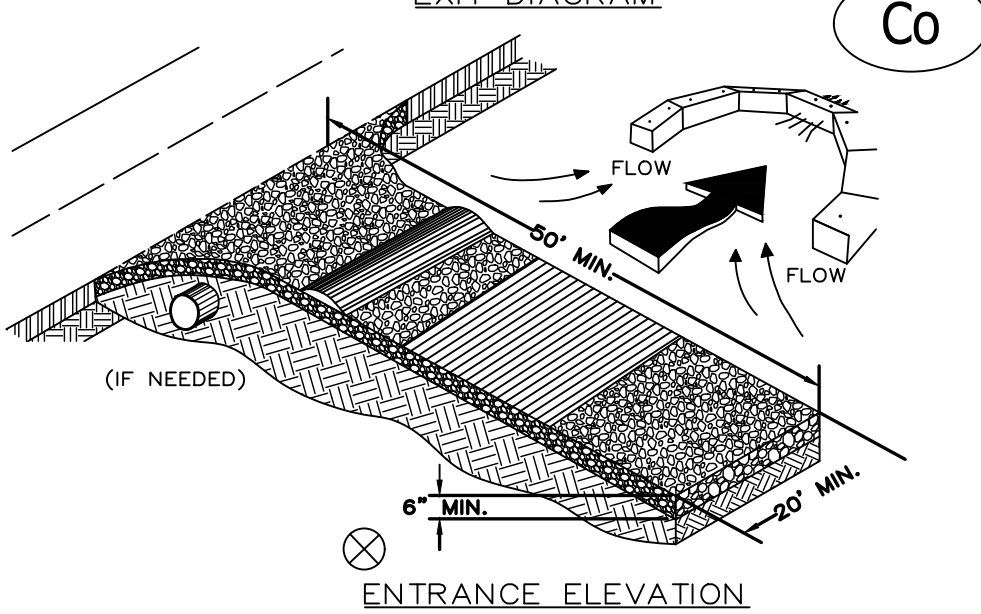
The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures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

OWNER / DEVELOPER RESPONSIBILITIES

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

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION

- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STATE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2X.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - 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).
 - 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.
 - 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.

TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:

- STRAW – 2 TONS/AC – 2-4" DEEP
- HAY – 2.5 TONS/AC – 2-4" DEEP
- WOOD WASTE, BARK, SAWDUST – 2-3" DEEP

N.T.S.

REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

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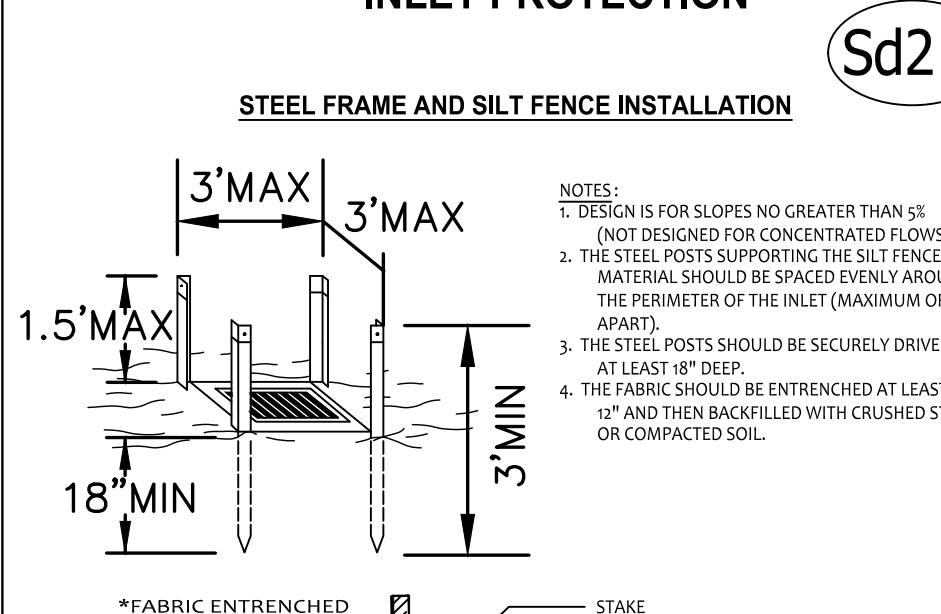
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FABRIC AND SUPPORTING FRAME FOR
INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION



ENTRANCE ELEVATION

- NOTES:
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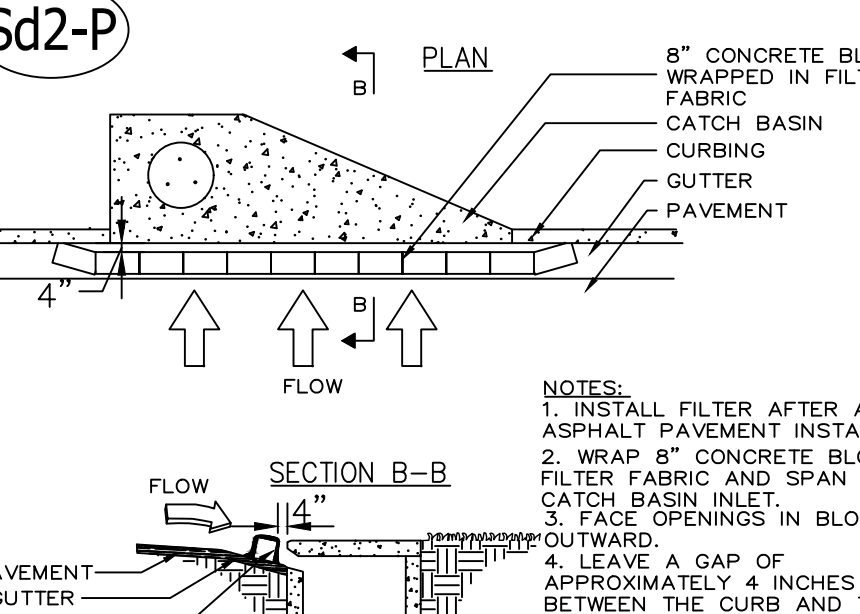
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CURB INLET FILTER "PIGS IN BLANKET"

PLAN



ENTRANCE ELEVATION

- NOTES:
- INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 - WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 - FACE OPENINGS IN BLOCKS OUTWARD.
 - LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 - INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:

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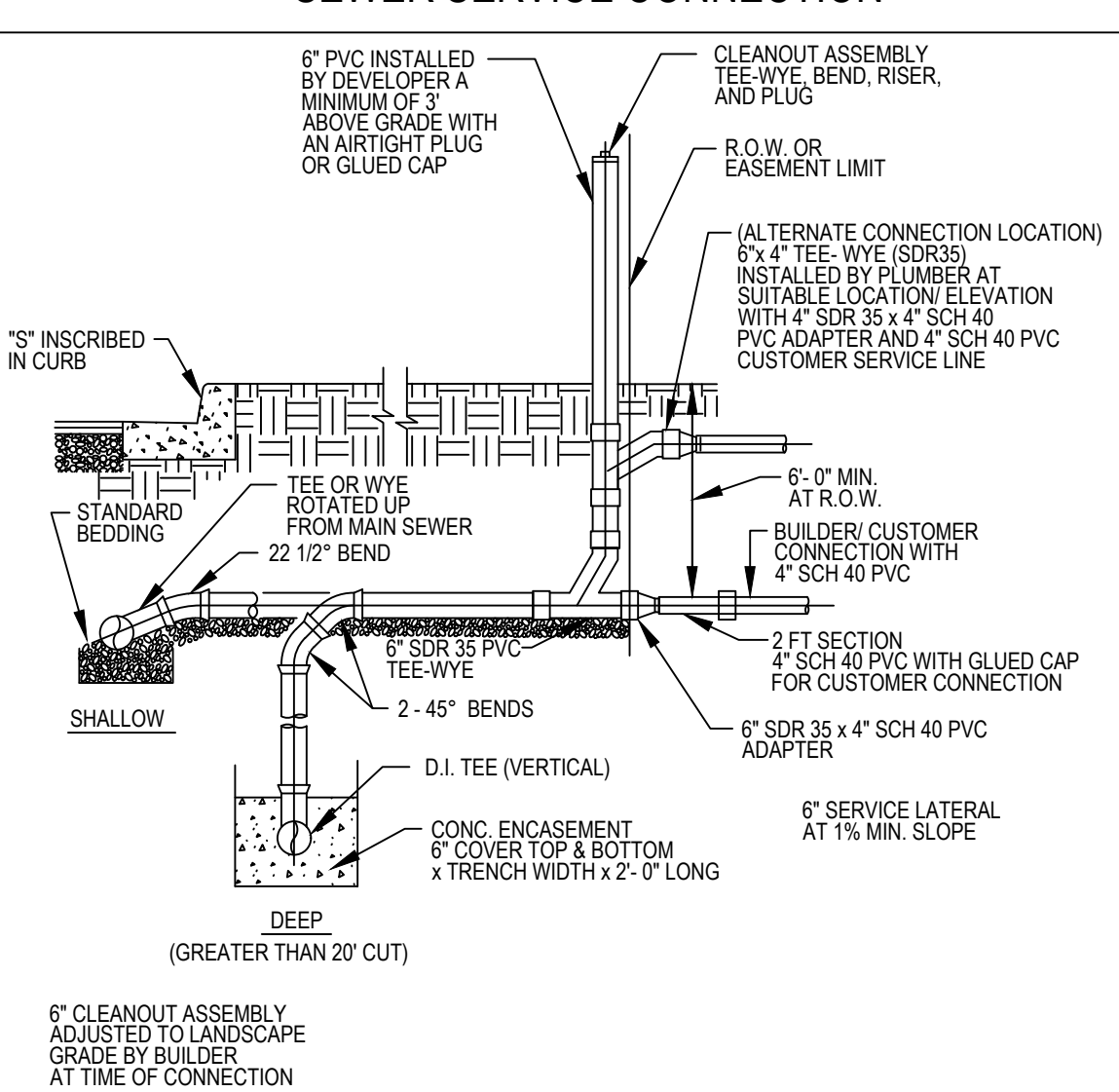
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SEWER SERVICE CONNECTION



ENTRANCE ELEVATION

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

TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:

- STRAW – 2 TONS/AC – 2-4" DEEP
- HAY – 2.5 TONS/AC – 2-4" DEEP
- WOOD WASTE, BARK, SAWDUST – 2-3" DEEP

N.T.S.

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

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

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

Inches per acre is based on the total acreage...not disturbed acreage. Show calculation.
.64 x 100 = 64"

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

DISTURBED AREA:
0.38 ACRES

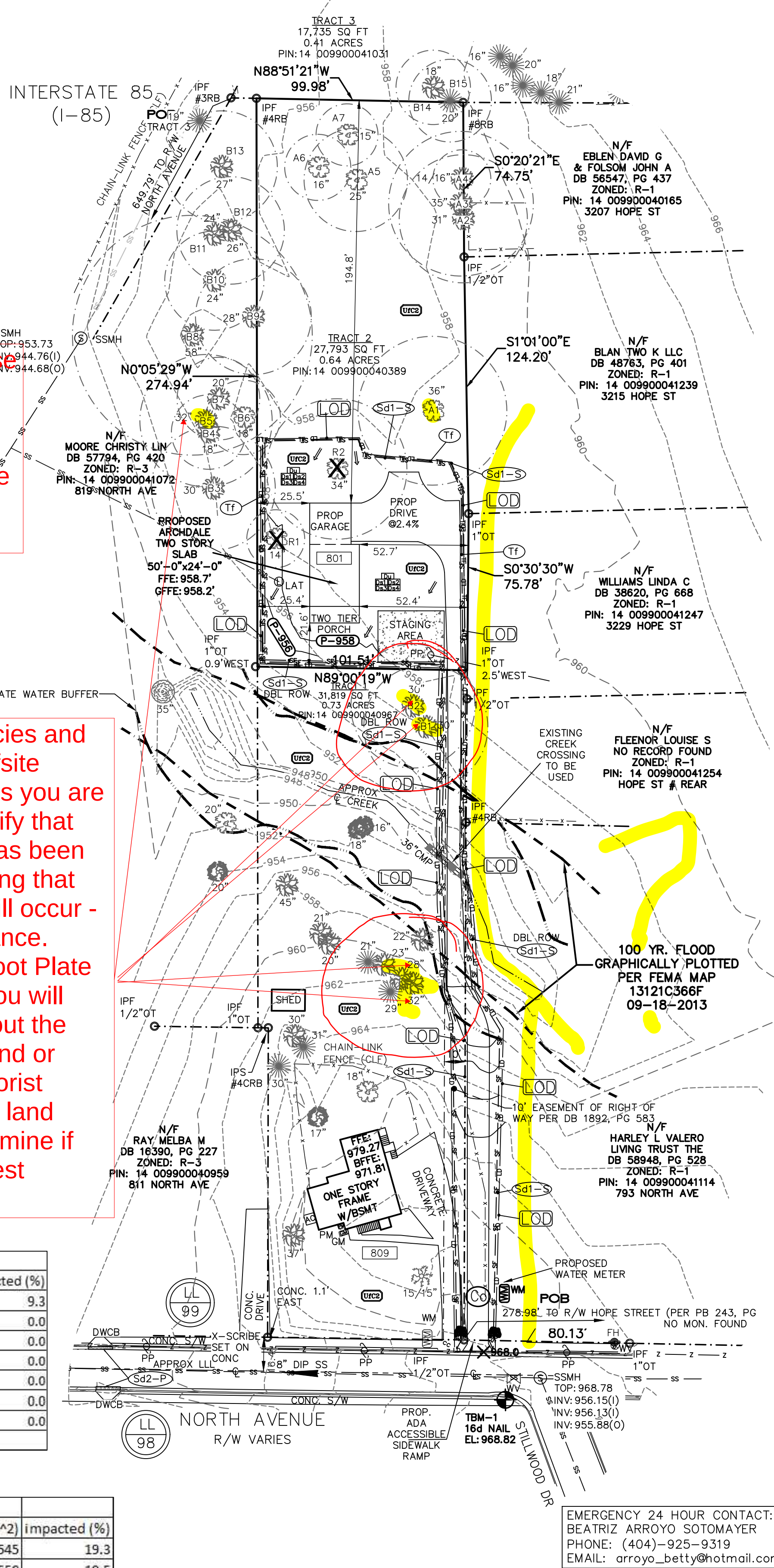
NOTE: THIS LOT IS WITHIN 200' OF STATE WATERS
NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE A STRAIGHT, SINGLE LEADER, HEALTHY GOOD FORM.
B. ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
C. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.
NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES PER ACRE.
NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR OF HOUSE.

Provide Arborist Report for all impacted Landmark Trees to confirm size, species and condition. Specifically:
R2, A1
If they are in good condition, recompense is required.

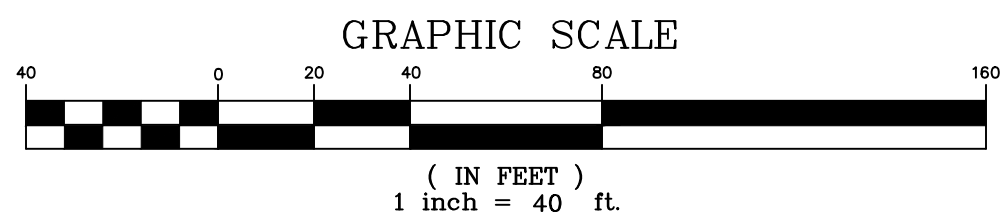
It looks like this house will be in the 50' stream buffer if applicable...is this allowed? Trees in the buffer should not be disturbed.

Verify the species and sizes of the offsite Landmark trees you are impacting. Verify that Homeowner has been notified in writing that CRZ impact will occur - refer to Ordinance. If Structural Root Plate is disturbed, you will need to work out the recompense and or getting an Arborist Report for that land owner to determine if they can request removal.



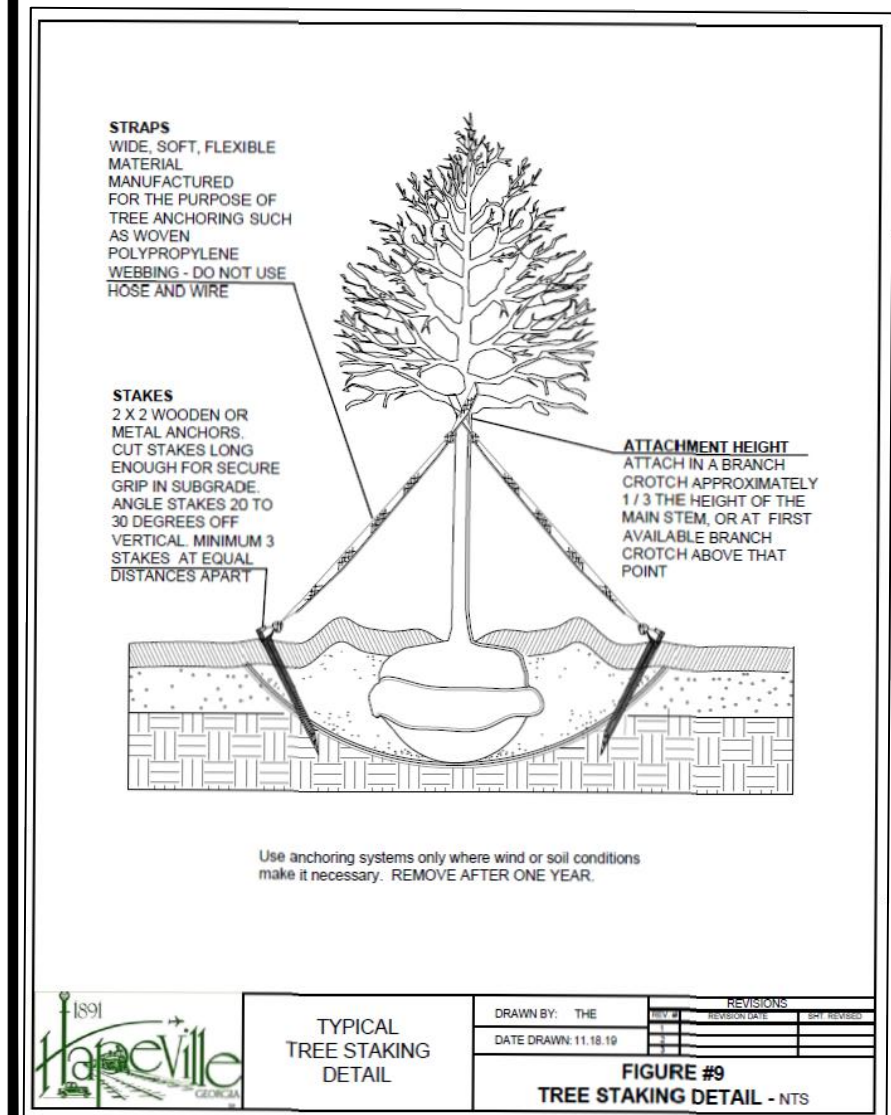
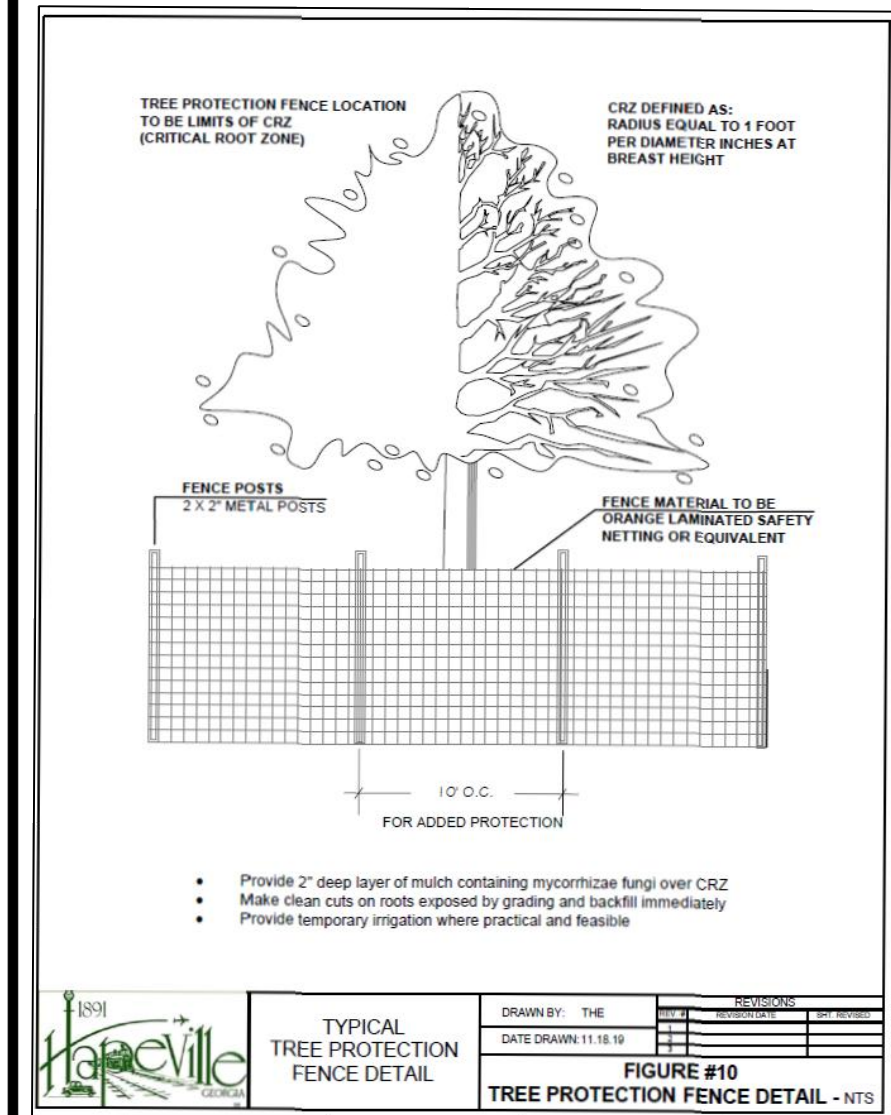
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

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



SHEET 4 OF 4

Tree protection fence



TREES TO BE REMOVED

tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
R1	HICKORY	14	14	615.73	0	615.73	502	19.3
R2	HICKORY	34	34	3631.57	0	3631.57	2628	72.4
TOTAL DBH REMOVED		48 INCHES						

TREES TO BE SAVED

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

136" (36+34") = 70" recompense

BOUNDARY TREES

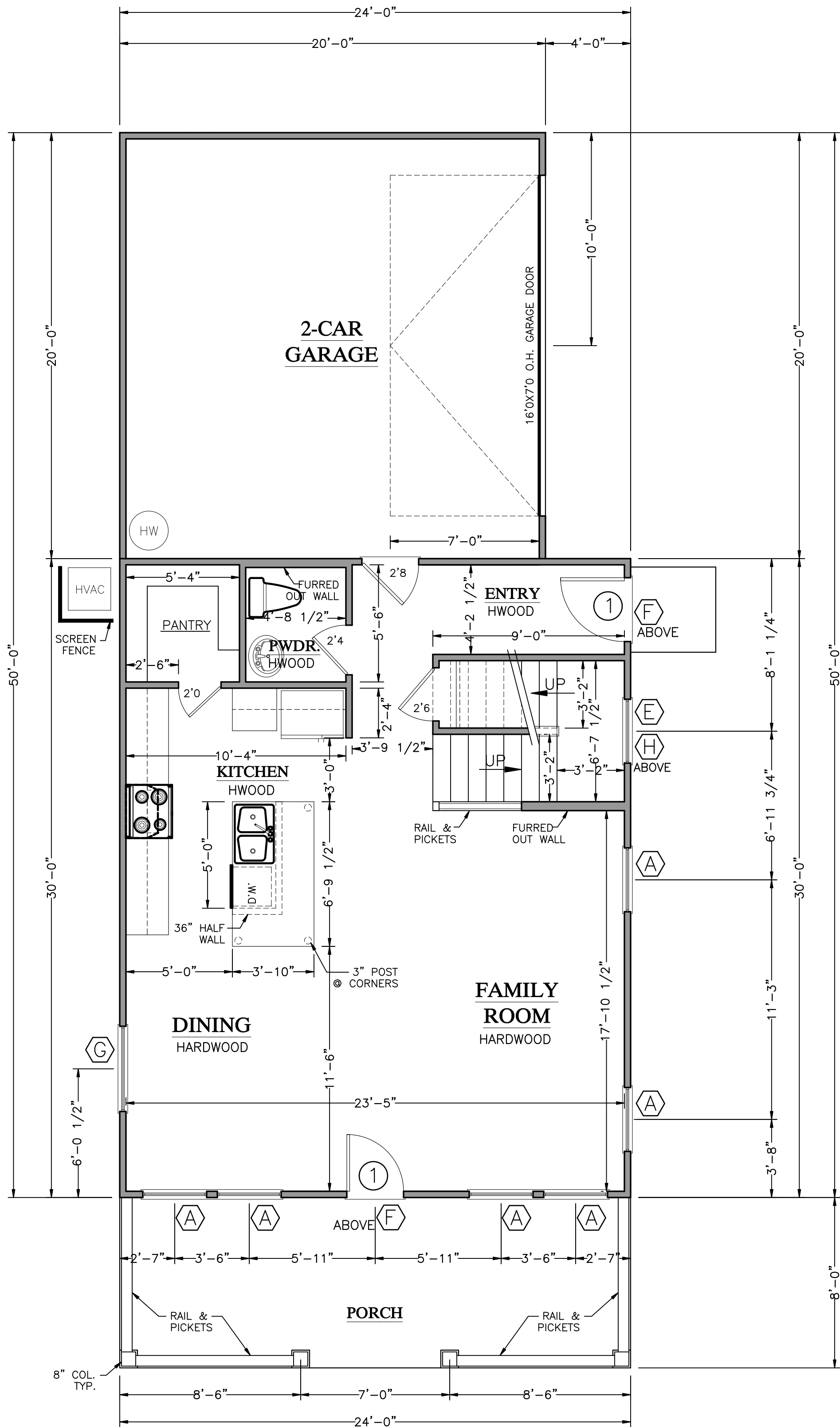
tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
B1	OAK	30	30	2827.35	0	2827.35	545	19.3
B2	OAK	30	30	2827.35	0	2827.35	550	19.5
B3	OAK	30	30	2827.35	0	2827.35	186	6.6
B4	OAK	18	18	1017.85	0	1017.85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

Revise

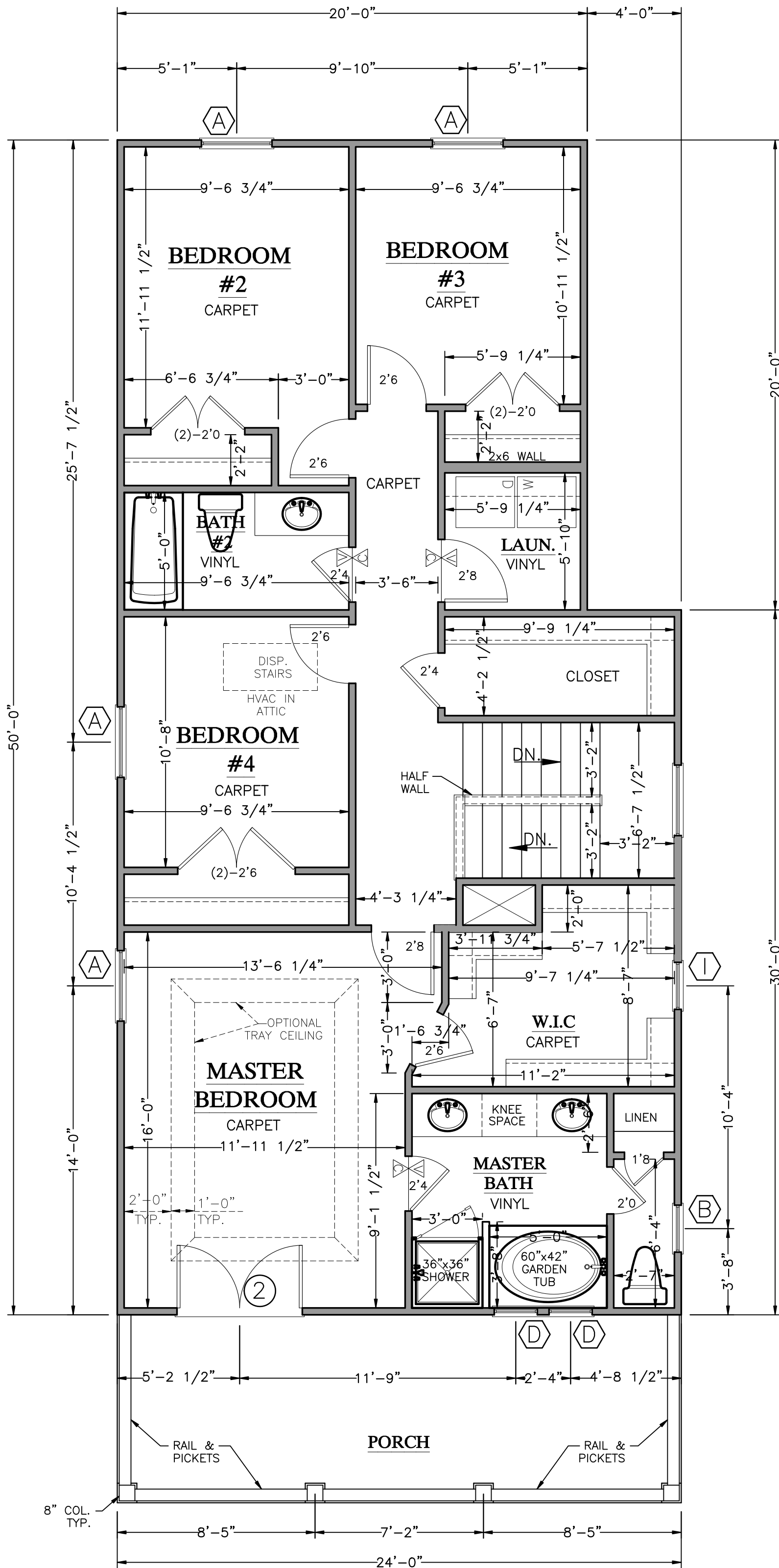
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 25,423 FEET, AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN PREPARED BY A LICENSED PROFESSIONAL SURVEYOR AND THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.
NO U.S. MONUMENT WAS FOUND WITHIN 800 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. THE SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC.
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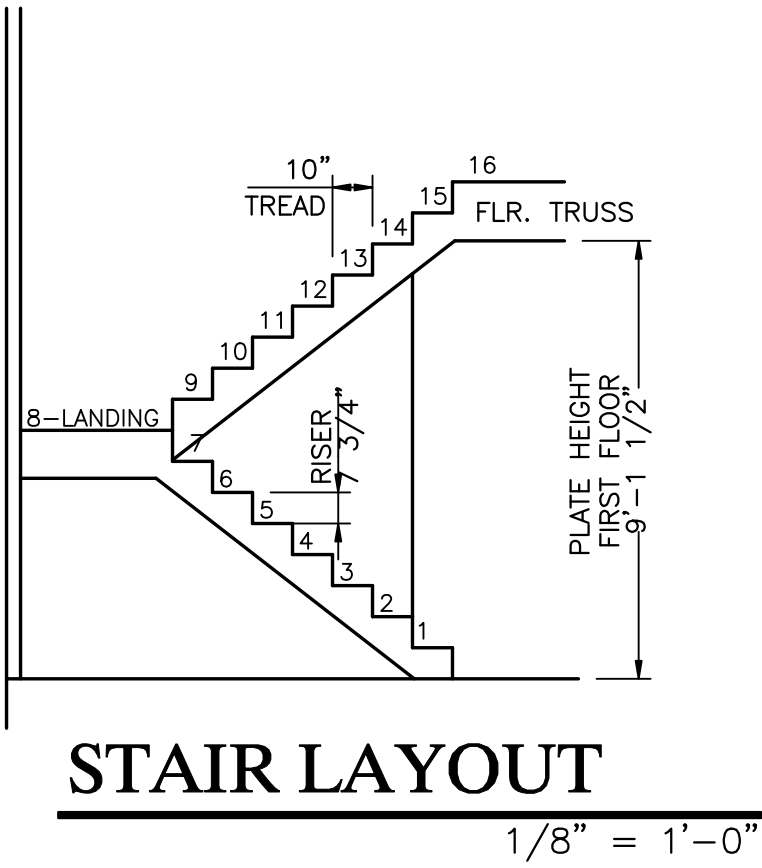
DATE	05/17/21
SCALE	1" = 40'
SECTION	14th DISTRICT
REVISION	
UNIT	
PHASE	
DATE	05/17/21
NO.	3881
PROFESSIONAL	THOMAS E. PEAY, III
FOR THE FIRM	FRONTLINE SURVEYING & MAPPING, INC. LSF000631
JOB #	71797



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



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



SQUARE FOOTAGE SUMMARY:

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

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

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

General Notes

Drawings, specifications and related items are and remain the property of the designer. The client's right is conditional and limited to the use of the drawings for the project and site only. Any other use, reproduction, or distribution of the drawings, in whole or in part, without the written consent of the designer, is prohibited. The designer does not warrant the accuracy or completeness of the drawings or the information contained therein. The designer shall not be responsible for any errors, omissions, or delays in the construction of the project, whether caused by the designer or any other party. The designer shall not be liable for human error after construction begins.

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

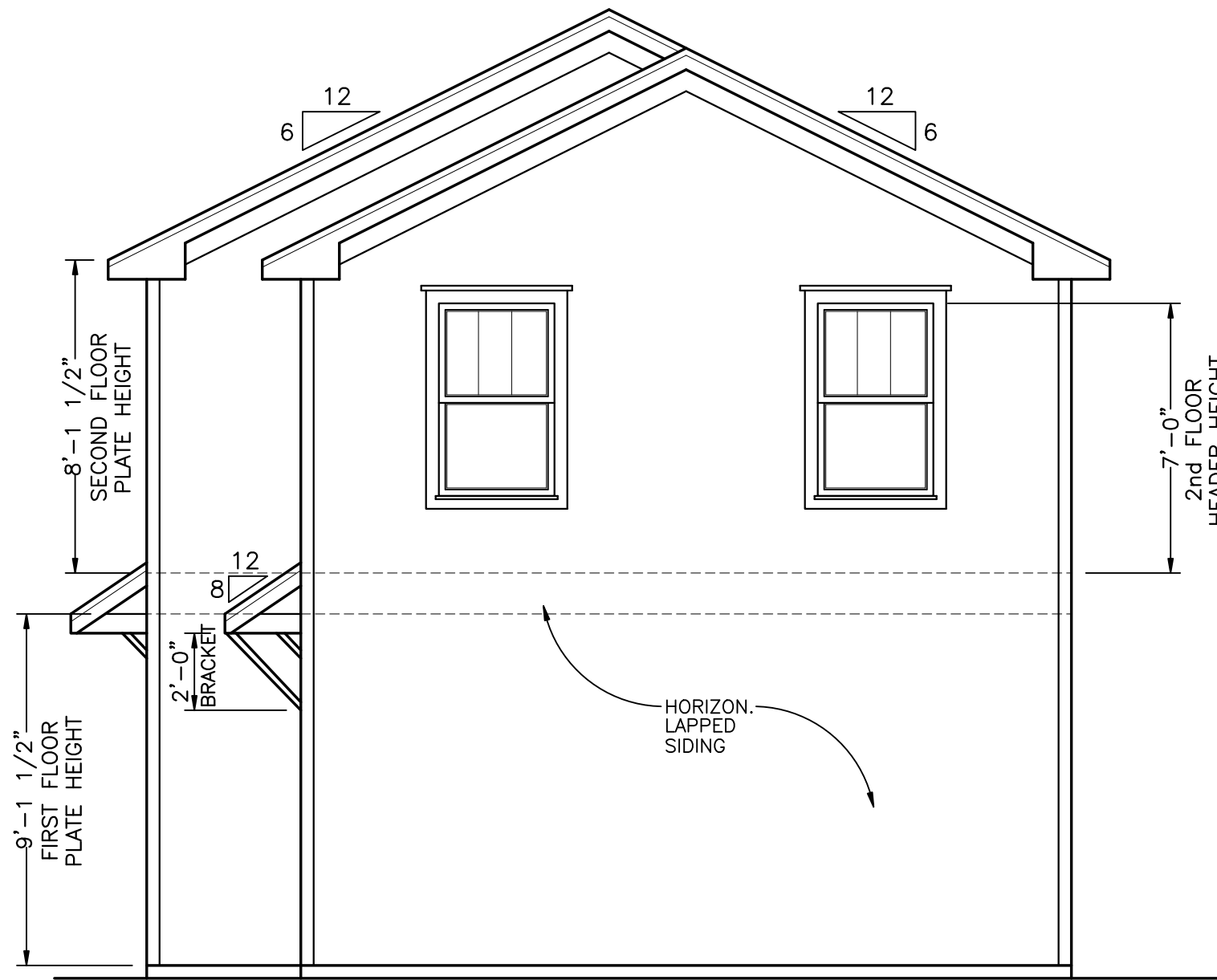
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Project Name and Address
Plan 1790-C
The Archdale "C"
w/Porch

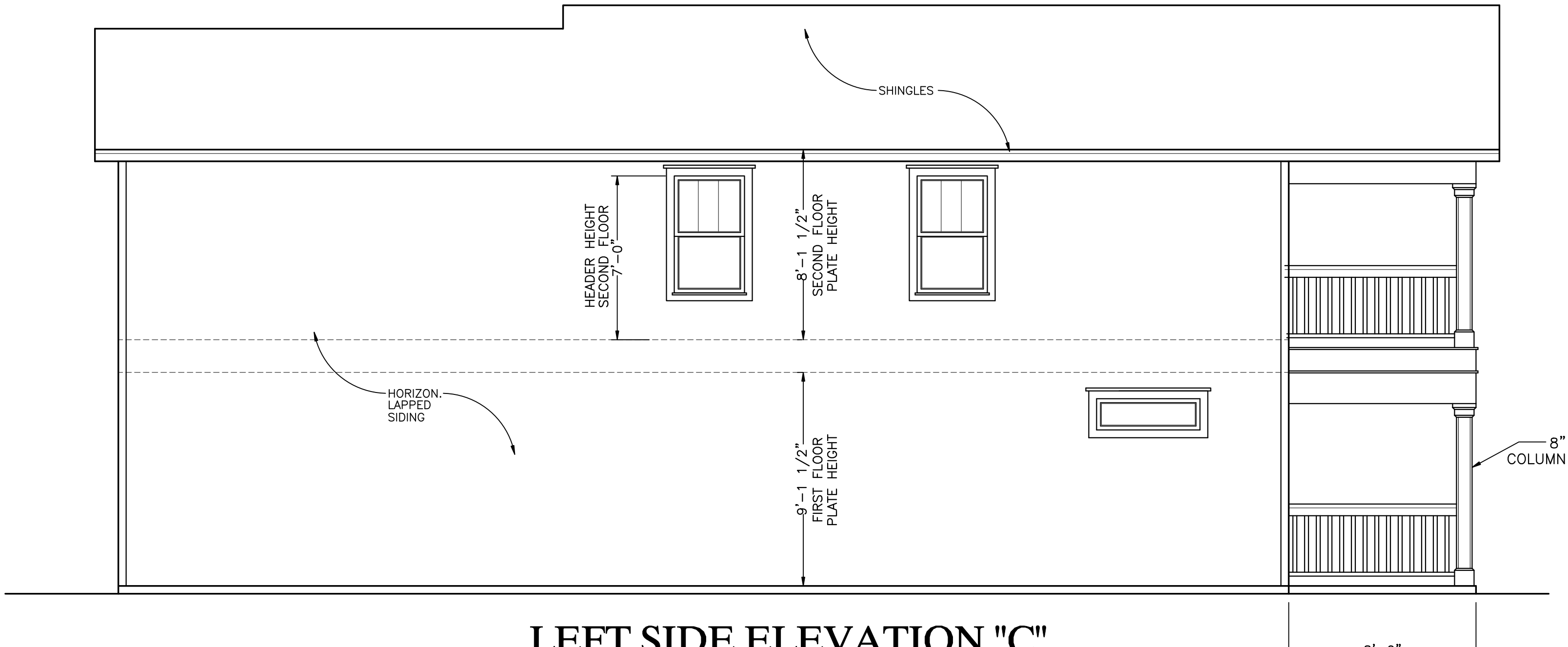
Sheet
A2
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



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



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



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



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

General Notes

Drawings, specifications and related items are the property of the designer. The client's right is conditional and limited to the use of the drawings for the construction of the project. No other use, reproduction, or distribution of the drawings is permitted without the written consent of the designer. The client shall verify all conditions, dimensions, details, and materials for construction of the project. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although the designer has exercised due care, the client shall verify all conditions, dimensions, details, and materials for construction of the project. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

ELEVATIONS - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

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Project Name and Address
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The Archdale "C"
w/Porch

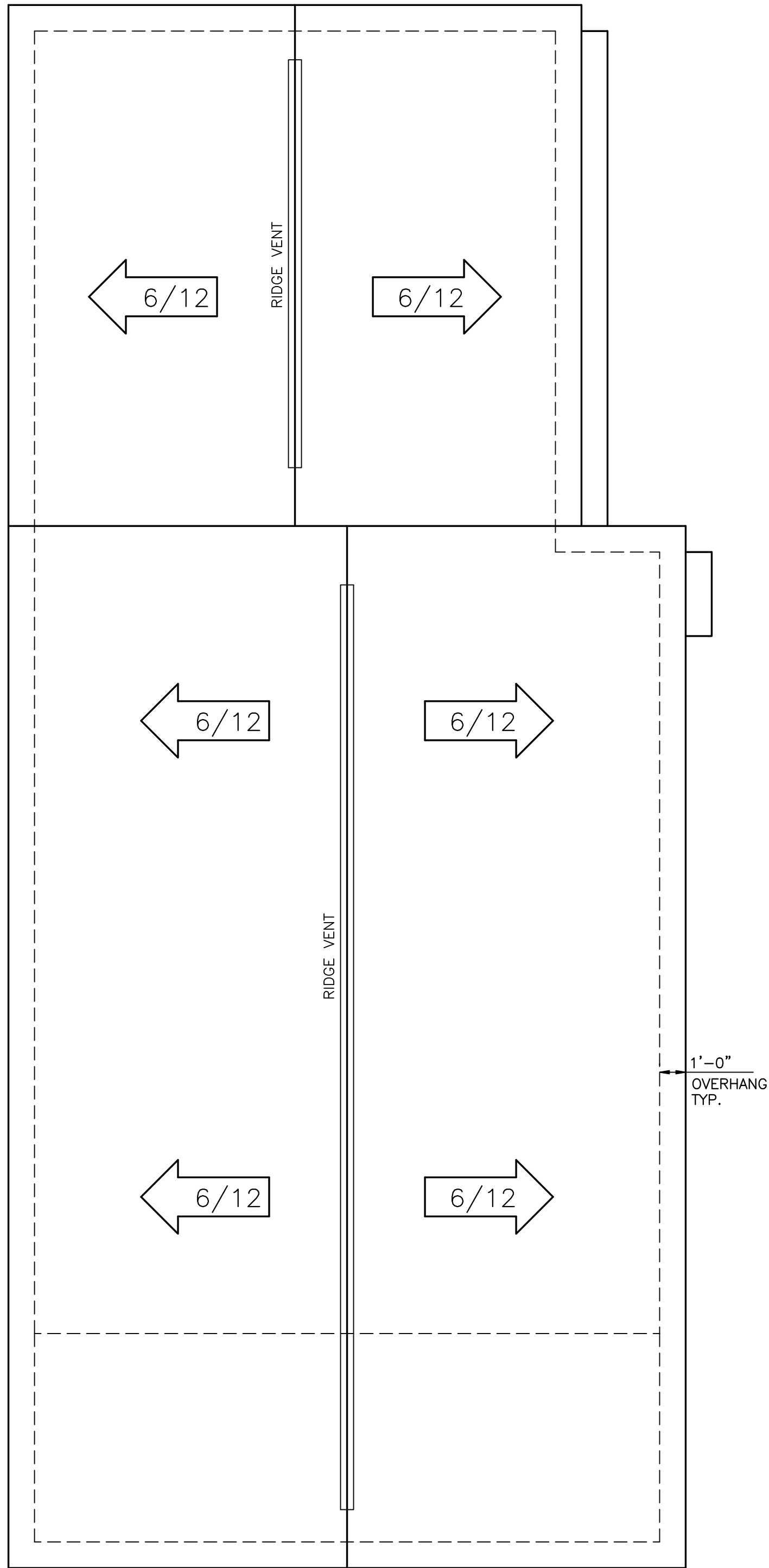
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Project
Plan 1790-C
The Archdale "C"

Date
7/18

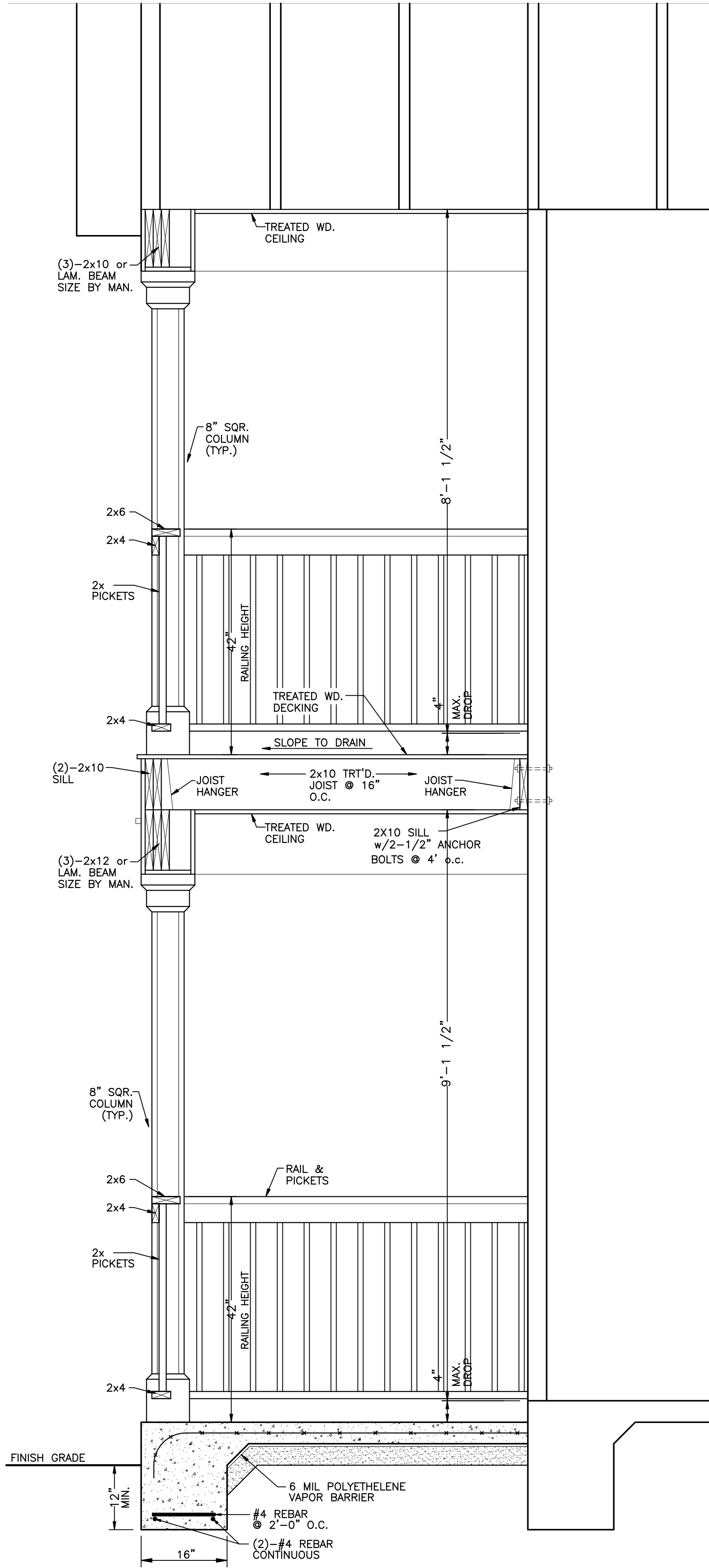
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No. Revision/Issue

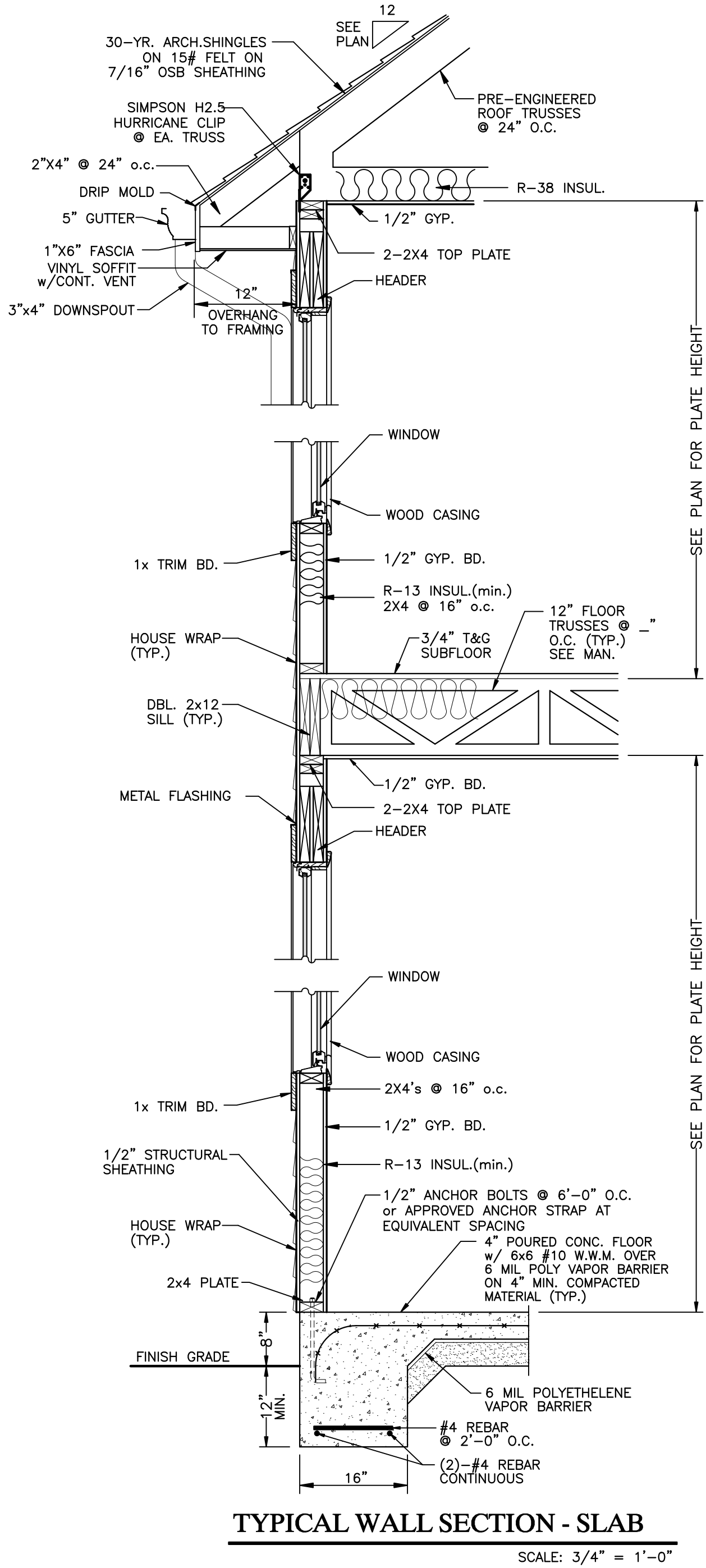
Date



ROOF PLAN "C"
LEFT-HAND GARAGE
1/4" = 1'-0"



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



TYPICAL WALL SECTION - SLAB
SCALE: 3/4" = 1'-0"

General Notes

Drawings, specifications and related items are the property of the designer. The client's right is conditional and limited to the use of the drawings for the project and location specified. No other use, reproduction, distribution, or modification of the drawings is permitted without the written consent of the designer. The designer shall not be responsible for any errors, omissions, or mistakes made by the contractor and/or construction manager. The designer will not be liable for human error after construction begins.

ROOF PLAN/DETAILS - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

No. Revision/Issue Date

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Project Name and Address

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

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Sheet
A5

Project
Plan 1790-C
The Archdale "C"

Date
7/18

Scale
1/4" = 1'-0"

21-PC-09-37

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

Name of Applicant Daniel Barcham (Porsche Cars North America, Inc.)

Mailing Address: One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [REDACTED] Email daniel.barcham@porsche.us

Property Owner (s) Porsche Cars North America, Inc.

Mailing Address One Porsche Drive, Atlanta, GA 30354

Telephone 770-290-3095 Mobile # [REDACTED]

Address/Location of Property: One Porsche Drive, Atlanta, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0593, 14 0096 LL0619

Present Zoning Classification: B-P Size of Tract: 30.53 acre(s)

Present Land Use: Commercial

Please check the following as it applies to this application

☐ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) Courtesy Review of Variances

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.

Daniel Barcham

Applicant's signature

Date: 8/10/21

Sworn to and subscribed before me

This 10th day of August, 2021.

Kristina Lynn Warbington
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.)

In coordination with the joint vision between Porsche Cars North America and the City of Hapeville, the proposed project acts on the future plans that have been coordinated from the initial Experience Center Project.

The proposed project is the construction of the Porsche Experience Center track extension, a parking deck facility, and a classic car restoration facility. The existing site contains remnants of the demolished Ford manufacturing plant, including stormwater and utility infrastructure, concrete slabs, and pavement. Also, existing soil conditions require that initial treatment or surcharge be conducted to consolidate the soils and induce settlement before constructing permanent structures and pavement. Thus, the project was separated into two phases. Phase 1 consists of the limited demolition of the Ford manufacturing plant remnants and the mass grading of the site. During mass grading, the final pond and deep stormwater infrastructure will be installed. Phase 2 consists of the fine grading of the site, construction of the parking deck, classic car restoration facility, and the track extension. Construction activities will also include installation of pavement for the site and associated utilities for the track and buildings (water, sewer, gas, and electric). The proposed pond that will be constructed in Phase 1 will detain stormwater for the existing service center building, the proposed parking deck, the proposed classic car restoration facility, and most of the the proposed track. A portion of the track and a portion of the site in the northeast will drain to the existing pond located to the east within the existing track. Stormwater infrastructure exists that was originally designed and intended to take on this portion of stormwater runoff from the proposed project to the existing pond.

Employees for the Porsche Experience Center currently park at a temporary parking lot on the proposed project site. The location of this existing lot conflicts with the construction of the permanent parking deck. Thus, in Phase 1, this lot is proposed to be relocated to the northeastern corner of the site to move the lot out of conflict with construction activities. The relocation also allows the employees a safe and direct path from the temporary parking facility to the existing Porsche Experience Center where they work via the sidewalk along Porsche Ave. The proposed location of the temp parking attempts to separate construction traffic and activities from the employees as much as possible for safety concerns. The temporary parking facility will be demolished in Phase 2 once the proposed parking deck is constructed and operational.

**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:

One Porsche Drive

Atlanta, 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 Daniel Barcham (Porsche Cars North America, Inc.)

Address of Applicant

One Porsche Drive, Atlanta, GA 30354

Telephone of Applicant

[REDACTED]



Daniel Barcham

Signature of Owner

Daniel Barcham

Print Name of Owner

Personally Appeared Before Me this 10th day of August, 2021.

Kristina Lynn Warbington
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)

DB

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.

DB

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

DB

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.

DB

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).

DB

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.

DB

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.

DB

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

DB

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).

DB

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.

DB

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.

DB

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.

NA

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.

- DB Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- NA Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- NA 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.
- DB Site area (square feet and acres).
- DB 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.
- NA Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- NA Total floor area ratio and/or residential density distribution.
- DB Number of parking spaces and area of paved surface for parking and circulation
- DB 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: Daniel Barcham
 Date 8/10/21

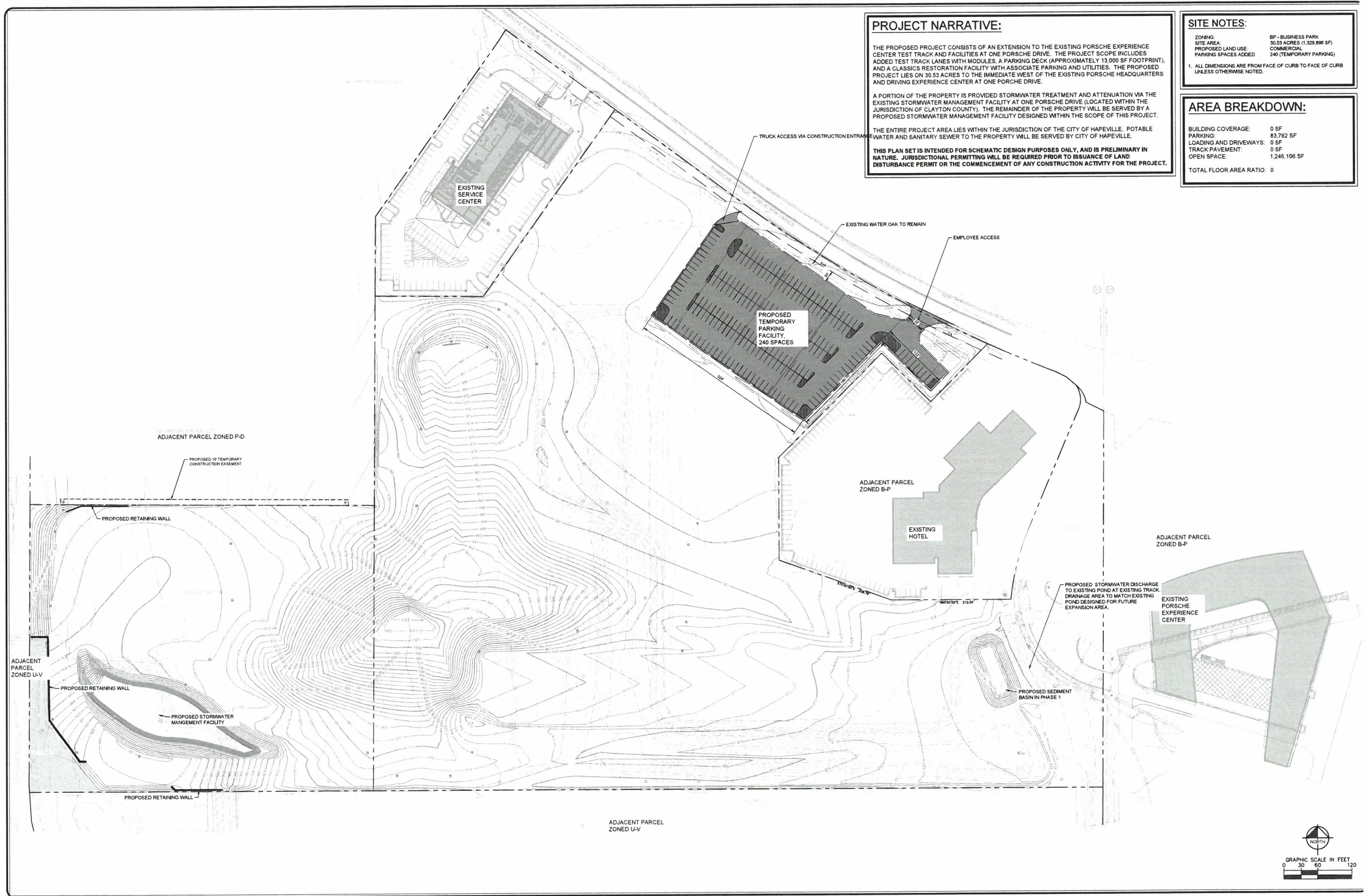
Combined Tract

All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Beginning at a nail set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) at its intersection with the line common to land lots 65 and 96; Thence leaving said right-of-way and running along said land lot line South 00 degrees 24 minutes 44 seconds West a distance of 664.01 feet to an iron pin set; Thence leaving said land lot line and running South 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; Thence running South 90 degrees 00 minutes 00 seconds West a distance of 605.17 feet to an iron pin set; Thence running North 03 degrees 54 minutes 50 seconds West a distance of 11.58 feet to an iron pin set; Thence running North 00 degrees 20 minutes 05 seconds East a distance of 496.19 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 606.58 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 379.81 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 191.68 feet to an iron pin set; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 402.62 feet to an iron pin set; Thence continuing along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 300.85 feet to a point; Thence continuing along said right-of-way along a curve to the left an arc distance of 478.12 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 477.35 feet in length lying to the northeast of said arc and bearing South 60 degrees 07 minutes 47 seconds West) to a point; Thence leaving said right-of-way and running South 45 degrees 00 minutes 00 seconds West a distance of 144.04 feet to an iron pin set; Thence running North 45 degrees 00 minutes 00 seconds West a distance of 122.00 feet to an iron pin set; Thence running South 44 degrees 40 minutes 27 seconds West a distance of 257.60 feet to an iron pin set; Thence running South 00 degrees 00 minutes 00 seconds West a distance of 181.08 feet to an iron pin set; Thence running South 70 degrees 00 minutes 00 seconds East a distance of 208.76 feet to a nail set; Thence running North 90 degrees 00 minutes 00 seconds East a distance of 212.04 feet to an iron pin set on the westerly right-of-way of Porsche Drive (having a varied private right-of-way); Thence running along said private right-of-way along a curve to the right an arc distance of 126.77 feet (said arc having a radius of 432.62 feet and being subtended by a chord 126.32 feet in length lying to the southeast of said arc and bearing North 13 degrees 57 minutes 08 seconds East) to a point; Thence continuing along said private right-of-way North 22 degrees 47 minutes 15 seconds East a distance of 230.40 feet to a point; Thence continuing along said private right-of-way along a curve to the left an arc distance of 44.79 feet (said arc having a radius of 45.00 feet and being subtended by a chord 42.97 feet in length lying to the southwest of said arc and bearing North 05 degrees 43 minutes 43 seconds West) to a nail set at its intersection with the southwesterly right-of-way of Porsche Avenue; Thence running along the southwesterly right-of-way of Porsche Avenue along a curve to the right an arc distance of 36.12 feet (said arc having a radius of 54.00 feet and being subtended by a chord 35.45 feet in length lying to the southwest of said arc and bearing South 30 degrees 01 minutes 11 seconds East) to a point; Thence continuing along said right-of-way South 63 degrees 35 minutes 46 seconds East a distance of 34.32 feet to a point at its intersection with the line common to land lots 65 and 96

and The Point of Beginning;

Said tract contains 30.53 acres (1,329,898 square feet).



PROJECT NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF AN EXTENSION TO THE EXISTING PORSCHE EXPERIENCE CENTER TEST TRACK AND FACILITIES AT ONE PORSCHE DRIVE. THE PROJECT SCOPE INCLUDES ADDED TEST TRACK LANES WITH MODULES, A PARKING DECK (APPROXIMATELY 13,000 SF FOOTPRINT), AND A CLASSICS RESTORATION FACILITY WITH ASSOCIATE PARKING AND UTILITIES. THE PROPOSED PROJECT LIES ON 30.53 ACRES TO THE IMMEDIATE WEST OF THE EXISTING PORSCHE HEADQUARTERS AND DRIVING EXPERIENCE CENTER AT ONE PORSCHE DRIVE.

A PORTION OF THE PROPERTY IS PROVIDED STORMWATER TREATMENT AND ATTENUATION VIA THE EXISTING STORMWATER MANAGEMENT FACILITY AT ONE PORSCHE DRIVE (LOCATED WITHIN THE JURISDICTION OF CLAYTON COUNTY). THE REMAINDER OF THE PROPERTY WILL BE SERVED BY A PROPOSED STORMWATER MANAGEMENT FACILITY DESIGNED WITHIN THE SCOPE OF THIS PROJECT.

THE ENTIRE PROJECT AREA LIES WITHIN THE JURISDICTION OF THE CITY OF HAPEVILLE. POTABLE WATER AND SANITARY SEWER TO THE PROPERTY WILL BE SERVED BY CITY OF HAPEVILLE.

THIS PLAN SET IS INTENDED FOR SCHEMATIC DESIGN PURPOSES ONLY, AND IS PRELIMINARY IN NATURE. JURISDICTIONAL PERMITTING WILL BE REQUIRED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT OR THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY FOR THE PROJECT.

SITE NOTES:

ZONING: BP - BUSINESS PARK
SITE AREA: 30.53 ACRES (1,329,896 SF)
PROPOSED LAND USE: COMMERCIAL
PARKING SPACES ADDED: 240 (TEMPORARY PARKING)

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

AREA BREAKDOWN:

BUILDING COVERAGE: 0 SF
PARKING: 83,792 SF
LOADING AND DRIVEWAYS: 0 SF
TRACK PAVEMENT: 0 SF
OPEN SPACE: 1,246,106 SF

TOTAL FLOOR AREA RATIO: 0

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:

ZONING SITE PLAN - PHASE 1

PROJECT:

PCNA TRACK EXTENSION

APPLICANT:

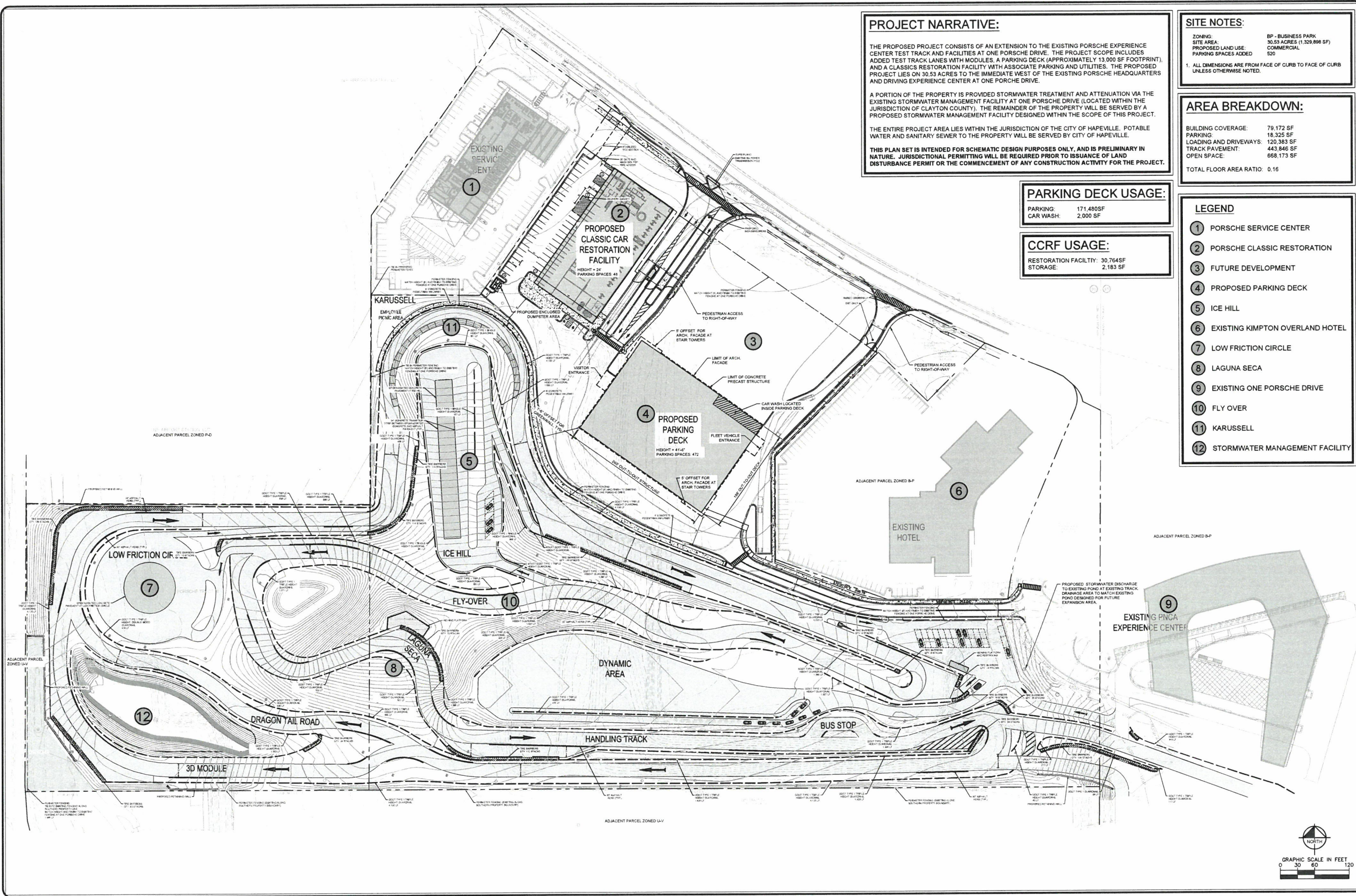
**PORSCHE CARS
NORTH AMERICA, INC.**

JOB NUMBER: 0191891003

SCALE: 1" = 60'

DATE: 08/10/2021

SHEET: **EXHIBIT 1**



PROJECT NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF AN EXTENSION TO THE EXISTING PORSCHE EXPERIENCE CENTER TEST TRACK AND FACILITIES AT ONE PORSCHE DRIVE. THE PROJECT SCOPE INCLUDES ADDED TEST TRACK LINES WITH MODULES, A PARKING DECK (APPROXIMATELY 13,000 SF FOOTPRINT), AND A CLASSICS RESTORATION FACILITY WITH ASSOCIATE PARKING AND UTILITIES. THE PROPOSED PROJECT LIES ON 30.53 ACRES TO THE IMMEDIATE WEST OF THE EXISTING PORSCHE HEADQUARTERS AND DRIVING EXPERIENCE CENTER AT ONE PORSCHE DRIVE.

A PORTION OF THE PROPERTY IS PROVIDED STORMWATER TREATMENT AND ATTENUATION VIA THE EXISTING STORMWATER MANAGEMENT FACILITY AT ONE PORSCHE DRIVE (LOCATED WITHIN THE JURISDICTION OF CLAYTON COUNTY). THE REMAINDER OF THE PROPERTY WILL BE SERVED BY A PROPOSED STORMWATER MANAGEMENT FACILITY DESIGNED WITHIN THE SCOPE OF THIS PROJECT.

THE ENTIRE PROJECT AREA LIES WITHIN THE JURISDICTION OF THE CITY OF HAPEVILLE. POTABLE WATER AND SANITARY SEWER TO THE PROPERTY WILL BE SERVED BY CITY OF HAPEVILLE.

THIS PLAN SET IS INTENDED FOR SCHEMATIC DESIGN PURPOSES ONLY, AND IS PRELIMINARY IN NATURE. JURISDICTIONAL PERMITTING WILL BE REQUIRED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT OR THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY FOR THE PROJECT.

PARKING DECK USAGE:

PARKING: 171,480SF
CAR WASH: 2,000 SF

CCRF USAGE:

RESTORATION FACILITY: 30,764SF
STORAGE: 2,183 SF

SITE NOTES:

ZONING: BP - BUSINESS PARK
SITE AREA: 30.53 ACRES (1,329,896 SF)
PROPOSED LAND USE: COMMERCIAL
PARKING SPACES ADDED: 520

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

AREA BREAKDOWN:

BUILDING COVERAGE: 79,172 SF
PARKING: 18,325 SF
LOADING AND DRIVEWAYS: 120,383 SF
TRACK PAVEMENT: 443,846 SF
OPEN SPACE: 668,173 SF

TOTAL FLOOR AREA RATIO: 0.16

LEGEND

- 1 PORSCHE SERVICE CENTER
- 2 PORSCHE CLASSIC RESTORATION
- 3 FUTURE DEVELOPMENT
- 4 PROPOSED PARKING DECK
- 5 ICE HILL
- 6 EXISTING KIMPTON OVERLAND HOTEL
- 7 LOW FRICTION CIRCLE
- 8 LAGUNA SECA
- 9 EXISTING ONE PORSCHE DRIVE
- 10 FLY OVER
- 11 KARUSSELL
- 12 STORMWATER MANAGEMENT FACILITY

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

TITLE:

ZONING SITE PLAN - PHASE 2

PROJECT:

PCNA TRACK EXTENSION

APPLICANT:

**PORSCHE CARS
NORTH AMERICA, INC.**

JOB NUMBER: 0191891003

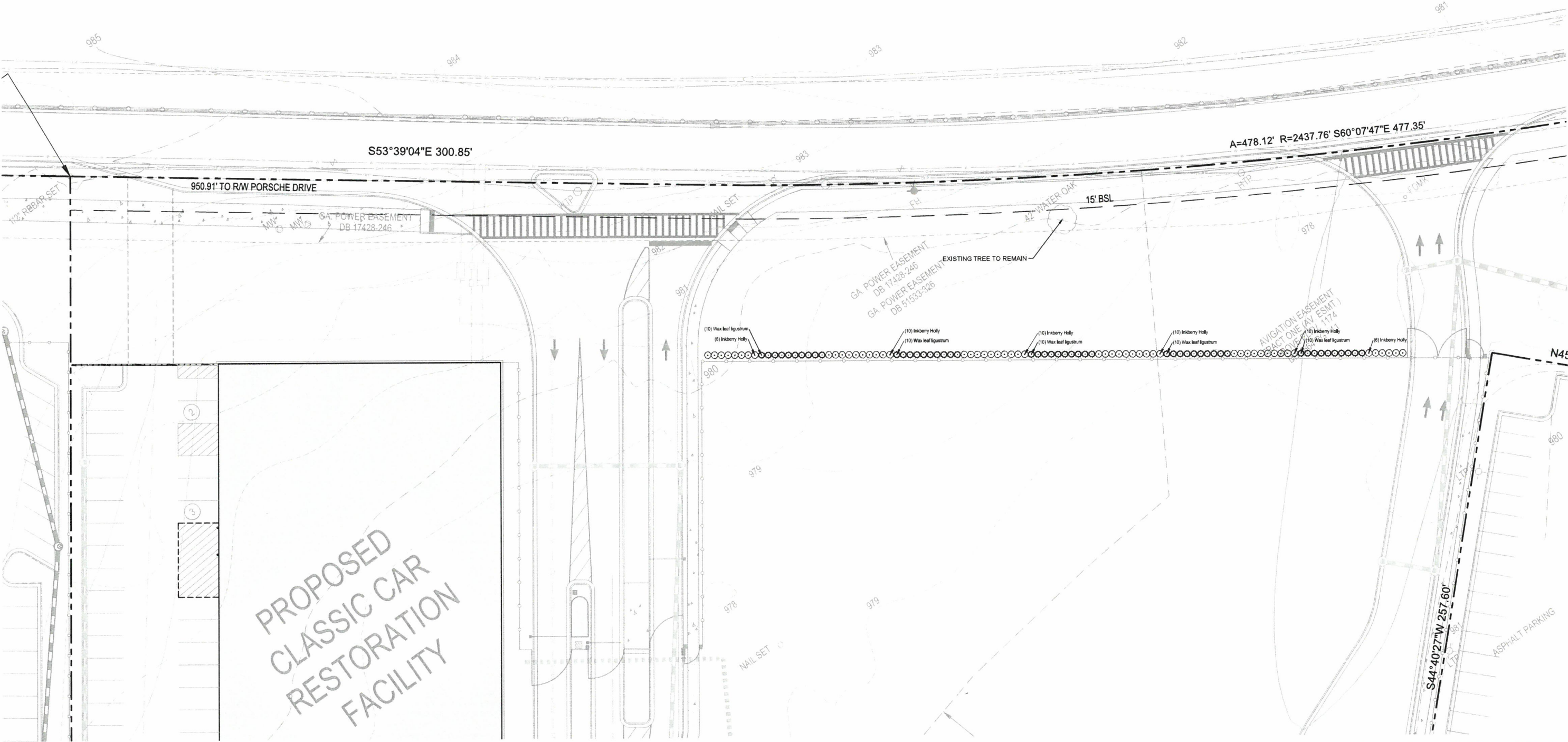
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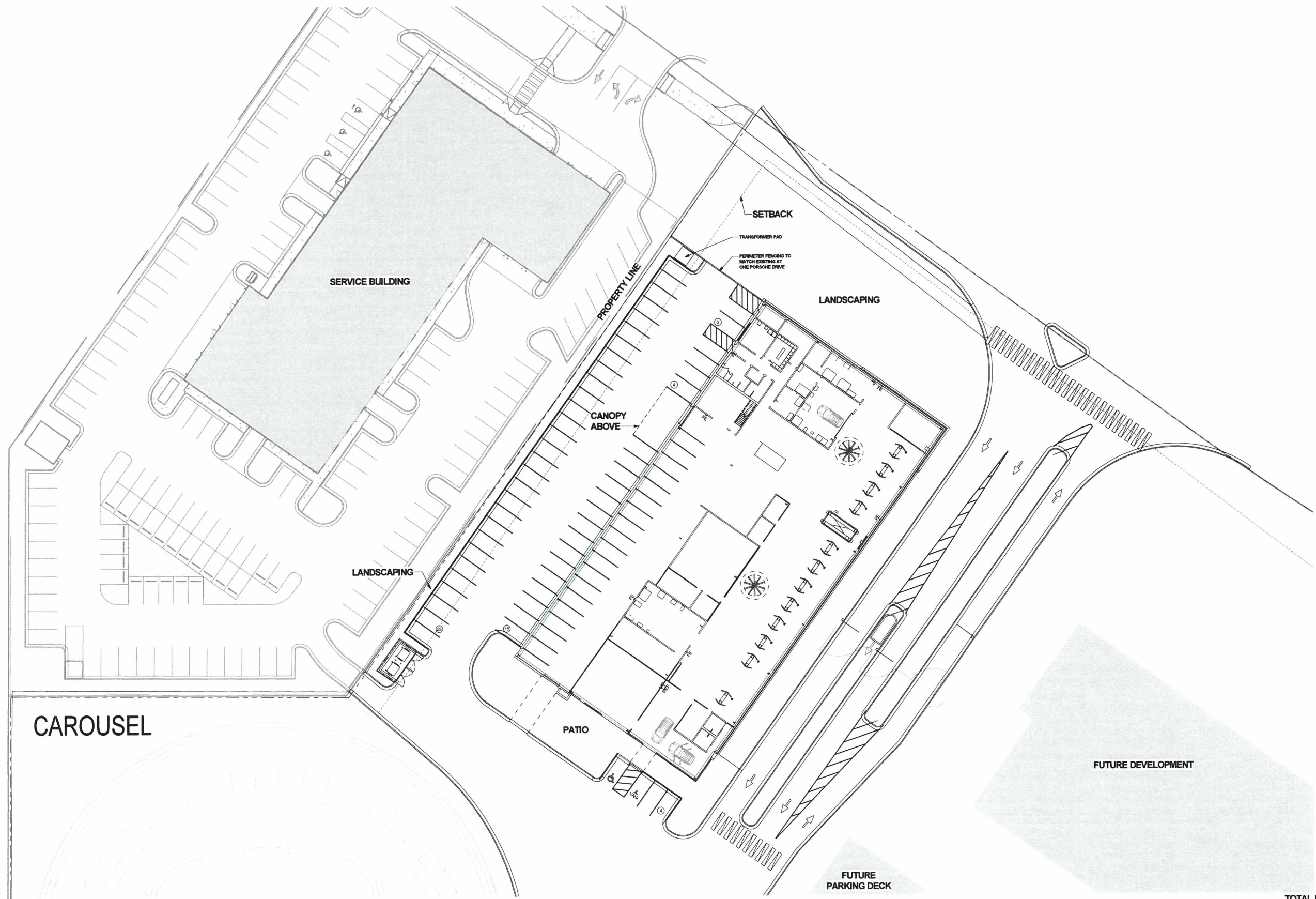
DATE: 08/10/2021

SHEET: EXHIBIT 2

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD	REMARKS
	54	ILEX GLABRA	INKBERRY HOLLY	3 GAL	18-24"	16-18"	DENSE FOLIAGE
	50	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	WAX LEAF LIGUSTRUM	3 GAL	18-24"	16-18"	DENSE FOLIAGE

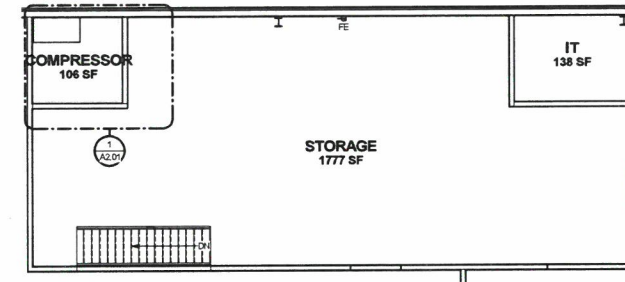




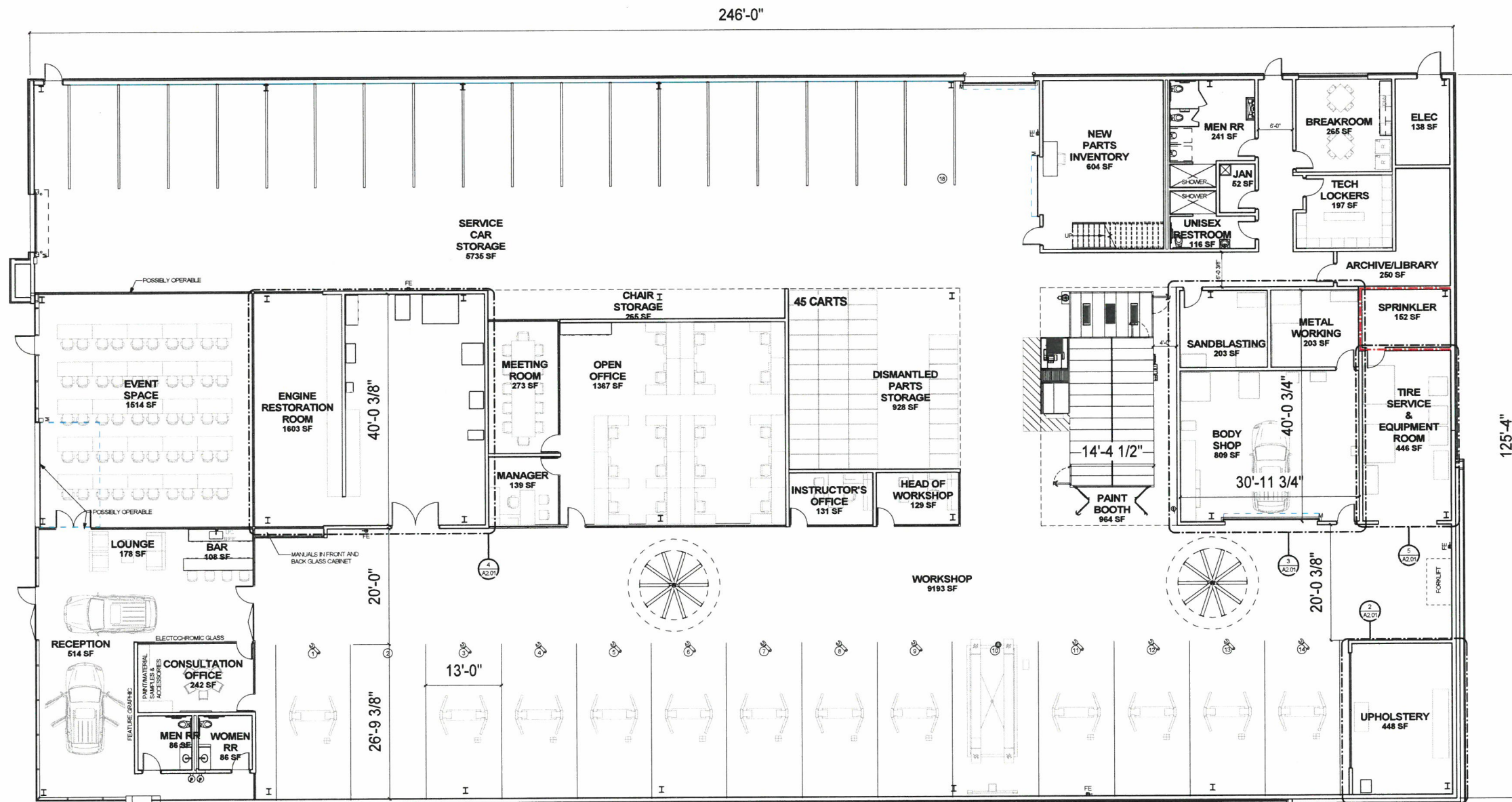
TOTAL PARKING SPACE : 54



PRAXIS3	Porsche Cars North America	PCNA Classic Car Restoration Facility One Porsche Drive, Hapeville, GA 30354	Site Plan	Project No. 21121	2021.08.10	A1.00
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2 Floor Plan - Mezzanine
1/8" = 1'-0"



GROSS SQ FT :
LEVEL 1: 30,764 SF
MEZZANINE: 2,183 SF
TOTAL: 32,947 SF

1 Floor Plan - Level 1
1/8" = 1'-0"

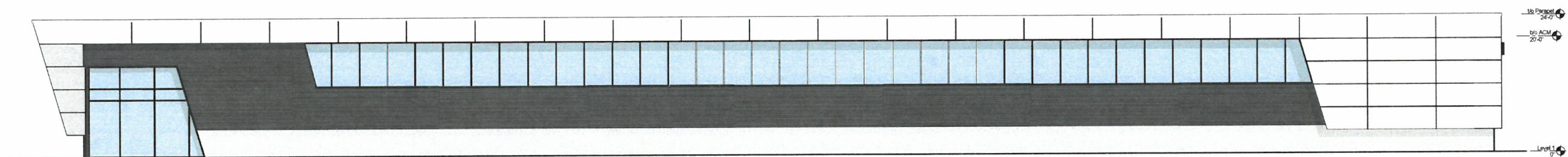




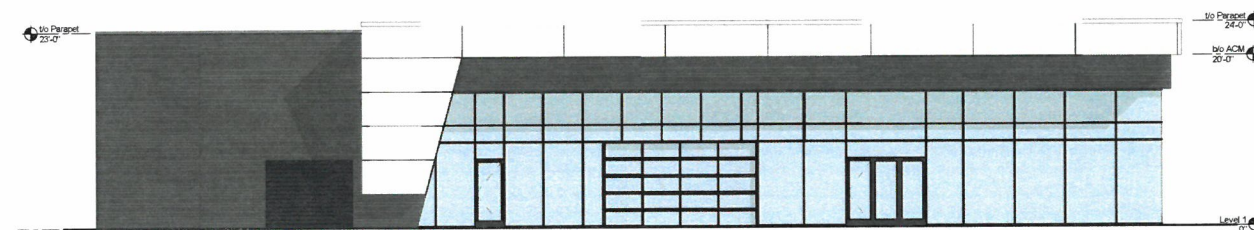
4 West Elevation
A4.00 1/8" = 1'-0"



3 North Elevation
A4.00 1/8" = 1'-0"



2 East Elevation
A4.00 1/8" = 1'-0"



1 South Elevation - Sectional Overhead Door
A4.00 1/8" = 1'-0"

PRAXIS3	Porsche Cars North America	PCNA Classic Car Restoration Facility One Porsche Drive, Hapeville, GA 30354	Exterior Elevation	Project No. 21121	2021.08.10	A4.00
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**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: September 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Presentation

BACKGROUND

The City of Hapeville has received a general site plan from Daniel Barcham of Porsche Cars North America, Inc. to construct a Porsche Experience track extension, a parking deck facility, and a classic car restoration facility on its corporate campus. The project will be split into two phases with Phase One consisting of mass grading of the site and installation of stormwater infrastructure. Phase Two will consist of fine grading the site, construction of the parking deck, construction of the classic car restoration facility, and the track extension. During Phase I, the relocated parking for the Porsche employees who currently park on the site will be shifted to the northeastern corner to the lot. This temporary parking facility will be demolished once the parking deck is constructed and operational.

REVIEW

The following code sections are applicable to this application:

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.
- (c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

Sec. 93-18-2. - Permitted uses.

The uses permitted in any B-P zone shall be limited to business and professional offices, educational institutions, retail sales of new merchandise, recreational uses and services as specifically identified below. All such principal uses shall be conducted wholly within completely enclosed buildings unless otherwise specified.

(4) Auto service and repair facility, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.

(12) Outdoor recreational experience center for testing or experiencing the functionality of vehicles when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.

Sec. 93-18-3. - Off-street parking and loading requirements.

Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

As this is the mass grading and not the site plan for the specific projects (parking garage, classic car restoration facility, and track extension), the plan is being brought forth to the Planning Commission for informational purposes only. The plans for the grading will be reviewed by the City Engineer for compliance with grading and stormwater infrastructure.

The Phase II site plan will be brought forward for approval by the Planning Commission at a future date.

Phase I does require four variances for temporary conditions during construction. Staff requests a recommendation be forwarded to the Board of Appeals who will hear the zoning variance requests at their September 23rd meeting.

The variance requests are

- (1) To increase the driveway width to 32 feet to accommodate ingress and egress for temporary employee parking.**

Sec. 93-23-2. - Entrance and exit points.

(a) Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.

- (2) To allow temporary parking between the future garage and the front property line while the garage is undergoing construction.**

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(2) Setbacks for front, rear and side yards

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

- (3) To obtain temporary relief from the landscape requirements for vehicular use areas during site construction,**

Sec. 93-23-18. - Landscape requirements for vehicular use areas.

(a) Intent. The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.

(b) Areas subject to the requirements of this section. Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.

(c) Procedure for the development of vehicular use areas.

(1) Permit requirements. No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.

(2) Submission of a required survey and proposed landscape plan.

a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the

proposed site plan or on a separate sheet, provided all drawing are the same scale.

b. Each survey and landscape plan shall include the following:

- 1.Name, signature, address, and telephone number of property owner, surveyor, and or designer;
- 2.North arrow and scale;
- 3.All dimensions; and
- 4.All required information and data listed on drawings.

(3) Survey. The required survey shall include the following information:

- a. Legal description of the property.
- b. All trees and survey data as defined in this chapter.
- c. Existing structures, buildings, parking spaces, accessways, and public streets.
- d. Aboveground and belowground utility lines and easements.
- e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.

(4) Landscape plan. The proposed landscape plan shall include the following information:

- a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
- b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
- c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.
- d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.

(d)Landscape requirements. All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

(1) Tree requirements. Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.

(2) Perimeter landscape requirements.

- a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.
- b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.

1 .i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension often feet from the right-of-way line to the vehicular use area.

ii. In addition, the requirements of section 93-2-7 shall be met.

2.When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be

allocated as additional interior or other additional perimeter landscaping.

(3) Permitted modification to the landscaping requirements.

- a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
- b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
- c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
- d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.

(4) Landscape installation requirements. All landscaping shall be installed in accordance with accepted good planting procedures

.a. New plant materials.

- 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
- 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
- 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
- 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.

b. Existing plant materials. Existing living plant materials to be preserved shall be in accordance with of this chapter and chapter 93, article 29.

c. Earthwork. Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.

d. Encroachment. Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheel stops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.

e. Maintenance. The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.

f. Planting bed. The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.

(e) City review of landscape plan. The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.

(f) Certification of compliance. Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plan. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

(4) To allow the installation of a chain link fence along the public right-of-way for the property located at One Porsche Drive.

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

(4) General fence regulations.

b. The use of chain-link material is permitted only in rear yard areas on interior lots not adjacent to public right-of-ways. Fences along public right-of-ways must be constructed from ornamental metal, ornamental masonry, wood, or other ornamental material specially made for fence construction.

RECOMMENDATION

Given the temporary nature of the construction and the need to accommodate operations during this time, Staff recommends the Planning Commission recommend approval of the four variances to the Board of Appeals.

September 9, 2021

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

Re: Porsche Track Extension
One Porsche Drive
Concept Site Plan Review No. 1
K&W Ref. No. 211052.00

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Porsche Track Extension site to be located on a total of 30.5 acres at One Porsche Drive within a BP Zoning District. The proposed development will include a test track extension, vehicle parking deck, and a classic restoration facility. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on August 25, 2021. The plans were prepared by Kimley-Horn and Associates, Inc., with no design professional seal. My comments are as follows:

1. Screening details of the dumpster enclosure should be provided per Section 93-2-16(c)h.
2. The location and size of proposed signs should be shown per Section 93-2-16(c)j.
3. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 1 Porsche Ave.

Date: September 8, 2021

It appears that there will be limited access for Fire Apparatus on the track. If you should need any more information, please let me know. Thanks.