

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 12, 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 September 14, 2021

3.I. Approval of Minutes

1. Minutes 9-14-2021_draft

4. Old Business

4.I. 3436 Harding Avenue Site Plan Extension Request

Background:

David Cook requests an extension for site plan approval at 3436 Harding Avenue, Parcel Identification Number 14-0098-0003-018-3. The Planning Commission originally approved the site plan on January 14, 2020. The application exceeds the 12-month period of validity for site plan approval.

Documents:

1. Application - 3436 Harding Ave._Site Plan Extension Request_Redacted
2. Plans - 3436 Harding Avenue_Site Plan
3. Planner's Report -3436 Harding_Site Plan Extension

5. New Business

5.I. 257 Birch Street Site Plan Review

Background:

David Cook requests site plan review to construct a 400-SF detached garage at 257 Birch Street, Parcel Identification Number 14-0094-0008-113-0. The property is zoned R-1, One Family Detached.

Documents:

1. Application - 257 Birch Street_Site Plan_Redacted
2. Plans - 257 Birch Street_Site Plan_Garage Addition
3. Planner's Report - 257 Birch Street_Site Plan_Garage Addition

5.II. 261 Birch Street Site Plan Review

Background:

David Cook requests site plan review to construct a 400-SF detached garage and a 144-SF

gazebo at 261 Birch Street, Parcel Identification Number 14-0094-0009-113-0. The property is zoned R-1, One Family Detached.

Documents:

1. Application - 261 Birch Street_Site Plan_Garage Addition_Redacted
2. Plans - 261 Birch Street_Site Plan_Garage Addition
3. Planner's Report - 261 Birch Street_Site Plan_Garage Addition

5.III 859 Custer Street Site Plan Review

. Background:

David Cook requests site plan review to construct a 676-SF detached garage at 859 Custer Street, Parcel Identification Number 14-0098-0008-027-9. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 859 Custer Street_Site Plan_Garage Addition_Redacted
2. Plans - 859 Custer Street_Site Plan
3. Planner's Report - 859 Custer Street_Site Plan_Garage Addition

5.IV 551 Woodrow Avenue Site Plan Review

. Background:

Garrett Coley requests site plan review to construct a rear addition to an existing single-family dwelling at 551 Woodrow Avenue, Parcel Identification Number 14-0094-0002-033-7. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 551 Woodrow Avenue_site plan_Redacted
2. Plans - 551 Woodrow Avenue_V1
3. Planner's Report - 551 Woodrow Ave._Site Plan

5.V. 400 Porsche Avenue Rezoning Request

. Background:

Jesse Treuden, on behalf of APORT, LLC, requests to rezone a 10.54-acre parcel located at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585 from P-D, Planned Unit Development to B-P, Business Park for an office/financial institution development.

Documents:

1. Application - 400 Porsche Avenue_Rezoning Request_Redacted
2. Plans - 400 Porsche Avenue_Rezoning
3. Planners Report 400 Porsche Rezoning_

5.VI 397 North Central Avenue and 376 King Arnold Street Final Plat Review

. Background:

SCP Hapeville Owner, LLC (Tract 1) & SCP Hapeville TH Owner, LLC (Tract 2) are requesting final plat review for the properties located at 397 North Central Avenue (Tract 1) and 376 King Arnold Street (Tract 2), Parcel Identification Numbers 14-0096-0006-009-1, 14-0096-0006-014-1, 14-0096-0006-013-3, 14-0096-0006-012-5, 14-0096-0006-002-6, 14-0096-0006-003-4, and 14-0096-0006-004-2. The properties are zoned U-V, Urban Village.

Documents:

1. Application - 397 N. Central Ave. and 376 King Arnold Street_final plat_Redacted
2. Plans - 397 N. Central Avenue_finalplatv2
3. Planner's Report - 369 to 397 N Central Ave._Final Plat

5.VII 3400 North Whitney Avenue Final Plat Review

. Background:

Arthur L. Baker of Artistry Properties, LLC requests final plat review for the property located at 3400 North Whitney Avenue, Parcel Identification Number 14-0098-0017-002-1. The property is zoned R-1, One-Family Detached.

Documents:

1. Application - 3400 N. Whitney Avenue_final plat_Redacted
2. Plans - 3400 North Whitney Avenue_final plat
3. Planner's Report 3400 North Whitney Subdivision
4. Engineer's Report - 3400 N. Whitney Ave. Final Plat Review -1

5.VIII 3410 N. Fulton Avenue and 3396 Park Avenue Final Plat Review

. Background:

Randell Brown requests final plat review for the properties located at 3410 N. Fulton Avenue and 3396 Park Avenue, Parcel Identification Numbers 14-0095-0009-008-1 and 14-0095-0009-012-3. The properties are zoned R-SF, Residential-Single Family.

Documents:

1. Application - 3410 N. Fulton Avenue and 3396 Park Avenue_final plat_Redacted
2. Plans - 3410 N. Fulton and 3396 Park Ave._final plat
3. Planner's Report - 3410 N Fulton Ave. and 3396 Park Ave._ Subdivision
4. Engineer's Report - 3410 N. Fulton Ave, 3396 Park Ave Final Plat Review -4

6. Next Meeting Date - November 16, 2021 at 6PM

7. Adjourn



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

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

September 14, 2021 6:00 PM

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 - Absent
Charlotte Rentz
Cliff Thomas

3. Approval of Minutes

3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of August 10, 2021 as submitted. Motion Carried: 5-0.

4. Old Business

4.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 & August 10, 2021.*

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to deny the site plan application for 801 North Avenue. Motion Carried: 5-0.

5. New Business

5.I. 300 Porsche Avenue

Preliminary Site Plan Review

Bobby Szoch of Kimley-Horn and authorized representative for Daniel Barcham of Porsche Cars North America, Inc. requested preliminary site plan review to construct a 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.

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.

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 23, 2021 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.

(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.

Commissioner Rentz asked the estimated timeframe for the temporary chain link fence. Dr. Patterson, City Planner, stated the fencing would be in place for approximately one year.

Commissioner Dolan asked regarding the Fire Marshal's report as it pertains to access. Dr. Patterson stated the plan as presented is preliminary and any issues related to access will be resolved during full site plan review.

MOTION ITEM: Leah Davis made a motion, Jeanne Rast seconded to recommend the Board of Appeals grant the four (4) variances as requested. Motion Carried: 5-0.

As Chairman of the Main Street Board, Commissioner Rentz recused herself from the following item:

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.

City Attorney, Lajuana Ransaw, provided an overview of the proposed text amendment and the legal implications of adopting the requested changes by the Main Street Board in the City's Commercial Solicitation, Transient Merchant, and Food Truck Ordinances.

Commissioner Thomas inquired regarding the regulations outlined in the current mobile food truck ordinance.

Commissioner Davis asked the reason behind the request for a permanent food truck. Ms. Ransaw stated it is her understanding the business establishment is requesting that the permanent food truck work in tandem with the existing restaurant, which is not permissible under the current food truck ordinance.

Discussion ensued regarding the nature of the request.

Public Comments:

Susan Bailey, Main Street Board Member, 3309 N. Whitney Avenue, detailed the nature of the request to allow permanent food trucks.

Commissioner Davis stated consideration should be given that more than two locations are allowed and include areas outside of the Arts District Overlay.

Mike Rabb, the owner of Corner Tavern located at 573 N. Central Avenue, clarified the building structure is a trailer, not a truck. The building would be affixed to a concrete pad and connect to the City's water/sewer system and Georgia Power.

Chairman Wismer asked if there is a precedent in other jurisdictions for this type of business concept. Staff was unaware of this concept in other jurisdictions but would research it and present findings to the Commission.

Ms. Ransaw stated the Commission would have to consider the other legal implications of adopting the proposed text amendments.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to give an unfavorable recommendation to the Mayor and Council that the proposed amendments be considered under the Mobile Food Truck Ordinance as requested by the Hapeville Main Street Board but recommend a new ordinance is drafted to address the Main Street Board's ideas and also

address any concerns outlined by the City Attorney. Motion Carried: 4-0-1, Charlotte Rentz abstained.

Staff will bring additional information back to the Commission for further discussion.

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

7. Adjourn

MOTION ITEM: Leah Davis made a motion, Charlotte Rentz seconded to adjourn the meeting at 7:11PM. Motion Carried: 5-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary

21-PC-1044

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

Name of Applicant David Cook
Mailing Address: 100 Glendale Drive Peachtree City GA 30269
Telephone [REDACTED] Mobile # [REDACTED] Email
Property Owner (s) TSLC LLC
Mailing Address 100 Glendale Dr. Peachtree City GA 30269
Telephone [REDACTED] Mobile #
Address/Location of Property: 3436 Harding Ave. Hapeville GA
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800030183
Present Zoning Classification: RSF Size of Tract: acre(s)
Present Land Use: Single Family Residential

Please check the following as it applies to this application

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

Other (Please State) Extension Previous Approval

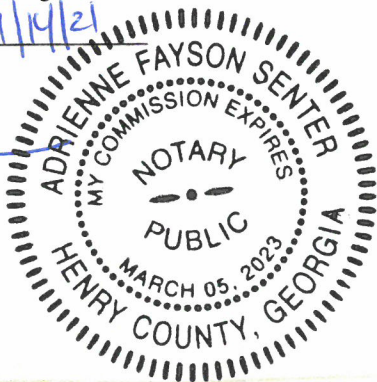
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application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

[Signature]
Applicant's signature

Date: 9/14/21

Sworn to and subscribed before me

This 14th day of September, 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.)

Construct single family Detached
House.

Extension of Previous Approval

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:

David W Cook
3436 Harding Ave Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant David W Cook

Address of Applicant 100 Glendale Dr. Peachtree City
GA 30269

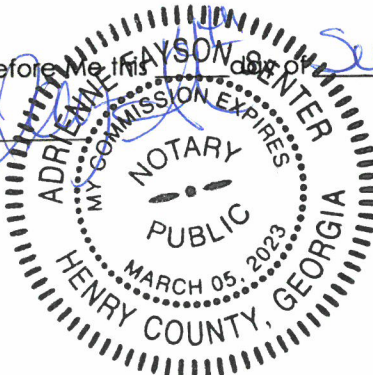
Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner

DAVID W COOK
Print Name of Owner

Personally Appeared Before Me this September 21, 2021

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

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

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

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

DWC

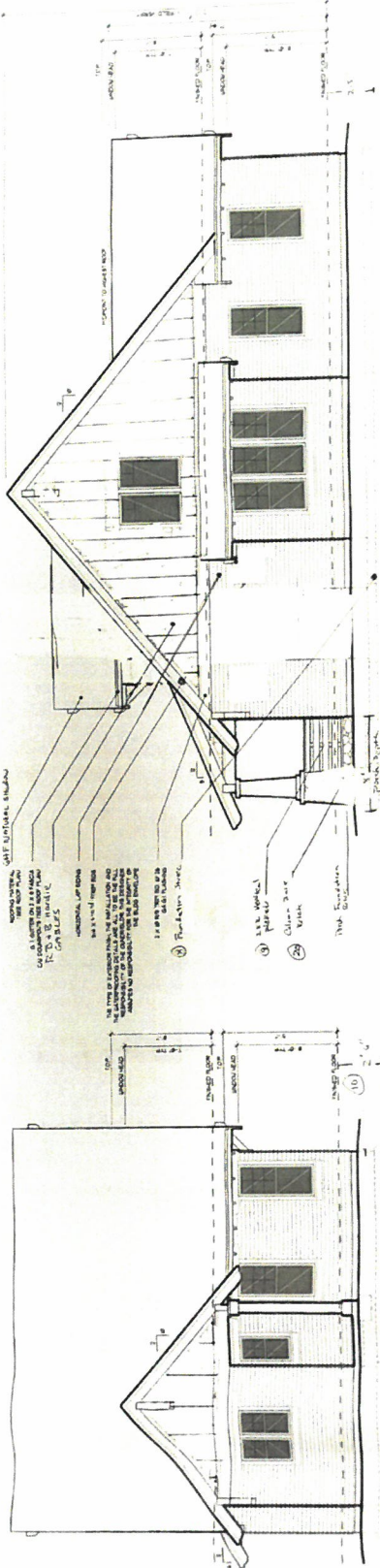
The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

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

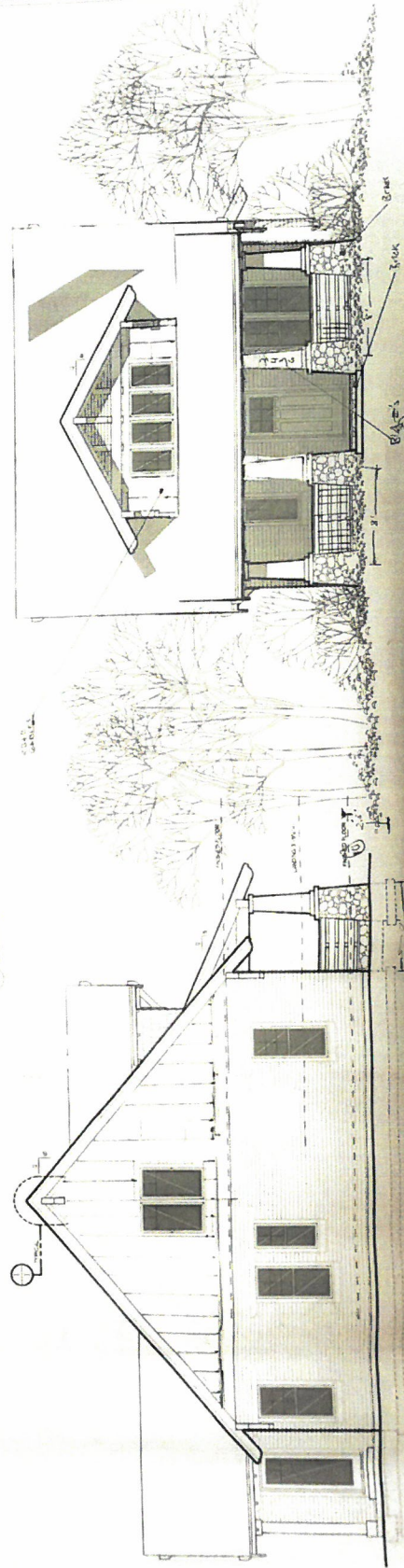
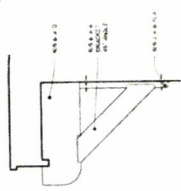
Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your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

Applicant Signature: _____

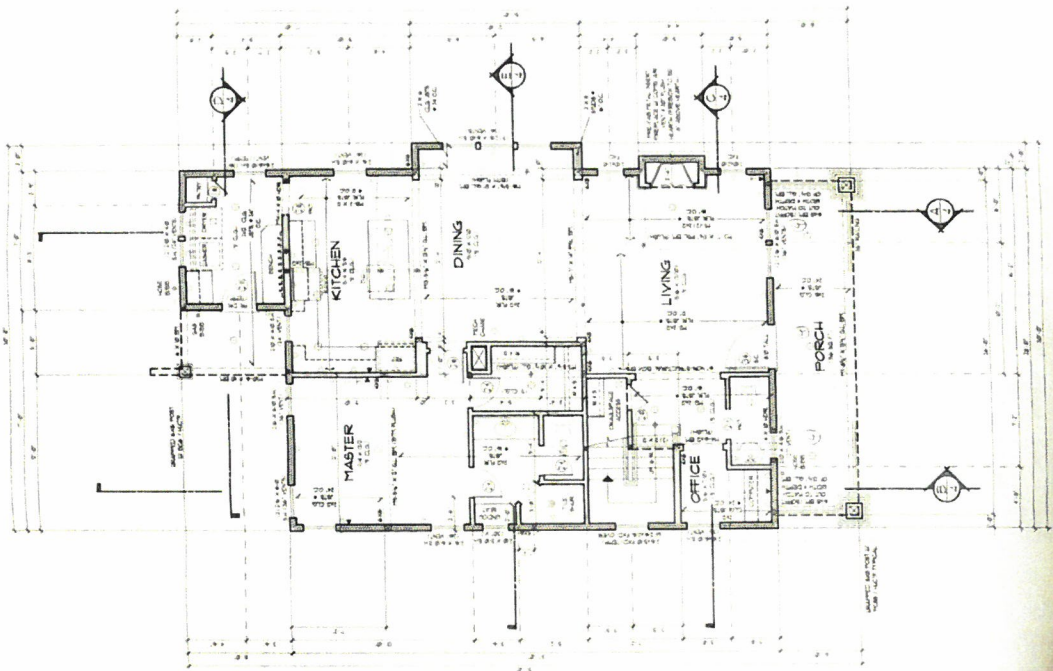
Date 6/14/2021



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEGEND

- 1. 1/2" = 1'-0"
- 2. 1/4" = 1'-0"
- 3. 1/8" = 1'-0"
- 4. 1/16" = 1'-0"
- 5. 1/32" = 1'-0"
- 6. 1/64" = 1'-0"
- 7. 1/128" = 1'-0"
- 8. 1/256" = 1'-0"
- 9. 1/512" = 1'-0"
- 10. 1/1024" = 1'-0"
- 11. 1/2048" = 1'-0"
- 12. 1/4096" = 1'-0"
- 13. 1/8192" = 1'-0"
- 14. 1/16384" = 1'-0"
- 15. 1/32768" = 1'-0"
- 16. 1/65536" = 1'-0"
- 17. 1/131072" = 1'-0"
- 18. 1/262144" = 1'-0"
- 19. 1/524288" = 1'-0"
- 20. 1/1048576" = 1'-0"
- 21. 1/2097152" = 1'-0"
- 22. 1/4194304" = 1'-0"
- 23. 1/8388608" = 1'-0"
- 24. 1/16777216" = 1'-0"
- 25. 1/33554432" = 1'-0"
- 26. 1/67108864" = 1'-0"
- 27. 1/134217728" = 1'-0"
- 28. 1/268435456" = 1'-0"
- 29. 1/536870912" = 1'-0"
- 30. 1/1073741824" = 1'-0"
- 31. 1/2147483648" = 1'-0"
- 32. 1/4294967296" = 1'-0"
- 33. 1/8589934592" = 1'-0"
- 34. 1/17179869184" = 1'-0"
- 35. 1/34359738368" = 1'-0"
- 36. 1/68719476736" = 1'-0"
- 37. 1/137438953472" = 1'-0"
- 38. 1/274877906944" = 1'-0"
- 39. 1/549755813888" = 1'-0"
- 40. 1/1099511627776" = 1'-0"
- 41. 1/2199023255552" = 1'-0"
- 42. 1/4398046511104" = 1'-0"
- 43. 1/8796093022208" = 1'-0"
- 44. 1/17592186044416" = 1'-0"
- 45. 1/35184372088832" = 1'-0"
- 46. 1/70368744177664" = 1'-0"
- 47. 1/140737488355328" = 1'-0"
- 48. 1/281474976710656" = 1'-0"
- 49. 1/562949953421312" = 1'-0"
- 50. 1/1125899906842624" = 1'-0"
- 51. 1/2251799813685248" = 1'-0"
- 52. 1/4503599627370496" = 1'-0"
- 53. 1/9007199254740992" = 1'-0"
- 54. 1/18014398509481984" = 1'-0"
- 55. 1/36028797018963968" = 1'-0"
- 56. 1/72057594037927936" = 1'-0"
- 57. 1/144115188075855872" = 1'-0"
- 58. 1/288230376151711744" = 1'-0"
- 59. 1/576460752303423488" = 1'-0"
- 60. 1/1152921504606846976" = 1'-0"
- 61. 1/2305843009213693952" = 1'-0"
- 62. 1/4611686018427387904" = 1'-0"
- 63. 1/9223372036854775808" = 1'-0"
- 64. 1/18446744073709551616" = 1'-0"
- 65. 1/36893488147419103232" = 1'-0"
- 66. 1/73786976294838206464" = 1'-0"
- 67. 1/147573952589676412928" = 1'-0"
- 68. 1/295147905179352825856" = 1'-0"
- 69. 1/590295810358705651712" = 1'-0"
- 70. 1/1180591620717411303424" = 1'-0"
- 71. 1/2361183241434822606848" = 1'-0"
- 72. 1/4722366482869645213696" = 1'-0"
- 73. 1/9444732965739290427392" = 1'-0"
- 74. 1/18889465931478580854784" = 1'-0"
- 75. 1/37778931862957161709568" = 1'-0"
- 76. 1/75557863725914323419136" = 1'-0"
- 77. 1/151115727451828646838272" = 1'-0"
- 78. 1/302231454903657293676544" = 1'-0"
- 79. 1/604462909807314587353088" = 1'-0"
- 80. 1/1208925819614629174706176" = 1'-0"
- 81. 1/2417851639229258349412352" = 1'-0"
- 82. 1/4835703278458516698824704" = 1'-0"
- 83. 1/9671406556917033397649408" = 1'-0"
- 84. 1/19342813113834066795298816" = 1'-0"
- 85. 1/38685626227668133590597632" = 1'-0"
- 86. 1/77371252455336267181195264" = 1'-0"
- 87. 1/154742504910672534362390528" = 1'-0"
- 88. 1/309485009821345068724781056" = 1'-0"
- 89. 1/618970019642690137449562112" = 1'-0"
- 90. 1/1237940039285380274899124224" = 1'-0"
- 91. 1/2475880078570760549798248448" = 1'-0"
- 92. 1/4951760157141521099596496896" = 1'-0"
- 93. 1/9903520314283042199192993792" = 1'-0"
- 94. 1/19807040628566084398385987584" = 1'-0"
- 95. 1/39614081257132168796771975168" = 1'-0"
- 96. 1/79228162514264337593543950336" = 1'-0"
- 97. 1/158456325028528675187087900672" = 1'-0"
- 98. 1/316912650057057350374175801344" = 1'-0"
- 99. 1/633825300114114700748351602688" = 1'-0"
- 100. 1/1267650600228229401496703205376" = 1'-0"
- 101. 1/2535301200456458802993406410752" = 1'-0"
- 102. 1/5070602400912917605986812821504" = 1'-0"
- 103. 1/10141204801825835211973625643008" = 1'-0"
- 104. 1/20282409603651670423947251286016" = 1'-0"
- 105. 1/40564819207303340847894502572032" = 1'-0"
- 106. 1/81129638414606681695789005144064" = 1'-0"
- 107. 1/162259276829213363391578010288128" = 1'-0"
- 108. 1/324518553658426726783156020576256" = 1'-0"
- 109. 1/649037107316853453566312041152512" = 1'-0"
- 110. 1/1298074214633706907132624082305024" = 1'-0"
- 111. 1/2596148429267413814265248164610048" = 1'-0"
- 112. 1/5192296858534827628530496329220096" = 1'-0"
- 113. 1/10384593717069655257060992658440192" = 1'-0"
- 114. 1/20769187434139310514121985316880384" = 1'-0"
- 115. 1/41538374868278621028243970633760768" = 1'-0"
- 116. 1/83076749736557242056487941267521536" = 1'-0"
- 117. 1/166153499473114484112975882535043072" = 1'-0"
- 118. 1/332306998946228968225951765070086144" = 1'-0"
- 119. 1/664613997892457936451903530140172288" = 1'-0"
- 120. 1/1329227995784915872903807060280344576" = 1'-0"
- 121. 1/2658455991569831745807614120560689152" = 1'-0"
- 122. 1/5316911983139663491615228241121378304" = 1'-0"
- 123. 1/10633823966279326983230456482242756608" = 1'-0"
- 124. 1/21267647932558653966460912964485513216" = 1'-0"
- 125. 1/42535295865117307932921825928971026432" = 1'-0"
- 126. 1/85070591730234615865843651857942052864" = 1'-0"
- 127. 1/170141183460469231731687303715884105728" = 1'-0"
- 128. 1/340282366920938463463374607431768211456" = 1'-0"
- 129. 1/680564733841876926926749214863536422912" = 1'-0"
- 130. 1/1361129467683753853853498429727072845824" = 1'-0"
- 131. 1/2722258935367507707706996859454145691648" = 1'-0"
- 132. 1/5444517870735015415413993718908291383296" = 1'-0"
- 133. 1/10889035741470030830827987437816582766592" = 1'-0"
- 134. 1/21778071482940061661655974875633165533184" = 1'-0"
- 135. 1/43556142965880123323311949751266331066368" = 1'-0"
- 136. 1/87112285931760246646623899502532662132736" = 1'-0"
- 137. 1/174224571863520493293247799005065324265472" = 1'-0"
- 138. 1/348449143727040986586495598010130648530944" = 1'-0"
- 139. 1/696898287454081973172991196020261297061888" = 1'-0"
- 140. 1/1393796574908163946345982392040522594123776" = 1'-0"
- 141. 1/2787593149816327892691964784081045188247552" = 1'-0"
- 142. 1/5575186299632655785383929568162090376495104" = 1'-0"
- 143. 1/11150372599265311570767859136324180752990208" = 1'-0"
- 144. 1/22300745198530623141535718272648361505980416" = 1'-0"
- 145. 1/44601490397061246283071436545296723011960832" = 1'-0"
- 146. 1/89202980794122492566142873090593446023921664" = 1'-0"
- 147. 1/1784059615882449851322857461811868920478432" = 1'-0"
- 148. 1/3568119231764899702645714923623737840956864" = 1'-0"
- 149. 1/7136238463529799405291429847247475681913728" = 1'-0"
- 150. 1/14272476927059598810582859694494951363827456" = 1'-0"
- 151. 1/28544953854119197621165719388989902727654912" = 1'-0"
- 152. 1/57089907708238395242331438777979805455309824" = 1'-0"
- 153. 1/114179815416476790484662877555959610910619648" = 1'-0"
- 154. 1/228359630832953580969325755111919221821239296" = 1'-0"
- 155. 1/456719261665907161938651510223838443642478592" = 1'-0"
- 156. 1/913438523331814323877303020447676887284957184" = 1'-0"
- 157. 1/1826877046663628647754606040895353774569914368" = 1'-0"
- 158. 1/3653754093327257295509212081790707549139828736" = 1'-0"
- 159. 1/7307508186654514591018424163581415098279657472" = 1'-0"
- 160. 1/14615016373309029182036848327162830196559314944" = 1'-0"
- 161. 1/29230032746618058364073696654325660393118629888" = 1'-0"
- 162. 1/58460065493236116728147393308651320786237259776" = 1'-0"
- 163. 1/116920130986472233456294786617302641572474519552" = 1'-0"
- 164. 1/233840261972944466912589573234605283144949039104" = 1'-0"
- 165. 1/467680523945888933825179146469210566289898078208" = 1'-0"
- 166. 1/935361047891777867650358292938421132579796156416" = 1'-0"
- 167. 1/1870722095783555735300716585876842265159592312832" = 1'-0"
- 168. 1/3741444191567111470601433171753684530319184625664" = 1'-0"
- 169. 1/7482888383134222941202866343507369060638369251328" = 1'-0"
- 170. 1/14965776766268445882405732687014738121276738502656" = 1'-0"
- 171. 1/29931553532536891764811465374029476242553477005312" = 1'-0"
- 172. 1/59863107065073783529622930748058952485106954010624" = 1'-0"
- 173. 1/119726214130147567059245861496117904970213908021248" = 1'-0"
- 174. 1/239452428260295134118491722992235809940427816042496" = 1'-0"
- 175. 1/478904856520590268236983445984471619880855632084992" = 1'-0"
- 176. 1/957809713041180536473966891968943239761711264169984" = 1'-0"
- 177. 1/1915619426082361072947933783937886479523422528339968" = 1'-0"
- 178. 1/3831238852164722145895867567875772959046845056679936" = 1'-0"
- 179. 1/7662477704329444291791735135751545918093690113359872" = 1'-0"
- 180. 1/15324955408658888583583470271503091836187380226719744" = 1'-0"
- 181. 1/30649910817317777167166940543006183672374760453439488" = 1'-0"
- 182. 1/61299821634635554334333881086012367344749520906878976" = 1'-0"
- 183. 1/122599643269271108668667762172024734689499041813757952" = 1'-0"
- 184. 1/245199286538542217337335524344049469378998083627515904" = 1'-0"
- 185. 1/490398573077084434674671048688098938757996167255031808" = 1'-0"
- 186. 1/980797146154168869349342097376197877515992334510063616" = 1'-0"
- 187. 1/1961594292308337738698684194752395755031984669020127232" = 1'-0"
- 188. 1/3923188584616675477397368389504791510063969338040254464" = 1'-0"
- 189. 1/7846377169233350954794736779009583020127938676080508928" = 1'-0"
- 190. 1/15692754338466701909589473558019166040255877352161017856" = 1'-0"
- 191. 1/31385508676933403819178947116038332080511754704322035712" = 1'-0"
- 192. 1/62771017353866807638357894232076664161023509408644071424" = 1'-0"
- 193. 1/125542034707733615276715788464153328322047018817288142848" = 1'-0"
- 194. 1/251084069415467230553431576928306656644094037634576285696" = 1'-0"
- 195. 1/502168138830934461106863153856613313288188075269152571392" = 1'-0"
- 196. 1/1004336277661868922213726311713226626576376150538305142784" = 1'-0"
- 197. 1/2008672555323737844427452623426453253152752301076610285568" = 1'-0"
- 198. 1/4017345110647475688854905246852906506305504602153220571136" = 1'-0"
- 199. 1/8034690221294951377709810493705813012611009204306441142272" = 1'-0"
- 200. 1/16069380442589902755419620987411626025222018408612882284544" = 1'-0"
- 201. 1/32138760885179805510839241974823252050444036817225764569088" = 1'-0"
- 202. 1/64277521770359611021678483949646504100888073634451529138176" = 1'-0"
- 203. 1/128555043540719222043356967899293008201776147268903058276352" = 1'-0"
- 204. 1/257110087081438444086713935798586016403552294537806116552704" = 1'-0"
- 205. 1/514220174162876888173427871597172032807104589075612233105408" = 1'-0"
- 206. 1/1028440348325753776346855743194344065614209178151224466210816" = 1'-0"
- 207. 1/2056880696651507552693711486388688131228418356302448932421632" = 1'-0"
- 208. 1/4113761393303015105387422972777376262456836712604897864843264" = 1'-0"
- 209. 1/8227522786606030210774845945554752524913673425209795729686528" = 1'-0"
- 210. 1/16455045573212060421549691891109505049827346850419591459373056" = 1'-0"
- 211. 1/32910091146424120843099383782219010099654693700839182918746112" = 1'-0"
- 212. 1/65820182292848241686198767564438020199309387401678365837492224" = 1'-0"
- 213. 1/13164036458569648337239753512887604039861877480335673167498448" = 1'-0"
- 214. 1/26328072917139296674479507025775208079723754960671346334996896" = 1'-0"
- 215. 1/52656145834278593348959014051550416159447509921342692669993792" = 1'-0"
- 216. 1/105312291668557186697918028103100832318895019842685385339987584" = 1'-0"
- 217. 1/210624583337114373395836056206201664637790039685370770679975168" = 1'-0"
- 218. 1/421249166674228746791672112412403329275580079370741541359950336" = 1'-0"
- 219. 1/842498333348457493583344224824806658551160158741483082719900672" = 1'-0"
- 220. 1/1684996666896914987166688449649613317102320317482966165439801344" = 1'-0"
- 221. 1/3369993333793829974333376899299226634204640634965932330879602688" = 1'-0"
- 222. 1/6739986667587659948666753798598453268409281269931864661759205376" = 1'-0"
- 223. 1/13479973335175319897333507597196906536818562539863729323518410752" = 1'-0"
- 224. 1/26959946670350639794667015194393813073637125079727458647036821504" = 1'-0"
- 225. 1/53919893340701279589334030388787626147274250159454917294073643008" = 1'-0"
- 226. 1/107839786681402559178668060777575252294548500318909834588147286016" = 1'-0"
- 227. 1/215679573362805118357336121555150504589097000637819669176294572032" = 1'-0"
- 228. 1/431359146725610236714672243110301009178194001275639338352589144064" = 1'-0"
- 229. 1/862718293451220473429344486220602018356388002551278676705178288128" = 1'-0"
- 230. 1/17254365869

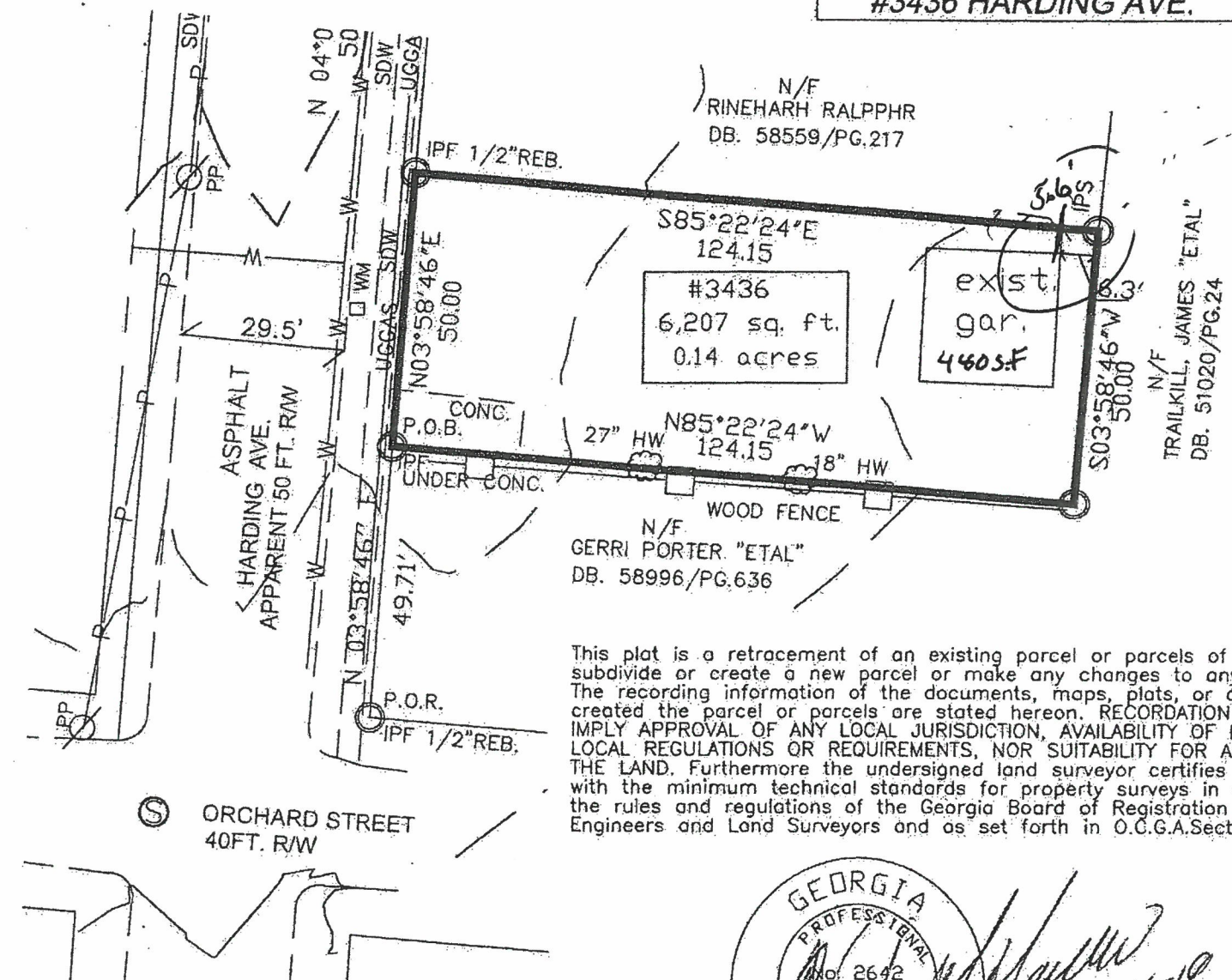
FLOOD NOTES

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

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

LEGENDS OF SYMBOLS

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

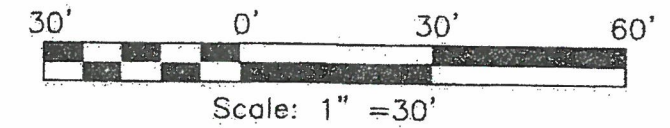


ZONING RSF
 SETBACKS
 FRONT 15'
 SIDE 5'
 REAR 20'

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



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



S BLOCK RESERVED FOR THE CLERK
 F THE SUPERIOR COURT

SURVEY ORDERED BY:
 NAME: DAVID COOK
 ADDRESS: 8024 FAIR OAKS CT.
 JONESBORO, GA 30236
 PHONE (24HR.): 770-231-7215

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (N/A) FEET, AND AN ANGULAR ERROR OF (N/A) PER ANGLE POINT, AND WAS ADJUSTED USING (N/A) COMPASS RULE. FIELD DATA WAS OBTAINED RADIALLY
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 348,300,000 FEET. EQUIPMENT USED LEICA ROBOTIC TS12

GENERAL NOTES

TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
 LAST DATE OF FIELD SURVEY 12/06/19
 ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
 INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
 NO CERTIFICATION IS MADE AS TO THE ACCURACY
 ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.

This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

CONTOUR INTERVALS 2 FT.

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

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

FLOOD NOTES

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

PANEL# 13121C0366F DATED 09/18/2013

INDEX

SITE PLAN, GRADING, EROSION CONTROLS PLANS

- 4. EROSION CONTROL NOTES
- 6. EROSION CONTROL DETAILS
- LANDSCAPING PLANS
- CONSTRUCTION DETAILS

SURVEY ORDERED BY:

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

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

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

PROPOSED LOT COVERAGE

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

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

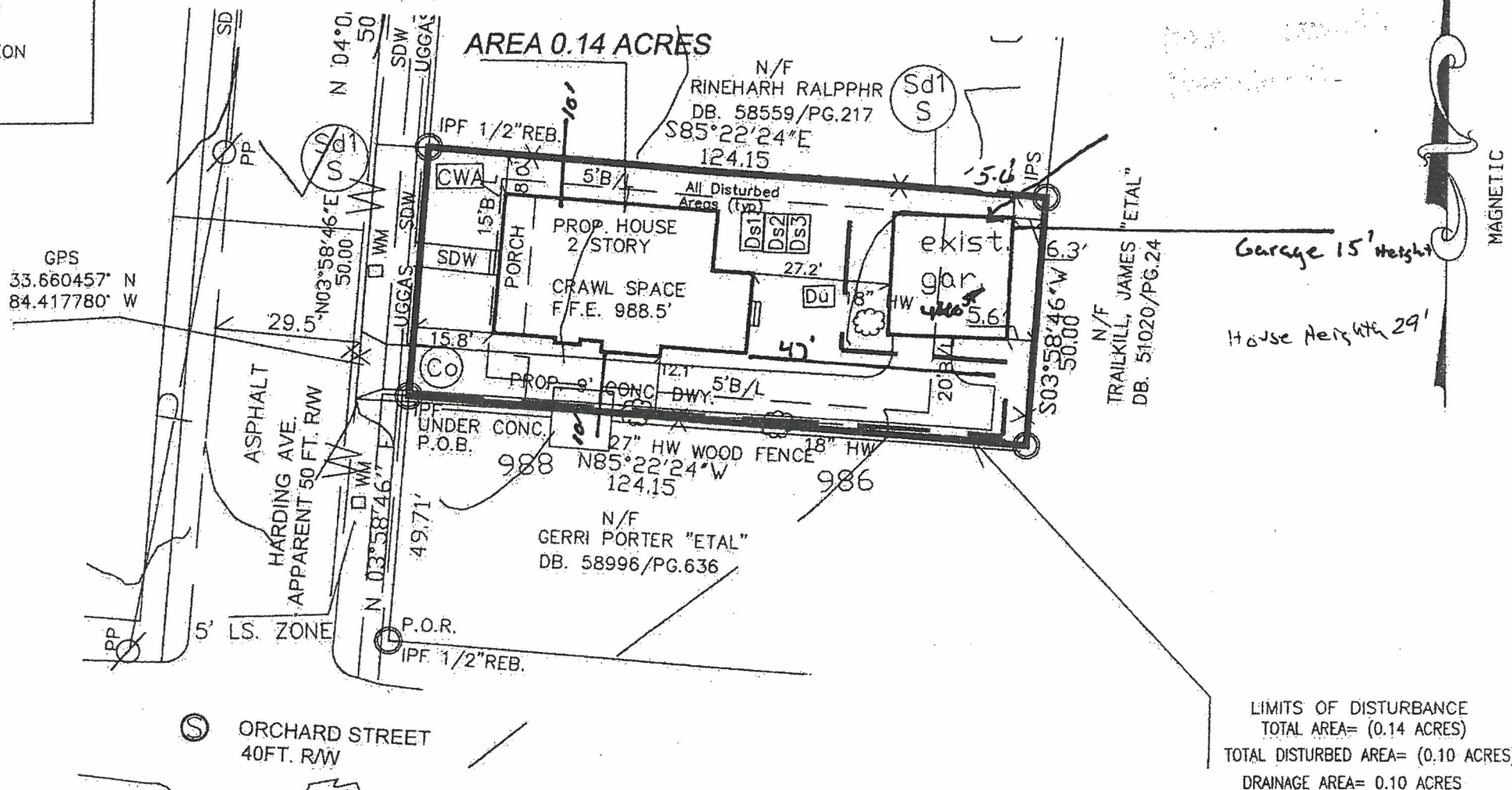


ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

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

BUILDER NEEDS TO CONTACT WATER AND SEWER DEPARTMENT FOR SERVICES.

NO GRADING REQUIRED EXCEPT ON HOUSE PAD

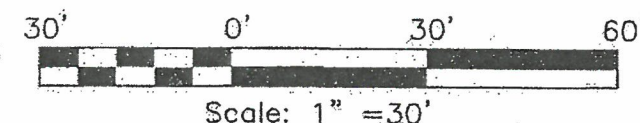


GENERAL NOTES

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

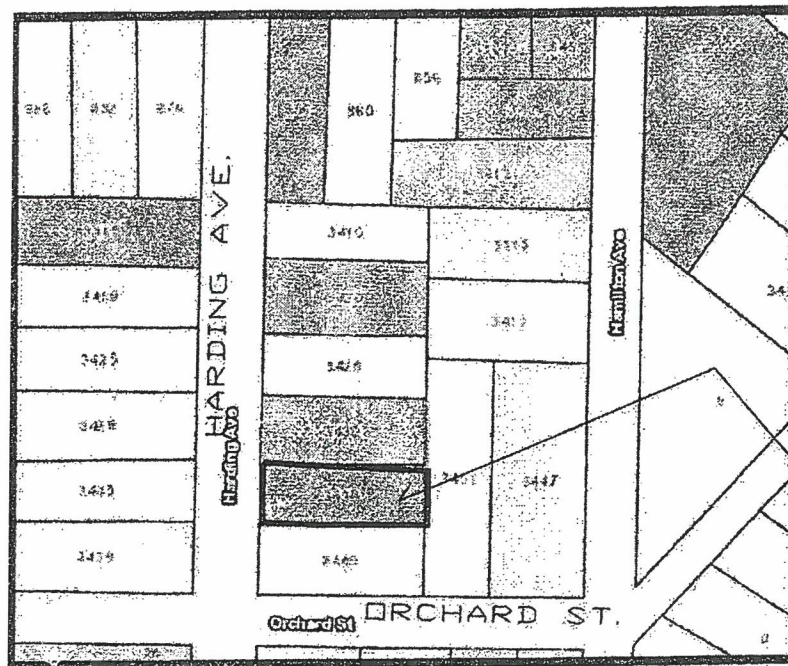
ACTIVITY SCHEDULE	1	2	3	4	5
1. INSTALLATION OF EROSION CONTROL MEASURES	-	-	-	-	-
2. CLEARING AND GRADING	-	-	-	-	-
3. BUILDING CONSTRUCTION	-	-	-	-	-
5. DRIVEWAY	-	-	-	-	-
6. GRASS (TEMP.) (PERM.)	-	-	-	-	-
7. MAINTAIN EROSION CONTROL	-	-	-	-	-
8. CLEAN UP	-	-	-	-	-

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



LEGENDS OF SYMBOLS	
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2" REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
SP	STEEL POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS
PROP. SLOPE "DRAINAGE"	
O	OAK TREE
P	PINE TREE
---- EXIST. CONTOUR	
-1000- PROP. CONTOUR	

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



VICINITY MAP "NTS"

SITE

The proposed site will be used for 1 Residential home.

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

2. Controls

The following controls will be implemented at the construction site:

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

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

Certification

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003."

Angel M. Marrero
Georgia Licensed Professional #4479

12-12-19
Date

Certification

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

Angel M. Marrero
ANGEL M. MARRERO, RLS
Certified Design Professional # 4479

12-12-19
DATE

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

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

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

Wetlands:

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

Receiving Waters

UNNAMED TRIBUTARY TO FLINT RIVER

State Waters

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

Drainage Description

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

Slopes After Grading

Maximum Slope is 3:1

Erosion Control Measures

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

WASTE DISPOSAL

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

SPILL PREVENTION & CONTROL

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

OTHER CONTROLS

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

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

HAZARDOUS WASTES

OTHER CONTROLS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

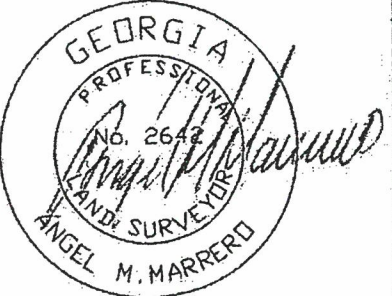
CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

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

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

EROSION CONTROL NOTES:

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



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

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

c. Tertiary Permittee.

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

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

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

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

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

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

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

F. Retention of Records.

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

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

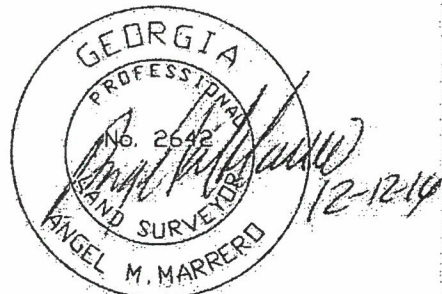
2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

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

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

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

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



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

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

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

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

Ds2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

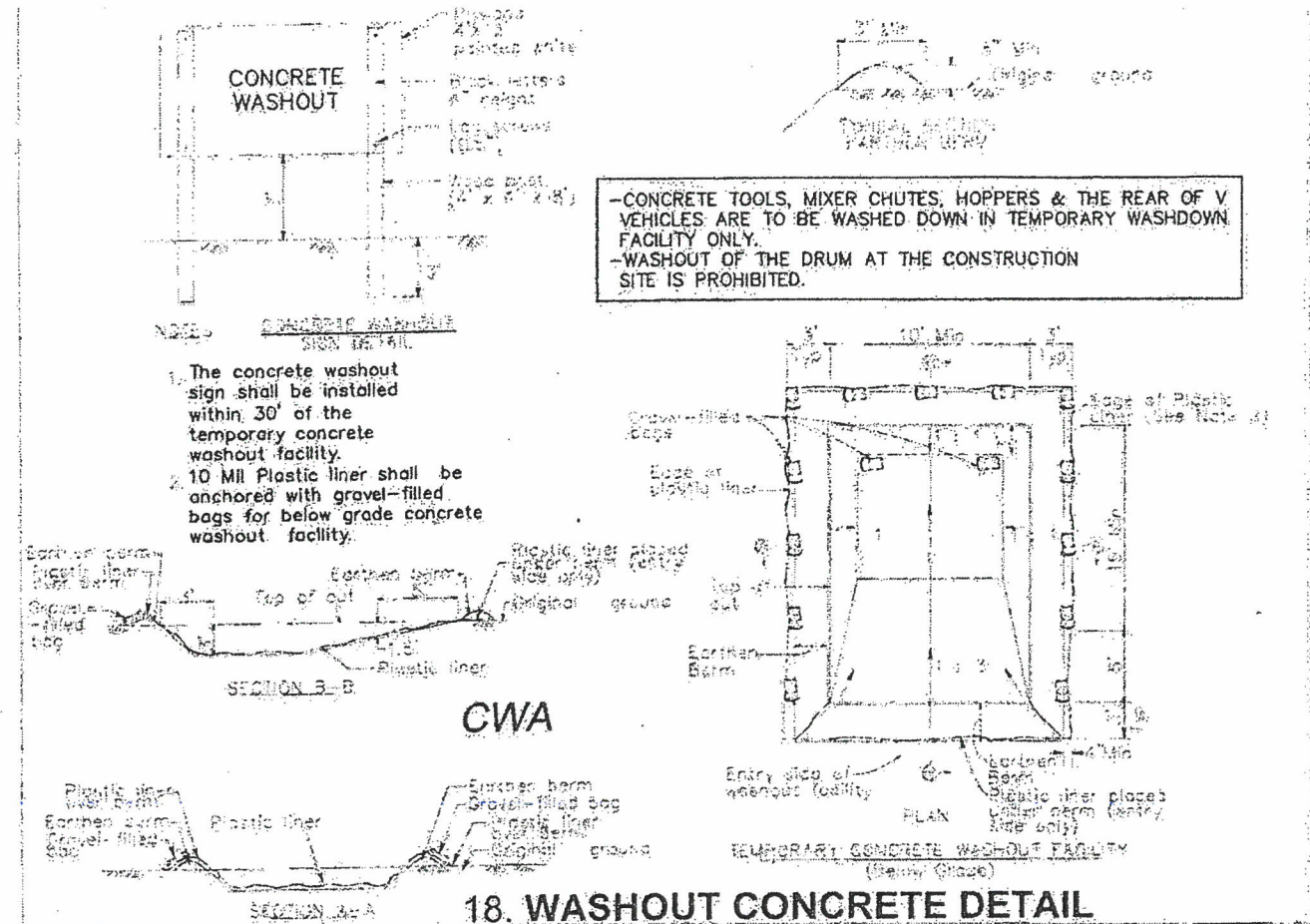
SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
RYEGRASS (ANNUAL)	40 LBS/ACRE	AUGUST - APRIL
MILLET; PEARL	50 LBS/ACRE	APRIL - AUGUST
RYE	168 LBS/ACRE	AUGUST - DECEMBER

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

Ds3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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

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



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

EROSION & SEDIMENT CONTROL

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

5	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
6	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

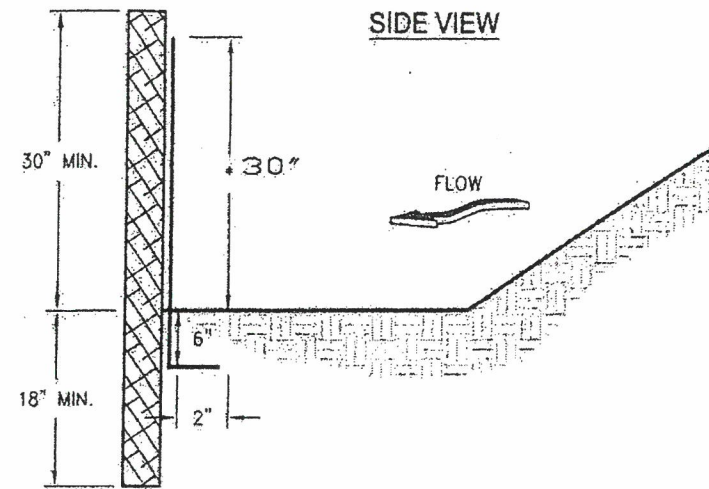


ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

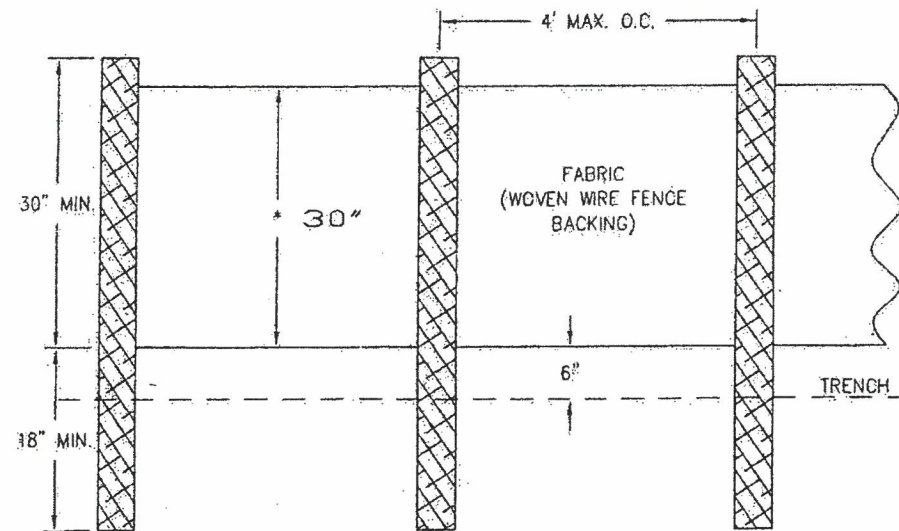
REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	EROSION CONTROLS DETAILS FOR: TSLE, LLC	CITY OF HAPEVILLE FULTON County, GA
	Land Lot 98 14TH Dist.	
	Drawn By: AMM	Scale: N.T.S.
	Dwg No: 2-191280SP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

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW

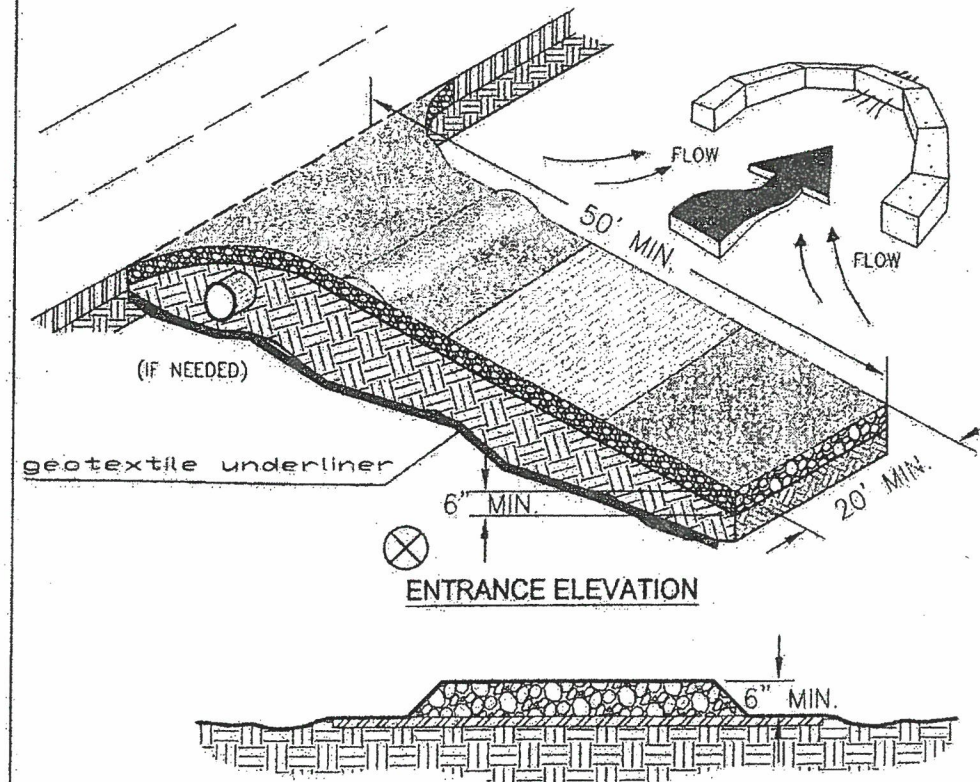


NOTES:

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

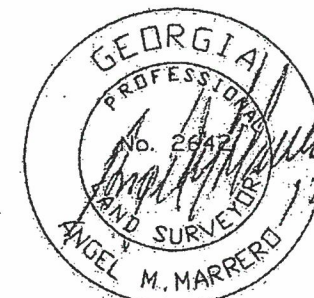
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



NOTES:

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



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

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

FLOOD NOTES

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

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

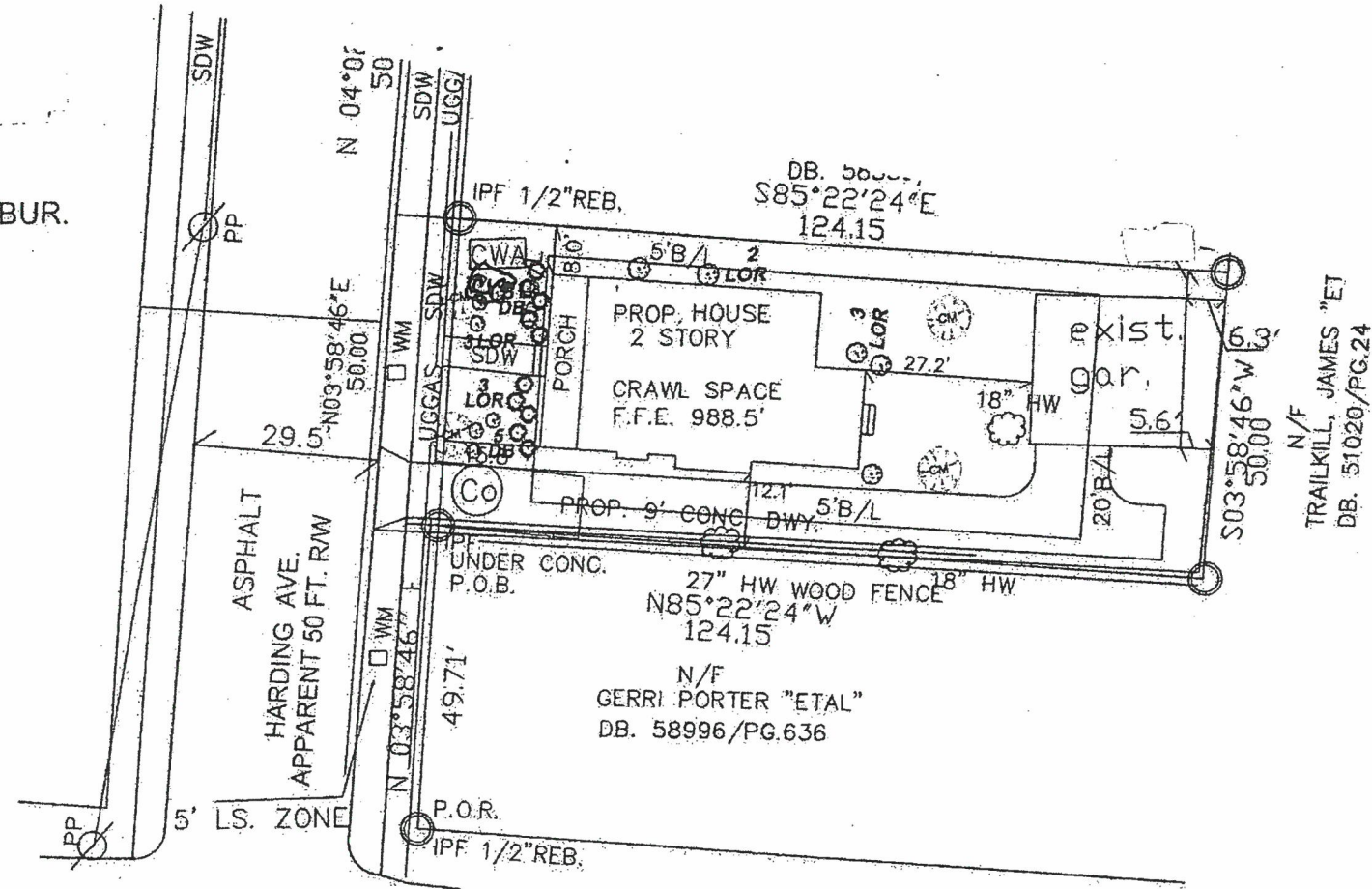
LEGENDS OF SYMBOLS

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

MAGNETIC

- M. PLANT NAME
 UNDERSTORY TREES
 1 Maple Tree
 SHRUBS
 1 DWARF BURFORDI HOLLY/ILEX CORNUTA BUR.
 R DWF. RED LOROPETALUM/LOR. CHINENSE

- OD BERMUDAGRASS
 RASS - COMMON BERMUDA GRASS

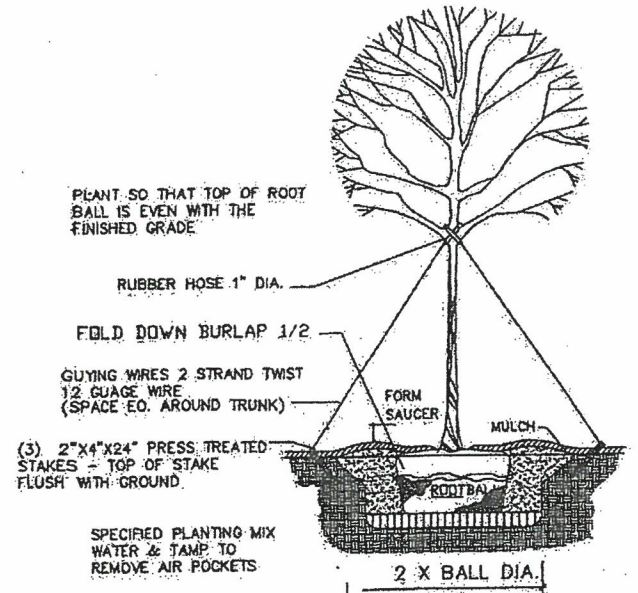
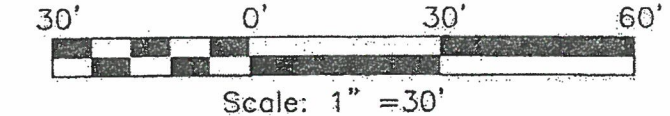


ORCHARD STREET
 40FT. RW

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



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



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

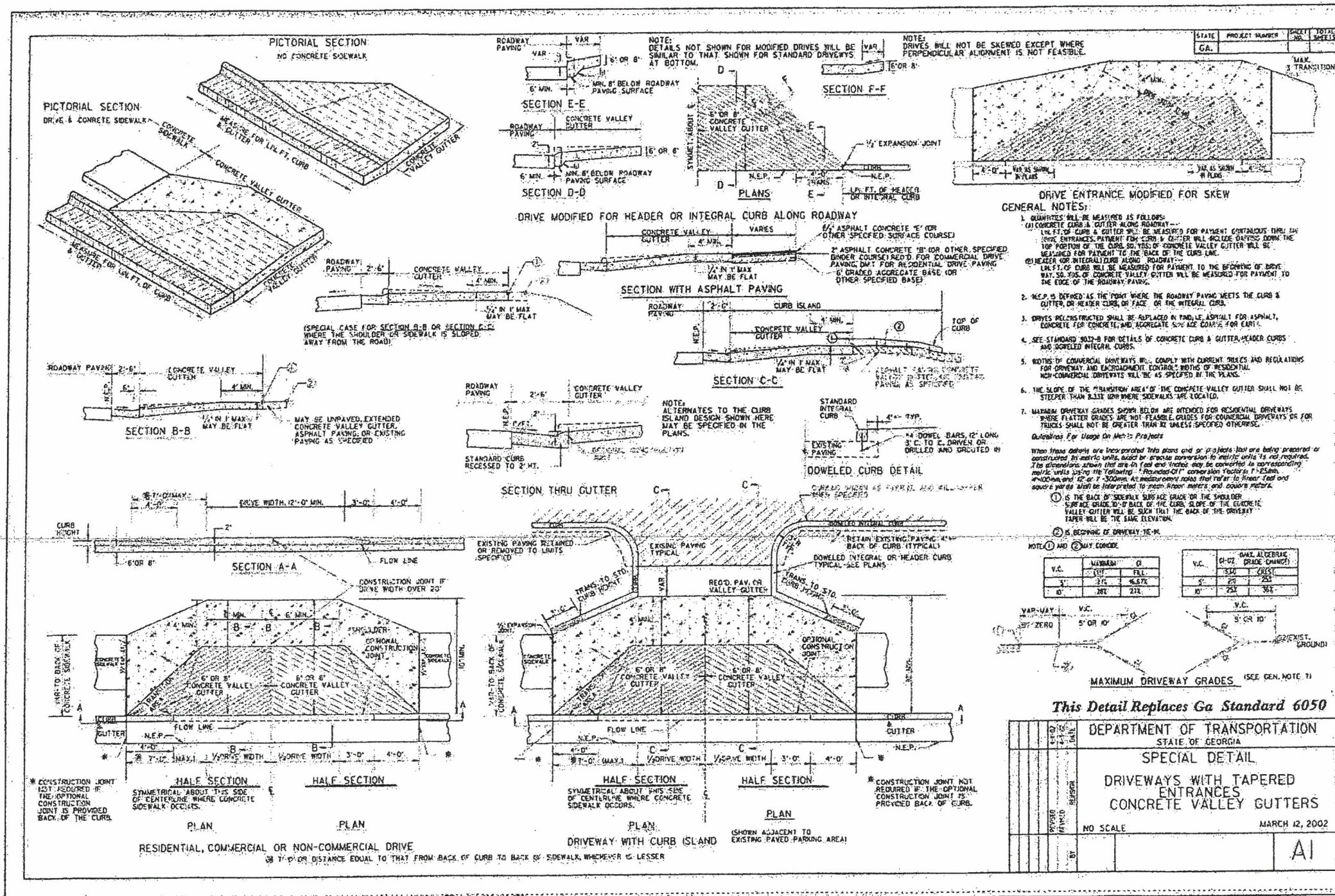
REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA. 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
LANDSCAPING PLANS FOR: TSLE, LLC CITY OF HAPEVILLE Land Lot 98 14TH Dist. FULTON County, GA		
Drawn By: AMM	Scale: 1"=30'	
Dwg No: 2-191280SP	Date: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

LEGENDS OF SYMBOLS

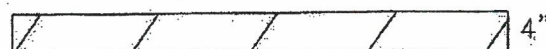
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTR	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE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

HW HARDWOOD

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



PROPP. CONC. DWY AND SDW.



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

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



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

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Extension – 3436 Harding**

BACKGROUND

The City of Hapeville Planning Commission approved a site plan for 3436 Harding Avenue at its January 14, 2020 meeting. The site plan, submitted by David Cook, was to construct a one and a half story single-family dwelling with a detached (existing) garage at 3436 Harding Ave. The dwelling will have 1,800 SF of heated floor area and will include three bedrooms and three bathrooms.

The property is zoned R-0, One-Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

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

(e)Period of validity for site plan. No site plan shall be valid for a period longer than 12 months from the date it is approved by the fixing of the signature of the chairman of the planning commission and the building official, unless within such period a building permit is obtained and construction commenced. The planning commission may grant extensions not exceeding 12 months each upon written request of the original applicant and resubmission of the application, if the application as submitted is substantially the same as the initially approved application. However, the planning commission has the power in such cases to attach new conditions to its reapproval, or to disapprove the request for an extension. Where an application for extension contains changes which the planning commission concludes materially alter the initial application, it shall refer the application to the building official, who shall initiate a new site plan review procedure.

RECOMMENDATION

Staff recommends approval of the extension for 12 months.

21-PC-10-43

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

Name of Applicant David W Cook

Mailing Address: 100 Glendale Drive Peachtree City GA 30269

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

Property Owner (s) Same

Mailing Address Same

Telephone Same Mobile # Same

Address/Location of Property: 257 Birch Street Hapeville GA

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-009400091130

Present Zoning Classification: R1 Size of Tract: .1190 acre(s)

Present Land Use: Residential Single Family

Please check the following as it applies to this application

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

Other (Please State) _____

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

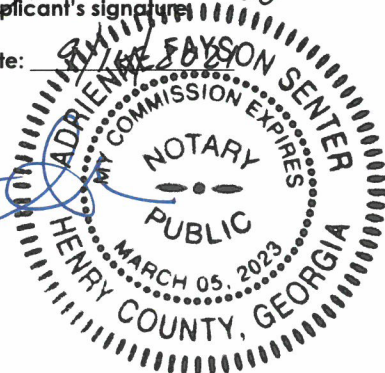
David W Cook
Applicant's signature

Date: _____

Sworn to and subscribed before me

This 14th day of September 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.)

Add 20x20 Detached garage
and additional parking pool

**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:

261 Birch street, 257 Birch street
N 859 Custer Ave. Hapeville

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant

David W Cook

Address of Applicant

106 Glendale Dr. Peachtree City GA

Telephone of Applicant



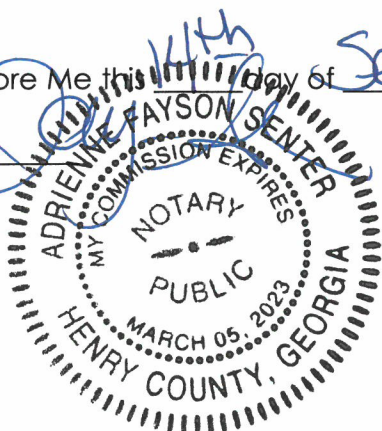

Signature of Owner

David W Cook

Print Name of Owner

Personally Appeared Before Me this 11th day of September, 2021.

Notary Public



Site Plan Checklist – Please include with your application.

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

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

DWC

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

DWC

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

DWC

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

DWC

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

DwC

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

DwC

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

DwC

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

DwC

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

DwC

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

DwC

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

DwC

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

DwC

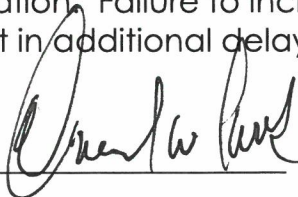
The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

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

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

Applicant Signature: _____

Date 9/14/2021





CLATTON COUNTY

THIS INDENTURE, made this 29th day of December
in the year of our Lord One Thousand Nine Hundred and Eighty Six
between JAMES G. GIBSON
of the State of GEORGIA and County of FULTON of the first part
and JOHN H. BLAKE
of the State of Georgia and County of FULTON of the second part.

WITNESSETH That the said part Y of the first part, for and in consideration of the sum of TSN NO. 100 (\$10.00) and other valuable consideration DOLLARS in hand paid as and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he is granted, bargained, sold and conveyed and by these presents to me grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in

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

BEGINNING at a point located on the north side of Birch Street, 250 feet east as measured along the north side of Birch Street from the northeast corner of the intersection of Birch Street and Fifth Street; thence running east as measured along the north side of Birch Street, 50 feet to a point; thence running north 150 feet to a point; thence running west fifty feet to a point; thence running south 150 feet to the point of beginning and being Lot 23, Block F of Moreland Park Subdivision.

AIDS

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia, being Lot 22, Block F of Moreland Park Subdivision, as per plat recorded in Plat Book 19, Page 68, Fulton County records, more particularly described as follows:

BEGINNING at a point on the north side of Birch Street, two hundred (200) feet east from the northeast corner of Birch and Fifth Streets; thence north one hundred fifty (150) feet; thence east Fifty (50) feet; thence South one hundred fifty (150) feet to Birch Street; thence west along the north side of Birch Street, fifty (50) feet to the point of beginning, being improved property having thereon a one-story concrete block house as shown by blue print of survey made by E. E. Huff, surveyor, dated April 18, 1947.

QCD REL
DE Book 49270 Page 341

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, JAN 5 1987 at 10:02

Libra J. Rice

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0367F DATED 09/18/2013

BUILDER NEEDS TO CONTACT WATER AND SEWER DEPARTMENT FOR SERVICES.

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 07/31/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING.
7. CONTOURS INTERVALS 2FT

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

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

LEGENDS OF SYMBOLS

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

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

--- EXIST. CONTOUR
--- PROP. CONTOUR 60'

INITIAL PERIMETER ES&PC PLAN 30'
INTERMEDIATE ES&PC PLAN
FINAL ES&PC PLAN
Scale: 1" = 30'

2.	MOVED HOUSE LOC. ADD FENCE AND A.C.	08/24/20
1.	CITY COMMENTS ADD Garage	09/10/19
REV.	DESCRIPTION	DATE

SOUTHSIDE
SURVEYING & PLANNING
LSF000831
#205 CORPORATE CENTER DR.
STOCKBRIDGE, GA 30281
Phone: (770) 320-8009
Fax: (770) 320-8098

SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR:

TSLE, LLC

Land Lot 91 14TH Dist. FULTON County, GA

Drawn By: AMM Scale: 1"=30'

Dwg No: 2-180983 Date: 07/31/19

INDEX

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

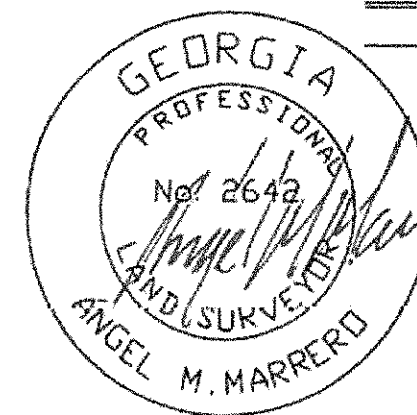
SURVEY ORDERED BY:
NAME: DAVID COOK
ADDRESS: 100 GLENDALE DR.
PEACHTREE, CITY, GA 30269
PHONE (24HR.): 770-231-7215

PARCEL ID# 14 009400091130
REF. DEED
DB: 49270 PG: 341
LOT 23 BLOCK F OF
MORLAND PARK S/D
PB. 19, PG. 68
#257 BIRCH ST.

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA
0.17 X 70% = 0.1190 ACRES (5,183 SQ.FT.)

PROPOSED LOT COVERAGE

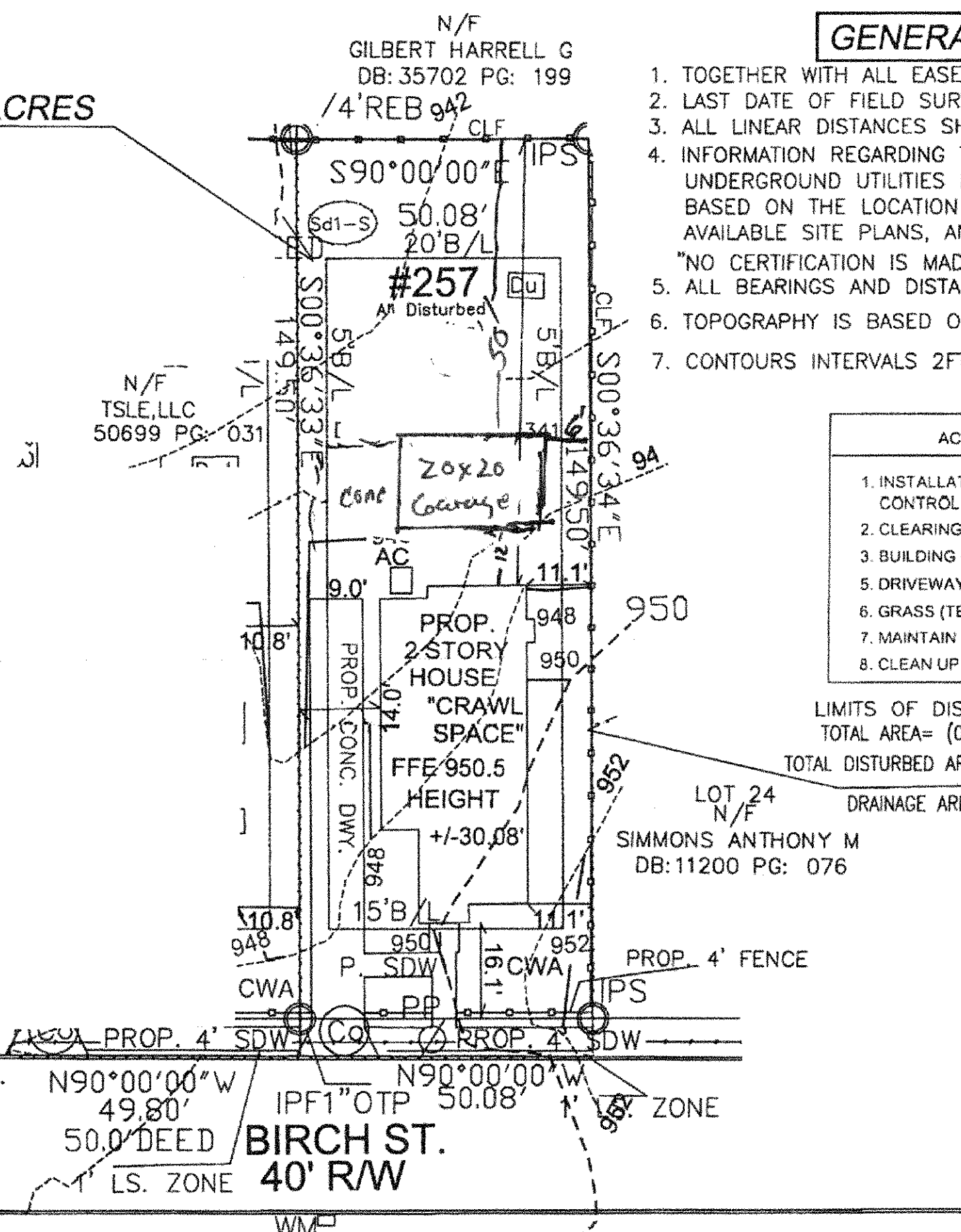
1. HOUSE 1,296 SQ.FT.
 2. CONC. DWY AND WALKWAY 901 SQ. FT.
 3. Garage 406.5 FT
 4. Add concrete pad
- TOTAL 2,197 SQ. FT. (.05 ACRES) 29%
New total 2847 sq ft.
3670



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

ZONING R-1
SETBACKS
FRONT 15'
SIDE 5'
REAR 20'

AREA 0.17 ACRES



IMPORTANT NOTES

READ THESE INSTRUCTIONS CAREFULLY before you begin construction. They contain important information about the materials, tools, and techniques you will need to use. Read them carefully and follow them exactly. If you do not, your garage may not be safe or may not last as long as you want it to.

GENERAL REQUIREMENTS

- 1. The garage shall be constructed of concrete or masonry.
- 2. The garage shall be finished with a minimum of 1/2" of concrete or masonry.
- 3. The garage shall be finished with a minimum of 1/2" of concrete or masonry.
- 4. The garage shall be finished with a minimum of 1/2" of concrete or masonry.

CONCRETE

Concrete shall be poured in a single lift. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

FINISHING

The garage shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

CONCRETE

Concrete shall be poured in a single lift. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

FINISHING

The garage shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

GENERAL REQUIREMENTS

The garage shall be constructed of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry.

CONCRETE

Concrete shall be poured in a single lift. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

FINISHING

The garage shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

GENERAL REQUIREMENTS

The garage shall be constructed of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry.

CONCRETE

Concrete shall be poured in a single lift. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

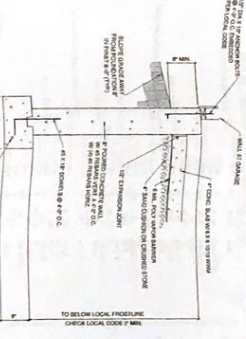
FINISHING

The garage shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry. It shall be finished with a minimum of 1/2" of concrete or masonry.

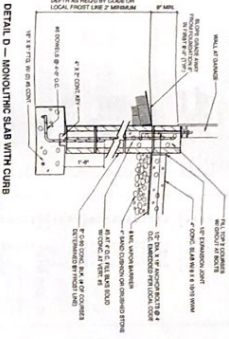
GENERAL REQUIREMENTS

The garage shall be constructed of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry. The garage shall be finished with a minimum of 1/2" of concrete or masonry.

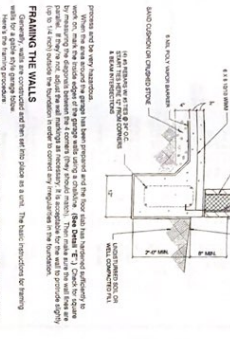
DETAIL A - CONCRETE STEM WALL



DETAIL B - CONCRETE STEM WALL



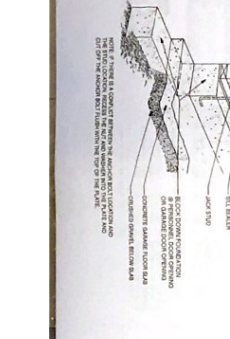
DETAIL C - CONCRETE STEM WALL



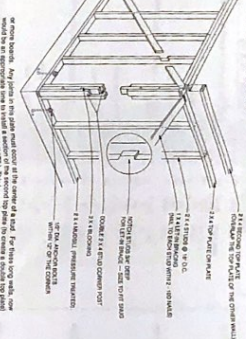
DETAIL D - CONCRETE STEM WALL



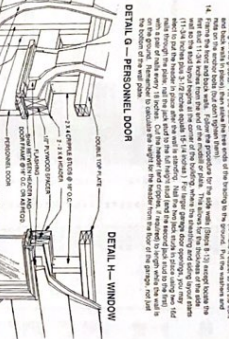
DETAIL E - CONCRETE STEM WALL



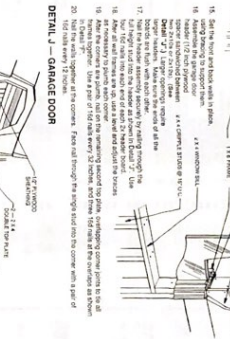
DETAIL F - WALL CONSTRUCTION



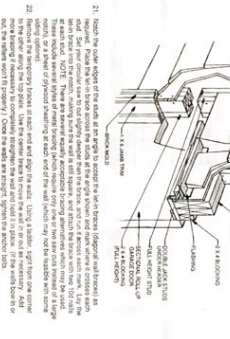
DETAIL G - WALL CONSTRUCTION



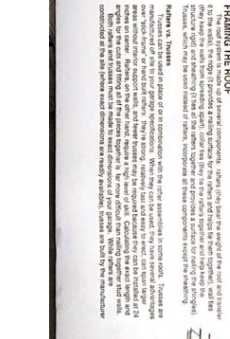
DETAIL H - WINDOW



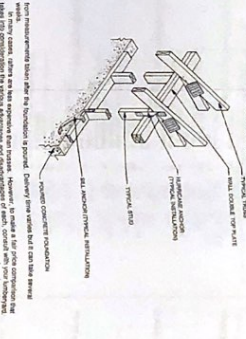
DETAIL I - WINDOW



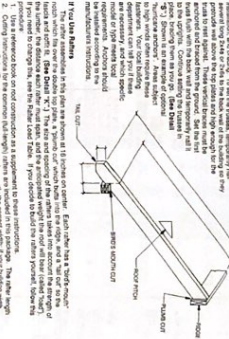
DETAIL J - WINDOW



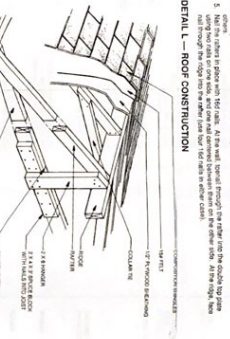
DETAIL K - TRUSS CONSTRUCTION



DETAIL L - TRUSS CONSTRUCTION



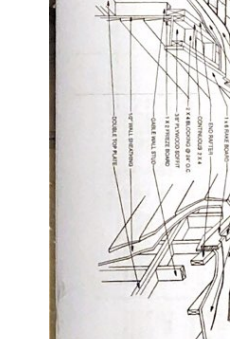
DETAIL M - TRUSS CONSTRUCTION



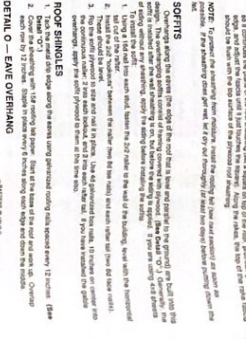
DETAIL N - TRUSS CONSTRUCTION



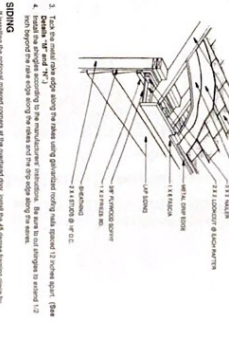
DETAIL O - TRUSS CONSTRUCTION



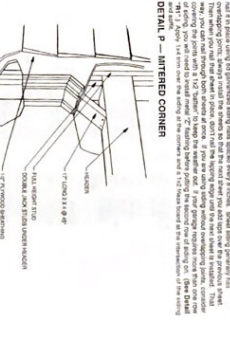
DETAIL P - TRUSS CONSTRUCTION



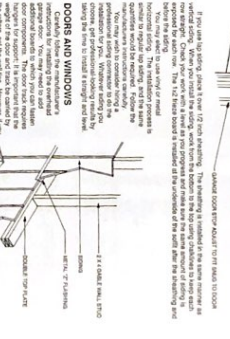
DETAIL Q - TRUSS CONSTRUCTION



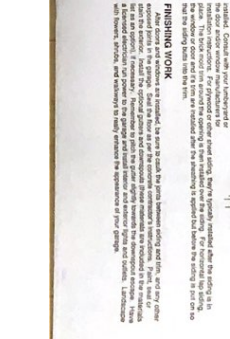
DETAIL R - TRUSS CONSTRUCTION



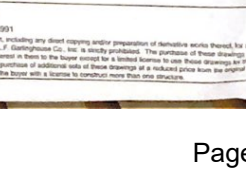
DETAIL S - TRUSS CONSTRUCTION



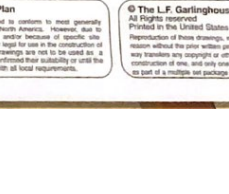
DETAIL T - TRUSS CONSTRUCTION



DETAIL U - TRUSS CONSTRUCTION



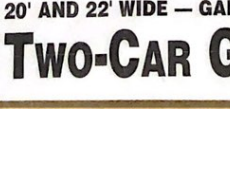
DETAIL V - TRUSS CONSTRUCTION



DETAIL W - TRUSS CONSTRUCTION



DETAIL X - TRUSS CONSTRUCTION



DETAIL Y - TRUSS CONSTRUCTION



DETAIL Z - TRUSS CONSTRUCTION



DETAIL AA - TRUSS CONSTRUCTION



DETAIL AB - TRUSS CONSTRUCTION



DETAIL AC - TRUSS CONSTRUCTION



DETAIL AD - TRUSS CONSTRUCTION



DETAIL AE - TRUSS CONSTRUCTION



DETAIL AF - TRUSS CONSTRUCTION



DETAIL AG - TRUSS CONSTRUCTION



DETAIL AH - TRUSS CONSTRUCTION



DETAIL AI - TRUSS CONSTRUCTION



DETAIL AJ - TRUSS CONSTRUCTION



DETAIL AK - TRUSS CONSTRUCTION



DETAIL AL - TRUSS CONSTRUCTION



DETAIL AM - TRUSS CONSTRUCTION



DETAIL AN - TRUSS CONSTRUCTION



DETAIL AO - TRUSS CONSTRUCTION



DETAIL AP - TRUSS CONSTRUCTION



DETAIL AQ - TRUSS CONSTRUCTION



DETAIL AR - TRUSS CONSTRUCTION



DETAIL AS - TRUSS CONSTRUCTION



DETAIL AT - TRUSS CONSTRUCTION



DETAIL AU - TRUSS CONSTRUCTION



DETAIL AV - TRUSS CONSTRUCTION



DETAIL AW - TRUSS CONSTRUCTION



DETAIL AX - TRUSS CONSTRUCTION



DETAIL AY - TRUSS CONSTRUCTION



DETAIL AZ - TRUSS CONSTRUCTION



DETAIL BA - TRUSS CONSTRUCTION



DETAIL BB - TRUSS CONSTRUCTION



DETAIL BC - TRUSS CONSTRUCTION



DETAIL BD - TRUSS CONSTRUCTION



DETAIL BE - TRUSS CONSTRUCTION



DETAIL BF - TRUSS CONSTRUCTION



DETAIL BG - TRUSS CONSTRUCTION



DETAIL BH - TRUSS CONSTRUCTION



DETAIL BI - TRUSS CONSTRUCTION



DETAIL BJ - TRUSS CONSTRUCTION



DETAIL BK - TRUSS CONSTRUCTION



DETAIL BL - TRUSS CONSTRUCTION



DETAIL BM - TRUSS CONSTRUCTION



DETAIL BN - TRUSS CONSTRUCTION



DETAIL BO - TRUSS CONSTRUCTION



DETAIL BP - TRUSS CONSTRUCTION



DETAIL BQ - TRUSS CONSTRUCTION



DETAIL BR - TRUSS CONSTRUCTION



DETAIL BS - TRUSS CONSTRUCTION



DETAIL BT - TRUSS CONSTRUCTION



DETAIL BU - TRUSS CONSTRUCTION



DETAIL BV - TRUSS CONSTRUCTION



DETAIL BW - TRUSS CONSTRUCTION



DETAIL BX - TRUSS CONSTRUCTION



DETAIL BY - TRUSS CONSTRUCTION



DETAIL BZ - TRUSS CONSTRUCTION



DETAIL CA - TRUSS CONSTRUCTION



DETAIL CB - TRUSS CONSTRUCTION



DETAIL CC - TRUSS CONSTRUCTION



DETAIL CD - TRUSS CONSTRUCTION



DETAIL CE - TRUSS CONSTRUCTION



DETAIL CF - TRUSS CONSTRUCTION



DETAIL CG - TRUSS CONSTRUCTION



DETAIL CH - TRUSS CONSTRUCTION



DETAIL CI - TRUSS CONSTRUCTION



DETAIL CJ - TRUSS CONSTRUCTION



DETAIL CK - TRUSS CONSTRUCTION



DETAIL CL - TRUSS CONSTRUCTION



DETAIL CM - TRUSS CONSTRUCTION



DETAIL CN - TRUSS CONSTRUCTION



DETAIL CO - TRUSS CONSTRUCTION



DETAIL CP - TRUSS CONSTRUCTION



DETAIL CQ - TRUSS CONSTRUCTION



DETAIL CR - TRUSS CONSTRUCTION



DETAIL CS - TRUSS CONSTRUCTION



DETAIL CT - TRUSS CONSTRUCTION



DETAIL CU - TRUSS CONSTRUCTION



DETAIL CV - TRUSS CONSTRUCTION

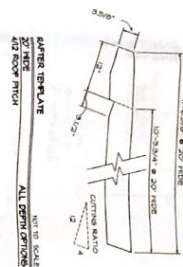


DETAIL CW - TRUSS CONSTRUCTION

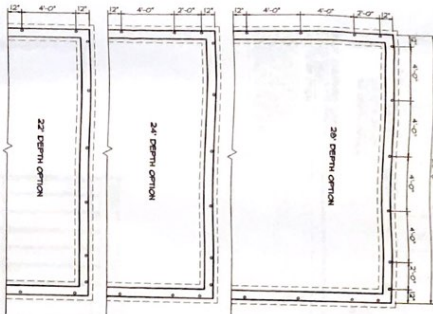


DETAIL

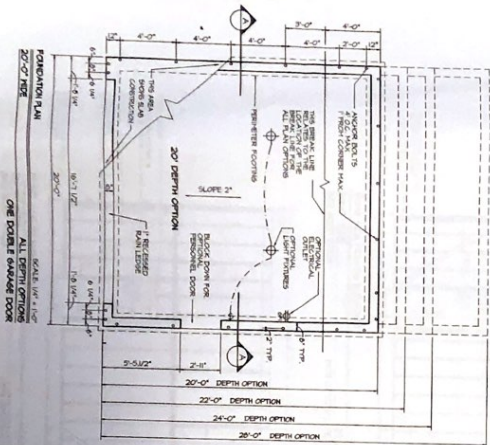
20' WIDE GARAGES



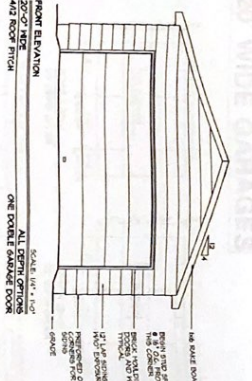
20' WIDE GARAGE



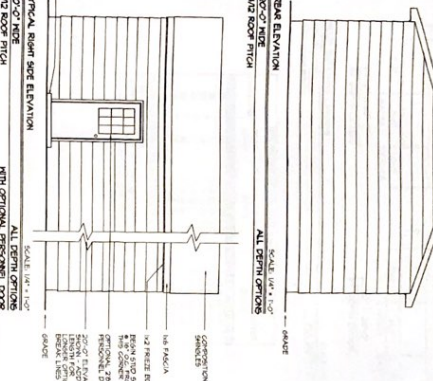
20' WIDE GARAGE



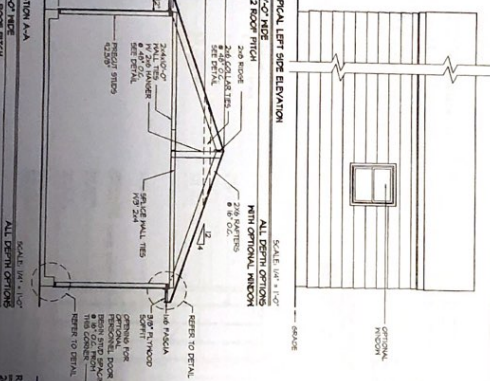
20' WIDE GARAGE



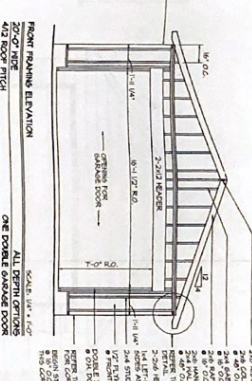
20' WIDE GARAGE



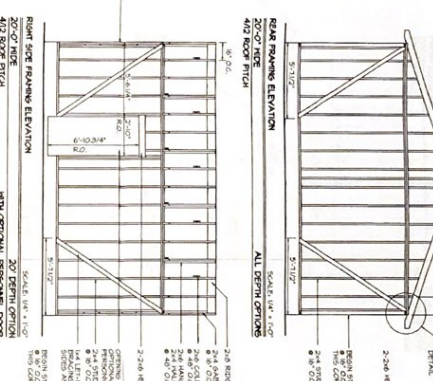
20' WIDE GARAGE



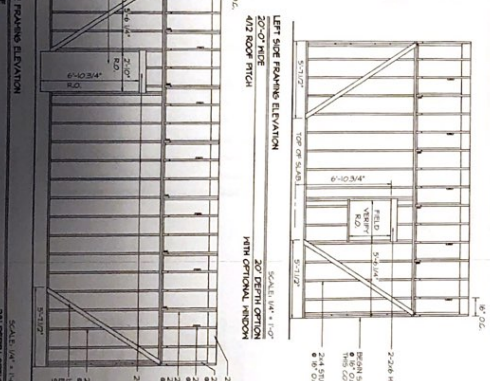
20' WIDE GARAGE



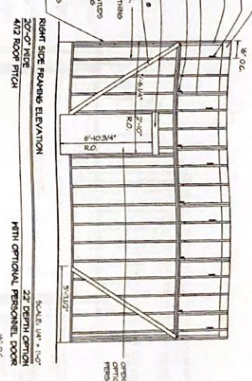
20' WIDE GARAGE



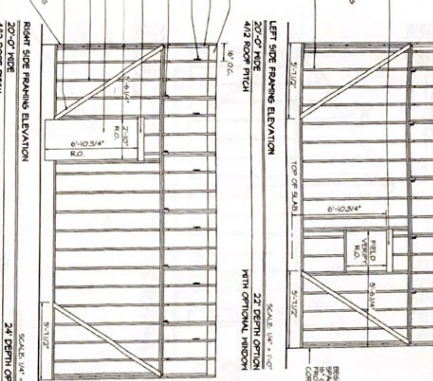
20' WIDE GARAGE



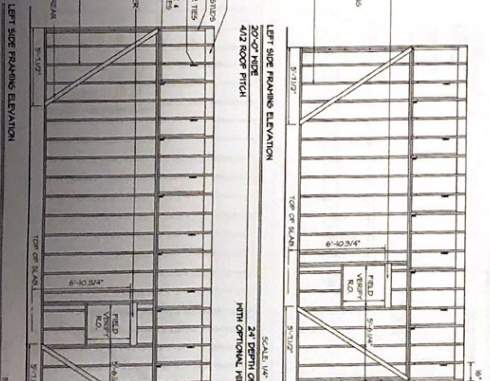
20' WIDE GARAGE



20' WIDE GARAGE



20' WIDE GARAGE



20' WIDE GARAGE

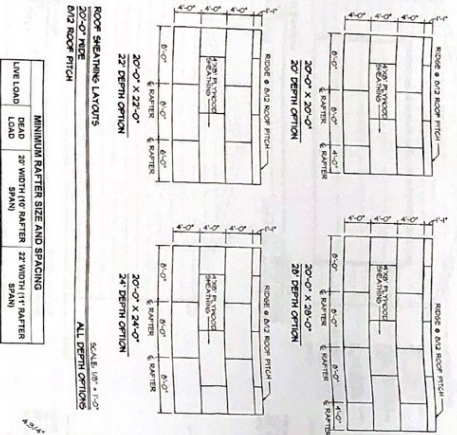
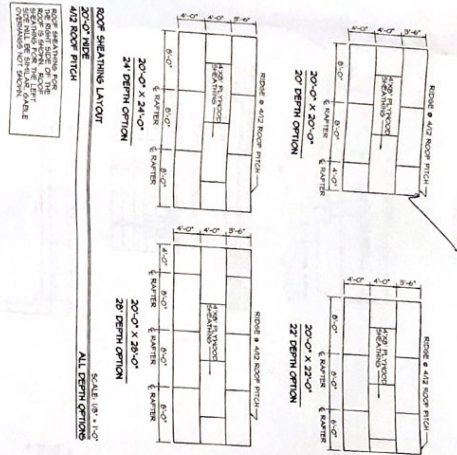
20' AND 22' WIDE — GABLE ENTRY

Two-Car Garages

Adaptation & Utilization of This Plan
These plans have been professionally prepared in conformance with most generally accepted construction standards throughout North America. However, due to local codes, regulations and building practices, alterations may be required. It is the responsibility of the user to adapt these plans to local conditions. The publisher is not responsible for any alterations or modifications made by the user. The publisher is not responsible for any damages or injuries resulting from the use of these plans. The publisher is not responsible for any damages or injuries resulting from the use of these plans.

© The L.F. Garlinghouse Co., Inc.
All Rights Reserved
Printed in the United States of America 1991
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works, without the prior written permission of The L.F. Garlinghouse Co., Inc., is strictly prohibited. The publisher is not responsible for any damages or injuries resulting from the use of these plans. The publisher is not responsible for any damages or injuries resulting from the use of these plans.

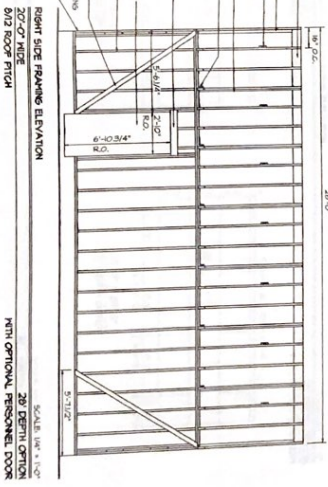
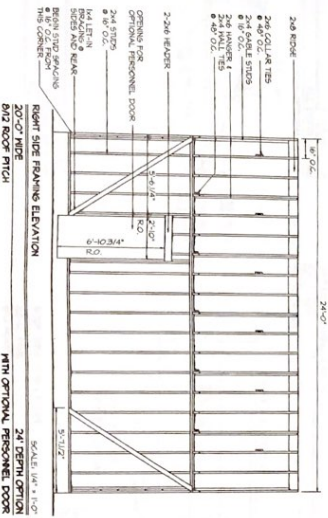
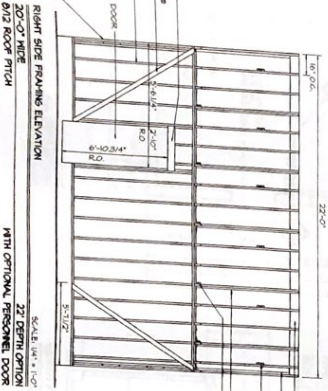
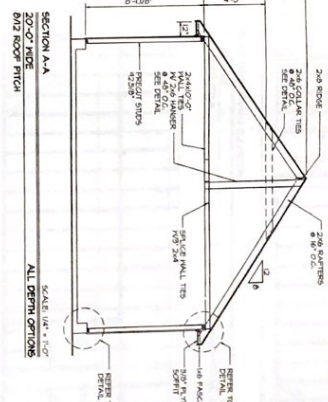
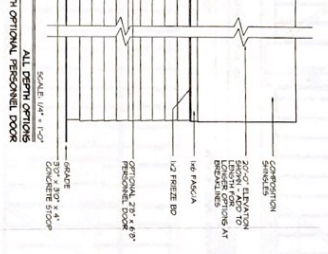
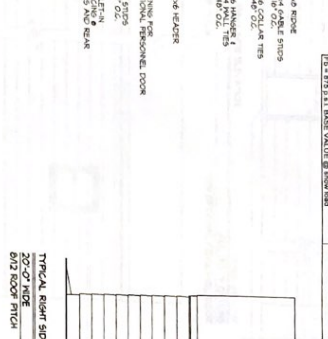
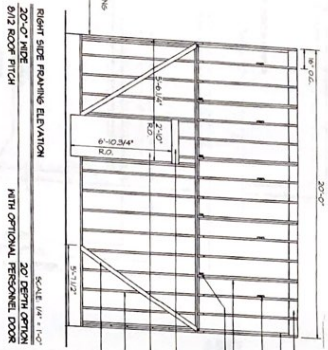
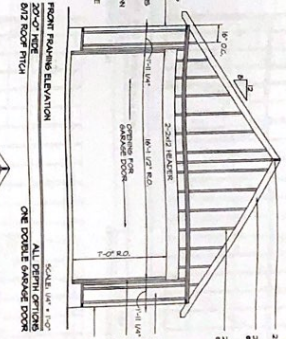
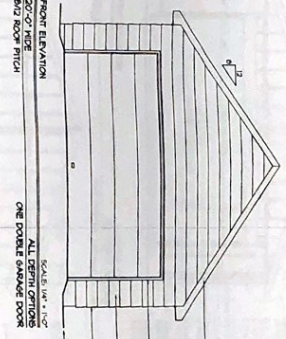
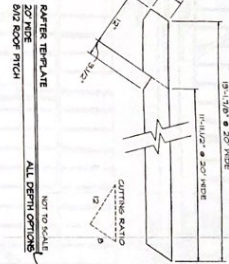
ALTERNATE 8/12 ROOF OPTIONS — 20' WIDE GARAGES



MINIMUM BAY SIZE AND SPACING

LIVE LOAD	20' WIDE BAY	22' WIDE BAY	24' WIDE BAY
15	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
20	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
25	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
30	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
35	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
40	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"
45	24' 0" x 10' 0"	24' 0" x 10' 0"	24' 0" x 10' 0"

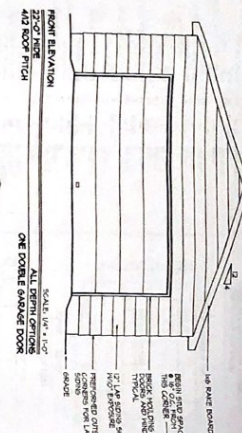
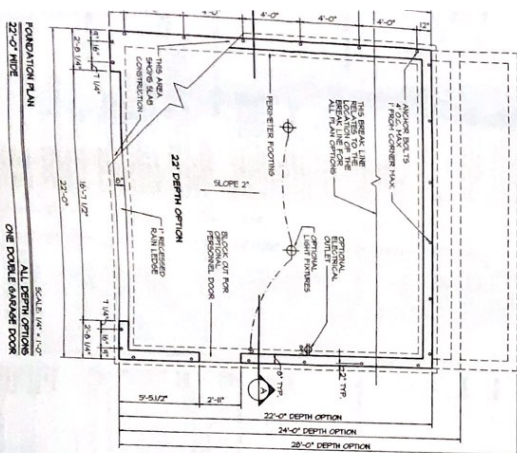
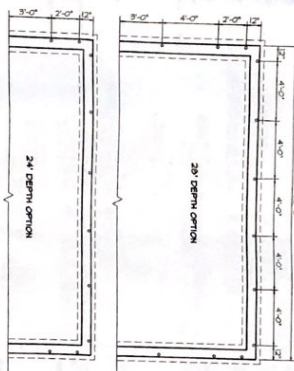
Standard area indicated on design load table — Use as 2 S.F. of lower



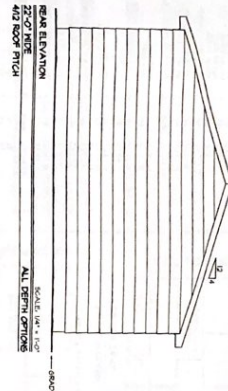
22" WIDE
4/12 ROOF PITCH
ALL DEPTH OPTIONS
NOT TO SCALE

LENGTH	PENNY	GAUGE
2"	6	11 1/2
2 1/2"	8	10 1/4
3"	10	9
3 1/4"	12	9
3 1/2"	16	8

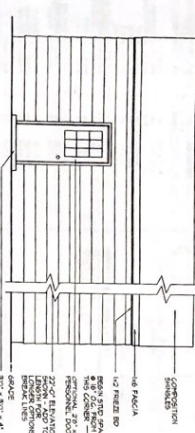
MAIL SIZING CHART



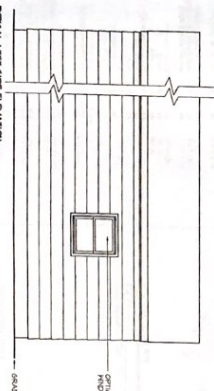
FRONT ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
SCALE: 1/4" = 1'-0"
ALL DEPTH OPTIONS
ONE DOUBLE GARAGE DOOR



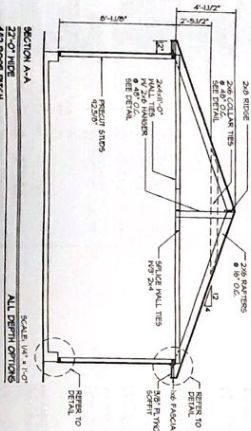
REAR ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
SCALE: 1/4" = 1'-0"
ALL DIMENSIONS



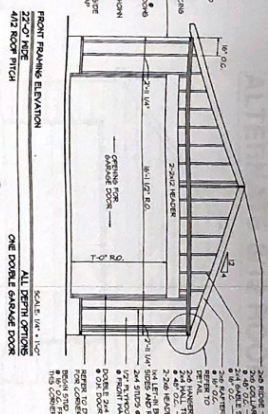
22'-0" HIDE	ALL DEPTH OPTION
4/12 ROOF PITCH	WITH OPTIONAL PERSONNEL DOOR



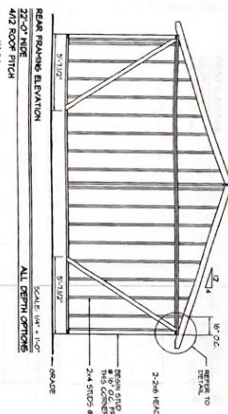
TYPICAL LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 22'-0" WIDE ALL DEPTH OPTIONS
 4/12 ROOF PITCH WITH OPTIONAL WINDOW



SECTION A-A
SCALE: 1/4" = 1'-0"
22'-0" WIDE
4/12 ROOF PITCH
ALL DEPTH OPTIONS



FRONT FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
ALL DEPTH OPTIONS
ONE DOUBLE GARAGE DOOR
SCALE: 1/4" = 1'-0"



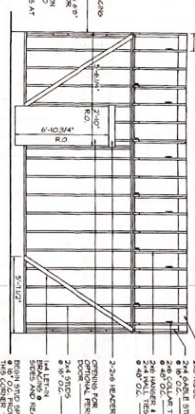
REAR FRAMING ELEVATION

22'-0" WIDE

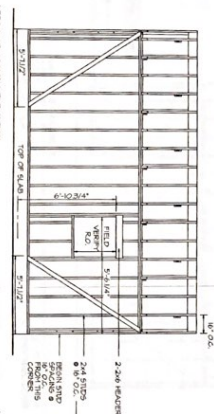
4/12 ROOF PITCH

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

ALL DIMS. OPTIONS



22'-0" WIDE	22' DEPTH OPTION
41/2 ROOF PITCH	WITH OPTIONAL PERSONNEL DOOR

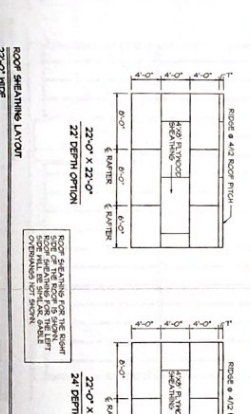


LEFT SIDE FRAMING ELEVATION

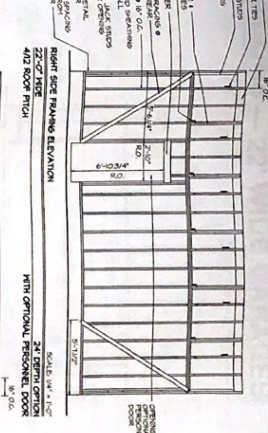
22'-0" WIDE 22' DEPTH OPTIO

4/12 ROOF PITCH WITH OPTIONAL WINDOW

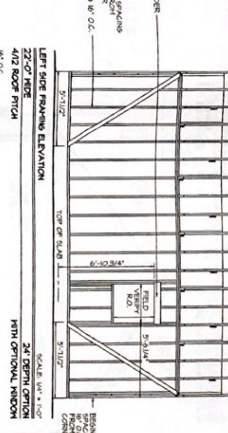
SCALE: 3/4" = 1'-0"



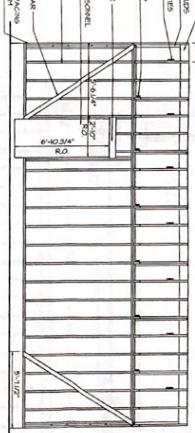
ROOF SHEATHING LAYOUT
22'-0" WIDE
403 ROOF STRCH



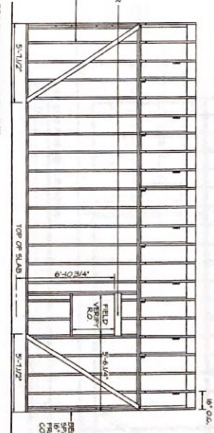
RIGHT SIDE FRAMING ELEVATION	
22'-0" HIDE	24'
4/12 ROOF PITCH	WITH OPTIONAL PE



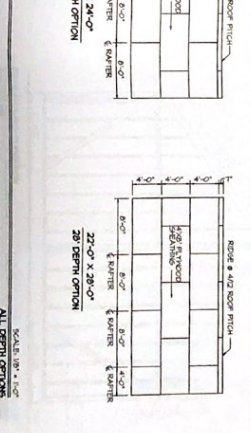
LEFT SIDE FRAMING ELEVATION	
22'-0" WIDE	2
4/12 ROOF PITCH	WITH OR



22'-0" WIDE	
4/12 ROOF PITCH	WITH OPTION



EFT SIDE FRAMING ELEVATION
22'-0" WIDE
M/2 ROOF PITCH
WITH



SCALE	ALL DEPT

ALTERNATE 8/12 ROOF OPTIONS — 22' WIDE GARAGES

[illegible]



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

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 257 Birch Street – garage addition

BACKGROUND

The City of Hapeville has received a site plan application from David Cook for the construction of a detached garage to a recently constructed single family home located at 257 Birch Street. The detached attached garage measures 20' x 20' (400 SF). The single family home was approved 2019 as new construction with 1,777 SF. The lot is shown to be .17 acres.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

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:

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	67,50	N/A	1,600	40	15	15	5	25	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

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

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

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.
- (b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

- **Will be reviewed by DRC.**

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

- ***Chart indicates up to 1,600 SF, 640 SF accessory building is allowed.***

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

- ***Site plan shows a 12' distance between the house and the garage. The principal dwelling setback requirement is 5' The garage is shown at 6' from the property line which is compliant.***

(c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) *Distance from dwelling and other accessory buildings.* All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

- **No dimensions have been provided. Applicant should provide information if there is an adjacent accessory building or other structure on the neighboring lot.**

(e) *Ordinance setbacks otherwise remain in effect.* Except as herein provided, the minimum setback requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings.

(f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) ***Scale of accessory buildings.*** The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

- ***Height is shown to be 15' 2 1/8".***

Architectural style and exterior finish.

(a) ***Compatibility with principal dwelling.*** Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

(b) ***Roof design.*** Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

- ***Garage has gable roof and is compliant.***

Utility services.

- (a) ***Water supply.*** Running water is permitted to all accessory buildings.

Use.

(a) See [section 93-2-26](#) (accessory dwelling units (ADU)).

(b) ***Evidence of separate dwelling unit.*** The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) ***Temporary buildings.*** Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) ***Construction or occupancy of an accessory building to follow principal dwelling.*** No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

REQUIREMENTS

THE FOLLOWING SECTION HAS BEEN REVIEWED FOR THE GARAGE ONLY. A PREVIOUS FULL SITE PLAN WAS APPROVED.

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.
- **Setback dimensions provided:**
 - **Rear setback is 50'.**
 - **Side setback of 6' meets requirement. Should confirm distance to adjacent lot buildings.**
 - **Distance to primary building is 12' and compliant.**

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***Shown, compliant.***
- c. The locations, area and number of proposed parking spaces.
- ***Provided in detached garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at 2' intervals.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***No trees appear to be impacted for garage.***
- 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.
- ***Not applicable for this application.***
- 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 for this application.***
- 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 6,750SF. The proposed site area is .17 acres or 7,405 SF, which is compliant. According to Sec 93-2-5, the maximum sf for the garage with a single family residence is 640 SF. The proposed garage 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 2,962 SF. The plans have been updated to show additional driveway and lot coverage from garage. Total coverage is 2,847 SF or 38%. Plans should be corrected to show correct numbers.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***Not applicable for this application.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable for this application.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***Not applicable for this application.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***2 car garage.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***This garage has already been constructed.***

RECOMMENDATION

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

- Confirm distance to adjacent lot buildings.
- Plans should be corrected to show correct lot coverage numbers.

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 modified site plan is recommended.



Location 257 Birch

21-PC-10-46

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

Name of Applicant David W Cook

Mailing Address: 100 Glendale Dr. Peachtree City GA 30265

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

Property Owner (s) Same

Mailing Address Same

Telephone Same Mobile #

Address/Location of Property: 261 Birch Street Hapeville GA

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 1400940669130

Present Zoning Classification: R1 Size of Tract: .1190 acre(s)

Present Land Use: single family residential

Please check the following as it applies to this application

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

Other (Please State)

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

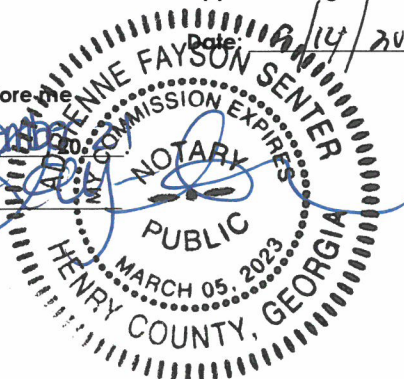
Applicant's signature David W Cook

Date: 8/14/2021

Sworn to and subscribed before me

This 14th day of September

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.)

Build 20x20 garage

Build 12x12 Gazebo

Add drive pad

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:

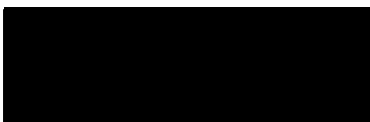
261 Birch street
Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant David W Cook

Address of Applicant 100 Glendale Drive Peachtree City GA 30269

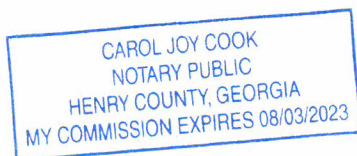
Telephone of Applicant 

David W Cook
Signature of Owner

Paul Sorohan / Kimberly A. Marsilio
Print Name of Owner

Personally Appeared Before Me this 20th day of September, 2021.

Carol Joy Cook
Notary Public



Site Plan Checklist – Please include with your application.

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

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

DWC

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

DWC

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

DWC

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

DWC

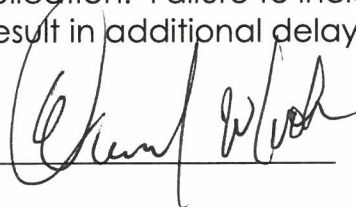
Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall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

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

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

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

Applicant Signature: _____
Date 9/17/2021



Done 261 Birch..TSLE.pdf

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 54 of the 14th District of Fulton County, Georgia, being Lot 25, Block F of Mansland Park Subdivision, as per plat recorded in Plat Book 19, Page 58, Fulton County records, more particularly described as follows:

BEGINNING at a point on the north side of Birch Street, two hundred (200) feet east from the northeast corner of Birch and Fifth Streets, thence north one hundred fifty (150) feet, thence east Fifty (50) feet, thence South one hundred fifty (150) feet to Birch Street, thence west along the north side of Birch Street, fifty (50) feet to the point of beginning, being improved property having thereon a one-story concrete block house as shown by blue print of survey made by E. J. Huff, surveyor, dated April 11, 1947.

Property known as 261 Birch Street and Tax Parcel ID: 14-0054-0009-113-0 per records of Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessor's office.



IMPORTANT NOTES

1. The owner is responsible for obtaining all necessary permits and for providing the contractor with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.

GENERAL INSTRUCTIONS

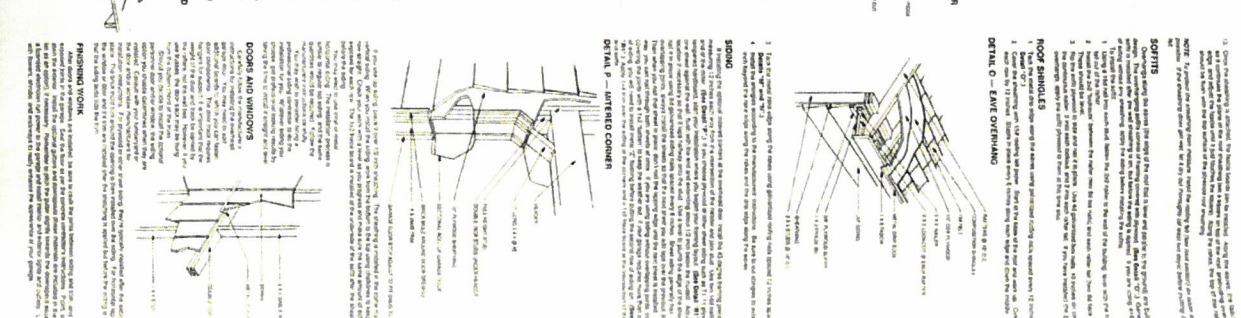
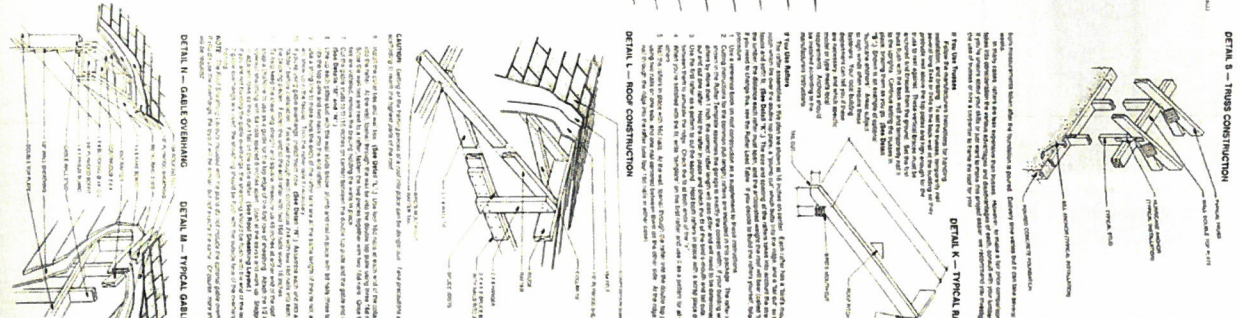
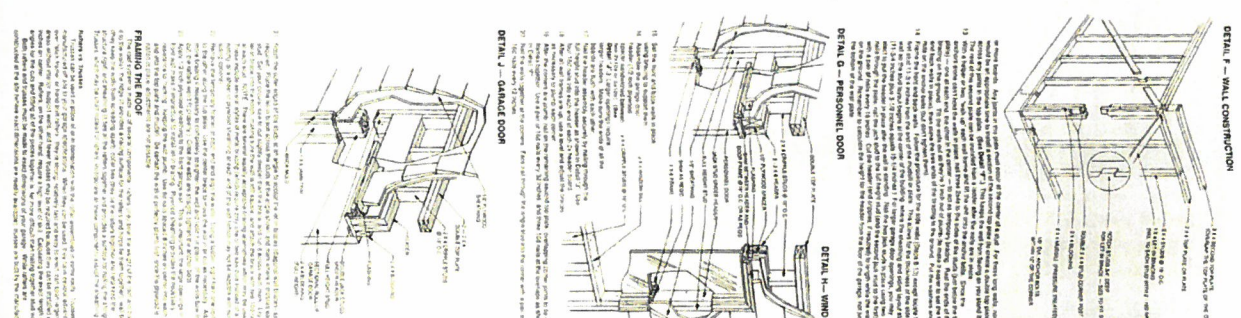
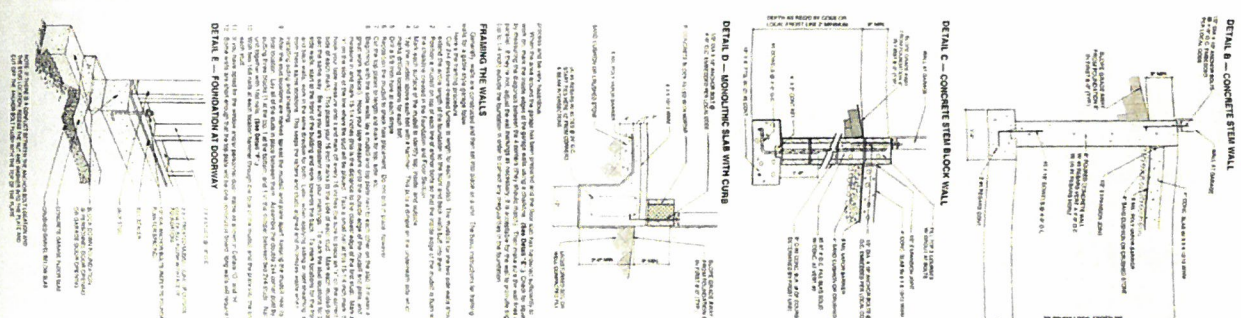
1. The contractor is to be responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.

GENERAL INSTRUCTIONS

1. The contractor is to be responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.

GENERAL INSTRUCTIONS

1. The contractor is to be responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.



20' AND 22' WIDE - GABLE ENTRY

Two-Car Garages

Build-It-Yourself PROJECT PLAN

Page 1 of 6

Adaptation & Utilization of This Plan

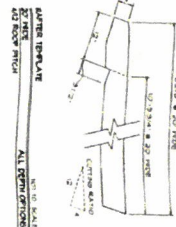
This plan is designed to be adapted to suit the needs of the owner. The owner is responsible for obtaining all necessary permits and for providing the contractor with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.

© The L.F. Carlinghouse Co., Inc.

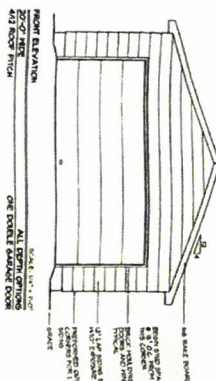
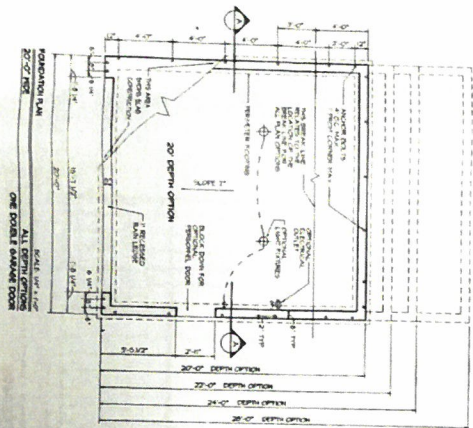
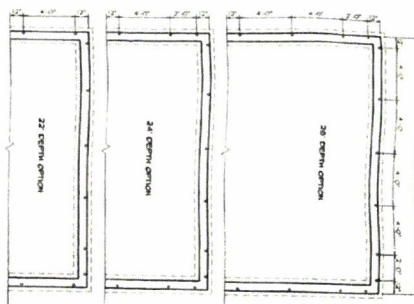
Printed in the United States of America in 1991.

Reproduction of this plan without the written permission of the L.F. Carlinghouse Co., Inc. is strictly prohibited. The purchaser of this plan is responsible for obtaining all necessary permits and for providing the contractor with a copy of the building code and all applicable regulations. The contractor is responsible for obtaining all necessary permits and for providing the owner with a copy of the building code and all applicable regulations.

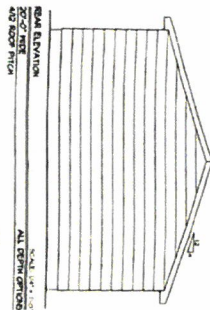
20' WIDE GARAGES



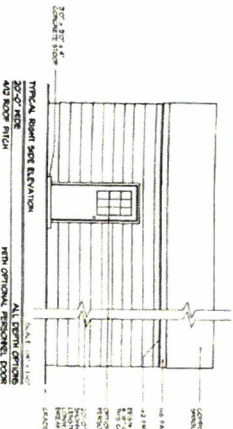
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



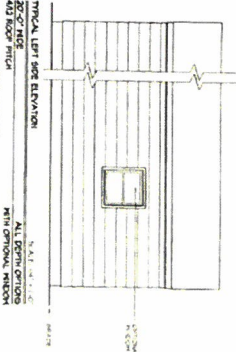
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



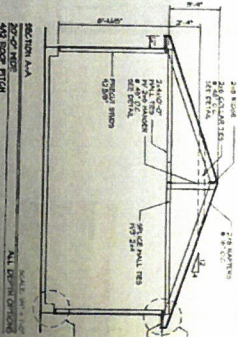
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



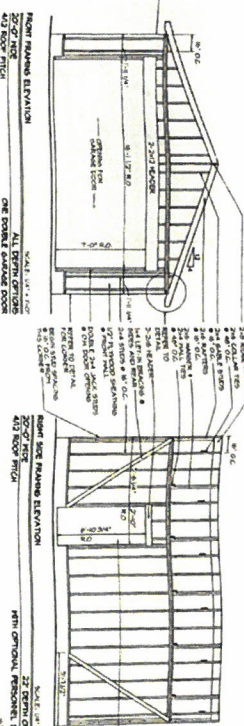
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



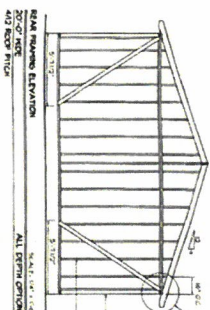
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



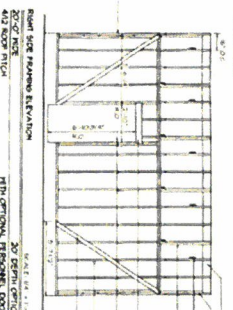
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



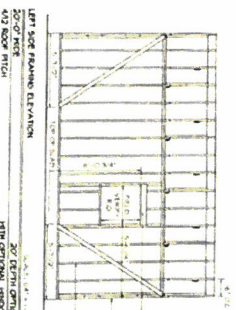
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



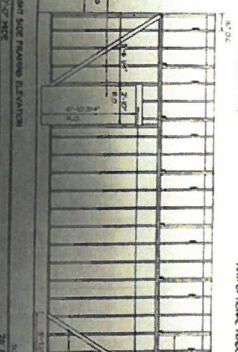
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



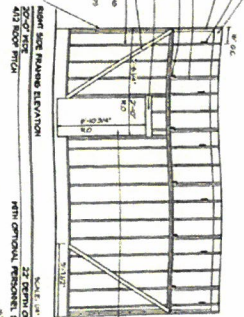
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



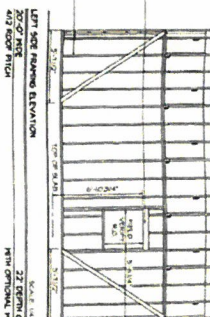
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



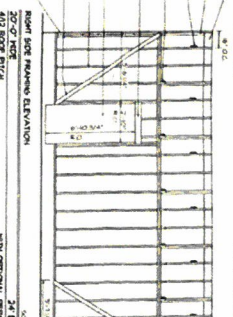
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



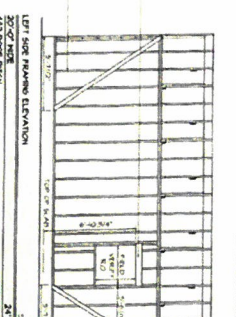
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



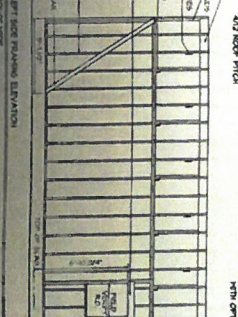
20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH



20' WIDE GARAGE
20'0" DEPT. OPTION
4/12 ROOF PITCH

20' AND 22' WIDE — GABLE ENTRY

Two-CAR GARAGES

Adaptation & Utilization of This Plan

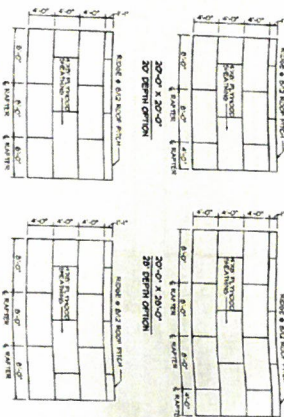
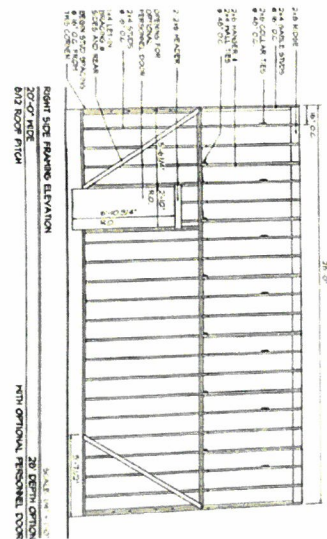
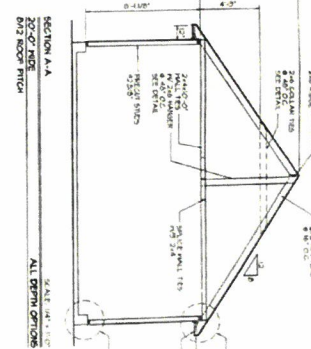
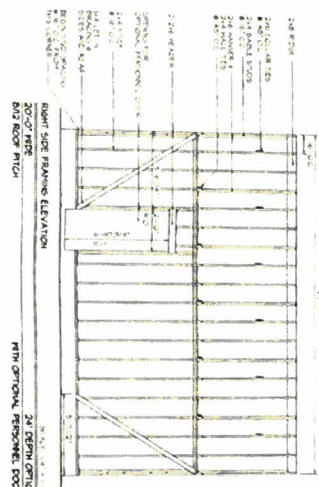
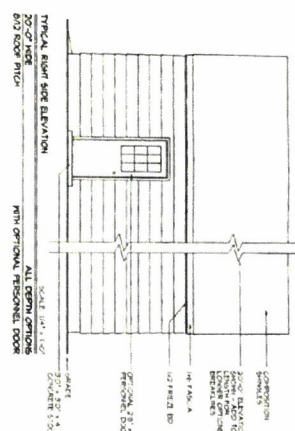
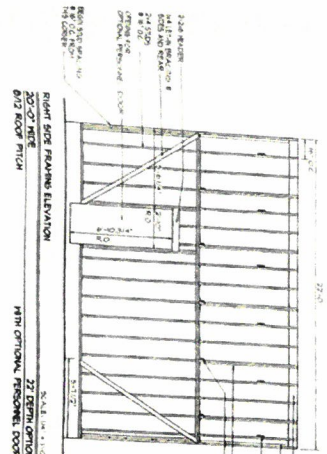
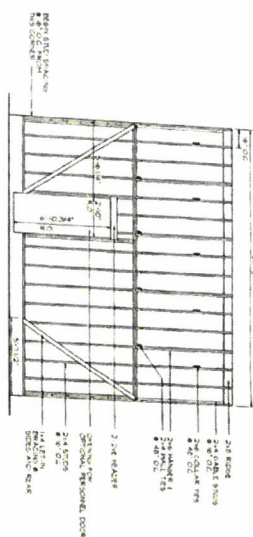
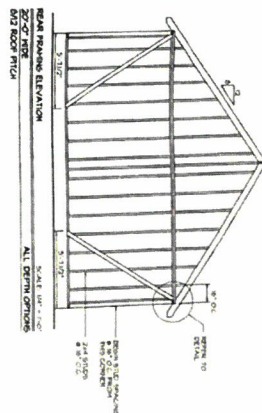
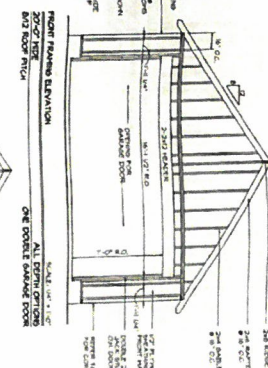
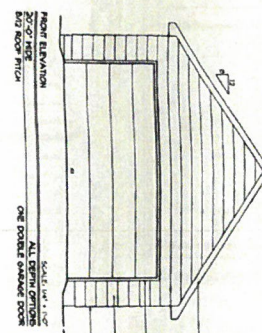
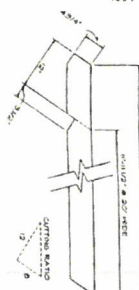
These plans have been professionally prepared in accordance with the latest building codes and regulations. They are intended to be used as a guide only. The user is responsible for obtaining all necessary permits and for adapting the plans to local conditions. The user is also responsible for ensuring that the plans are used in accordance with the intended purpose of the plans.

© The L.F. Carlinghouse Co., Inc.

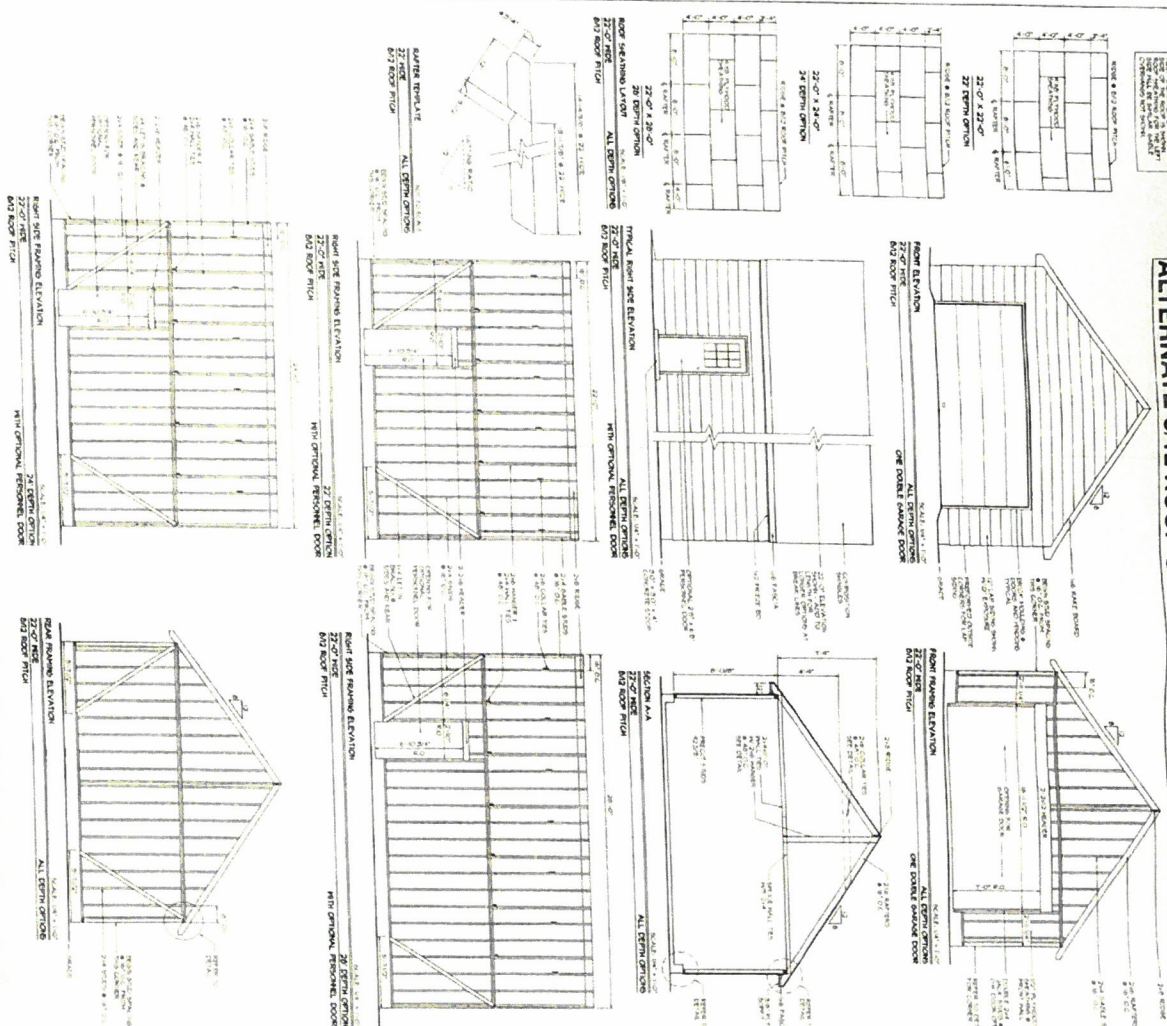
All rights reserved. Printed in the United States of America, 1971. Reproduction of these plans, in whole or in part, without the written permission of The L.F. Carlinghouse Co., Inc., is strictly prohibited. The user is responsible for obtaining all necessary permits and for adapting the plans to local conditions. The user is also responsible for ensuring that the plans are used in accordance with the intended purpose of the plans.

The diagrams illustrate three different room layouts for a 20' x 20' room:

- Diagram 1 (Top):** Shows a layout with 20' x 24" chairs and 2' x 4' tables. The room is 20' wide and 20' deep. The layout includes a 2' x 4' table, 2' x 4' chairs, and a 2' x 4' table. The dimensions are 20' x 24" chairs, 2' x 4' table, 2' x 4' chairs, and 2' x 4' table.
- Diagram 2 (Middle):** Shows a layout with 20' x 24" chairs and 2' x 4' tables. The room is 20' wide and 20' deep. The layout includes a 2' x 4' table, 2' x 4' chairs, and a 2' x 4' table. The dimensions are 20' x 24" chairs, 2' x 4' table, 2' x 4' chairs, and 2' x 4' table.
- Diagram 3 (Bottom):** Shows a layout with 20' x 22" chairs and 2' x 4' tables. The room is 20' wide and 20' deep. The layout includes a 2' x 4' table, 2' x 4' chairs, and a 2' x 4' table. The dimensions are 20' x 22" chairs, 2' x 4' table, 2' x 4' chairs, and 2' x 4' table.

[illegible]

22' x 22' TWO-CAR GARAGE MATERIAL LIST									
ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	ITEM	DESCRIPTION	QTY	UNIT
1	2x4 Studs	120	LF	0.15	18.00	11	1/2" Ply Sheeting	120	SF
2	2x6 Studs	60	LF	0.25	15.00	12	1/2" Ply Sheeting	120	SF
3	2x8 Studs	30	LF	0.35	10.50	13	1/2" Ply Sheeting	120	SF
4	2x10 Studs	15	LF	0.50	7.50	14	1/2" Ply Sheeting	120	SF
5	2x12 Studs	10	LF	0.75	7.50	15	1/2" Ply Sheeting	120	SF
6	2x14 Studs	5	LF	1.00	5.00	16	1/2" Ply Sheeting	120	SF
7	2x16 Studs	5	LF	1.25	6.25	17	1/2" Ply Sheeting	120	SF
8	2x18 Studs	5	LF	1.50	7.50	18	1/2" Ply Sheeting	120	SF
9	2x20 Studs	5	LF	1.75	8.75	19	1/2" Ply Sheeting	120	SF
10	2x22 Studs	5	LF	2.00	10.00	20	1/2" Ply Sheeting	120	SF
... (Remaining items follow similar pattern) ...									



FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
 PANEL# 13121C0367F DATED 09/18/2013

INDEX

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

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

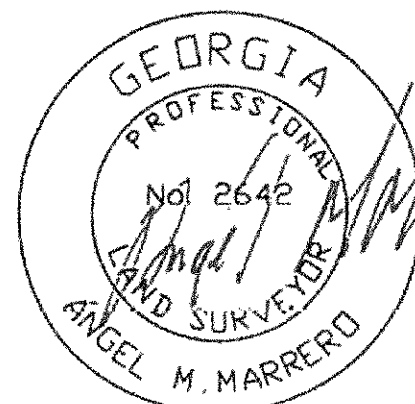
PARCEL ID# 14 009400091130
 REF. DEED
 D.B. 50699, PG. 32
 LOT 22 BLOCK F OF
 MORLAND PARK S/D
 PB. 19, PG. 68
 #261 BIRCH ST.

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA
 $0.17 \times 70\% = 0.1190$ ACRES (5,183 SQ.FT.)

PROPOSED LOT COVERAGE

1. HOUSE 1,279 SQ.FT.
 2. CONC. DWY AND WALKWAY 841 SQ. FT.
- TOTAL 2,120 SQ. FT. (.05 ACRES) 29%

3. Garage 400 sq. ft.
 4. Concrete 250 sq. ft.
 5. Garage 144 sq. ft.
 New Total 2970 39% coverage



ANGEL M. MARRERO PLS #2642
 Certified Design Professional # 4479

ZONING R-1
 SETBACKS
 FRONT 15'
 SIDE 5'
 REAR 20'

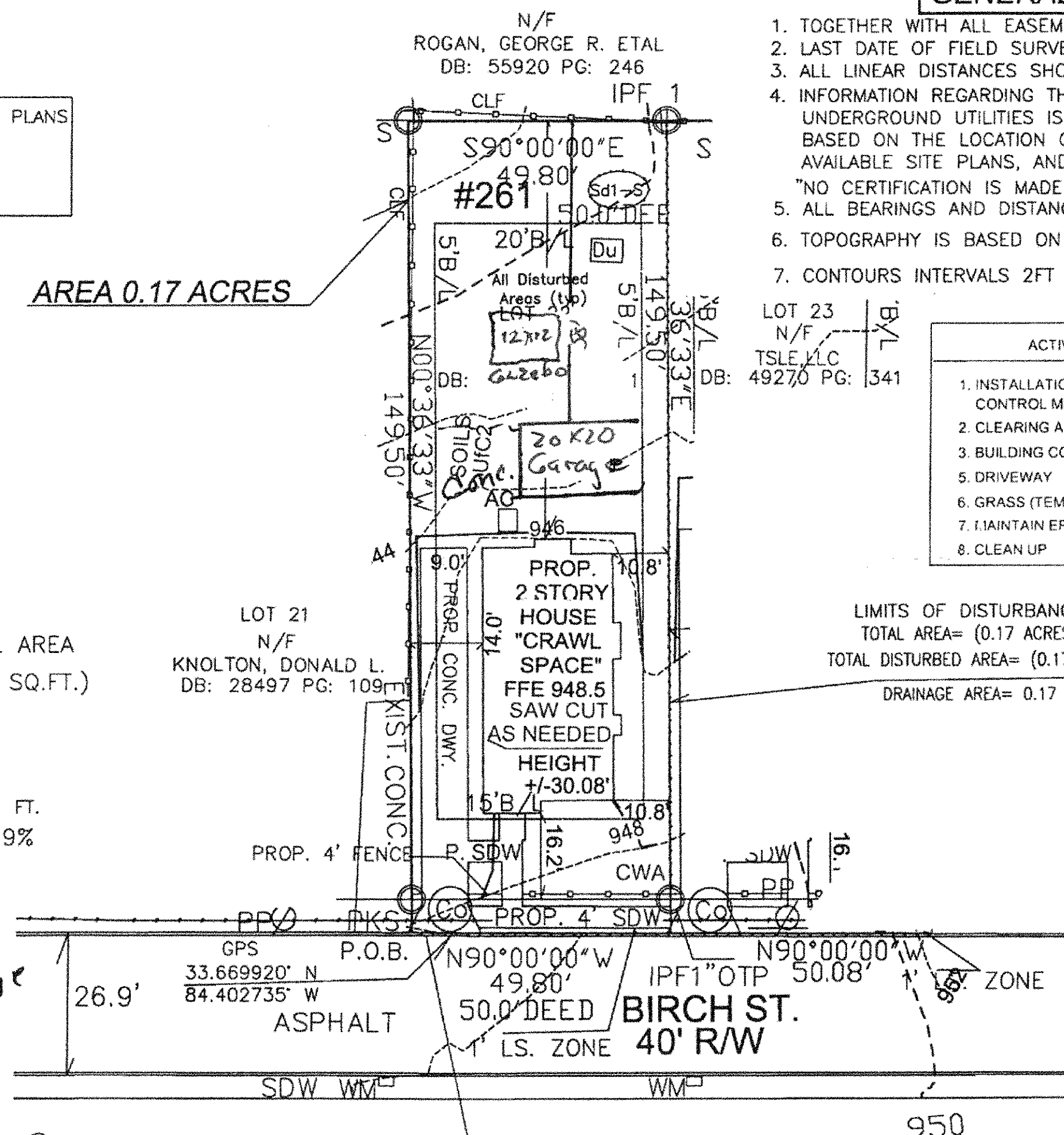
BUILDER NEEDS TO CONTACT WATER AND SEWER DEPARTMENT FOR SERVICES.

GENERAL NOTES

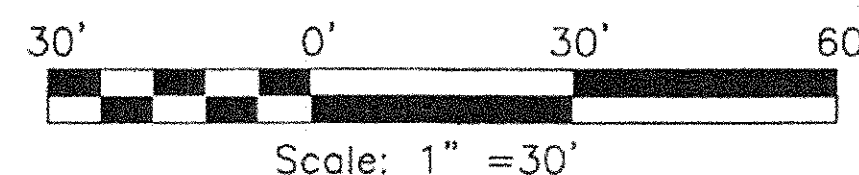
1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 07/31/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING.
7. CONTOURS INTERVALS 2FT

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

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



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



LEGENDS OF SYMBOLS

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

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

EXIST. CONTOUR
 1000 PROP. CONTOUR

2.	MOVED HOUSE LOC. ADD FENCE AND A.C.	08/24/20
1.	CITY COMMENTS Add Garage + Garage	09/10/19
REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098	1/8
---	--	-----

SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR:
TSLE, LLC

Land Lot 94 14TH Dist. FULTON County, GA

Drawn By: AMM SR. Scale: 1"=30'
 Dwg No: 2-180983SP Date: 07/31/19



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

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 261 Birch Street – garage addition

BACKGROUND

The City of Hapeville has received a site plan application from David Cook for the construction of a detached garage to a recently constructed single family home and a 12' x 12' (144 SF) located at 261 Birch Street. The detached attached garage measures 20' x 20' (400 SF). The single-family home was approved 2019 as new construction with 1,777 SF. The lot is shown to be .17 acres.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

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:

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	67,50	N/A	1,600	40	15	15	5	25	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

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

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

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

(b) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.

(c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

(d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

(a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

(b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

- *Will be reviewed by DRC.*

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

- *Chart indicates up to 1,600 SF, 640 SF accessory building is allowed.*

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

- *Site plan shows a 12' distance between the house and the garage. The principal dwelling setback requirement is 5'. The garage dimensions from the dwelling and from the property line are not shown.*

(c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) *Distance from dwelling and other accessory buildings.* All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

- *No dimensions have been provided. Applicant should provide information if there is an adjacent accessory building or other structure on the neighboring lot.*

(e) *Ordinance setbacks otherwise remain in effect.* Except as herein provided, the minimum setback requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings.

(f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) ***Scale of accessory buildings.*** The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

- ***Height is shown to be 15' 2 1/8".***

Architectural style and exterior finish.

(a) ***Compatibility with principal dwelling.*** Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

(b) ***Roof design.*** Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

- ***Garage has gable roof and is compliant.***

Utility services.

- (a) ***Water supply.*** Running water is permitted to all accessory buildings.

Use.

(a) See [section 93-2-26](#) (accessory dwelling units (ADU)).

(b) ***Evidence of separate dwelling unit.*** The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) ***Temporary buildings.*** Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) ***Construction or occupancy of an accessory building to follow principal dwelling.*** No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

REQUIREMENTS

THE FOLLOWING SECTION HAS BEEN REVIEWED FOR THE GARAGE ONLY. A PREVIOUS FULL SITE PLAN WAS APPROVED.

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.
- ***Setback dimensions provided:***
 - ***Rear setback is 58'.***
 - ***Side setback not shown. Must provide and should confirm distance to any adjacent lot buildings.***
 - ***Distance to primary building is not shown.***

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***Shown, compliant.***
- c. The locations, area and number of proposed parking spaces.
- ***Provided in detached garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at 2' intervals.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***No trees appear to be impacted for garage.***
- 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.
- ***Not applicable for this application.***
- 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 for this application.***
- 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 6,750SF. The proposed site area is .17 acres or 7,405 SF, which is compliant. According to Sec 93-2-5, the maximum sf for the garage with a single family residence is 640 SF. The proposed garage 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 2,962 SF. The plans have been updated to show additional driveway and lot coverage from garage. Total coverage is 2,970 SF or 40.1%.***
 -
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***Not applicable for this application.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable for this application.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***Not applicable for this application.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***2 car garage.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***This garage has already been constructed.***

RECOMMENDATION

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

- Provide side setback dimension.
- Provide distance between dwelling and garage.
- Confirm distance to adjacent lot buildings.

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 modified site plan is recommended.



Location 261 Birch

21-PC-10-45

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

Name of Applicant David W Cook

Mailing Address: 100 Glendale Drive Peachtree City GA

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

Property Owner (s) Same

Mailing Address Same

Telephone Same Mobile # Same

Address/Location of Property: 859 Custer Street Hapeville GA
~~Same~~

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800080279

Present Zoning Classification: RSF Size of Tract: 0.210 acre(s)

Present Land Use: Single Family Residential

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

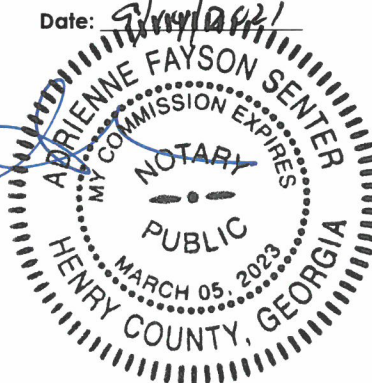
Applicant's signature David W Cook

Date: 9/14/21

Sworn to and subscribed before me

This 14th day of September, 2021

Notary Public



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

WRITTEN SUMMARY

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

Remove existing shed, build
26X26 garage. Add driveway

**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:

859 Custer Street

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant

David W Cook

Address of Applicant

100 Glendale Drive Peachtree City GA 30269

Telephone of Applicant



Signature of Owner

David W Cook

Print Name of Owner

Personally Appeared Before Me this 20th day of September, 2021.

Carol Joy Cook
Notary Public

CAROL JOY COOK
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 08/03/2023

Site Plan Checklist – Please include with your application.

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

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

DVL

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.

DWL

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

DWL

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.

DWL

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).

DNC

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.

DNC

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.

DNC

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

DNC

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).

DNC

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.

BNC

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.

BNC

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.

BNC

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

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

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

Applicant Signature: Wendy Wood

Date 9/14/2021

S. Andrew Shuping, Jr. 17-796
1590 Phoenix Blvd, Suite 100
Atlanta, GA 30349

STATE OF GEORGIA
COUNTY OF CLAYTON

LIMITED WARRANTY DEED

THIS INDENTURE is made this 5th day of October, 2017, by and between:

JASON SEEDS

(hereinafter referred to as "Grantor") and

HOME HELPERS CORP

(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being known as Lot 163 of Virginia Park Subdivision, according to plat of record at Plat Book 8, Pages 111-112, Fulton County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the northerly side of Custer Street, 220.0 feet easterly from a point where the northerly side of Custer Street intersects the easterly side of Colville Street, running thence easterly along the northerly side of Custer Street, 50 feet to a point; running thence northwesterly 178.9 feet to a point; continuing northwesterly 51 feet to a point; running thence southeasterly 191.4 feet to the northerly side of Custer Street and the point of beginning; being improved property known as No. 859 Custer Street, according to the present system of numbering houses in Fulton County, Georgia.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under hand and seal as of the date above.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public
Commission Expiration Date:
(Notary Seal)



(SEAL)

The L.F. Garbushour Co., Inc.
 10000 Highway 100
 Dallas, Texas 75243
 Tel. (214) 343-1100
 Telex 720000

[illegible]

1. 2x4 ridge purlins
2. 2x4 ridge purlins
3. 2x4 ridge purlins
4. 2x4 ridge purlins
5. 2x4 ridge purlins
6. 2x4 ridge purlins
7. 2x4 ridge purlins
8. 2x4 ridge purlins
9. 2x4 ridge purlins
10. 2x4 ridge purlins

[illegible]

to the *Journal of the American Medical Association* (JAMA) in 1973, by the American Psychological Association (APA) in 1974, and by the American Psychiatric Association (APA) in 1975. The *Journal of the American Medical Association* (JAMA) in 1973, by the American Psychological Association (APA) in 1974, and by the American Psychiatric Association (APA) in 1975. The *Journal of the American Medical Association* (JAMA) in 1973, by the American Psychological Association (APA) in 1974, and by the American Psychiatric Association (APA) in 1975.

[illegible][illegible][illegible]

has been cited in *Working Paper No. 87-03* A.1, *Journal of Law and Economics*, 30 (1987), 331-347. See also *Journal of Law and Economics*, 30 (1987), 349-357. All other citations are to *Working Paper No. 87-03* A.1, *Journal of Law and Economics*, 30 (1987), 331-347. All other citations are to *Working Paper No. 87-03* A.1, *Journal of Law and Economics*, 30 (1987), 331-347.

Figure 1 is a line graph showing the relationship between the angle of the upper edge (α) and the angle of the lower edge (β) for a rectangular plate. The x-axis is labeled "ANGLE OF THE UPPER EDGE, α (DEGREES)" and ranges from 0 to 90. The y-axis is labeled "ANGLE OF THE LOWER EDGE, β (DEGREES)" and ranges from 0 to 90. There are two lines plotted: a solid line and a dashed line. Both lines start at (0, 0) and end at (90, 90). The solid line is slightly above the dashed line for most of the range. The solid line is labeled "HEIGHT-TO-WIDTH RATIO = 1.0" and the dashed line is labeled "HEIGHT-TO-WIDTH RATIO = 0.5".

The diagram illustrates the internal components of a lamp. A central vertical rod supports a 'BRIGHT WHITE GLASS' globe at the top. Below the globe, a 'FLUORESCENT TUBE' is shown. The entire assembly is labeled 'NEW LIGHT'.

[illegible][illegible][illegible][illegible][illegible]

Study it and try to figure out the area of the box.

Now, let's try to find the area of the box. We know that the box is a cube, so all its edges are of equal length. The length of one edge is 100 cm. The area of one face is $100 \text{ cm} \times 100 \text{ cm} = 10,000 \text{ cm}^2$. Since there are 6 faces, the total area is $6 \times 10,000 \text{ cm}^2 = 60,000 \text{ cm}^2$.

[illegible][illegible]

DETAIL A — LAYING OUT THE GARAGE

Photo courtesy of the American Welding Society.

[illegible]

more recently, several studies of workers handling lead solder have found that the solder is not a significant source of lead exposure. In a study of 100 workers in a lead soldering plant, the authors found that the solder was not a significant source of lead exposure. The authors concluded that the solder was not a significant source of lead exposure. The authors concluded that the solder was not a significant source of lead exposure.

FIG. 1. E—FOUNDATION AT DOORWAY

to be a low-cost, low-risk, and low-impact method of reducing greenhouse gas emissions. The study found that the most effective way to reduce emissions was to increase the use of public transportation, followed by carpooling and walking/bicycling. The study also found that the most effective way to reduce emissions was to increase the use of public transportation, followed by carpooling and walking/bicycling.

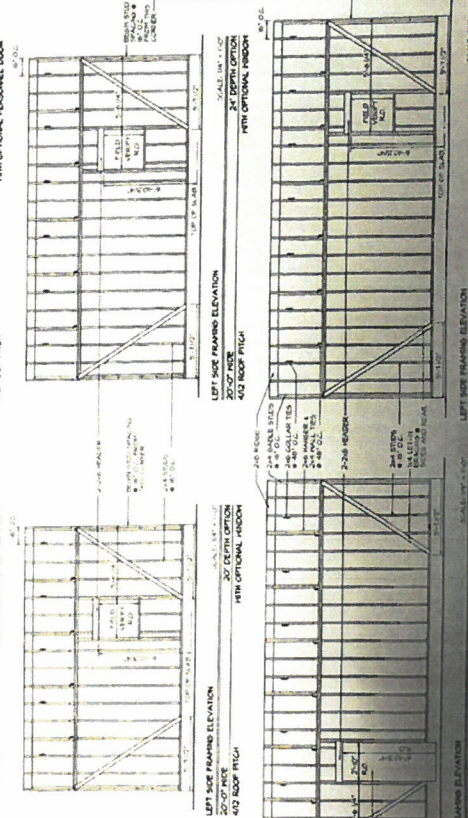
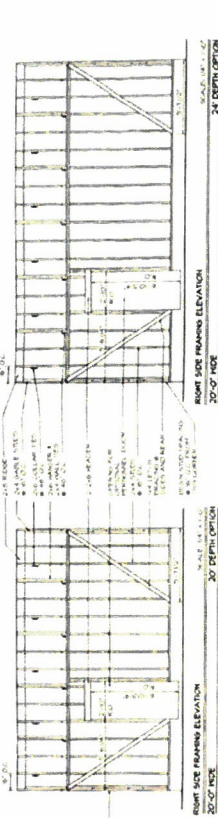
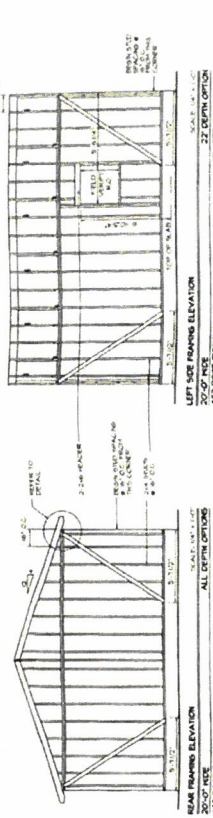
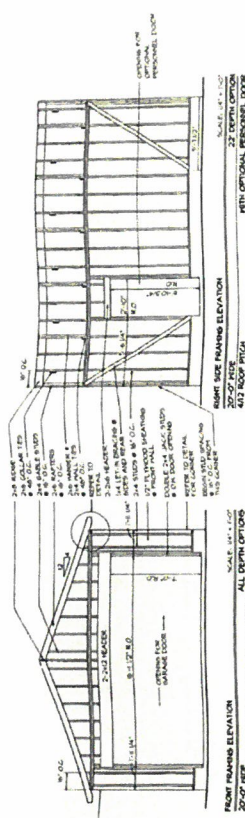
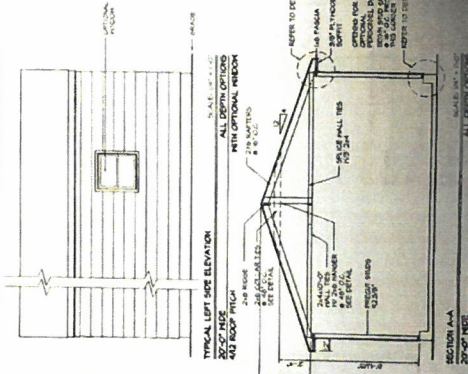
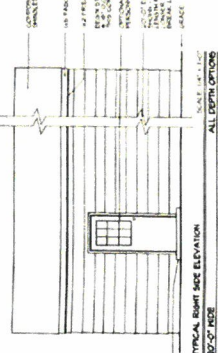
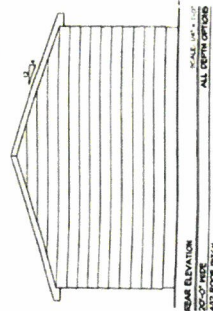
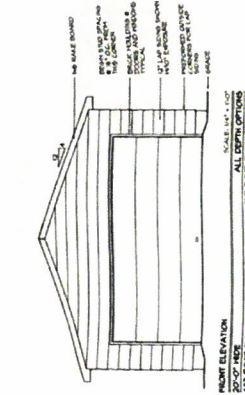
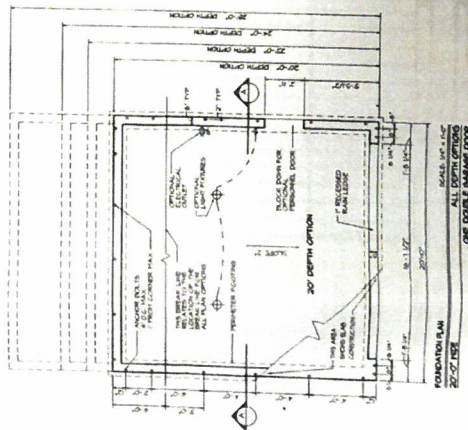
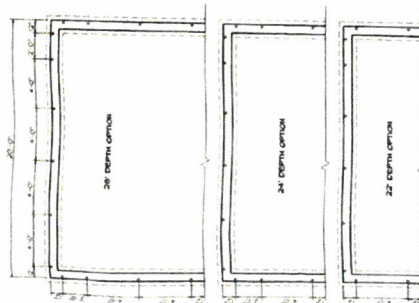
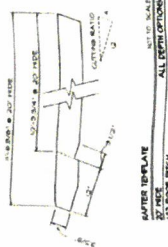
[Handwritten signature]

to be an outlier. Indeed, on the other hand, requires a high level of skill. Calculated at the school level and at the student level, the average number of days absent was 10.9 days for students with no absences and 16.4 days for students with 10 or more absences. The difference between the two groups was statistically significant ($p < .001$). The average number of days absent was 10.9 days for students with no absences and 16.4 days for students with 10 or more absences. The difference between the two groups was statistically significant ($p < .001$). The average number of days absent was 10.9 days for students with no absences and 16.4 days for students with 10 or more absences. The difference between the two groups was statistically significant ($p < .001$).

[illegible][illegible]

Page 79 of 189

20' WIDE GARAGES

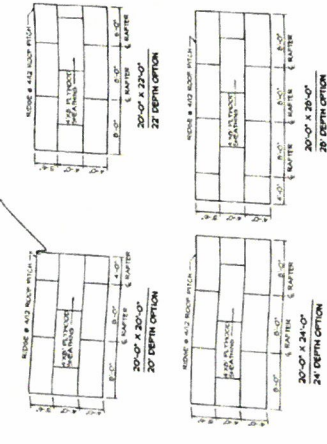


Build-It-Yourself TWO-CAR GARAGES
20' AND 22' WIDE - GABLE ENTRY

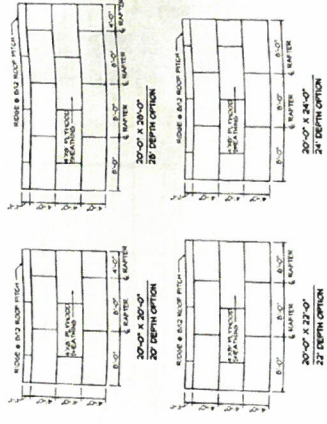
These plans have been prepared by a professional architect and are intended to be used as a guide only. They are not to be used as a basis for construction without the supervision of a professional architect. The architect assumes no responsibility for the accuracy of the information contained herein, and the user assumes all responsibility for the use of the information.

Copyright © 1997 by L.F. Garbino & Co., Inc. All rights reserved. No part of this publication may be reproduced without written permission from the publisher.

ALTERNATE 8/12 ROOF OPTIONS — 20' WIDE GARAGES



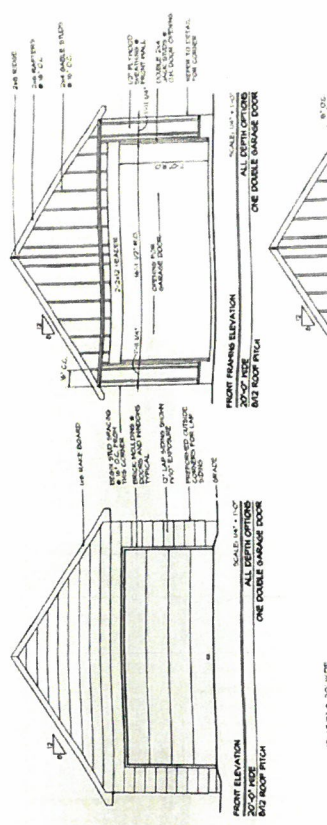
ROOF SHEARING LAYOUT
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



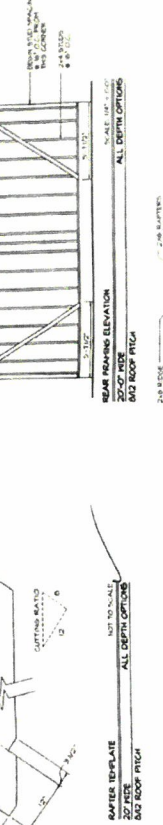
ROOF SHEARING LAYOUTS
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS

MINIMUM RAFTER SIZE AND SPACING			
SPAN	DEAD LOAD	24" WIDTH 11" BATTERY	24" WIDTH 11" BATTERY
12'	15	2x8 W/O C	2x8 W/O C
14'	15	2x8 W/O C	2x8 W/O C
16'	15	2x8 W/O C	2x8 W/O C
18'	15	2x8 W/O C	2x8 W/O C
20'	15	2x8 W/O C	2x8 W/O C
22'	15	2x8 W/O C	2x8 W/O C
24'	15	2x8 W/O C	2x8 W/O C
26'	15	2x8 W/O C	2x8 W/O C
28'	15	2x8 W/O C	2x8 W/O C
30'	15	2x8 W/O C	2x8 W/O C

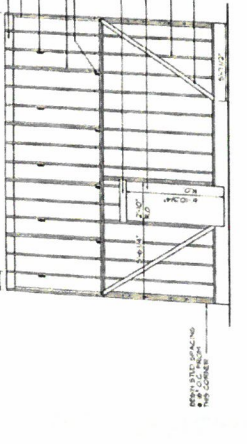
For Rafters, Enter 1500 x 12 @ 12/12
For Rafters, Enter 1500 x 12 @ 12/12
For Rafters, Enter 1500 x 12 @ 12/12



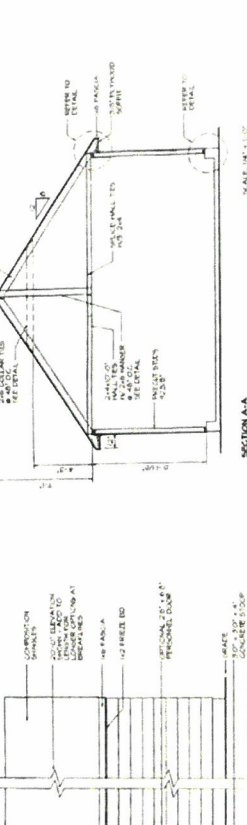
FRONT ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



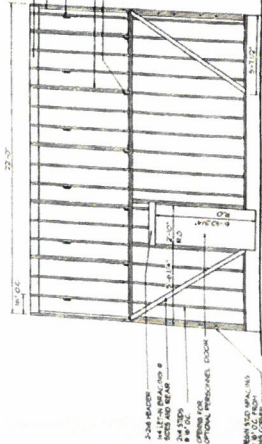
RAFTER TEMPLATE
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



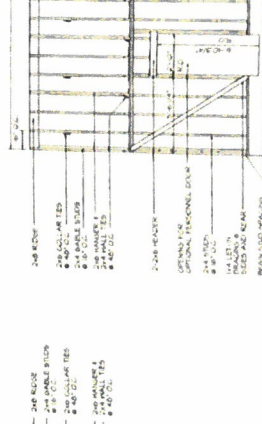
TYPICAL RIGHT SIDE ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



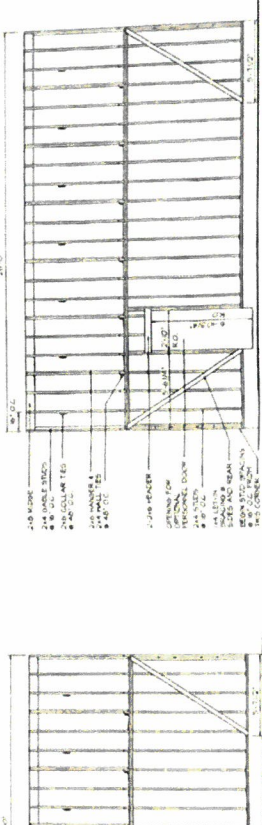
RIGHT SIDE FRAMING ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



RIGHT SIDE FRAMING ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS

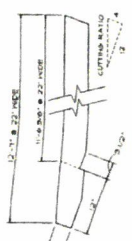


RIGHT SIDE FRAMING ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS



RIGHT SIDE FRAMING ELEVATION
20'-0" WIDE
8/12 ROOF PITCH
ALL DEPTH OPTIONS

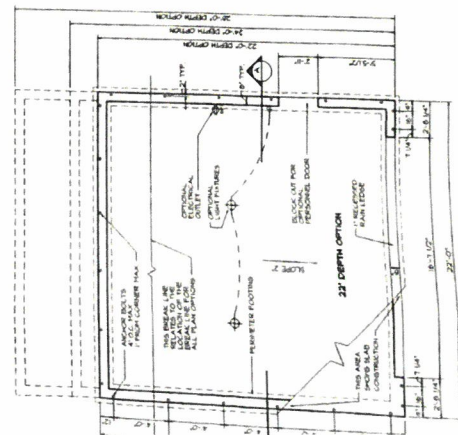
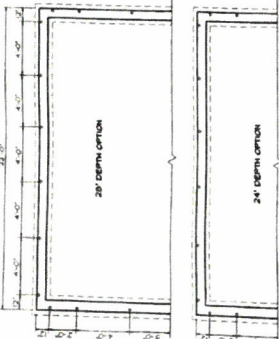
22' WIDE GARAGES



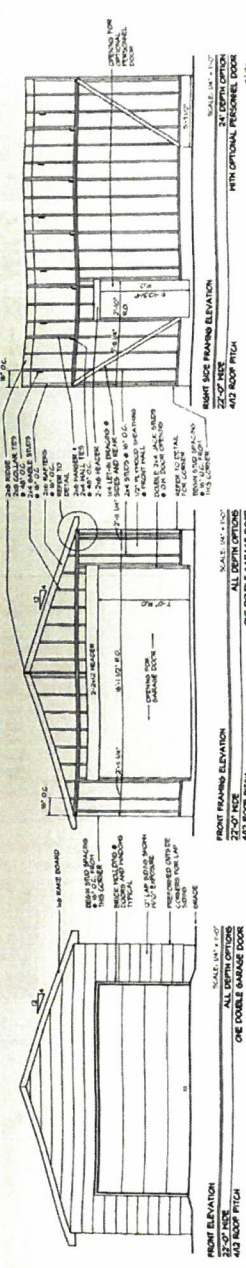
BATTER TEMPLATE
SCALE: 1/4\"/>

NAIL SCHED CHART

LENGTH	PERIN	WATER
2'-0"	8	11/16"
2'-1 1/2"	8	11/16"
2'-3"	8	11/16"
2'-4 1/2"	12	9/16"
2'-6"	12	9/16"
2'-7 1/2"	12	9/16"
2'-9"	12	9/16"
2'-10 1/2"	12	9/16"
2'-12"	12	9/16"



FOUNDATION PLAN
SCALE: 1/4\"/>



FRONT ELEVATION
SCALE: 1/4\"/>



FRONT FRAMING ELEVATION
SCALE: 1/4\"/>



REAR ELEVATION
SCALE: 1/4\"/>



REAR FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL LEFT SIDE ELEVATION
SCALE: 1/4\"/>



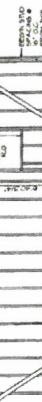
TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/4\"/>



TYPICAL FRONT FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL REAR FRAMING ELEVATION
SCALE: 1/4\"/>



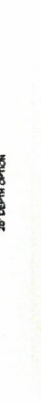
TYPICAL LEFT SIDE FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL RIGHT SIDE FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL FRONT FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL REAR FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL LEFT SIDE FRAMING ELEVATION
SCALE: 1/4\"/>



TYPICAL RIGHT SIDE FRAMING ELEVATION
SCALE: 1/4\"/>

EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SD1-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.

LEGEND

PROPOSED BUILDING		P.O.B. POINT OF BEGINNING
EXISTING TOPOGRAPHIC CONTOURS		P.O.R. POINT OF REFERENCE
PROPOSED TOPOGRAPHIC CONTOURS		I.P.S. 1/2" IRON PIN SET
EXISTING SPOT ELEVATIONS		O.H.P. OVERHEAD POWER LINE
PROPOSED SPOT ELEVATIONS		P.P. POWER POLE
SD1-C SILT FENCE BARRIER		L.L.L. LAND LOT LINE
Co CONST. EXIT/ ENTRANCE		I.P.F. 1/2" IRON PIN FOUND
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)		C.L. CENTER LINE
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)		X LOT NUMBER
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)		WM WATER METER
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)		G.M. GAS METER
		GUY WIRE

NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.

DIRT STATEMENT:

CUT = 30 CU.YDS.
FILL = 30 CU.YDS.
DIRT TO BE BALANCE ON SITE.
DEMOLITION DEBRIS= 80 CU.YDS.
NO WATER OF STATE EXIST WITHIN 200 FEET OF PROJECT SITE.

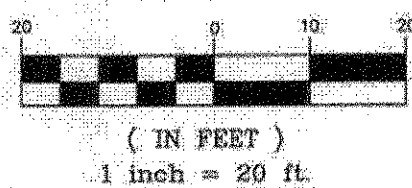
FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP. PANEL # 1312100360F. DATE 9/16/2013

INSTRUMENT USED:

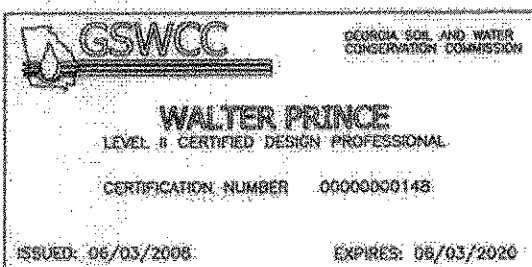
NIKON DTM-520 TOTAL STATION

GRAPHIC SCALE



"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."

"EROSION 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."



SERVICE CONNECTION NOTE :

WATER AND SEWER SERVICES TO BE CONNECTED TO EXISTING SERVICES. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR BEGINNING OF CONSTRUCTION

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	50.00	3402.79	S89°25'49"E	50.00

NO TREE TO BE DESTROY

30" PECAN RZA= 2826 SF
RZA= 414 SF FOR 14%

EX. 1 STORY WOOD FRAME HOUSE TO BE REMODELED PROPOSED NEW ADDITION AND SECOND FLOOR SEE ARCH. DWG FOR DETAILS

SITE DATA

LOT AREA

9,149. sq.ft.
0.210 acres

TOTAL DISTURBED AREA

3,516 SQ/FT FOR 0.08 AC

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

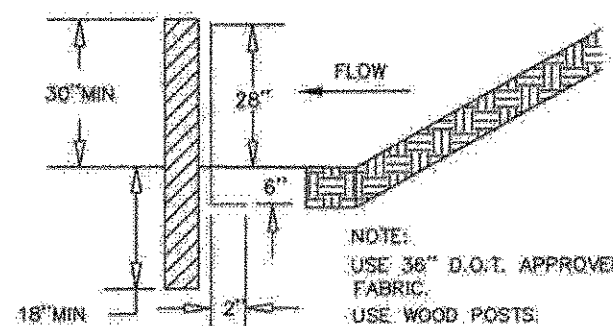
EX. HOUSE----- 1,756 SQ.FT.
EX. ASPHALT PAVING----- 700 SQ.FT.
EX. SHED----- 152 SQ.FT.
EX. FRONT STEP / WALKWAY----- 125 SQ.FT.
NEW ADDITION----- 106 SQ.FT.
NEW REAR DECK / SIDEWALK----- 125 SQ.FT.
NEW CONC. DRIVEWAY----- 730 SQ.FT.

TOTAL IMPERVIOUS AREA --- 3,694 SQ.FT.

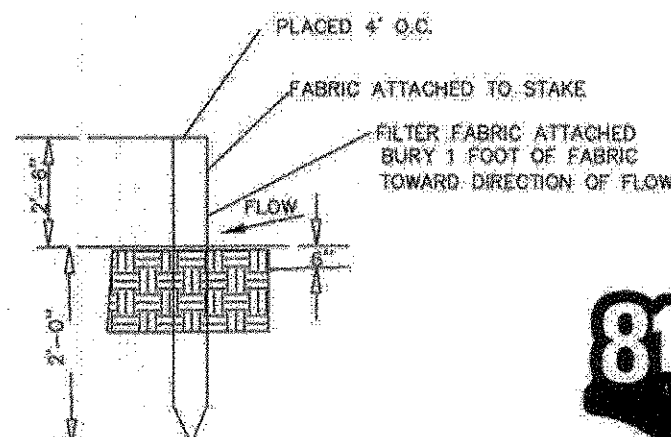
LOT COVERAGE --- 40%

CONTRACTOR:

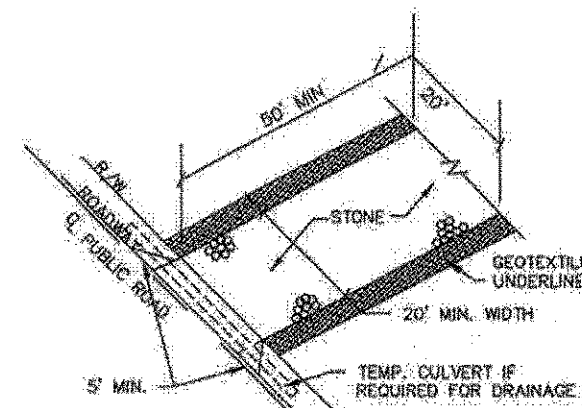
JOSHUA SLEDGE
3338 PEACHTREE RD # 1506
ATLANTA, GA 30326
TEL: (404)-931-5082



SD1-SILT FENCE SIDE VIEW
NOT TO SCALE

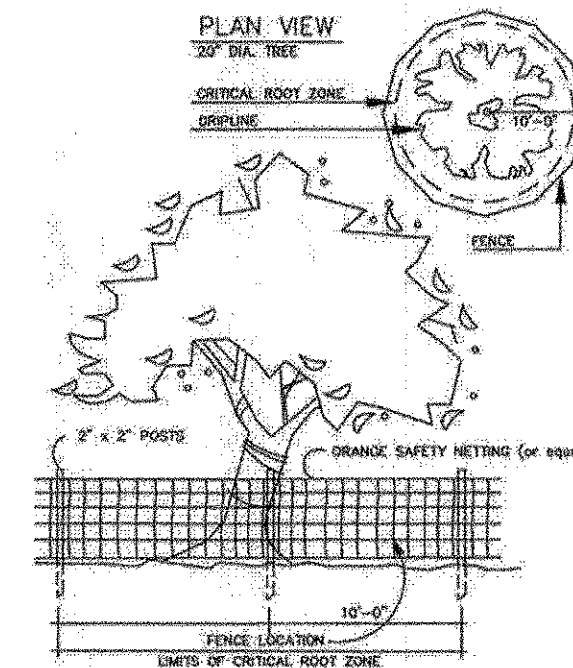


SD1-SILT FENCE SIDE VIEW
NOT TO SCALE



- NOTES
1. STONE SIZE ASTM D448 SIZE NO. 1, 1.5-3.5" DIA.
 2. PAD THICKNESS 6" MIN.
 3. MIN. SIZE 20-50" MIN.
 4. IF NECESSARY, INCLUDE WASHING
 5. MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE.
 6. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS

Co CONSTRUCTION EXIT
NOT TO SCALE



ACTIVE TREE PROTECTION
NOT TO SCALE

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'08" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 182,383 FEET.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

NOTE:

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

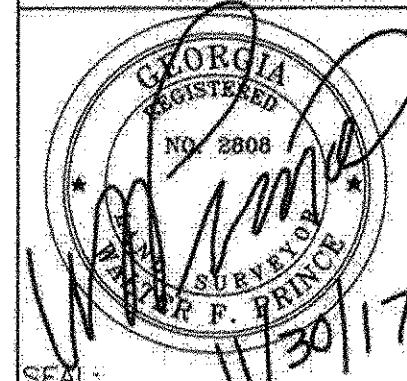
SITE PLAN NOTES

1. NO FILL SLOPE OR RETAINING WALLS REQUIRED FOR CONSTRUCTION
2. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3. DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREA PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

REVISIONS

NO.	DESCRIPTION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN



24 HOUR CONTACT/DEVELOPER
JOSHUA SLEDGE
TEL: (404)-931-5082
HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 North Berry Street
Stockbridge, Georgia 30281-3424
Phone (404) 372 7304 Fax (770) 4747487

PROJECT ADDRESS
859 CUSTER STREET
HAPEVILLE GA. 30354
PARCEL ID: 14009800080279
LAND LOT: LAND LOT: 98
DISTRICT: 14 TH DISTRICT
COUNTY: FULTON
STATE: GEORGIA

ZONING: RSF
FRONT YARD SETBACK = 15 FEET
SIDE YARD SETBACK = 5 FEET
REAR YARD SETBACK = 20 FEET

SHEET TITLE:
SURVEY AND SITE PLAN FOR: BRIDGING INTERESTS

DATE: NOVEMBER 30, 2017
JOB: 26092
DRAWN: W.A.
CHECKED BY: FP
SHEET NUMBER:
SHEET 1



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 859 Custer Street – garage addition

BACKGROUND

The City of Hapeville has received a site plan application from David Cook for the construction of a detached garage to a recently constructed single family home located at 859 Custer Street. The detached attached garage measures 26' x 26' (676 SF). The single family home was approved 2018 as a remodel/addition for a total of 2,258 SF with an attached garage. The lot is shown to be .210 acres or 9,149 SF.

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

Note: The plans provided for the garage reference 20' and 22' wide two car garages, not 26'.

REVIEW

The following code sections are applicable to this application:

Sec. 93-11.3-1. - Intent.

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

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

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

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

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

See Sec.93-2-5.1 Larger than 600 SF allowed.

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

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

	Minimum Front Yard Setback	Minimum	Maximum	
--	-------------------------------	---------	---------	--

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Major Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	2	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

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

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

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

(b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

(c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

(d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

(a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

(b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such

structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

- **Will be reviewed by DRC.**

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

- ***Chart indicates up to 2,000 SF, an 800 SF accessory building is allowed.***

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) Located on a lot with a principal dwelling. An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

(b) Setback dependent on distance from dwelling. Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

- **No dimensions have been provided. Applicant should provide.**

(c) Setback on corner lot. Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

- **No dimensions have been provided. Applicant should provide.**

(e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings.

(f) Non-complying accessory buildings. Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) ***Scale of accessory buildings.*** The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

- ***Height appears to be 15' 2 1/8". Applicant should confirm.***

Architectural style and exterior finish.

- (a) ***Compatibility with principal dwelling.*** Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

- (b) ***Roof design.*** Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

- ***Garage has gable roof and is compliant.***

Utility services.

- (a) ***Water supply.*** Running water is permitted to all accessory buildings.

Use.

- (a) See [section 93-2-26](#) (accessory dwelling units (ADU)).

- (b) ***Evidence of separate dwelling unit.*** The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

- (c) ***Temporary buildings.*** Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) ***Construction or occupancy of an accessory building to follow principal dwelling.*** No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

- (a) ***Building anchoring.*** Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

- (b) ***Life safety codes apply.*** Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

REQUIREMENTS

THE FOLLOWING SECTION HAS BEEN REVIEWED FOR THE GARAGE ONLY. A PREVIOUS FULL SITE PLAN WAS APPROVED.

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.
- ***Setback dimensions provided:***
 - ***Rear setback is 16'. 5' is allowed with a minimum distance of 10' between accessory buildings on adjacent lots.***
 - ***Side setback dimensions are not provided. Sketch shows garage within the buildable area. Dimensions should be provided.***
 - ***The garage is shown in the design as 26' x 26', the plans provided are for a 20' – 22' garage. Height of plans provided is 15' 2 1/8". This should be confirmed and not to exceed height of primary structure or 25' whichever is less.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***The plans do not show a driveway to access the detached garage.***
- c. The locations, area and number of proposed parking spaces.
- ***Parking was shown in the original site plan as an attached rear entry garage. If this has been modified, documentation should be provided.***

- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at 1' intervals.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***No trees appear to be impacted for garage.***
- 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.
- ***Not applicable for this application.***
- 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 for this application.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 4,000 SF. The proposed site area is .210 acres or 9,149 SF, which is compliant. According to Sec 93-2-5, the maximum sf for the garage with a single family residence is 800 SF. The proposed garage is compliant.***

- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - **The maximum lot coverage allowed is 70%, or 6,404 SF. The plans have not been updated to show additional driveway or lot coverage from garage. These should be provided.**
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***Not applicable for this application.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable for this application.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***Not applicable for this application.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking was indicated in the original site plan application for an attached rear entry garage and now also the detached 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.
- ***This garage has already been constructed.***

RECOMMENDATION

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

- Provide side setback dimensions
- Provide distance from primary structure
- Provide height of accessory structure.
- Provide updated lot coverage details.
- Indicate whether rear detached garage was also built.

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 modified site plan is recommended.



Location Map 859 Custer

21-PC-10-40

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant GARRETT COLEY

Mailing Address: PO BOX 957421 DULUTH GA 30095

Telephone _____ Mobile # _____ Email _____

Property Owner (s) DAVEN COOK

Mailing Address 551 WOODROW AVE HAPEVILLE GA 30354

Telephone _____ Mobile # _____

Address/Location of Property: 551 WOODROW AVE HAPEVILLE GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400020337

Present Zoning Classification: R-SF Size of Tract: 0.1435 acre(s)

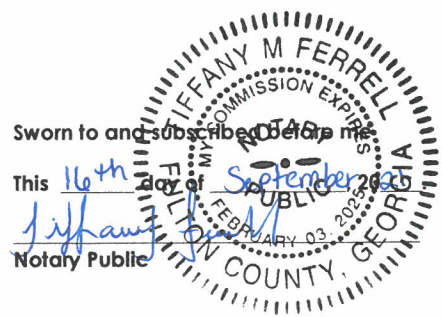
Present Land Use: RESIDENTIAL

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.

G Coley
Applicant's signature
Date: 9/15/2021



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.)

Proposed rear addition to an existing
single family home.

Rear addition will be a master bedroom
and bath, mud room and kitchen
relocation.

The rear addition will also include
a 400 sqft deck addition.

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:

551 Wadsworth Ave
Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Garrett Gley

Address of Applicant PO Box 957421 Duluth GA 30095

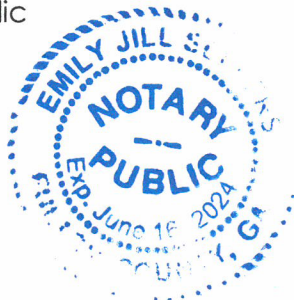
Telephone of Applicant
[REDACTED]

Daven Cook
Signature of Owner

Daven Cook
Print Name of Owner

Personally Appeared Before Me this 15 day of September, 2021.

Emily Jill Sullivan
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)

NA

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.

NA

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

NA

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.

NA

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

NA

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.

NA

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.

NA

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

NA

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).

NA

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.

SA

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.

SA

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.

SA

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.

~~NA~~

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

~~DA~~

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

~~DA~~

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.

~~DA~~

Site area (square feet and acres).

~~NA~~

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.

~~DA~~

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

~~DA~~

Total floor area ratio and/or residential density distribution.

~~NA~~

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

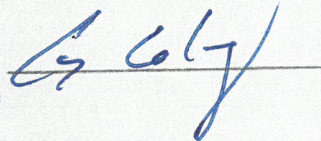
~~DA~~

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

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

Applicant Signature:

Date 9/15/2021



Project Name:

Cook Residence

Project Address:

551 Woodrow Avenue
Hapeville, GA 30354

Project Description:

RESIDENTIAL RENOVATION / ADDITION

Scope of Work: Rear Addition and Interior Renovations of single family residence. The construction will consist of concrete footings, block foundation walls, wood framing, flooring, and fixtures.

Applicable Codes

THIS HOUSE COMPLIES WITH THE FOLLOWING CODES:	
If building in the state of Georgia: Hapeville, Georgia Building Code	
All contractors must use the following IBC Code for compliance:	
- International Building Code - 2018 Edition w/ 2020 GA Amendments - International Residential Code - 2018 Edition w/ 2020 GA Amendments - International Fire Code - 2018 Edition w/ 2020 GA Amendments - International Plumbing Code - 2018 Edition w/ 2020 GA Amendments - International Mechanical Code - 2018 Edition w/ 2020 GA Amendments	- International Fuel Gas Code - 2018 Edition w/ 2020 GA Amendments - International Electrical Code - 2017 Edition - International Energy Code - 2015 Edition w/ 2020 GA Supplements & Amendments - NFPA101 Life Safety Code - 2018 Edition w/ 2020 GA Amendments

Building Code Analysis

Construction Classification Type	Type V
Use Group:	-
Construction Class	Unprotected
Height and Area Limitation:	35'-0" - 3 Stories Maximum
Garage / House Ceiling / Wall Assembly:	20 Minute Fire-Rated
Interior Stair Protection:	(1) Layer 5⁄8" Gypsum Board To All Surfaces

Design Loads	
Floors	Live - 40 PSF / Dead 10 PSF
Roofs	Live - 30 PSF / Dead -
Roofs	Live - 30 PSF (Habitable)
Decks	Live - 40 PSF / Dead 10 PSF
Stairs	Live - 40 PSF / Dead 10 PSF
Seismic Design Category	B
Design Wind Speed	115
Ground Snow Load	5 PSF
Frost Line Depth	12" Min.
Termite	Very Heavy
Winter Design Temperature	20° F

Index of Drawings

Drawing No	Title	Sheet No:
A 0	COVER SHEET	1 of 12
A 0.1	GENERAL NOTES	2 of 12
A 1	PROPOSED FOUNDATION & MAIN FLOOR PLANS	3 of 12
A 2	PROPOSED ROOF PLAN & FRONT and REAR ELEVATIONS	4 of 12
A 3	PROPOSED LEFT & RIGHT ELEVATIONS and WALL SECTION	5 of 12
A 4	TYPICAL TRIM DETAILS	6 of 12
A 5	PROPOSED FLOOR & CEILING FRAMING PLANS	7 of 12
A 6	PROPOSED ROOF FRAMING & DECK FOUADATION PLAN and DETAILS	8 of 12
A 7	PROPOSED DECK FRAMING PLAN	9 of 12
AB 1	EXISTING FLOOR PLANS	10 of 12
AB 2	EXISTING ROOF & DEMO PLANS	11 of 12
AB 3	EXISTING ELEVATIONS	12 of 12

Owner Information:

Name: Daven Cook
Address: 551 Woodrow Avenue
Phone: 470-656-8646
E-mail: daven.cook@realadvancements.com

Square Footage

Main Level	
Existing:	1,068 S.F.
Finished:	2,016 S.F.
Upper Level	
Finished:	N/A
Terrace Level	
Finished:	N/A
Attic Level	
Finished:	N/A

Builder Information:

Name: TBD
Contact:
Address:
Phone:
E-mail:

General Conditions

All work shall conform to current editions of National, Sate, and Local Codes, and or other regulating agencies which have authority over portions of the work preformed. All Contractors and or Sub-Contractors performing general construction, mechanical, electrical, plumbing, or related work shall comply with applicable sections and or governing codes.

The Contractor shall carefully study and compare the contract documents prior to any construction, and shall at once report any and all errors, inconsistencies, or omissions he should discover. If the contractor performs any work knowing it to be contrary to applicable laws, ordinances, rules, and regulations without prior notice to the designer/owner, he shall assume full responsibility therefore and shall bear costs attributable thereto.

Dimensions:
A) All dimensions shall be field verified.
B) All reference lines of dimensions are from outside face of stud unless noted otherwise.
C) Dimensions and elevations are related to top of concrete, brick, or other hard surface material, not to top of floor covering or roofing.
D) Do not scale drawings.
E) All partition dimensions are to face of stud unless otherwise indicated. All masonry dimensions are to the face of masonry if applicable unless noted otherwise.
F) Expanding a Legally Non Conforming Building.
Per Article 8.1.16 Alteration does not exceed sixty (60) percent of its fair market value prior to expansion. Ninty five thousand, two hundres (95,200) dollars.

Notwithstanding any omissions, it shall be the sole duty and responsibility of the Contractor to determine actual construction duties and fabricate and install said design in accordance with accepted good faith, practice and procedure to the let the Architect/Designer/Owner know at the time of bidding if said drawings or detail are not practical or structurally sound in their content and purpose.

The Architectural plans are not intended to indicate the entire scope of work along with any or all patch work to be performed. This shall be provided by the Contractor as required to complete his obligations.

Structural, Mechanical, Electrical, and Plumbing drawings, if any, supplement the Architectural drawings. Should there be any discrepancy between the Architectural drawings and or the Engineering drawings, such a discrepancy is to be brought to the attention of the Architect/Designer/Owner prior to installation of any said work. Any work installed in conflict with the Architectural drawings shall be corrected by the contractor at his own expense, and at no expense to the Architect/Designer/Owner. The Contractor is responsible for verification that all supplemental drawings, if any, are of sound design, and shall meet National, State, and Local building codes.

The contractor shall be responsible for verification and coordination of all other trades and their work to ensure compliance with the drawings marker "Final for Construction" along with all specifications, also he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with these sub-contractors, as well as shop drawings as reviewed by the Architect/Designer before proceeding with the related work.

Contractor shall verify all conditions and dimensions at job site before proceeding with any and all work. If any discrepancies are found, the Architect/Designer/Owner shall be notified. All damaged, irregular, or marred surfaces, equipment, and or materials shall be repaired and or replaced or brought up to the required quality of new work.

It is the responsibility of the contractor to supervise any and all cutting or patching to finish any work already installed if made necessary by errors, changes, or other reasons, and all replacement work shall match adjoining surfaces.

The Contractor shall be responsible for continuous clean up of the site of all debris whether created by his work or the failure of his hired sub-contractors to clean up after their work.

Contractor shall provide and install all stiffeners, bracing, backing plates, supporting brackets and or blocking required for the installation of all case work and of all floor mounted or suspended mechanical, electrical, or plumbing equipment.

Larger scale drawings provided by suppliers and or manufacturers will take precedence and liability over smaller detailed drawings.

Ceiling height dimensions are to finish surface of ceiling. Abbreviations throughout the plans are those in common use. Architect/Designer will define intent of any in question.

Unless otherwise indicated, closets, vestibules, columns, partitioned-off portions, projections or recesses in scheduled spaces shall have finishes as scheduled for respective spaces in which they occur.

Offset studs where required so that finished wall surface will be flush.

All shop fabricated items shall not be fabricated from any dimensions other than actual existing field dimensions.

All existing damaged, irregular, or marred surfaces shall be repaired and brought up to the required quality of new work.

Any fireproofing removed from structure will be replaced to maintain fire protection required by State and or Local codes.

Provide barricades around all new and or existing opening where required or necessary for safety purposes.

Wherever existing equipment, piping, ducts, etc. are required to be removed; such removal shall include all anchors, hangers, foundation. After removal, floors, wall, and ceiling shall be finished to match adjoining surfaces.

Mechanical Contractor is to coordinate all concrete pad sizes and locations w/ Architect/Contractor. Pads are to extend past mechanical units 1'-0" on all sides.

Provide 4" thick reinforced concrete padsminimum, or structurally equivalent, for all mechanical units.

Contractor to provide 6" exterior framing materials as indicated throughout entire lower and upper floors.

The Contractor shall be responsible for verification and coordination with all other trades and their work to ensure compliance with the drawings marked "Final for Construction" along with all specifications. Also, he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with the Sub-Contractors, as well as shop drawings as reviewed by the Architect/Designer, before proceeding with the related work.

All cabinets to be confirmed with final shop drawings. All appliances to be incorporated in final shop drawings and installed per manufacturer's requirements. All fire blocking, if applicable, to meet local and or national codes.

Any work installed in conflict with the Architectural and or Fabricators detail plans shall be corrected by the contractor at his own expense, and at no expense to the Owner/Architect/Designer.

Reference to any detail or drawing is for convenience only and does not limit the application of such drawing and or details.

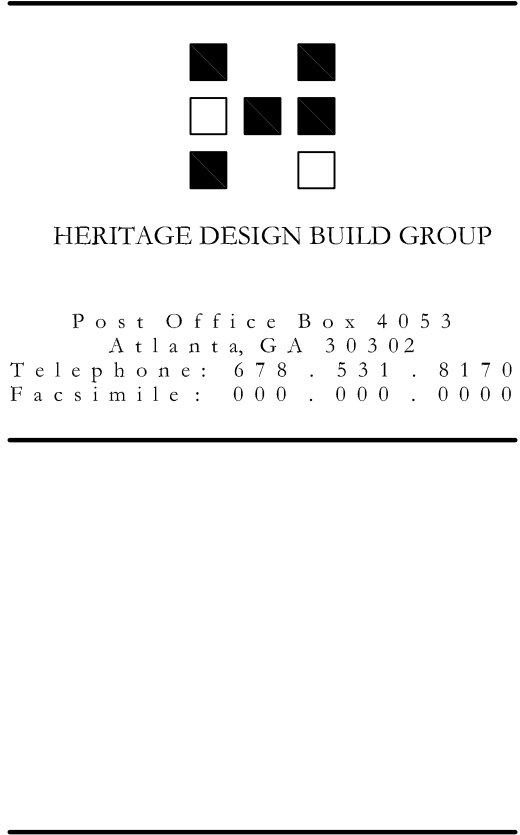
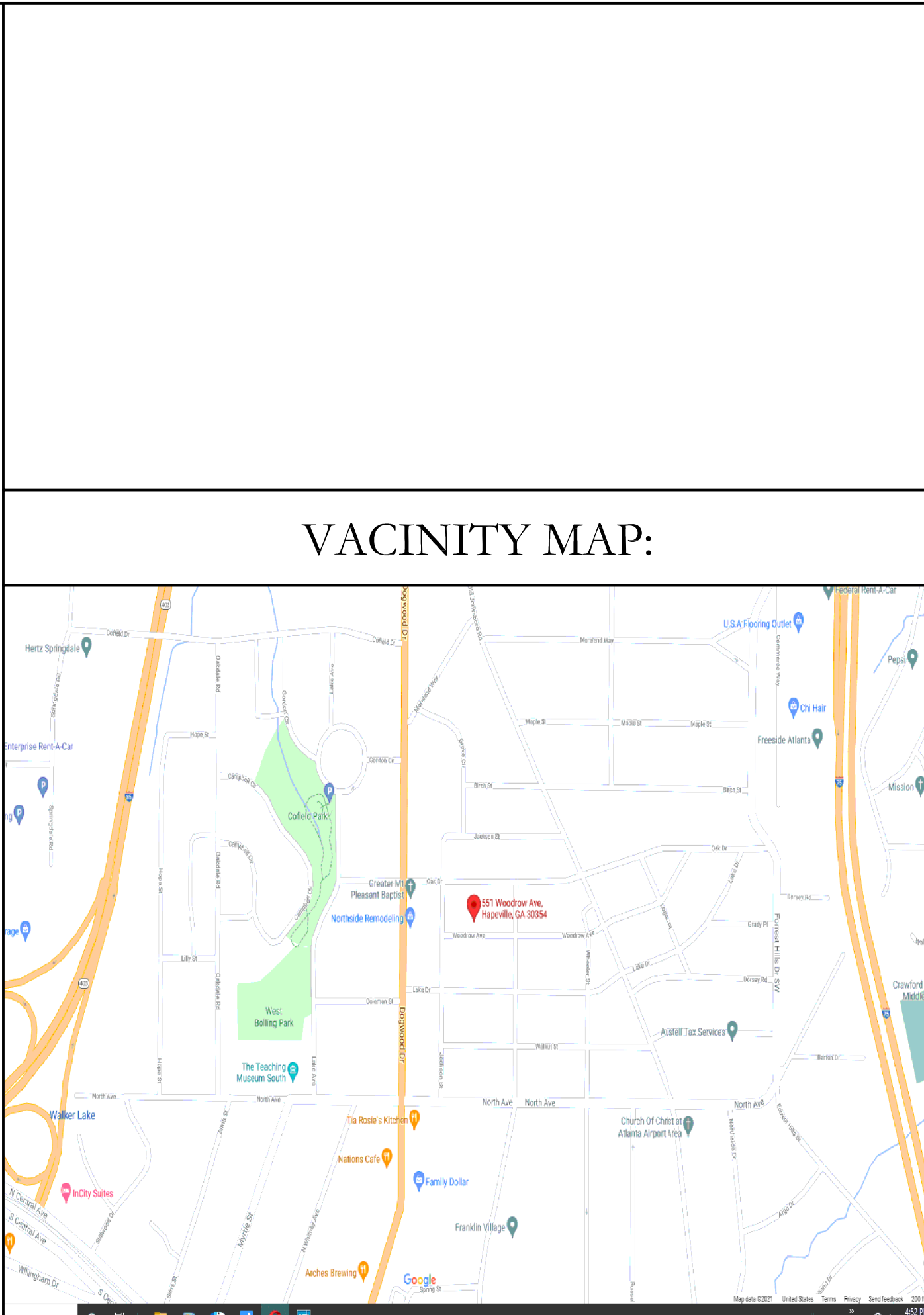
The contractor shall provide galvanic isolation or other means of isolation between dissimilar metals where applicable. There shall be no exposed pipe, conduit, ducts, vents, etc. in designated finished spaces unless noted to be exposed construction on finish schedule provided by Contractor.

If the contractor performs any work or permits Sub-Contractors and or suppliers to perform their work knowing it to be contrary to applicable laws, ordinances, rules, and or regulations without prior notice to the Architect/Owner, they shall assume full responsibility, therefore and shall bear all cost attributable thereto.

Continue plaster or gypsum board behind all wall cabinets, plumbing fixtures, and electrical panels to maintain any and all applicable fire codes.

All glazing along with its installation will conform to applicable building codes be used.

All sheet metal work shall consist of a minimum 24 gauge galvanized steel unless noted otherwise.



All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.
1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.
HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc, for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

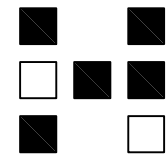
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

COVER SHEET

A0

☒ Released for Construction
☐ Not Released for Construction



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

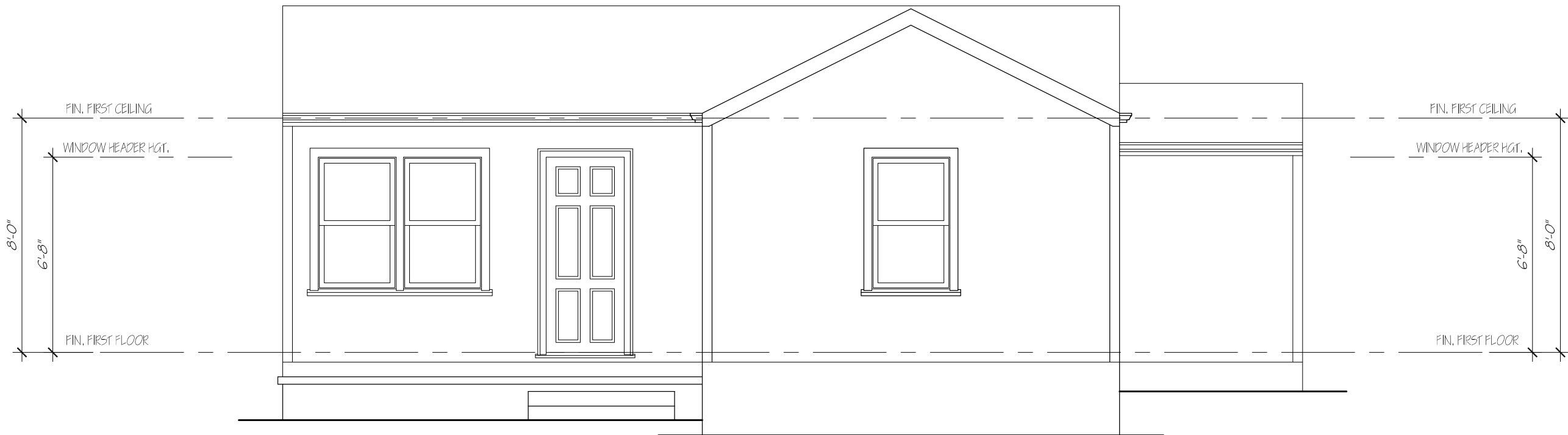
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

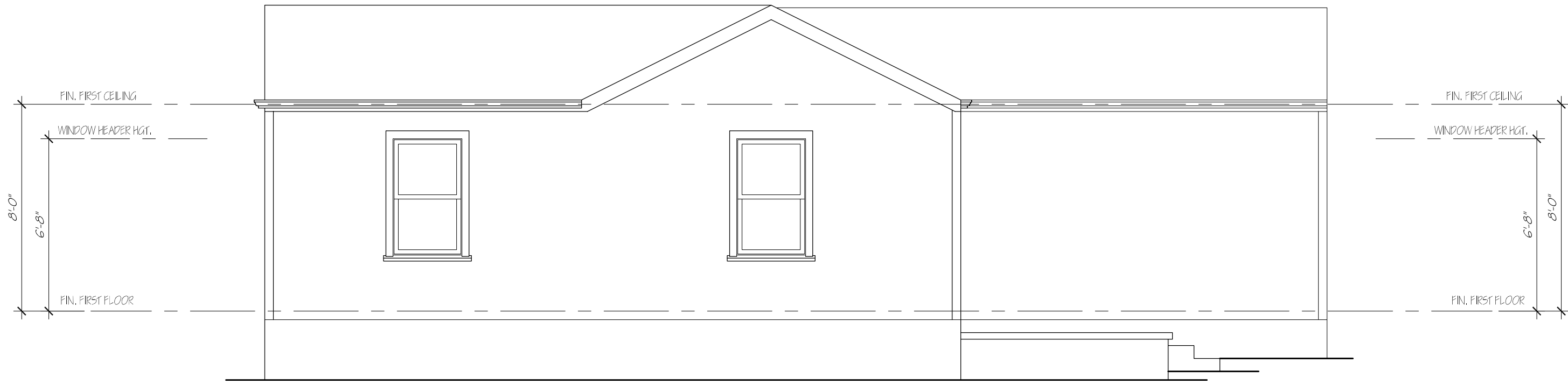
EXISTING
ELEVATIONS

AB3

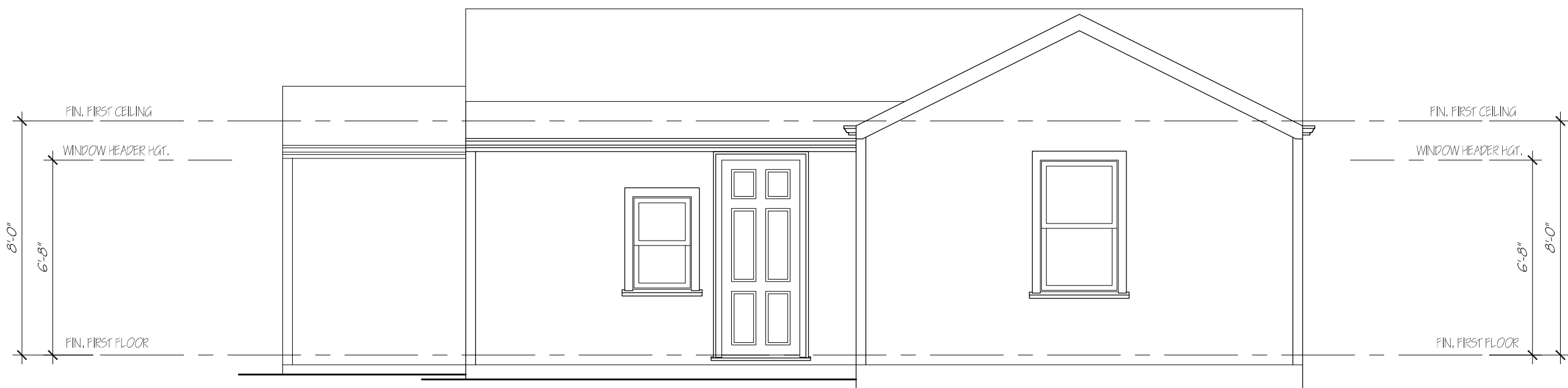
☒ Released for Construction
☐ Not Released for Construction



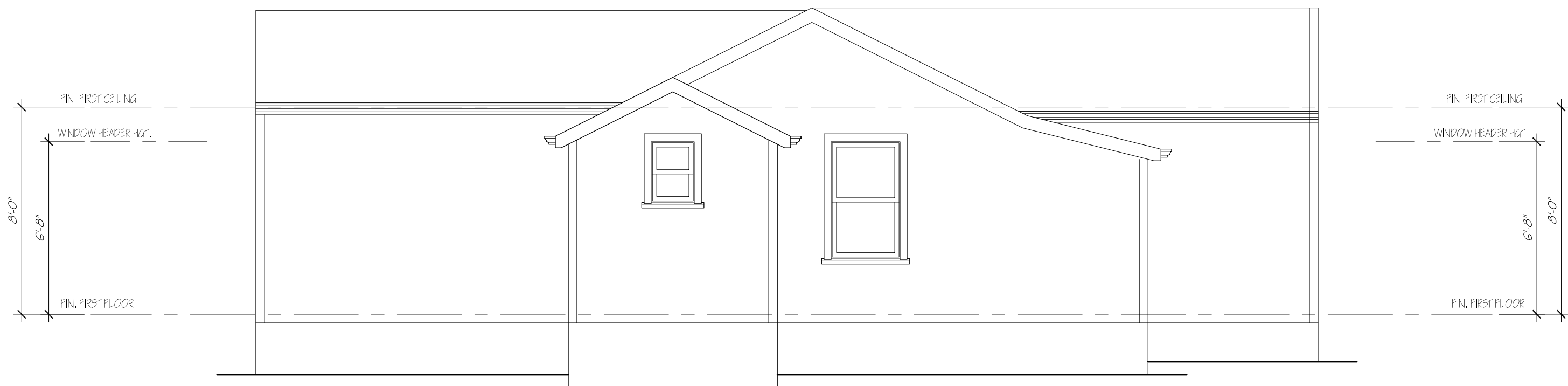
1
AB3
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



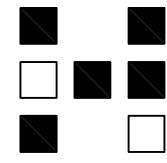
2
AB3
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3
AB3
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
AB3
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 - 531 - 8170
Facsimile: 000 - 000 - 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

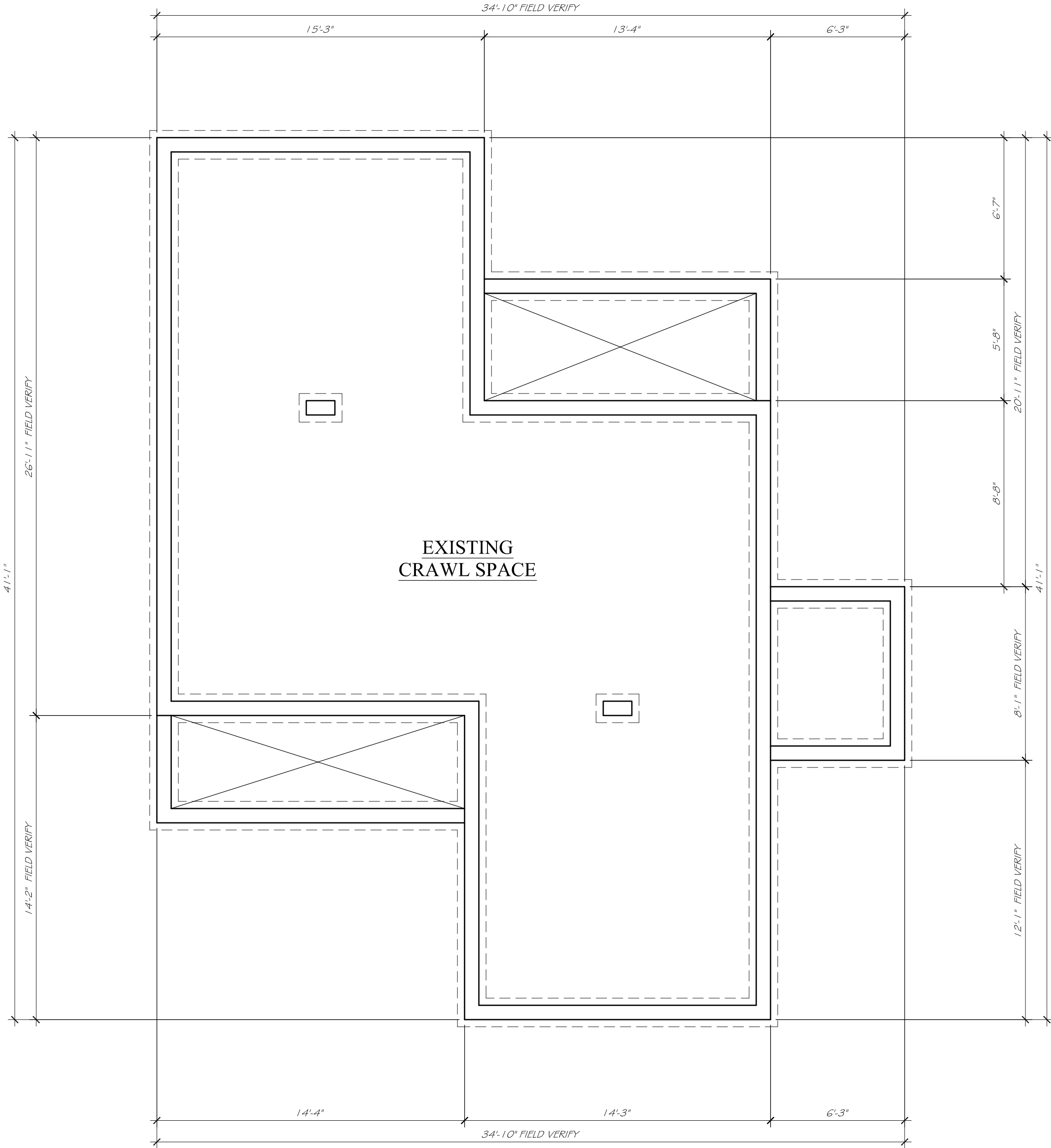
EXISTING
FOUNDATION & MAIN
FLOOR PLANS

AB1

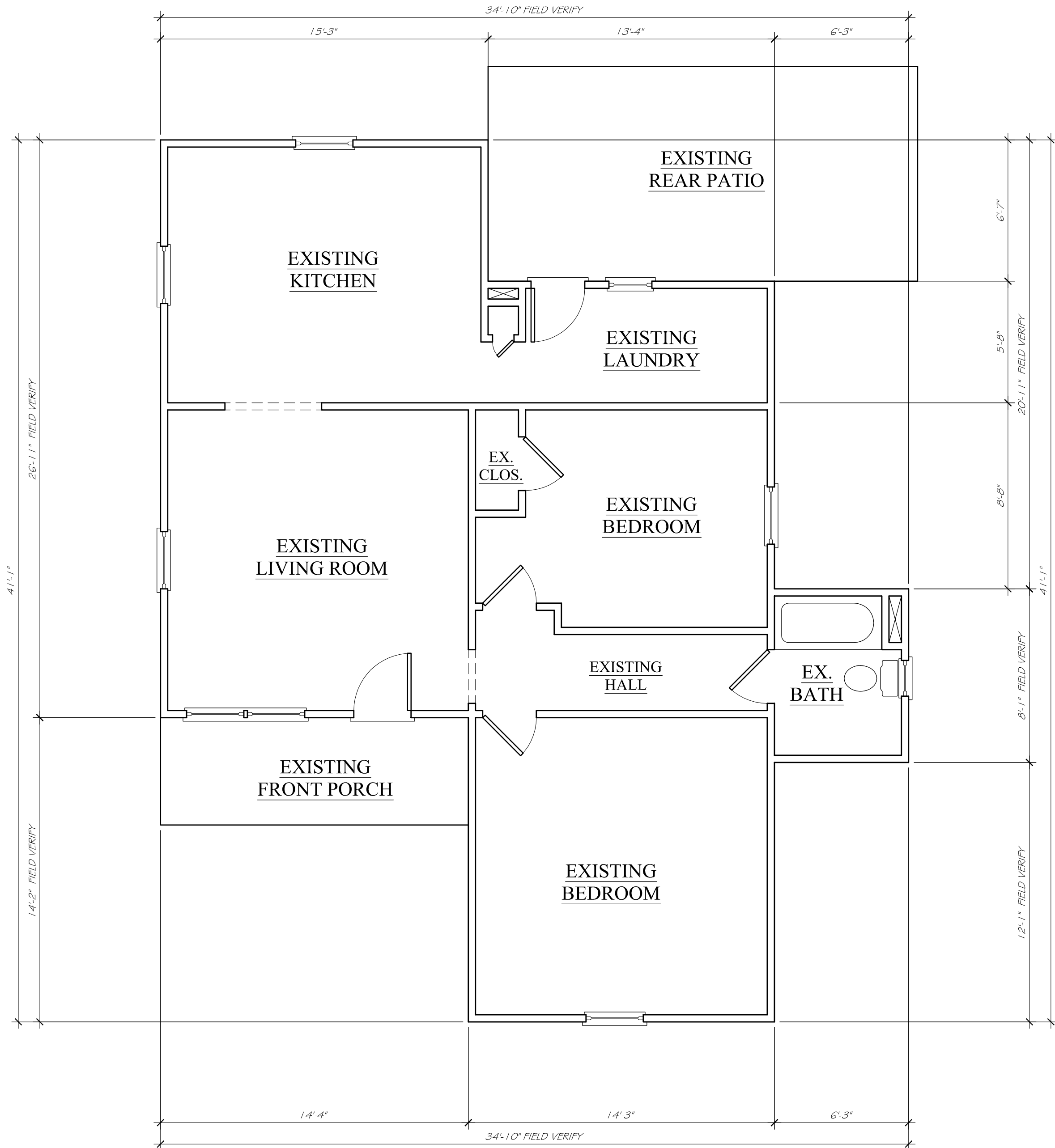
Released for Construction
Not Released for Construction

WALL LEGEND

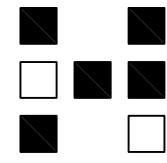
- EXISTING STUD AND / OR CONCRETE BLOCK WALLS
- EXISTING BRICK VENEER
- EXISTING WALLS TO BE REMOVED



1
AB1
EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2
AB1
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 - 531 - 8170
Facsimile: 000 - 000 - 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

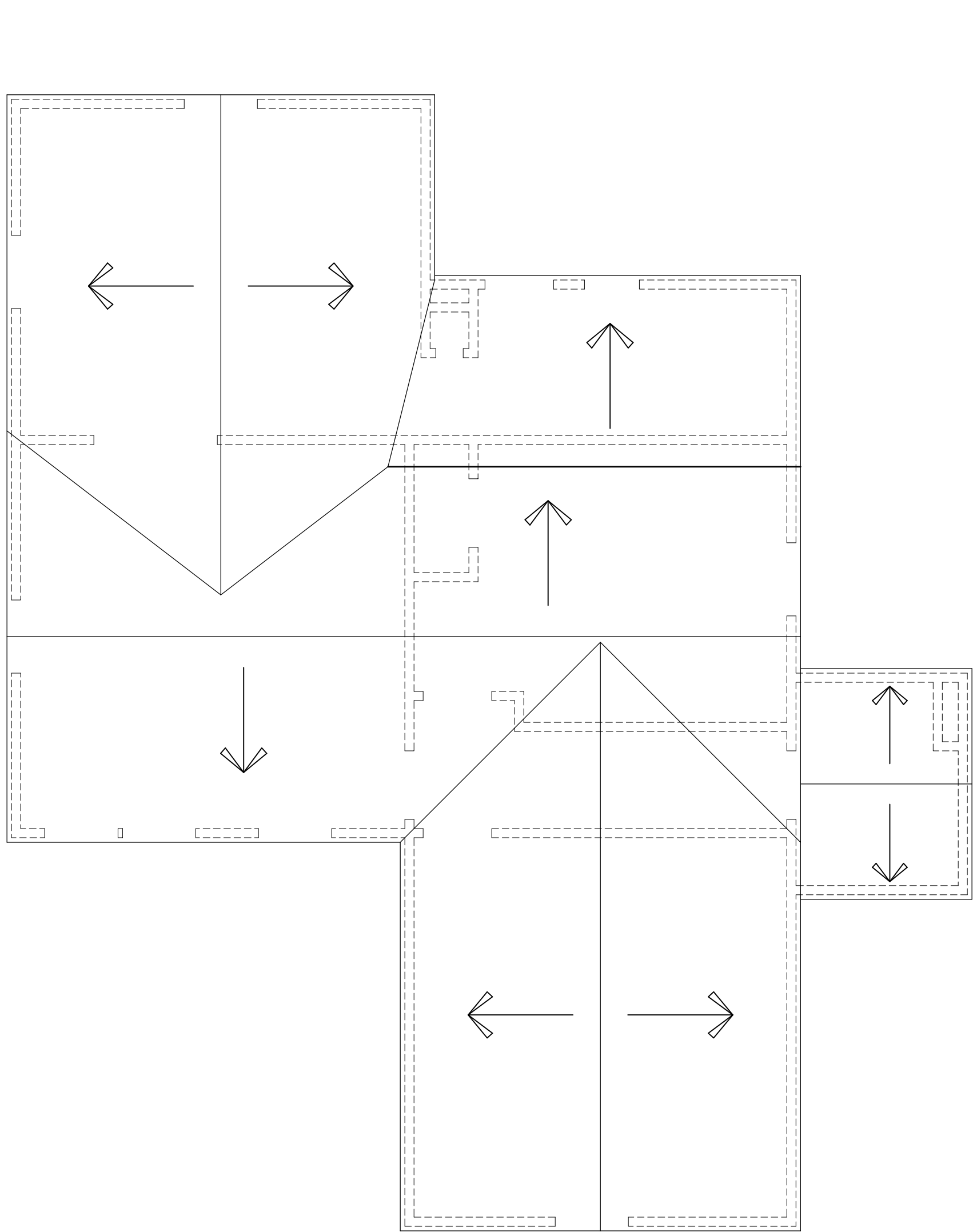
EXISTING
ROOF PLAN &
DEMO PLAN

AB2

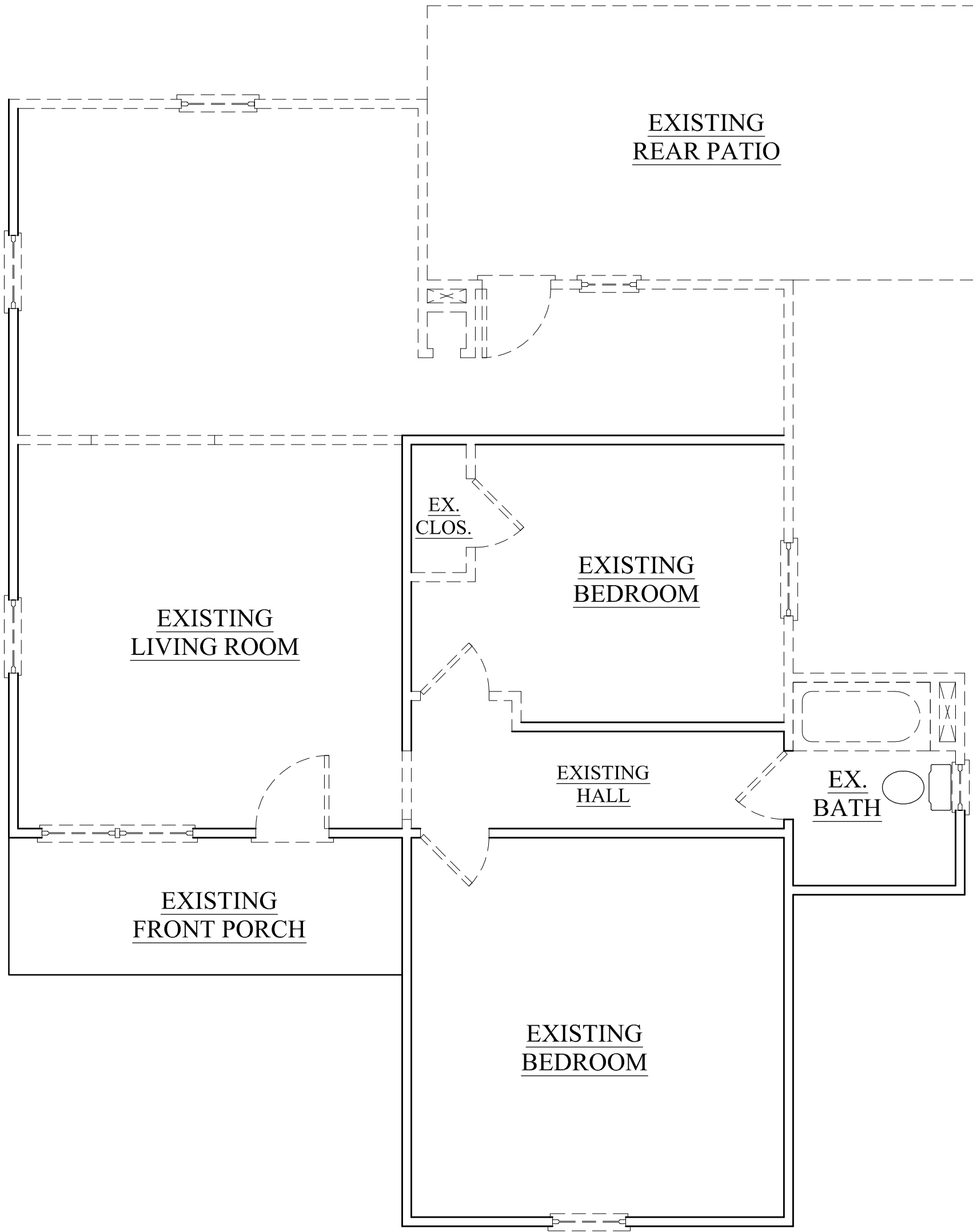
Released for Construction
Not Released for Construction

WALL LEGEND

- EXISTING STUD AND / OR CONCRETE BLOCK WALLS
- EXISTING BRICK VENEER
- EXISTING WALLS TO BE REMOVED



1 EXISTING ROOF PLAN
AB2 SCALE: 1/4" = 1'-0"



2 DEMO FLOOR PLAN
AB2 SCALE: 1/4" = 1'-0"

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
 - These general notes unless otherwise noted on plans or specifications.
 - 2018 IRC Building Code , or latest edition.
 - All applicable local and state codes, ordinances and regulations.
 - In areas where the drawings do not address methodology, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
 - On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scale.
 - The general notes and typical details apply throughout the job unless otherwise noted or shown.
 - Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Drafter for proper adjustment before proceeding with the work.
 - Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
 - All work is to be performed in a professional manner and in accordance with standard practice and consistent with manufacturer's and supplier's recommended installation procedures.
 - Dimensions shall be read or calculated and never scaled.

All dimensions are to the rough unless noted otherwise. All drawings are at 1" = 4'-0" (1/4" = 1'-0") unless noted otherwise.

- Before submitting proposals, bidders shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work. The act of submitting a proposal shall be considered a meaning that the bidder has so familiarized himself and therefore no concession will be granted because of any claim of misunderstanding or lack of information.

Foundation

- Footing depths are shown on the sections unless otherwise noted, footings shall bear a minimum of 12" into original undisturbed soil and a minimum of 24" below finished grade Where required, step footings to ratio of 2 horizontal to 1 vertical.
- Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Geotechnical Engineer.
- All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this observation.
- Soil investigation and report: All earth work, compaction and supervision shall be done per recommendations of soil investigation report. If no report given, concrete slab and footing calculations are based on local code design for on allowable soil bearing pressure. Contractor to verify before construction.

If the site test borings indicate lesser values, notify Engineer so that necessary structural modifications can be made.

- All footings shall extend a min. required depth below grade, ref. paragraph #1 above.
- Use brick pattern forms on all exposed conc. fdn. walls.

Masonry

- Solid masonry walls to have "Dur-o-wall" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.
- Brick vencer walls to have non-corrosive metal ties at 16" o.c. vertically and horizontally, and weep holes 24" o.c. at base flashing.
- Provide at least 8" of solid masonry under concentrated loading conditions.
- Mortar to conform to ASTM C270, Type N.

Bolts in Wood Framing

- All bolts in wood framing shall be ASTM A325 machine bolts with standard malleable iron washers or steel plate washers.

- Steel plate washer sizes shall be as follows:
 - 1/2" and 5/8" Diam. bolts - 3" sq. x 5/16".
 - 3/4" Diam. bolts - 4" sq. x 5/16".
- Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
- For sill bolts, see typical details.

Lag Bolts

- Shall be square headed and of structural grade steel.
- Washers shall be placed under the head of lag bolts bearing on wood

Altering Structural Members

- No structural member shall be omitted; notched, cut, blocking out or relocated without prior approval by the Engineer.
- Do not alter sizes of members noted without approval of Engineer.

Bridging and Blocking

- There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by six inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.

Block solid at all bearing supports where adequate lateral support is not otherwise provided.

Plywood

- All plywood shall be pine or eq. and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood construction and industrial.
- Each plywood sheet shall bear the "APA" grade trademark.
- All end joints shall be staggered and shall butt along the center lines of framing members.
- The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
- Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.
- All floors shall be glued & screwed with #12 wd. screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.

Alignment

- All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
- When framing end to end joists shall be secured together by metal straps.
- Align studs under all joists and block between floors @ all bearing walls.
- Align studs under all roof trusses.
- Provide additional studs at point load location to match number of studs above - extend to fdn.

Fire Stopping

- Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:
 - In all stud walls and partitions including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
 - Between stair stringers at top and bottom and between studs in line with stair run.
- Firestops, when of wood, shall be 2" nominal thickness and may be made of gypsum board, cement asbestos, mineral wool or other noncombustible material.
- Spaces between chimneys and wood framing shall be filled with loose noncombustible material (2" minimum thickness).

Trusses

- Floor trusses: pre-engineered trusses. Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss mfg. to supply connection and bearing details, bridging and bracing details nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members .
- Band Board: 2 x 4 continuous U.N.O.

- Floor Trusses shall accommodate HVAC duct layout as indicated and conventional framing as indicated.
- Floor Trusses shall be designed to limit deflection to L/480 live load or for a dead load of 16 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.

I-Joists

- "I" Joists: pre-engineered joists. Floor joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
- Band Board: 1 1/4" timberstrand or equal.
- Floor joists shall be designed to limit deflection to L/480 live load except in rooms consisting of different length spans of which the deflection of the shortest span shall govern.
- Provide solid webb fibers on all joists parallel to exterior walls.
- Provide solid band board at all end conditions and 2 x 4 cripples @ all interior bearing conditions.

Flashing

- All flashing to be of the approved corrosion-resistive type and shall be provided where exterior porches, decks or stairs attach to a wall or floor assembly or wood-framed construction. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
- All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge approved corrosions - resistant metal.
- Provide metal flashing above all windows, doors & capitals.

Finishes

Gypsum Wallboard

- All gypsum wallboard shall be installed in accordance with the provisions of the 2018 IRC, latest edition, state and local codes.
- Gypsum wallboard shall not be installed until weather protection for the installation is provided.
- All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
- The sizes and spacing of fasteners shall comply with 2003 IRC, latest edition, all state and local codes.
- Provide moisture resistant drywall at tubs and showers.

Windows

- All windows shall have insulating glass, or single glass with storm windows or equal.
- Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough openings, etc.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. R310
- Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. R310
- All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. R310

Hazardous Glazing Locations R308:

The following shall be considered specific hazardous locations

for the purposes of glazing:

- Glazing in swinging doors except jalousies.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- Glazing in storm doors.
- Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

- Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, that meets all of the followings conditions:
 - Exposed area of an individual pane greater than 9 sq. ft.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.

- All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.

- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.

- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

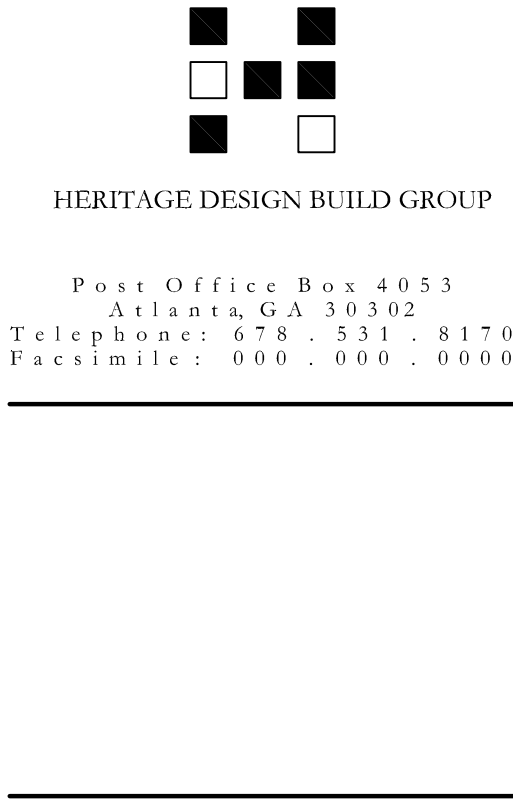
Exceptions: The following products, materials and uses are exempt from the above hazardous locations:

- Openings in doors through which a 3-inch sphere is unable to pass.
- Decorative glass in above Items 1, 6 or 7.
- Glazing in above Item 6, when there is an intervening wall or other permanent barrier between the door and the glazing.
- Glazing in above Item 6, in walls perpendicular to the plane of the door in a closed position or where access through the door is to a closet or storage area 3 feet or less in depth.
- Glazing in above Items 7 and 10, when a protective bar is installed on the accessible side(s) of the glazing 36 inches + 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 lbs. per linear ft. without contacting the glass and be a minimum of 1-1/2 inches in height.
- Outboard panes in insulating glass units and other multiple glazed panels in above Item 7 when the bottom edge of the glass is 25 ft or more above grade, a roof, walking surface, or other horizontal (within 45 degrees of horizontal) surface adjacent to the glass exterior.
- Louvered windows and jalousies complying with the requirements of R308.2.
- Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.

- Safety glazing in above Items 10 and 11 is not required where:
 - The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7 of the IBC.
 - The plane of the glass is greater than 18 inches from the railing.

Attic Ventilation

Enclosed attic truss species and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the 2018 IRC, latest edition and all state and local codes.



All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

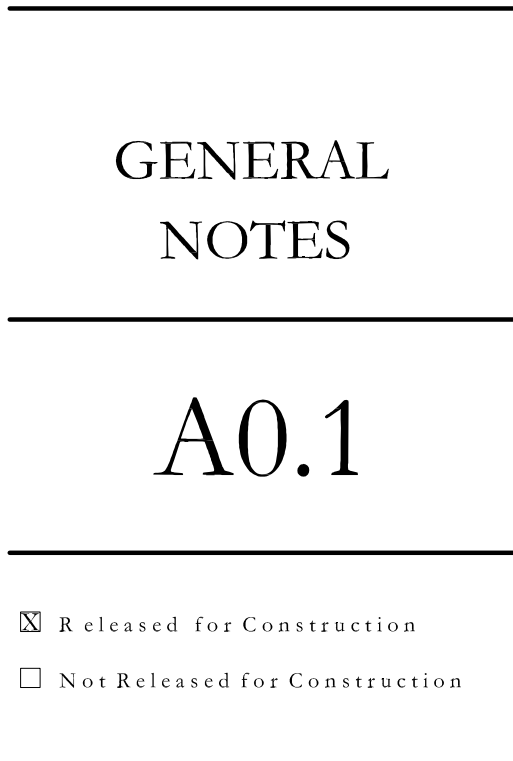
Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

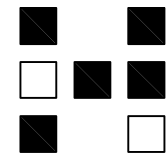
© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH





HERITAGE DESIGN BUILD GROUP
Post Office Box 4053
Atlanta, GA 30302
Telephone: 678-531-8170
Facsimile: 000-000-0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
LEFT & RIGHT
ELEVATIONS &
WALL SECTION

A3

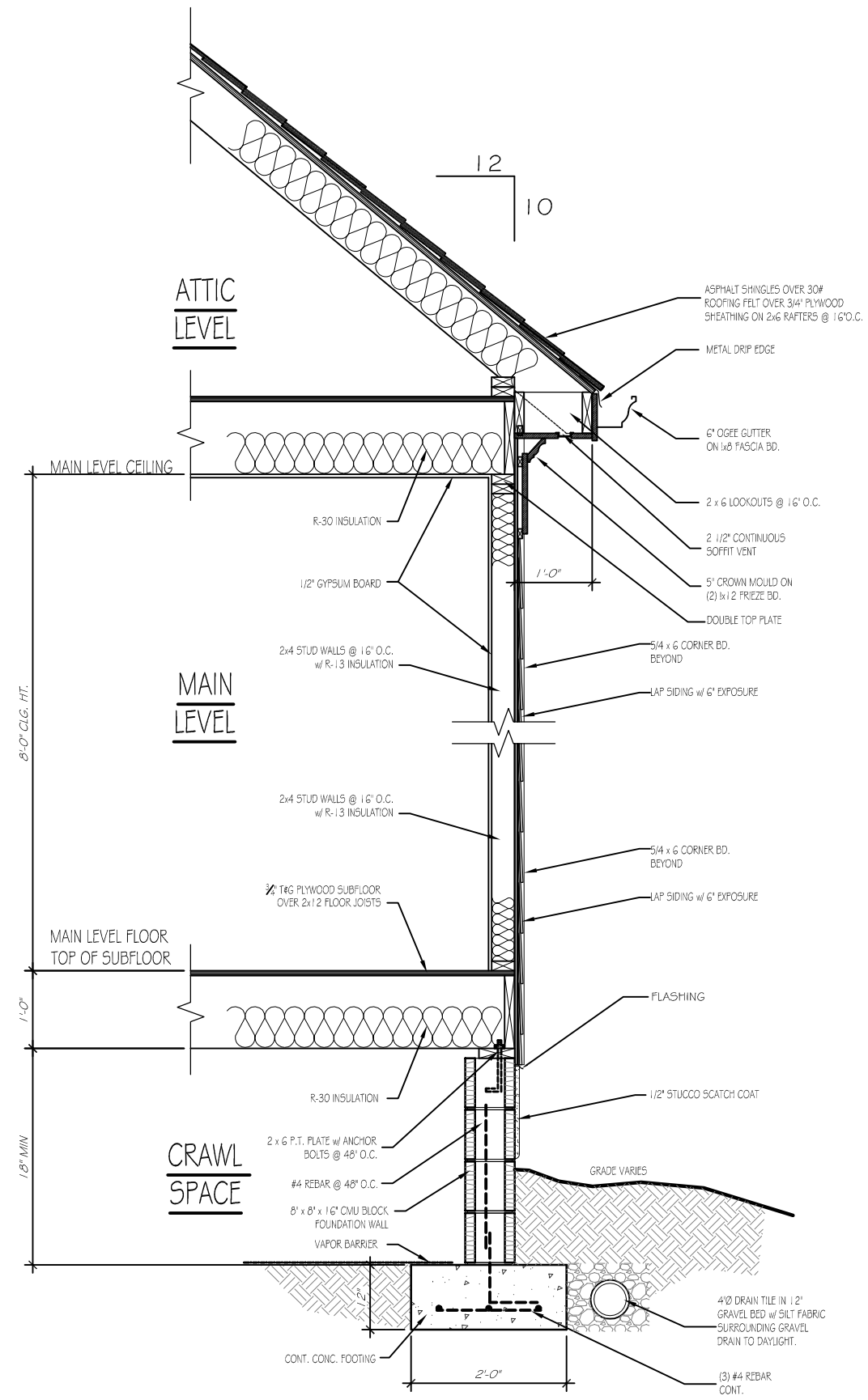
☒ Released for Construction
☐ Not Released for Construction



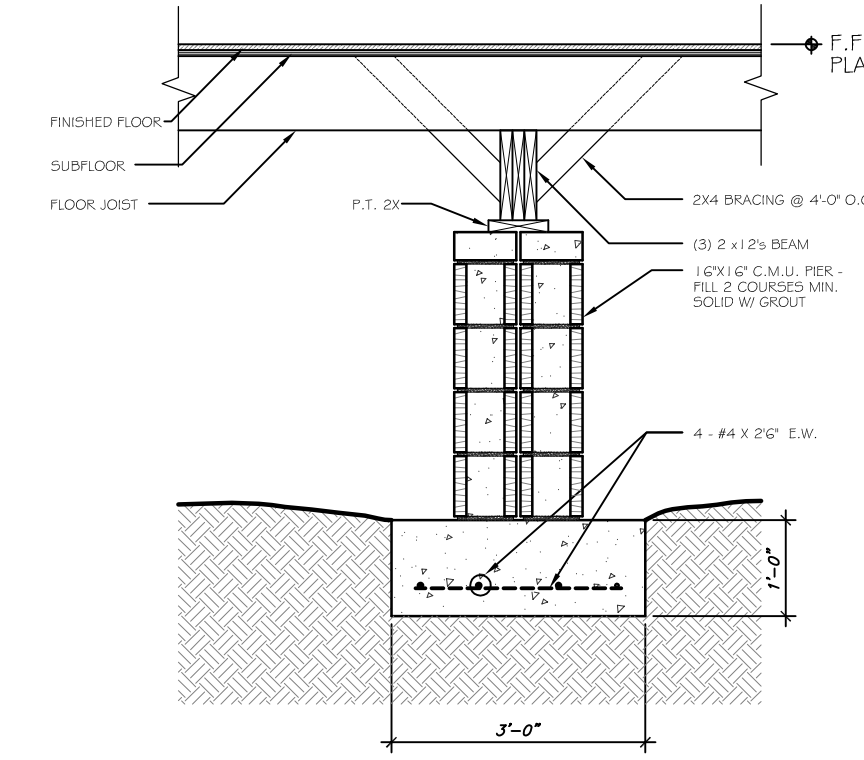
1
A3 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



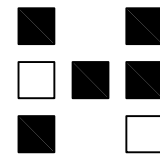
2
A3 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3
A3 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



4
A3 TYPICAL PEIR DETAIL
SCALE: 1/2" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

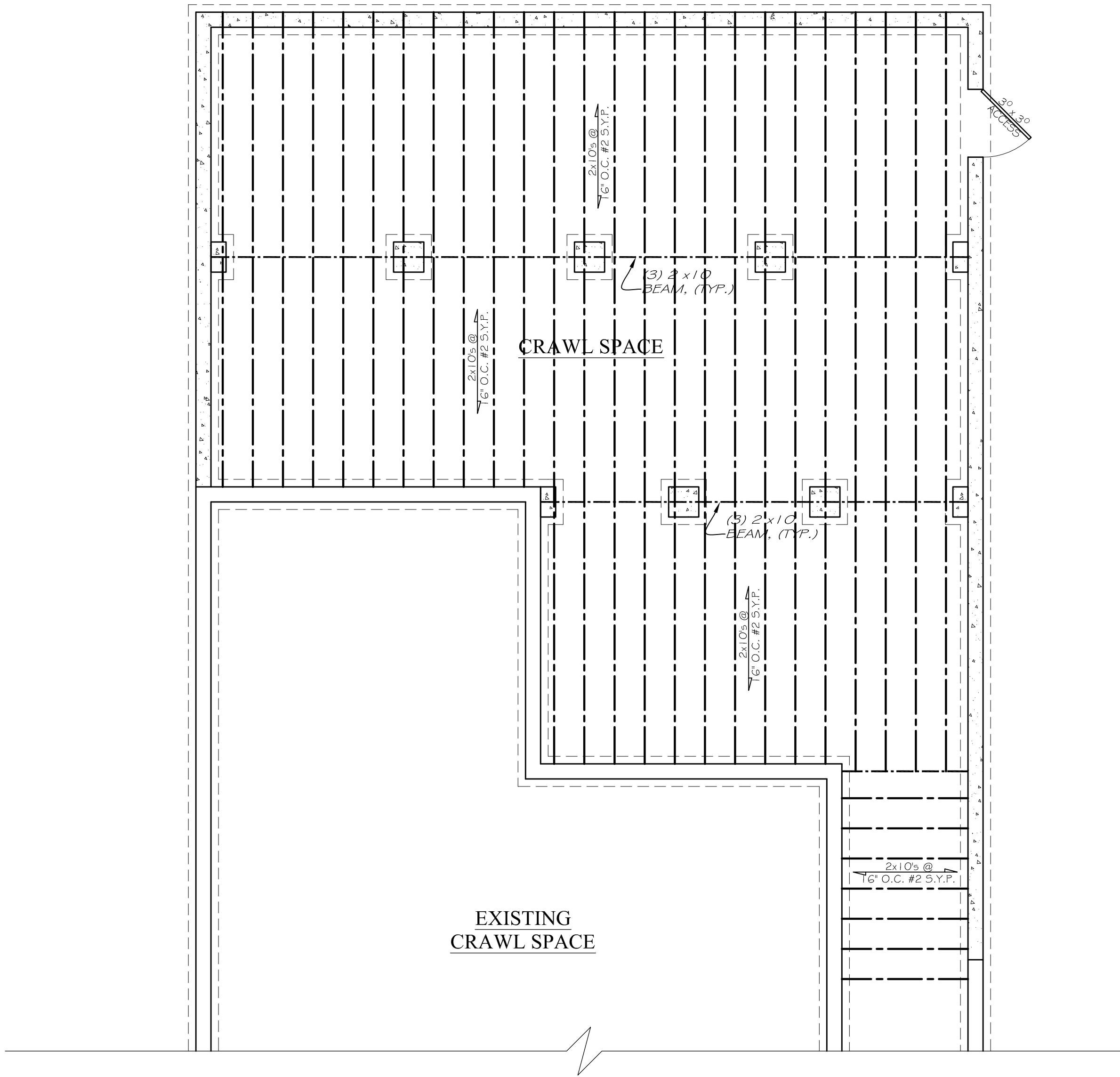
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

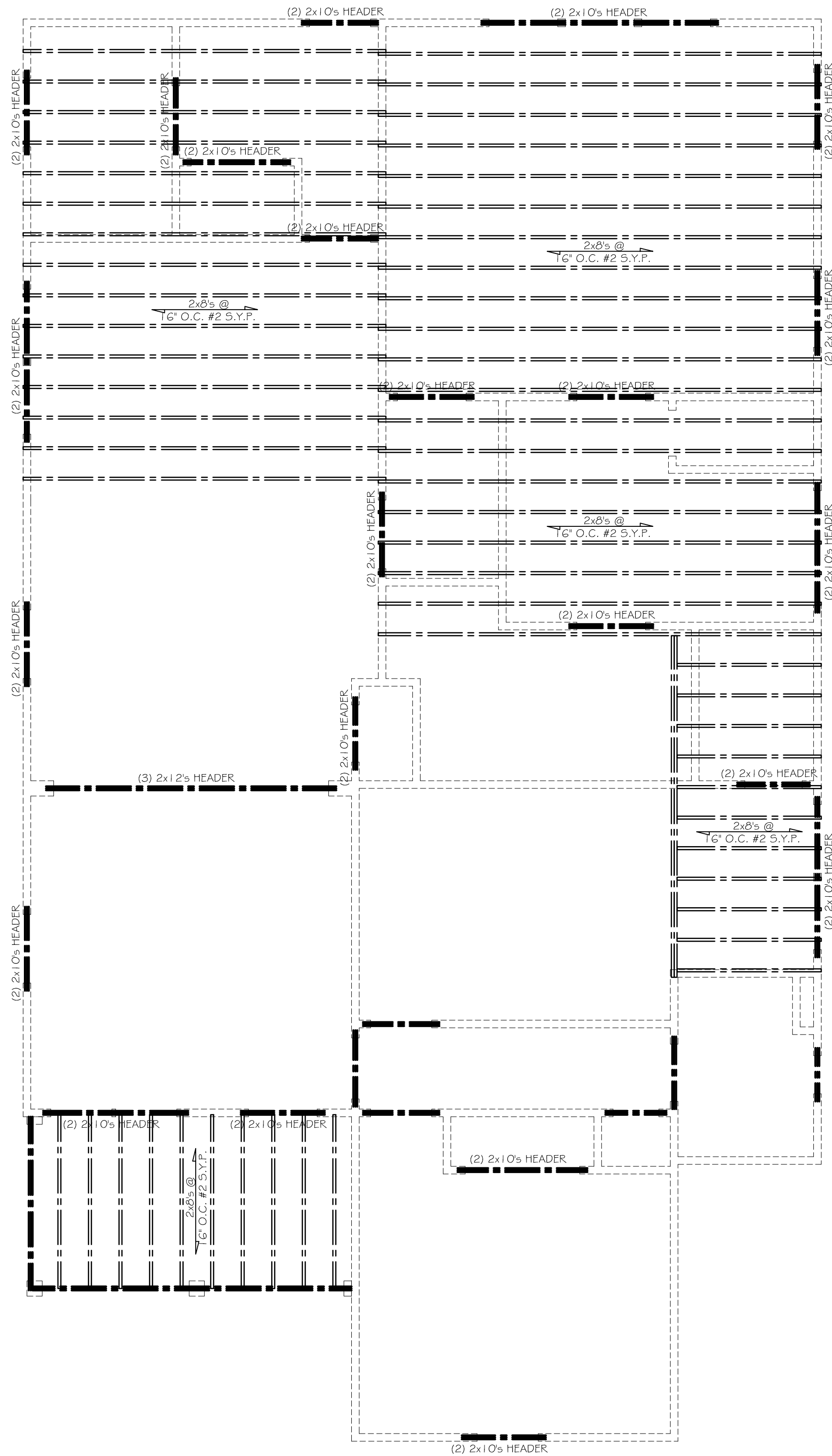
PROPOSED
FLOOR & CEILING
FRAMING PLANS

A5

☒ Released for Construction
☐ Not Released for Construction



1
A5 PROPOSED FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2
A5 PROPOSED CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

[Print Record](#)

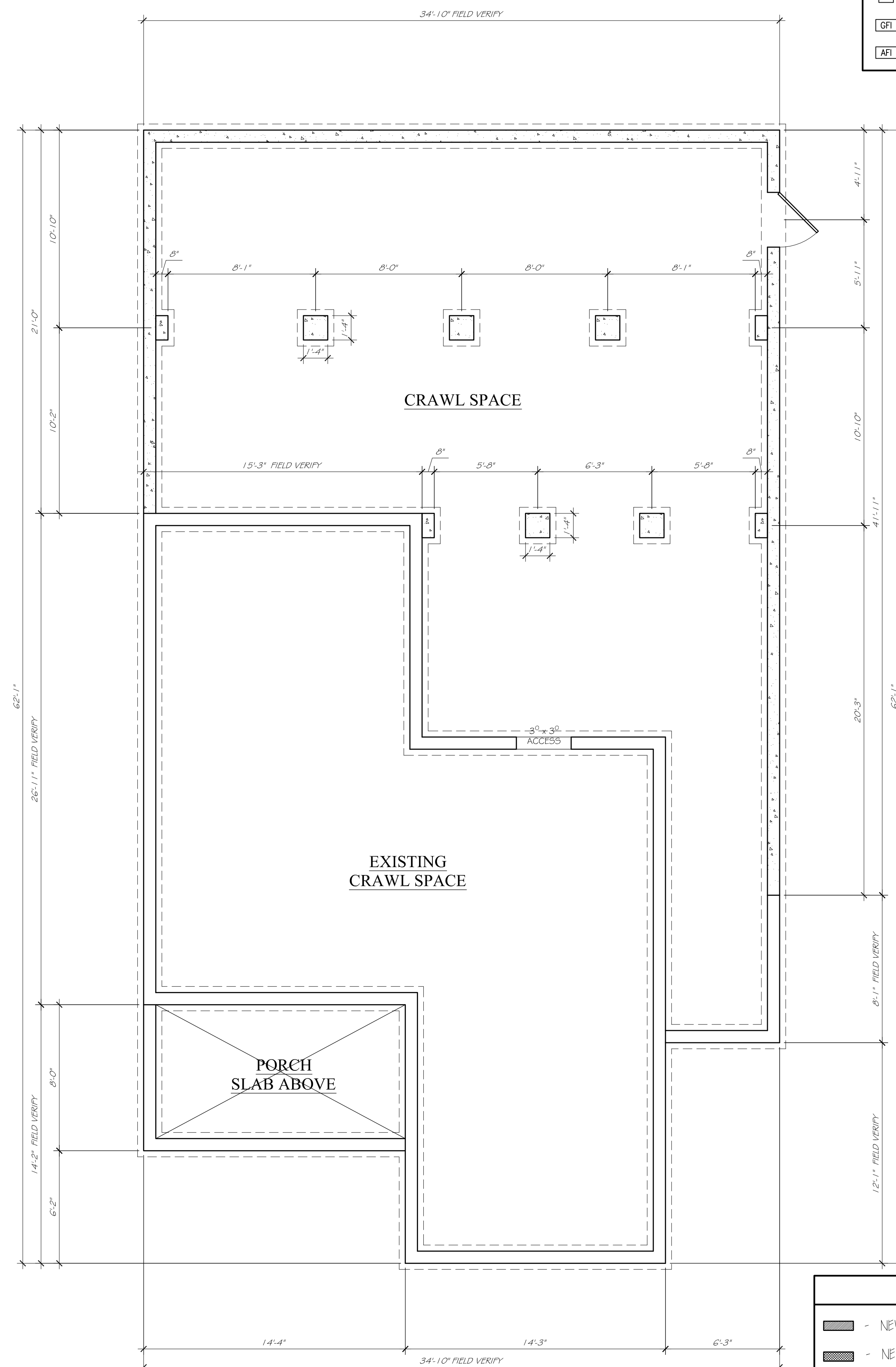
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED FOUNDATION & MAIN FLOOR PLANS

A1

☒ Released for Construction
☐ Not Released for Construction



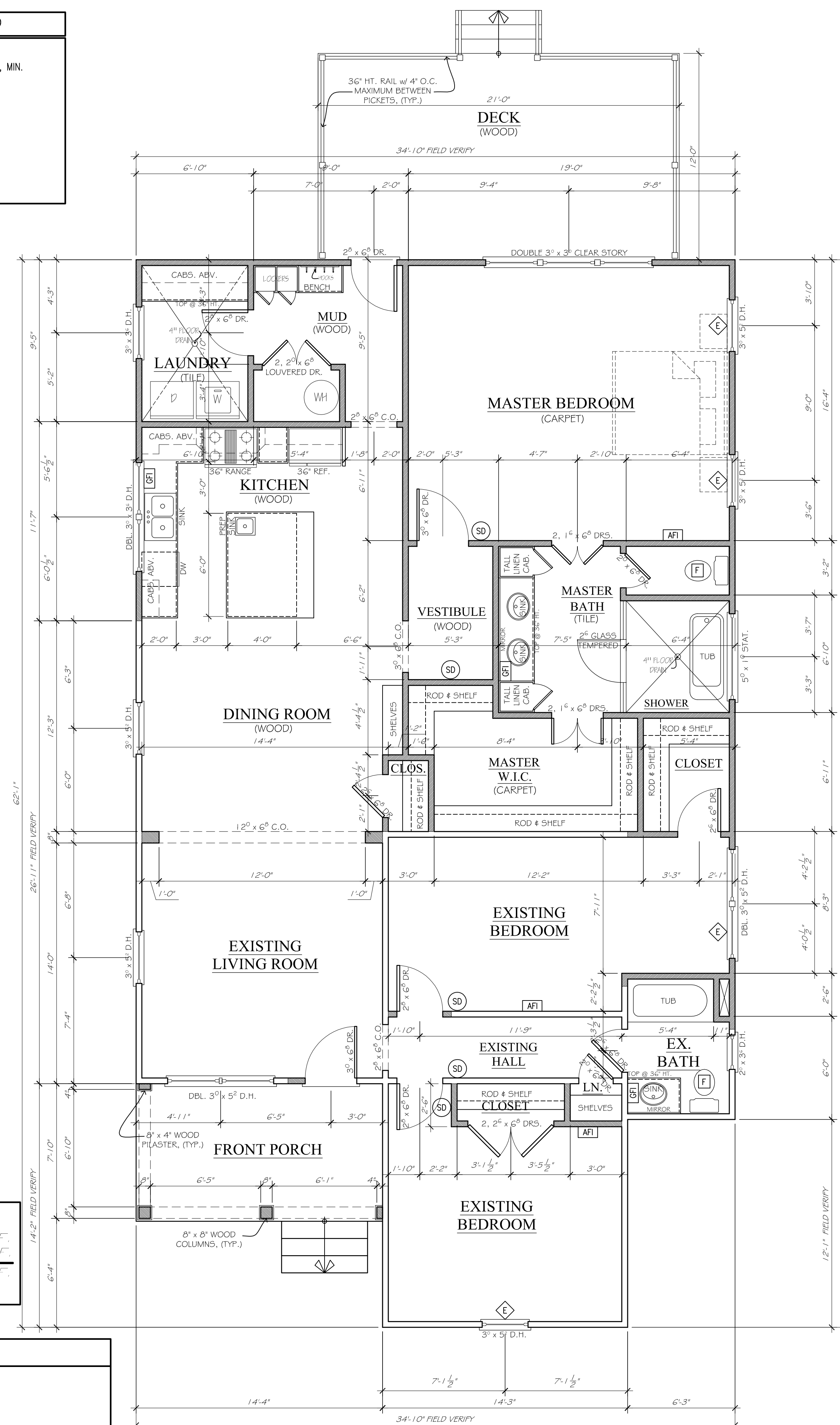
1 PROPOSED FOUNDATION PLAN
A1 SCALE: 1/4" = 1'-0"

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW – CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MIN. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON DIOXIDE DETECTOR – HARD WIRED
	EXHAUST FAN REQUIRED
	GROUND FAULT INTERRUPT REQUIRED
	ARC FAULT INTERRUPT REQUIRED

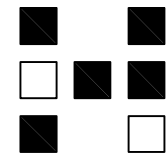
WALL LEGEND

	- NEW 2x4 STUD WALL
	- NEW 2x6 STUD WALL
	- NEW 8" CONCRETE BLOCK WALL EXTEND TO STRUCTURE ABOVE
	- NEW BRICK VENEER

<u>SQUARE FOOTAGE</u>	
EXIST. MAIN LEVEL	1,068 S.F.
ADDITION	948 S.F.
<u>TOTAL</u>	<u>2,016 S.F.</u>



2 PROPOSED MAIN FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 - 531 - 8170
Facsimile: 000 - 000 - 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

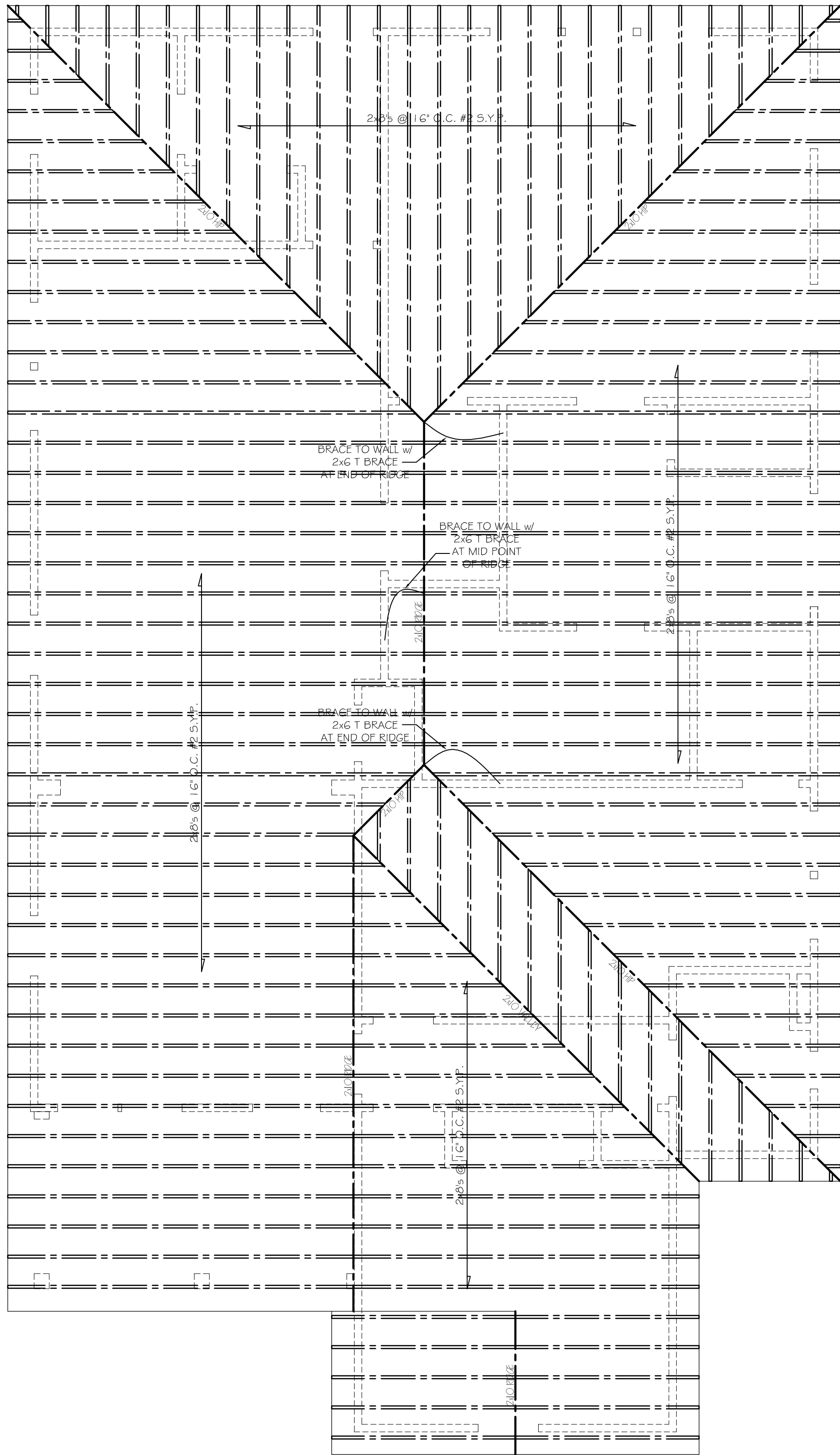
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

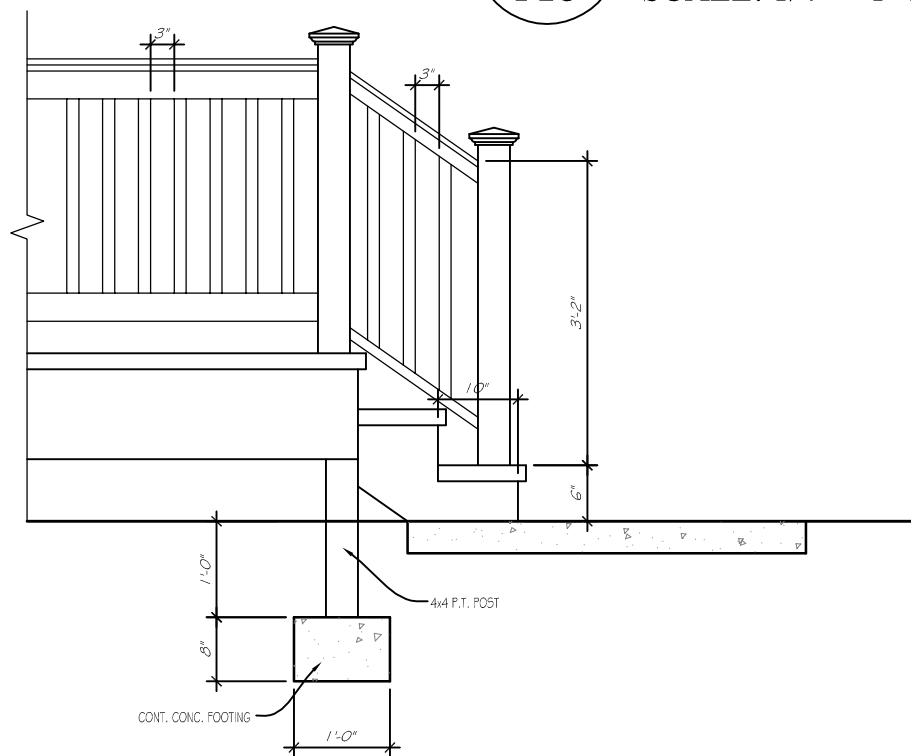
PROPOSED
ROOF FRAMING &
DECK DETAILS

A6

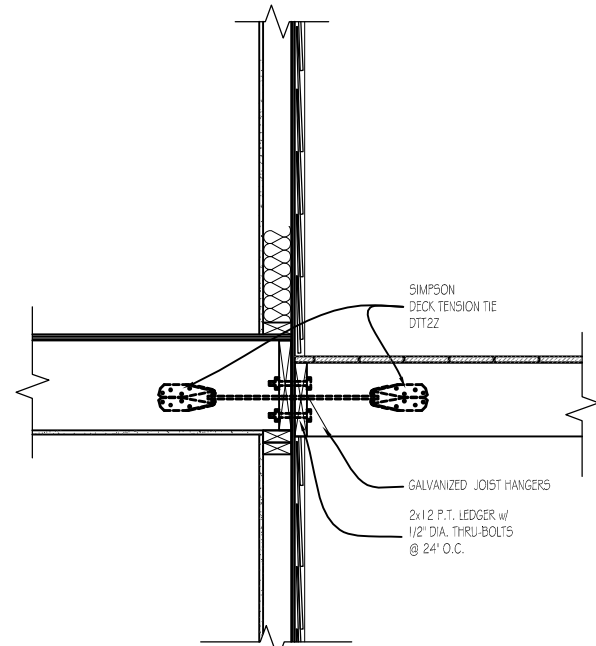
☒ Released for Construction
☐ Not Released for Construction



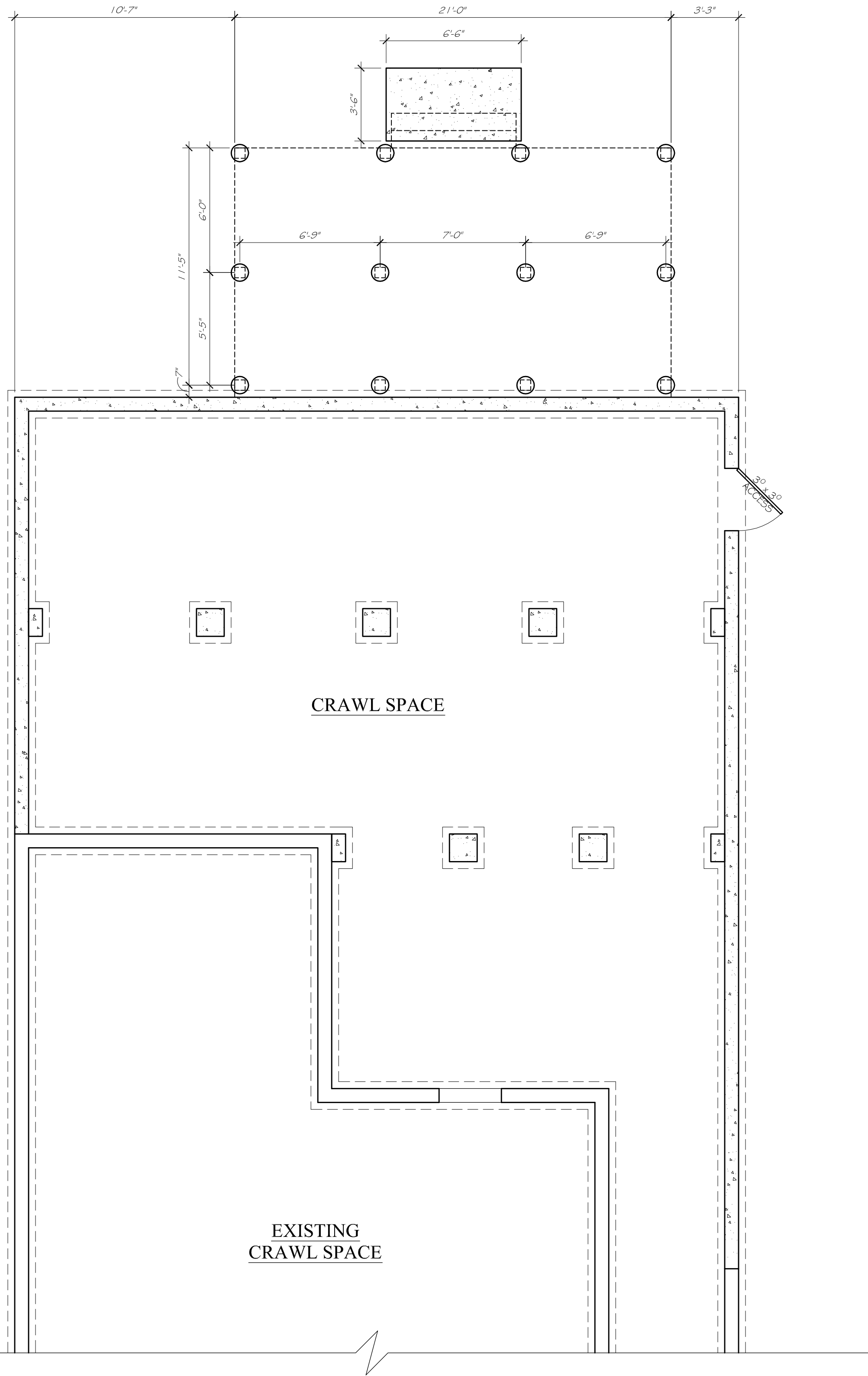
1 PROPOSED ROOF FRAMING PLAN
A6 SCALE: 1/4" = 1'-0"



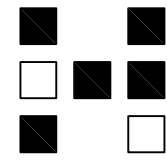
3 TYPICAL DECK STAIR DETAIL
A6 SCALE: 1/2" = 1'-0"



4 DECK CONNECTION DETAIL
A6 SCALE: 1/2" = 1'-0"



2 PROPOSED DECK FOUNDATION PLAN
A6 SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678-531-8170
Facsimile: 000-000-0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

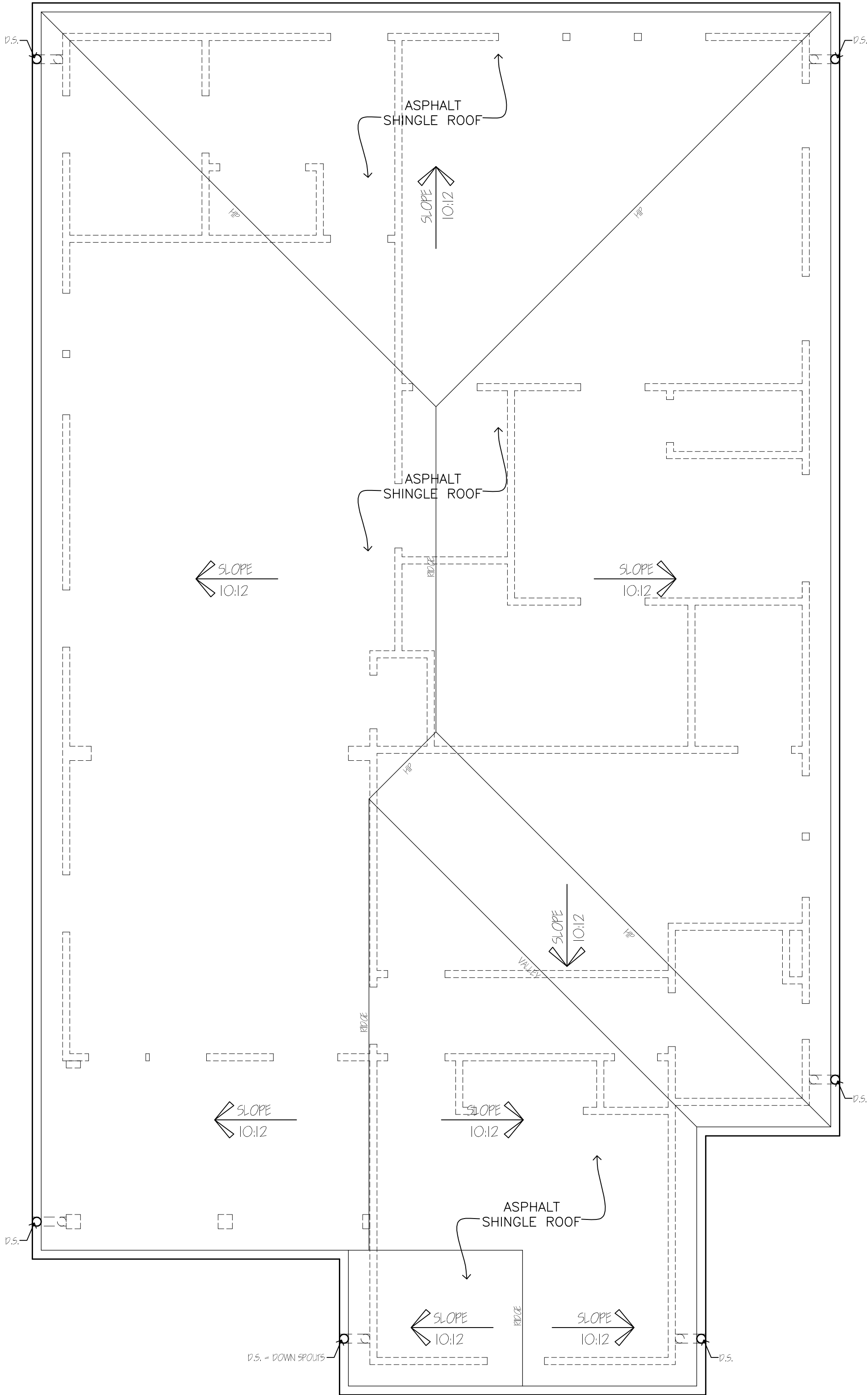
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

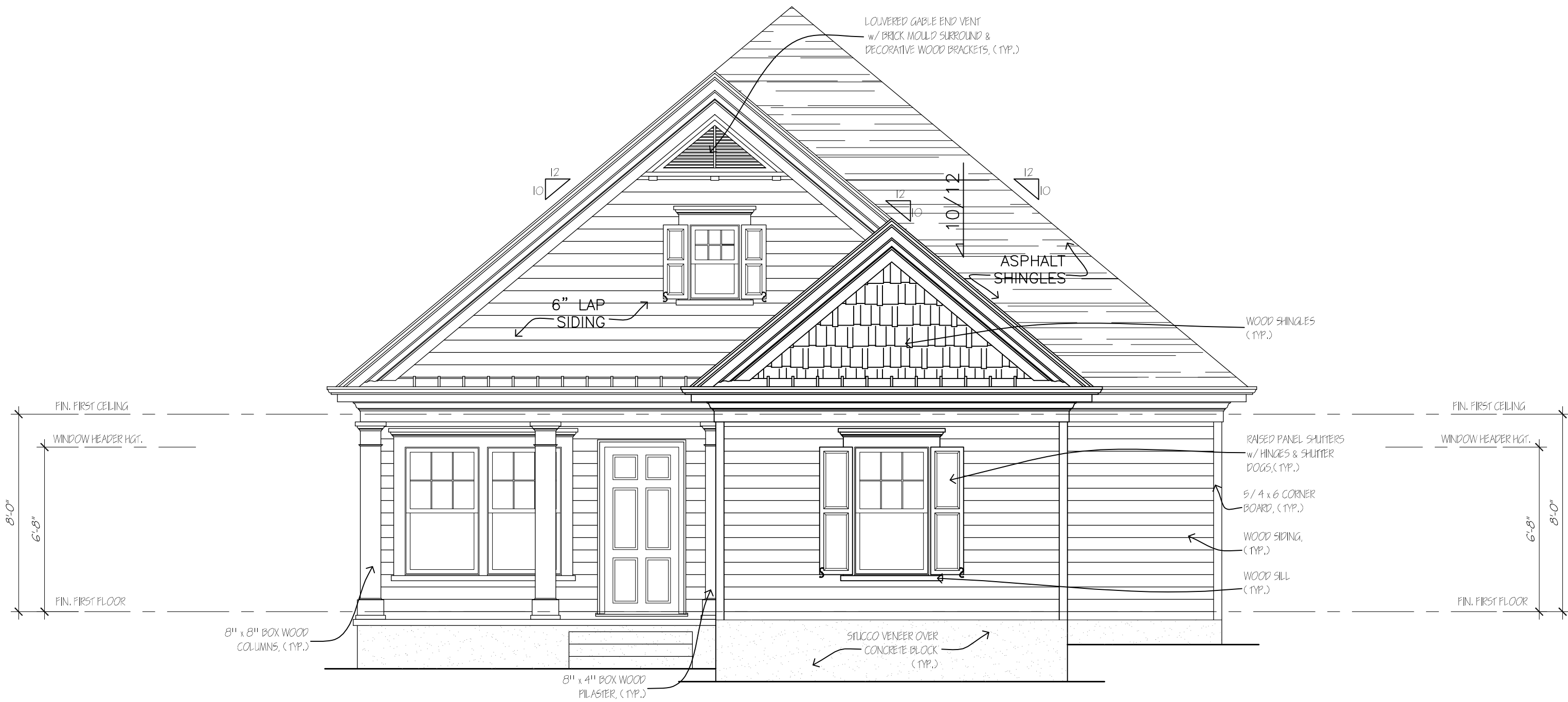
PROPOSED
ROOF PLAN
FRONT & REAR
ELEVATIONS

A2

☒ Released for Construction
☐ Not Released for Construction



1
A2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2
A2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

NO WATERS OF THE STATE
EXIST WITHIN 200' OF THE
PROJECT SITE

OWNER: Daven Cook
551 Woodrow Avenue
Hapeville, GA 30354
470-656-8646

PROPERTY ZONED R-SF

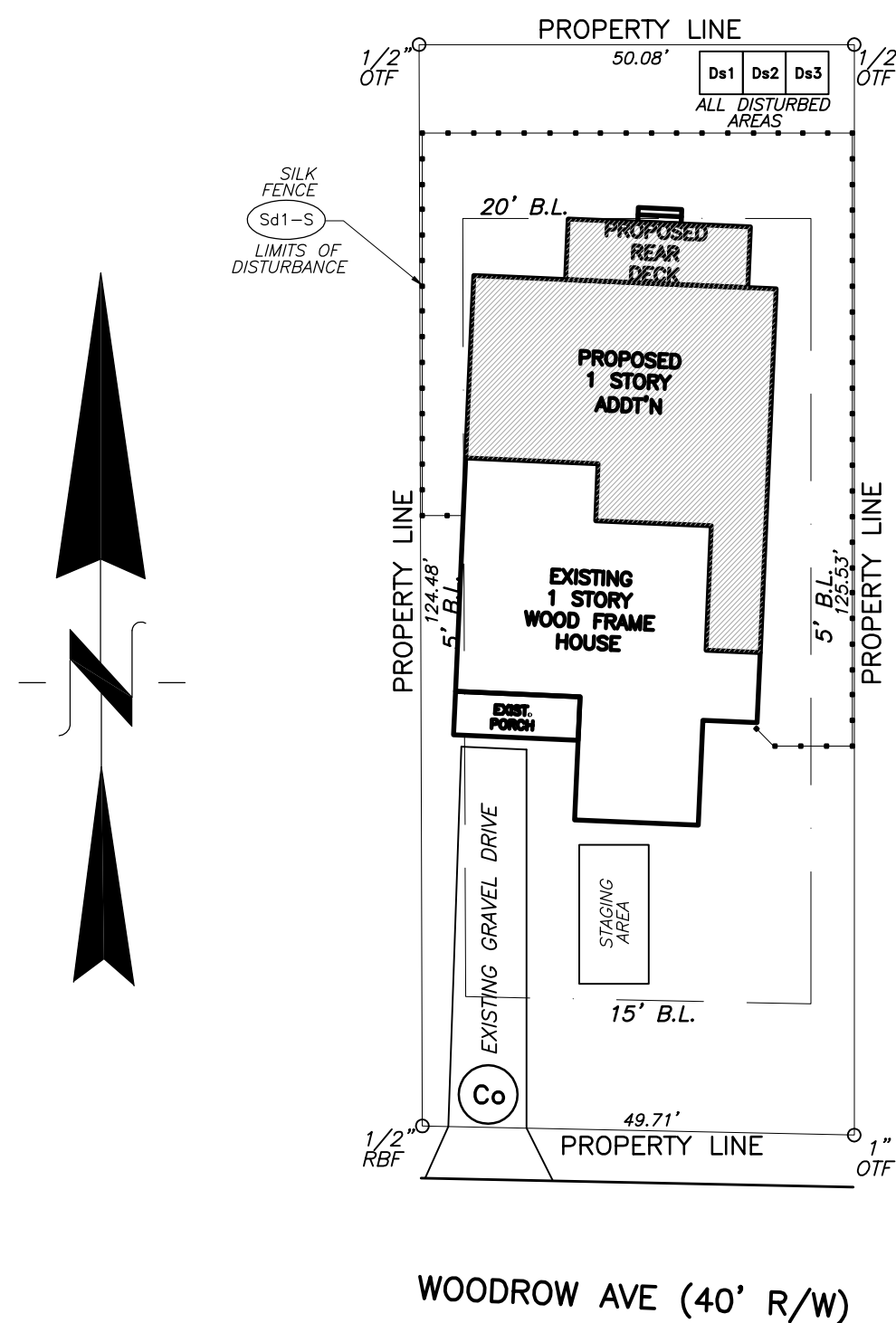
SET BACK REQUIRED :

FRONT = 15'
REAR = 20'
SIDE = 5'
1/2 DEPTH FRONT = 7.5'

MAX FLOOR AREA RATIO = .50
ACTUAL FLOOR AREA RATIO = .19

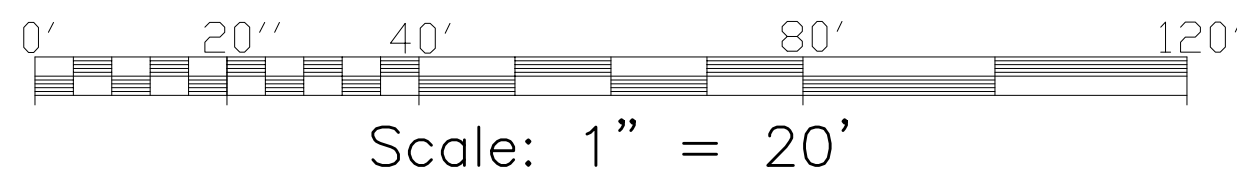
MAX LOT COVERAGE = 50%
ACTUAL LOT COVERAGE = 18%

DIRT STATEMENT:
CUT ONLY FOR FOOTER AND DRIVE
APPROXIMATELY 11.4 CUBIC YARDS.



DAVEN COOK

LOCATED IN LAND LOT 94
14th DISTRICT
FULTON COUNTY, GEORGIA



EROSION AND SEDIMENT CONTROL PRACTICES:

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Mulching can be used as a singular erosion control method on areas of rough grade. Mulch can be an option for up to six months provided that the mulch is applied at the appropriate depth (depending on type of mulch used), anchored, and has a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth, anchorage, and 90 % cover. If an area will remain undisturbed for greater than six months, permanent (perennial) vegetation shall be used.

Straw or Hay Mulch	2"-4" uniform depth throughout exposed soil area
Geotextile, jute matting	Per Manufacturer's Recommendations
Erosion control netting, etc.	Per Manufacturer's Recommendations

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

Weeping Lovegrass	0.2-0.4 lbs.	3/1-6/15	6-12-12	25-30 lbs.
Rye Grass	6.0-8.0 lbs.	9/1-4/15	6-12-12	25-30 lbs.
Virginia or Sericea	1.0-2.0 lbs.	3/1-6/15	6-12-12	25-30 lbs.
Lepesedox				

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

Permanent (perennial) vegetation or sod shall be used immediately on areas of final grade. Permanent (perennial) vegetation shall be used on rough graded areas that will be undisturbed for more than six months.

Tall Fescue	8.0-10.0 lbs.	9/1-11/15	6-12-12	25-30 lbs.
Bermudagrass-hulled	1.5-2.0 lbs.	3/1-4/15	6-12-12	25-30 lbs.
Bermudagrass-unhulled	3.5-5.0 lbs.	4/1-6/15	6-12-12	25-30 lbs.
		10/1-3/1		

Ds4

DISTURBED AREA STABILIZATION (WITH SODDING)

May be used in place of Ds3.

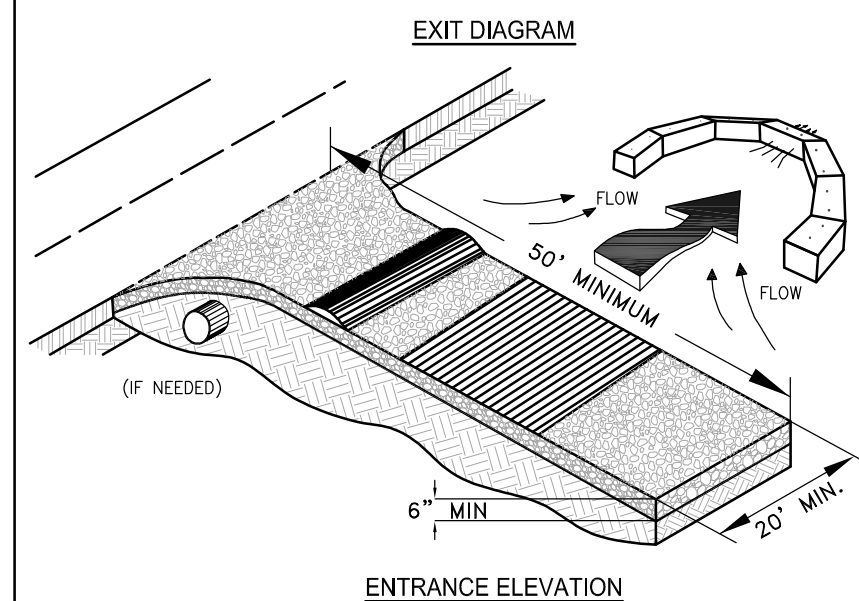
Bermudagrass Sod	4/15-9/1	6-12-12	25-30 lbs.
Zoysa Sod	4/15-9/1	6-12-12	25-30 lbs.
Certified Sod	4/15-9/15	6-12-12	20-25 lbs.
Turf Type Tall Fescue	9/1-4/15	6-12-12	25-30 lbs.

Notes: All areas to be seeded or sodded shall have lime applied at rate of 90 lbs/1000 sq.ft. or as determined by a soil test. Lime and fertilizer to be applied during soil preparation and mixed thoroughly with the soil.
All areas seeded shall have an application of straw mulch at a rate of approximately 60 lbs/1000 sq. ft. applied regardless of planting method.
*Always comply with the manufacturer's recommendations rate and type of applications with all fertilizers and chemical treatments.

NOTES:

- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT (770) 730-5600.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181- TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
- MAINTENANCE STATEMENT- 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.
- STATEMENT- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- NO GRADED SLOPE SHALL EXCEED 2:1
- PROPERTY ADDRESS = 551 Woodrow Ave ATLANTA, GEORGIA
- TOTAL LOT AREA = 0.143 acre
- TOTAL AREA DISTURBED: 0.04 acre
- CUT ± 0 C.Y. FILL ± 0 C.Y. BALANCE DIRT ON SITE.
- THE BENCHMARK FOR THIS SITE Assumed existing finished first floor
- PROPERTY IS not in 100 YEAR FLOOD PLAIN.
- OWNER:Daven Cook
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

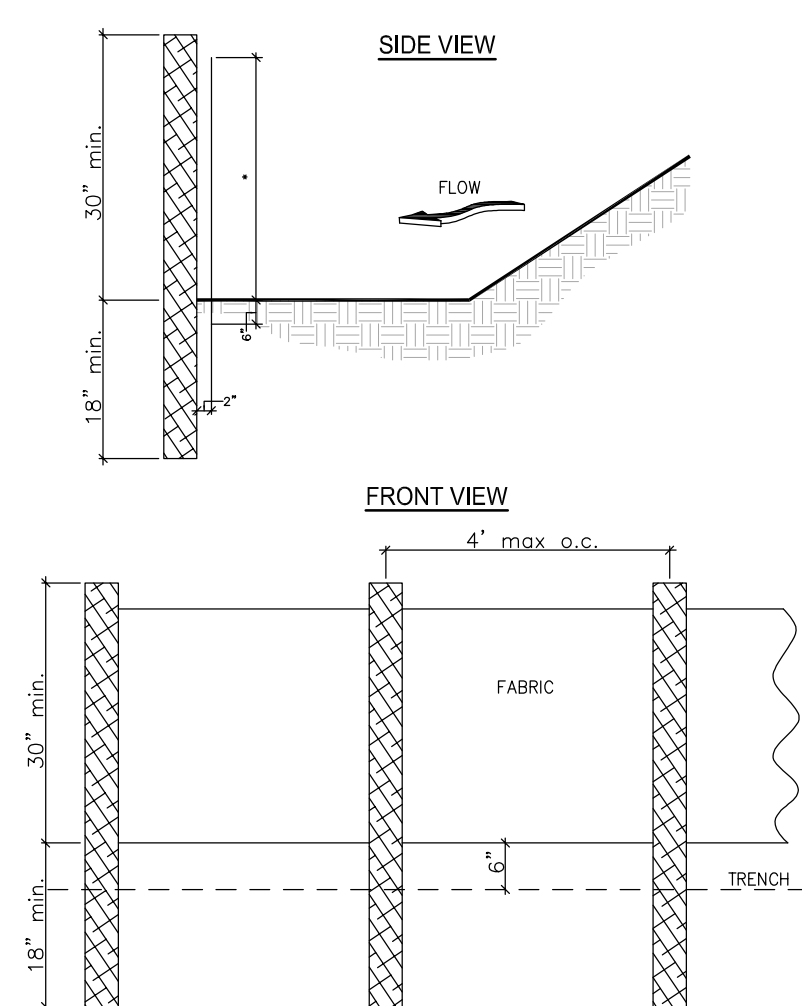
CRUSHED STONE CONSTRUCTION EXIT



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

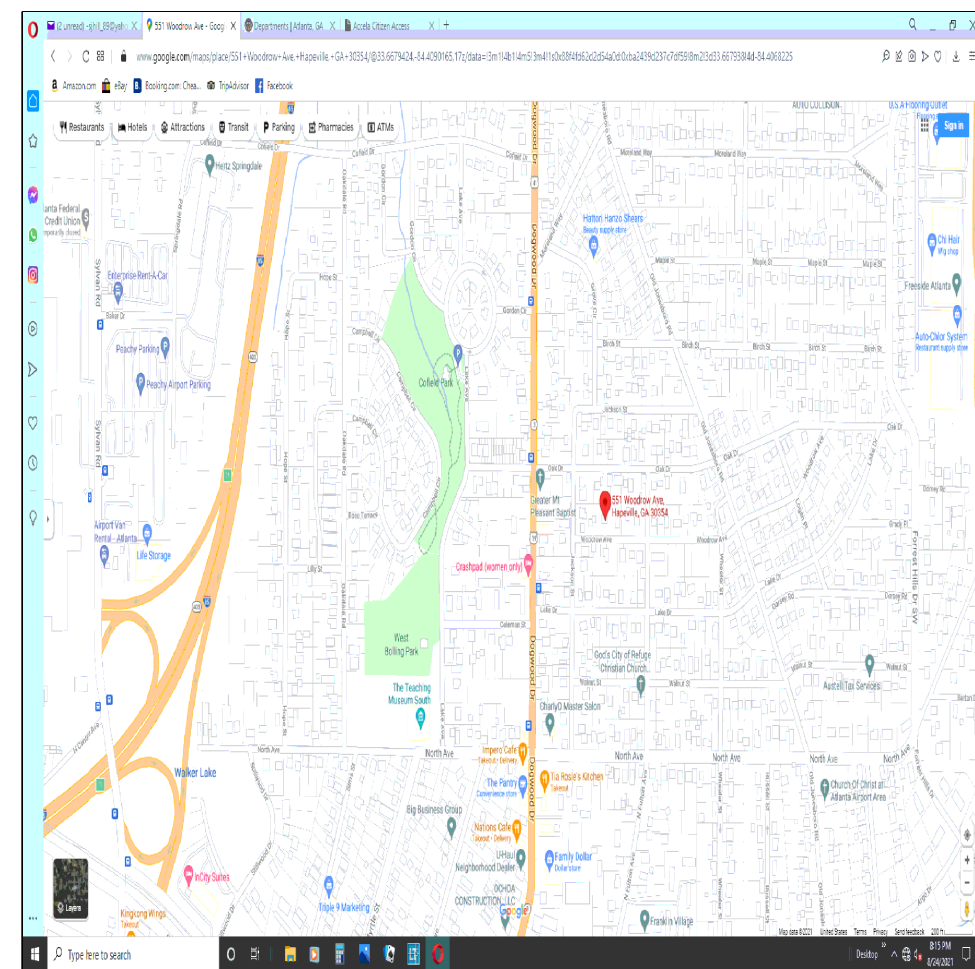
Co CONSTRUCTION EXIT
NOT TO SCALE

SILT FENCE - TYPE NON-SENSITIVE



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

SILT FENCE - TYPE S (Sst-5)
SILT FENCE -TYPE S
NOT TO SCALE



VICINITY MAP

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

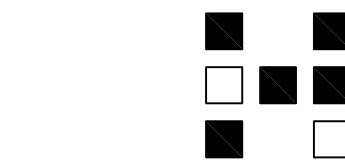
The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto streets will result in an Immediate "Stop Work" Order. The "Stop Work" Order will not be lifted until a Construction Exit in accordance with the current Detail is constructed.

WORK HOURS

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM TO 7:30PM
SATURDAY 8:00AM TO 5:00PM

LEGEND

P	W	DENOTES PROPERTY LINE
R	W	DENOTES RIGHT-OF-WAY
S	C	DENOTES CENTERLINE
G		DENOTES BACK OF CURB
G		DENOTES GUTTER
EP		DENOTES EDGE OF PAVING
TW		DENOTES TOP OF WALL
BW		DENOTES BOTTOM OF WALL
X	X	DENOTES FENCE
RCP		DENOTES REINFORCED CONCRETE PIPE
CMP		DENOTES CORRUGATED METAL PIPE
PP		DENOTES POWER POLE
LP		DENOTES LIGHT POLE
GW		DENOTES GUY WIRE
P	P	DENOTES POWER LINE
PB		DENOTES POWER METER
PC		DENOTES POWER BOX
A/C		DENOTES AIR CONDITION
TB		DENOTES TELEPHONE BOX
GM		DENOTES GAS METER
GV		DENOTES GAS VALVE
GLM		DENOTES GAS LINE MARKER
WM		DENOTES WATER METER
WV		DENOTES WATER VALVE
FH		DENOTES FIRE HYDRANT
MW		DENOTES MONITORING WELL
HW		DENOTES HEADWALL
JB		DENOTES JUNCTION BOX
DI		DENOTES DROP INLET
S		DENOTES SANITARY SEWER LINE
SSMH		DENOTES SANITARY SEWER MANHOLE
CO		DENOTES CLEAN OUT



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE COOK RESIDENCE

551 WOODROW AVENUE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

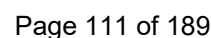
Date: 24 AUG 2021
Project #: 202115
Drawn By: SJH
Checked By: SJH

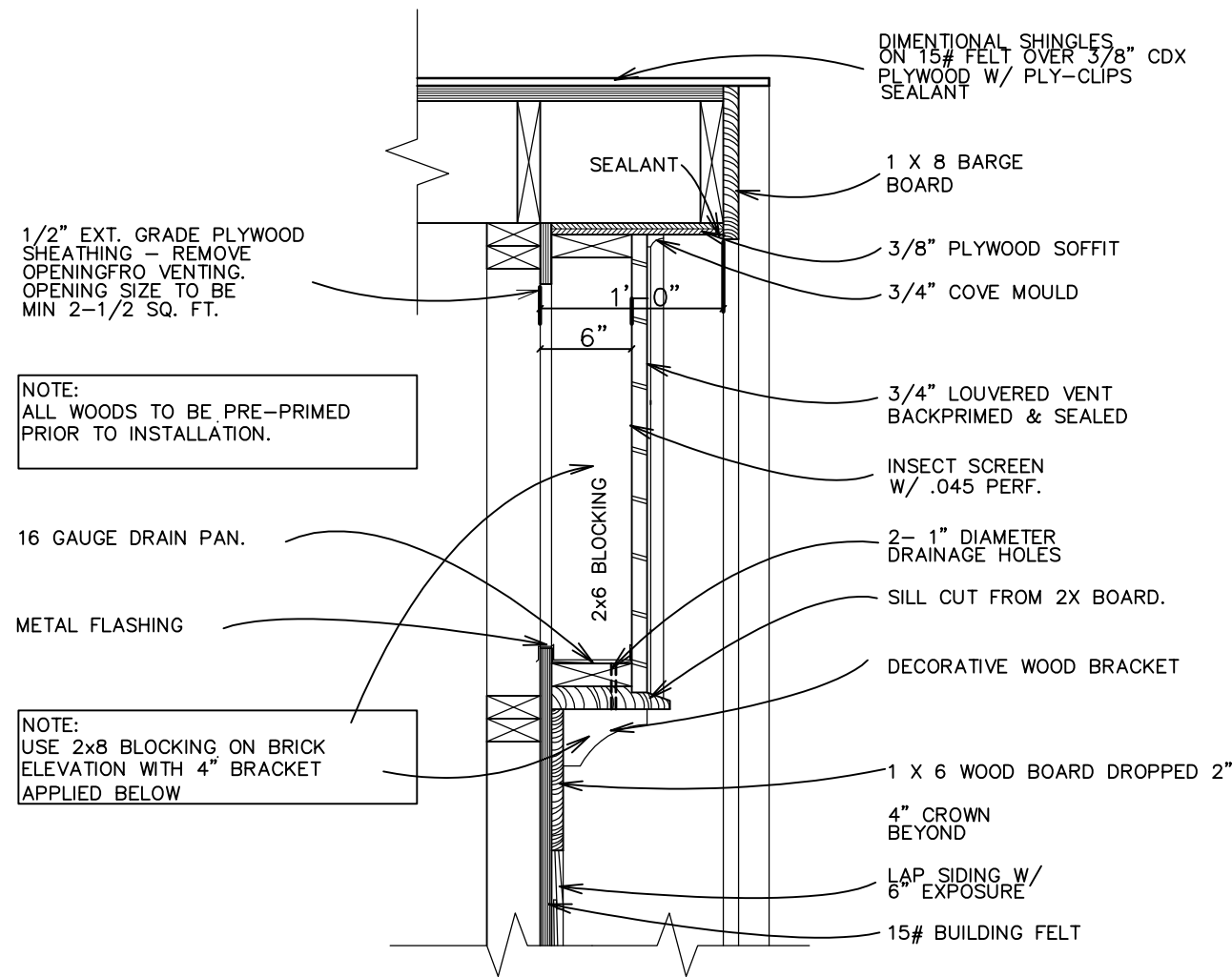
SITE PLAN

C1

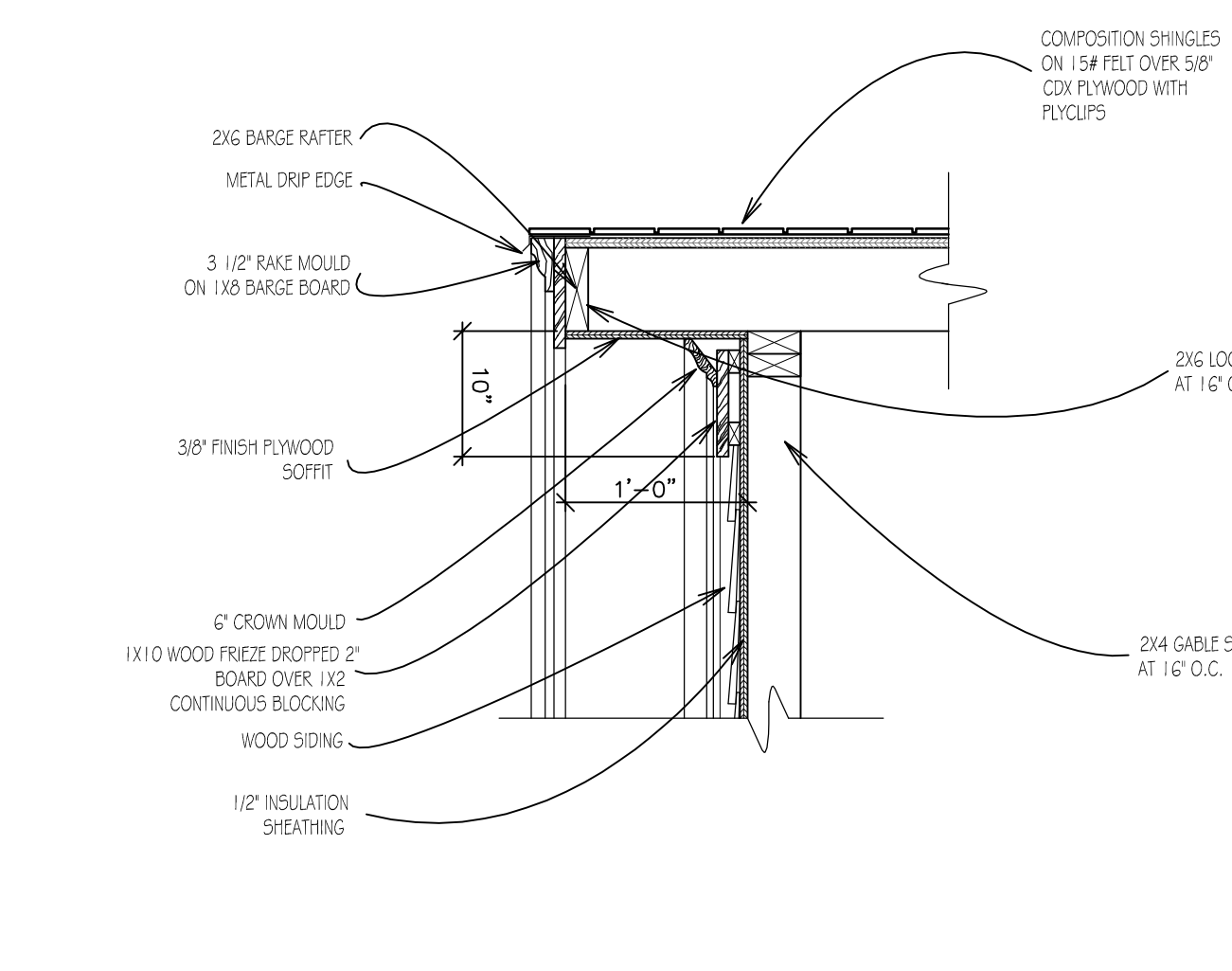
☒ Released for Construction

☐ Not Released for Construction

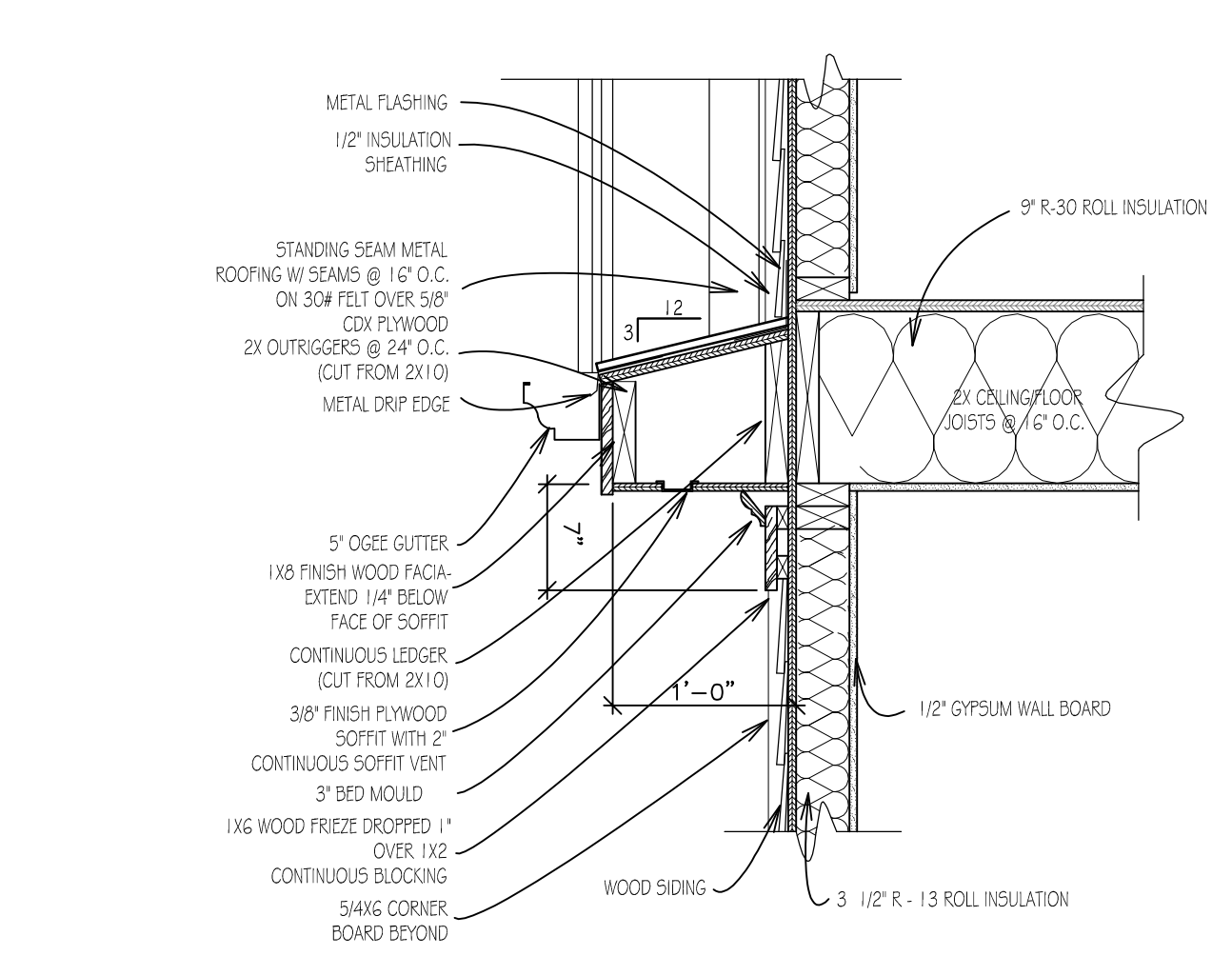




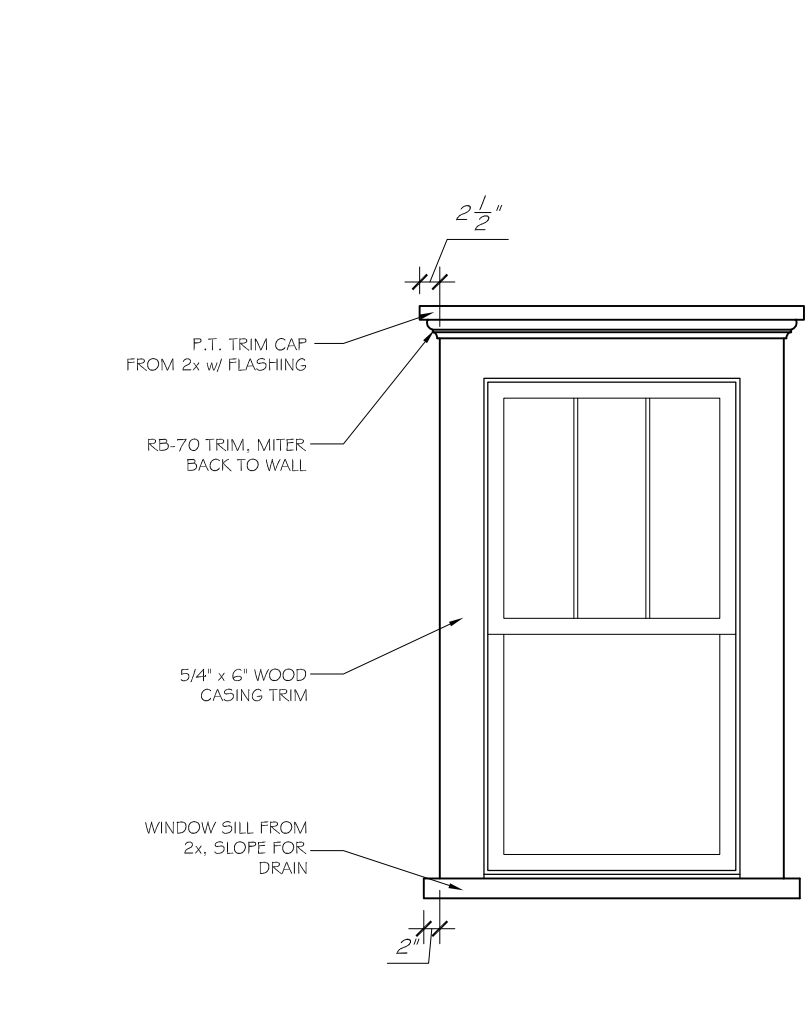
1 GABLE END VENT DET. - SIDING
A4 SCALE: 1" = 1'-0"



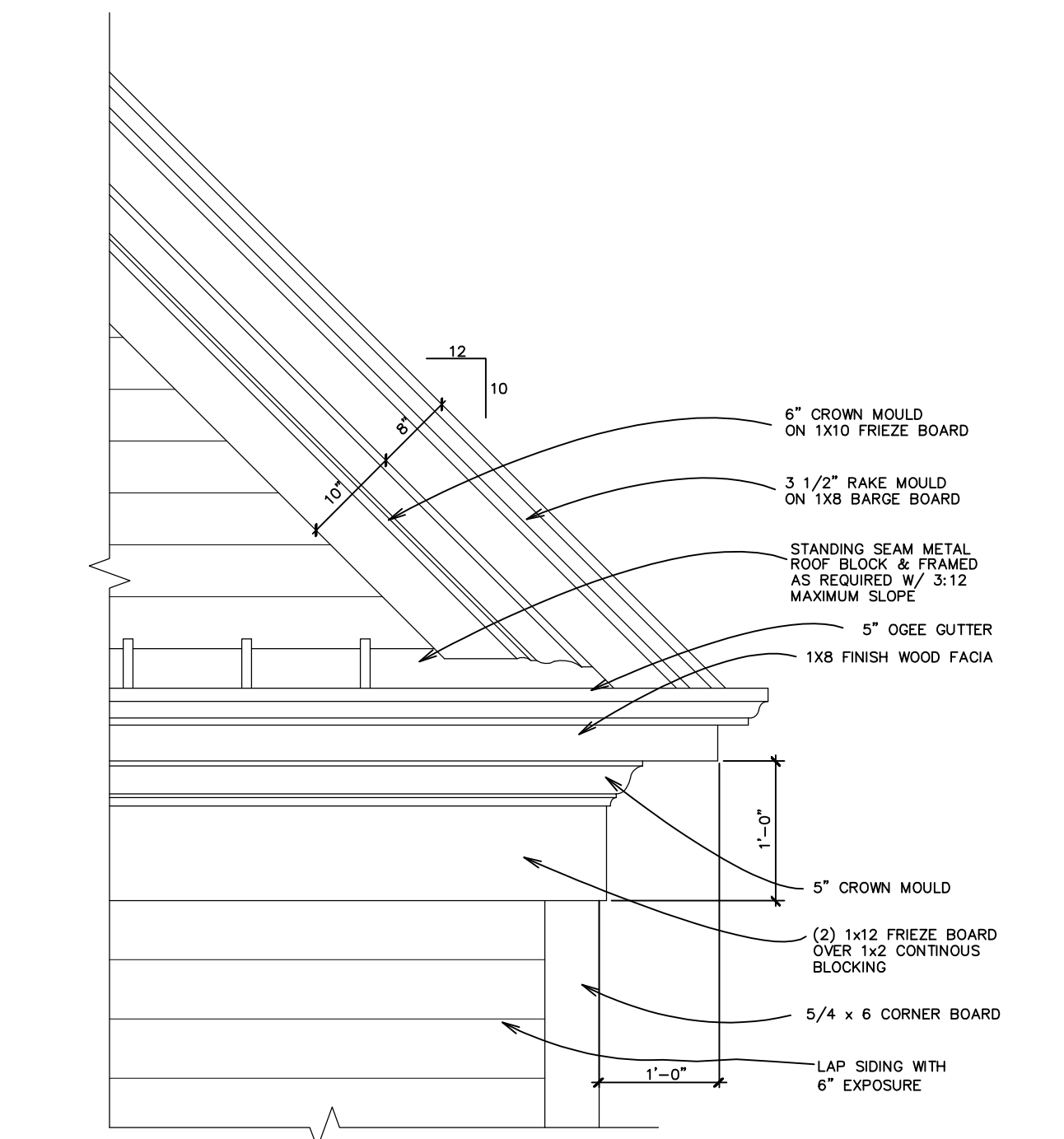
2 RAKE SECTION - SIDING
A4 SCALE: 1" = 1'-0"



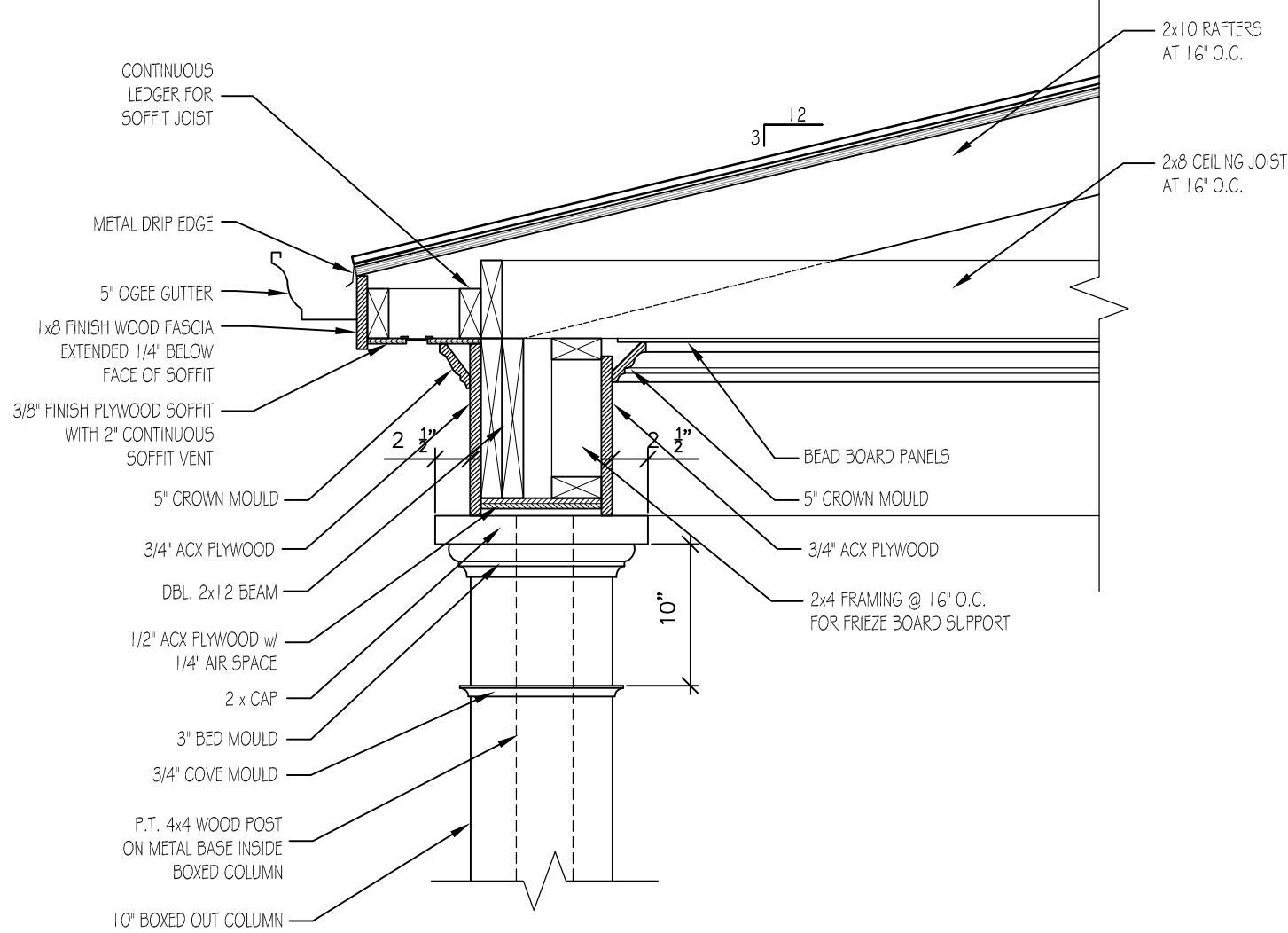
3 CORNICE RETURN SECTION - SIDING
A4 SCALE: 1" = 1'-0"



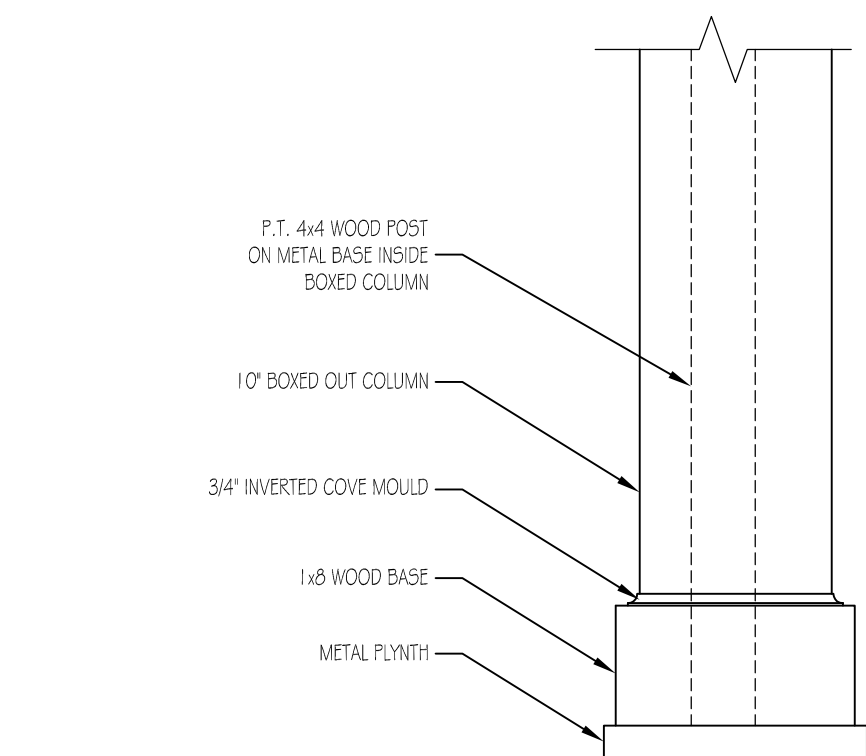
4 TYPICAL WINDOW UNIT
A4 SCALE: 1/2" = 1'-0"



5 CORNICE RETURN DETAIL - SIDING
A4 SCALE: 3/4" = 1'-0"



6 CORNICE SECTION @ FRONT PORCH
A4 SCALE: 1" = 1'-0"



7 COLUMN BASE DETAIL @ PORCH
A4 SCALE: 1" = 1'-0"

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
 - 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
 - 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.
- HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
TYPICAL DETAILS

A4

☒ Released for Construction
☐ Not Released for Construction



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 551 Woodrow Ave - rear addition

BACKGROUND

The City of Hapeville has received a site plan application from Garrett Coley for the construction of rear addition to an existing single family home located at 551 Woodrow Ave. The rear additional will include a master bedroom and bath, mudroom and kitchen relocation and a 400 SF deck. The existing home is 1,068 SF with the addition, the home will be 2,016 SF. The lot is shown to be .143 acres or 6,237 SF.

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

REVIEW

Sec. 93-11.3-1. - Intent.

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

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

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

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

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

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	2	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

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.
- ***Setback dimensions provided:***
 - *Existing house is located in the setback. It would be considered non conforming but without variance, cannot be increased in square footage. Will require a variance.*
 - *Rear setback appears to be 20', however, the steps from the rear deck are located in the setback and that is not allowed. Steps should be moved to the side.*
 - *Side setback dimensions are not provided. Roof eaves count when determining compliance.*
 - *Height has not been provided.*
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - *No change to driveway proposed.*
 - c. The locations, area and number of proposed parking spaces.
 - *No change proposed – existing driveway will be used.*
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***No grades shown.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***No detail has been provided.***
 - 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.
 - ***No detail has been provided.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***None shown on plan.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 4,000 SF. The proposed site area is .143 acres or 6,237 SF, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 70%, or 2,494 SF. The lot coverage should be detailed by type.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***Proposed addition will create a 3 br, 2ba house with 2,016 SF which is compliant.***
- d. Floor area in nonresidential use by category.
- ***Not applicable for this application.***
- e. Total floor area ratio and/or residential density distribution.
- ***Not applicable***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking is shown with the existing driveway.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact,

- ## RECOMMENDATION

- o Apply for variance as existing house is located in the setback.
- o Relocate deck steps to side or reduce deck size to keep steps out of setback.
- o Provide side setback dimensions. Roof eaves count when determining compliance.
- o Provide building height.
- o Show grades.
- o Provide detailed lot coverage by type.
- o Provide timeline.

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



Location Map 551 Woodrow Ave

21-PC-10-41

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

Name of Applicant Jesse Treuden

Mailing Address W228 N745 Westmound Drive, Waukesha, WI 53186

Telephone 262-896-8737 Mobile# [REDACTED]

Email jtreuden@theredmondco.com

Property Owner (s) APORT, LLC

Mailing Address 4647 Polo Lane, Atlanta, GA 30339

Telephone _____ Mobile# _____

Address/Location of Property: 400 Porsche Avenue

Parcel ID #: 14 0096 LL0585

Square Foot of Property 459,399 sf Acres 10.54 acres

Present Zoning Classification PD Proposed Zoning Classification BP

Present Land Use Former Ford Plant

Proposed Land Use Office / Financial Institution

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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

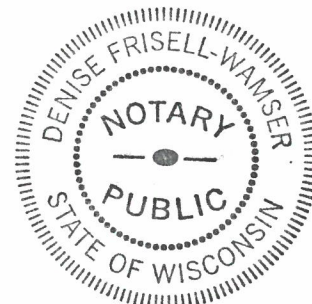
[Signature]
Applicant's signature

Date: 9/7/2021

Sworn to and subscribed before me

This 7th day of September, 2021.

[Signature]
Notary Public



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

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

The property under consideration is an existing 10.54 acre site that was part of the former Ford Plant. The sThere are two existing structures on site, an small guard station adjacent to Porsche Avenue and a 20,000 square foot pre-manufactured metal building located adjacent to the RMU zoning district to the east of the property. As part of the proposed project, both buildings would be removed. A significant portion of the existing site consists of asphalt surfaces. The proposed project would include a new 5 story main office building and a retail branch credit union with approximately 132,000 SF of floor space. The site would have approximately 611 parking stalls with landscaped areas throughout. There is a proposed community garden, walking paths and employee and customer outdoor seating areas.

Business Park is a better fit for the proposed financial institution / office building and allows the property under consideration to have the same zoning as the adjacent parcels to the south and east.

Not Applicable

How would the proposed zoning change impact on public facilities and services?

The proposed zoning would have no impact on public facilities or services.

What environmental impacts would the proposed project have?

The proposed zoning would have no environmental impacts.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The proposed zoning will not have a negative affect on the surrounding neighborhood. If rezoned, the BP zoning will be more consistent with the adjacent properties, as the current PD zone is an isolated zone within the neighborhood.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes _____ No^x _____

Please list any written proffered conditions below.

Not Applicable

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

Not Applicable

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

400 Porsche Avenue

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 A REZONING FOR THE PROPERTY.

Name of Applicant Jesse Treuden

Address of Applicant W228 N745 Westmound Drive
Waukesha, WI 53186

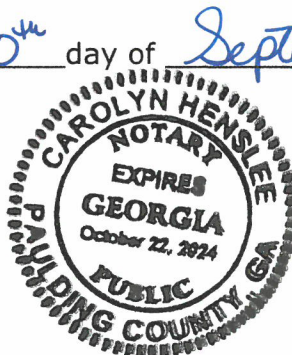
Telephone of Applicant [REDACTED]

Adolphus B. Orthwein, Jr.
Signature of Owner

Adolphus B. Orthwein, Jr
Print Name of Owner

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

Carolyn Henslee
Notary Public



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on September 14th, 2021 for action by the City Council on the following requested rezoning:

Rezone existing parcel from PD to Business Park (BP)

Address to be rezoned: Property located at 400 Porsche Avenue

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

APORT, LLC

Adolphus B. Orthwein, Jr

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

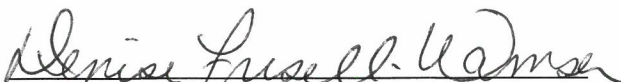

Signature of Applicant

Jesse Treuden, AIA

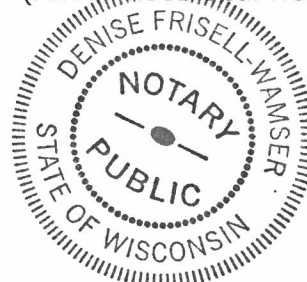
Type or Print Name and Title

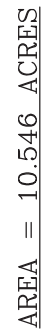
Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public Date 9/10/2021

(Affix Raised Seal Here)





To: The Redmond Company and XXXX The Insurance Company

PRELIMINARY

William J. Daniel, III	GA R/S No. 2257	Date
------------------------	-----------------	------

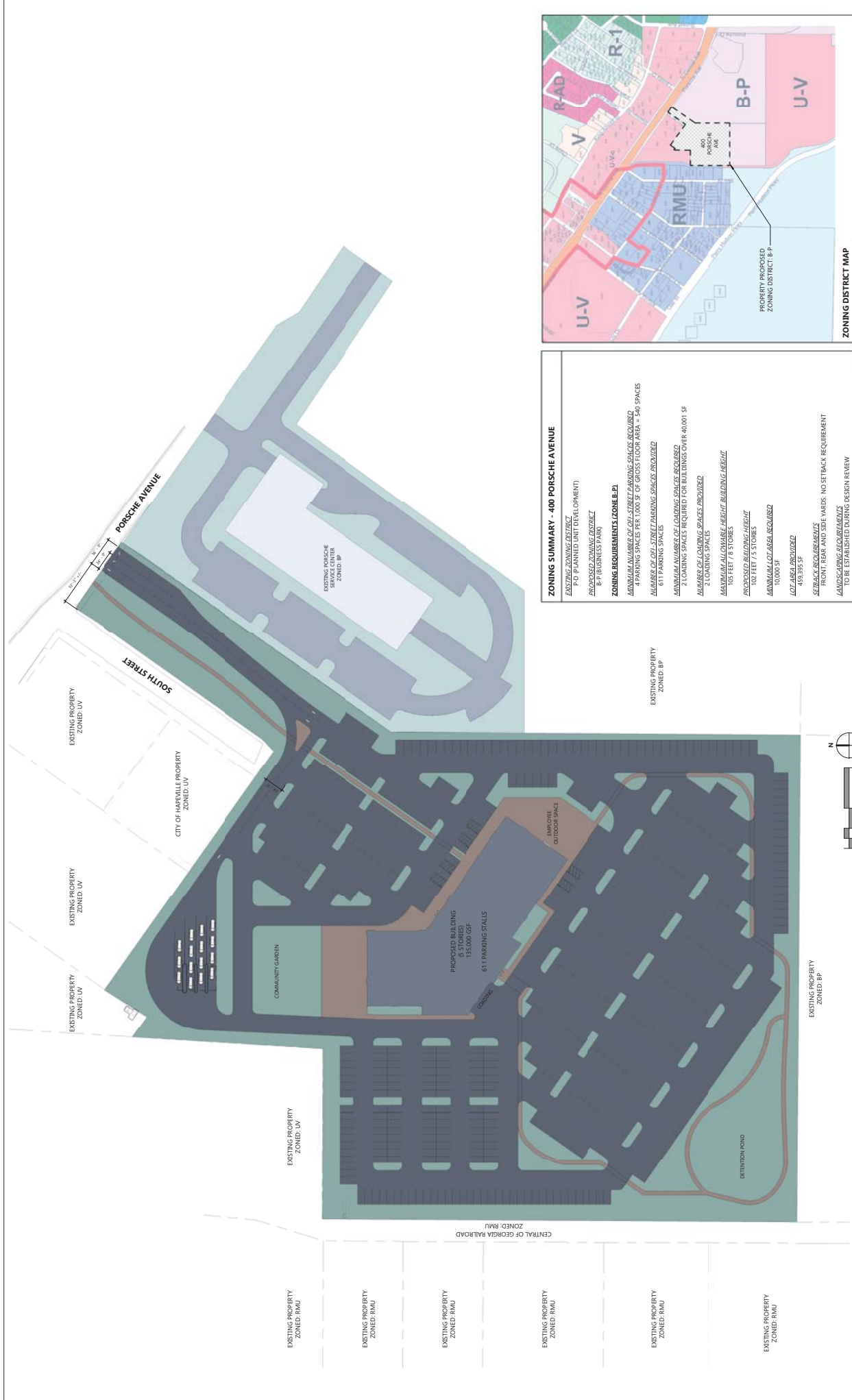
SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retrocession of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document is the same as the document it is retroceding. The purpose of this plat is to correct the documentation of the PLAT DOES NOT AFFECT THE VALIDITY OF ANY LOCAL ORDINANCES, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTION OF ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors.

PRELIMINARY

WILLIAM J. DANIEL, III GA RLS NO. 2257





ZONING SUMMARY - 400 PORSCHE AVENUE	
EXISTING ZONING DISTRICT	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING DISTRICT	B-P (BUSINESS PARK)
ZONING REQUIREMENTS (ZONE B-P)	
MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED	4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA = 540 SPACES
MINIMUM NUMBER OF OFF-STREET PARKING SPACES PROVIDED	611 PARKING SPACES
MINIMUM NUMBER OF LOADING SPACES REQUIRED	2 LOADING SPACES REQUIRED FOR BUILDINGS OVER 40,001 SF
MINIMUM NUMBER OF LOADING SPACES PROVIDED	2 LOADING SPACES
MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT	105 FEET / 8 STORIES
PROPOSED BUILDING HEIGHT	103 FEET / 8 STORIES
MINIMUM LOT AREA REQUIRED	10,000 SF
LOT AREA PROVIDED	459,395 SF
SETBACK REQUIREMENTS	FRONT, REAR AND SIDE YARDS: NO SETBACK REQUIREMENT
LANDSCAPING REQUIREMENTS	TO BE ESTABLISHED DURING DESIGN REVIEW





TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for 400 Porsche Ave, Parcel ID 14 0096 LL 0585
DATE: October 7, 2021

The City received a rezoning application from Jesse Treuden on behalf of APORT LLC. to rezone a 10.54 acre parcel located at 400 Porsche Ave (Parcel ID 14 0096 LL 0585) from P-D, Planned Unit Development to B-P Business Park. There is no active land use and the property is vacant except for a small guard shack and a prefab metal building .

The property under consideration is an existing 10.54 acre site that was part of the former Ford Plant...The proposed project would include a new 5 story main office building and a retail branch credit union with approximately 132, 000 SF of floor space. The site would have approximately 611 parking stalls with landscaped areas throughout. There is a proposed community garden, walking path and employee and customer outdoor seating areas.



Page 124 of 189

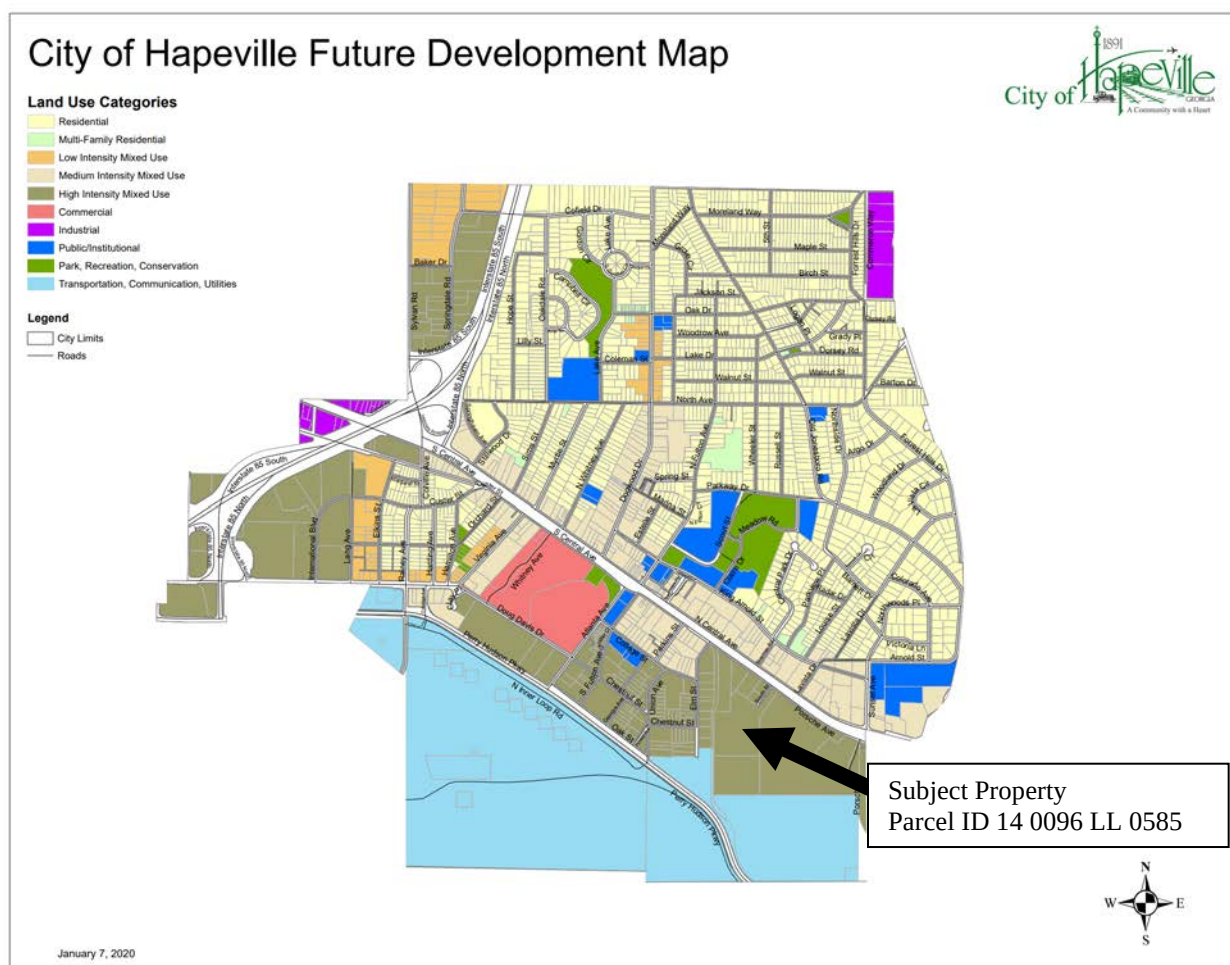


Figure 2

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is vacant/commercial.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are designated B-P, Business Park and RMU, which is a mixed-use designation. The area is designated as high intensity mixed use in the Future Land Use Map and is part of the Eastern Gateway Corridor outlined in the 2017 Comprehensive Plan.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

The development, 132,000 SF may increase public facilities such as streets and utilities, however, the staff has reviewed the plans and can accommodate the proposed development. The rezoning would not impact the potential density or intensity of use from the previous zoning classification. There are no residential units on the plan so schools will not be impacted from increases in enrollment.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

The property does have some flood plain designations which would need to be addressed.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The change in zoning is not a deterrent to the value or improvement of adjacent property. The proposed amendment will allow for envisioned development of the corridor to support the Eastern Corridor with a corporate campus aesthetic and will attract visitors and jobs to Hapeville. Development of the vacant property may serve as a catalyst for adjacent property investment and development.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The P-D zoning district was designated for this property when a combination of hotels and commercial development were proposed. Development interests in the property have changed over the years and a campus to support a large corporate client is now desired. The B-P zoning district will allow for the integration of uses and corporate campus atmosphere far better than the P-D zoning district.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed zoning maintains the surrounding aesthetic by allowing for similar architectural design and site design as neighboring properties.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The zoning amendment is consistent with the future land use map for high intensity mixed use.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would allow for the proposed development and have no adverse effect on the character of the zoning district or area.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would support the purpose of the zoning regulations and zoning scheme of the Corridor.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A preliminary site plan was provided.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There is an adjacent mixed use (commercial and residential) neighborhood located to the west. The proposed project would not adversely impact the integrity of the residential neighborhood.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The property has been designated for commercial use and because of previous use, cannot be used for residential.

RECOMMENDATION

The City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Ave.

Staff recommends this application for approval.

21-PC-10-42

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

Name of Applicant SCP Hapeville Owner, LLC (Tract 1) & SCP Hapeville TH Owner, LLC (Tract 2)

Mailing Address 3715 Northside PKWY NW, STE 1-310, Atlanta, GA 30327

Telephone 404-400-1322

Mobile [REDACTED]

Email wcasaday@southcitypartners.com

Property Owner (s) SCP Hapeville Owner, LLC

Mailing Address 3715 Northside PKWY NW, STE 1-310, Atlanta, GA 30327

Telephone 404-400-1322

Mobile [REDACTED]

Address/Location of Property:

397 North Central Avenue, Hapeville, GA 30354 (Tract 1) & 376 King Arnold Street, Hapeville, GA 30354 (Tract 2)

Present Zoning Classification: U-V Urban Village

Present Land Use: Vacant Land

Parcel ID #: 14 009600060091, 14009600060141, 14 009600060133, 14 009600060125, 14 009600060026, 14 009600060034, 14 009600060042

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

[Signature]
Applicant's signature

Date: 8/23/21

Sworn to and subscribed before me

This 23 day of August, 20 21.

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

SCP Hapeville Owner, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 285 luxury apartments, approximately 4,300 SF of retail/restaurant space, and approximately 20,000 SF of commercial office space across 8.149 acres (Tract 1). Additionally, SCP Hapeville TH Owner, LLC contemplates for-sale townhomes north of King Arnold (Tract 2).

This application specifically combines 7 Mixed-Use parcels into 1 parcel bound by King Arnold, Sunset, and LaVista (Tract 1.) Simultaneously, it combines 2 parcels north of King Arnold into 1 parcel (Tract 2.) It does not contemplate the single family parcel, as it will remain as-is and is not included in this plat.

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

AUTHORIZATION OF PROPERTY OWNER

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

397 North Central Avenue, Hapeville, GA 30354 (Tract 1) & 376 King Arnold Street, Hapeville, GA 30354 (Tract 2)

14 009600060091, 14009600060141, 14 009600060133, 14 009600060125, 14 009600060026, 14 009600060034, 14 009600060042

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:

SCP Hapeville Owner, LLC (Tract 1) & SCP Hapeville TH Owner, LLC (Tract 2)

Address of Applicant:

3715 Northside PKWY NW, STE 1-310

Atlanta, GA 30327

Telephone of Applicant:

404-400-1322



Signature of Owner

Will Casaday

Print Name of Owner

Personally Appeared Before Me this 23 day of August, 2021.


Notary Public



Final Plat Checklist

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

- X The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- X Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- X All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- X Location and description of monuments.
- X The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- X Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

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

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

Applicant Signature: 

Date 8/23/21



Department of Planning & Zoning
PLANNER'S REPORT

DATE: October 11, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Final Plat Request for 369 to 397 North Central

BACKGROUND

The City of Hapeville has received a Final Plat application from SCP Acquisitions LLC to combine 7 parcels into 1 parcel south of King Arnold bound by Sunset, Lavista and N Central Ave and 2 parcels into 1 parcel north of King Arnold bound by Sunset to the east. The purpose of this final plat is for consolidation purposes only. A preliminary plat has already been approved for the site. A revised final plat will be submitted with improvements for the proposed Hapeville Mixed Use Development project.

The parcels are:

Tract 1	Parcel Number	Acres
369 N Central Ave	14009600060125	2.0517
377 N Central Ave	14009600060059	0.7820
383 N Central Ave	14009600060041	0.4960
397 N Central Ave	14009600060034	1.2070
325 Sunset Ave	14009600060133	1.7052
400 King Arnold	14009600060026	0.7700
376 King Arnold (tract 5)	14009600060091	1.1490
Total		8.1610

Tract 2	Parcel Number	Acres
376 King Arnold (tract 5a)	14009600060091	0.5770
325 Sunset Ave	14009600060141	0.7820
Total		1.3010

The parcels are zoned U_V, Urban Village.

CODE

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

(1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.

(2) a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink

and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission

b. The plat shall be drawn to a scale of one-inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.

c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.

(3) The planning commission shall approve or deny a final plat within 30 days of the date upon which the plat was first considered by the planning commission. Failure of the planning commission to act on the final plat within these 30 days shall be deemed approval. In the event a final plat is denied, the grounds for denial shall be stated in the records of the planning commission.

(4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

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

Compliant

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

Compliant

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

Compliant

d. Location and description of monuments.

Not shown. See Engineer's Report.

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

Compliant

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

Compliant

g. Location map showing site in relation to area.

Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use. Certification form must comply with the following:

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in

person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

Printed or Typed Name of Owner

i.

Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements

Signature required.

- i. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments. Certification form must comply with the following:

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point, and was adjusted using the _____ rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet and the property shown contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____

Date

Registered Georgia Land Surveyor No. _____

Date of Expiration _____

k.

Certification of Final Plat Approval containing the following statement:

Final Plat Approval:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions

and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council Date

Chairman, Planning Commission Date

City Engineer Date

Signature Required

- l. If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city.
- m. All other notes or notations as may be required by the city.

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

(a) Streets.

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

Compliant

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

Compliant

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

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Prior to final plat approval with improvements, additional 5' of right of way is required.

d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street

widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

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

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Will be provided with final plat and improvements.

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(9) Intersections.

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

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

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

Not applicable

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

Not applicable

(12) Dead-end streets.

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(b) Blocks.

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

Existing parcels does not impact any streets.

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

Requires approval of Planning Commission.

(c) Lots.

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

Compliant

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area

or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

Compliant

- a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
- b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

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

Compliant

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

Compliant

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

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

Not applicable

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

Requires variance by Planning Commission

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

Not applicable

- (1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary

for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

Required and shown.

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

(e) Suitability of the land.

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

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

Variances outlined below.

(i) Zoning or other regulations.

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

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

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

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

(1) Monuments.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

Not shown.

b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

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

Not applicable

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

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

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

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

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

See Engineer Report. For consolidation only.

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

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

See Engineer Report. For consolidation only.

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

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

Not applicable

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

Required with improvements. Plat for consolidation only.

(7) Sidewalks.

- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.

b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

Required with improvements. Plat for consolidation only.

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

Required with improvements. Plat for consolidation only.

(9) Water supply system.

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

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

Required with improvements. Plat for consolidation only.

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

Required with improvements. Plat for consolidation only.

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

Required with improvements. Plat for consolidation only.

(1) Street trees.

a. Trees adjacent to the sidewalk, in supplemental areas and in landscape strips between the sidewalk and the curb, are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. All tree plantings shall conform to the requirements of chapter 93, article 29.

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

(c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements,

whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

For consolidation purposes only.

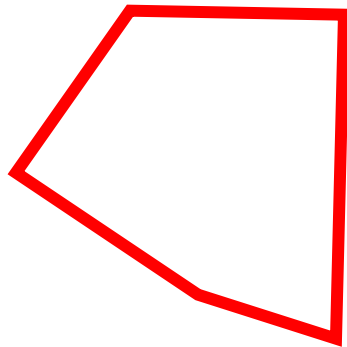
FINDINGS

The purpose of this final plat is for consolidation purposes only. The final plat should address any remaining issues raised in the Engineer's report regarding certifications, signatures and monuments. All improvements indicated in the code must be satisfied with improvement of lot prior to approval of the revised final plat for certificates of occupancy.

The Planning Commission may consider a conditional approval upon satisfaction of any outstanding issues raised in the Engineer's Report. The Planning Commission may include the following variances as part of the approval:

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

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



Location map

21-PC-10-39

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Artistry Properties LLC
Mailing Address 1639 Temple Ave College Park Ga 30337
Telephone [REDACTED] Mobile [REDACTED]
Email artistryproperties@gmail.com
Property Owner (s) Artistry Properties LLC
Mailing Address 1639 Temple Ave College Park, Ga 30337
Telephone [REDACTED] Mobile [REDACTED]
Address/Location of Property:
3400 N. Whitney Ave
Present Zoning Classification: R-1
Present Land Use: Single Family Home
Parcel ID #: 14 009800170021

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

[Signature]
Applicant's signature
Date: 8/25/21

Sworn to and subscribed before me
This 25 day of August, 2021.
[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

I would like to subdivide the lot at this address. Both lots once seperated will conform to code.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3400 N. Whitney Hapeville Ga 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:

Artistry Properties LLC

Address of Applicant:

1639 Temple Ave College Park Ga 30337

Telephone of Applicant:

[REDACTED]



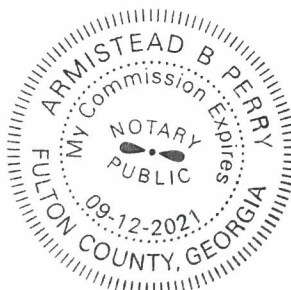
Signature of Owner

Arthur L. Baker Jr.

Print Name of Owner

Personally Appeared Before Me this 25 day of August, 2021.

Notary Public



A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- ab The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- ab Date, approximate north point and graphic scale.
- ab The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- ab Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- ab The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- ab Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- ab The acreage of the land to be subdivided.
- ab Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: Abaker

Date 9-9-21

Final Plat Checklist

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

ab

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

ab

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

ab

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

ab

Location and description of monuments.

ab

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

ab

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

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

Supplemental Documents for Final Plat:

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

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

Applicant Signature: ab

Date 9/9/2021

Exhibit A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF WHITNEY AVENUE 198.3 FEET NORTHEAST FROM INTERSECTION OF SOUTHEAST SIDE OF WHITNEY AVENUE WITH NORTHEAST SIDE OF NORTH CENTRAL AVENUE; THENCE NORTHEAST ALONG THE SOUTHEAST SIDE OF WHITNEY AVENUE, 123.3 FEET; THENCE SOUTHEAST 178 FEET; THENCE SOUTHWEST 138.5 FEET; THENCE NORTHWEST 160 FEET TO THE SOUTHEAST SIDE OF WHITNEY AVENUE AND THE POINT OF BEGINNING.

Being improved property more commonly known as 3400 N. Whitney Avenue, Hapeville, GA 30354; and being the same property conveyed via deed recorded in Deed Book 22313 Page 29 Georgia - Global County Records,

Tax ID: 14-0098-0017-002-1



SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
8. 2 FEET CONTOUR INTERVAL

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C366F DATE 9/18/13

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION

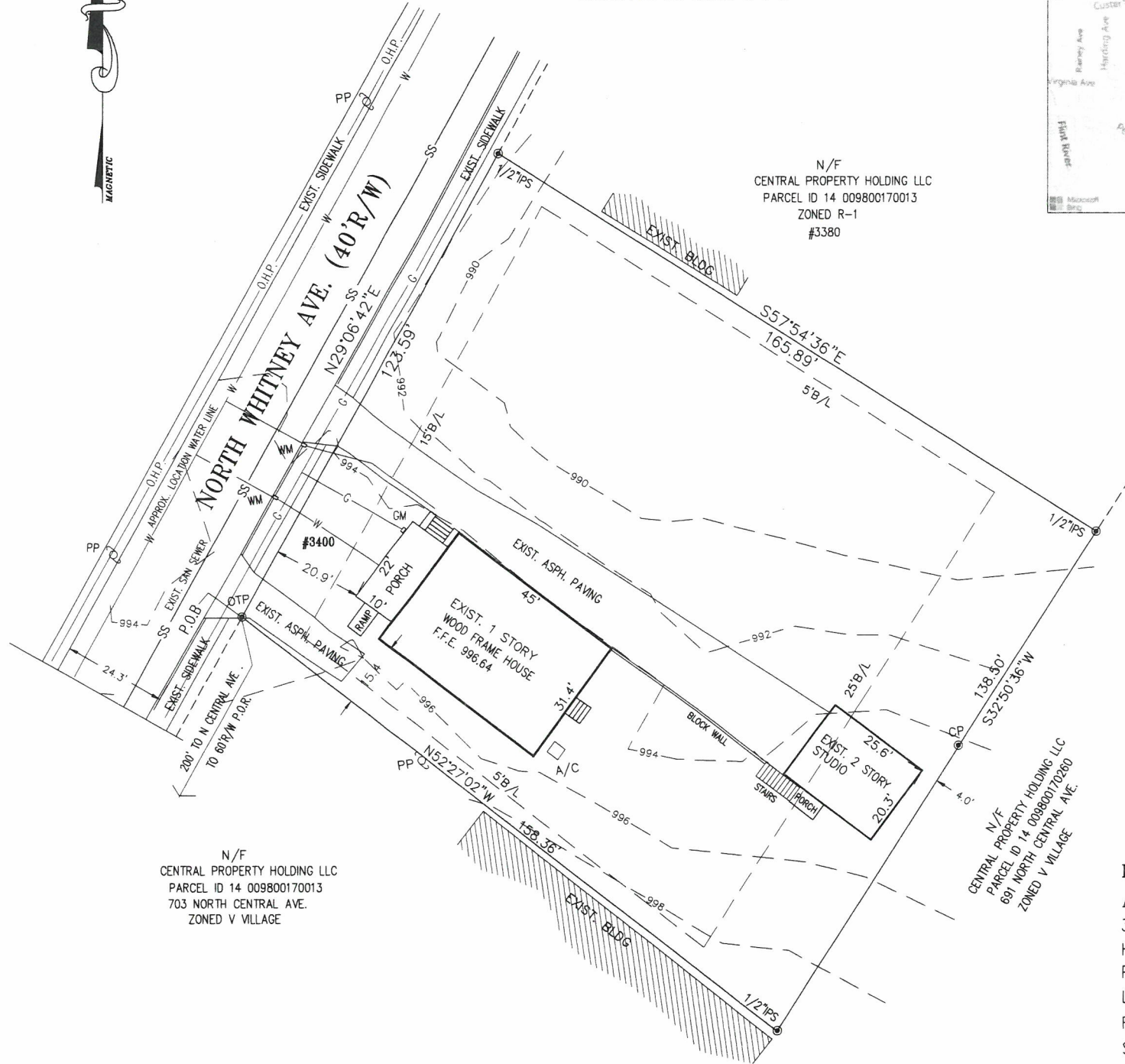
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTF OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- W.M. WATER METER
- ⊖ GUY WIRE
- EM ELECTRIC METER
- T/B TELEPHONE BOX
- C/B CABLE BOX
- G.M. GAS METER
- CTF CRIMP TOP FOUND
- TLP TRAFFIC LIGHT POLE
- AIF ANGLE IRON FOUND
- CP COMPUTER POINT

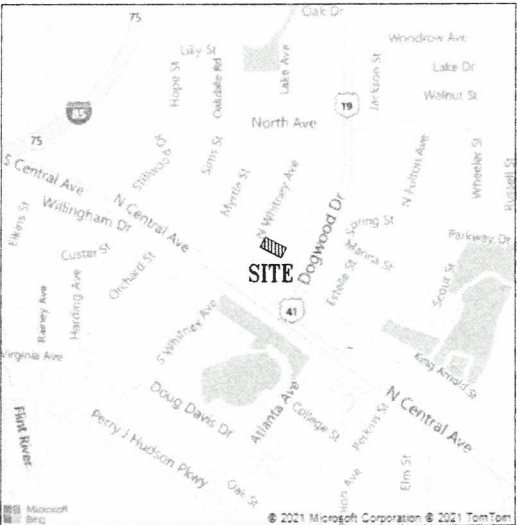
NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



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



VICINITY MAP
N.T.S

LOT AREA

21,166. sq.ft.
0.485 acres

ZONED R-1

FRONT YARD 15 FEET
SIDE YARD 5 FEET
REAR YARD 25 FEET
MINIMUM LOT FRONTAGE 50 FEET
MINIMUM LOT AREA 6,500 SQ/FT
MAXIMUM LOT COVERAGE 40%

CONTRACTOR/DEVELOPMENT

ARTHUR BAKER
ARTISTRY PROPERTIES
CELL 678-799-2396

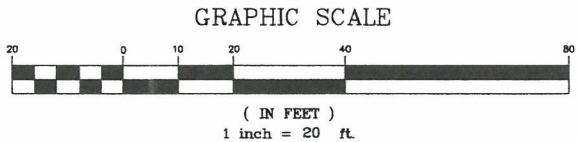
BOUNDARY SURVEY FOR:

ARTHUR BAKER

3400 NORTH WHITNEY AVE.
HAPEVILLE GA. 30354
PARCEL ID 14 009800170021
LL 98 14TH DISTRICT
FULTON COUNTY GEORGIA
SCALE 1"= 20' DATE SURVEY PLAT 7/02/21
REVISED SEPTEMBER 2, 2021

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304



SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

8. 2 FEET CONTOUR INTERVAL

LEGEND

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
O.H.P. OVERHEAD POWER LINE
P.P. POWER POLE
L.L.L. LAND LOT LINE
I.P.F. 1/2" IRON PIN FOUND
I.P.S. 1/2" IRON PIN SET
OTF OPEN TOP FOUND
T.L.P. TRAFFIC LIGHT POLE
C.L. CENTER LINE
LOT NUMBER
W.M. WATER METER
EM GUY WIRE
T/B ELECTRIC METER
C/B TELEPHONE BOX
G.M. GAS METER
CTF CRIMP TOP FOUND
TLP TRAFFIC LIGHT POLE
AIF ANGLE IRON FOUND
CP COMPUTER POINT

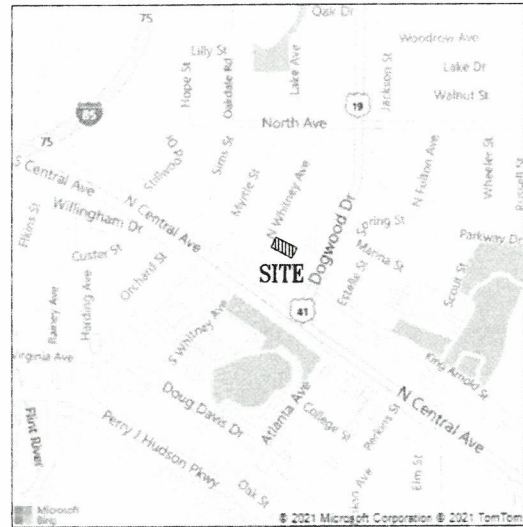
FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL #13121C366F DATE 9/18/13

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION

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



VICINITY MAP

N.T.S.

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider

ARTHUR L. BAKER JR.

Printed or Typed Name of Subdivider

Signature of Owner

ARTHUR L. BAKER JR.

Printed or Typed Name of Owner

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision, that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 65,580 feet and an angular error of .06" per angle point, and was adjusted using the COMPASS rule. This plat has been calculated for closure and is found to be accurate within one foot in 193,383 feet and the property shown contains a total of 0.485 acres. The equipment used to obtain the linear and angular measurements herein was NIKON DTM-520 TOTAL STATION.

By: FRANK F. PRINCE

Date: SEPTEMBER 3, 2021

Registered Georgia Land Surveyor No. 2808

Date of Expiration: DECEMBER 31, 2022

Final Plat Approval:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council

Chairman, Planning Commission

City Engineer

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

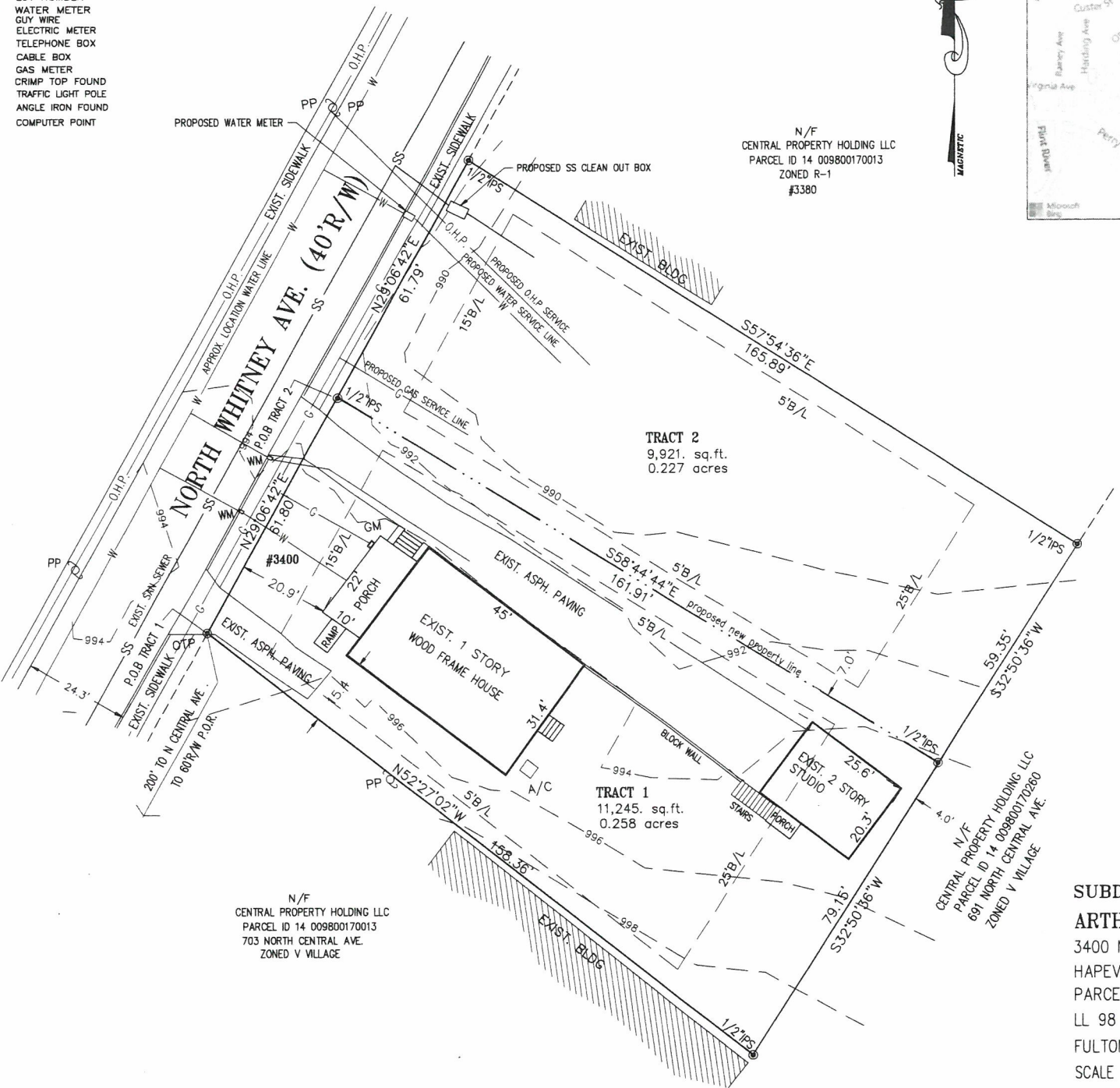
Date

Date

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



N/F
CENTRAL PROPERTY HOLDING LLC
PARCEL ID 14 009800170013
703 NORTH CENTRAL AVE.
ZONED V VILLAGE

N/F
CENTRAL PROPERTY HOLDING LLC
PARCEL ID 14 009800170013
ZONED R-1
#3380



TOTAL LOT AREAS

LOT AREA TRACT 1

11,245. sq.ft.
0.258 acres

LOT AREA TRACT 2

9,921. sq.ft.
0.227 acres

TOTAL LOT AREA

21,166. sq.ft.
0.485 acres

ZONED R-1

FRONT YARD 15 FEET
SIDE YARD 5 FEET
REAR YARD 25 FEET
MINIMUM LOT FRONTAGE 50 FEET
MINIMUM LOT AREA 6,500 SQ/FT
MAXIMUM LOT COVERAGE 40%

CONTRACTOR/DEVELOPMENT

ARTHUR L. BAKER JR.
ARTISTRY PROPERTIES
CELL 678-799-2396

SUBDIVISION PLAT FOR:

ARTHUR L. BAKER JR.

3400 NORTH WHITNEY AVE.
HAPEVILLE GA. 30354
PARCEL ID 14 009800170021
LL 98 14TH DISTRICT
FULTON COUNTY GEORGIA
SCALE 1"= 20' DATE SURVEY PLAT 7/02/21
REVISED SEPTEMBER 2, 2021

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304



PLANNER'S REPORT

DATE: October 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 3400 N Whitney, Subdivision Plat

BACKGROUND

The City of Hapeville received a subdivision application from Artistry Properties LLC to divide one parcel into two to form Tract 1 .258 acres (11, 245 SF) and Tract 2 .227 acres (9,921 SF) within the R-1, One Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

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

Street address not shown for Tract 2.

- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the

centerline of curved streets and curved property lines that are not the boundary of curved streets.

Compliant

- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant
- d. Location and description of monuments.
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant
- f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant
- g. Location map showing site in relation to area.
Compliant
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
Compliant

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

- (a) Streets.
 - (1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.
 - ***No changes proposed.***
 - (2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.
 - ***No changes proposed.***
 - (3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
 - a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
 - b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
 - d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
 - e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- **No changes proposed. North Whitney is shown as a 40' R/W. Requirement is 50'.**
- (4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.
- **North Whitney is shown as a 40' R/W. Requirement is 50'. 5' should be granted as R/W.**
- (5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.
- **Not applicable.**
- (6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- **Not applicable.**
- (7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.
- **Not applicable.**
- (8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one-inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

- **Not applicable.**

(9) Intersections.

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

- **Not applicable.**

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

- **Not applicable.**

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

- **Not applicable.**

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

- **Not applicable.**

(12) Dead-end streets.

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

- **Not applicable.**

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

- **Not applicable.**

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

avenue, boulevard, driveway, place or court.

- **Not applicable.**

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

- **Not applicable.**

- (b) Blocks.

- (1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

- **Not applicable.**

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

- **Not applicable.**

- (c) Lots.

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

- **Compliant**

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

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

- **Parcels in R-1 must have a minimum of 50' of street frontage. Tracts 1 and 2 would have 61.80' and 61.79', respectively, and are compliant.**

- **Parcels in R-1 must be a minimum of 6,750 sf. Parcels are proposed as 11,245 sf and 9,921 sf and are compliant.**

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

- **Not applicable.**

- (3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.
- ***Setback lines will be compliant with R-1 zoning, with a front setback of 15' and side setback of 5' and a rear setback of 25'.***
- (4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.
- ***Not applicable***
 - (5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.
- ***Not applicable.***
 - (6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.
- ***Not applicable.***
 - (7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.
- ***Not applicable.***
- (d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.
 - (1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
- ***Not applicable.***
 - (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
- ***Not applicable.***

- (3) Community assets. In all subdivisions, due regard shall be shown for all-natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.
- ***Not applicable.***
- (e) Suitability of the land.
 - (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
 - ***No objection is present to prevent platting and development.***
 - (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.
 - ***The subject tracts appear to be in Flood Zone A. Any development would need to address this condition.***



- (f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.
- ***Not applicable.***
- (g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with

necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

- ***Not applicable.***

- (h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.
- (i) Zoning or other regulations.
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

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

- ***An existing sidewalk is shown on the plat.***

- (1) Monuments.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

- ***Monuments should be shown on the plat.***

- (2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
 - a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

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

- **Not applicable.**

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

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

- **Not applicable.**

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

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

contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

- ***Not applicable.***

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

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

- ***Not applicable.***

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

- ***Not applicable.***

(7) Sidewalks.

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

- ***There is an existing sidewalk.***

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

- ***Compliant***

(9) Water supply system.

- a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains

shall be located on public property and not private property.

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

- **Compliant**

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

- (b) **Compliant**

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

- (1) Street trees.

- a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.
 - b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

- **Street trees are required as a part of the development of each lot. The proposed plat does not show trees on either parcel. A street tree should be planted to ensure compliance and should be a recommended tree per the Tree Ordinance.**

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

- **Not applicable.**

RECOMMENDATION

Planning has the following comments for the proposed subdivision:

1. Street address not shown for lot 2.
2. Trees should be planted in accordance with the City standards.
3. A concrete monument should be shown for the proposed subdivision.
4. Any development of the parcels must address Flood Zone A conditions.

A variance will be required for the 2 story studio located at the rear of the lot. The Board of Appeals will conduct a public hearing for this matter in October 2021.

Location Map – 3400 North Whitney

September 21, 2021

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

Re: 3400 North Whitney Avenue
Final Plat Review No. 1
K&W Ref. No. 211052.20

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the property at 3400 North Whitney Avenue for compliance with the City's Final Plat requirements. The submittal was received electronically on September 15, 2021, and consists of a property subdivision to the overall 0.485 acre parcel into two parcels within an R-1 Zoning District. The Final Plat was prepared by Hurd Prince & Associates, Inc., under the Surveying seal of Walter F. Prince. My comments are as follows:

1. It does not appear that monuments (concrete monuments four inches in diameter or square, three feet long, with a flat top) per Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. The studio building at the rear of tract 1 does not meet the 5 feet rear building setback requirement for accessory structures in the R-1 zoning category.
3. The street address for tract 2 should be shown on the plat.
4. The Subdivision Plat submitted did not include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
5. It appears water and sewer service for tract 2 will require existing street pavement open cuts and excavation. A note should be added that construction details of the pavement patch requirements and the temporary traffic control measures should be provided to the City and approval of the existing street pavement cuts should be obtained from the Community Services Department prior to commencing construction.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

21-PC-10-38

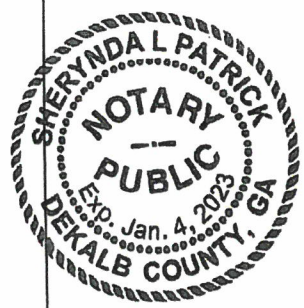
**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant RANDALL BROWN
Mailing Address 3300 BENJAMIN E MAYS DR SW
Telephone _____ Mobile [REDACTED]
Email RANDALL@SEGAEL.COM
Property Owner (s) STRAM FUNDING GROUP / RANDALL BROWN
Mailing Address 3300 BENJAMIN E MAYS DR SW ATLANTA GA 30311
Telephone _____ Mobile [REDACTED]
Address/Location of Property:
3410 N. Fulton Avenue
3396 PARK AVE HAPEVILLE GA 30254
Present Zoning Classification: R-SF
Present Land Use: RESIDENTIAL
Parcel ID #: 14 009500090081 & 14009500090123

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

[Signature]
Applicant's signature
Date: 4/21/21

Sworn to and subscribed before me
This 29 day of April, 2021.
[Signature]
Notary Public Sherinda L. Patrick



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

WE ARE LOOKING TO SUBDIVIDE THE 2 CURRENT
PARCELS AT 3410 N FULTON AVE, HAPEVILLE GA 30254
AND 3396 PARKWAY, HAPEVILLE GA 30254 INTO 7 SEPARATE
PARCELS.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3396 Park Ave Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:

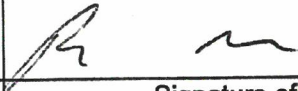
RANDALL BROWN / STREAM FUNDING GROUP

Address of Applicant:

3300 DEKALB AVE NW
ATLANTA GA 30311

Telephone of Applicant:

[REDACTED]


Signature of Owner

RANDALL BROWN
Print Name of Owner

Personally Appeared Before Me this 29th day of April, 2021.


Notary Public

Sherrynda L. Patrick



A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- ☒ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- ☒ Date, approximate north point and graphic scale.
- ☒ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- ☒ Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- ☒ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- ☒ Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- ☒ The acreage of the land to be subdivided.
- ☒ Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: _____

Date _____

4/29/21

Final Plat Checklist

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

- ☒ The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- ☒ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- ☒ Location and description of monuments.
- ☒ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- ☒ Date, title, name and location of subdivision, graphic scale and true north point.

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

Supplemental Documents for Final Plat:

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

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

Applicant Signature: _____

Date: _____

4/29/21

LEGAL DESCRIPTION
PARCEL # 14 009500090081
HAPEVILLE, GA 30354

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH LAND DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SCRIBED "X" IN CONCRETE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE (HAVING A 50 FEET RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY), SAID SCRIBE BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 149.47 FEET, WITH A RADIUS OF 1325.00 FEET, WITH A CHORD BEARING OF NORTH 23 DEGREES 24 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 149.37 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF PARK STREET (HAVING A 50 FEET RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF PARK STREET ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 158.37 FEET, WITH A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF SOUTH 00 DEGREES 23 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 154.27 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY); THENCE ALONG THE NORTH RIGHT-OF-WAY OF PARK STREET NORTH 74 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 62.78 FEET TO A SCRIBED "X" IN CONCRETE, SAID SCRIBE BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 6,043 SQ FT / 0.139 ACRES.

LEGAL DESCRIPTION
PARCEL # 14 009500090123
HAPEVILLE, GA 30354

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH LAND DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SCRIBED "X" IN CONCRETE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE (HAVING A 50 FEET RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY), SAID SCRIBE BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF PARK STREET SOUTH 74 DEGREES 07 MINUTES 59 SECONDS EAST A DISTANCE OF 117.00 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF PARK STREET (HAVING A 50 FEET RIGHT-OF-WAY); THENCE ALONG THE EAST RIGHT-OF-WAY OF PARK STREET ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 187.51 FEET, WITH A RADIUS OF 250.00 FEET, WITH A CHORD BEARING OF NORTH 06 DEGREES 28 MINUTES 26 SECONDS EAST, AND A CHORD LENGTH OF 183.15 FEET TO A 1" OPEN TOP PIPE; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 72 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 170.12 FEET TO A 1" OPEN TOP PIPE; THENCE SOUTH 01 DEGREES 58 MINUTES 30 SECONDS WEST A DISTANCE OF 307.50 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS WEST A DISTANCE OF 359.06 FEET TO A 1" OPEN TOP PIPE ON THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 35 DEGREES 29 MINUTES 06 SECONDS EAST A DISTANCE OF 128.50 FEET TO A SCRIBED "X" IN CONCRETE, SAID SCRIBE BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 59,013 SQ FT / 1.354 ACRES.

TOTAL AREA = 1.35 ACRES
(59,017 SQ.FT.)

THIS PLAT IS A REVISION/UPDATE PER THE CITY OF HAPEVILLE FOR THE SURVEY RECORDED IN PLAT BOOK 440, PAGES 123-127

Plat Book 442 Page 71
Filed and Recorded 08/08/2021 09:31:00 AM
2021-0266071
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 5232298826

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

TAX PARCEL: 14 009500090081
TAX PARCEL: 14 009500090123
3410 NORTH FULTON AVENUE
HAPEVILLE, GEORGIA 30354
ZONED: R-SF

OWNER/DEVELOPER 24 HR CONTACT:

OWNER/DEVELOPER: STREAM FUNDING GROUP, LLC
CONTACT: RANDELL BROWN
PHONE: 404-285-5501
EMAIL: randellb5@gmail.com
ADDRESS: 3300 BENJAMIN E. MAYS DRIVE SW
ATLANTA, GA 30311

FLOOD ZONE NOTE:

A PORTION OF THIS PROPERTY SHOWN HEREON DOES NOT
LIE IN A DESIGNATED FLOOD HAZARD AREA ACCORDING
TO THE F.I.R.M. NO 1312100366 F AND NO. 1312100367 F,
DATED SEPTEMBER 18, 2013.

OWNER/DEVELOPER 24 HR CONTACT:

OWNER/DEVELOPER: STREAM FUNDING GROUP, LLC
CONTACT: RANDELL BROWN
PHONE: 404-285-5501
EMAIL: randellb5@gmail.com
ADDRESS: 3300 BENJAMIN E. MAYS DRIVE SW
ATLANTA, GA 30311

FLOOD ZONE NOTE:

A PORTION OF THIS PROPERTY SHOWN HEREON DOES NOT
LIE IN A DESIGNATED FLOOD HAZARD AREA ACCORDING
TO THE F.I.R.M. NO 1312100366 F AND NO. 1312100367 F,
DATED SEPTEMBER 18, 2013.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH
THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S
COOPERATIVE AUTHORITY.

David L. Garrison



SUBDIVISION SURVEY FOR:
STREAM FUNDING GROUP, LLC.
RANDELL BROWN SUBDIVISION
CITY OF HAPEVILLE
DISTRICT 14, LAND LOT 95
FULTON COUNTY, GEORGIA
DATE : APRIL 26, 2021
JOB NO. : 3410 NORTH FULTON AVE
FILE NO : 3410 NORTH FULTON AVE

NUMBERED CURVE CALLS:

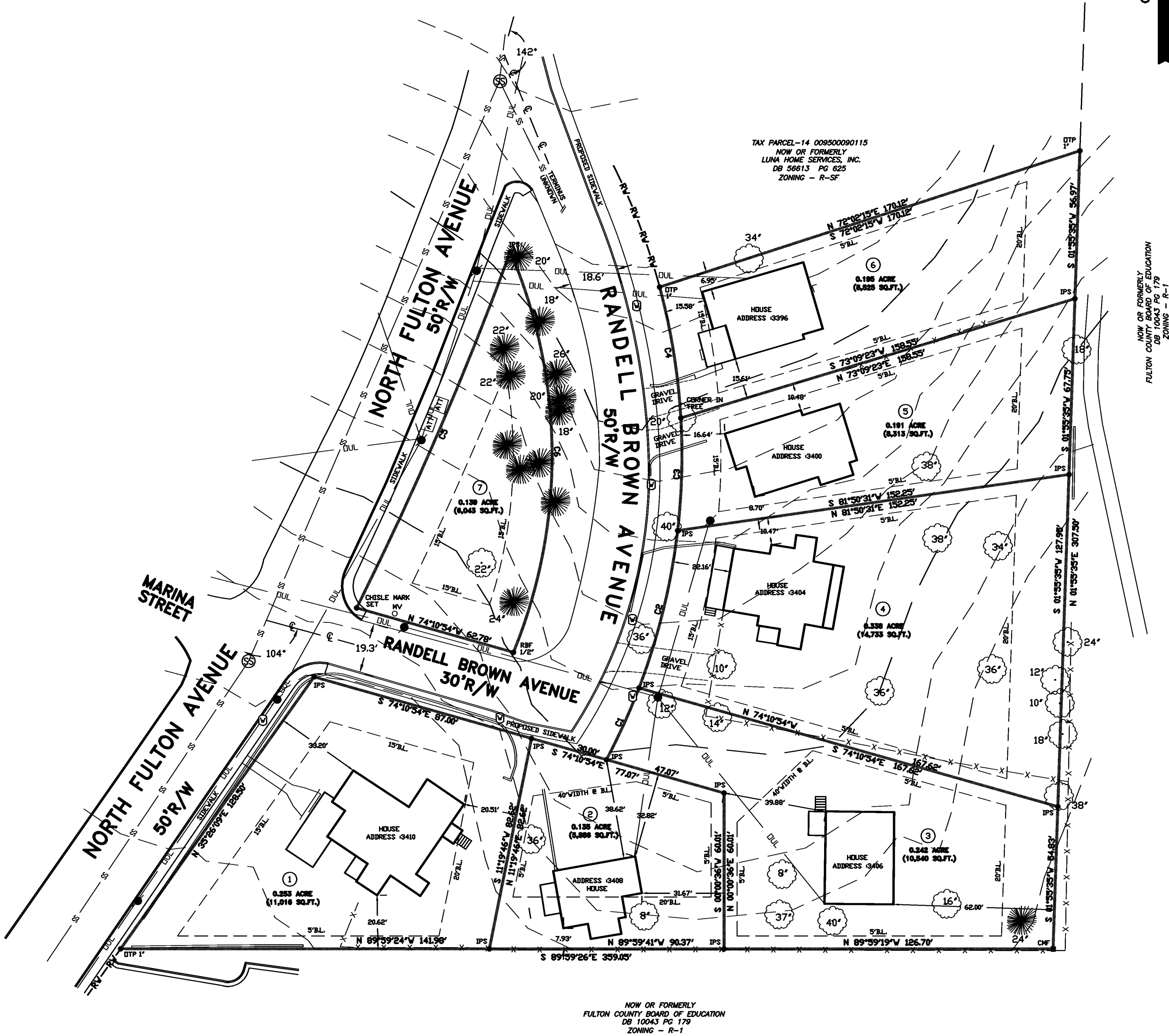
Curve	Radius	Length	Chord	Chord Bear.
C1	250.00'	30.36'	30.34'	N 24°25'39" E
C2	250.00'	62.54'	62.38'	N 13°47'08" E
C3	250.00'	43.45'	43.39'	N 01°38'09" E
C4	250.00'	51.16'	51.07'	N 09°11'58" W
C5	1325.00'	149.46'	149.38'	N 23°20'48" E
C6	200.00'	156.38'	154.27'	S 00°26'49" E

NOTES:

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
- BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,990 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA iX AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS i80 AND A CHAMPION HC-3 DATA COLLECTOR.
- FIELD WORK COMPLETED ON APRIL 23, 2021.
- SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPENCIES.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 62888, PAGE 425, FULTON COUNTY, GEORGIA RECORDS.
- WATER METERS AND LINES SHOWN ARE EXISTING UTILITIES.
- SANITARY SEWER SYSTEM SHOWN ARE EXISTING UTILITIES.
- CONTOURS SHOWN ARE TAKEN FROM COUNTY RECORDS AND DOES NOT CONSTITUTE AS A TOPOGRAPHY SURVEY BY DAVID GARRISON LAND SURVEYING.

LEGEND

- CTF CRIMP TOP FOUND
- OTP OPEN TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- IPS IRON PIN SET
- RBF REBAR FOUND
- Fire Hydrant
- Utility Pole
- Water Meter
- Utility Pole
- Gas Meter
- RW RIGHT OF WAY
- Storm Water Junction Box
- Sanitary Sewer Manhole
- Pine Tree
- Hardwood Tree
- Crape Myrtle



30 0 30 60 90
GRAPHIC SCALE - FEET
1" = 30'

DAVID L. GARRISON
LAND SURVEYING
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

THIS PLAT IS A REVISION/UPDATE PER THE CITY OF HAPEVILLE FOR THE SURVEY RECORDED IN PLAT BOOK 440, PAGES 123-127



PLANNER’S REPORT

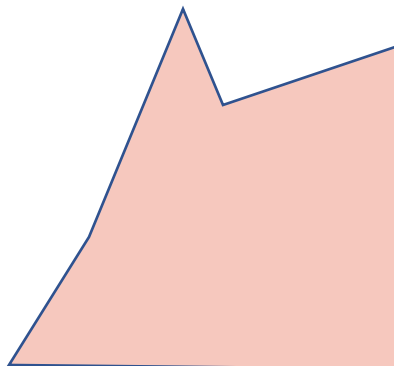
DATE: October 7, 2021
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: North Fulton Ave Subdivision, October review

BACKGROUND

Randell Brown has submitted a total of two (2) subdivision applications to divide two parcels (Parcel ID 14 00950090123 and 14 009500090081) into seven (7) separate lots. These lots already have multiple single family dwelling structures on them, which are non-conforming. The six lots are dimensioned as follows:

Parcel ID 14 00950090123		
Lot 1 3410 N Fulton Ave	.253 acres 11,016 SF	128.50'
Lot 2 3408 N Fulton Ave	.135 acres 5,886 SF	30'
Lot 3 3406 N Fulton Ave	.242 acres 10,540 SF	30.36'
Parcel ID 14 009500090081		
Lot 4 3404	.338 acres 14,733 SF	51.16'
Lot 5 3400	.191 acres 8,313 SF	43.45'
Lot 6 3396	.195 acres 8,525 SF	62.54'
Lot 7	.139 acres 6,043 SF	149.47'

The property is located within the R-SF, Single Family Residential zoning district. The proposed (and existing) use of the property is for single family residential lots.



CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

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

"Park Street" is not an official street in the City of Hapeville. The Code does not allow for private streets. The City Council accepted the concept of Park Street as a public street and its renaming on February 6, 2021. However, the property must be properly dedicated to the City of Hapeville meeting City standards for rights of way, pavement widths, curb and gutter.

Lot 7 was offered to the City as greenspace and accepted by the City Council on February 6, 2021. The City Council accepted the concept of Park Street as a public street and the property to be used as greenspace. A formal transfer of ownership was never completed. The applicant has chosen not to donate the land to the City for greenspace. It will remain as private property.

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

See Engineer's letter. Not compliant.

- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant
- d. Location and description of monuments.
Not compliant. See Engineer's Report
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant
- f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant
- g. Location map showing site in relation to area.
Compliant
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
Compliant

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

- (a) Streets.
 - (1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.
Not compliant
The former "Park Street" proposed as Randell Brown Avenue is intended to become a public street. The right of way along the east-west portion of the road as currently provided does not meet public right of way minimums. See below.
 - (2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.
 - ***Consistent***
 - (3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:
 - a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the

major street plan.

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

50' required. The width of the pavement should meet standard as well as curb and gutter.

- (4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

The applicant may choose to dedicate rights of way from both sides of the street or to one side of the park property.

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

Not applicable.

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

Compliant

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

Not applicable.

- (8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum

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

Not applicable.

(9) Intersections.

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

Park Street on the southern end intersects at a 90 degree angle. On the northern end, it does not. A variance would be required. The angle of the intersection should be provided.

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

Not applicable.

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

Not applicable.

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

Not applicable.

(12) Dead-end streets.

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

Not applicable.

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

approved by the planning commission.

The street should be formally dedicated with the adequate right of way, pavement, curb and gutter, and sidewalks for the street.

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

Randell Brown Avenue is the proposed name.

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

Not applicable.

(b) Blocks.

- (1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

Compliant

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

Special case of previously existing lots backing up to Fulton County Board of Education. There is no room to provide two tiers of minimum lot depth. A variance is required by the Planning Commission.

(c) Lots.

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

With the successful dedication of "Park Street"/ "Randell Brown Avenue" to the City, the lots will enfront a public street.

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

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

Parcels in R-SF must have a minimum of 40' of street frontage. Lots 2 and 3 would have 30' frontages given the configuration of the property and streets. A variance by

the Planning Commission would be required.

Parcels in R-SF must be a minimum of 4,000 sq. ft. Each parcel would meet the minimum square footage requirement (per table above).

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

Not applicable.

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

Lots 4, 5, and 6 have existing structures encroaching in the front setback. A variance is required by the Planning Commission.

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

Compliant

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

Lot 3 has less than 35' at the street right of way. A variance is required by the Planning Commission.

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

Not applicable.

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

Not applicable.

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

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

A proposed open space area (Lot 7) was originally intended to be dedicated to the City. The City Council accepted the offer, however, the formal dedication did not occur. The property owner now wishes to maintain the lot as private.

- (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
See Engineer report.
 - (3) Community assets. In all subdivisions, due regard shall be shown for all-natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.
- (e) Suitability of the land.
- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
No objection is present to prevent platting and development.
 - (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.
The subject tracts are not located in a Flood Hazard Zone.
- (f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.
Not applicable.
- (g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.
Not applicable.
- (h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other

conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

See above.

- (i) Zoning or other regulations.
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

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

Sidewalks and curbs are present only along N. Fulton. Park Street will require sidewalks and curbs to be installed by the developer.

- (1) Monuments.
 - a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
 - b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

Not Compliant. See Engineer comment

- (2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
 - a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
 - c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted

by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

Refer to Engineer's report.

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

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

Refer to Engineer

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

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

Park Street will require expansion and repaving to meet City Standard.

- (5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:
- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
 - b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
 - c. For arterial streets and highways, as may be required.

Pavement widths are not shown on Park Street.

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

Curbs and gutters should be provided on Park Street.

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

Sidewalks are not shown along Park Street on either side.

- (8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

Must meet standards.

- (9) Water supply system.
- a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.
 - b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall

be approved by the city engineer and fire chief.

Must meet standards

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

Must meet standards

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

- (1) Street trees.

- a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.
- b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

Street trees are required as a part of the development of each lot. The site plans for each lot must include a street tree and tree conservation ordinance requirements.

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

Must meet requirements.

RECOMMENDATION

There are a large number of outstanding items from the City Engineer and Planner's review that must be addressed.

The following are a summary of the Planner's findings. The Engineer's reports, dated September 23, 2021 should be consulted for additional deficiencies.

1. *The street must be properly dedicated to the City as part of the subdivision process and be compliant with City standards..*
2. *An easement is required for the utilities that cross Lot 7.*
3. *Park Street/ Randell Brown Ave (minor/collector street) is required to have a 40 to 50 feet' minimum right of way. One segment of Park Street is shown with only 30'.*
4. *Park Street/ Randell Brown Ave should be improved to include curb and gutter and pavement width of 30'.*

5. *Sidewalks are required on Park Street / Randell Brown Ave and not shown.*
6. *Utility lines (water and sewer) are not shown.*
7. *Water meters require a permanent easement.*
8. *Parcels in R-SF must have a minimum of 40' of street frontage. Lots 2 and 3 would have 30' frontages given the configuration of the property and streets. A variance would be required during the subdivision process and is recommended by Staff (see below).*
9. *Lots 4, 5, and 6 have existing structures in the front setback and Lot 2 has an existing structure in the rear setback. A variance would be required to allow for the existing encroachments in the setback to allow for future expansion of the single-family dwellings and is recommended by Staff (see below).*
10. *Concrete monuments are missing.*
11. *Surveyor's Certificate and Owner's Acknowledgement and Dedication are missing.*
12. *Erosion Control certification missing.*
13. *Minimum floor area must be shown on plat.*

Other comments:

1. *The discrepancy between the legal description and the plat should be reconciled.*
2. *All utility installations must meet City standards.*
3. *Street trees are required as a part of the development of each lot. The site plans for each lot must include a street tree and tree conservation ordinance requirements.*

The following variances are required and supported by staff:

1. *A reduction in the street frontage for Lots 2 and 3 to less than 40' as required (allow for 30').*
2. *A reduction in the front setbacks for Lots 4, 5, and 6 and rear setback for Lot 2 (Applicant should provide actual encroachment).*
3. *Allow for the block to be one tier of lots rather than two tiers of lots of minimum depths.*
4. *Allow for street intersection to be (applicant to provide angle) degrees at the northern end of Park Street.*

Note: Staff does not recommend the variances that would be required regarding right of way minimums, pavement width minimums, curb and gutter, and sidewalks. The dedication of the street to the City does not absolve the developer from meeting minimum standards. The City should not absorb costs for improvements of the street. This is particularly relevant for Public Safety.

This is the 4th review of the subdivision plat. Until the aforementioned issues are fully addressed, staff does not recommend approval of this plat.

September 23, 2021

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

Re: Randell Brown (Formerly Park Street) Subdivision
3410 North Fulton Avenue and 3396 Park Avenue
Final Plat Review No. 4
K&W Ref. No. 211051.00

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Park Street Subdivision for compliance with the Final Plat requirements of the City of Hapeville. The re-submittal was received electronically on September 15, 2021, and consists of a property subdivision to the overall 1.49 acre parcel containing two existing lots into 7 new lots within an R-SF Zoning District. The Final Plat was prepared by David L. Garrison Land Surveying, under the Surveying seal of David L. Garrison. With regard to my review letters dated January 25, February 3, and May 21, 2021, my comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top and indented cross) per Section 90-1-4.(a)(1) of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street. Iron rod monuments at all other property lot corners per the Code do not appear to be shown. Comment can be considered addressed if the request to waive this requirement has been approved by the City. The requirement applies to the southwest corner of lot 1, the intersecting corner of lot 2 at lot 3 fronting Park Street, and the northwest corner of lot 6.
2. Comment partially addressed by the re-submittal. Per note 9, the water meters are considered to be existing. Proposed or existing water service for lot 7 is not shown.
3. Comment not addressed and remains. Except for the signatures and dates for the City Officials approvals, all Final Plat Statements and Certifications should be signed and dated. The plat does not have the required Final Surveyors Certificate and the Owner's Acknowledgement and Dedication for the Owner and Subdivider per Code Section 90-1-2(f).
4. Comment addressed by the previous re-submittal.
5. Comment not addressed and remains. The plat should include the certification statement regarding no responsibility for overflow or erosion shown in Code Section 90-1-2(f) (4) (i)
6. Comment partially addressed by the re-submittal. A portion of Randall Brown Avenue is shown with 30 feet right of way which does not meet the minimum criteria of 50 feet per Code Section 90-1-3. An additional 10 feet wide right of way should be shown on each side of this street to allow for the needed minimum width for right of way to be met in the future. If a variance or waiver is approved by the City, the date and conditions of such approval should be shown on the final plat.

7. Comment considered addressed by the re-submittal since it is no longer identified as “proposed park” and will be private property owned by the owner of record at the courthouse and tax assessor’s office.
8. Comment partially addressed by the re-submittal. The width of the existing street pavement along Randell Brown Avenue (formerly Park Street) is shown as 19.3 feet and 18.6 feet in different areas. The widths do not satisfy the 30 feet wide requirement in Section 90-1-4(a) (5).
9. Comment not addressed and remains. The Final Plat does not indicate size or location of water mains or locations of valves or hydrants and the location and size of the sanitary sewer along Randall Brown Avenue. Utility sizes could possibly be obtained from the City’s Community Services Department. If the buildings already connect to an existing sanitary sewer, a note should be added for each lot to that effect.
10. Comment addressed by the previous re-submittal.
11. Comment can be considered addressed when the minimum floor area per dwelling unit is shown on the plat.
12. Comment addressed by the previous re-submittal.
13. Comment can be considered addressed if the City approves the reduced rear building setback shown for lot 2. If a variance or waiver is approved by the City, the date and conditions of such approval should be shown on the final plat.
14. Comment partially addressed by the re-submittal. The proposed sidewalk shown should be noted as minimum 5 feet wide and 4 inches thick concrete. The proposed sidewalk along North Fulton Avenue at the Randall Brown Avenue intersection should be shown with detectable warning strips and ADA ramps per US DOT and Department of Justice standards.
15. The final plat should include a vicinity or location map per Section 90-1-2 (f) (4) g.
16. It is not clear why the plat notes the total area as 1.35 acres when the legal descriptions in the application show a total of 1.493 acres.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.