PLANNING COMMISSION

700 Doug Davis Drive
Hapeville, GA 30354

December 14, 2021 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 16, 2021
1. Minutes - 11-16-2021_draft

4. Old Business

5. New Business

5.I. 400 Porsche Avenue Site Plan Review
Background:

Jesse Treuden of The Redmond Company is requesting site plan review for the construction of a 5-story, 132,000 square foot office building at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585. The property is zoned B-P, Business Park.

Documents:

1. Plans - 400 Porsche Avenue_Site Plan_Reduced
2. Application - 400 Porsche Avenue_Site Plan_Redacted
3. Planner's Report - 400 Porsche Drive_Site Plan

5.II. Zoning Map Amendment Text Amendment
Background:

Consideration of a text amendment to update the zoning map.

Documents:

1. Planner's Report - Zoning Map Amendment_Text Amendment
2. Hapeville Zoning Map_01-18-2022

6. Next Meeting Date - January 11, 2022 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

November 16, 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
Charlotte Rentz
Cliff Thomas

3. Minutes of October 12, 2021
3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of October 12, 2021 as submitted. Motion Carried: 6-0.

4. Old Business – None.

5. New Business

5.I. 3143 Old Jonesboro Road Site Plan Review

Background:

A Sheltered Cove, LLC requested site plan review to construct a new single-family dwelling and a detached garage at 3143 Old Jonesboro Road, Parcel Identification Number 14 0094 0010 032 9. The property is zoned R-1, One-Family Residential.

The proposed detached garage will provide two covered spaces and an Accessory Dwelling Unit (ADU) connected to the street via an eleven-foot wide driveway.

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

- Additional detail for the garage/ADU must be provided, including:
  - Floor plan showing kitchen and bathroom
  - 4 sides elevation
  - Required parking space for ADU
- Clarify proposed dwelling square footage.
- Provide actual setback dimensions for front, side, and rear of dwelling.
- Provide the actual setback for the garage from the rear property line.
- Ensure the garage/ADU is not higher than the primary structure.
- Clarify if lot coverage includes porch and rear deck.
- See Landscape Plan/arborist report.
- Provide development schedule.
- Update the proposed floor plans. These do not match those provided in the DRC application. For this submittal, the office on the floor plan lacks any access from within or outside the building. This is a different floor plan than what was submitted for DRC.

Discussion ensued regarding the details for the garage/ADU. Staff recommended the Commission postpone the review of the ADU and allow the applicant to resubmit the details for the garage.

The following action was taken:

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 3143 Old Jonesboro Road for the single-family dwelling only (resubmittal of the Accessory Dwelling Unit is required) and the applicant must meet the conditions outlined in the City Planner's report. Motion Carried: 6-0.

5.II. 3033 Oakdale Road Site Plan Review

Background:

Linda Thrasher requested site plan review to construct a 673-SF second story addition to an existing 1,248-SF single-family dwelling located at 3033 Oakdale Road, Parcel Identification Number 14 0099 LL0038. The property is zoned R-1, One-Family Residential.

The proposed dwelling will have three bedrooms and 2 ½ bathrooms.

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

- Provide development schedule.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request for 3033 Oakdale Road provided the applicant provide a development schedule. Motion Carried: 6-0.

5.III. 300 Porsche Avenue Site Plan Review

Background:

Daniel Barcham of Porsche Cars North America, Inc. requested site plan review to construct an asphalt track extension to the existing facilities at the Porsche Experience Center, construct a parking deck and a classic car restoration facility at 300 Porsche Avenue, Parcel Identification Number 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint), has 472 spaces, and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete.

The B-P, Business Park zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. Porsche's office headquarters are located on the adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making these proposed uses permitted uses in the B-P district.

Recommendations

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

- Parking in excess of the 110% requirement.
- Parking spaces 9'x18'.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- Provide a loading space at the Classic Car Restoration Facility.
- Provide an anticipated development schedule.
- Approval of variances.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all the City Planner's, the Fire Marshal, the City Arborist's, and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to the approval of the required variances by the Board of Appeals.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request for 300 Porsche Avenue subject to the deficiencies outlined in the City Planner's, City Engineer's, Fire Marshal and City Arborist reports and recommend the Board of Appeals and grant the requested variances for excess parking and parking space size. Motion Carried: 6-0.

5.IV. 781 - 819 North Central Avenue Final Plat Review

Background:

Matt Vyverberg on behalf of North & Central Venture Partners, LLC requested subdivision plat review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098- 0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a townhome development. The properties are zoned V, Village.

Stillwood Drive and Sims Street are shown with a 40" right of way which are existing streets with 40' ROW. This would require a variance from the Planning Commission. The Community Services Director and the City Engineer will provide a recommendation.

Findings

The applicant should address any outstanding issues raised in the Engineer's report.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 50' right of way from Stillwood Drive and Sims Street.

Once the necessary revisions are made, the final plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Larry Martin made a motion to deny the final plat request for the properties located at 781-819 N. Central Avenue as requested. Motion died for lack of second.

MOTION ITEM: Leah Davis made a motion, Cliff Thomas seconded to approve the final plat request for the properties located at 781-819 North Central Avenue subject to the deficiencies outlined in the Staff reports. Motion Carried: 5-1; Larry Martin opposed.

5.V. 781 - 819 North Central Avenue Site Plan Review

Background:

Matt Vyverberg on behalf of North & Central Venture Partners, LLC requested site plan review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098- 0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a 68-unit townhome development. The properties are zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area, Subarea C of the Architectural Design Standards.

The proposed townhomes are 44' maximum. The Planning Commission has the ability to authorize a greater height. The 2017 LCI Study and Comprehensive Plan update which was adopted by the City Council recommended 6 to 15 stories along the western gateway.

Findings:
To complete the site plan application, the Applicant must provide, and/or the site plan must be revised to address the following:

1. *Show setbacks to nearest point along property lines.*
2. *Provide cross section of driveway and sidewalk.*
3. *Provide opaque wall in landscape buffer.*
4. *Provide dimensions between buildings.*
5. *Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.*
6. *Address any outstanding issues on the Engineer's Report.*

Planning Commission may approve the additional height, or the project may be sent to Board of Appeals for consideration.

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

Staff recommends approval of the Site Plan with necessary revisions.

Commission Martin asked if one person would own the property. Dr. Patterson confirmed the property would be owned by one entity and they are not fee simple. If the property is converted to fee simple, the property must be replatted.

Commissioner Davis asked the number of visitor parking spaces. Mr. Vyverberg stated the plan includes adding five (5) additional parking spaces.

Commissioner Thomas asked if the project met the greenspace requirement. Dr. Patterson stated the plan as submitted meets the greenspace requirements.

Commission Dolan expressed concerns regarding the number of parking spaces and the proposed height of the buildings.

Mr. Vyverberg stated additional spaces on the curb near the existing parking spaces and near the kiosk and pocket park are proposed.

Commissioner Martin expressed concerns regarding the potential traffic impact and the number of trees outlined for removal.

Chairman Wismer noted a possible option to eliminate the parking concern would be to eliminate the 4th-bedroom option.

Public Comments:

Susan Bailey, 3309 N. Whitney Avenue, representative of the Azalea Park Neighborhood Association stated the applicant met with the association and stated there are concerns related to parking

Marian Glantz, 3041 Gordon Circle, concerned with parking and emergency vehicle access.

Carol Cahill, 3532 S. Fulton Avenue, suggested widening N. Central Avenue.

Melvin Traynum, 3550 Atlanta Avenue, commented regarding permit parking signs.

End of Public Comments.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to table the site plan request for 781-819 North Central Avenue to allow the applicant additional time to submit a revised site plan that accommodates additional parking for residents and visitors. Motion Carried: 6-0.

5.VI. 609 – 627 College Street (Pod B) Preliminary Plat Review

Background:

Theo Stone of Atwell, LLC requested preliminary plat review to combine 4 parcels into one for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14- 0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from College Street.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comments:

Brett Reichert, 3420 Harding Avenue, commented regarding parking for the proposed townhome development.

Melvin Traynum, 3550 Atlanta Avenue, commented regarding the Pod A and the proposed architectural design and the HOA.

Meghan Kohne, 3624 Union Avenue, expressed concerns related to traffic congestion as it relates to the proposed townhomes near Union Avenue.

Marian Glantz, 3041 Gordon Circle, expressed concerns related to traffic.

End of Public Comments.

Commissioner Dolan commented regarding the increased traffic concerns.

Commissioner Davis commented regarding the threshold for completing a traffic study.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the preliminary plat for the properties located at 609 College Street, 613 College Street, 623 College Street, and 627 College Street subject to the deficiencies outlined in the City Engineer's and City Planner's reports and recommend approval of the requested variances to the Board of Appeals.
Motion Carried: 6-0.

5.VII. 3602 S. Fulton, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat Review
Background:
Theo Stone of Atwell LLC requested preliminary plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:
The preliminary combination plat should be revised to:

• Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
• Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5' to 5' right of way from Chestnut Street, Union Avenue, and Georgia Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the preliminary plat for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.VIII. 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary combination plat should be revised to:
• Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
• Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5' to 5' right of way from Chestnut Street, Union Avenue, and Georgia Avenue. Once the necessary revisions are made, the preliminary plat may be approved with the

understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to approve the preliminary plat for the properties located at 3608-3622 Georgia Avenue & 3619-3637 Union Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.IX. 608 Chestnut St. & 3644-3662 Georgia Avenue (Pod E) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Georgia Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the preliminary plat request for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue, and 608 Chestnut Street subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.X. 3636-3654 Union Avenue, 511-579 Chestnut Street (Pod F) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review to combine 12 parcels located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union

Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096- 0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-012-9, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:
The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Include 14 0096000 20129 within the boundary and in the total acreage, if to be included as indicated in the application.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Union Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the app

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the preliminary plat for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street provided the applicant address the deficiencies outlined in the Staff reports and provide the required buffer element. Motion Carried: 6-0.

5.XI. 3560 Atlanta Avenue (Pod A) Site Plan Review

Background:
Theo Stone of Atwell, LLC requested site plan review for the property located at 3560 Atlanta Avenue, Parcel Identification Number 14-0098-0021-073-6 for the purpose of constructing a 2-unit townhome development. The properties are zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:
Staff recommends approval of the site plan with the following conditions.

1. Provide impervious surface detail and total.
2. Provide dimensions for 2 rear entry concrete driveways.
3. Provide dimensions for sidewalk is shown along Atlanta Avenue.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide setback dimensions for all vertical elements.
6. Provide height for townhomes.
7. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
8. Address any outstanding issues on the Engineer's Report.
9. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

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

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan request for the property located at 3560 Atlanta Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.XII. 609-627 College Street (Pod B) Site Plan Review

Background:

Theo Stone of Atwell, LLC requested site plan review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098- 0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing a 14-unit townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide required buffer between single family attached and single family detached (west of project).
9. Provide intervening driveway materials detail.

10. Provide heights for townhomes.
11. Provide location and parking for mail kiosk.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.
15. Address the 15' buffer variance.

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

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan request for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.XIII. 3602 S. Fulton Ave., 647-651 Chestnut, 3617-3633 Georgia Ave. (Pod C) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Provide required 20% open space. *The applicant has requested a variance from the Board of Appeals for this requirement.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.

14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.XIV. 3608-3622 Georgia Ave. & 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide required buffer elements.
8. Provide setback dimensions for all vertical elements.
9. Provide intervening driveway materials detail.
10. Provide heights for townhomes.
11. Provide location for mail kiosk.
12. Provide visitor parking or detail that driveways can accommodate visitors.
13. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
14. Address any outstanding issues on the Engineer's Report.
15. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

DRAFT

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the site plan request for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue subject to resolution of the deficiencies outlined in the Staff reports and recommend the Design Review Committee require a greater number of unique building elevations. Motion Carried: 6-0.

5.XV. 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023- 9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing a 19-unit townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements of Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the site plan request for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street subject to resolution of the deficiencies outlined in the Staff reports and recommendation approval of the requested variances for the landscape buffer to Board of Appeals.
Motion Carried: 6-0.

5.XVI. 3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing a 32-unite townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the site plan request for the properties located at 3636-3654 Union Avenue & 511-579 Chestnut St. subject to resolution of the deficiencies outlined in the Staff reports and recommend the Design Review Committee vary the elevations for the townhome units. Motion Carried: 6-0.

5.XVII. 2022 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2022 Planning Commission meeting schedule.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the 2022 Planning Commission meeting schedule. Motion Carried: 6-0.

6. Next Meeting Date – December 14, 2021 at 6PM

7. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to adjourn the meeting at 10:03 p.m. Motion Carried: 6-0.

Respectfully submitted,

_____ _____

Brian Wismer, Chairman Adrienne Senter, Secretary

DRAFT

CONSTRUCTION DOCUMENTS FOR

ATLANTA POSTAL CREDIT UNION

0 PORSCHE AVENUE
HAPEVILLE, GA 30354
TAX PARCEL: 14 0096 LL0585

PREPARED FOR:

THE REDMOND COMPANY

W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

PREPARED BY:

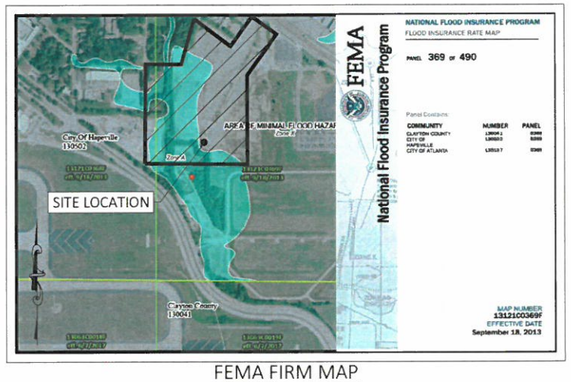
LOWE ENGINEERS

990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
(770) 857-8400

GENERAL NOTES

1. **DEVELOPMENT SERVICES PERMITTING DISCLAIMER:** THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
2. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
3. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
4. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
9. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.
11. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS

SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13121C0369F
DATED: 9/17/2013
NOT TO SCALE

DEVELOPMENT TEAM

CIVIL ENGINEER
LOWE ENGINEERING
990 HAMMOND DRIVE
SUITE 900
ATLANTA, GA 30328
PHONE: 678-361-8074
EMAIL:
CLEMENTE.QUINONES@LOWEENGINEERS.COM
CONTACT: CLEMENTE QUINONES, PE

SURVEYOR
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
PHONE:678-232-3137
CONTACT: TIM WORLEY, PLS

ARCHITECT
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600
EMAIL:
JTREUDEN@THEREDMONDCO.COM
CONTACT: JESSE TREUDEN

LANDSCAPE ARCHITECT
VIRIDIAN STUDIOS, INC
1736 LIBERTY LANE
ROSWELL, GA 30075
PHONE: 404.780.2170
EMAIL:
JILL@VIRIDIANSTUDIOSATL.COM
CONTACT: JILL KELLEHER, PLA, LEED AP

GOVERNING AGENCIES

WATER/SANITARY
FULTON COUNTY
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

PLANNING & ZONING
CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2120

FIRE
CITY OF HAPEVILLE
HAPEVILLE FIRE DEPARTMENT
3468 N FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2141

STORMWATER
FULTON COUNTY
STORMWATER SERVICES
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

SHEET LIST TABLE

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C3.02	SOUTH DETAILED SITE PLAN
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C4.02	SOUTH DETAILED GRADING PLAN
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SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)
ZONING CLASSIFICATION	
ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'
PARKING SUMMARY	
PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES
LANDSCAPE REQUIREMENTS	
FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

COVER

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 02
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.00

NORTH

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C0.00 COVER.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:33 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

LOWE ENGINEERS NOTES

GENERAL NOTES

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K. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS

L. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

M. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.

N. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 6" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS, IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

O. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN IN THESE PLANS AND THE CONSTRUCTION DRAWINGS.

P. ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

Q. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

R. ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.

S. ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.

T. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.

U. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

V. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

W. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING

DEMOLITION

A. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION OR CONSTUCTION ACTIVITY.

B. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.

C. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR

D. DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.

E. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED

F. PRIOR TO THE COMMENCEMENT OF DEMOLITION.

G. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION ACTIVITY.

H. IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF ANY MATERIALS OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND ALL APPURTENANCES (I.E. BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.)

I. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

J. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.

K. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.

L. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

M. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

N. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

O. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.

P. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

Q. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.

R. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

S. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY

GRADING

A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

B. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

C. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN IN SURVEY.

D. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

E. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

F. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY -------, DATED ----------.

G. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL.

H. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

I. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

J. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND OSHA STANDARDS.

K. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

L. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

M. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

O. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

P. ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).

Q. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

R. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.

S. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

T. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.

U. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS. THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

V. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

W. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE GUTTERS AND EDGE OF PAVEMENT FOR CATCH BASINS.

DRAINAGE

A. CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

B. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS.SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R, ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.

TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4-THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.

C. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

D. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

E. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

F. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

G. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

H. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.

I. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.

J. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

K. SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

L. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTCONTROL REGULATIONS.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

M. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.

N. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

UTILITY

A. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

B. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

C. SANITARY SEWER PIPE, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC PER ASTM D 3034
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

D. WATER LINES, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.

E. MINIMUM TRENCH WIDTH SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING CODES AS SHOWN IN THE CONSTRUCTION DETAILS IN THESE PLANS.

F. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS IN THE DETAILS.

G. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

H. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.

I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS: IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

J. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

K. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

L. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS.

M. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

N. REFER TO INTERIOR PLUMBING DRAWINGS (BY OTHERS) FOR TIE-IN OF ALL UTILITIES.

O. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

P. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Q. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

R. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

S. ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

T. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED

DRAWING LEGEND

EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING SETBACK LINE
ROW — PROPOSED RIGHT-OF-WAY
PROPOSED SETBACK LINE
100 YEAR FLOOD PLAIN
PROPOSED RETAINING WALL
CROSS WALK
STOP BAR - PAVEMENT MARKINGS
TRAFFIC FLOW ARROW - PAVEMENT MARKINGS
YIELD - PAVEMENT MARKINGS
DIRECTIONAL ARROWS - PAVEMENT MARKINGS
ONLY — "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKINGS)
HANDICAP STALL SYMBOL
CONCRETE WHEEL STOP
ADA STANDARD CURB RAMP
PARKING COUNT
SIGN
LIGHT POLE
DUMPSTER PAD
TRANSFORMER PAD
GRATE INLET
STORM MANHOLE
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
YARD INLET
OUTLET CONTROL STRUCTURE
HEADWALL
SANITARY SEWER MANHOLE
CONCRETE
STANDARD DUTY PAVING
HEAVY DUTY PAVING
LOD — LIMITS OF DISTURBANCE
123 — EXISTING MINOR CONTOURS
123 — EXISTING MAJOR CONTOURS
123 — PROPOSED MINOR CONTOURS
123 — PROPOSED MAJOR CONTOURS
123.45 — EXISTING SPOT ELEVATION
TFG:123.45 — EXISTING TOP OF FINISHED GRADE
BFG:123.45 — EXISTING BOTTOM OF FINISHED GRADE
123.45 — PROPOSED SPOT ELEVATION
TFG:123.45 — PROPOSED TOP OF FINISHED GRADE
BFG:123.45 — PROPOSED BOTTOM OF FINISHED GRADE
2% — PROPOSED SLOPE ARROW
EXISTING STORM LINE
PROPOSED STORM LINE
FOC — FIBER OPTIC LINE
OHP — ELEC. OVERHEAD LINE
UGP — ELEC. UNDERGROUND LINE
G — GAS LINE
SAN — SEWER LINE
FM — SEWER FORCEMAIN
OHT — TELE. OVERHEAD LINE
UGT — TELE. UNDERGROUND LINE
W — WATER LINE
SANITARY SEWER MANHOLE
CO — SANITARY SEWER CLEANOUT
POST INDICATOR VALVE
W — WATER METER
WATER BENDS 11.25° - 90°
WATER TEE WITH THRUST BLOCK
GATE VALVE
DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
FIRE HYDRANT
FDC — FIRE DEPARTMENT CONNECTION
GREASE TRAP
POWER POLE

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PREPARED FOR:
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PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

GENERAL NOTES

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0085
TAX DISTRICT: 502
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.01

NORTH

PLOT STYLE: CIVIL-SITE.CTB
DEVICE: _.DWG TO PDF.PC3
PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
FILE NAME: Z:_CIVIL SITE GROUP\Projects\2021-220027 ATL Postal Credit Union\DWG\SHEETS\C0.01 GENERAL NOTES.dwg LAST SAVED BY: CQUINONES 10/15/21 AT 4:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM

RESERVED FOR PLAT FILING

LEGEND - LINE TYPE

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- CREEK CENTERLINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- WOOD FENCE
- X — WIRE FENCE
- GUARDRAIL
- E — OVERHEAD ELECTRIC LINE
- ES — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND NATURAL GAS LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- SD — UNDERGROUND STORM SEWER LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- W — UNDERGROUND WATER LINE

LEGEND - SYMBOLS

- CURB INLET
- STORM DRAINAGE MANHOLE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- TELEPHONE MANHOLE

LEGEND - ABBREVIATIONS

IPS	IRON PIN SET
IPF	IRON PIN FOUND (1/2" REBAR)
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
AIF	ANGLE IRON FOUND
MNF	MAGNETIC NAIL FOUND
PKF	PK NAIL FOUND
RB	REBAR
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
LL	LAND LOT
DB/PG.	DEED BOOK/PAGE
PB/PG.	PLAT BOOK/PAGE
FND.	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
R.R.	RAILROAD
CI	CURB INLET
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
ELEC.	ELECTRIC
EM	ELECTRIC METER
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
GP	GUY POLE
TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
CONC.	CONCRETE

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 15 AUGUST 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/18/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS-ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

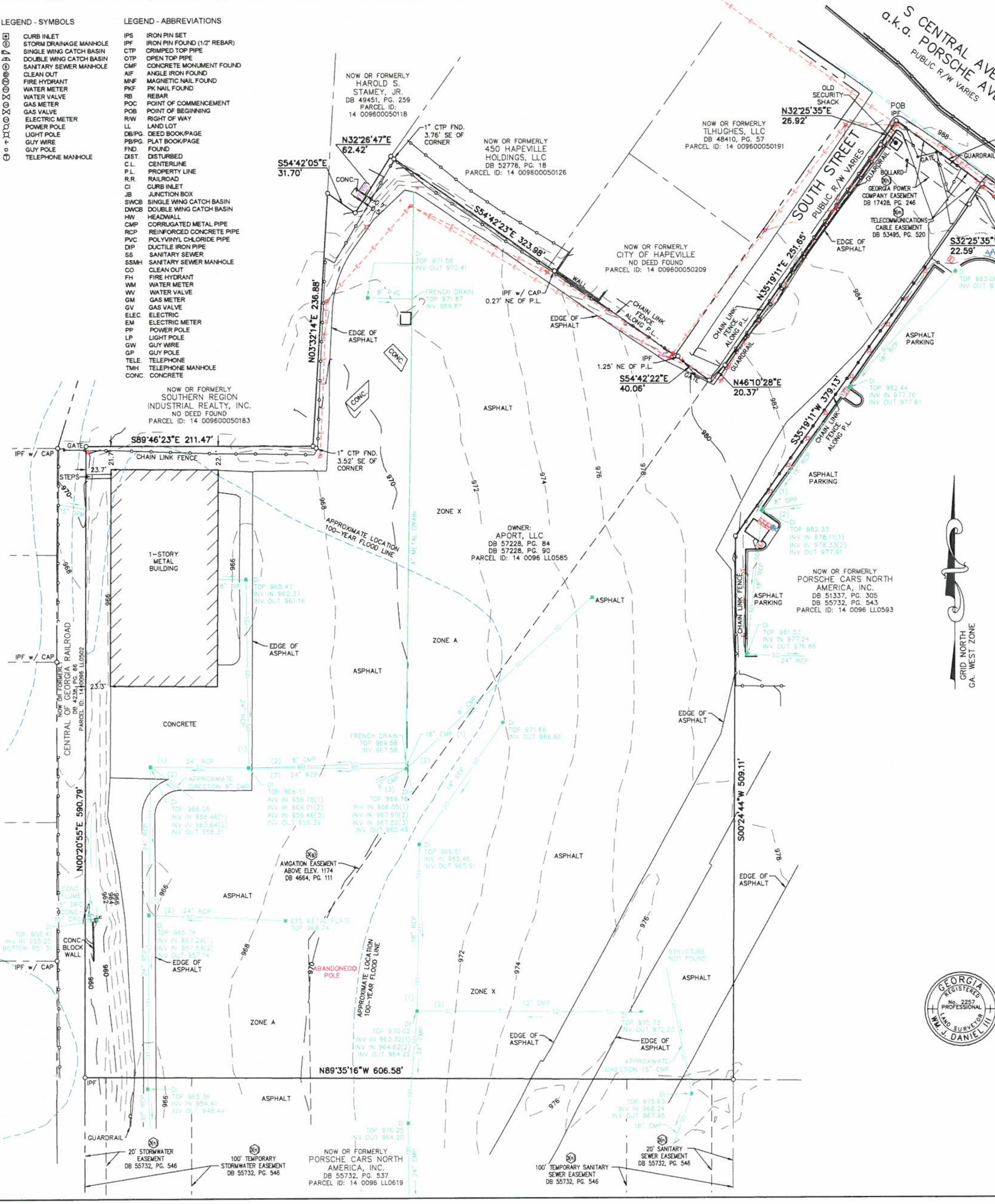
Legal Description

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

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.ka. Henry Ford II Avenue (having a variable width public right-of-way), said iron pin found being the **TRUE POINT OF BEGINNING.**

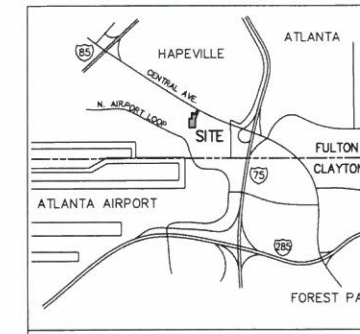
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.ka. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'23"E a distance of 323.98 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.ka. Henry Ford II Avenue said iron pin found being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 10.546 acres.



50 0 50 100 150
GRAPHIC SCALE – 1" = 50 FEET

GRID NORTH
GA. WEST ZONE



VICINITY MAP – LOCATION

AREA = 10.546 ACRES

TITLE EXCEPTIONS

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL TITLE INSURANCE OF NEW YORK, INC., COMMITMENT NO. 2-40699, WITH AN EFFECTIVE DATE OF AUGUST 9, 2021.

3(g). Gift of Avigation Easement from Ford Motor Company, a Delaware corporation to the City of Atlanta, a Georgia municipal corporation, dated October 13, 1966, filed for record November 15, 1966, recorded in Deed Book 4664, Page 111, Records of Fulton County, Georgia. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(h). Easement from Ford Motor Company to Georgia Power Company, dated November 10, 1993, filed for record November 29, 1996, recorded in Deed Book 17428, Page 246, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(i). Conservation Easement and Agreement by and between Ford Motor Company, a Delaware corporation, Hapeville Development Authority, a Georgia body corporate and politic and The City of Hapeville, Georgia, a Georgia municipal corporation, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 663, aforesaid Records; as assigned by that certain Assignment and Assumption of Conservation Easement and Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 99, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(j). Restrictive Covenants and Easements as reserved in that certain Limited Warranty Deed from Ford Motor Company, a Delaware corporation to Airport Station, L.L.C., a Georgia limited liability company, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 678, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(k). Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of September 30, 2011, filed for record October 5, 2011, recorded in Deed Book 50440, Page 499, aforesaid Records; as amended by that certain Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of May 11, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 235, aforesaid Records; as assigned by that certain Assignment and Assumption of Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 93, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(l). Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., a Delaware corporation, dated as of June 21, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 322, aforesaid Records; as assigned by that certain Assignment and Assumption of Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 23, 2017, filed for record February 27, 2017, recorded in Deed Book 57228, Page 111, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)**

3(m). Easement Deed by Court Order in Settlement of Landowner Action – George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, et al vs. Wiltel Communications, LLC (F/K/A Williams Communications, Inc.), Sprint Communications Company L.P., and Qwest Communications Company, LLC, being Civil Action File No. 3:02-CV-055-WBH, dated February 8, 2013, filed for record January 10, 2014, recorded in Deed Book 53495, Page 520, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(n). Utility Easement Agreement by and between Porsche Cars North America, Inc., a Delaware corporation and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed for record January 4, 2016, recorded in Deed Book 55732, Page 546, aforesaid Records; as assigned by that certain Assignment and Assumption of Utility Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 105, aforesaid Records. **(AFFECTS SUBJECT PROPERTY – UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)**

To: Atlanta Postal Credit Union, a Georgia corporation and National Title Insurance of New York, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 15 August 2021.

Date of Plat or Map: 16 September 2021

GEORGIA REGISTERED No. 2257 PROFESSIONAL LAND SURVEYOR WM. J. DANIEL III

William J. Daniel, III GA RLS No. 2257 — 09.16.2021 Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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

WILLIAM J. DANIEL, III GA RLS NO. 2257 — 09.16.2021 DATE

REVISIONS		
NO.	DATE	
1	02.27.2017	PER CLIENT COMMENTS
2	09.16.2021	UPDATE
3		
4		
5		
6		
7		

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
ATLANTA POSTAL CREDIT UNION, a Georgia corporation AND NATIONAL TITLE INSURANCE OF NEW YORK, INC.
LOCATED IN LAND LOT 96 ~ 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

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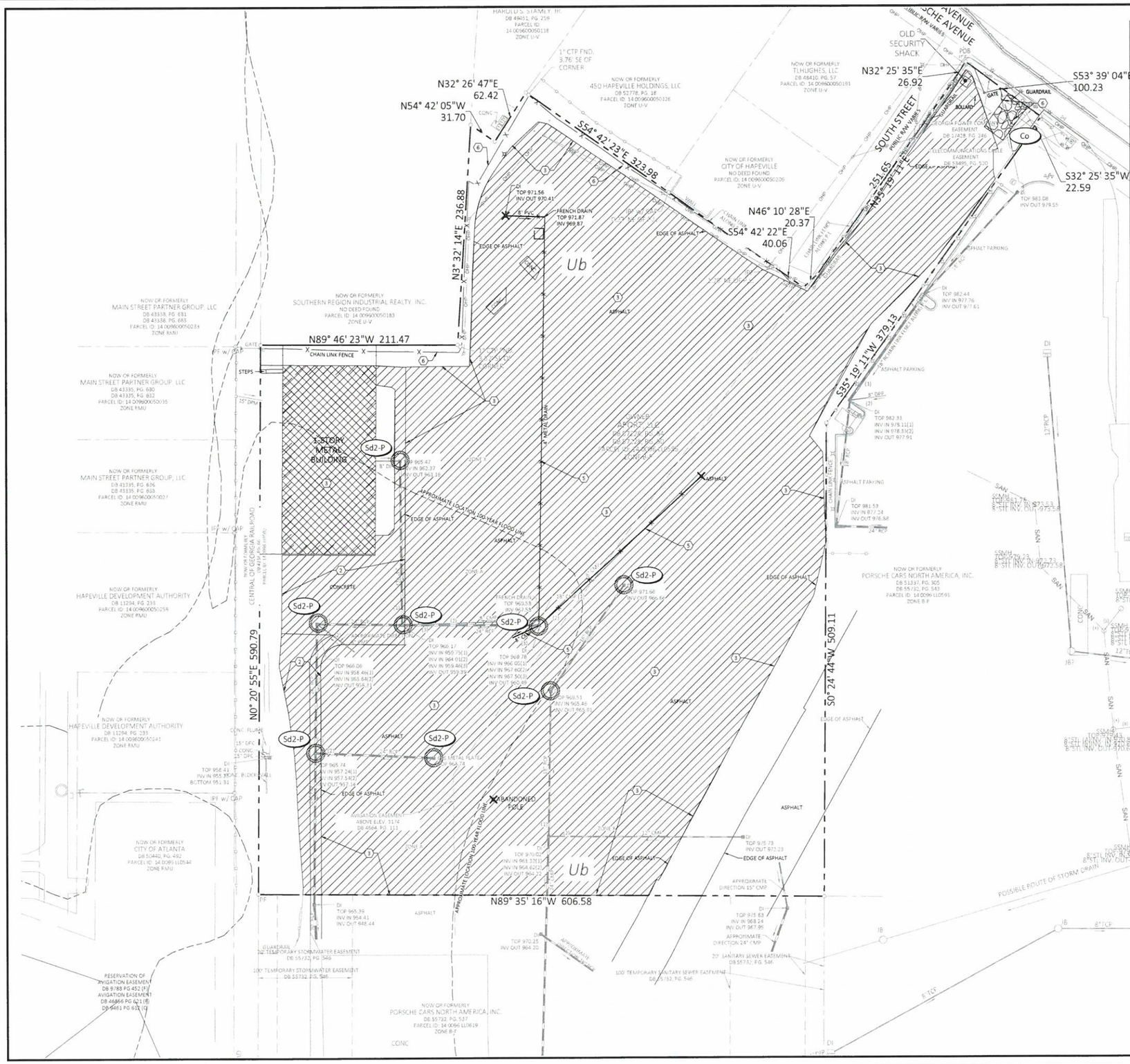
PROJECT NO.: 21-100031
DRAWN BY: CAM
CHECKED BY: TW

ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401
www.loweengineers.com
Land Surveyor Firm License No. LSF000656

SHEET 1 OF 1

NOT ISSUED FOR CONSTRUCTION



GENERAL DEMOLITION NOTES

1. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
2. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS ETC. DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
4. ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
5. EXISTING INFORMATION IS BASED ON A SURVEY CONDUCTED BY LOWE ENGINEERS, DATED 07/25/2021. ALL SHOWN UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM ASSUMPTIONS MADE IN THESE PLANS.
6. THERE IS FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 13121C0369F, DATED 9/17/2013.
7. POLLUTION CONTROLS: USE WATER SPRINKLERS AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
8. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
9. COORDINATE WITH THE CORRESPONDING UTILITY COMPANY BEFORE REMOVING ANY UNDERGROUND OR OVERHEAD UTILITY LINES AND TRANSFORMERS.
10. PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
11. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES. OBTAIN ANY PERMITS FOR LANE CLOSURE IF NECESSARY.
13. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
14. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
15. CONTRACTOR SHALL NOTIFY ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION, PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.
16. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
17. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
18. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA.
19. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
20. CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION & EROSION LEGEND

	EXISTING PAVING, CURB & GUTTER AND SIDEWALKS TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING UTILITY LINES TO BE REMOVED
×	EXISTING STRUCTURES TO BE REMOVED
LOD	LIMITS OF DISTURBANCE
TF TF TF	TREE PROTECTION FENCE
	SOIL DELINEATION LINE
Toc	SOIL TYPE SERIES
Sd1-S — SF —	SILT FENCE (TYPE SENSITIVE)
Sd2-F	TEMPORARY INLET PROTECTION (FILTER FABRIC)
Co	CONSTRUCTION ENTRANCE

KEY NOTES LEGEND

1. REMOVE EXISTING ASPHALT PAVEMENT, CURB AND GUTTER. CONTRACTOR TO SAWCUT FULL DEPTH AT LIMITS OF REMOVAL
2. REMOVE EXISTING CONCRETE PAVEMENT. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
3. REMOVE EXISTING BUILDING. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
4. EXISTING STORM STRUCTURES TO BE REMOVED.
5. REMOVE EXISTING STORM PIPE.
6. REMOVE EXISTING FENCE.

SOIL INFORMATION

Ub	URBAN LAND

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

DEMOLITION PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: LI - HEAVY INDUSTRIAL
LAND LOT: 0085
TAX DISTRICT: 3/02
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

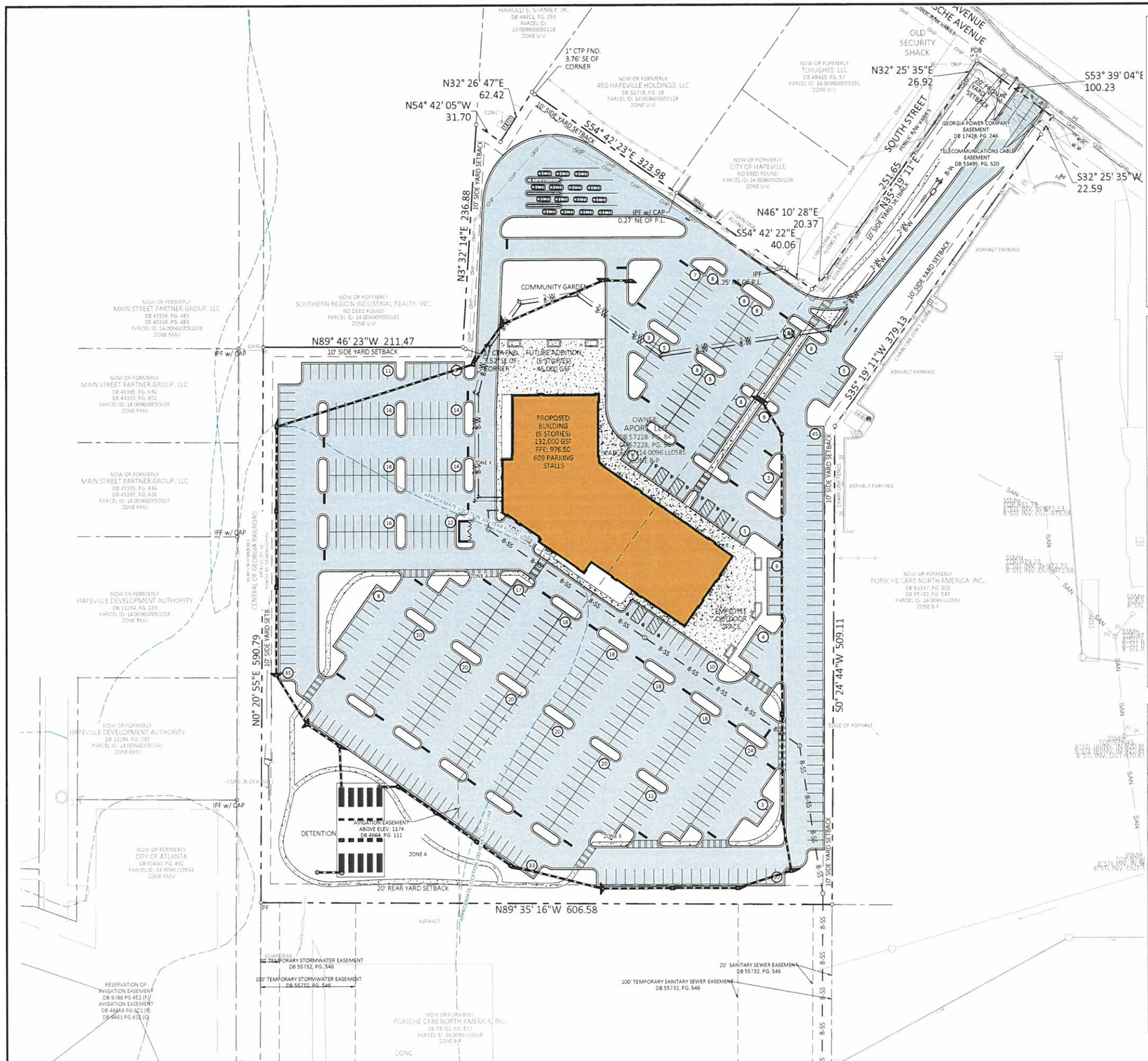
NO.	DATE	DESCRIPTION

SCALE:	N/A
DATE:	11/17/2021
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C2.00

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C2.00 DEMO.dwg LAST SAVED BY: CQUINONES 11/8/21 AT 1:01 PMPLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB



GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
3. PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN
5. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
6. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
7. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
8. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0369F, DATED 9/17/2013.
9. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY NOVA DATED 07/02/2021 (NOVA PROJECT #2021068)
11. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
14. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP — STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- ONLY — "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- 1 — PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- 1 — TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

1. 24" CURB & GUTTER, SEE SHEET C9.00 FOR DETAIL
2. 24" WHITE STOP BAR, SEE SHEET C9.00 FOR DETAIL
3. CONCRETE PAVEMENT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
4. STANDARD DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
5. HEAVY DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. "TYPE A" CURB RAMP, SEE SHEET C9.01 FOR DETAILS
10. "TYPE B" CURB RAMP, SEE SHEET C9.01 FOR DETAILS
11. "TYPE C" CURB RAMP, SEE SHEET C9.01 FOR DETAILS
12. "TYPE D" CURB RAMP, SEE SHEET C9.01 FOR DETAILS
13. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
14. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
15. DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
16. CROSSWALK. SEE DETAIL SHEET C9.00
17. 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
18. 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
19. CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
20. CONCRETE BOLLARDS. SEE DETAIL SHEET C9.03.
21. RETAINING WALL. DESIGN AND PERMITTED BY OTHERS.
22. DO NOT ENTER SIGN
23. RIGHT TURN ONLY SIGN
24. PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
25. ADA PARKING AREA SEE DETAIL SHEET C9.01
26. ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)

ZONING CLASSIFICATION

ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
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SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 3rd
TAX PARCEL ID: 14 0096 LL0585

REVISIONS:

NO.	DATE	DESCRIPTION

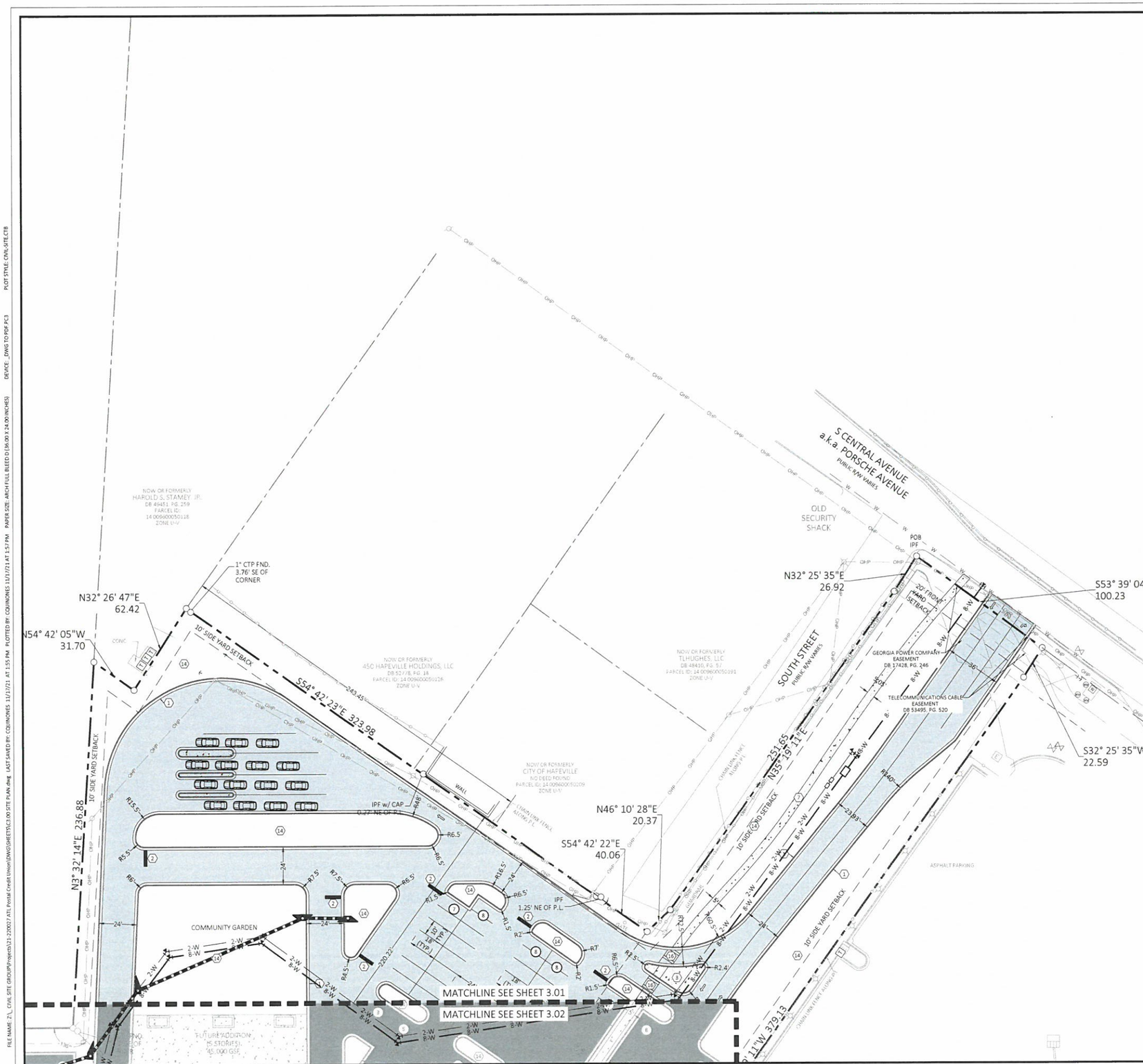
0' 25' 50' 75'

SCALE:	1" = 50'
DATE:	11/17/2021
DRAWN BY:	CCL
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C3.00

FILE NAME: Z:_CORE SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:55 PM DEVICE: _DWG TO PDF.PC3 PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) PLOT STYLE: CIVIL-SITE.CTB



GENERAL SITE NOTES

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SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP — STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- ONLY — "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

1. 24" CURB & GUTTER, SEE SHEET C9.00 FOR DETAIL
2. 24" WHITE STOP BAR, SEE SHEET C9.00 FOR DETAIL
3. CONCRETE PAVEMENT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
4. STANDARD DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
5. HEAVY DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
10. "TYPE B" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
11. "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
12. "TYPE D" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
13. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
14. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
15. DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
16. CROSSWALK. SEE DETAIL SHEET C9.00
17. 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
18. 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
19. CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
20. CONCRETE BOLLARDS. SEE DETAIL SHEET C9.03.
21. RETAINING WALL. DESIGN AND PERMITTED BY OTHERS.
22. DO NOT ENTER SIGN
23. RIGHT TURN ONLY SIGN
24. PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
25. ADA PARKING AREA SEE DETAIL SHEET C9.01
26. ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)

ZONING CLASSIFICATION

ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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NORTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

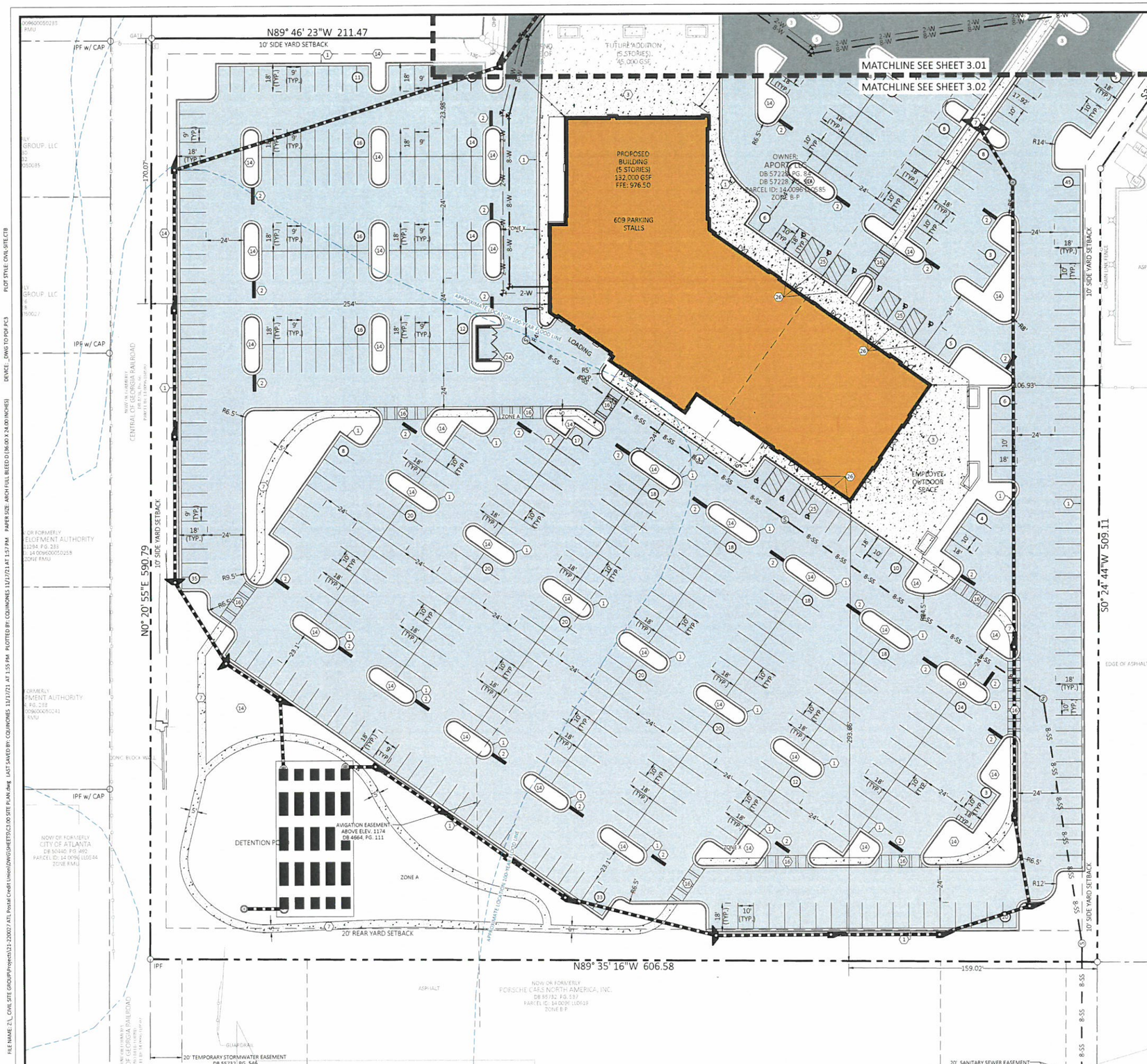
ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 3/02
TAX PARCEL ID: 14 009600 110585

REVISIONS: NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027
SHEET C3.01
NORTH

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:55 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
3. PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN
5. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
6. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
7. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
8. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0369F, DATED 9/17/2013.
9. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY NOVA DATED 07/02/2020 (NOVA PROJECT #2021068)
11. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
14. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

1. 24" CURB & GUTTER. SEE SHEET C9.00 FOR DETAIL
2. 24" WHITE STOP BAR. SEE SHEET C9.00 FOR DETAIL
3. CONCRETE PAVEMENT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
4. STANDARD DUTY ASPHALT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
5. HEAVY DUTY ASPHALT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
7. CONCRETE SIDEWALK. SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
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11. "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
12. "TYPE D" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
13. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
14. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
15. DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
16. CROSSWALK. SEE DETAIL SHEET C9.00
17. 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
18. 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
19. CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
20. CONCRETE BOLLARDS. SEE DETAIL SHEET C9.03.
21. RETAINING WALL. DESIGN AND PERMITTED BY OTHERS.
22. DO NOT ENTER SIGN
23. RIGHT TURN ONLY SIGN
24. PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
25. ADA PARKING AREA SEE DETAIL SHEET C9.01
26. ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
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ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
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WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

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SOUTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
DISTRICT: 14TH
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.02

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: CQUINONES 11/1/21 AT 1:55 PM PLOTTED BY: CQUINONES 11/1/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

GENERAL GRADING NOTES

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 2:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
6. FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0369F, DATED 9/17/2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS

GENERAL STORM NOTES

1. MINIMUM 3' COVER OVER ALL PIPES IN NON-TRAFFIC AREAS. 4' MINIMUM COVER UNDER PAVEMENT AND TRAFFIC AREAS.
2. FITTINGS AND CONNECTIONS PER MANUFACTURERS SPECIFICATIONS
3. PIPE BEDDING PER *CITY/COUNTY* STANDARD DETAIL ON C9.01
4. APPROXIMATE LOCATION OF ROOF LEADERS ARE SHOWN ON THE PLANS OF THIS PERMIT SET. SIZE OF PIPE TO BE DETERMINED. CONTRACTOR TO CONTACT ENGINEER IF CONFLICT OCCURS.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	PROPOSED RETAINING WALL
LOD	LIMITS OF DISTURBANCE
123	EXISTING MINOR CONTOURS
123	EXISTING MAJOR CONTOURS
123	PROPOSED MINOR CONTOURS
123	PROPOSED MAJOR CONTOURS
123.45	EXISTING SPOT ELEVATION
TFG:123.45	EXISTING TOP OF FINISHED GRADE
BFG:123.45	EXISTING BOTTOM OF FINISHED GRADE
123.45	PROPOSED SPOT ELEVATION
TFG:123.45	PROPOSED TOP OF FINISHED GRADE
BFG:123.45	PROPOSED BOTTOM OF FINISHED GRADE
2%	PROPOSED SLOPE ARROW
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING GRATE INLET
	PROPOSED GRATE INLET
	SINGLE WING CURB INLET
	DOUBLE WING CURB INLET
JB	STORM MANHOLE (JUNCTION BOX)
WQ	WATER QUALITY UNIT
	OUTLET CONTROL STRUCTURE

GRADING CALCULATIONS

GRADING AREA:	TBD± AC (####± S.F.)

ADJUSTMENTS

COMPACTION:	#### CY FILL (1.15 FILL FACTOR)
LIGHT DUTY PAVEMENT:	LD PAVE CUT (CY) CY CUT
HEAVY DUTY PAVEMENT:	HD PAVE CY CY CUT
CURB & GUTTER	C&G CY CY CUT
SIDEWALK	SW IN CY CY CUT
PIPES	PIPES CY CY CUT
UNDERGROUND DETENTION	UGD CY CY CUT

TOTAL VOLUMES

TOTAL ADJUSTED CUT:	TOTAL ADJ CUT CY CY
TOTAL ADJUSTED FILL:	TOTAL ADJ FILL CY CY
NET VOLUME:	NET VOUME IN CY CY CUT/FILL (HAUL-IN/OFF)

NOTE: CONTRACTOR SHALL PERFORM AND CONCLUDE EARTHWORK CALCULATIONS INDEPENDENTLY AND SHALL NOT RELY ON THESE OPINION OF VOLUMES. VOLUMES STATED ARE USED FOR COST ESIMATIONS AND TO SECURE A HAUL ROUTE PERMIT ONLY.

KEY NOTES LEGEND

1. CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADES
2. 2:1 SLOPE
3. 3:1 SLOPE
4. ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
5. RIDGE LINE
6. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS

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GRADING PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0085
TAX DISTRICT: 3CZ
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 25' 50' 75'

SCALE:	1" = 50'
DATE:	11/17/2021
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C4.00

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/10/21 AT 3:13 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

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3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
6. FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0369F, DATED 9/17/2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
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11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS

GENERAL STORM NOTES

1. MINIMUM 3' COVER OVER ALL PIPES IN NON-TRAFFIC AREAS. 4' MINIMUM COVER UNDER PAVEMENT AND TRAFFIC AREAS.
2. FITTINGS AND CONNECTIONS PER MANUFACTURERS SPECIFICATIONS
3. PIPE BEDDING PER *CITY/COUNTY* STANDARD DETAIL ON C9.01
4. **APPROXIMATE LOCATION OF ROOF LEADERS ARE SHOWN ON THE PLANS OF THIS PERMIT SET. SIZE OF PIPE TO BE DETERMINED. CONTRACTOR TO CONTACT ENGINEER IF CONFLICT OCCURS.**

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GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- LOD — LIMITS OF DISTURBANCE
- 123 — EXISTING MINOR CONTOURS
- 123 — EXISTING MAJOR CONTOURS
- 123 — PROPOSED MINOR CONTOURS
- 123 — PROPOSED MAJOR CONTOURS
- 123.45 — EXISTING SPOT ELEVATION
- TFG:123.45 — EXISTING TOP OF FINISHED GRADE
- BFG:123.45 — EXISTING BOTTOM OF FINISHED GRADE
- 123.45 — PROPOSED SPOT ELEVATION
- TFG:123.45 — PROPOSED TOP OF FINISHED GRADE
- BFG:123.45 — PROPOSED BOTTOM OF FINISHED GRADE
- 2% — PROPOSED SLOPE ARROW
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING GRATE INLET
- PROPOSED GRATE INLET
- SINGLE WING CURB INLET
- DOUBLE WING CURB INLET
- JB — STORM MANHOLE (JUNCTION BOX)
- WQ — WATER QUALITY UNIT
- OUTLET CONTROL STRUCTURE

GRADING CALCULATIONS

GRADING AREA:	TBD± AC (####± S.F.)

ADJUSTMENTS

COMPACTION:	#### CY FILL (1.15 FILL FACTOR)
LIGHT DUTY PAVEMENT:	LD PAVE CUT (CY) CY CUT
HEAVY DUTY PAVEMENT:	HD PAVE CY CY CUT
CURB & GUTTER	C&G CY CY CUT
SIDEWALK	SW IN CY CY CUT
PIPES	PIPES CY CY CUT
UNDERGROUND DETENTION	UGD CY CY CUT

TOTAL VOLUMES

TOTAL ADJUSTED CUT:	TOTAL ADJ CUT CY CY
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1. CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADES
2. 2:1 SLOPE
3. 3:1 SLOPE
4. ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
5. RIDGE LINE
6. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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NORTH DETAILED GRADING PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0085
TAX DISTRICT: 302
TAX PARCEL ID: 14 009600050116

REVISIONS

NO.	DATE	DESCRIPTION

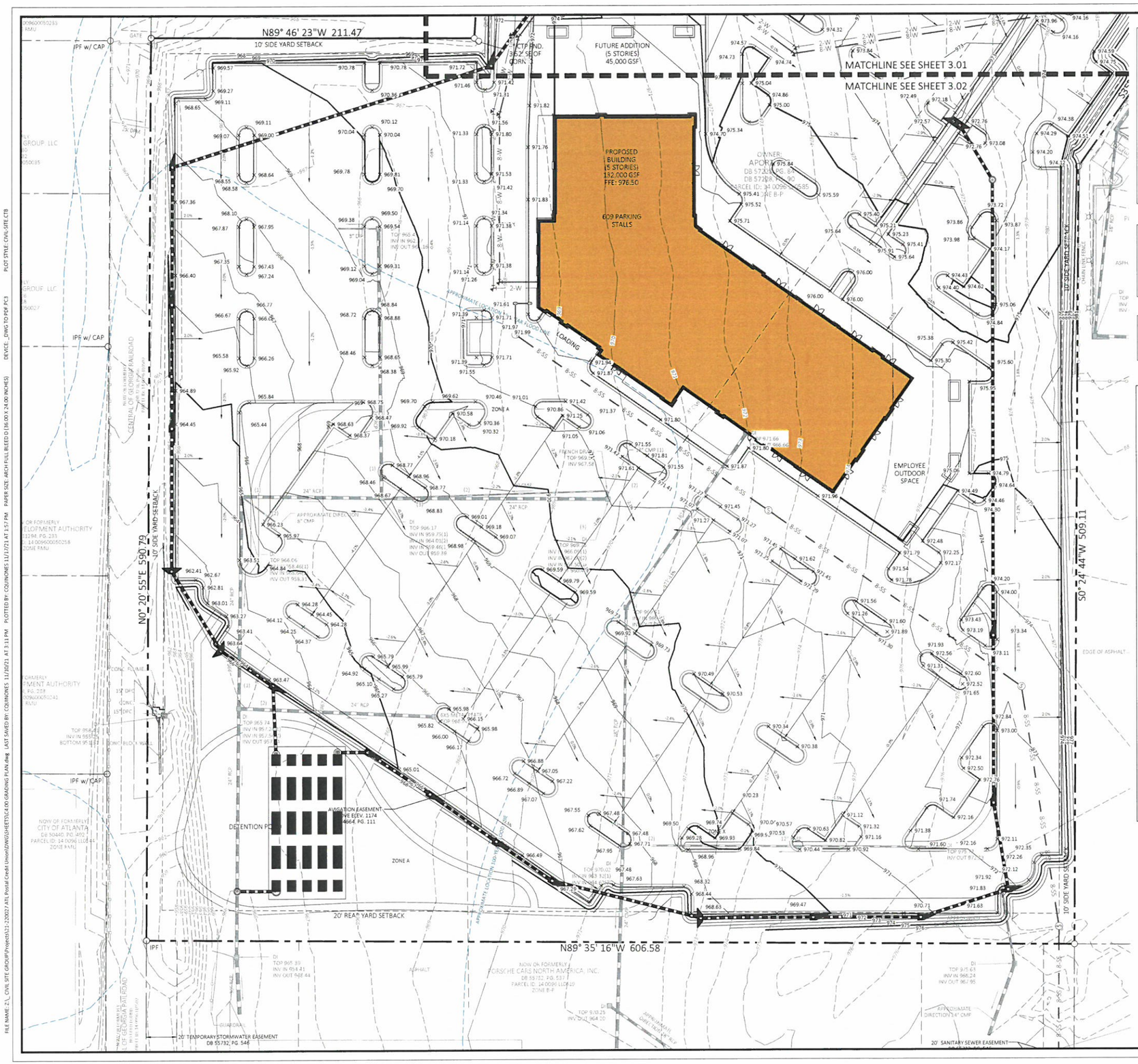
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C4.01

FILE NAME: 2.L_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/10/21 AT 3:11 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



GENERAL GRADING NOTES

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 2:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
6. FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0369F, DATED 9/17/2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS

GENERAL STORM NOTES

1. MINIMUM 3' COVER OVER ALL PIPES IN NON-TRAFFIC AREAS. 4' MINIMUM COVER UNDER PAVEMENT AND TRAFFIC AREAS.
2. FITTINGS AND CONNECTIONS PER MANUFACTURERS SPECIFICATIONS
3. PIPE BEDDING PER *CITY/COUNTY* STANDARD DETAIL ON C9.01
4. APPROXIMATE LOCATION OF ROOF LEADERS ARE SHOWN ON THE PLANS OF THIS PERMIT SET. SIZE OF PIPE TO BE DETERMINED. CONTRACTOR TO CONTACT ENGINEER IF CONFLICT OCCURS.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	PROPOSED RETAINING WALL
LOD	LIMITS OF DISTURBANCE
123	EXISTING MINOR CONTOURS
123	EXISTING MAJOR CONTOURS
123	PROPOSED MINOR CONTOURS
123	PROPOSED MAJOR CONTOURS
123.45	EXISTING SPOT ELEVATION
TFG:123.45	EXISTING TOP OF FINISHED GRADE
BFG:123.45	EXISTING BOTTOM OF FINISHED GRADE
123.45	PROPOSED SPOT ELEVATION
TFG:123.45	PROPOSED TOP OF FINISHED GRADE
BFG:123.45	PROPOSED BOTTOM OF FINISHED GRADE
2%	PROPOSED SLOPE ARROW
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING GRATE INLET
	PROPOSED GRATE INLET
	SINGLE WING CURB INLET
	DOUBLE WING CURB INLET
JB	STORM MANHOLE (JUNCTION BOX)
WQ	WATER QUALITY UNIT
	OUTLET CONTROL STRUCTURE

GRADING CALCULATIONS

GRADING AREA:	TBD± AC (####± S.F.)

ADJUSTMENTS

COMPACTION:	#### CY FILL (1.15 FILL FACTOR)
LIGHT DUTY PAVEMENT:	LD PAVE CUT (CY) CY CUT
HEAVY DUTY PAVEMENT:	HD PAVE CY CY CUT
CURB & GUTTER	C&G CY CY CUT
SIDEWALK	SW IN CY CY CUT
PIPES	PIPES CY CY CUT
UNDERGROUND DETENTION	UGD CY CY CUT

TOTAL VOLUMES

TOTAL ADJUSTED CUT:	TOTAL ADJ CUT CY CY
TOTAL ADJUSTED FILL:	TOTAL ADJ FILL CY CY
NET VOLUME:	NET VOUME IN CY CY CUT/FILL (HAUL-IN/OFF)

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SOUTH DETAILED GRADING PLAN

ATLANTA POSTAL CREDIT UNION

0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 3072
TAX PARCEL ID: 14 0096 LL0585

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NO.	DATE	DESCRIPTION	

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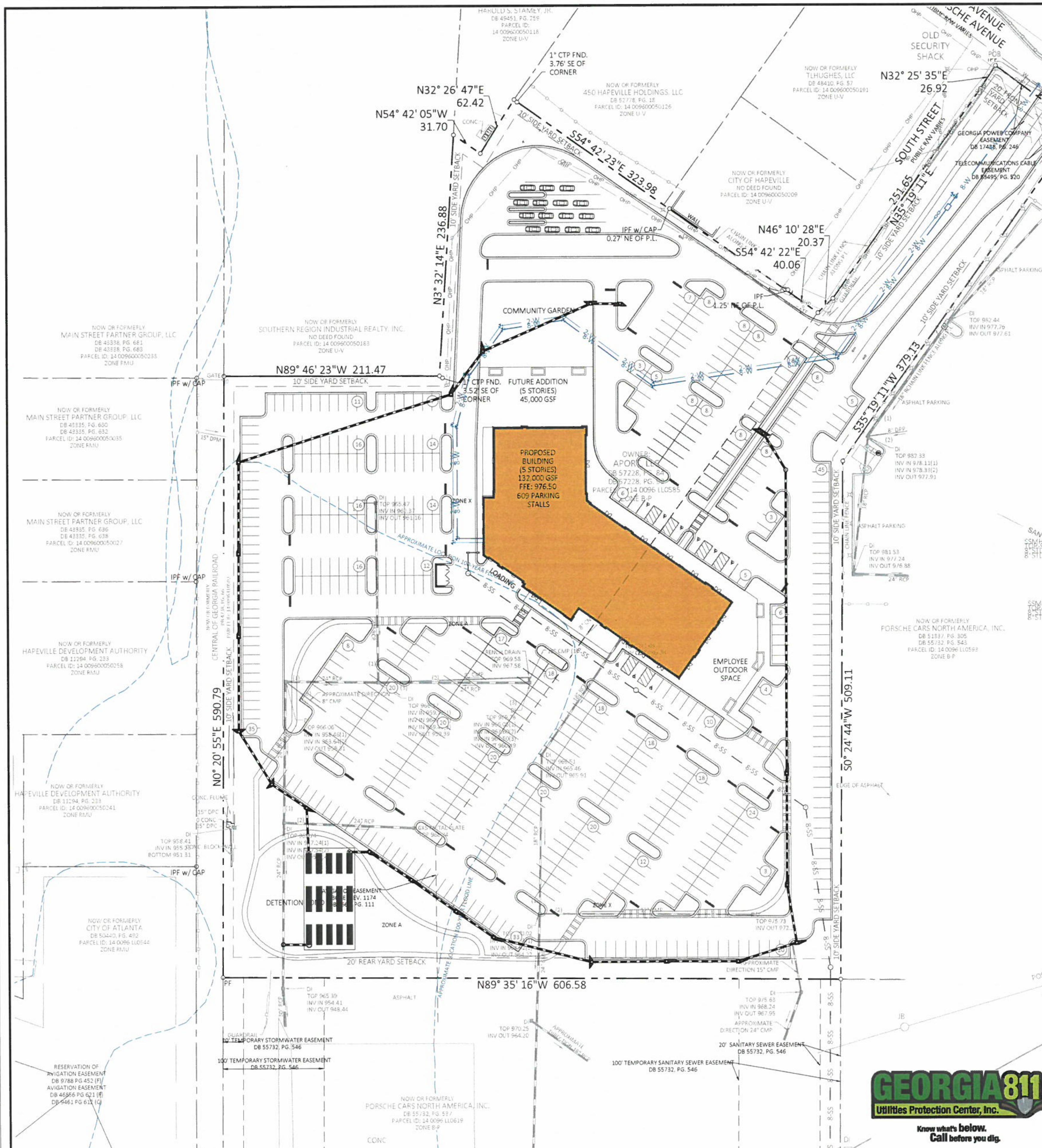
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C4.02

FILE NAME: 21_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWGS\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/20/21 AT 3:11 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB



KEY NOTES LEGEND

1. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3. NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4. EXISTING WATER LINE
5. EXISTING FIRE HYDRANT
6. PROPOSED 2" DOMESTIC D.I.P. WATER LINE
7. PROPOSED 1" WATER METER TO BE INSTALLED BY XXXXX
8. 2"x8" TAPPING SLEEVE & GATE VALVE FOR WATER LINE. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. PROPOSED FIRE DEPARTMENT CONNECTION
10. CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE PER XXXXXX
11. HORIZONTAL BEND WITH THRUST BLOCK
12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

UTILITY LEGEND

Symbol	Description
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	EASEMENT LINE
FOC	FIBER OPTIC LINE
OHP	ELEC. OVERHEAD LINE
UGP	ELEC. UNDERGROUND LINE
G	GAS LINE
12-SS	SEWER LINE
FM	SEWER FORCEMAIN
OHT	TELE. OVERHEAD LINE
UGT	TELE. UNDERGROUND LINE
W	WATER LINE
S	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
	POST INDICATOR VALVE
W	WATER METER
	WATER BENDS 11.25° - 90°
	WATER TEE WITH THRUST BLOCK
	GATE VALVE
DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	GREASE TRAP
T	ELECTRICAL TRANSFORMER
	POWER POLE

FULTON COUNTY SANITARY SEWER NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
12. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
14. EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS- BUILTS ARE SUBMITTED.
15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
17. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"X4"POST WITH MIN. 4-FEET ABOVE GROUND. THE TOP 1' SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
18. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
19. FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
    - 20.1. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
    - 20.2. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
    - 20.3. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    - 20.4. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
    - 20.5. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
21. ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5-FEET ABOVE GRADE.
22. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY WATER NOTES

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #80 6116 16220 7613).
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION
8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-1MKF DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND ½-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
16. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
17. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS
19. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
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UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

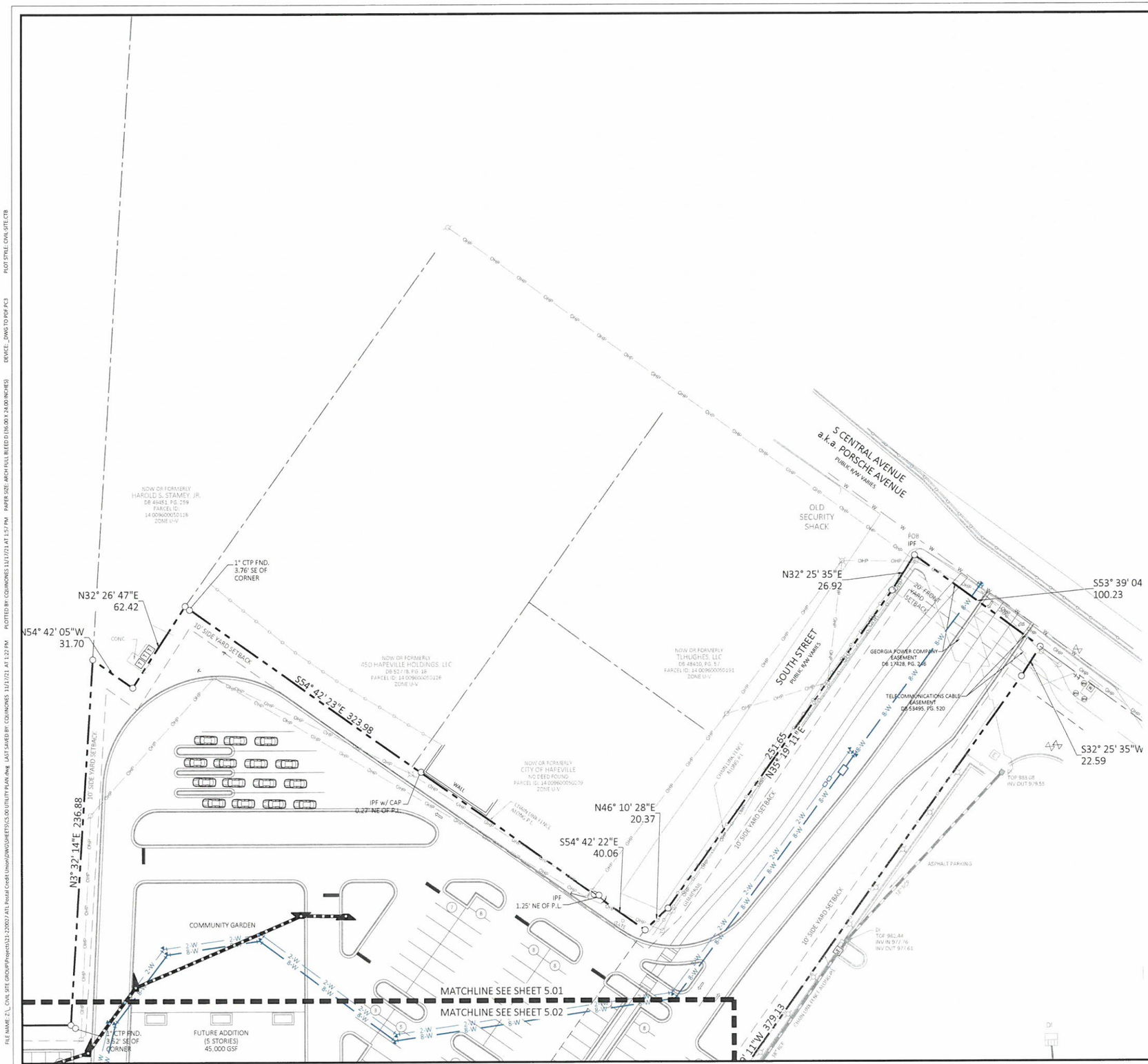
ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

0' 25' 50' 75'

SCALE:	1" = 50'
DATE:	11/17/2021
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027
SHEET	C5.00

NORTH



GENERAL UTILITY NOTES

1. CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFERFROM DESIGN ASSUMPTIONS.
2. LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
3. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
6. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

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UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- EASEMENT LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
- 12-SS — SEWER LINE
- FM — SEWER FORCEMAIN
- OHT — TELE. OVERHEAD LINE
- UGT — TELE. UNDERGROUND LINE
- W — WATER LINE
- SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- W — WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- T — ELECTRICAL TRANSFORMER
- POWER POLE

KEY NOTES LEGEND

1. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
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12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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NORTH DETAILED UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 17
TAX PARCEL ID: 14 009600050259

REVISIONS		
NO.	DATE	DESCRIPTION

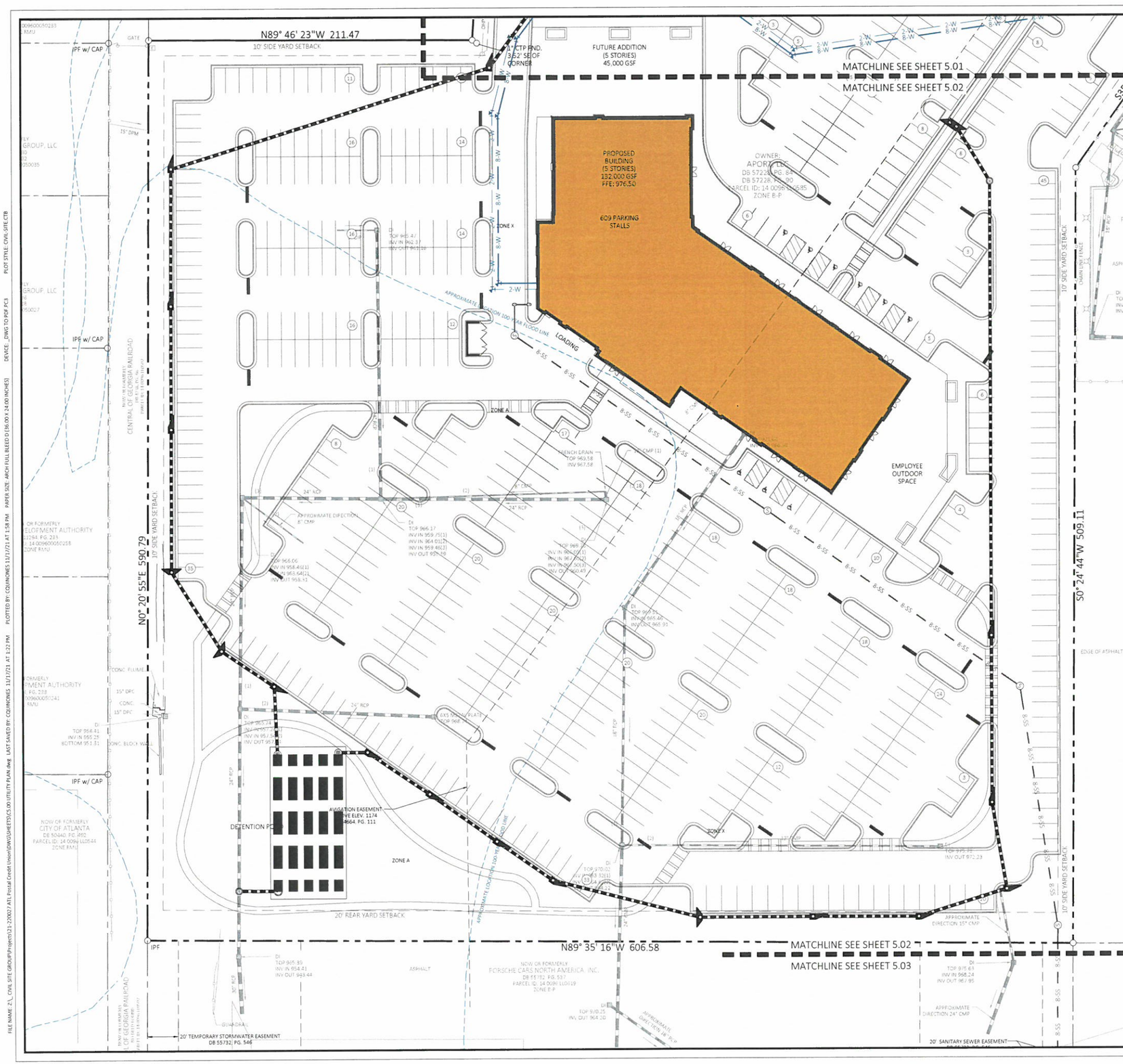
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.01

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB



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W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
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990 HAMMOND DRIVE, SUITE 900
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SOUTH DETAILED UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: LI - HEAVY INDUSTRIAL
LAND LOT: 0185
TAX DISTRICT: 302
TAX PARCEL ID: 14 009600050285

REVISIONS

NO.	DATE	DESCRIPTION

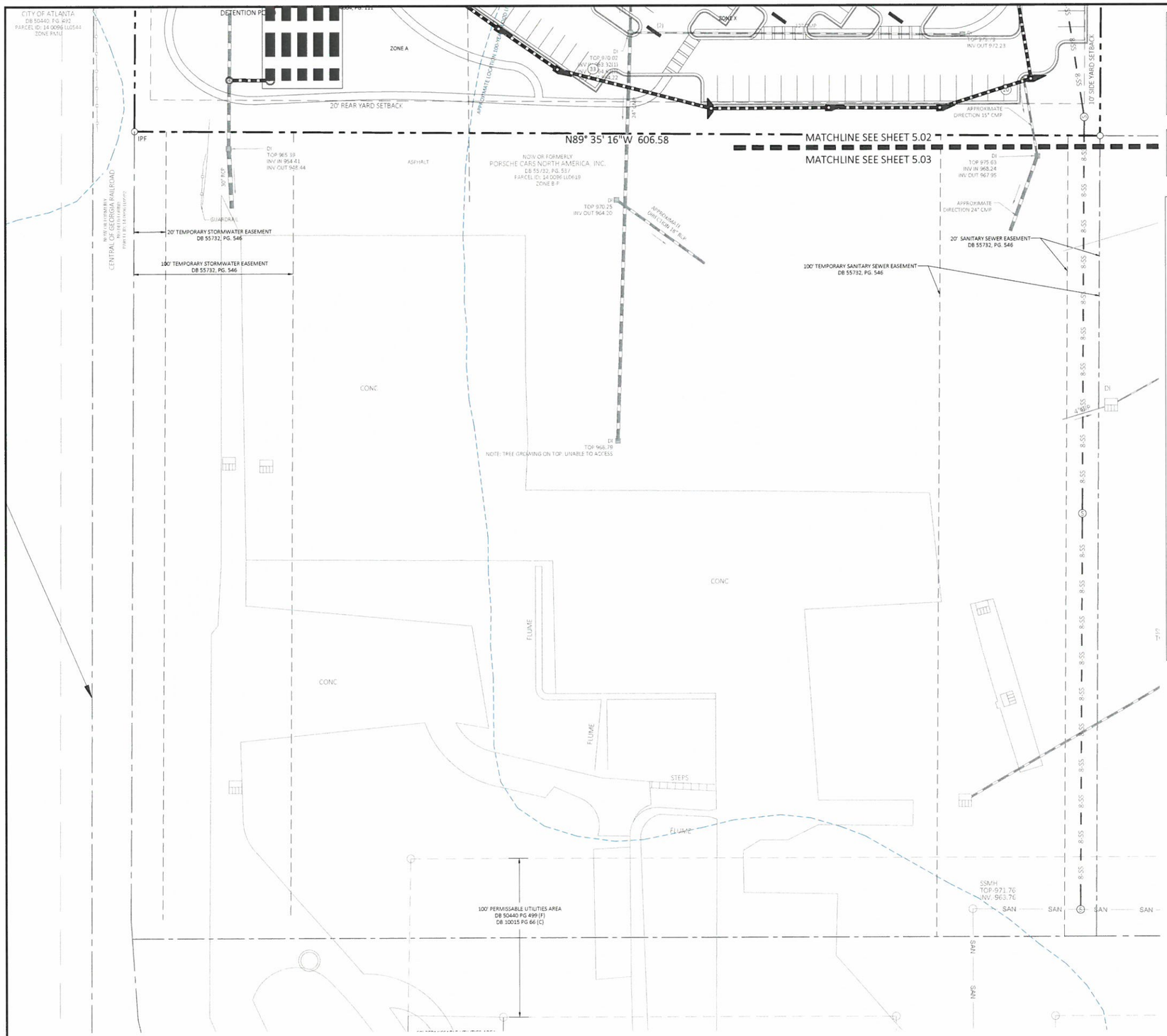
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.02

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:58 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CVIS-SITE.CTB



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OHT	TELE. OVERHEAD LINE
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S	SANITARY SEWER MANHOLE
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W228 N745 WESTMOUND DRIVE
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PREPARED BY:
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OFFSITE SANITARY SEWER PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING ID: HEAVY INDUSTRIAL
LAND LOT: 0585
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.03

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:58 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

PROPOSED TREE LEGEND

- (41) 4" CALIPER CANOPY TREE: SHUMARD OAK AND WILLOW OAK
- (76) 4" CALIPER CANOPY TREE: PRINCETON ELM , YELLOWWOOD, TRIDENT MAPLE
- (20) 4" CALIPER MINIMUM SIZE TREE FORM BALD CYPRESS
- (48) 4" CALIPER MINIMUM SIZE EVERGREEN HOLLY SPECIES AND/OR SOUTHERN MAGNOLIA, FULL TO GROUND
- (79) 4" CALIPER MINIMUM SIZE EVERGREEN VIRGINIA PINE, CRYPTOMERIA, RED CEDAR AND/OR GREEN GIANT ARBORVITAE

TREE PERMIT CALCULATIONS:

1 TREE PROVIDED IN 200 SF MINIMUM LANDSCAPE AREA EVERY 50' OF A PARKING SPACE

100 TREE INCHES PER ACRE = 10.54 ACRES =1054 INCHES REQUIRED
264 (4" CALIPER) TREES PROPOSED = 1056 INCHES PROVIDED
A MINIMUM OF 50% OF TREES TO BE CANOPY TREES EXCEEDING 40' IN MATURE HEIGHT.

REQUIREMENT MET

LIGHTPOLE NOTES:
LIGHTPOLES TO BE PLACED OUTSIDE LANDSCAPE ISLANDS PER CITY OF HAPEVILLE.

FIRE MARSHALL NOTE:
LANDSCAPE CONTRACTOR TO ENSURE A CLEAR SPACE OF NO LESS THAN 3 FEET PROVIDED AROUND ALL FIRE HYDRANTS, FDCS AND PIVS WITH ANY LANDSCAPING OTHER GRASS AND PINE STRAW.

Know what's below. Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

0' 40' 80' NORTH

Viridian studios

LANDSCAPE ARCHITECTURE

1736 Liberty Lane
Liberty Lofts
Roswell, Georgia 30075
P: 404-780-2170
W: Viridianstudiosatl.com

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

PROJECT ADDRESS

PORSCHE AVE

HAPEVILLE, GEORGIA
FULTON COUNTY

ARCHITECT

THE REDMOND COMPANY

W228 N745
WESTMOUND DRIVE,
WAUKESHA, WI
53186

SHEET TITLE

CONCEPT TREE AND LANDSCAPE PERMIT PLAN

DATE 11/17/2021

PROJ. NO.

PROFESSIONAL SEAL

GEORGIA REGISTERED No. LA001518 LANDSCAPE ARCHITECT JILL ELIZABETH KELLNER

SHEET

L1.1

Atlanta Postal Credit Union Main Office

400 Porsche Avenue
Hapeville, GA

Note: This rendering is an artistic rendition and is for conceptual purposes only.
This image may not precisely reflect final building elements, materials, and/or color selections.

THE REDMOND COMPANY

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR RENDERING

19091

11/17/2021

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ZONING SUMMARY - 400 PORSCHE AVENUE

EXISTING ZONING DISTRICT
P-D (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

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

NUMBER OF LOADING SPACES PROVIDED
2 LOADING SPACES

MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT
105 FEET / 8 STORIES

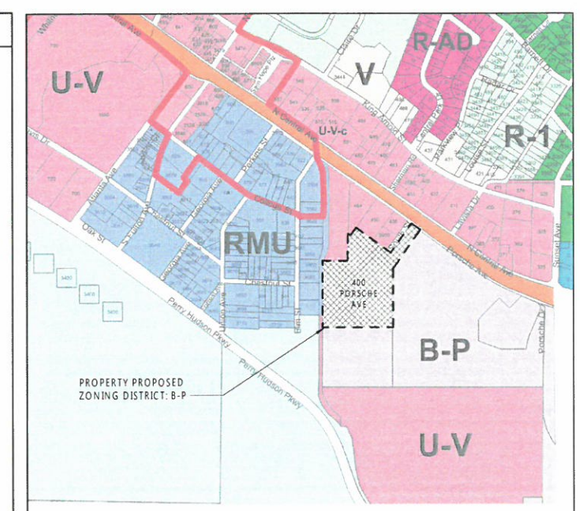
PROPOSED BUILDING HEIGHT
102 FEET / 5 STORIES

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



ZONING DISTRICT MAP

THE REDMOND COMPANY

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

Proposed Site Plan

19091 11/17/2021

©2021 The Redmond Company

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REVISIONS

NO	DATE	ISSUE

PROJECT NAME

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PROJECT ADDRESS

PORSCHE AVE

HAPEVILLE, GEORGIA
FULTON COUNTY

ARCHITECT

THE REDMOND COMPANY

W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

SHEET TITLE

CONCEPT TREE AND LANDSCAPE PERMIT PLAN

DATE 11/17/2021

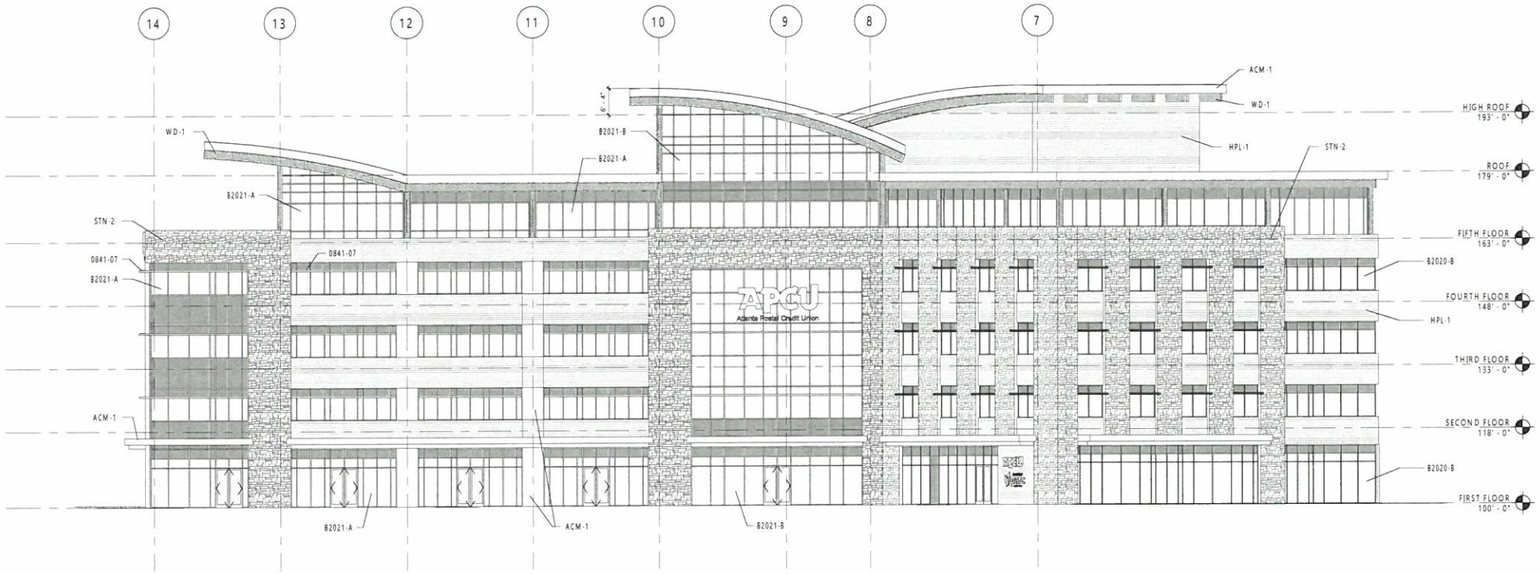
PROJ. NO

PROFESSIONAL SEAL

GEORGIA REGISTERED LANDSCAPE ARCHITECT KENNETH KOLLER

SHEET

L1.1



1 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
PRODUCT: STONEWOOD SELECT
COLOR: MADISON WALNUT 2831-AA

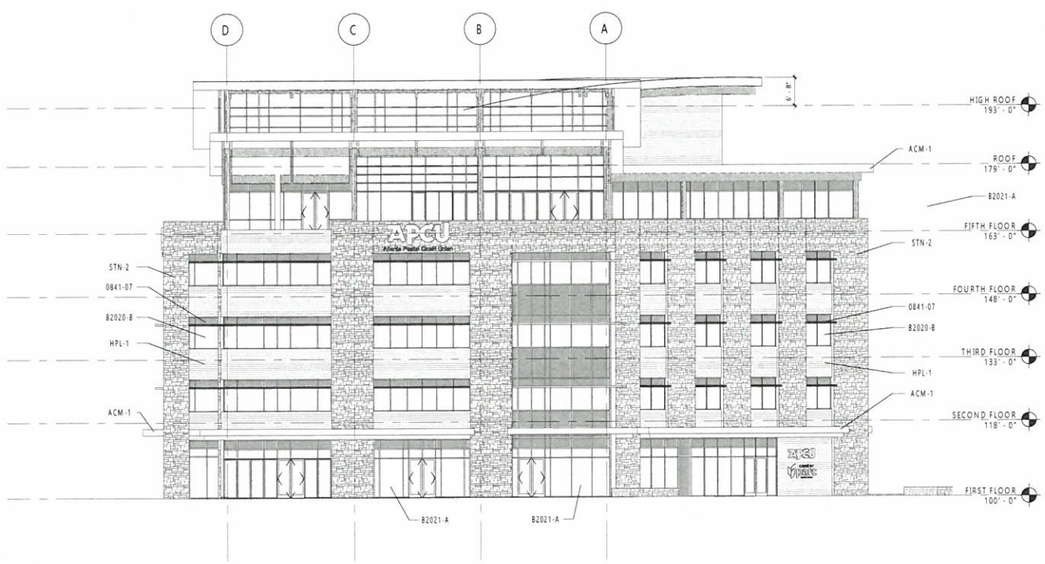
STANDING SEAM METAL ROOF (MR-1):
MANUFACTURER: PAC-CLAD
COLOR: SILVER METALLIC

STONE VENEER (STN-2):
MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

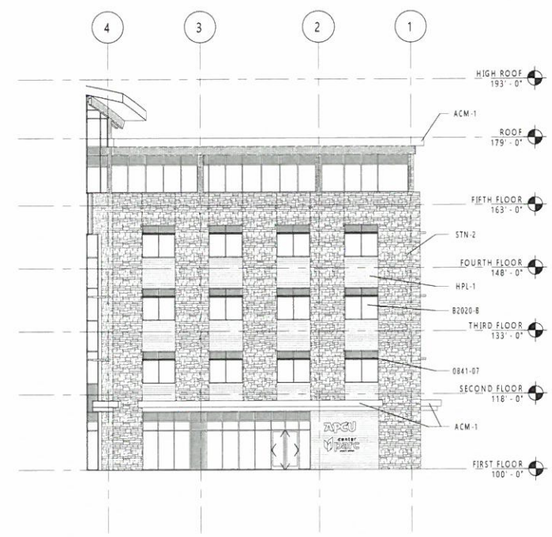
WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINSH: CLEAR

KEYNOTES PER SHEET

0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER, SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTHEAST ELEVATION
1/16" = 1'-0"

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR ELEVATIONS

THE REDMOND COMPANY

19091

11/17/2021

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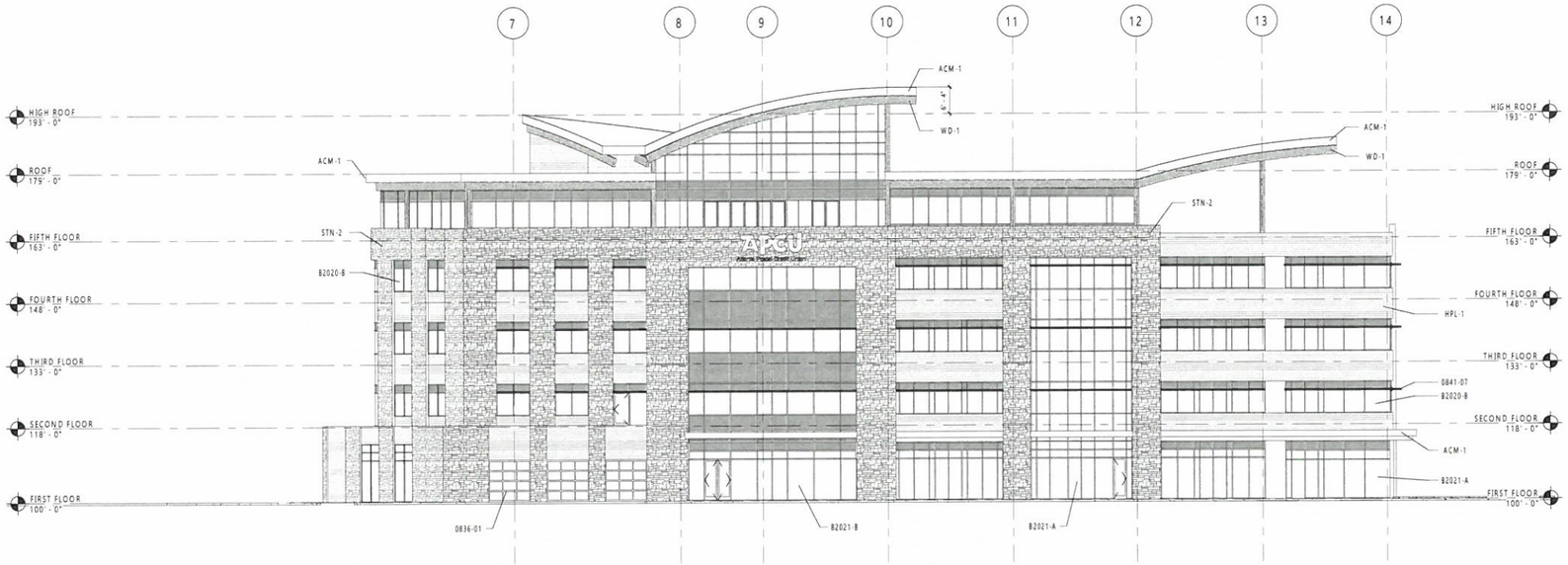


1 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
PRODUCT: STONEWOOD SELECT
COLOR: MADISON WALNUT 2831-AA

STANDING SEAM METAL ROOF (MR-1):
MANUFACTURER: PAC-CLAD
COLOR: SILVER METALLIC

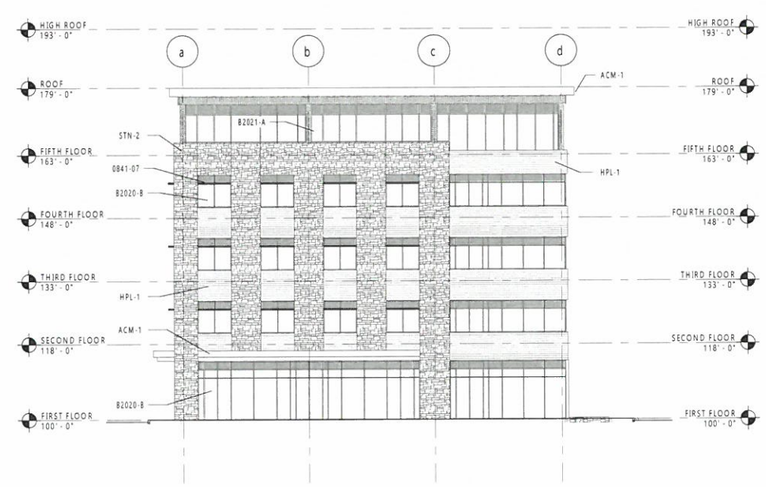
STONE VENEER (STN-2):
MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINSH: CLEAR

KEYNOTES PER SHEET

0836-01	FULL GLASS OVERHEAD SECTIONAL DOOR WITH BOTTOM SEAL WEATHERSTRIPPING (SEE DOOR SCHEDULE).
0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER. SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE

2 SOUTHWEST ELEVATION
1/16" = 1'-0"



3 NORTHWEST ELEVATION
1/16" = 1'-0"

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR ELEVATIONS

THE REDMOND COMPANY

19091

11/17/2021

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21-PC-1263

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION 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 I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0585

Present Zoning Classification: BP Size of Tract: 10.54 acres acre(s)

Present Land Use: Former Ford Plant

Please check the following as it applies to this application

X Site Plan Review
_____ Conditional Use Permit
_____ Temporary Use Permit Other (Please State) _____

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

Applicant's signature

Date: 11/17/2021

Sworn to and subscribed before me

This 17th **day of** Nov. **, 20** 21.

Denise Frisell-Wamser
Notary Public

DENISE FRISELL-WAMSER
NOTARY
PUBLIC
STATE OF WISCONSIN

WRITTEN SUMMARY

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

The 10.54 acre site at 400 Porsche Avenue is part of the former Ford Plant and is currently a vacant lot with two existing structures, a large metal building and a small security shack. The existing structures would be removed as part of the proposed project. The remainder of the site is mostly made up of existing asphalt paving, with no trees to preserve or replace. All trees required would be new trees in line with the attached Draft Tree and Landscape Permit Plan.

The proposed project is for a 5 story, 132,000 square foot main office building with a retail branch credit union and a remote drive up. The 10.54 acre site would be improved with landscaping throughout and would include a community garden, walking paths throughout and customer and employee outdoor areas. The site would have approximately 609 parking stalls for employee and customer parking.

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:

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 THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Jesse Treuden

Address of Applicant
W228 N745 Westmound Drive, Waukesha, WI 53186

Telephone of Applicant
[redacted]

APORT, LLC
by Adolphus B. Orthwein Jr.
Signature of Owner

Adolphus B. Orthwein, Jr.
Print Name of Owner

Personally Appeared Before Me this 2nd day of November, 2021.

Carolyn Henslee
Notary Public

CAROLYN HENSLEE
NOTARY
EXPIRES
GEORGIA
October 22, 2024
PUBLIC
PAULDING COUNTY, GA

Site Plan Checklist – <u>Please include with your application.</u>

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 **<u>must</u>** contain the following information:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.

Site area (square feet and acres).

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

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

Total floor area ratio and/or residential density distribution.

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

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

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

Applicant Signature: _____
Date 11/17/2021

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: December 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 400 Porsche Ave

BACKGROUND

The City of Hapeville has received a site plan application from Jesse Treuden of Redmond Company on behalf of APORT, LLC for a 5 story, 132,000 SF main office building with a retail branch credit union and remote drive up on the 10.54 acre site located at 400 Porsche Drive. The lot is currently vacant with two existing structures (a large metal building and a small security shack). Approximately 611 parking spaces will be available for employee and customer parking.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. Other buildings within the B-P Zoning District are the Porsche Service Center, a classic car restoration facility (in permitting), parking deck (in permitting), and adjacent is the Porsche North American Headquarters.

Banks and other financial institutions are a permitted use in the B-P Zoning District.

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

Sec. 93-18-1. - Intent.

(a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.

(b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

(c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

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

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

(5) Banks and other financial institutions.

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

(a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.

The proposed 609 parking spaces meet the minimum requirement of 528 parking spaces.

(b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.

N/A

(c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.

N/A

(d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.

N/A

(e) Hotels and motels shall have minimum parking spaces available for 80 percent of the total number of lodging units.

N/A

(f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.

N/A

(g) Loading spaces for buildings:

(1) Up to 10,000 square feet of total floor area; no loading spaces required.

(2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

(3) More than 40,001 square feet of total floor area; two loading spaces required.

Two loading spaces have been provided.

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

N/A

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

N/A

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

N/A

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

The facility is 5 stories / 102 feet. These are within the height requirements by City Code. FAA approval must be obtained.

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:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

Compliant

(2) *Setbacks for front, rear and side yards.*

a. There is no setback requirement.

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

A variance has been requested for the parking between the front property line and the building. The building is set significantly back from the street and staff supports the variance request.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;
2. **Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;**
3. Fiber-cement siding;
4. **Glass;**
5. **Metal and metal panel; or**
6. Concrete masonry.

i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

Compliant

b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

c. Outside storage of materials is prohibited.

No outdoor storage is proposed.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

(4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

The Design Review Committee will evaluate landscaping design standards in concert with the Planner and City Arborist.

(5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

No lighting plan has been provided. All exterior lighting must comply with FAA requirements.

<u>REQUIREMENTS</u>

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

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

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

- ***The subject tract is partially paved and has two vacant structures which will be removed.***
- ***Setbacks are not required in the B-P district for the main building.***
- ***The building will be 102'tall (5 stories) and 132,000 SF.***

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

- ***The project will utilize 1 curb cut onto the property.***
- ***<u>No sidewalk is shown along Porsche Avenue. The sidewalk should adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area). Intervening driveway treatment for the sidewalk should be provided.</u>***

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

The site will have 611 parking spaces. This is in excess of the minimum 528 spaces (listed incorrectly as 540 on the site plan) or allowable 581 spaces. The applicant should reduce the number of parking spaces or request a variance from the Board of Appeals.

Two loading spaces are required for buildings over 40,001 SF. Two are provided, however, dimensions for the loading spaces are not included.

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

- ***Compliant***

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

- ***There are no trees on the site.***

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

- ***A landscape plan has been provided and will be reviewed by the Design Review Committee per the B-P Code.***

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.).

- ***The site will be developed as a office space and retail operations for a financial institution, a community garden, and employee outdoor space.***

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

- ***Not applicable***

i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Refuse collection facilities will be within the building.***

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

- ***See engineer's report.***

k. Location and size of all signs.

- ***<u>The applicant must apply separately for a sign permit for each sign, and the signs must conform to the City's sign ordinance.</u>***

(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.

- ***<u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(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.

- ***<u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 10,000 SF. The lot is 10.54 acres or 459,122 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.

- ***<u>Impervious surface area has been provided as 313,632 SF or 68.3%. B-P zoning does not have any maximum site coverage. The breakdown of lot coverage is not listed and should be provided.</u>***

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

- ***Not applicable.***

d. Floor area in nonresidential use by category.

- ***The FAR is .29***

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.

- ***The facility will have 611 surface parking spaces available which is in excess of the 528 minimum parking spaces and 580 maximum parking spaces without a variance from the Board of Appeals.***

(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.

- ***Authorization from the owner of the property has been provided.***
- ***<u>The applicant should provide an anticipated development schedule.</u>***

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

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

(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.
Compliant

(b) Sidewalks shall be clearly continued across any intervening driveway. Such effect may be accomplished by continuing sidewalk paving materials, the use of brick pavers, paint, or any other similar high contrast material (examples are on file with planning commission staff). Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar or the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for intervening sidewalks.
<u>Not shown.</u>

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

Compliant

(d) Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.

Compliant

(e) Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

(f) Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Compliant

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

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

Compliant

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

The site plans do not indicate any encroachment upon the parking area by any buildings or other uses.

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Not applicable to non-mixed-use development.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

The maximum parking permitted for the project is 528 spaces (580 at 110%). The applicant should either reduce the parking or seek a variance from the Board of Appeals.

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

(a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

At least 30% of provided parking spaces must be compact size. The plans indicate 10' x 18 spaces which are most similar to the compact parking space dimensions.

(b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Compliant

(c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.

(1) Access to buildings generally.

a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway

shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

(2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

Compliant

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

Not applicable

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly

required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

Not applicable

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

Dimensions have not been provided.

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

Two have been provided.

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Drive up retail service can be accommodated on site.

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

RECOMMENDATIONS

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

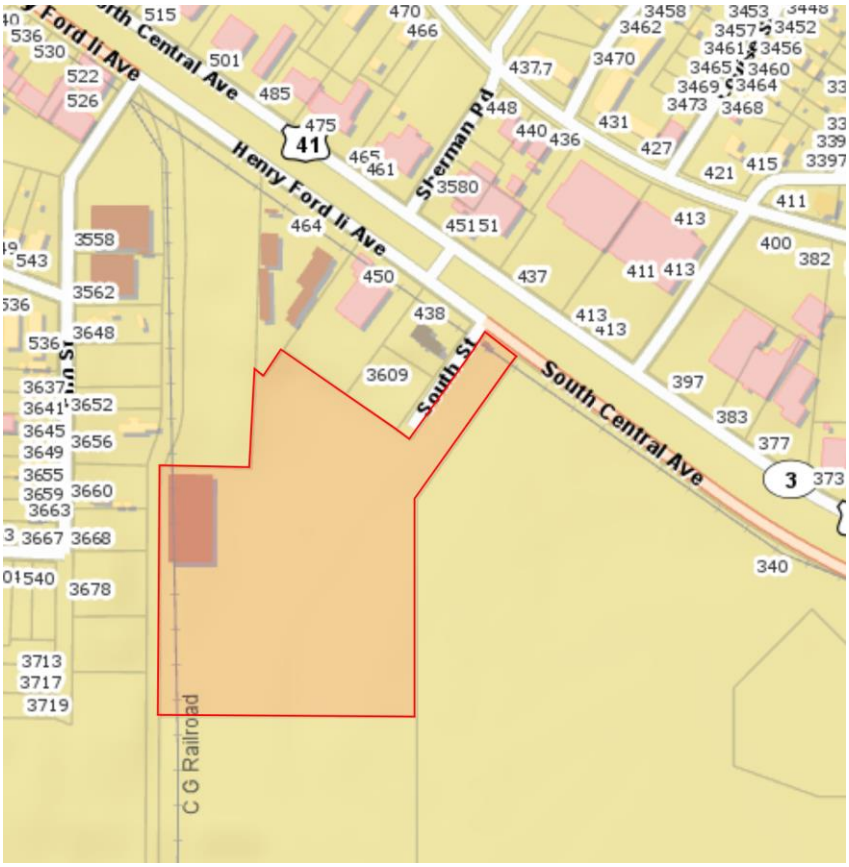
- Parking in between the building and the property line.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- *No sidewalk is shown along Porsche Avenue. The sidewalk should adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area). Intervening driveway treatment for the sidewalk should be provided.*
- *The site will have 609 parking spaces. This is in excess of the minimum 528 spaces (listed incorrectly as 540 on the site plan) or maximum allowable 581 spaces. The applicant should reduce the number of parking spaces or request a variance from the Board of Appeals.*
- *Two loading spaces are required for buildings over 40,001 SF. Two are provided, however, dimensions for the loading spaces are not included and should be provided.*
- *The breakdown of lot coverage is not listed and should be provided.*
- *The applicant should provide an anticipated development schedule.*

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all the planner's comments, the City Arborist's comments, and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to approval of any required variance(s) by the Board of Appeals.



Location Map – 400 Porsche Avenue

Department of Planning and Zoning
Planner's Report

DATE: December 7, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Zoning Map Text Amendment

BACKGROUND

The City Council approved a rezoning for Parcel ID 14 0096 LL 0585 (400 Porsche Ave) from P-D, Planned Unit Development to B-P Business Park on November 9, 2021. The zoning map must be updated to reflect the approved zoning change with a text amendment (see attached).

RECOMMENDATION

Staff recommends approval of the text amendment to reflect the approved zoning change.

City of Hapeville Official Zoning Map

January 18, 2022: As Amended from December 21, 2020

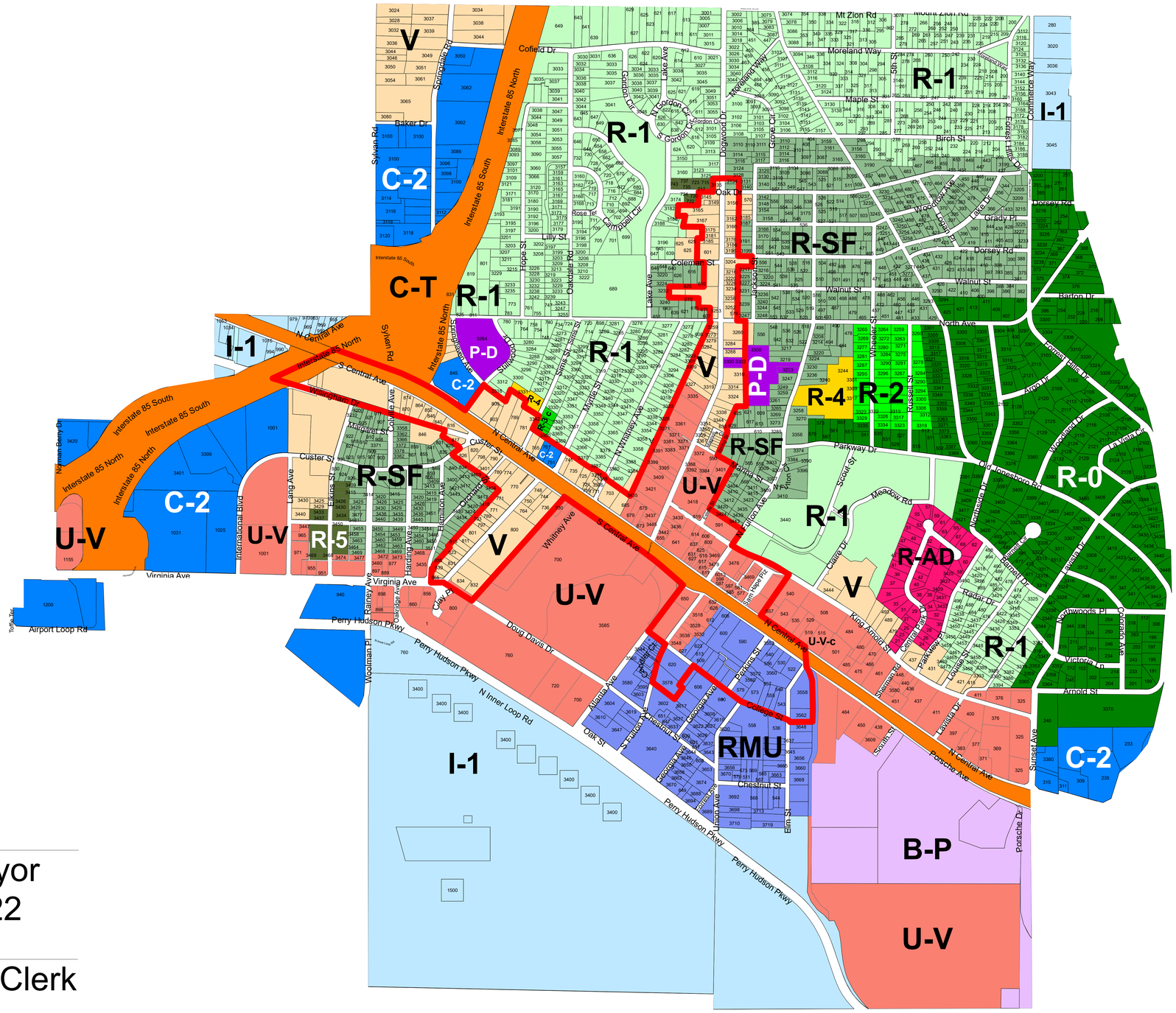
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Sharee Steed, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ___ day of_____,____and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

Date	Amendment



Alan Hallman, Mayor
January 18, 2022

Sharee Steed, City Clerk

City Attorney