PLANNING COMMISSION

700 Doug Davis Drive
Hapeville, GA 30354

January 11, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Election of Officers

- Vice Chairman
- Chairman

4. Approval of Minutes

4.I. Minutes of December 14, 2021
1. Minutes - 12-14-2021_draft

5. Old Business

5.I. 2022 Planning Commission Meeting Schedule (Revised)
Background:
Consideration and action to approve the revised 2022 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting originally scheduled for July 12, 2022 has been changed to July 19, 2022. *This item was approved by the Planning Commission on November 14, 2021.*

Documents:

1. 2022 Meeting Dates and Deadlines Schedule_PC_revised_01-11-22

5.II. 3143 Old Jonesboro Road Site Plan Review
Background:
A Sheltered Cove, LLC is requesting site plan review to construct a new single-family dwelling at 3143 Old Jonesboro Road, Parcel Identification Number 14-0094-0010-032-9.

The property is zoned R-1, One- Family Residential. *This item received conditional approval on November 16, 2021, pending final review of the proposed Accessory Dwelling Unit.*

Documents:

1. Application - 3143 Old Jonesboro Road_Site Plan_Redacted
2. Plans - 3143 Old Jonesboro Road_Site Plan_rev1
3. Planner's Report - 3143 Old Jonesboro_Site Plan

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

Background:

Theo Stone of Atwell, LLC is requesting 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.

Documents:

1. Application - 3602 S. Fulton, 647-651 Chestnut, 3617-3633 Georgia_Alt Pod C_Site Plan_Redacted
2. Plans - Hapeville_PodC_2021-11-5
3. Planners Report Site Plan Review Pod C DR Horton January 2022
4. Engineer's Report - 3602 S. Fulton, 647-651 Chestnut_Pod C

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

Background:

North & Central Venture Partners, LLC is requesting 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. The properties are zoned V, Village. *The Planning Commission tabled this item on November 16, 2021, to allow the applicant additional time to submit a revised site plan that accommodates additional parking for residents and visitors.*

Documents:

1. Application - 781-819 N. Central Avenue_Site Plan
2. Plans - 781-819 North Central Avenue_Site Plan_rev
3. Planner's Report - 781 to 819 N Central Ave.- Site Plan_ Revised2
4. Engineer's Report - 781-809 N. Central Ave.-Concept Site Plan Review -2

6. New Business

6.I. 3581, 3583, 3585 and 3587 South Fulton Avenue Final Plat Review

Background:

Nicholas Imerman of Built By Broadband, LLC is requesting final plat review for the properties located at 3581, 3583, 3585 and 3587 South Fulton Avenue, Parcel Identification Number 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3581-3587 S. Fulton Avenue_Final Plat_Redacted
2. Plans - 3571 S Fulton Ave. Phase 2_Final Plat
3. Planner's Report - 3571 S Fulton Ave. Phase 2_ Final Plat
4. Engineer's Report - 3571 South Fulton Ave Ph 2 Final Plat -1

6.II. 3411 Old Jonesboro Road Final Plat Review

Background:

Robert Garrison III is requesting final plat review for the property located at 3411 Old Jonesboro Road, Parcel Identification Number 14-0066-0002-001-8. The property is zoned R-0, One Family Detached.

Documents:

1. Application - 3411 Old Jonesboro Road_Final Plat_Redacted
2. Plans - 3411 Old Jonesboro Road_Subdivision Plat
3. Planner's Report - 3411 Old Jonesboro Rd_Subdivision
4. Engineer's Report - 3411 Old Jonesboro Rd._Subdivision Plat -1

6.III. 0 Norman Berry Drive (3460) Conditional Use Permit

Background:

Sonial Patel and Jay Patel are requesting approval of a Conditional Use Permit to operate a commercial parking lot on a 1.36-acre parcel located at 0 Norman Berry Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0127-LL1230. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional Uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 0 Norman Berry Drive_Conditional Use Permit_Redacted
2. Plans - 0 Norman Berry Drive (3460)
3. Planner's Report - 0 Norman Berry Dr. (1155 Virginia Avenue) Parking Lot Conditional Use Permit

7. Open Discussion:

7.I. Parking Study Discussion

Background:

At the December 14, 2021 meeting, Commissioner Lucy Dolan expressed concern over the impact of recent increased development on traffic in the city and also parking requirements. The Commission agreed to have a discussion on traffic and parking at the January 11, 2022 meeting. Staff will guide the Planning Commission as needed in developing the request to City Council.

Documents:

1. Planner's Report - Parking Discussion
2. ARC's Commercial Parking Assessment_Final_Hapeville_6.11.19 (1)

8. Next Meeting Date - February 8, 2021 at 6 PM

9. 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

December 14, 2021, 6:00 PM

MINUTES

1. Called to order at 6:03 p.m.

2. Roll Call
Brian Wimser, Absent
Jeanne Rast, Absent
G. Leah Davis
Lucy Dolan, Acting Chairman
Larry Martin
Charlotte Rentz
Cliff Thomas

Chairman Wismer and Vice Chairman Rast were unable to attend the meeting. In the absence of a Chairman and Vice Chairman, the following action was taken:

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to elect Lucy Dolan as Acting Chairman. Motion Carried: 4-0.

3. Minutes of November 16, 2021
3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of November 16, 2021, as submitted. Motion Carried: 4-0.

4. Old Business – None.

5. New Business
5.I. 400 Porsche Avenue Site Plan Review
Background:
Sara Lepich, representative for Jesse Treuden of The Redmond Company, requested 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.

The lot is currently vacant with two existing structures. Approximately 611 parking spaces will be available for employee and customer parking.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. 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 permitted in the B-P Zoning District. Construction is scheduled to begin in early 2023.

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.

Commissioner Rentz asked if a traffic study was completed. Ms. Lepich stated a traffic study is currently underway.

Commissioner Thomas asked if the plan included walkability options for employees to walk from the site to the downtown area during lunch peak times. Ms. Lepich stated various options are available within the building for employees to eat lunch. The development also includes outdoor space for food trucks or community events.

Commissioner Martin asked the number of employees and expressed concerns regarding the impact on lunchtime traffic. Ms. Lepich stated typically, employees received a limited time for lunch and bring food from home to eat in the breakroom.

Dr. Lynn Patterson, City Planner, stated the traffic study would determine any modifications needed to S. Central Avenue to accommodate the increased traffic.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the site plan request for 400 Porsche Avenue subject to the deficiencies outlined in the Planner's report and recommend the Board of Appeals grant the variance request to allow parking in between the building and the property line. Motion Carried: 4-0.

5.II. Zoning Map Amendment Text Amendment

Background:

Consideration of a text amendment to update the zoning map.

The City Council approved a rezoning for Parcel Identification Number 14 0096 LL 0585 (400 Porsche Avenue) 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.

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to recommend approval of the Zoning Map Text Amendment. Motion Carried: 4-0.

6. Next Meeting Date – January 11, 2022, at 6:00 p.m.

Commissioner Dolan requested staff add an agenda item to the next meeting to review the City's parking ordinance and recommend the City Council complete a citywide traffic analysis.

Commissioner Martin asked what the overall purpose of the study was. Commissioner Dolan stated she would like to update current studies to address public concerns.

Commissioner Davis supported adding the item to the agenda stating it would assist with making decisions on applications presented for review.

Commissioner Rentz encouraged citizen participation should a study come to fruition.

Dr. Patterson asked the Commission members to consider the scope of the study before submitting the request to Council.

The Commission requested staff email a copy of the parking study completed by the Atlanta Regional Commission.

There was no further discussion.

7. Adjourn

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to adjourn the meeting at 7:02 p.m. Motion Carried: 4-0.

Respectfully submitted,

_____ _____

Lucy Dolan, Acting Chairman Adrienne Senter, Secretary

DRAFT

City of Hapeville
2022 Meeting Schedule
Hapeville Planning Commission 2022

All Planning Commission Meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Tuesday, December 14, 2021	Tuesday, January 11, 2022
February	Tuesday, January 11, 2022	Tuesday, February 8, 2022
March	Tuesday, February 8, 2022	Tuesday, March 8, 2022
April	Tuesday, March 8, 2022	Tuesday, April 12, 2022
May	Tuesday, April 12, 2022	Tuesday, May 10, 2022
June	Tuesday, May 10, 2022	Tuesday, June 14, 2022
July	Tuesday, June 14, 2022	Tuesday, July 19, 2022
August	Tuesday, July 12, 2022	Tuesday, August 9, 2022
September	Tuesday, August 9, 2022	Tuesday, September 13, 2022
October	Tuesday, September 13, 2022	Tuesday, October 11, 2022
November	Tuesday, October 11, 2022	Tuesday, November 8, 2022
December	Tuesday, November 8, 2022	Tuesday, December 13, 2022

Submittal of partial or incomplete applications will not be considered for placement on the Planning Commission agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.

21-PC-11-48

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant A Sheltered Cove, LLC

Mailing Address: 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076

Telephone _____ Mobile # [redacted] Email info@ashelteredcove.com

Property Owner (s) A Sheltered Cove, LLC

Mailing Address 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076

Telephone _____ Mobile # [redacted]

Address/Location of Property: 3143 Old Jonesboro Rd, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0094-0010-032-9

Present Zoning Classification: R1 Size of Tract: .2617 acre(s)

Present Land Use: SFR

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.

Cortney Bailey
Applicant's signature

Date: 10.12.2021

Sworn to and subscribed before me

This 12 **day of** October **20** 21.

Notary Public

ARMANA MILBRY
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 24, 2023

WRITTEN SUMMARY

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

The summary of the proposed project includes:

-Tearing down the existing SFR structure, not including the foundation

-Adding a 328 sq ft addition to property

-Adding a 400 sq ft carriage house ADU with 2 car garage to backyard

-Widening current concrete driveway from 8ft to 10ft; extending it to allow access to ADU

-Removing 3 trees from the property

-Adding a walkway from primary house to the public sidewalk

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:

3143 Old Jonesboro Rd

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant A Sheltered Cove, LLC

Address of Applicant
1007 Mansell Rd, Ste. A-117, Roswell, GA 30376

Telephone of Applicant
[redacted]

Cortney Bailey
Signature of Owner

Cortney Bailey, Member, for A Sheltered Cove, LLC
Print Name of Owner

Personally Appeared Before Me this 12 day of October, 2021.

Notary Public

ARMANA MILBRY
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 24, 2023

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)

ASC 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.

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

ASC 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.

ASC 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).

ASL 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.

ASL 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.

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

ASL 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).

ASL 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.

ASL 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.

ASL 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.

ASL 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.

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

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

ASC 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 <u>all</u> sides of a proposed building.

ASC Site area (square feet and acres).

ASC 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.

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

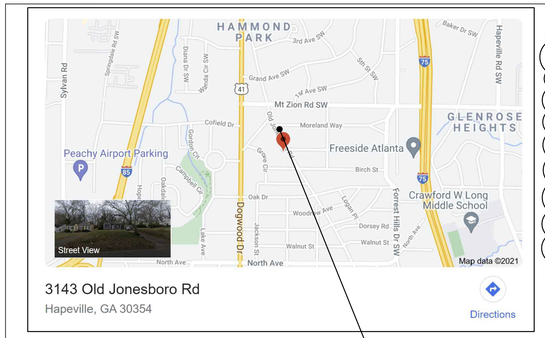
ASC Total floor area ratio and/or residential density distribution.

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

ASC 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 ***<u>initial</u>*** 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: Cortney Bailey, Member, for A Sheltered Cove, LLC
Date 10/12/2021



3143 Old Jonesboro Rd
Hapeville, GA 30354

SITE

SITE LOCATION MAP

N.T.S.

PROJECT DATA

GENERAL/SITE NOTES:
1) OWNER/CONTRACTOR:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-937-1515)

2) TOTAL LOT AREA:
= 11,348.45 / 0.252 AC

3) TOTAL LOT COVERAGE(PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,535 SQ. FT.
DRIVEWAY & PARKING PAD = 2,317 SQ. FT.
GARAGE = 441 SQ. FT.
TOTAL IMPERVIOUS = 4,293 SQ. FT. (37.6%)
TOTAL LOT = 11,349 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,204 S.F.
1,204 / 11,349 = 10.5%

PROJECT DATA

1) BUILDING HEIGHT = 20'-6 1/2" AFF

2) GARAGE HEIGHT = 20'-2 $\frac{1}{2}$"

3) TOTAL DISTURBED AREA = 7,167 S.F./.16 AC.

4) ZONING: R-1

5) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'

6) 3 PARKING SPACES PROVIDED

7) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".
8) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0036F EFFECTIVE DATE SEPTEMBER 18, 2013

9) TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR LANDSCAPE & TREE CONSERVATION PLAN

10) NO GRADED SLOPE SHALL EXCEED 2H:1V

1

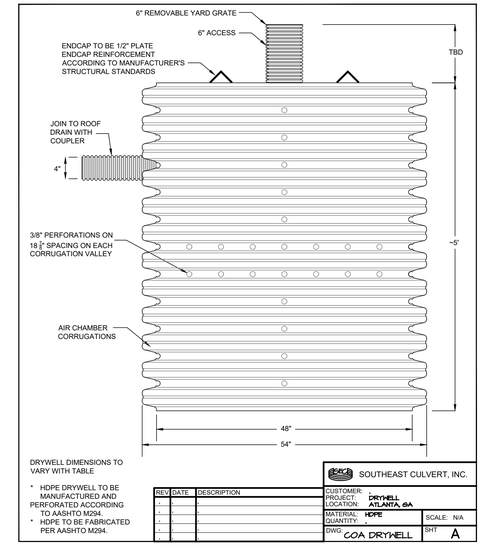
DRYWELL CALCULATIONS

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 2,000 S.F. OF ROOF AREA
500 S.F. OF CONCRETE AREA

TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

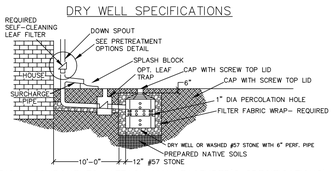
SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)				
		24	30	36	42	48
		CONTRIBUTING AREA CAPTURED (S.F.)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325



STANDARD DRYWELL DETAIL

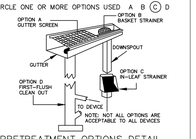
DRY WELL SPECIFICATIONS



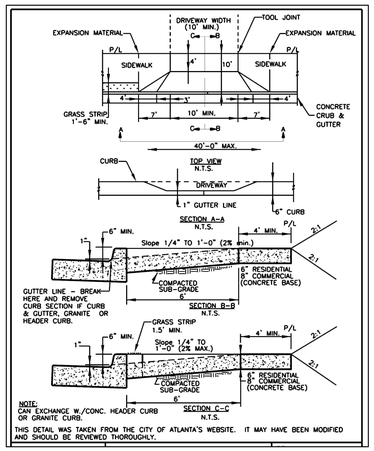
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:
1. Review potential dry well areas and layout. Dry wells should not be located: beneath on impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of 57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

CIRCLE ONE OR MORE OPTIONS USED A B C D



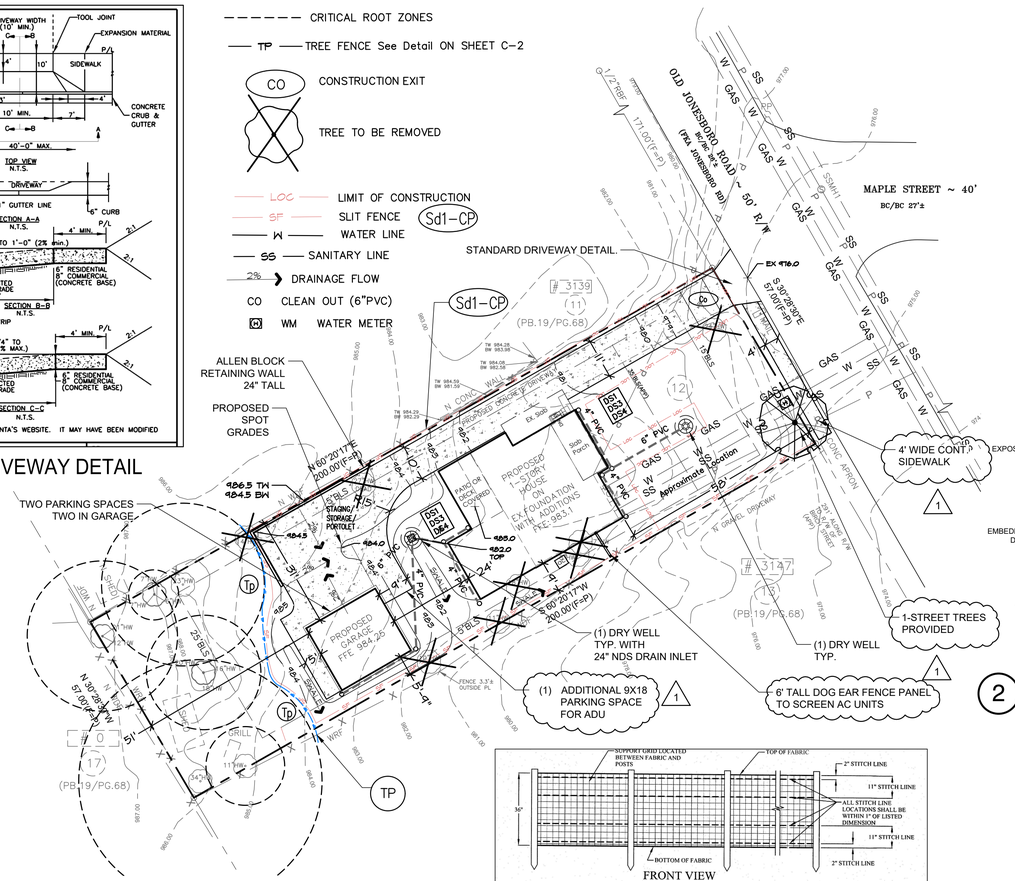
PRETREATMENT OPTIONS DETAIL

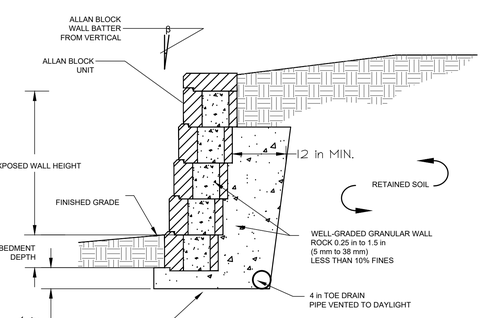


STANDARD DRIVEWAY DETAIL

LEGEND

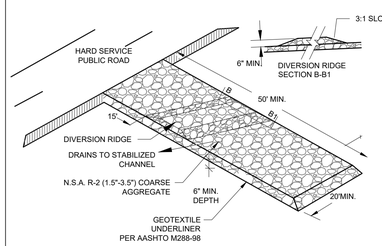
- CRITICAL ROOT ZONES
- TP — TREE FENCE See Detail ON SHEET C-2
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED
- LOC — LIMIT OF CONSTRUCTION
- SF — SLIT FENCE (Sd1-CP)
- WATER LINE
- SS — SANITARY LINE
- 2% — DRAINAGE FLOW
- CO — CLEAN OUT (6"PVC)
- WM — WATER METER





2 ALLEN-BLOCK GRAVITY WALL

3/4" = 1'-0" P-OL-04



Co

CONSTRUCTION EXIT

CONSTRUCTION EXIT
A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

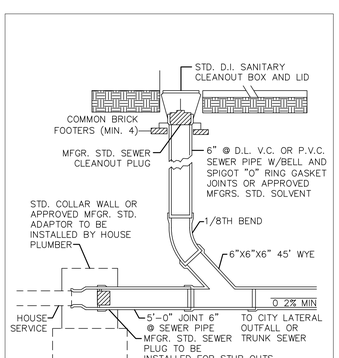
AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.

MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

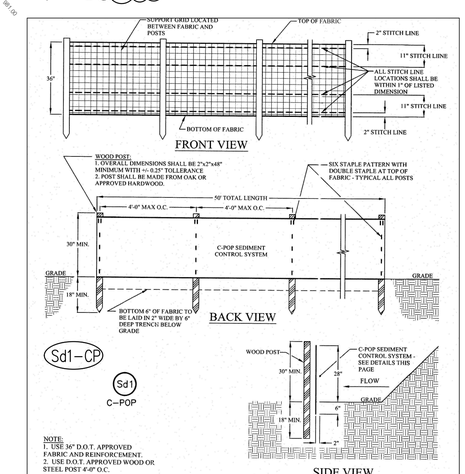


STANDARD SANITARY CLEANOUT

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE LANDSCAPE PLAN
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING) SEE LANDSCAPE PLAN
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE



1 C POP SILT FENCE

P-RE-PEA-PEAS-01

EROSION NOTES:
1) ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER (14) DAYS; AFTER (90) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
2) SILT FENCE - SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
3) MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4) NO GRADE SLOPE SHALL EXCEED 2H:1V.
5) "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."
6) "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

GSWCC Georgia Soil and Water Conservation Commission
Joseph L Hoyle
Level II Certified Design Professional
Certification Number 0000017309
Issued: 09/22/2021 Expires: 09/22/2024

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21
2. ELEVATIONS SHOWN HERE ON ARE AS PER GIS MAPS

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LAND PLANNING
RECREATION DESIGN

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PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

SITE PLAN & DETAILS

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 JOSEPH L HOYLE LANDSCAPE ARCHITECT

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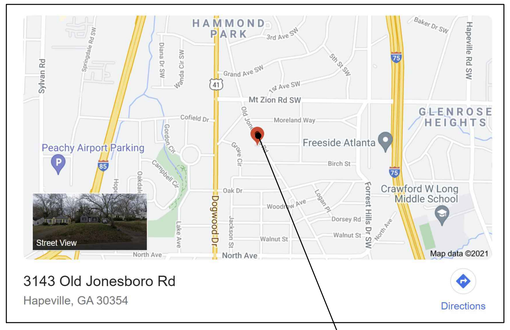
REVISIONS

MARK	DATE	COMMENT
1	12-8-21	REVIEW COMMENTS

DRAWN BY: JLH
CHECKED BY: JLH
SCALE: 1" = 20'
DATE: 10-11-21
JOB NO. 21-021
SHEET 1 OF 2

C-1



SITE LOCATION MAP — SITE

N.T.S.

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
7,167 SF= 0.16 AC

TOTAL LOT AREA =
11,348.85 S.F./0.262 AC.

24 HR CONTACT /
PROPERTY OWNER:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-437-1515)

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

LEGEND

- CRITICAL ROOT ZONES
- TP — TREE FENCE
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED
- # — SEE EXISTING TREE CHART AND NUMBER KEY
- LOC — LIMIT OF CONSTRUCTION
- SF — SLIT FENCE

EXISTING TREE CHART (SEE TREE ASSESSMENT BY ARBORIST DATED 11-23-21)

8 TREES DESTROYED OR DEAD:
(1) 27" OAK/DEAD – FELL AND REMOVED
(2) 14" WATER OAK
(3) 10" WATER OAK
(4) 11" WATER OAK
(5) 18" OAK TREE
(6) 8" WATER OAK
(7) 7" WATER OAK
(8) 18" BLACK CHEERY – BAD W/CAVITY

TREE SAVED:
LOCATED IN REAR OF PROPERTY
(9) 23" WATER OAK
(10) 6"/7"/7" OAK
(11) 21"/12" WATER OAK
(12) 18"/16" PECAN – IVY IN TREE
(13) 34" ELM – IVY IN TREE
(14) 11" OAK

TREE DENSITY:

0.262 ACRES X 100 INCHES = 26.2" REQUIRED

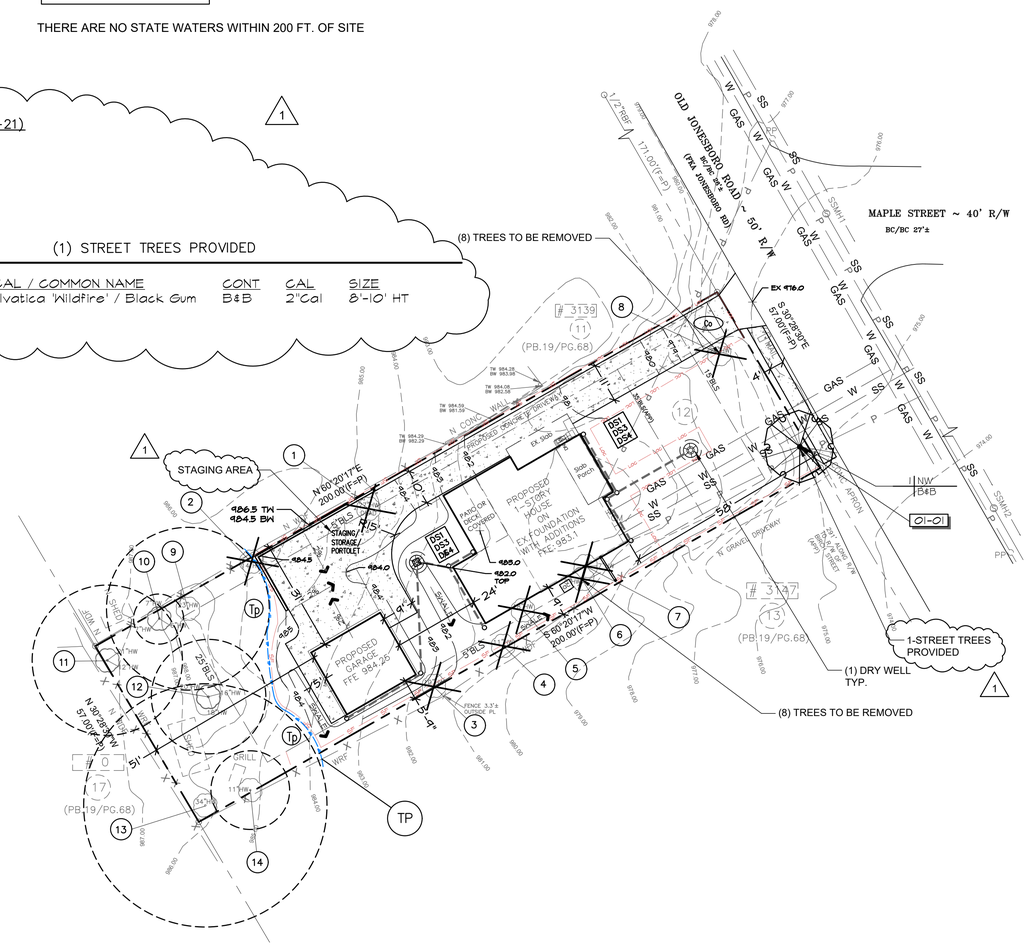
114" TREE SAVED = 114" +2"= 116" PROVIDED

DENSITY IN COMPLIANCE

PLANT SCHEDULE

(1) STREET TREES PROVIDED

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
NW	1	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2"Cal	8-10' HT



Tree Conservation Plan Notes:

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

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

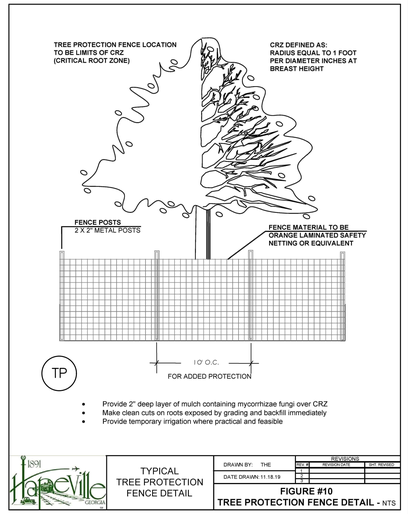
SYMBOL	01 GENERAL DESCRIPTION
01-01	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treediaper.com. Builder will maintain Tree Diapers (i.e. fill with water) weekly until home is sold and owner takes possession

Note:
- Deciduous trees (does not include multi-trunk trees) to have straight, single leader, healthy and good form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, healthy, and good form
- All evergreen trees to be Full to Ground, Healthy, Good Form

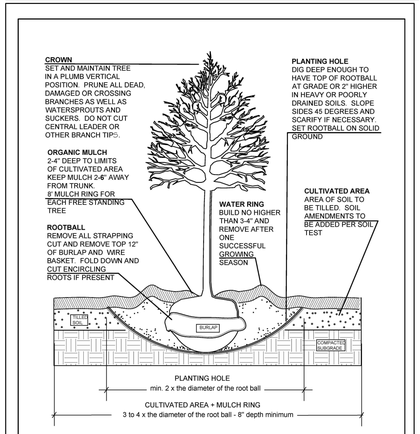
0 20 40 60 feet
SCALE: 1" = 20'

NORTH

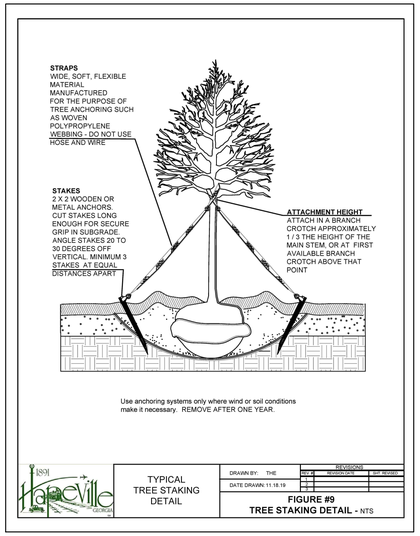
Note:
1. *THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21*
2. *ELEVATIONS SHOWN HERE ON ARE AS PER GIS MAPS*



TYPICAL TREE PROTECTION FENCE DETAIL	DRAWN BY: THE	REVISIONS	
	DATE DRAWN: 11.18.19		
		FIGURE #10 TREE PROTECTION FENCE DETAIL - NTS	



TYPICAL TREE PLANTING DETAIL	DRAWN BY: THE	REVISIONS	
	DATE DRAWN: 11.18.19		
		FIGURE #8 TREE PLANTING DETAIL - NTS	



TYPICAL TREE STAKING DETAIL	DRAWN BY: THE	REVISIONS	
	DATE DRAWN: 11.18.19		
		FIGURE #9 TREE STAKING DETAIL - NTS	

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joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 LANDSCAPE ARCHITECT JOSEPH L. HOYLE

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REVISIONS

MARK	DATE	COMMENT
1	12-8-21	REVIEW COMMENTS

DRAWN BY:	JLH
CHECKED BY:	JLH
SCALE:	1" = 20'
DATE:	10-11-21
JOB NO.	21-021
SHEET	2 OF 2

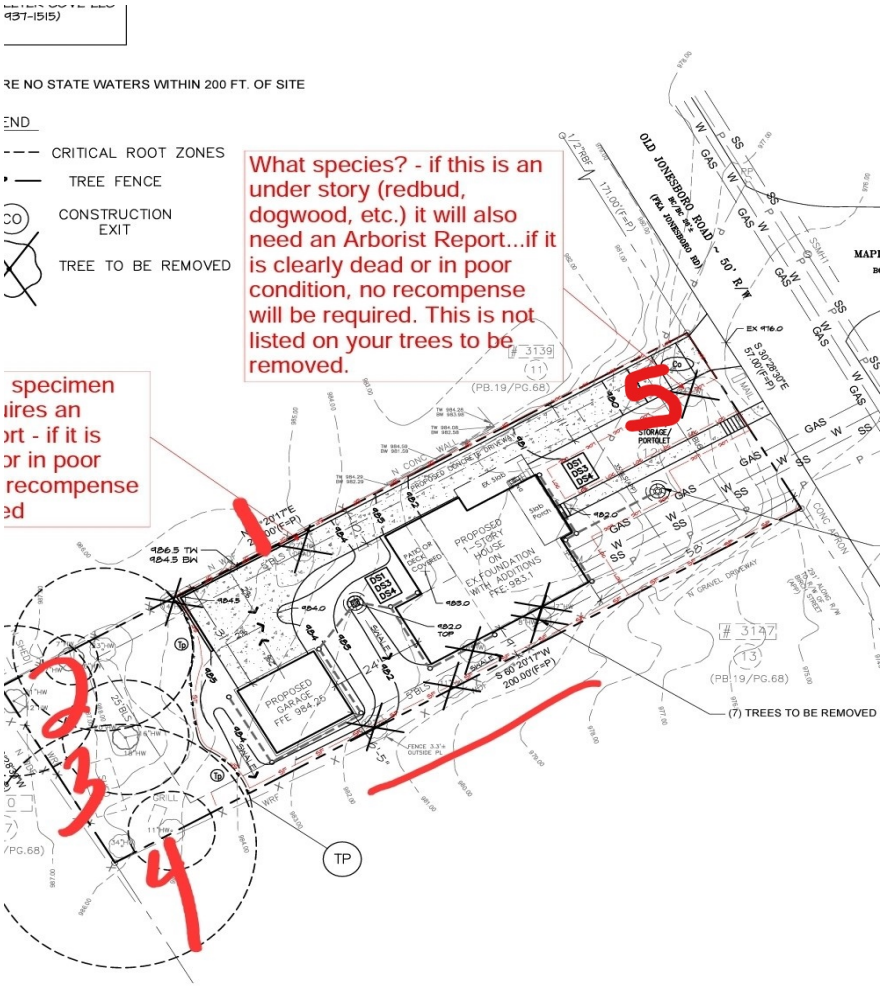
C-2

Tree Assessment for 3143 Old Jonesboro Road, Hapeville

November 23, 2021

A Sheltered Cove, LLC
1007 Mansell Road, Suite A-117
Roswell, GA 30328

Based on the site plan, included below, I completed a Level 2 Assessment of the trees on-site for this property.



Each tree number on site has been added to the site plan above and corresponds to the number as noted below in the spreadsheet.

Tree #	***Tree size***	***Tree species***	***Condition***	***Notes***
1	27”			Gone from site
2	21 / 12”	Water Oak	Good	
3	16 / 18”	Pecan		Too much ivy to condition
4	34”	American Elm	Good	
5	18”	Black Cherry	Bad	Cavity

Please let me know if you have any questions or concerns.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified
248 Polk St NW
Marietta, GA 30064
770-823-5374
Christie@speakingfortrees.com

PROPOSED

EXISTING

Residential Renovation

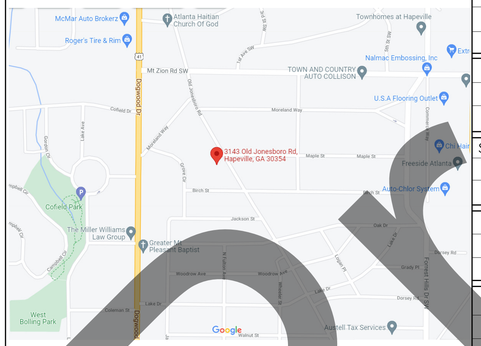
3143 Old Jonesboro Rd

SCOPE OF WORK

Demolition of existing exterior walls, interior walls, roof, and interior builtins. Existing cmu wall and footing foundation to remain and be repaired for use on new 1 story structure. New addition at rear of home for new master suite totaling 325 sqft. New wood deck at rear portion of home totaling 184 sqft.

A new 2-car Garage and dwelling loft level above with a 572 sqft floor area. Loft Level to have outdoor deck 132 sqft with 6'-0" depth following the width of the garage structure.

VICINITY MAP



DESIGN TEAM COLLABORATION

Owner:	A Sheltered Cove, LLC
Address:	3143 Old Jonesboro Rd
Contact:	info@asc.com
Designer:	Heartfelt Design Solutions
Address:	1710 Cumberland Point Dr
Contact:	admin@myheartfeltdesigns.com
Structural Engineer:	
Address:	
Contact:	
MEP Engineer:	
Address:	
Contact:	
Address:	
Contact:	

PROJECT SPECIFIC CALCULATIONS

	EXISTING	PROPOSED
BUILDING HEIGHT:	**+/- 18'-9"**	**20'-6.5"**
BUILDING WIDTH:	**36'-10"**	**36'-10"**
BUILDING DEPTH:	**28'-0"**	**48'-10"**
HEATED FLOOR AREAS:		
FIRST FLOOR	**879 sf**	**1204 sf**
SECOND FLOOR	**N/A**	**N/A**
NON-HEATED FLOOR AREAS:		
FIRST FLOOR	**145 sf**	**331 sf**
SECOND FLOOR	**N/A**	**N/A**
BASEMENT/CRAWL SPACE	**N/A**	**N/A**
TOTAL BUILDING AREA	**1024 sf**	**1535 sf**
GROSS FLOOR AREA	**1024 sf**	**1535 sf**

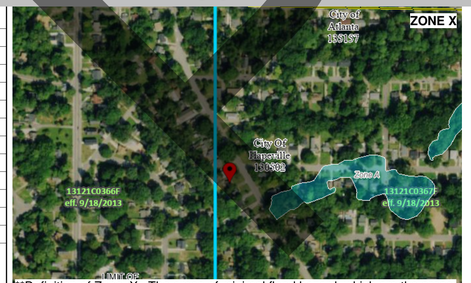
SHEET LIST

Sheet Number	Sheet Name	Current Revision
A000	Cover Sheet	
A001	General Notes	
A002	General Notes Cont'd	
A003	General Notes Cont'd	
A100	Existing - Demolition Plan	
A101	Proposed Floor Plan	
A102	Electrical Placement Plan	
A103	Reflected Ceiling Plan	
A104	Roof Plan	
A105	Main House Framing Plan	
A106	Main House framinng Axo & Details	
A107	Garage Loft Framing Plan, Axo & Details	
A200	Exterior Elevation	
A201	Exterior Elevation	
A203	Garage Elevation	
A300	Building Sections	
A400	Enlarged Plans	
A410	Stair Plan, Section and Axo	
A420	Enlarged Details	
A501	Door & Window Schedules	

ZONING REQUIREMENT DATA

Zoning:	R-1 Subarea E
Minimum Lot Area:	6,750 ft
Minimum Lot Width:	50ft
Minimum Lot Depth:	6,750 ft
Maximum Building Height:	35ft
Minimum Floor Area:	1000 ft
Front Yard Setback:	15ft
Side Yard Setback:	5ft
Rear Yard Setback:	25ft
On-Site Parking Per Dwelling:	2
Building Construction Type:	Type VB
Maximum Lot Coverage:	40%
Maximum Number of Stories:	2.5 Stories

FLOOD MAP



**Definition of Zone X: The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded)

APPLICABLE CODES

YEAR	CODE	AMMENDMENTS
2018	International Building Code	2020, GA
2018	International Residential Code	2020, GA
2018	International Mechanical Code	2020, GA
2018	International Plumbing Code	2020, GA
2018	International Fuel Gas Code	2020, GA
2018	International Fire Code	2020, GA
2015	International Energy Conservation Code	2020, GA
2018	International Swimming Pool Code, Spa Code	2020, GA
2017	NFPA 70 National Electrical Code	2020, GA
2018	NFPA 101 Life Safety Code	2020, GA

SHEET LIST (CONTINUED)

Heartfelt DESIGN SOLUTIONS
WWW.MYHEARTFELTDESIGNS.COM
E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832.786.9993

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings relating to structural, mechanical, etc. must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

3143 Old Jonesboro Rd
Residential Renovation
Cover Sheet

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A000

Scale: 1/2" = 1'-0"

11/30/2021 4:22:20 PM

Preview

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
ACMU	ARCHITECTURAL MASONRY UNIT
ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AIA	AM INST OF ARCHITECTS
AISC	AM INST OF STEEL CONSTRUCTION
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX	APPROXIMATE
ARCH.	ARCHITECT
ASTM	AM SOC OF TESTING & MATERIALS
BLKG.	BLOCKING
C.I.P.	CAST IN PLACE
CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.O.	CLEAN OUT
CSI	CONST. SPECIFICATIONS INSTITUTE
DBL.	DOUBLE
DIA.	DIAMETER
DIAG.	DIAGONAL
DWG	DRAWING
DS	DOWNSPOUT
E	EXISTING
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EJ	EXPANSION JOINT
EXT.	EXTERIOR
F.O.	FACE OF
F.T.	FIRE TREATED
GA	GAUGE
GALV.	GALVANIZED
GFI	GROUND FAULT CIRCUIT INTERUPT
GYP	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
H.C.	HOLLOW CORE
INSUL.	INSULATION
INT.	INTERIOR

MATL	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL	METAL
N	NEW
N.I.C.	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLMB	PLUMBING
PT	PAINT
P.T.	PRESSURE TREATED
R	REMOVE
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
RE	RELOCATE EXISTING
REINF.	REINFORCEMENT
REQ'D	REQUIRED
R.L.	RAIN LEADER
R.O.	ROUGH OPENING
S.A.B.	SOUND ATTENUATION BATT
S.C.	SOLID CORE
SIM.	SIMILAR
SG	STAIN GRADE
S.S.	STAINLESS STEEL
ST	STAIN
STD	STANDARD
TELE.	TELEPHONE
T&G	TOUNGUE AND GROOVE
THK	THICKNESS
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
WD	WOOD
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

SYMBOLS

SECTION MARKER
SECTION NUMBER
SHEET NUMBER

ELEVATION MARKER
ELEVATION NUMBER
SHEET NUMBER

CALLOUT MARKER
DETAIL NUMBER
SHEET NUMBER

LEVEL MARKER
LEVEL NAME
LEVEL HEIGHT

VIEW TITLE
VIEW NAME
VIEW SCALE
VIEW NUMBER

WALL TAG & TITLE
VIEW NAME
VIEW SCALE
WALL NUMBER

WINDOW TAG
WINDOW NUMBER

DOOR TAG
100a DOOR NUMBER

WALL LEGEND
EXISTING WALL
NEW WALL
MASONRY WALL

GENERAL CONDITIONS + NOTES

THE FOLLOWING GENERAL NOTES SHALL PERTAIN TO THE ENTIRE SET OF PRODUCED CONTRACT DOCUMENTS.

A. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR WORK IN ACCORDANCE WITH ALL APPLICABLE CODES GOVERNING EACH TRADE.

B. ALL SUBCONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH OTHER TRADES, LACK OF THIS COORDINATION RESULTING IN ADDED COST TO THE CONTRACT WOULD BE BORNE BY THE SUBCONTRACTOR.

C. TEMPORARY BARRICADES AND OTHER SAFETY MEASURES SHALL BE ERECTED AROUND HAZARDOUS AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

D. EACH CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF WORK.

E. ISOLATE ALL DISSIMILAR METALS.

F. SEALANTS SHALL BE COMPATIBLE WHERE IN CONTACT WITH ONE ANOTHER.

G. CAULK JOINTS OF DISSIMILAR EXPOSED TO VIEW MATERIALS AS REQUIRED BY THE ARCHITECT.

H. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED JOB SITE ACCEPTABLE TO THE OWNER.

I. GENERAL CONTRACTOR TO HAVE PROFITABLE FIRE EXTINGUISHERS PLACED ON FLOOR
DURING CONSTRUCTION.

J. !! DO NOT SCALE DRAWINGS !! IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

K. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF WORK WITH THE OWNER REPRESENTATIVE.

L. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING BUILDING
WATER TIGHT DURING CONSTRUCTION.

M. SEAL ALL PENETRATIONS IN WALLS, FLOORS, AND CEILINGS.

N. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT (2) COPIES OF MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL PRODUCTS USED TO PERFORM THE WORK.

O. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO PERFORM THE PROJECT.

P. CONTRACTOR SHALL HAVE ACCESS ON THE PROJECT SITE LIMITED TO THE AREA WITHIN THE SCOPE OF WORK.

Q. !! WARNING !! SCHEDULE AND PERFORM ALL CONSTRUCTION WORK SUCH THAT SECURITY OF THE BUILDING IS MAINTAINED 100% OF THE TIME THROUGHOUT THE CONSTRUCTION PERIOD.

DIMENSIONS

1. ALL EXTERIOR DIMENSION ON THE FACE OF FLOOR PLAN ARE TO EXTERIOR FACE OF FOUNDATION WALL OR EXTERIOR FACE OF FOUNDATION WALL OR EXTERIOR FACE OF STUD.

2. ALL INTERIOR DIMENSION ON THE FLOOR PLANS ARE TO FINISH FACE OF WALL WHERE THE FINISH FACE IS DESCRIBED AS 1/2” GYPSUM WALL BOARD. SEE FINISH SCHEDULE ACTUAL WALL FINISH.

GENERAL PRODUCT NOTES

1. ALL PRODUCTS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATION AND INDUSTRY STANDARDS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE CONFLICTS BETWEEN THE MANUFACTURER’S SPECIFICATIONS AND THE DRAWINGS.

2. ALL SUBMITTALS LISTED BELOW SHALL BE REVIEWED BY ARCHITECT, PRIOR TO CONSTRUCTION OR INSTALLATION.

   a. WINDOW SUBMITTAL INCLUDE ALL WINDOW TYPES, MANUFACTURER PROFILES, DIMENSIONS, GLAZING AND HARDWARE, MUTIN CONFIGURATION, SCREEN MATERIAL,COLOR AND OR FINISH.

   b. DOOR AND DOOR HARDWARE SUBMITTAL, INDICATING ALL DOOR TYPES, MANUFACTURER, PROFILES, CONSTRUCTION MATERIOA TYUPE AND IF WOOD, SPECIFIES TYPE, ELEVATIONS, DIMENSIONS, GLAZING, HARDWARE SCREEN MATERIAL, COLOR AND OR FINISH.

   c. PLUMBING FIXTURE SUBMITTAL INDICATING MANUFACTURER, PRODUCT DIMENSIONS, HARDWARE, FINISH AND COLOR.

   d. LIGHTING FIXTURE SUBMITTAL INDICATING MANUFACTURER, PRODUCT DIMENSIONS, HARWARE, FINISH AND COLOR.

   e. CABINETRY/MILLWORK SUBMITTAL INCLUDING SHOP DRAWINGS INDICATING DIMENSION, MATERIALS, CONSTRUCTION, HARDWARE AND FINISHES.

   f. ALL EXTERIOR FINISH MATERIALS. SUBMIT SAMPLES AND ALL NECESSARY INSTALLATION ACCESSORIES AND OR MATERIALS.

   g. ALL FINISH FLOOR MATERIALS. SUBMIT SAMPLE WITH FINISH AND OR COLOR WHERE APPLICABLE.

ARCHITECTURAL NOTES

1. COMPLY WITH ALL STATE COUNTY AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION

2. CONNECT WATER, GAS, ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES

3. PROVIDE ATTIC VENTILLATION EQUAL TO 1SQ. FT. PER 150 SQ. FT OF ATTIC THERMOSTATICALLY CONTROLLED POWER VENTILATOR OR APPROVED EQUAL

4. PROVIDE TERMITE PROTECTION OVER GRANUAL FILL

5. CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQUIRED TO OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

6. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR TO NOTIFY TRI-ARCH DESIGN STUDIO OF ANY DISCREPANCIES WITH THESE DRAWINGS AND ONSITE INFORMATION PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.

7. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK

8. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

9. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

10.COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES.

11.OWNER TO PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT INCLUDE SCHEDULE REQUIREMETS IN CIONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

12.COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

13.MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES IN CONFORMANCE WITH CODES AND ORDINANCES

14.DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONTACT ARCHITECT.

15.PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

16.COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

17.UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY ONE INCH, UNLES OTHERWISE
NOTED.

SOIL

1. ALLOWABLE SOIL BEARING PRESSURE - 2000 P.S.F. MINIMUM. MINIMUM FOOTING DEPTH PER LOCAL CODE

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLGRADINNG OF SITE AND LOTS. COMPLY WITH GOVERNING CODES.

3. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES AND ELEVATIONS INDICATED ON DRAWINGS IF SHOWN. IF LINES, GRADES AND/OR ELEVATIONS ARE NOT INDICATED, VERIFY LOCATION OR REQUIREMENTS WITH OWNER OR ARCHITECT.

4. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES

5. PROVIDE SOIL POSITIONING TO CONTROL TERMITES IF REQUIRED BY GOVERNING CODES.

STAIRS

1. HANDRAILS 34" ABOVE STAIR NOSING AND DESIGNED AS SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH BALUSTERS.

2. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2” IN CROSS SECTION SIMENSION.

3. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2” BETWEEN THE WALL AND THE HANDRAIL.

4. HANDRAIL ENDS SHALL BE RETURNED, OR TERMINATE AT THE NEWEL POSTS OR SAFETY
TERMINALS.

5. FIRE BLOCK STUD WALLS AT STAIR STRINGERS WHERE WALLS UNDER STAIRS ARE UNFINISHED.

GUARDRAILS

1. PROVIDE GUARDRAILS AT UNNCLOSED OPENINGS STAIRWAYS, LANDINGS, RAMPS, BALCONIES, PORCHES, AND DECKS WHICH ARE MORE THAN 30' ABOVE GRADE OR FLOOR BELOW.

2. THE TOP OF GUARDRAILSHALL NOT BE LESS THAN 36" IN HEIGHT.

3. A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH THE BALUSTERS.

Heartfelt DESIGN SOLUTIONS
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3143 Old Jonesboro Rd
Residential Renovation
General Notes

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A001

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

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Preview

ARCHITECTURAL NOTES (cont'd)

THERMAL AND MOISTURE PROTECTION

1. MINIMUM INSULATION SHALL BE PROVIDED AS FOLLOWS:

   a. SLAB FLOOR PERIMETER - R-10 / 2" EXTRUDED POLYSTYRENE

   b. UNCONDITIONED FLOORS - R-19 / 6" FIBERGLASS BATTS

   c. EXTERIOR MASONRY WALLS - R-7 / 3" VERMICULITE FILL OR 2" RIGID FOAM

   d. EXTERIOR 2X4 FRAMED WALL: GLASS FIBER, BATT, R-15

   e. EXTERIOR 2X6 FRAMED WALL: GLASS FIBER, BATT, R-19

   f. CEILING W/ VAULTED RAFTERS: GLASS FIBER, BATT, R-30

   g. CEILING W/ ATTIC AREA: GLASS FIBER, BLOWN R-38

   h. FLAT ROOFS - R-5 / 1" RIGID FOAM & R-30 / 9" FIBERGLASS BATTS

   i. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-11

2. ROOFING SHALL BE SPECIFIED BY CONTRACTOR AS SHOWN ON DRAWINGS AND APPROVED BY OWNER.

3. SIDING SHALL BE SPECIFIED BY CONTRACTOR AS SHOWN ON DRAWINGS AND APPROVED BY OWNER

4. FLASHING AND SHEET METAL AS REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA.ALL IRON SHEET METAL SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93

FINISHES

1. 1/2" DRYWALL THROUGHOUT. 5/8" TYPE 'X' AT GARAGE CEILING AND WALLS COMMON TO HOUSE AND UNDER STAIRS AND ENCLOSED AREAS.

2. ALL DOORS TO BE 6'-9" HIGH, 1 3/8" HOLLOW CORE AT INTERIOR, 1 3/8" SOLID CORE AT EXTERIOR (UNLESS NOTED OTHERWISE). SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS

3. GYPSUM WALLBD. INSTALLED AS BACKING IN SHOWERS, TUB ENCLOSURES AND LAUNDRY AREAS SHALL BE WATER RESISTANT.

DOORS AND WINDOWS

1. SWINGING DOORS:

   a. WOOD FLUSH TYPE DOORS SHALL BE 1 3/4" THICK MINIMUM

   b. WOOD PANEL TYPE DOOR 1 3/4" THICK MINIMUM WITH [PANELS FABRICATED FROM MATERIALS NOT LESS THAN 3/8" IN THICKNESS, PROVIDED ALL SHAPED PORTIONS OF THE PANELS ARE NOT LESS 1/4" THICK

   c. FERROUS METAL DOORS OF SOLID OR HOLLOW CORE CONSTRUCTION WITH SURFACES NOT LESS THAN 24 GA. IN THICKNESS.

   d. METAL DOORS WITH SURFACES NOT LESS THAN THE EQUIVALENT OF 16 GAUGE SHEET METAL (.0006") IN THICKNESS

2. HINGES:
PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL:

   a. HAVE NON REMOVABLE HINGE PINS OR

   b. HINGES SHAPED TO PREVENT REMOVAL OF THE DOOR, OR

   c. TOP AND BOTTOM HINGES SHALL HAVE 1/4" STEEL JAMB STUDS WHICH PROJECT A MINIMUM OF 1/4"

3. DEADBOLTS:

   a. DEADBOLTS ARE HARDENED OR CONTAIN HARDENED INSERTS

   b. STRAIGNT END BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8"

   c. A HOOK SHAPED OR EXPANDING - LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4"

4. CYLINDER GUARDS SHALL BE INSTALLED IN ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

5. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE AND SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION.

6. STRIKE PLATES SHALL BE SECURED TO THE JAMB WITH A MINIMUM OF TWO SCREWS NOT LESS THAN 1-1/2" IN LENGTH.

7. UPWARD ACTING DOORS AND SLIDING DOORS OTHER THAN GLASS SHALL BE SECURED WITH A CYLINDER LOCK. PADLOCK WITH A HARDENED STEEL SHACKLE AND HARDENED STEEL HASP. METAL SLIDE BAR, BOLT OR EQUIVALENT DEVICE UNLESS SECURED BY ELECTRIC POWER OPERATION. LOCKING HANDLE TO ROTATE

8. HOUSE/GARAGE DOORS TO BE INSULATED STEEL DOOR. SEE PLNS FOR STYLE AND SIZE

9. OVERHEAD GARAGE DOORS TO BE INSULATED STEEL DOOR. SEE PLNS FOR STYLE AND SIZE

10.WINDOWS TO BE VINYL OR METAL CLAD

11.GLAZING SHALL BE LOW-E DOUBLE PANE INSULATING GLASS IN LIVING AREAS.

12.TEMPERED GLASS IN ALL WINDOWS AS REQUIRED.

13. FINISH HARDWARE SHALL BE SPECIFIED BY OWNER

14.PROVIDE ENTRY DOORS AND SIDELITES AS SPECIFIED PER ARCHITECT

15.ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH LOCAL CODES

16.ALL GLASS IN HAZARDOUS LOCATIONS, INCLUDING WITHIN A 24" ARC OF AN ACTIVE DOOR AND ALL GLASS WITHIN 18" OF FLOOR SHALL HAVE SAFETY GLASS.

17.ALL WINDOWS SHALL BE DOUBLE GLAZED. ALL OPERABLE UNITS SHALL HAVE SCREENS.

18.WHERE EGRESS OPENINGS ARE REQUIRED, PROVIDE AN OPERABLE WINDOW OR DOOR WITH AN AREA 5.7 SQ. FT. (MINIMUM) OPENING DIRECTLY TO THE OUTSIDE WITH MINIMUM NET CLEAR OF 20" WIDE AND 24" HIGH. EXCEPTION: GRADE LEVEL BEDROOMS MINIMUM OPENING MAY BE 5.0 FSQ. FT.

19.THE WINNDOWS LOTED ON THESE PLANS DEPICT "ANDERRSON" RESIDENTIAL WINDOW UNITS. IF OTHER WINDOWS AR USED, SEE YOUR WINDOW SUPPLIER FOR COMPATABLE ALTERNATIVES. SUPPLIER SHOULD VERIFY COMPLIANCE W/ LIGHT, VENTILATION, EGRESS REQUIREMENTS AND ALL ROUGH OPENIG SIZES.

20.HORIZONTAL WINDOW MUNTIN BETWEEN WINDOW TO BE 1 1/2" & 24" AND 36" FROM FLOOR AT ALL WINDOWS LESS THAN 18" FROM FLOOR

21.SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL.

STRUCTURE NOTES

CONCRETE

1. FOUNDATIONS - 3000 P.S.I @ 28 DAYS. TYPE II 6-BAG

2. FLOOR SLABS - 2500 P.S.I @ 28 DAYS (4" CONCRETE W/ POLYETHELENE VAPOR BARRIER W/ 4" SAND FILL) MAXIMUM SLUMP - TYPE II CONC. 6-BAG

3. PROVIDE CONTROL JOINTS @ 400 SQ. FT. MAXIMUM IN SLABS

4. WALKS & DRIVES - 2500 P.S.I. @ 28 DAYS. TYPE II CONC. 6-BAG W/ AIR TREATMENT.

5. LANDINGS AT ALL EXTERIOR DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.

6. SEAL ALL VOIDS AROUND FLOOR SLAB PENETRATIONS.

7. ALL CONCRETE MATERIAL, CONSTRUCTION COMPONENTS AND ASSEMBLIES SHALL BE DESIGNED BY OTHERS. BASEMENT WALLS

8. BASEMENT WALLS SHALL BE ALLOWED TO CURE PROPERLY IN ACCORDANCE WITH THE LATEST ACI RECOMMENDATIONS PRIOR TO REMOVAL OF FORMS AND CONTINUING WITH CONSTRUCTION

9. BASEMENT WALL TOPS SHALL BE ANCHORED TO THE FLOOR DECK IN ACCORDANCE WITH LOCAL BUILDING CODES. BASEMENT WALLS ARE TO BE DESIGNED TO SPAN VERTICALLY BETWEEN THE BASEMENT SLAB AND THE FIRST FLOOR DECK. THEREFORE THE BASEMENT WALL SHALL NOT BE BACKFILLED UNTIL THE BASEMENT SLAB AND FIRST FLOOR DECK ARE COMPLETED.

10.BASEMENT WALLS SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER UNLESS PROPERLY PROTECTED AND HEATED IN ACCORDANCE WITH THE MOST RECENT ACI RECOMMENDATIONS.

MASONRY

1. CONCRETE BLOCK UNITS - GRADE N: FM - 1350 P.S.I.

2. GROUT - 3000 P.S.I.

3. MORTAR TYPE S - 1800 P.S.I.

4. PROVIDE DUR-O-WIRE @ 16" O.C. VERTICAL 9 GA. STEEL

5. ALL CELLS WITH REBAR TO BE GROUTED SOLID.

6. ALL MASONRY MATERIALS TO BE INSTALLED BY EXPERIENCED MASON

7. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES

FOOTING SCHEDULE

1. [1]- 1'-0" X 0'-6" CONTINUOUS 3000 PSI CONCRETE FOOTING WITH (2) #4's, CONTINUOUS AND. #4's @ 48" O.C. HORIZONTAL. EMBED (1) #4 @ 48" O.C. (32" X 12" "L") PROVIDE MATCHING CORNER BARS (LAP 18")

2. [2] - 1'-0" THICK 3000 PSI CONCERTE FOOTING WITH #4 REINFORCING BARS @ 12" O.C. EACH WAY. PROJECT PAST CMU 12".

HEADER FRAMING

H1- (2) 2X6 '2 SYP W/ (1) JACK & (1) KING STUD EA. END TYPICAL ALL HEADERS, UNLESS OTHERWISE NOTED

H2 - (2) 2X6 "2 SYP W/ (1) JACK & (2) KING STUD EA. END (UNLESS OTHERWISE NOTED).

CEILING FRAMING

CEILING FRAMING - 2 X 4 @12" O.C. TYP. UNLESS NOTED OTHERWISE

COLUMN SCHEDULE

REFER TO ARCHITECTURAL DRAWINGS FOR PORCH COLUMN FRAMING REQUIREMENTS. COLUMNS ARE A COMBINATION OF REFURBISHED QUEEN ANNE POST, HALF POST AND CUSTOM COPIES.

LUMBER

1. ALL SAWN LUMBER SHALL BEAR STAMP OR WWPA PR APPROVED TESTING AGENCY

2. ROOF JOISTS, FLOOR JOISTS LEDGERS AND PLATES TO BE DOUGLAS-FIR LARCH #2 OR BETTER.

3. STUDS TO BE DOUGLAS-FIR LARCH, STD GRADE OR APPROVED EQUAL. PLYWOOD

4. ROOF PLYWOOD SHALL BE 7/16" STANDARD SHEATHING (5-PLY) W/ EXTERIOR GLUE: INDEX 40/20 WITH STAMP OF APPROVED TESTING AGENCY

5. FLOOR PLYWOOD 3/4" TONGUE & GROOVE INDERLAYMENT (48/24) GROUP 1 W/ EXTERIOR GLUE W/ STAMP OF APPROVED TESTING AGENCY

6. FLOOR PLYWOOD SHALL BE FLUED TO JOISTS AND NAILED W/ 10D @ 6" O.C. EDGES AND BOUNDARY @ 10" O.C. INTERMEDIATES

7. WALL PLYWOOD SHALL BE 5/8" STANDARD SHEATHING (5-PLY) W/ EXTERIOR GLUE: INDEX 40/20 W/ STAMP OF APPROVED TESTING AGENCY

ROOF FRAMING

1. ROOF AND FLOOR PLYWOOD SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAIN PERPINDICULAR TO SUPPORT

2. PROVIDE BLOCKING AT RIDGES AND HIPS FOR BOUNDARY EDGE NAILING OF ROOF SHEATHING.

3. PROVIDE ROOF SHEATHING UNDER ALL OVER-FRAMING AREAS PROVIDING A MAXIMUM FIRE BLOCKED 22" X 48" ACCESS VENTILATION OPENING BETWEEN ATTIC AREA BOUNDARY NAIL SHEATHING EDGES. USE 2X8 VALLEY PLATES.

WALL FRAMING

1. PROVIDE SIMPSON (OR EQUAL) METAL FRAMING ANCHORS AT TOP AND BOTTOM OF

2. EVERY OTHER STUD AS DETAILED

3. ALL BEARING STUD WALLS TO BE 2X4 @12" O.C. - EXTERIOR AND INTERIOR. PROVIDE FULL HEIGHT

4. DEPTH 2X SOLID BLOCKING OR BLOCKING PANELS BETWEEN FRAMING MEMBERS AT ALL BEARING POINTS.

5. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES

6. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF INSIDE AND OUTSIDE CORNERS AND BRACED AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH. WHERE 1X4 LET-IN BRACING OR METAL 'X' BRACING CANNOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MINIMUM OF 3/8" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4'-0" BEYOND THE WALL OPENING (OR TO THE NEXT CORNER, WHICHEVER COMES FIRST)

7. FIRE BLOCK STUD WALLS AT ALL DROPPED CEILING SOFFITS, TOPS OF FRAMED COLUMNS, AND AT MAXIMUM 10'-0" INTERVALS PER CODE.

8. PROVIDE TOTAL SQ. FT. OF VENTING AS PER UNIFORM MECHANICAL CODE

9. CUTTING, NOTCHING AND DRILLING OF WOOD MEMBERS SHALL COMPLY WITH CABO ONE AND TWO FAMILY DWELLING CODE. FLOOR FRAMING

10.DRILLING AND NOTCHING OF FLOOR JOISTS SHALL COMPLY WITH CABO ONE AND TWO FAMILY DWELLING CODE

11.ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF GRADE SHALL BE TREATED OR FOUNDATION REDWOOD, PER CABO ONE AND TWO FAMILY DWELLING CODE.

12.ALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION. ANCHOR BOLTS SHALL BE SIZED AND SPACED PER LOCAL BUILDING CODES.

13.POSTS FROM UPPER LEVELS SHALL BE STRAPPED TO SUPPORTING POSTS BELOW.

14.ALL CONVENTIONAL FRAMING SHALL COMPLY WITH CABO ONE AND TWO FAMILY DWELLING CODE.

TRUSSES

1. TO BE MANUFACTURED BY AN APPROVED FABRICATOR.

REINFORCING STEEL

1. ASTM A615 - 40 FY = 40 KSI. NO TWIST.

2. SEE FOUNDATION DETAILS AND SECTIONS FOR SIZE AND LOCATIONS OF VERTICAL AND HORIZONTAL REBAR

3. LINTELS SHALL BE APPROVED STEEL LINTELSS OVER MASONRY OPENINGS AS INDICATED

4. MASONRY VENEER SHALL BE ANCHORED PER ONE OF THE METHODS SPECIFIED IN CABO ONE AND TWO FAMILY DWELLING CODE

5. STEEL REINFORCING BARS SHALL BE DEFORMED GRADE 40 LAP VERRTICAL BARS 30 DIAMETER WITH APPROVED WIRE DIAMETER AND TIES.

6. GROUT SOLID ALL MASONRY COLUMNS WHERE REBAR OCCUR.
STRUCTURAL LAMINATED WOOD BEAM

7. DOUGLAS-FIR-LARCH FB=2400 PSI W/ STAMP OF APPROVED AGENCY.

NAILING SCHEDULE

1. SEE FASTENER SCHEDULE FOR STRUCTURAL MEMBERS PER CABO ONE AND TWO FAMILY DWELLING CODE.

2. EXTERIOR SIDING SHALL BE NAILED TO FRAMING WITH 6D NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. ALL OTHER NAILING SHALL BE PER CABO ONE AND TWO FAMILY DWELLING CODE UNLESS NOTED OTHER WISE

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3143 Old Jonesboro Rd
Residential Renovation
General Notes Cont'd

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A002

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

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STRUCTURAL NOTES (CONT'D)

WOOD TRUSS RAFTER, TRUSS SYSTEM, LOAD BEARING STUD WALL AND WOOD FRAMING NOTES:

1. ALL WOOD ROOF FRAMING AND ROOF TRUSS SYSTEMS SHALL BE DESIGNED AND DETAILED BY THE WOOD TRUSS SYSTEM ENGINEER. ALL SHOP DRAWINGS (INCLUDING TRUSS LAYOUT PLAN) AND CALCULATIONS SHALL BE SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF GEORGIA. ALL HARDWARE (BOLTS, STRAPS, HANGERS, ETC) REQUIRED FOR CONNECTIONS BETWEEN TRUSSES SHALL BE DESIGNED AND SPECIFIED BY THE REGISTERED TRUSS SYSTEM ENGINEER OF RECORD.

2. ROOF TRUSSES TO BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:

TOP CHORD: LIVE LOAD OF 20 PSF (NO REDUCTION) AND DEAD LOAD OF 10 PSF.
BOTTOM CHORD: DEAD LOAD OF 10 PSF

ALL TRUSSES ARE TO BE DESIGNED FOR UPLIFT LOADS REQUIRED BY THE 2012 INTERNATIONAL BUILDING CODE. ALSO, TRUSSES TO BE DESIGNED TO SUPPORT THE MECHANICAL EQUIPMENT SHOWN O ON THE ARCHITECTURAL , MECHANICAL, AND ELECTRICAL DRAWINGS.

3. TRUSSES SHOWN ILLUSTRATE PROFILE OF TRUSS MINIMUM TOP AND BOTTOM CHORD SIZE 2X6 AND MINIMUM WEB MEMBER - 2X4, UNLESS NOTED OTHERWISE.

4. PRESS PLATES SHALL BE PLACED ON EACH SIDE OF TRUSS AT EACH JOINT.

5. TRUSSES AND RAFTERS SHALL BE CONNECTED TO TOP BEARING PLATE WITH SEISMIC TIE DOWN ANCHORS. SIZE AND NUMBER OF TIES TO BE AS REQUIRED TO RESIST FORCES SPECIFIED BY TRUSS SYSTEM ENGINEER. SIMPSON H2.5 OR H3 SEISMIC TIES SPECIFIED ON STRUCTURAL SECTIONS AND DETAILS ARE THE MINIMUM SIZE REQUIRED.

6. DRAWINGS SHALL SHOW MEMBER FORCES FOR GRAVITY AND UPLIFT CONDITIONS.

7. DIAGONAL LATERAL BRACING SHALL BE PROVIDED FOR ALL WEB MEMBERS WHERE LENGTHS EXCEED 5'-6". SEE DETAILS ON SHEETS.

8. SPECIFIC HANDLING AND ERECTION DETAILS OF TRUSSES SHALL BE INCLUDED WITH TRUSS ELEVATIONS AND PLANS.

9.WHERE ATTACHED CEILINGS (i.e. ATTACHED DIRECTLY TO BOTTOM CHORD) OCCUR, THEY MAY BE CONSIDERED CAPABLE OF PROVIDING LATERAL SUPPORT TO TRUSS BOTTOM CHORD. AT LOCATIONS, WHERE ATTACHED CEILINGS DO NOT OCCUR, BOTTOM CHORD SHALL BE BRACED AT 5'-6" o.c. MAX.

10. ALL WOOD USED IN WOOD ROOF FRAMING AND TRUSSES SHALL BE SOUTHERN YELLOW PINE 19% MOISTURE CONTENT (MIN.) AND fo = 1200 psi min.

11. ALL WOOD BEARING SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

12. WOOD FRAMING SHALL BE BUILT IN ACCORDANCE WITH A.I.T.C. RECOMMENDATIONS.

13. ALL ROOF TRUSSES AND ALL WOOD ROOF FRAMING ARE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS/HER DESIGN TEAM (TRUSS SYSTEM ENGINEER).

14. ROOF TRUSSES AND WOOD ROOF FRAMING SHALL BE SUPPORTED BY STRUCTURAL MEMBERS AN LOAD BEARING WALLS SHOWN ON ROOF FRAMING PLAN.

15. THE NUMBER AND SIZE OF NAILS OR STAPLES CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THOSE SPECIFIED IN TABLE 2304.9.1 OF THE 2012 INTERNATIONAL BUILDING CODE. FOR ATTACHMENT OF THE WOOD STRUCTURAL PANELS TO FLOOR FRAMING USE 10d NAILS @ 6" o.c. UNLESS NOTED OTHERWISE, AT ADJOINING PANELS EDGES, 10d NAIL PENETRATION SHALL BE 1 1/2"

16. TRUSSES TO BE DESIGNED TO TRANSFER NO LATERAL (HORIZONTAL) LOADS DUE TO DEAD OR LIVE LOADS (DOWNWARD) TO TOP OF STUD WALLS. TRUSSES TO BE DESIGNED TO TRANSFER LATERAL. (WIND SEISMIC) FORCES ONLY TO TOP OF WALL

17. TRUSS SYSTEM ENGINEER SHALL PROVIDE CONNECTIONS FOR ALL TRUSS TO TRUSS CONNECTIONS.

18. PRE-ENGINEERED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S "HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HB-91"

19. CONTRACTOR SHALL PROVIDE ADDITIONAL WALL STUDS (3-2X6'S) OR 6"X6" POST AT LOCATIONS WHERE TRUSS GIRDERS BEAR ON WALLS.

20. TRUSS AND TRUSS RAFTERS SHALL SPAN IN DIRECTION INDICATED ON ROOF FRAMING PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS SYSTEM ENGINEER.

21. TRUSS DEFLECTION DUE TO TOTAL LOAD (D.L. AND L.L.) SHALL NOT EXCEED L/360 FOR THE WHOLE TRUSS AND EACH CHORD MEMBER.

22. ALL TRUSS CHORD AND WEB MEMBERS AT PANEL POINTS SHALL BE ASSUMED TO BE PINNED AND NOT FIXED.

23. AT PIGGYBACK TRUSSES, TRUSS SYSTEM ENGINEER SHALL DESIGN AND DETAIL CONNECTIONS BETWEEN UPPER AND LOWER TRUSS. TRUSS SYSTEM ENGINEER SHALL DESIGN AND DETAIL LATERAL CHORD BRACING BETWEEN PIGGYBACK TRUSSES. DESIGN CONNECTIONS FOR SHEAR AND UPLIFT.

24. ALL WOOD PLATES AT BOTTOM OF WALLS SHALL BE PRESSURE TREATED.

25. ALL WOOD USED IN LOAD BEARING STUD WALL FRAMING SHALL BE SOUTHERN YELLOW PINE WITH 19% MOISTURE CONTENT (MIN) AND fo= 1200psi min WOOD SHALL BE MECHANICALLY CALIBRATED.

26. PROVIDE TRIPLE 2X4 WALL STUDS OR 4 X 4 POST AT ALL CORNERS AND LOCATIONS WHERE TRUSS GIRDER BEAR ON WALL. DO NOT BEAR TRUSS GIRDERS OVER OPENING LINTELS. LOCATE TRUSS GIRDERS TO CLEAR OPENING LINTELS.

27. PROVIDE ONE ROW OF 2X4 BLOCKING AT 2X4 BEARING & NON-BEARING STUD WALLS SPACED AT MID-HEIGHT OF STUD.

28. ALL UNSUPPORTED PANEL EDGES OF EXTERIOR WALL PLYWOOD SHEATHING ALONG SHEAR WALL SHALL BE BACKED WITH 2" (NOMINAL) OR WIDER FRAMING MEMBERS (BLOCKING).

29. SPACING BETWEEN TRUSS PANEL POINTS AT TRUSS CHORDS SHALL NOT EXCEED 9'-0" AT TRUSS TOP CHORDS AND 11'-0" AT TRUSS BOTTOM CHORDS.

30. ALL TRUSS SHOP DRAWINGS INCLUDING LATERAL BRACING DETAILS SHALL BE AVAILABLE ON JOB SITE DURING THE TIME OF INSPECTION AND SHALL HAVE CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER OF RECORD.

31. TRUSS MANUFACTURER/FABRICATOR AND TRUSS SYSTEM ENGINEER SHALL SUPPLY SHOP DRAWINGS THAT INCLUDE TRUSS LAYOUT PLAN. TRUSS ELEVATIONS. TRUSS TO TRUSS CONNECTIONS, TRUSS TO BEARING CONNECTIONS AND DETAILS, DIAPHRAGM SHEAR TRANSFER BRACING. LATERAL WEB BRACING, BOTTOM CHORD BRACING, AND ALL TEMPORARY OR ERECTION BRACING. SHOP DRAWINGS AND/OR CALCULATIONS SHALL SHOW THE LIVE AND DEAD LOADS AT THE TOP AND BOTTOM CHORD AND THE STRESS IN EACH TRUSS MEMBER.

32. PROVIDE PRESSURE TREATED WOOD PLATE AT SLAB ON GRADE. CHEMICALS USED FOR PRESSURE TREATMENT ARE CORROSIVE TO STEEL. ALL BOLTS AND STRAP PLATES THAT COME IN CONTACT WIT WITH THE WOOD PLATE MUST BE COAT WIT HA MATERIAL TESTED TO PROVIDE CORROSION RESISTANCE TO THE STEEL.

33. TRUSS WEB MEMBERS OF ADJACENT TRUSSES SHALL ALIGN TO ALLOW PLACEMENT OF DIAGONAL LATERAL BRACING.

34. CONNECTORS AND FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS. POWDER ACTUATED FASTENERS, NAILS, SCREW, BOLTS, AND METAL FRAMING HARDWARE. (ZINC COATING WEIGHTS SHALL COMPLY WITH EITHER ASTM A 153M OR ASTM A 641. SUPPLEMENTARY REQUIREMENTS).

TYPICAL LINTEL SCHEDULE FOR THE STUD WALLS (UNLESS NOTED OTHERWISE):

1.AT ALL WALLS PROVIDE 2-2X12 WITH 1/2" PLYWOOD SPACERS OVER ALL OPENINGS, BEAR ON 2-2X4 STUDS @ EACH END.

2. AT ENDS OF LINTELS PROVIDE STUDS THAT EXTEND TO ROOF STRUCTURE. CONNECT THESE STUDS TO TOP AND BOTTOM PLATES WITH TIE DOWN ANCHORS. NAIL STUDS TOGETHER.

ELECTRICAL NOTES

ELECTRICAL

1. ELECTRIC SERVICE PER NATIONAL ELECTRIC CODE

2. CEILING FAN OUTLET BOXES SHALL BE RIGIDLY SECURED IN PLACE.

3. ALL ELECTRICAL OUTLETS TO BE MOUNTED HORIZONTAL CENTERED IN BASE BOARD UNLESS NOTED OTHERWISE.

4. DIMENSIONS ABOVE FINISHED FLOOR ARE TO CENTERLINE OF FACEPLATE, MOUNTED VERTICAL, UNLESS NOTED OTHERWISE.

5. POWER RECEPTACLE LOCATIONS INDICATED ON DRAWINGS REFER TO GENERAL POWER LOCATION REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ANY ADDITIONAL RECEPTACLES TO MEET GOVERNING BUILDING CODE REQUIREMENTS

6. PROVIDE AND INSTALL ALL COPPER WIRING

7. WIRE SIZE SHALL BE *12AWG MINIMUM

8. CABLE WIRING TO BE RG-6, ALL RUNS TO BE HOME RUNS TO ONE SPLITTER (NO "DAISY CHAINING")

9. TELEPHONE WIRING TO BE CAT-5, ALL RUNS TO BE HOME RUNS (NO "DAISY CHAINING")

10.PROVIDE POWER AS REQUIRED TO MECHANICAL UNITS,

MECHANICAL NOTES

MECHANICAL

THIS DRAWING IS INTENDED TO BE USED AS A GUIDELINE. THE MECHANICAL SYSTEM HAS NOT
BEEN ENGINEERED. GENERAL CONTRACTOR IS REQUIRED TO PROVIDE MECHANICAL ENGINEERING TO ENSURE PROPER PERFORMANCE OF THE MECHANICAL SYSTEM. ONCE THE
SYSTEM HAS BEEN DESIGNED, THE GCIS TO SUBMIT FINAL SYSTEM DESIGN AND DUCT LOCATIONS TO THE ARCHITECT FOR APPROVAL.

1. MECH. UNITS BY TRANE OR APPROVED EQUAL. HEAT PUMP W/ 14 SEER EFFICIENCY RATING.

2. FILTERS TO BE LOCATED AT MECH. UNIT

3. ALL DUCTS SHALL BE FABRICATED METAL INSULATED DUCTS FOR ALL MAIN TRUNKS WITH INSULATED FLEX DUCT TO DIFFUSERS.

4. ALL THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

5. ALL DIFFUSERS SHALL HAVE MANUAL CLOSURES. DIFFUSERS SHALL BE SCHEDULED AS FOLLOWS'

a. ALL DIFFUSERS IN WOOD FLOOR SHALL BE PRE -FAB AB HARDWOOD INSET FLUSH WITH FINISH FLOOR STAINED TO MATCH.

b. ALL DIFFUSERS IN CARPET OR TILE FLOORS SHALL BE OIL -RUBBED BRONZE, WITH FLANGE

c. ALL DIFFUSERS IN GYPSUM WALL BOARD SHALL BE METAL,COLOR TO BE SELECTED.

6. N/A

7. ALL PLUMBING VENT PIPING SHALL BE GATHERED IN ATTIC. PENETRATIONS SHALL BE ON NON ENTRY SIDE OF RESIDENCE, LOCATION TO BE APPROVED BY ARCHITECT. PAINT VENT PIPE TO MATCH ROOFING MATERIAL COLOR.

8. ALL AIR HANDLER UNITS SHALL BE INSTALLED WITH CONDENSATE PANS AND DRAINS WHICH ARE GRAVITY FLOW TO EXTERIOR OR INTERNAL DRAIN PIPING AS PRE-APPROVED BY ARCHITECT.

9. ELEC. WATER HEATER - 50 GALLON (MIN) G.E. OR APPROVED EQUAL

SMOKE DETECTORS

1. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY POWERED BACK-UP

2. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12'-0" FROM THE CEILING AND FROM DUCT OPENINGS. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED W/ BATTERY BACKUP. LOCATION OF SMOKE DETECTORS SHALL BE PER GOVERNING CODES.

PLUMBING NOTES

ROOF DRAINING

1. ROOF SHALL BE SLOPED A MINIMUM OF 1 UNIT VERTICAL AND 48 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE GUTTERS OR SCUPPERS SHALL BE INSTALLED TO ADEQUATELY DRAIN ROOF AREAS OF RAINFALL INTENSITY AMOUNTS ACCORDING TO LOCAL RECORDS.

PLUMBING

1. WATER HEATER TO BE ELECTRIC 50 GALLON CAPACITY

2. WATER CLOSETS - 3.5 GALLON PER FLUSH MAXIMUM.

3. SHOWER HEADS - 2.75 GALLON PER MINUTE MAXIMUM

4. LAVATORY FAUCETS - 3.0 GALLON PER MINUTE

5. SINK FAUCETS - 3.0 GALLON PER MINUTE

6. ALL DISHWASHERS TO HAVE AIR GAPS AS REQUIRED

7. PROVIDE WATER HEATER WITH TEMPERATURE/ PRESSURE RELIEF VALVE

8. ALL WATER SUPPLY PIPES MATERIAL AND INSTALLATION AS PER LOCAL CODE.

9. ALL WASTE VENT PIPE MATERIAL AND INSTALLATION AS PER LOCAL CODE

10.PROVIDE LOCATION IN PIPING FOR ATTACHMENT OF A WATER SOFTENING SYSTEM

11.SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF PLUMBING IN RESIDENTIAL OR NON-RESIDENTIAL OR FACILITIES PROVIDING WATER OF HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS

12. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND
SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICE

13.EQUIPMENT AND FIXTURES SHALL BE SELECTED BY OWNER

14.MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

15.DRYER VENT TO EXHAUST TO EXTERIOR

16.PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.

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3143 Old Jonesboro Rd
Residential Renovation
General Notes Cont'd

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A003

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

11/30/2021 4:22:21 PM

Preview

Demolition Key Notes	
Tag	Description

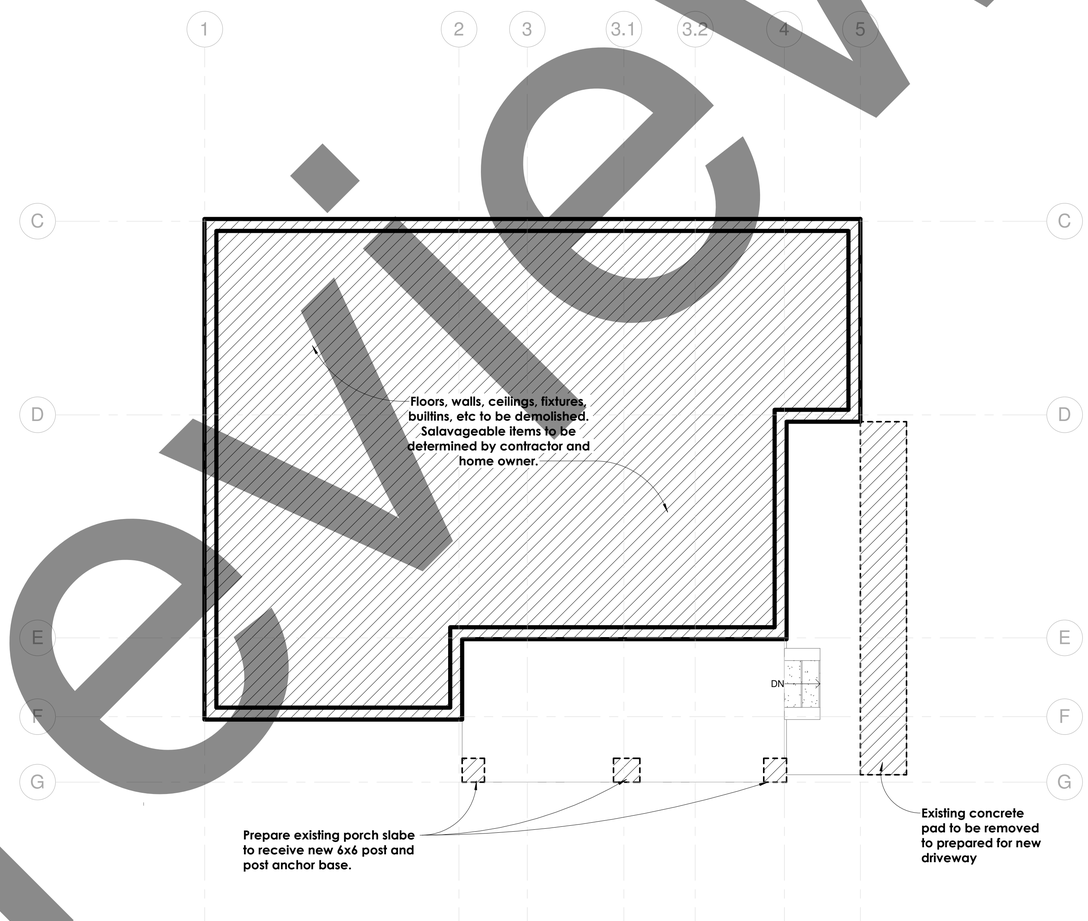
PLAN NOTES:

1. DOORS TAGGED WITH (E) ARE TO SALVAGE ROUGH OPENING AND AND FRAMING AS MUCH AS POSSIBLE

2. WINDOWS TAGGED WITH (E) ARE TO BE ASSESSED FOR QUALITY AND REPLACED IF NEEDED. ROUGH OPENING TO REMAIN.

3. DEMOLISHED WALLS ARE TO REMOVED IN THEIR ENTIRETY INCLUDING STUDS AND NAILS.

** CONTRACTOR TO DO A WALK THROUGH OF HOME PRIOR TO WORK BEGINING WITH OWNER TO DETERMINE SALVAGABLE ITEMS.



1 1st Floor Demolition Plan
1/4" = 1'-0"

TRUE NORTH PROJECT NORTH

NOTES:

ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

DIMENSIONS FROM THE OUTSIDE OF THE FINISHED WALL.

EXISTING DOORS NOT DEMOLISHED, TO REMAIN.

ALL WALLS SHOWN AS TO BE DOMOLISHED ARE TO BE REMOVED INCLUDING STUD AND GYP BOARD

1. SMOKE & CARBON MONOXIDE (CO) DETECTORS REQUIRED THROUGHOUT RESIDENCE.
SMOKE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EVERY BEDROOM, ON EACH LEVEL, AND AT EACH HEATING UNIT.
CO DETECTORS ARE REQUIRED ON EACH LEVEL & OUTSIDE ALL BEDROOMS.

2. GFCI'S REQUIRED AT WATER LOCATIONS AND UNFINISHED CONCRETE FLOOR AREAS.

3. STAIR/HANDRAIL/GUARDRAIL REQUIRED TO MEET CODE IF ALTERED.

4. LIGHTS REQUIRED IN CLOSETS GREATER THAN 6SF IN AREA.

5. CLOSETS UNDER STAIR MUST BE DRYWALLED (1/2" MIN.).

6. EXHAUST FANS REQUIRED IN BATHS WITHOUT OPERABLE WINDOWS.

7. ANY NEW BEDROOMS ARE REQUIRED TO HAVE AN ESCAPE WINDOW.

8. IF THERE IS AN EXISTING FIRE PROTECTION SPRINKLER SYSTEM, A SEPARATE FIRE PROTECTION PERMIT APPLICATION MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW/ISSUANCE.

9. EXISTING STRUCTURAL FOOTING AND FOUNDATION WALL TO REMAIN.

10. GC IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. IF DRAWINGS DO NOT MATCH, CONTRACTOR TO BRING TO STRUCTURAL ENGINEER'S ATTENTION PRIOR TO BEGINNING WORK.

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A Sheltered Cove, LLC
Residential Renovation
Existing - Demolition Plan

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A100

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

Preview

*Room Area Note:

Dimensions are taken from inside finish face of wall. Wall cavities are not included in room floor areas. For gross square footage see site plan and coversheet.

Garage/Loft

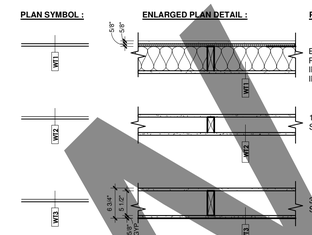
Name	Area	BUILDING	Int/Ext
Garage	441 SF	Garage Loft	Exterior
Stor	31 SF	Garage Loft	Interior
Stairs	38 SF	Garage Loft	Interior
First Floor	510 SF		
Kit/Living	276 SF	Garage Loft	Interior
Closet	10 SF	Garage Loft	Interior
Bed	110 SF	Garage Loft	Interior
Bath	51 SF	Garage Loft	Interior
Stairs	52 SF	Garage Loft	Interior
Loft Level	500 SF		
Total Squarefootage	1010 SF		

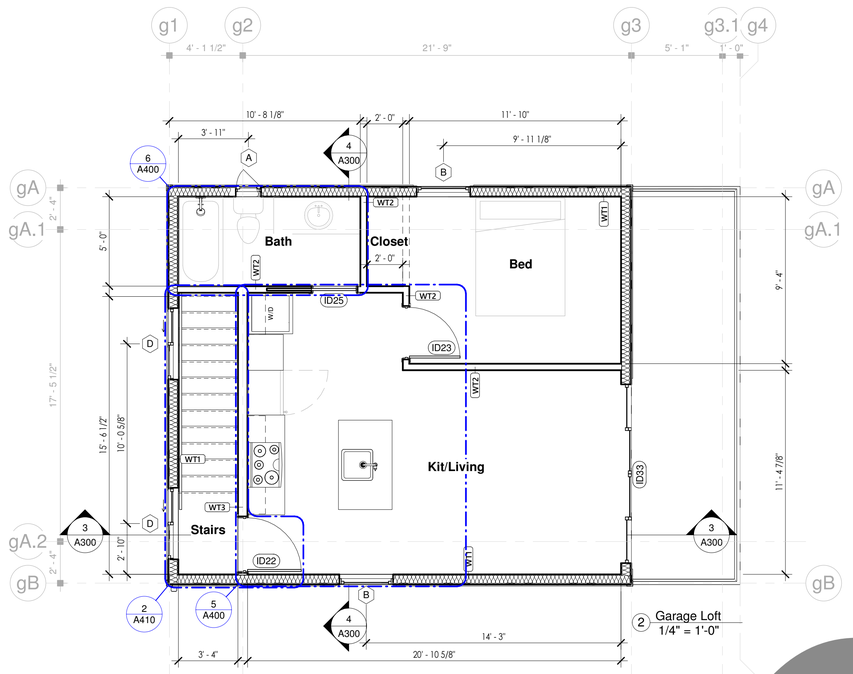
Main House

Name	Area
Dining	91 SF
Kitchen	136 SF
Living Room	176 SF
Bed 1	148 SF
Bath	41 SF
Office	78 SF
Master Bed	167 SF
Master Closet	32 SF
Master Bath	61 SF
Laundry	20 SF
Entrance	94 SF
Coats	3 SF
Closet	10 SF
Interior	1056 SF
Deck	188 SF
Covered Porch	145 SF
Exterior	333 SF
Total Squarefootage	1389 SF

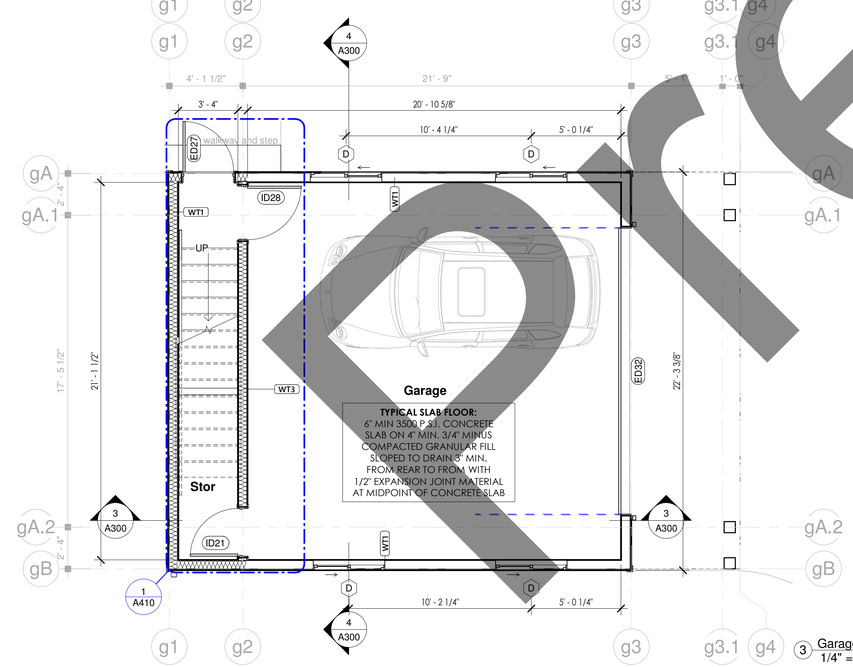
WOOD STUD PARTITION TYPES

NOTE: STUD SPACING AND GAUGE MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS & STUD FRAMING ENGINEER PRIOR TO INSTALLATION. SEE WALL SECTIONS FOR MORE DETAIL WALL COMPOSITIONS.

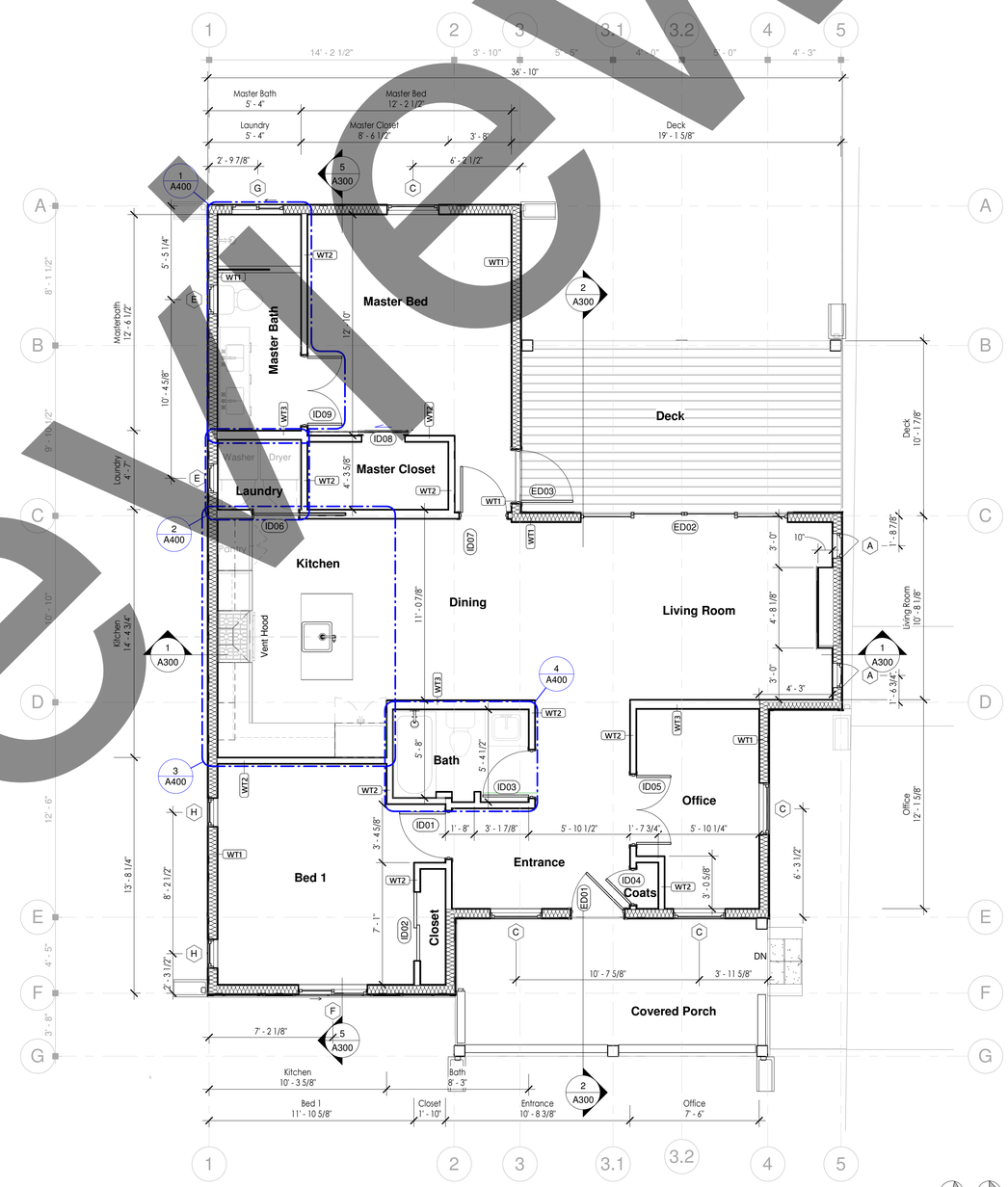




2 Garage Loft
1/4" = 1'-0"



3 Garage Plan
1/4" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

TRUE NORTH PROJECT NORTH

NOTES: ARCHITECTURAL

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE GEORGIA STATE BUILDING CODE AND ALL APPLICABLE LOCAL JURISDICTION RULES AND REGULATIONS. PROJECTS IN THE CITY OF LAFAYETTE.

2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.

5. REPORT ERRORS AND OMISSIONS TO THE DESIGNER IMMEDIATELY.

6. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS. AS CLARIFICATIONS, NTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, HEARTFELT DESIGN SOLUTIONS LLC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.

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A Sheltered Cove, LLC
Residential Renovation
Proposed Floor Plan

Stamp

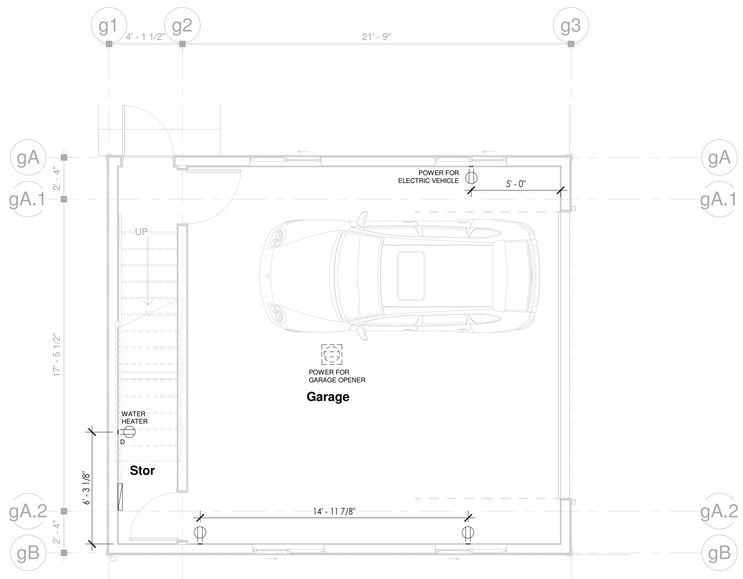
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

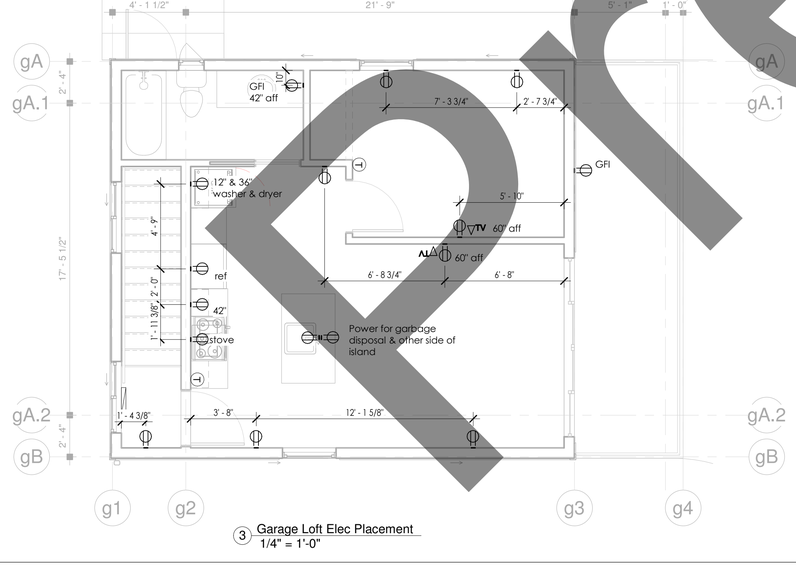
A101

Scale: As indicated

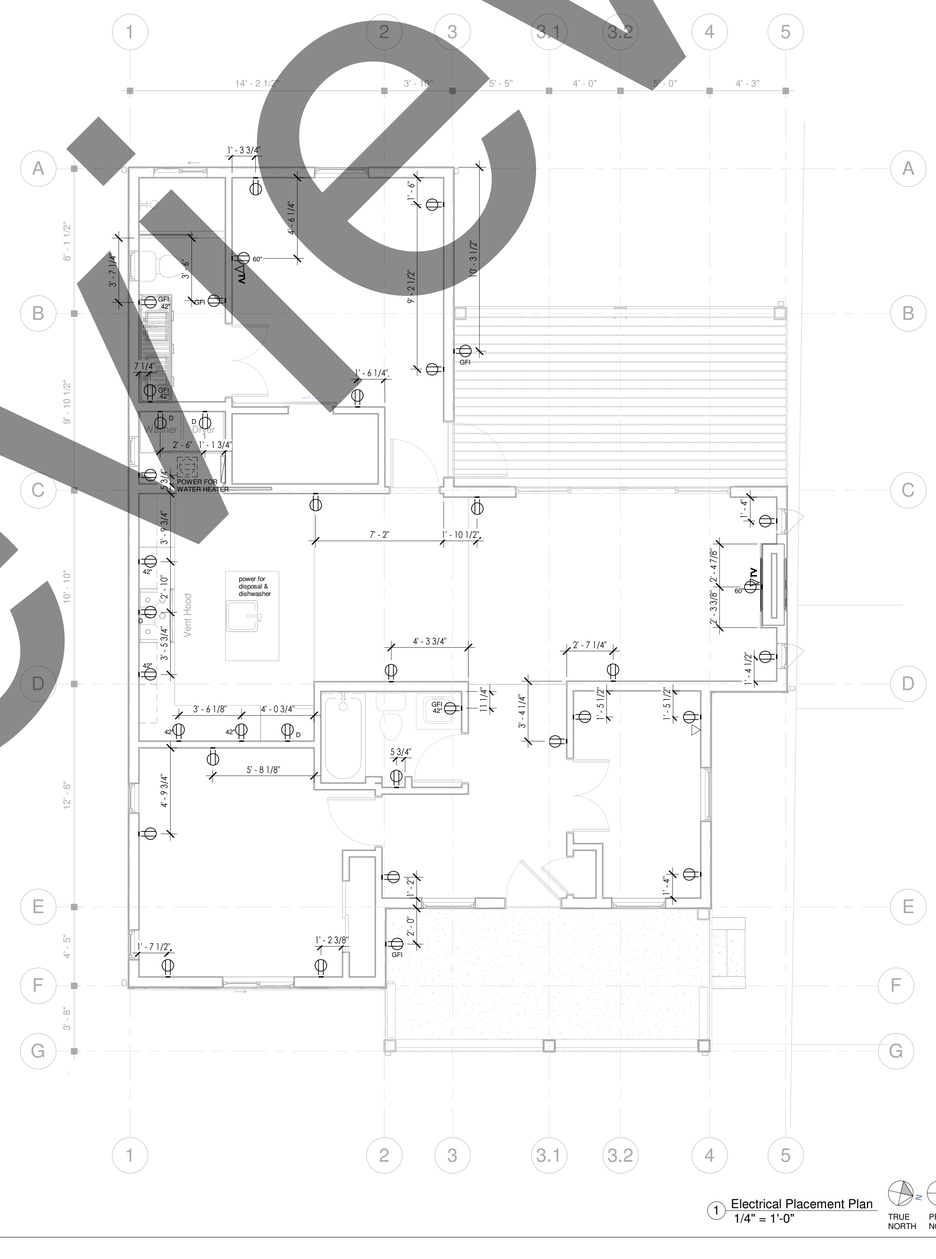
Preview



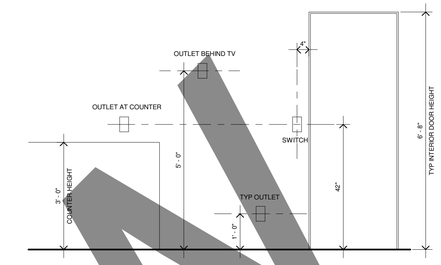
2 Garage Plan Elec Placement
1/4" = 1'-0"



3 Garage Loft Elec Placement
1/4" = 1'-0"



1 Electrical Placement Plan
1/4" = 1'-0"



Standard heights
1/2" = 1'-0"

TRUE NORTH

PROJECT NORTH

NOTES:

- ELECTRICAL SYSTEM MUST BE INSTALLED ACCORDING TO THE BUILDING AND ELECTRICAL CODE SPECIFIED BY THE JURISDICATION HAVING AUTHORITY.

- ALL ELECTRICAL EQUIPMENT SHALL MEET "UNDERWRITER'S LABORATORIES (UL) STANDARDS.

- CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANY FOR TEMPORARY AND PERMIT POWER SUPPLY. UTILITY COMPANY MUST BE NOTIFIED OF THE ESTIMATED TOTAL LOAD REQUIREMENTS FOR THE BUILDING BEFORE INSTALLATION.

- ALL BRANCH CIRCUITS TO HAVE 20% OF ITS COMPACITY RESERVED FOR POSSIBLE EXPANSION AND SAFETY.

- NUMBER OF RECEPTACLES SERVED BY A CIRCUIT SHALL MATCH THAT OF THE NATIONAL ELECTRICAL CODE.

- OUTLET HEIGHT TO BE 18" HEIGHT ABOVE FINISH FLOOR, RECESSED IN BASEBOARD AND FLOOR OUTLETS. PLEASE REFER TO PLAN & INTERIOR ELEVATIONS FOR LOCATIONS.

- OUTLETS ABOVE COUNTERS TO BE 42" ABOVE FINISH FLOOR.

- SWITCHES TO BE ON LATCH SIDE OF DOOR AT 42" ABOVE FINISH FLOOR., AND 2 1/2" FROM FRAME MINIMUM.

- OUTLETS IN EXPOSED TO WET CONDITIONS SHALL BE GFI.

- ALL EXTERIOR OUTLETS TO BE GFI AND TO HAVE EXTERIOR GRADE OPERABLE COVER.

- DIMENSIONS ARE TAKEN FROM CENTER OF TERMINAL OR CENTER OF GROUPED TERMINALS.

- OUTLETS TO BE MAXIMUM 12' APART IN LIVINGG SPACES.

- (1) OUTLET EVERY 4' ALONG COUNTERTOPS IN KITCHEN.

- BATHROOMS TO HAVE AT LEAST (1) GFI OUTLET.

- ALL WINDOWS TO BE WIRED FOR SUNSHADE.

- SEE LOW VOLTAGE PLAN FOR ALL WIRING AND COMMUNICATION DEVICES.

ELECTRICAL LEGEND

	DUPLEX OUTLET
D	DEDICATED OUTLET
GFI	GROUND FAULT INTERPRETOR OUTLET
	DATA
TV	TV/CABLE CONNECTION
	DUPLEX ABOVE
	THERMOSTAT

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A Sheltered Cove, LLC
Residential Renovation
Electrical Placement Plan

Stamp

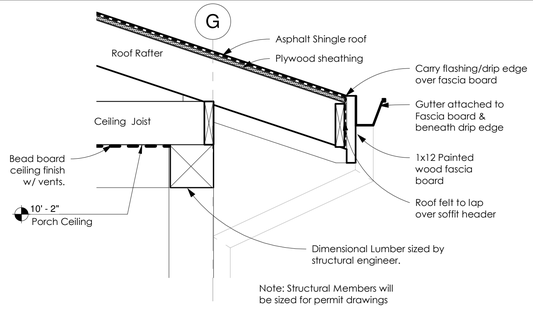
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

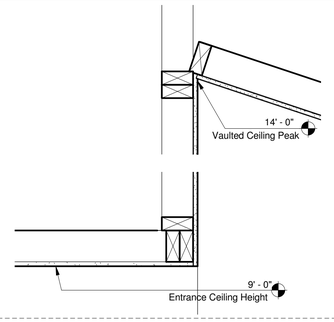
A102

Scale: As indicated

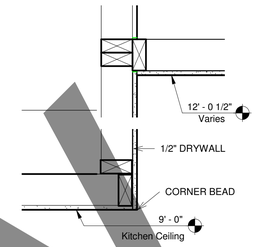
Preview



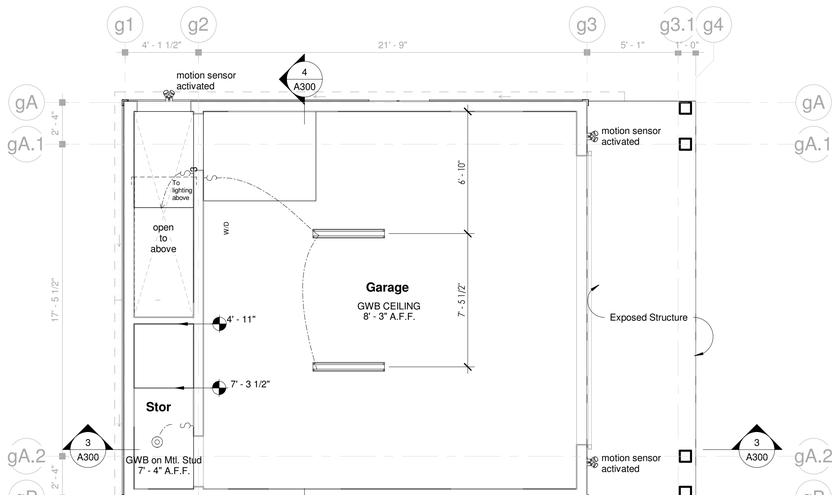
6 Porch Roof Detail
1" = 1'-0"



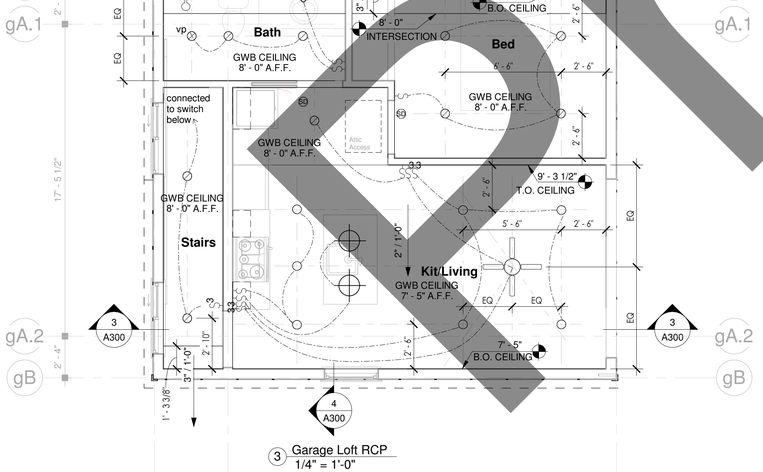
5 Section 6
1 1/2" = 1'-0"



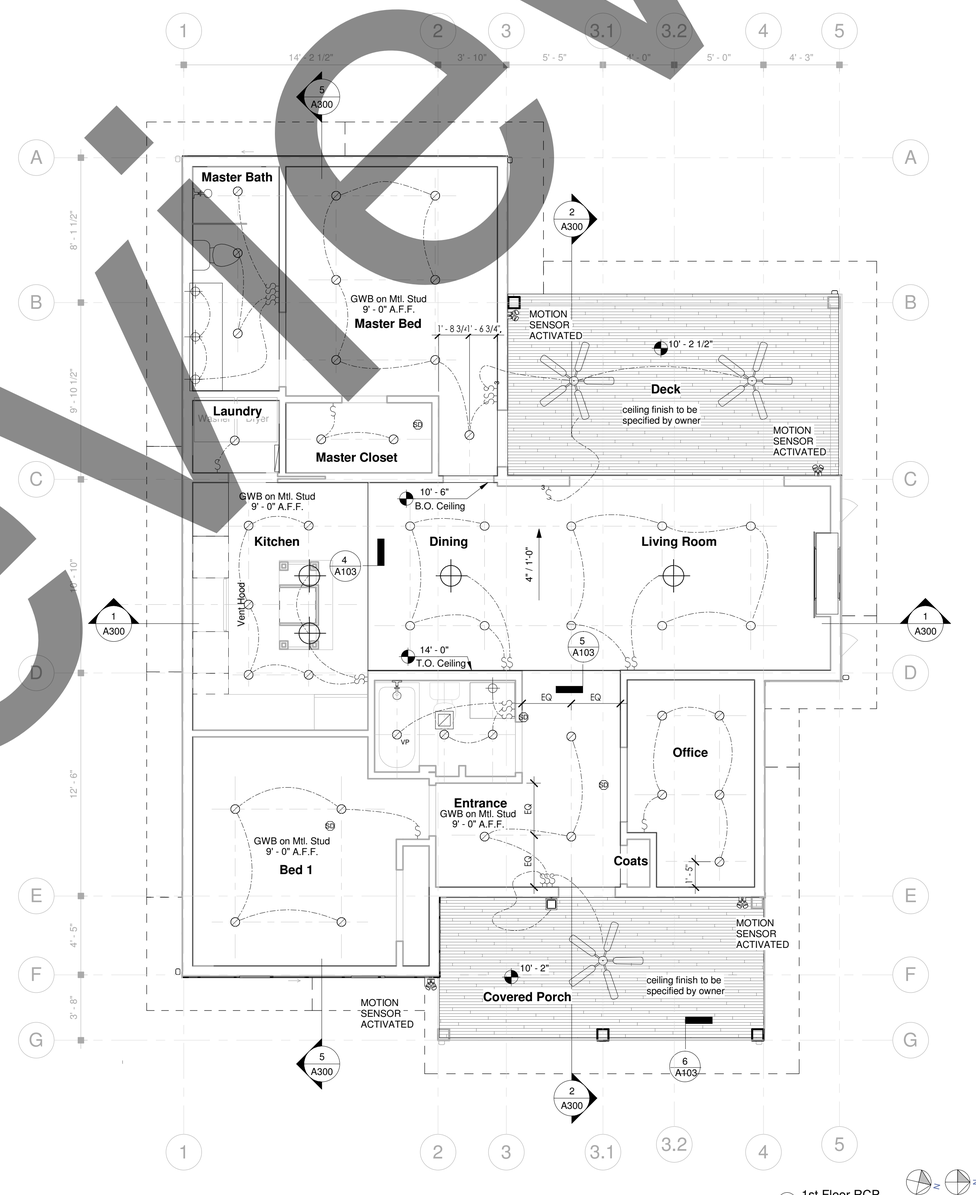
4 Kitchen Ceiling
1 1/2" = 1'-0"



2 Garage RCP
1/4" = 1'-0"



3 Garage Loft RCP
1/4" = 1'-0"



1 1st Floor RCP
1/4" = 1'-0"

TRUE NORTH
PROJECT NORTH

NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD MECHANICAL CODE, NATIONAL ELECTRIC CODE, STATE ENERGY CODE, ALL NPFA REQUIREMENTS AND ALL LOCAL CODES .

- ALL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE REQUIRED TO FURNISH, INSTALL AND CONNECT WITH APPROPRIATE SERVICES ALL ITEMS SHOWN ON THE DRAWING AT NO ADDITIONAL COST TO THE OWNER.

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT CEILING TYPES, HEIGHTS AND DIFFUSER LOCATIONS.

- TEST AND BALANCE REPORT SHALL BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR WITH A WRITTEN REPORT PROVIDED TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. AIRSIDE BALANCE AND CAPACITY CHECKS SHALL BE RUN ON ALL SYSTEMS. THE WRITTEN REPORT SHALL BE ON FORMS RECOMMENDED BY AABC.

- DEIVATION FROM MATERIAL, METHODS OR PROCEDURES SET FORTH HERE IN MUST BE APPROVED BY THE ENGINEER, IN WRITING, PRIOR TO BID OR COMMENCEMENT OF WORK.

- ALL DIMENSIONS TAKEN FROM CENTER OF FIXTURE/TERMINAL.

- ALL LIGHTS TO HAVE DIMMER SETTINGS.

- LIGHT SWITCH PLATE TO BE 42" AFF O.C. & 2.5" OFF DOOR CASING.

- GROUP SWITCHES WILL BE ON ONE SWITCH PLATE.

- WALL HUNG FIXTURE HEIGHTS FOUND IN INTERIOR ROOM ELEVATIONS. IF NO INTERIOR ELEVATIONS COORDINATE WITH OWNER.

RCP LEGEND

	6" Recessed Can Light
VP	6" Vapor Proof Can Light
	Single Light bulb
	Under Cabinet Light w/Outlets ***Brand to be Kitchler or Equal
	Pendant Light **Graphic does not reflect light fixture
	Light Switch
3	3-Way Light Switch
	Exterior Wall Sconce **Graphic does not reflect light fixture
	Interior Wall Sconce **Graphic does not reflect light fixture size
	Air Diffuser
	Florescent Garage Light
	Sensor Security Flood Lights
	Indoor ceiling fan w/ Light
	Outdoor ceiling fan w/ Light

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A Sheltered Cove, LLC
Residential Renovation
Reflected Ceiling Plan

Stamp

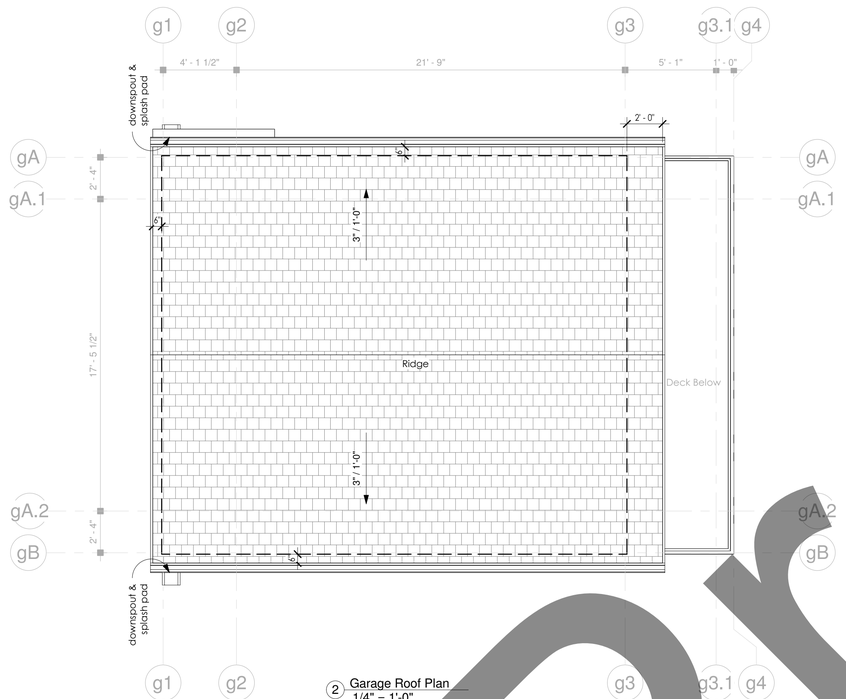
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

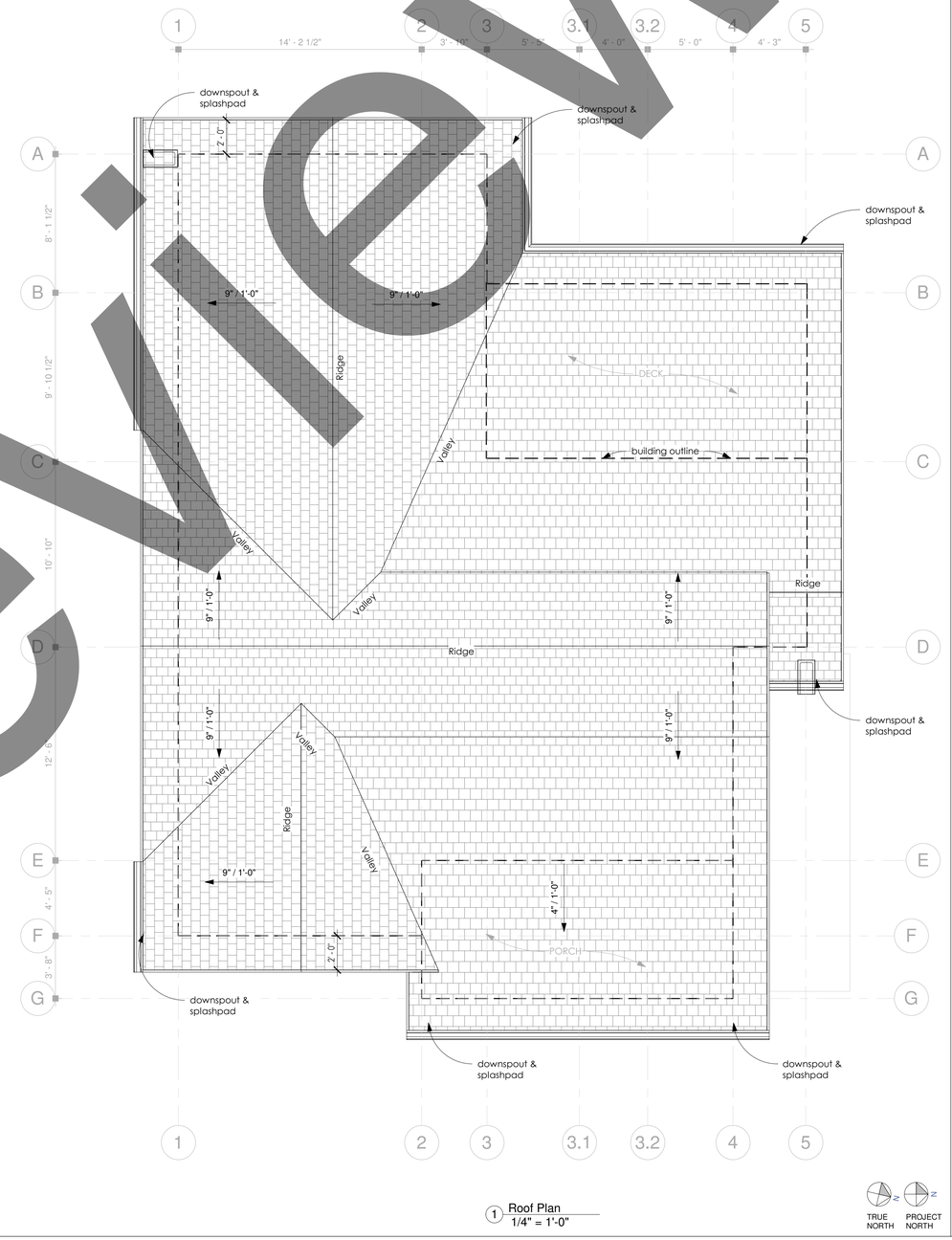
A103

Scale: As indicated

Preview



2 Garage Roof Plan
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

TRUE NORTH
PROJECT NORTH

NOTES: ROOF

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM. AREAS ARE MARKED WITH DESIGNATED LETTER, SEE ROOF PLAN AND NOMENCLATURE.

4. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS.

5. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

7. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

8. GENERAL CONTRACTOR TO ENSURE ALL ROOFTOP PENETRATIONS (EQUIP, SOIL STACKS, ETC.) ARE INSTALLED MIN. 2'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE.

9. UPON SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.

10. GUTTER SYSTEM TO INCORPORATE:
- GUTTER
- DOWNSPOUT & BAND
- RIGHT & LEFT END CAP
- SEAMER
-HANGERS & SCREWS
- FASCIA BRACKETS
- END DROP
- SPLASH BLOCK

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A Sheltered Cove, LLC
Residential Renovation
Roof Plan

Stamp

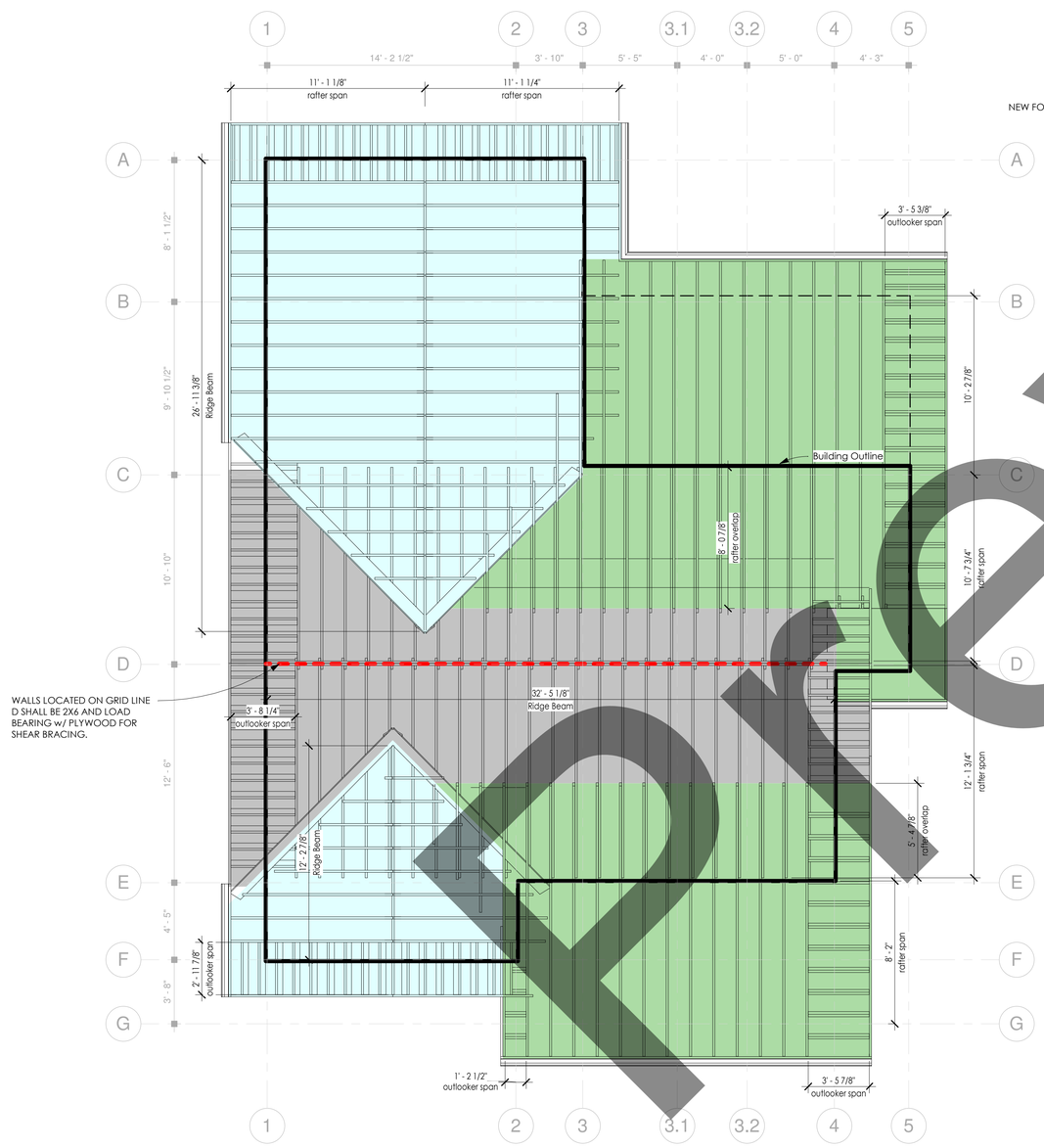
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

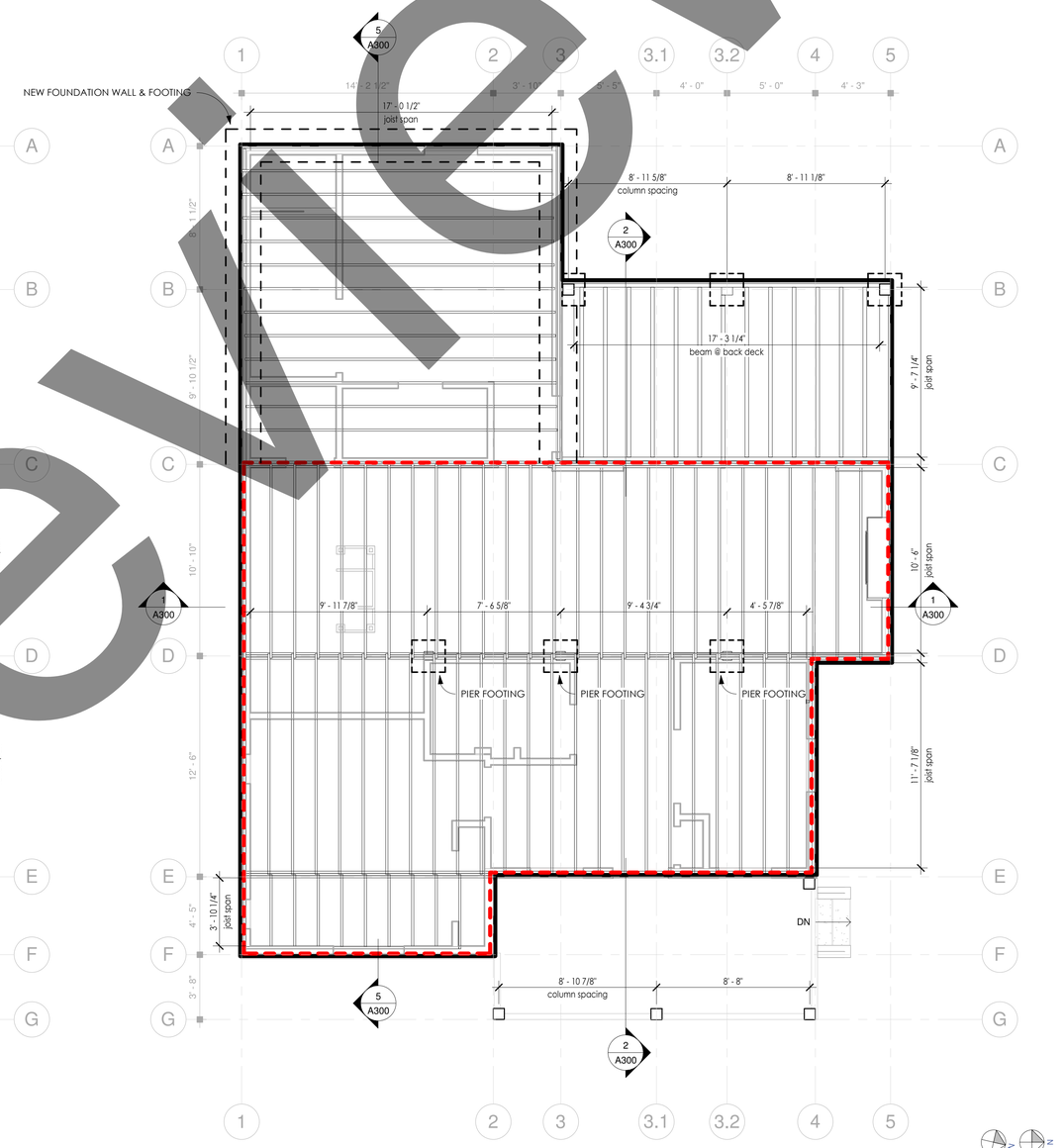
A104

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

Preview



2 Roof Framing Plan
1/4" = 1'-0"



1 Floor Framing Plan
1/4" = 1'-0"

TRUE NORTH
PROJECT NORTH

NOTES: FRAMING

- STRUCTURAL MEMBER SPANS AND LENGTHS ARE USED FOR CALCULATING STRUCTURAL LOADS. DO NOT CUT LUMBER TO DIMENSION ON THE DIMENSIONS ON THIS PLAN. VERIFY ALL FINAL DIMENSION IN FIELD.

- PROVIDE SOLID BEARING IUNDER BEAM ENDS AND FROM BEARING POINTS TRANSFERED DOWN FROM CEILING ABOVE CONTINUOUS TO FOOTING BELWO AS LOCATED ON PLANS.

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A Sheltered Cove, LLC
Residential Renovation
Main House Framing Plan

Stamp

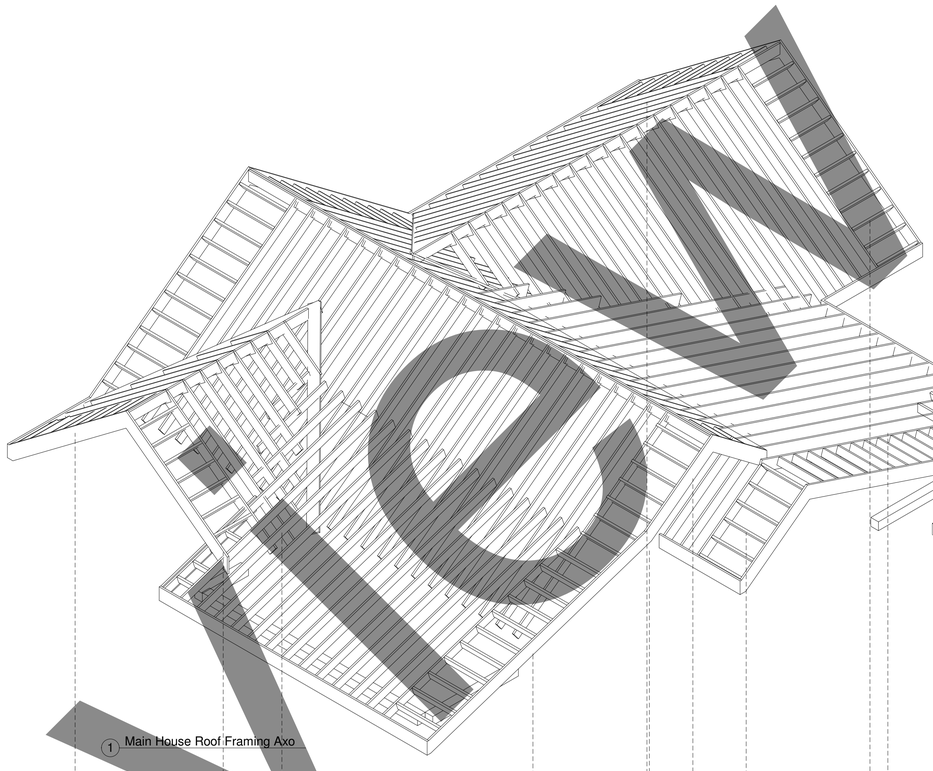
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

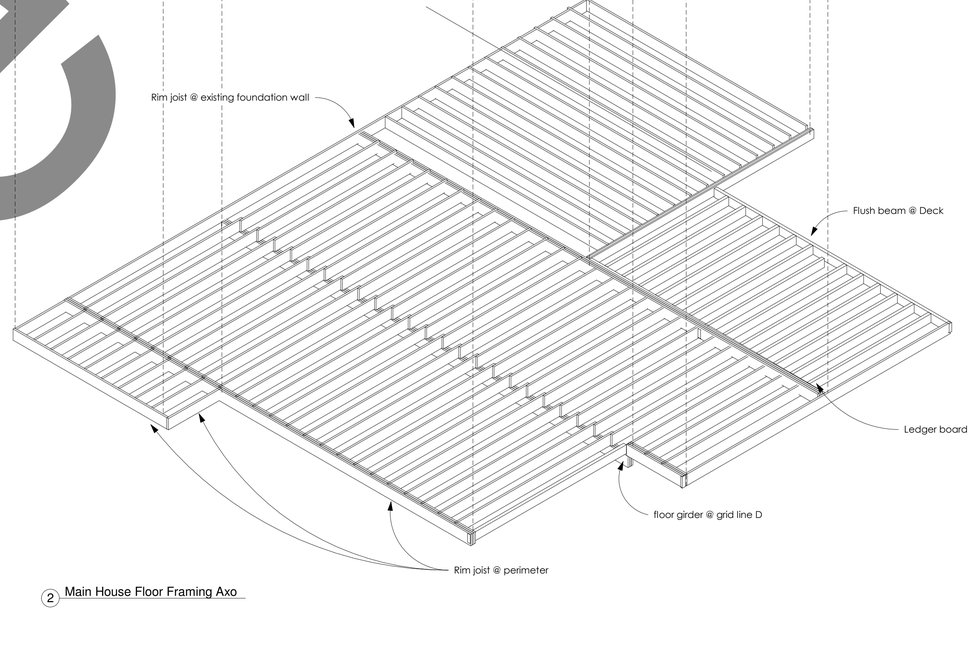
A105

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

Preview



1 Main House Roof Framing Axo



2 Main House Floor Framing Axo

Preview

NOTES:

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A Sheltered Cove, LLC
Residential Renovation
Main House framinng Axo & Details

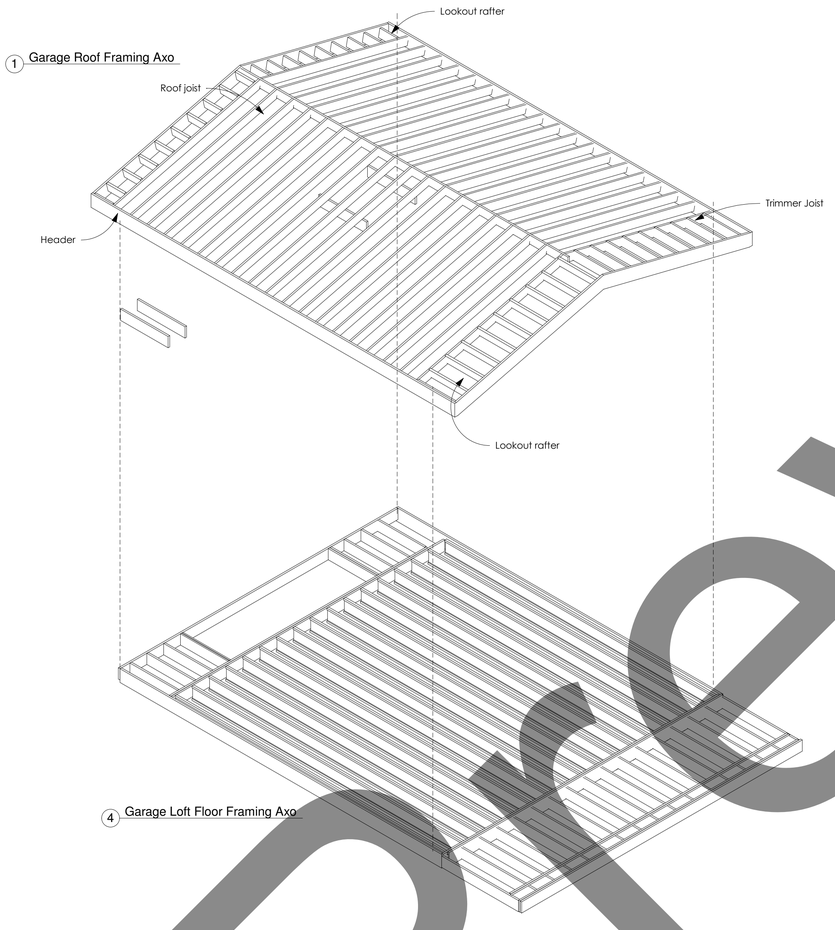
Stamp

No.	Description	Date

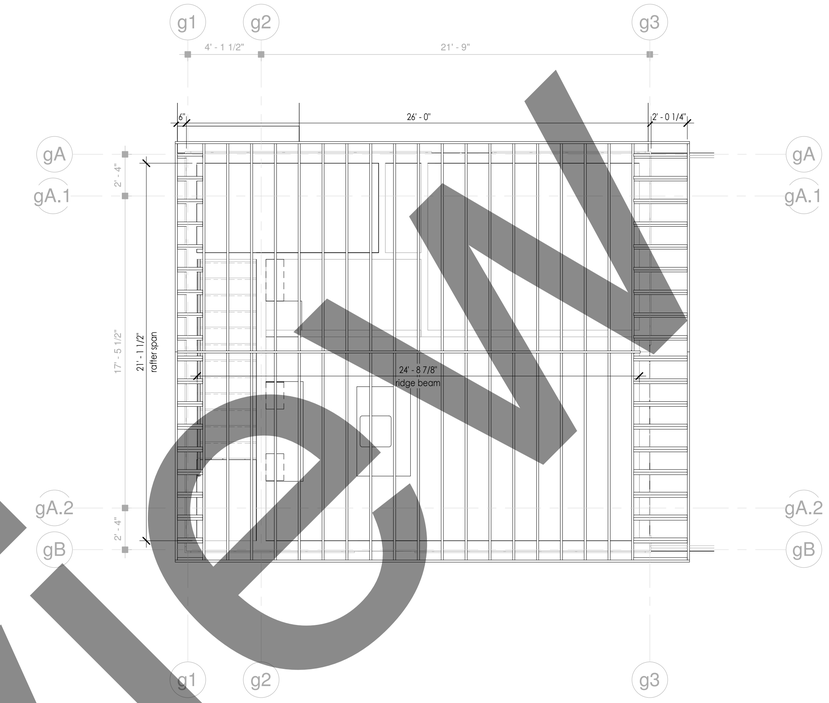
Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A106

Scale:

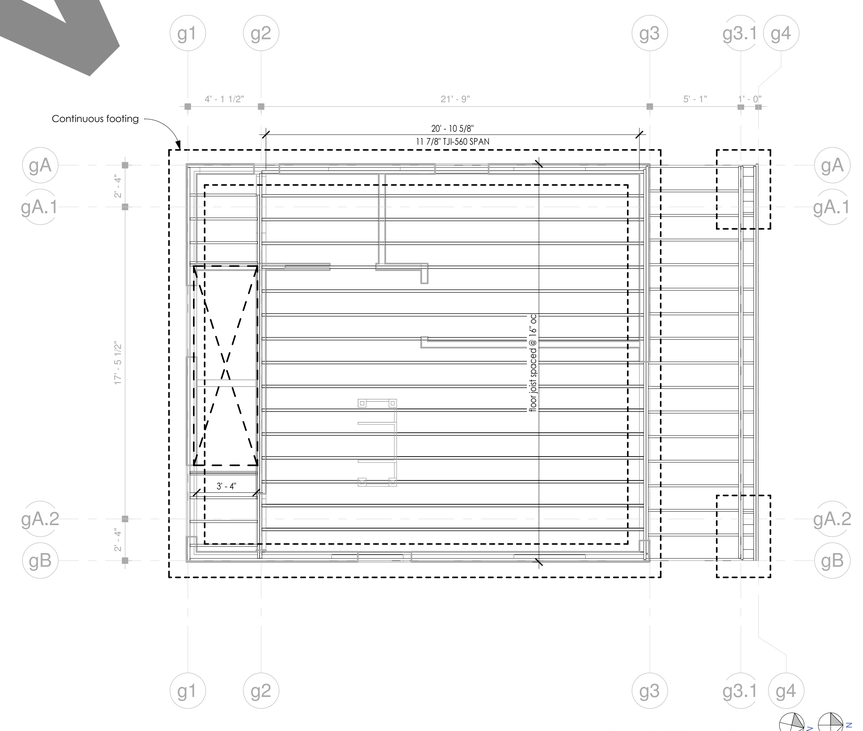


1 Garage Roof Framing Axo



3 Garage Roof Plan
1/4" = 1'-0"

4 Garage Loft Floor Framing Axo



2 Garage Loft Framing Plan
1/4" = 1'-0"

TRUE NORTH
PROJECT NORTH

NOTES:

- STRUCTURAL MEMBER SPANS AND LENGTHS ARE USED FOR CALCULATING STRUCTURAL LOADS. DO NOT CUT LUMBER TO DIMENSION ON THE DIMENSIONS ON THIS PLAN. VERIFY ALL FINAL DIMENSION IN FIELD.

- PROVIDE SOLID BEARING IUNDER BEAM ENDS AND FROM BEARING POINTS TRANSFERED DOWN FROM CEILING ABOVE CONTINUOUS TO FOOTING BELOW AS LOCATED ON PLANS.

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A Sheltered Cove, LLC
Residential Renovation
Garage Loft Framing Plan, Axo & Details

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A107

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

Preview

1 Front Elevation
1/4" = 1'-0"

ELEVATION #: 2

2 Rear
1/4" = 1'-0"

ELEVATION #: 1

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A200

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

11/30/2021 4:22:31 PM

Preview

1 Side 1
1/4" = 1'-0"

ELEVATION #: 4

2 Side 2
1/4" = 1'-0"

ELEVATION #: 3

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

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FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	Aa- # #
Date:	00/ 00/ 21
Drawn by:	Author
Checked by:	Checker

A201

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

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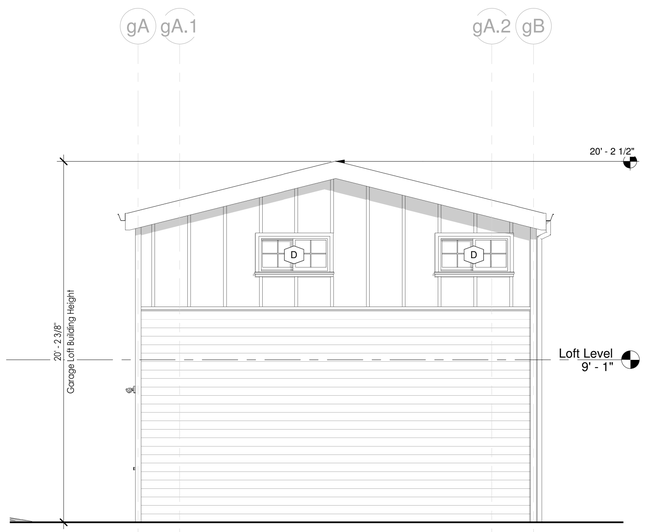
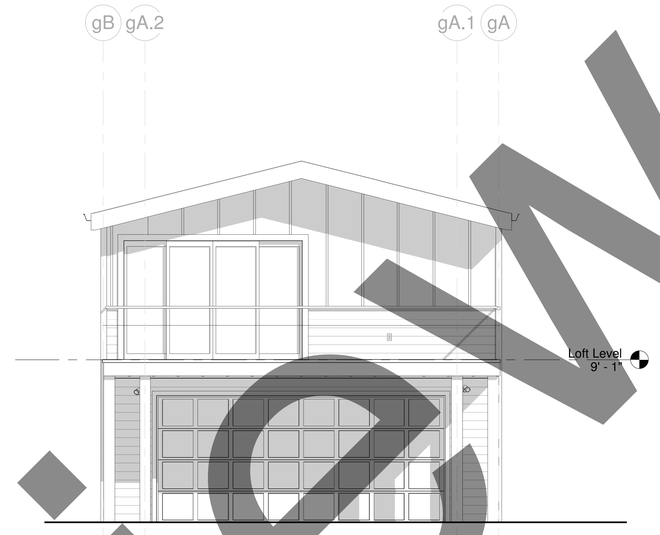
Preview

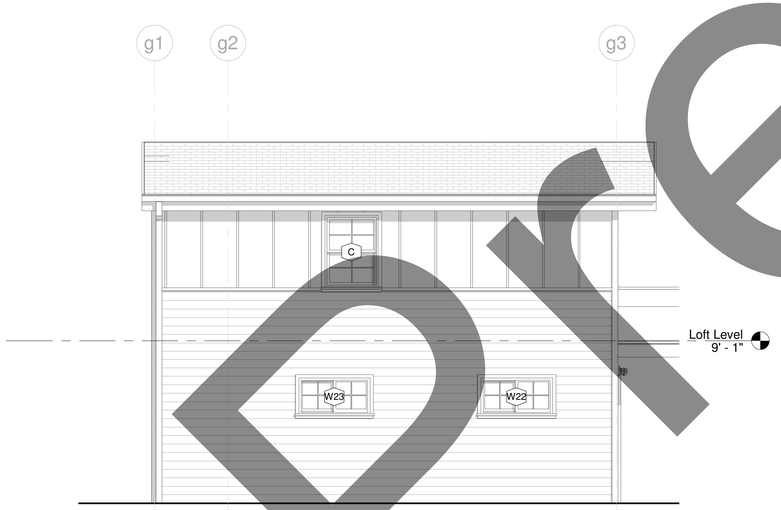


2 Elevation 2 - a
1/4" = 1'-0"



1 Elevation 1 - a
1/4" = 1'-0"

ELEVATION #:



4 Elevation 4 - a
1/4" = 1'-0"

3 Elevation 3 - a
1/4" = 1'-0"

ELEVATION #:

ELEVATION NOTES:

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3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Garage Elevation

Stamp

No.	Description	Date

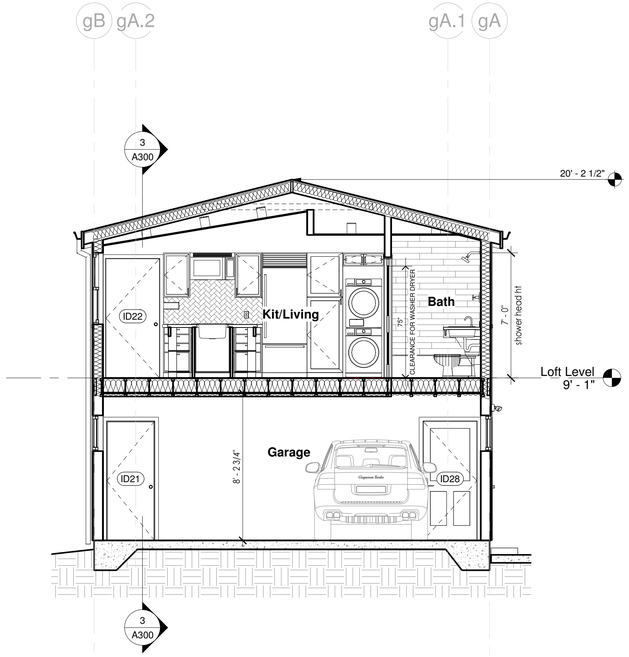
Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A203

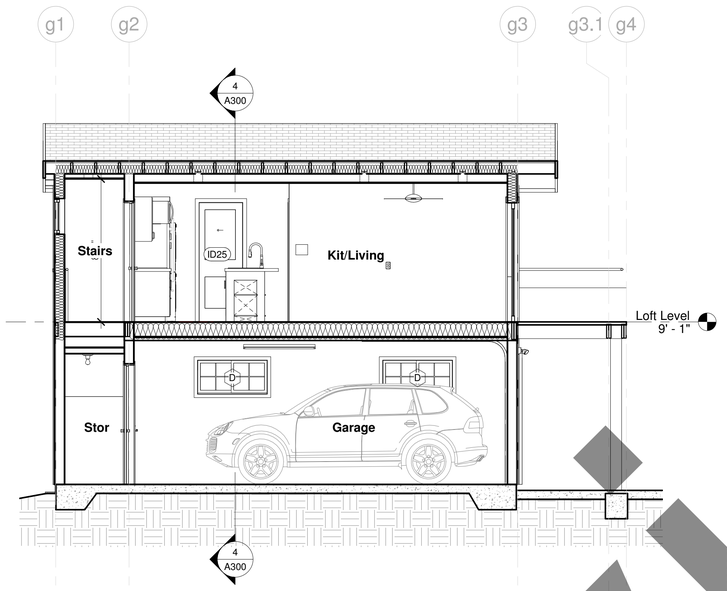
Scale: 1/4" = 1'-0"

11/30/2021 4:22:36 PM

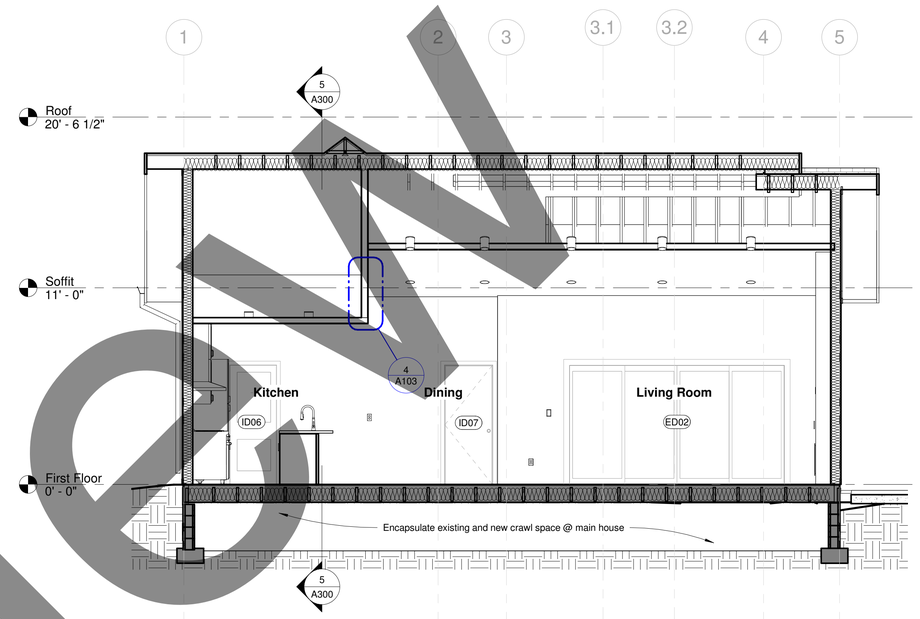
Preview



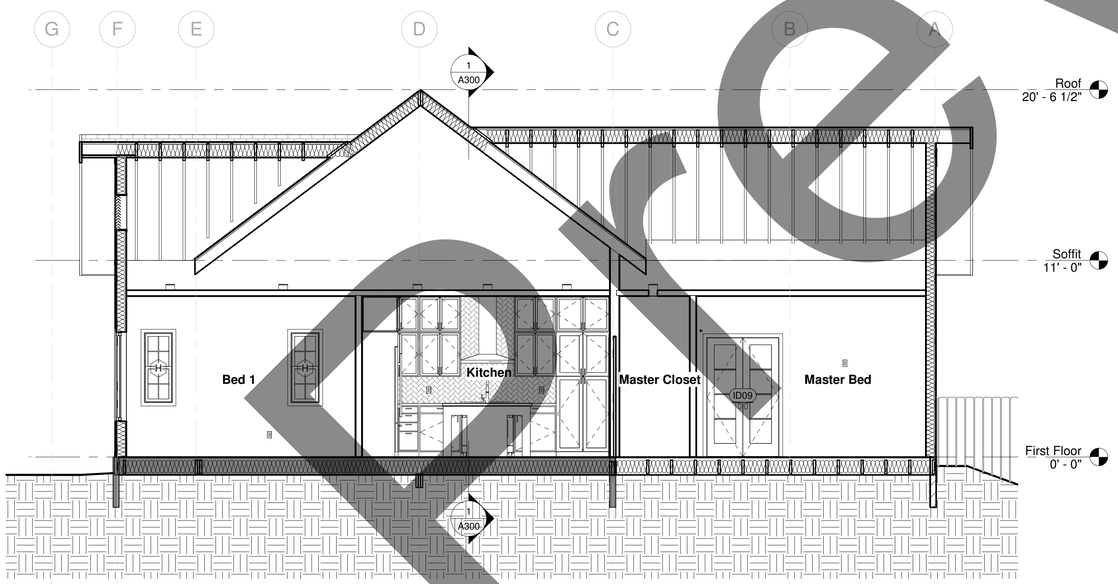
4 Section 4 (Garage/Loft)
1/4" = 1'-0"



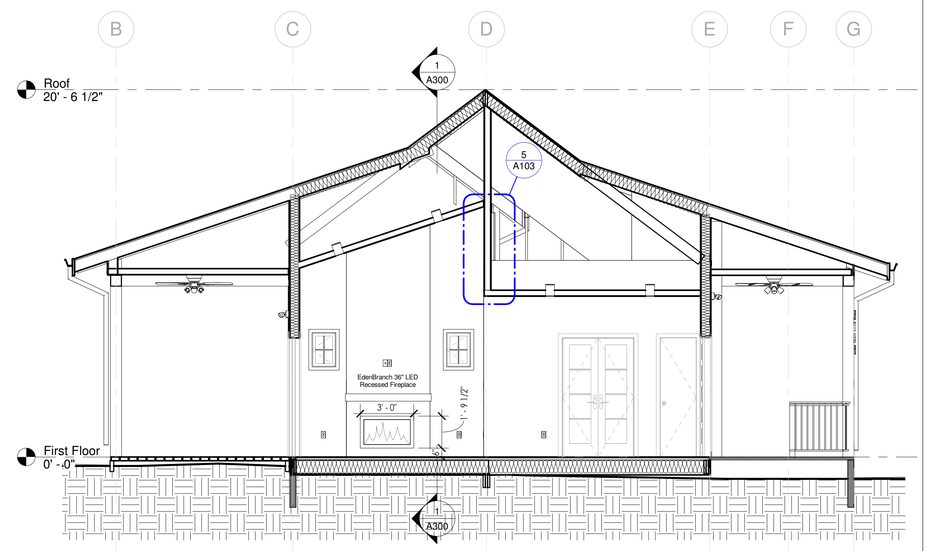
3 Section 3 (Garage/Loft)
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"



5 Building Section
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

Preview

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3143 Old Jonesboro Rd Residential Renovation Building Sections

Stamp

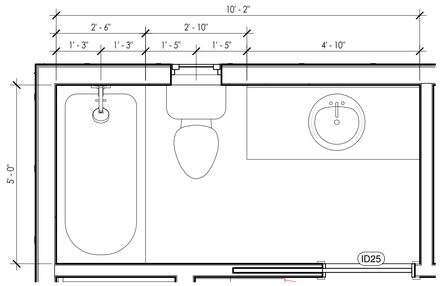
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

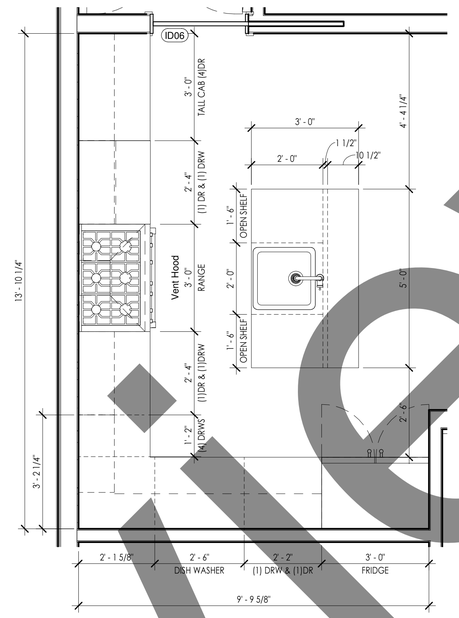
A300

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

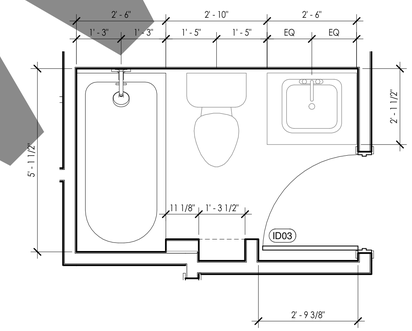
11/30/2021 4:22:38 PM



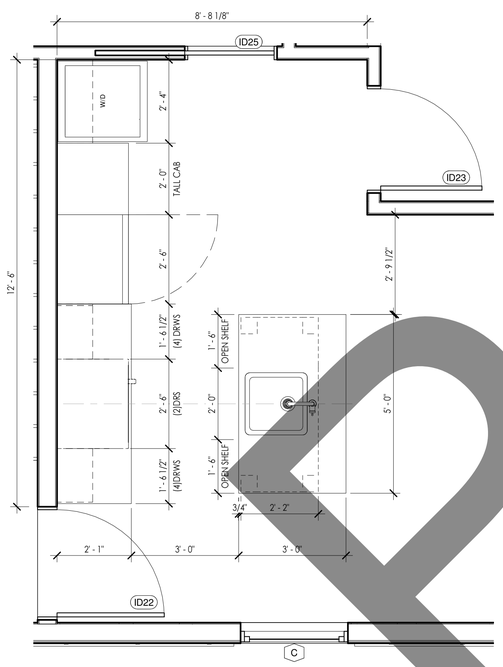
6 Garage Loft - Bathroom
1/2" = 1'-0"



3 Kitchen
1/2" = 1'-0"



4 Bathroom
1/2" = 1'-0"

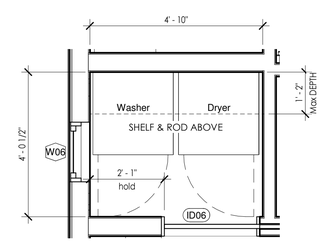


5 Garage Loft - Kitchen
1/2" = 1'-0"

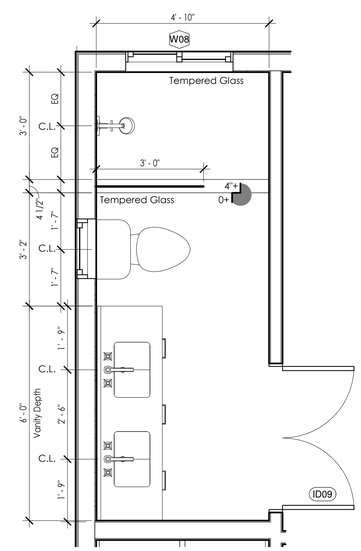
NOTE:
OVERALL DIMENSIONS TO ACCOMODATE WASHER/DRYER. VERIFY FINAL WASHER/DRYER AND ITS OPENING CLEARANCE ARE SATISFIED BY OVERALL LAUNDRY ROOM FINAL DIMENSIONS.

ALLOW FOR COUNTER AND DOOR FRAME TO ADEQUATELY INTERSECT ON KITCHEN SIDE OF WALL WITH 2'-1" OR HIGHER DIMENSION.

VERIFY FINAL SHELF HEIGHT WITH OWNER'S FINAL WASHER DRYER OPTION.



2 Laundry
1/2" = 1'-0"



1 Master Bath
1/2" = 1'-0"

Preview

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3143 Old Jonesboro Rd
Residential Renovation
Enlarged Plans

Stamp

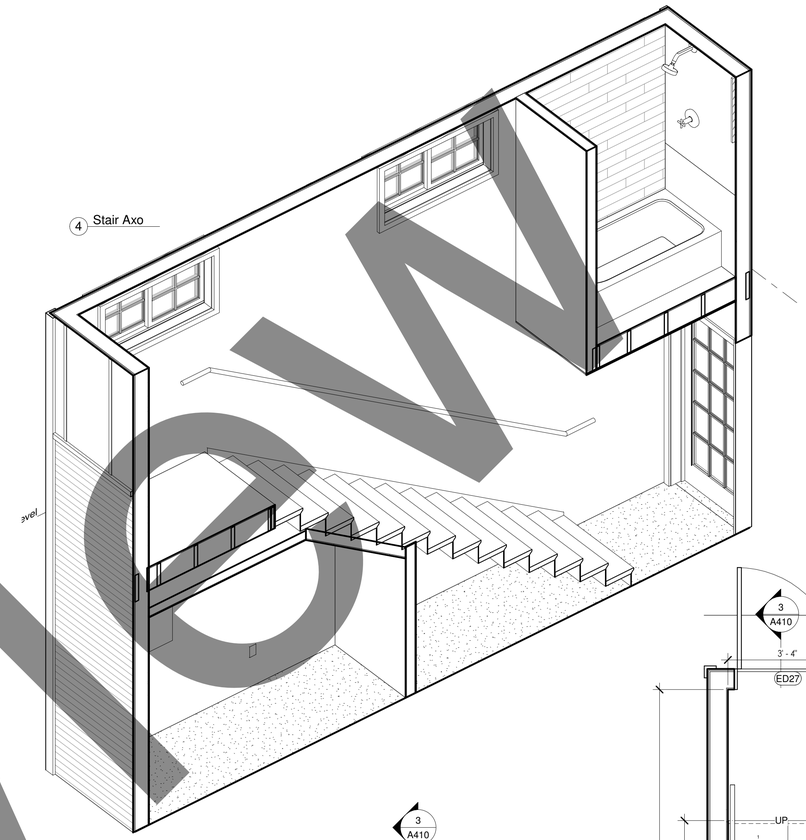
No.	Description	Date

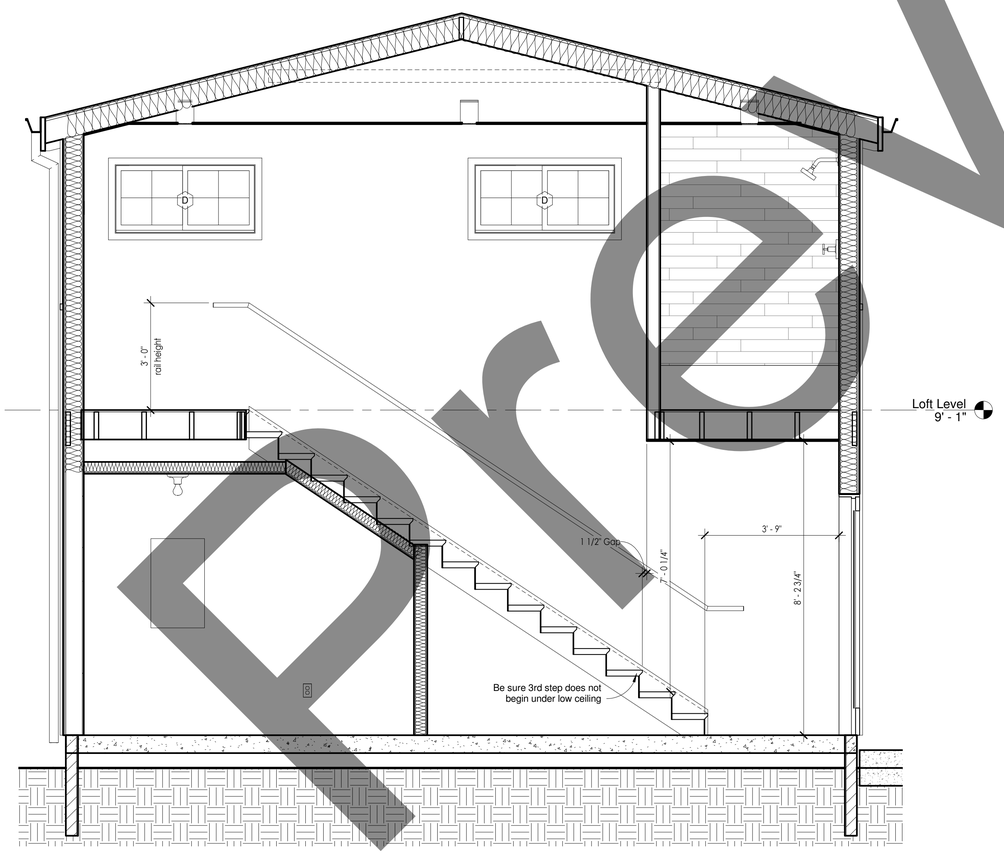
Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A400

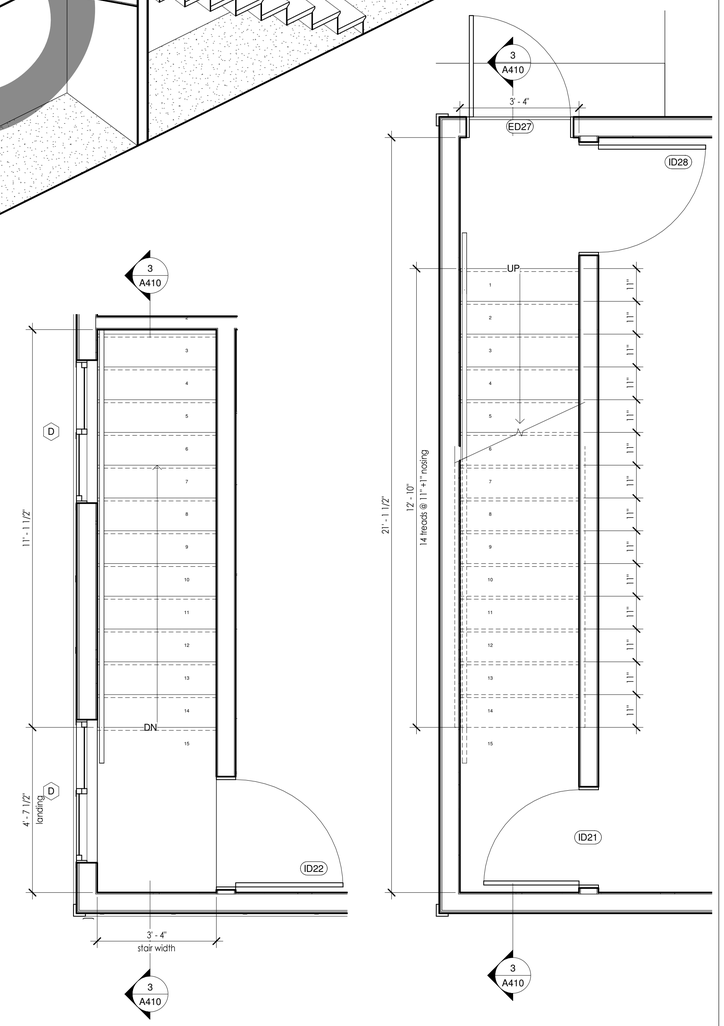
Scale: 1/2" = 1'-0"

11/30/2021 4:22:39 PM





3 Stair Section
1/2" = 1'-0"



2 Garage Loft - Stairs
1/2" = 1'-0"

1 Garage Plan - Stairs
1/2" = 1'-0"

Preview

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3143 Old Jonesboro Rd
Residential Renovation
Stair Plan, Section and Axo

Stamp

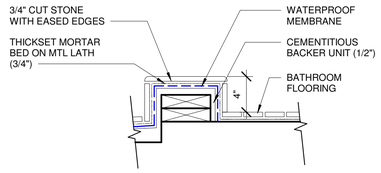
No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

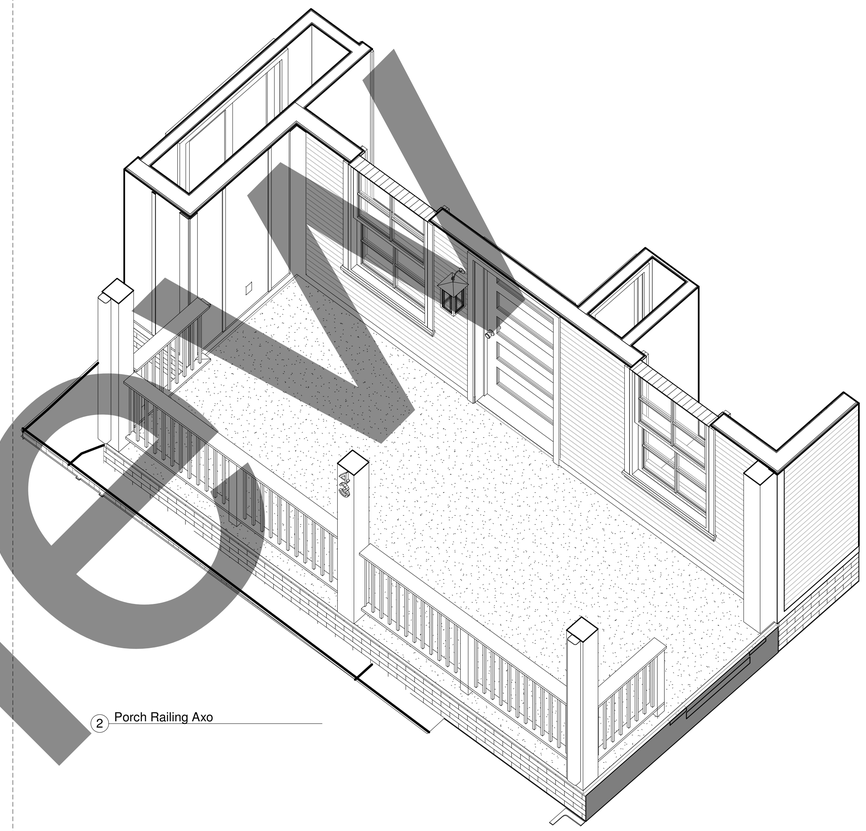
A410

Scale: 1/2" = 1'-0"

11/30/2021 4:22:40 PM

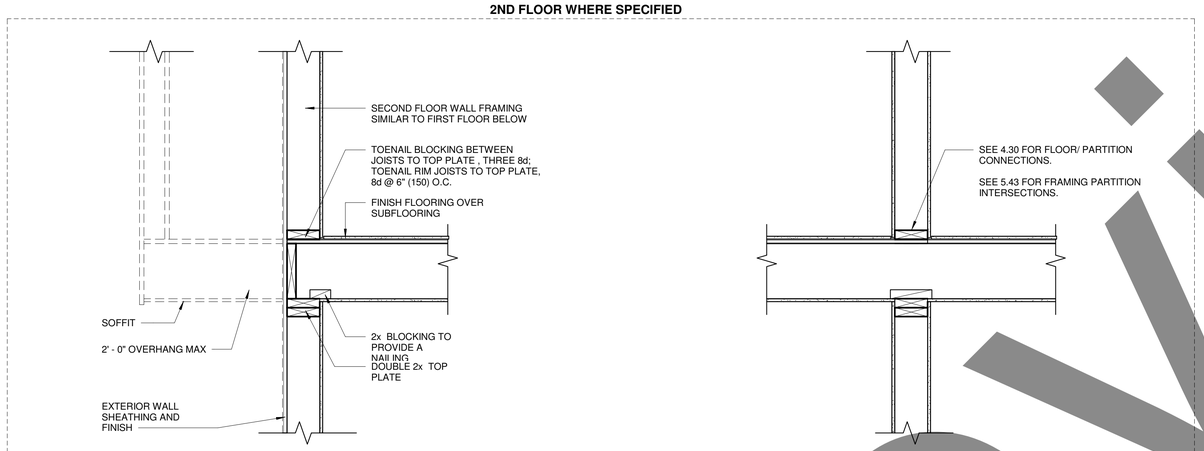


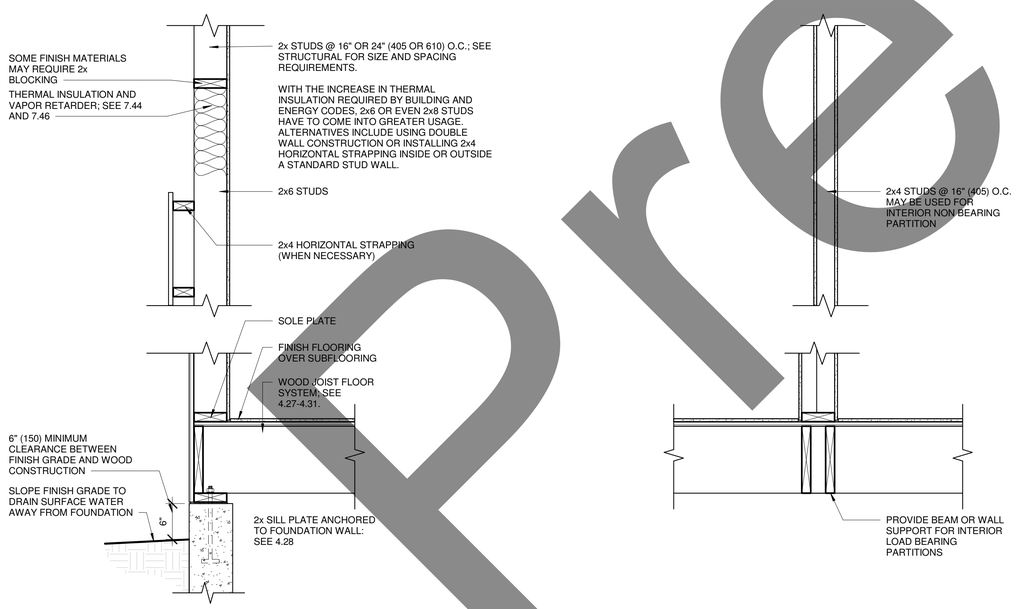
4 SHOWER CURB DETAIL
1 1/2" = 1'-0"



2 Porch Railing Axo

2ND FLOOR WHERE SPECIFIED

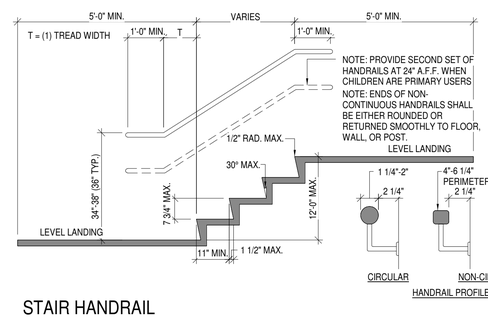




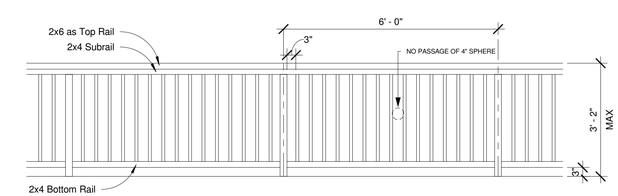
EXTERIOR WALL SECTION

INTERIOR WALL SECTION

3 WOOD STUD FRAMING
1" = 1'-0"



STAIR HANDRAIL
SCALE: 1/2" = 1'-0"



GAURDRAIL
SCALE: 1/2" = 1'-0"

IRC 2018 R312

1 Stair handrail/Gaurdrail
1/2" = 1'-0"

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3143 Old Jonesboro Rd
Residential Renovation

Enlarged Details

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

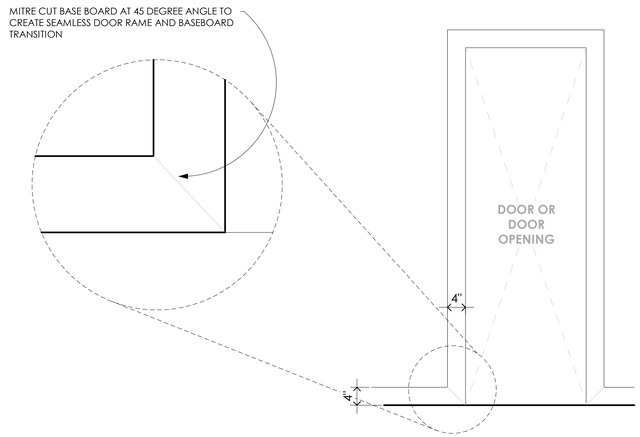
A420

Scale: As indicated

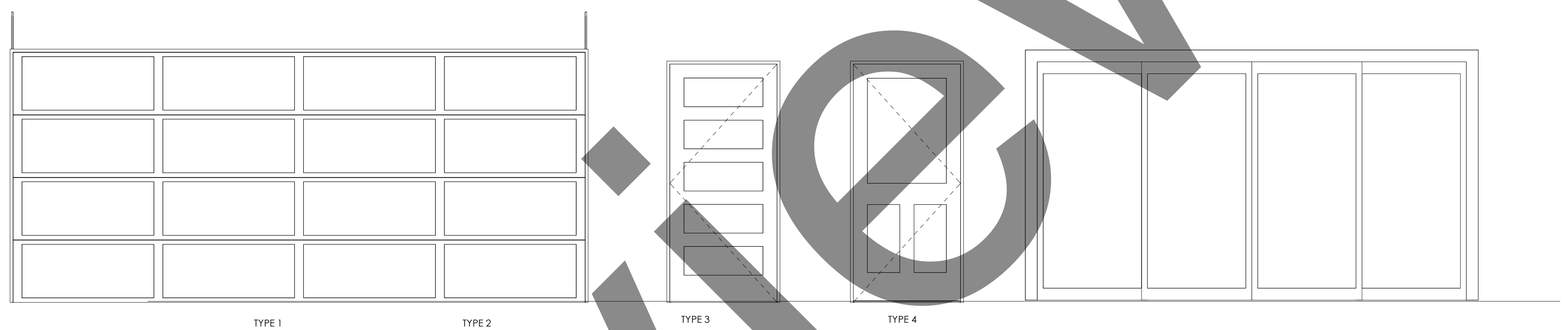
11/30/2021 4:22:41 PM

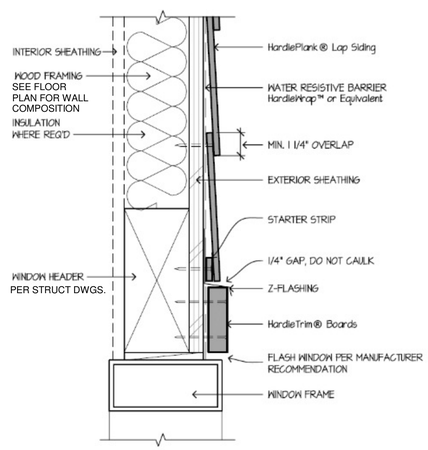
Preview

Door Schedule									
			Dimensions						
Tag #	Type	Room Name	Width	Height	Thickness	Function	Finish	Comments	From Room: BUILDING
ID01	Type 2		2' - 8"	6' - 8"	0' - 1 1/2"				Main House
ID02	Type 6		4' - 0"	6' - 8"	0' - 2"				Main House
ID03	Type 2		2' - 8"	6' - 8"	0' - 1 1/2"				Main House
ID04	Type 3		2' - 0"	6' - 8"	0' - 1 1/2"				Main House
ID05	Type 4		4' - 0"	6' - 8"	0' - 1 1/2"				Main House
ID06	Type 5		2' - 8"	6' - 8"	0' - 1 1/2"				Main House
ID07	Type 2		2' - 8"	6' - 8"	0' - 1 1/2"				Main House
ID08	Type 7		2' - 6"	6' - 9"			STAINED	VARATHANE: Golden Oak Classic Wood Interior Stain. Verify with owner.	Main House
ID09	Type 4		4' - 0"	6' - 8"	0' - 1 1/2"				Main House
ID21	Type 2		2' - 8"	6' - 8"	0' - 1 1/2"				Garage Loft
ID22	Type 2		3' - 0"	6' - 8"	0' - 1 1/2"				Garage Loft
ID23	Type 2		2' - 10"	6' - 8"	0' - 1 1/2"				Garage Loft
ID25	Type 8		2' - 6"	6' - 8"	0' - 1 1/2"				Garage Loft
ID25	Type 18		0' - 0"	0' - 0"					Garage Loft
ID28	Type 19		3' - 0"	6' - 8"	0' - 1 1/2"				Garage Loft
ID33	Type 45		10' - 0"	6' - 8"	0' - 2"				Garage Loft

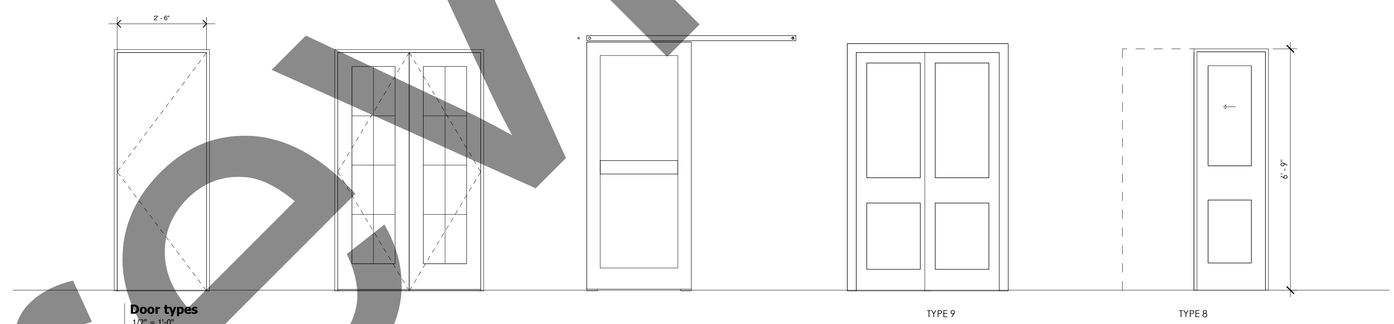


4 Baseboard and Door Frame detail
3/4" = 1'-0"

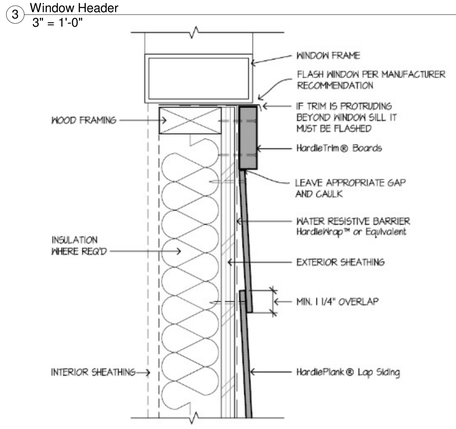




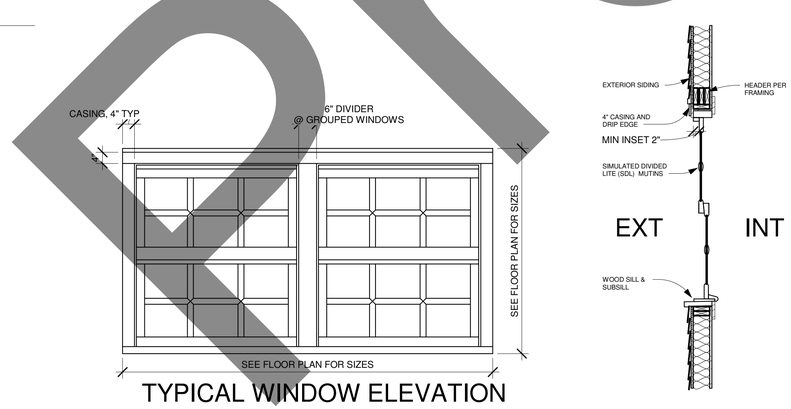
3 Window Header
3" = 1'-0"



Door types
1/2" = 1'-0"



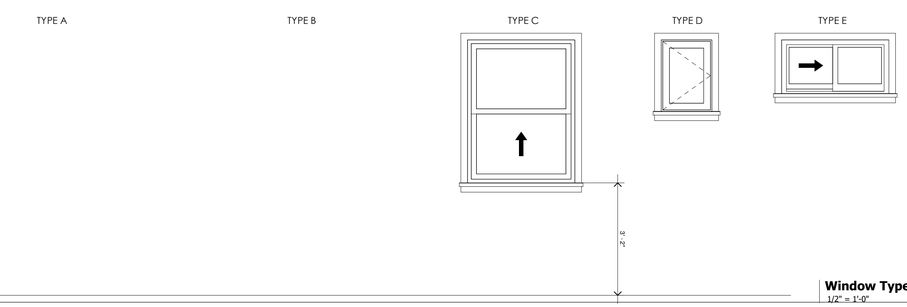
2 Window Sill detail
3" = 1'-0"



TYPICAL WINDOW ELEVATION

1 Window Detail
1/2" = 1'-0"

Window Schedule					
	Dimensions				
Mark	Width	Height	Function	Finish	Comments
A	1' - 5"	2' - 0"			
B	3' - 0"	4' - 0"			
C	3' - 0"	5' - 0"			
D	4' - 0"	2' - 0"			
E	1' - 8"	2' - 8"			
F	4' - 0"	5' - 0"			
G	3' - 0"	1' - 6"			
H	1' - 8"	4' - 0"			



Window Types
1/2" = 1'-0"

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3143 Old Jonesboro Rd
Residential Renovation
Door & Window Schedules

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A501

Scale: As indicated

11/30/2021 4:22:42 PM

Preview

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 3143 Old Jonesboro Rd Revised with ADU

BACKGROUND

The City of Hapeville has received a site plan application from A Sheltered Cover LLC to construct an accessory dwelling unit with the construction of a new single story single-family dwelling located at 3143 Old Jonesboro Rd. The square footage of the dwelling unit is 1,535 SF and the proposed ADU is 1,010SF. The building height, including foundation is listed as 20' 6.5" and the ADU is proposed at 20'2.3".

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

REVIEW

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

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:
(1) Protect the present predominantly one-family use of the land.
(2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
(3) Protect and promote a suitable environment for family life.
(4) Discourage any use which would generate other than normal residential traffic on minor streets.
(5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

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

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

(1) One-family dwellings;

REQUIREMENTS

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

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

						Minimum Front Yard Setback		Minimum		Maximum			
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

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

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

Special requirements for accessory buildings are as follows:

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

Sec. 93-2-26. - Accessory dwelling units (ADU).

An accessory dwelling unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be subdivided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

(1) **All ADUs require a building permit and certificate of occupancy. The application for this permit must be made to the planning and zoning department and must include a sworn, notarized statement from the property owner stating that the owner will occupy one of the dwelling units on the premises as their primary residence.** Any transfer of ownership of the property will require a new sworn, notarized statement to be submitted by the new owners.

(2) **ADUs are allowed in districts** R-0, **R-1**, R-2, R-3, R-4, R-5, R-AD, and R-SF. Additionally, they are allowed in districts U-V, V, and RMU granted the primary use of the lot is residential.

(3) Plumbing including running water and sanitary sewer is required in an ADU.

Compliant

(4) A full kitchen is permitted. However, an ADU is only allowed to have one kitchen.

Compliant

(5) The lot must be a minimum of 4,000 square feet.

Compliant

(6) The structure must be at least 240 square feet.

Compliant

(7) The property must have an additional parking space beyond the given minimum parking requirements.

Three parking spaces are provided (2 in garage and one on a parking pad adjacent to the ADU.

(8) Only one accessory dwelling unit may be created per lot.

Compliant

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences. (1)

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

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

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

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

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

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

Special requirements for accessory buildings are as follows:

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

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

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	**650**

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 side 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.

- ***<u>The plans show the location of a 1,010 SF ADU associated with a new one story, 1,535 SF single-family dwelling. Per the Code, the accessory building may not be more than 640 SF including all stories. A variance would be required.</u>***
- ***Per the project data, the ADU will be 20' 2.5" and the primary structure will be 20' 6.5".***
- ***Setback dimensions of the new ADU are as follows:***
  - ***24' from the primary dwelling.***
  - ***51' from the rear property line.***
  - ***5' 9" from the side setback.***

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

Compliant for primary structure.

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

- ***Three parking spaces (2 in garage, 1 on parking pad adjacent to ADU).***

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

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

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

- ***<u>This is being addressed with the primary dwelling site plan.</u>***

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 <u>section 93-23-18</u>.

- ***<u>This is being addressed with the primary dwelling site plan.</u>***

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

- ***Not applicable to residential development.***

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

- **A 6' wooden fence panel will shield the mechanical.**

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

- ***Not applicable to single-family development.***

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

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

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

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

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

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 11,398.95 SF or 0.252 acres. The minimum lot size is 6,750 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 4,257 SF (new dwelling house 1,535 SF, garage 441 SF, Driveway/walks 2,317 SF) for a total of 4,293 SF or 37.6%. Maximum lot coverage allowed is 40%. Applicant should clarify if porches and rear deck are included.***

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

- ***The proposed ADU will have one bedroom and one bathroom.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

e. Total floor area ratio and/or residential density distribution.

- ***The minimum required floor area is 240 SF for the ADU. The ADU is proposed as 500 SF of living space.***

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

- ***The plans indicate a new two car garage for parking. An additional space is required and provided for the ADU***

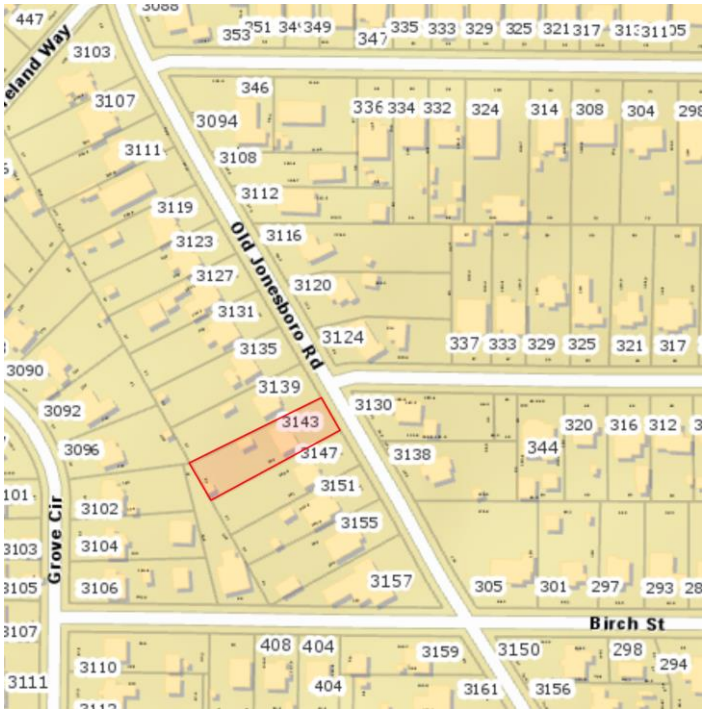
(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning 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.

- ***<u>Development schedule has not been provided.</u>***
- ***Proof of ownership of the property has been provided.***

<u>FINDINGS</u>

The Applicant is currently providing the missing information for the site plan approval for the primary dwelling. For the ADU, the square footage of the ADU exceeds the allowable 640 SF or an accessory building. The existing shed on the property (shown on the survey) also counts toward the maximum square footage and would need to be removed. A variance would be required for any additional square footage beyond the maximum.

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



Location Map – 3143 Old Jonesboro Rd

22-PC-01-03

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [redacted] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #

Address/Location of Property: see attached

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** see attached

Present Zoning Classification: RMU Size of Tract: 2.13 acre(s)

Present Land Use: SINGLE FAMILY LOT(S) / VACANT

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: 10/11/2021

Sworn to and subscribed before me

This 11 **day of** October, 20 21

Notary Public

CAROLYN A DAVIS
My Commission Expires
NOTARY PUBLIC
03-11-2023
GWINNETT COUNTY, GEORGIA

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 29 TOWNHOME UNITS ON A VACANT 2.076 ACRE PARCEL. PROJECT WILL INCLUDE INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

C

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3602 SOUTH FULTON AVE., 651 CHESTNUT ST., 647 CHESTNUT ST., 3633 GEORGIA AVE., 3627 GEORGIA AVE., 3617 GEORGIA AVE.

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 THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

Signature of Owner

Robert Paul Frenzer
Print Name of Owner
Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza
Notary Public

DEBORAH M CAROZZA
MY COMMISSION EXPIRES
NOTARY
PUBLIC
10/18/2024
FULTON COUNTY, GEORGIA

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)

TS 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.

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

TS 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.

TS 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).

TS 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.

TS 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.

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

TS 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).

TS 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.

TS 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.

TS 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.

TS 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.

TS Site area (square feet and acres).

TS 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.

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

TS Total floor area ratio and/or residential density distribution.

TS 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 10/11/2021

POD C - Address and Parcel ID

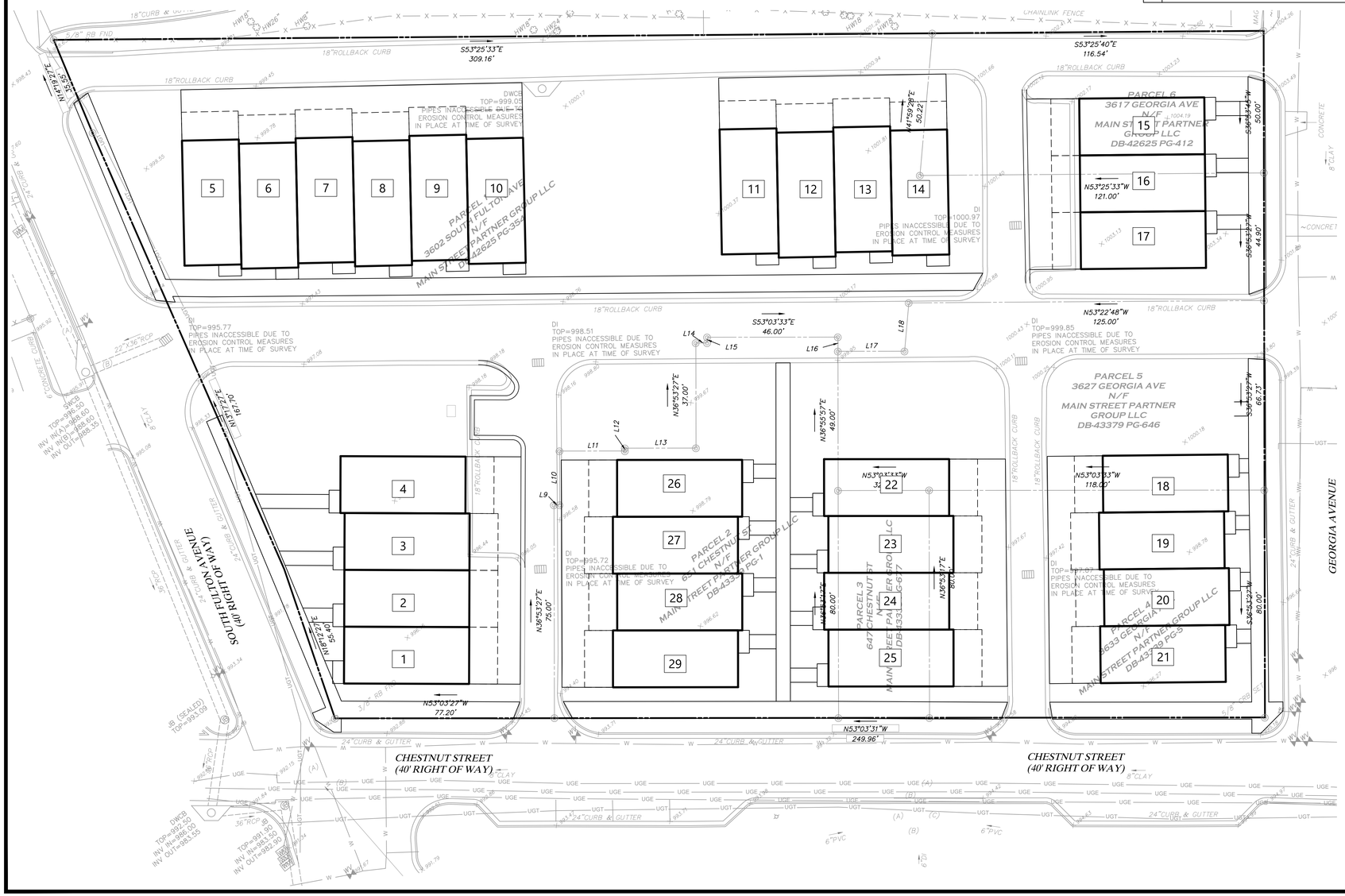
- 3602 South Fulton Ave - 14 009800210488
- 651 Chestnut Street - 14 009800210470
- 647 Chestnut Street - 14 009800210520
- 3633 Georgia Ave - 14 009800210512
- 3627 Georgia Ave - 14 009800210496
- 3617 Georgia Ave - 14 009800210504

POD C

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 90446 square feet (2.076 acres), more or less, and being more particularly described as follows:

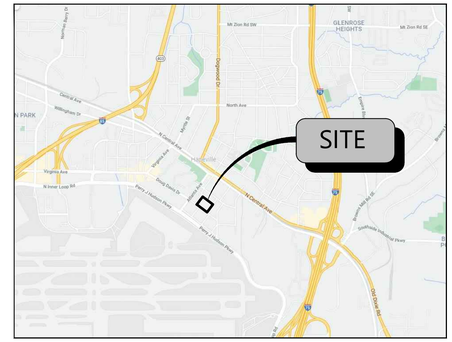
Beginning at a 1/4" rebar at the intersection of the eastern right-of-way of South Fulton Avenue with the northern right-of-way of Chestnut Street, being the TRUE POINT OF BEGINNING; thence along the eastern right-of-way of South Fulton Avenue North 14 degrees 28 minutes 59 seconds East, 258.30 feet to a 1/2" rebar; thence leaving said right-of-way South 53 degrees 24 minutes 46 seconds East, 425.64 feet to a magnail on the northwestern right-of-way of Georgia Avenue; thence along said right-of-way South 36 degrees 53 minutes 53 seconds West, 241.58 feet to a capped rebar on the northern right-of-way of Chestnut Street; thence along said right-of-way North 53 degrees 01 minutes 02 seconds West, 327.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 10488, 14 0098002 10470, 14 0098002 10504, 14 0098002 10496, 14 0098002 10520, and 14 0098002 10512, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD C	2.076 AC
POD C OPEN SPACE REQU	20% (0.426 AC)
POD C OPEN SPACE PROVIDED	20% (0.426 AC)
POD C DENSITY:	29 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, GREEN SPACE AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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 OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-FIEF005804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

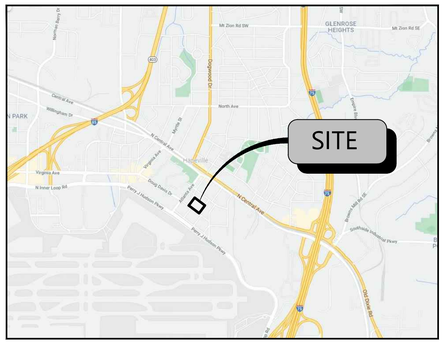
0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD C ALT

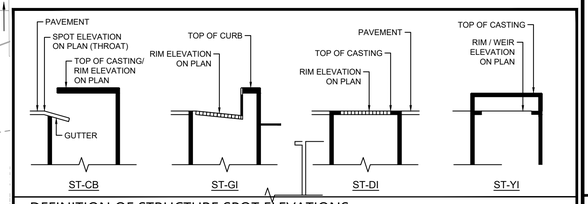
BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville_GA Townhouses\DWG\Engineering\04 PRODUCTION POD C - ALT\C200 SITE PLAN POD C ALT.dwg LAST SAVED BY: rdb 11/2/2021 10:37 AM PLOTTED BY: Raghunath Bhi 11/2/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



VICINITY MAP

N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS

NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
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 PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 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 AD GUTTER AND PAVEMENT TIE-ISN 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.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

	EXISTING PROPERTY LINE		PROPOSED STORM LINE
	EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL
	EXISTING SETBACK LINE	x123.4	PROPOSED SPOT ELEV
	PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW
	PROPOSED SETBACK LINE		GRATE INLET
	100 YEAR FLOOD PLAIN		STORM MANHOLE
123	EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN
123	EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN
123	PROPOSED MINOR CONTOUR		AREA INLET
123	PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE
	PROPOSED BREAK LINE		HEADWALL
	EXISTING STORM LINE		SANITARY SEWER MANHOLE

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PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

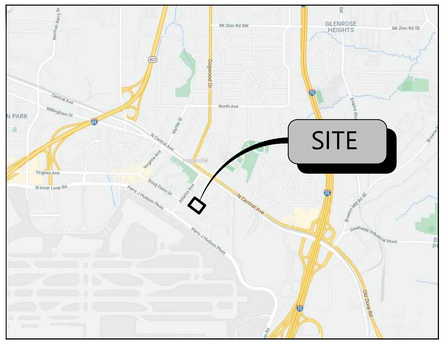
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C500 GRADING PLAN POD C.ALT

BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\DWG\Engineering\04 PRODUCTION POD C - ALT\C500 GRADING PLAN POD C ALT.dwg LAST SAVED BY: dwend 11/5/2021 10:38 AM PLOTTED BY: Raphael Oh 11/5/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB



VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

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 WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY		SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN		WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

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UTILITY PLAN

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REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

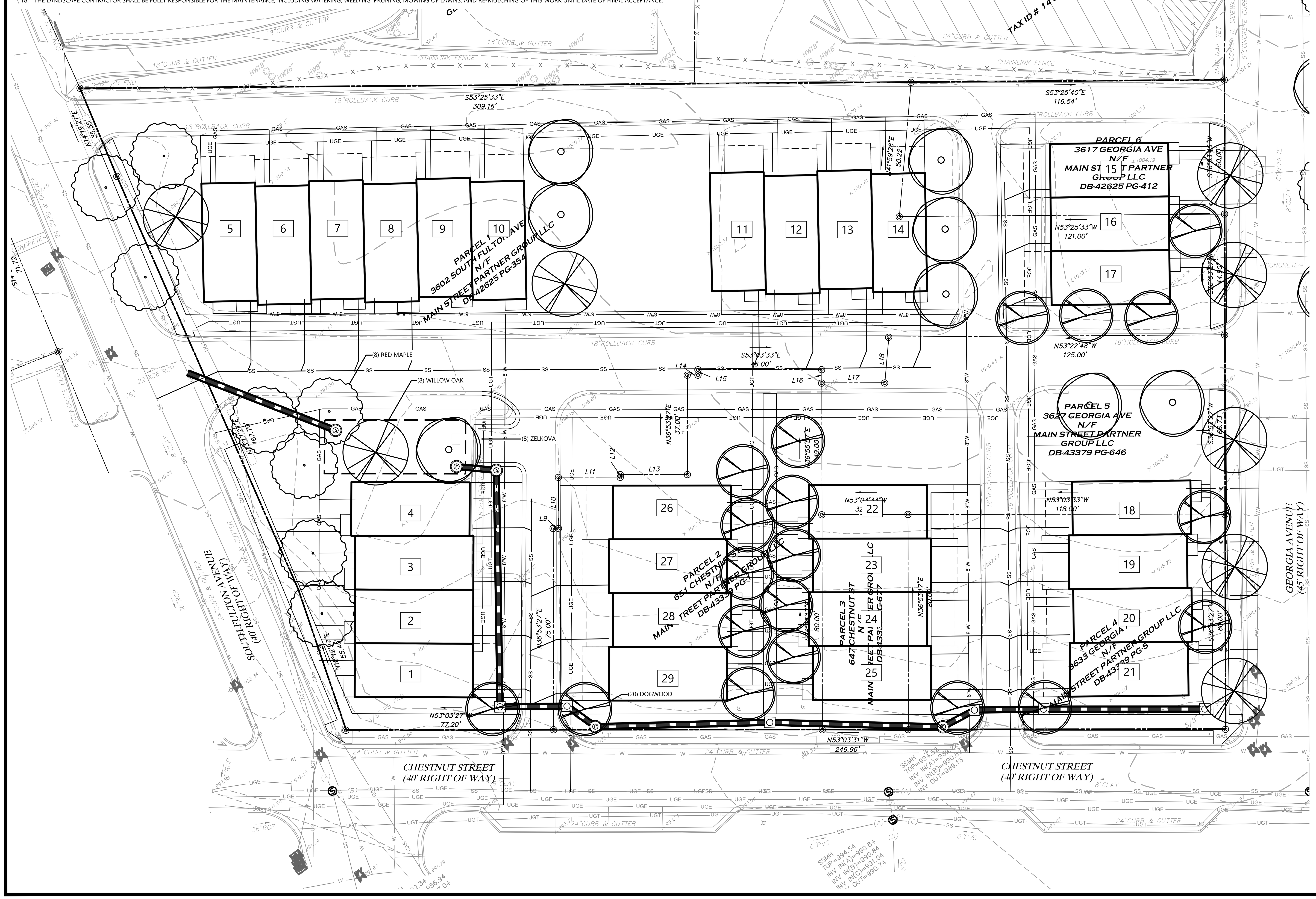
CAD FILE: C400 UTILITY PLAN POD C ALT

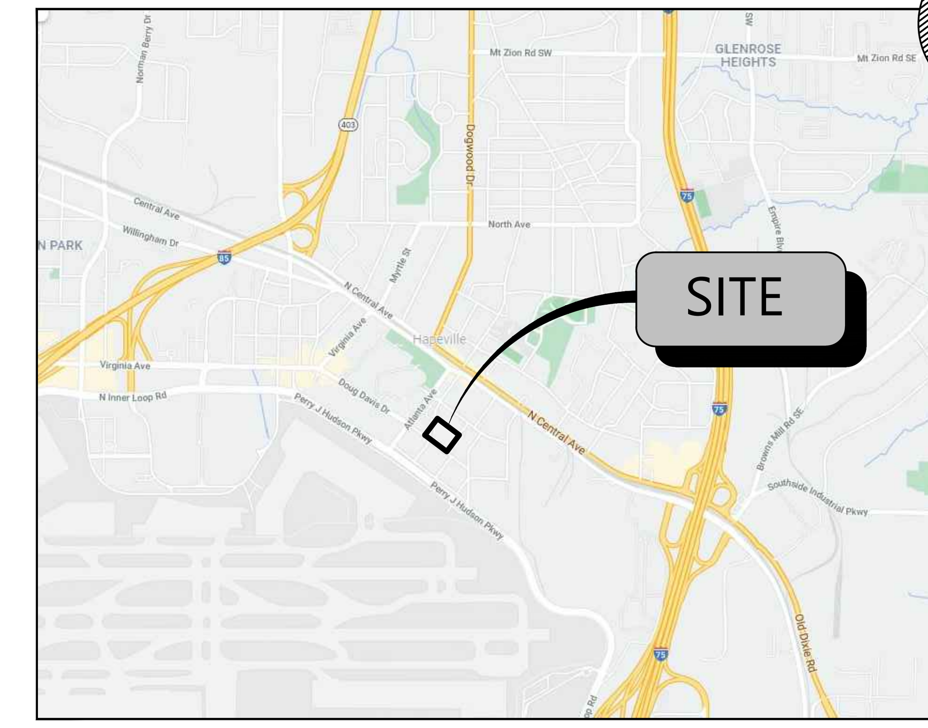
BOTTOM RIGHT

FILE NAME: X:\21002729-Hapeville, GA Townhomes\DWG\Engineering\04 PRODUCTION POD C - ALT\C400 UTILITY PLAN POD C ALT.dwg LAST SAVED BY: dwood 11/5/2021 10:40 AM PLOTTED BY: Raphael Oti 11/5/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.





VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
8	WILLOW OAK	QUERCUS PHELLOS	4	32	B&B, 14-16' HT.
20	DOGWOOD	CORNUS FLORIDA	2	40	B&B, 10-12' HT.
8	RED MAPLE	ACER RUBRUM	4	32	B&B, 14-16' HT.
8	ZELKOVA	ZELKOVA SERRATA	4	32	B&B, 14-16' HT.
			TOTAL	136	

SITE DATA

POD C — 2.13 AC

ZONING CLASSIFICATION

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT: 0' MIN / 15' MAX
SIDE: 0'
REAR: 0'
MAX BUILDING HT: 3-STORIES / 45 FT
PROPOSED BUILDING SIZE: 20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED: 213 IN (100 IN/AC)
DENSITY PROVIDED: 136 IN

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PROJ SECTION | CHESTNUT ST | HAPEVILLE | FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD C
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD C ALT

BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD C - ALT\L100 LANDSCAPE POD C ALT.dwg LAST SAVED BY: rdill 10/13/2021 9:19 AM PLOTTED BY: Reginald Dill 11/5/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – POD C, S. Fulton Ave, Chestnut St and Georgia Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CMLA Hapeville for a 2.076 acre 29 townhome unit development to be located east of South Fulton Ave, north of Chestnut Street , and west of Georgia Avenue, "POD C", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:
Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.
The RMU district is established in order to:

(1)Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
(2) Help create a compact, dense, and distinguishable core area;
(3) Provide for an urban form allowing mid-rise structures;
(4) Encourage multiple uses within the same structure; and
(5) Include street oriented activity and pedestrian amenities at the street level of structures.

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

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.
The following are permitted within the RMU zone:

(10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).

Compliant

(16) Residential density limitations shall be as follows:

a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:

(i) Twenty units/acre for single-family detached;

(ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;

(iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and

c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.
All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

(2) *Front yard.* See subsection (3) below.

(3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Actual dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

(4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

(5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

(6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

Provide dimensions between buildings 29-26 and 22-25

(7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Compliant

(8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

Fire Marshal review needed

(9) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Not applicable

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

a. Recreational areas and facilities such as swimming pools or tennis courts;

b. Fences and walls, except up to four feet in height for outdoor dining;

c. Service elements such as dumpsters, loading docks and similar elements; and

d. Mechanical features.

Compliant – Ensure mechanical not in supplemental areas.

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;

c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Not applicable

(2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;

b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.

c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided and Arborist will review. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**

b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.

e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided.
Street trees are provided but not 30' on center along Chestnut.
Landscape area detail not provided.

(2) *Sidewalk clear area requirements.*

a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.

d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. **Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.**

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See article 22.1 for minimum parking space requirements.

(2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;
(ii) Hours of business operation of nonresidential parking users;
(iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(4) Carports shall be prohibited.

Not applicable

(5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

(6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

(7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.
In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, **master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:**

(1) Parks;
(2) Playgrounds;
(3) Trails;
(4) Gardens;
(5) Undeveloped space designated or habitat restoration and preservation;
(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Compliant

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 side planning and design resulting in quality development in the city.

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

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

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

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

The plans show the location of 7 multi-unit townhome buildings.
Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

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

Rear entry driveways are shown. Dimensions are not provided.
A sidewalk is shown along the perimeter streets. Detail, including dimensions and materials, are not provided.

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

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required) and the driveways (dimensions are required) may accommodate additional parking. No guest parking has been provided in the development. There is limited parking along Chestnut Street on the south side of the street. There are no other on street parking opportunities identified in the plan.

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

Provided on separate sheet.

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

See Arborist Report

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.

Tree information have been provided. Other plant material has not.

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.).

Provided

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

None shown (see above).

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

Individual units to provide cans.

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

Provided. See engineer's report.

k. Location and size of all signs.

If monument sign is desired, location(s) should be indicated on plans. All signs require sign permit approvals.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

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

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

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

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 2.076 acres.

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.

Impervious surface has not been provided.

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

Total dwelling units: 29. 3 Bedroom, 3 1 /2 bath units.

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

Compliant

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

2 parking spaces per dwelling unit provided in each unit's garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

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 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. Will require City Planning Commission approval for greater than 15' setback.
8. Provide dimensions between buildings 29-26 and 22-25
9. Provide intervening driveway materials detail.
10. Provide location for mail kiosk.
11. If monument sign is desired, location(s) should be indicated on plans. All signs require sign permit approvals.
12. Fire Marshal review needed re sprinkler requirements.
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.

Atlanta Ave
College St
Georgia Ave
Chestnut St
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Keck+Wood
COLLABORATION BY DESIGN

November 12, 2021

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

Re: Hapeville Townhomes Pod C
647-651 Chestnut Street
3602 South Fulton Avenue
Concept Site Plan Review No. 1
K&W Ref. No. 211052.40

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Hapeville Townhomes Pod C site to be located on a total of 2.076 acres at the intersection of South Fulton Avenue and Chestnut Street within an RMU Zoning District. The proposed development will include 34 units. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The initial submittal was received on October 28, 2021. The plans were prepared by Atwell, with no design professional seal. My comments are as follows:

1. Chestnut Street and South Fulton Avenue are shown with a 40 feet right of way on the plat which does not comply with the minimum 50 feet width required by Section 90-1-3.(3). The additional width of 5 feet to provide the required right of way on one side of the street should be shown per Section 90-1-3.(4).
2. The location and size of all signage should be shown on the plans per Section 93-2-16(j.).
3. The zoning of adjacent properties should be shown on the plans.
4. Plans for how existing trees over 3 inch caliper are to be retained on the site per Section 93-2-16(c) (2) were not provided.
5. Building sections and elevations per Section 93-2-16(c)(3) and (4) were not provided.
6. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

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

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

21-PC-11-49

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant North & Central Venture Partners, LLC

Mailing Address: 1954 Airport Road, Suite 242, Chamblee, GA 30341

Telephone 470-486-7996 Mobile # NA Email scott@harrisonatl.com

Property Owner (s) W.E. Norton Sr.

Mailing Address 790 South Central Avenue, Hapeville, GA 30354

Telephone _____ Mobile # _____

Address/Location of Property: 781- 819 North Central Avenue, Hapeville (see attached)

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** See attached

Present Zoning Classification: V (Village) Size of Tract: 3.942 acre(s)

Present Land Use: Residential & Office

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: 10.06.2021

Sworn to and subscribed before me

This 7th **day of** October, 2021

Christie Grundy

Notary Public

CHRISTIE GRUNDY NOTARY PUBLIC EXP. Feb. 10, 2024 GWINNETT COUNTY, GA

WRITTEN SUMMARY

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

781-819 North Central Avenue represents the opportunity for the redevelopment of the six contiguous parcels fronting North Central Avenue between Stillwood Avenue and Sims Street into a thoughtfully-crafted luxury rental townhome community. This sought-after combination of walkable location, elevated architecture and impeccable amenities is an ideal offering for current and future Hapeville residents.

The community includes 68 townhomes with a mixture of 2 bedrooms, 3 bedrooms, and 4 bedroom units. These homes range in size from 1,250 – 1,900 sf. and the total square footage of the development is approximately 110,000 sf.

Each townhome is three stories in height with 2-car garages/office/bedrooms at the ground level, living/dining/kitchen at the 2nd level and bedrooms at the 3rd level. All townhomes include chef kitchens with large islands, expansive living and dining areas, and master bedrooms equipped with double vanities and large walk-in closets. Select townhomes include balconies or private ground-level terraces.

Resident amenities include a dog park, landscaped courtyard gathering areas, fire pits and a community bocce ball court.

The development is anticipated to commence in the first quarter of 2022 with project completion anticipated for the third quarter of 2023.

The applicant is contracted to purchase the parcel from the current owner in the first quarter of 2022 once entitlements and permits are completed for the the townhome community.

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:

781-819 North Central Ave
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant _____

Address of Applicant

_____

Telephone of Applicant

_____

WE Norton

Signature of Owner

WE NORTON Sr

Print Name of Owner

Personally Appeared Before Me this 8 day of October, 2021.

Felicia Turner

Notary Public

FELICIA TURNER
NOTARY
PUBLIC
Exp. 09/01/2022
CLAYTON, 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)

SH 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.

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

SH 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.

SH 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).

SH 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.

SH 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.

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

SH 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).

SH 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.

SH 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.

SH 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.

SH 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.

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

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

SH 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.

SH Site area (square feet and acres).

SH 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.

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

SH Total floor area ratio and/or residential density distribution.

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

SH 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 10.06.2021

The following are the addresses and parcels included for the proposed development at 781-819 North Central Avenue.

14-009800110118 – 781 North Central Avenue
14-009800110126 – 789 North Central Avenue
14-009800110134 – 0 North Central Avenue (no address provided)
14-009800110142 – 803 North Central Avenue
14-009800110159 – 809 North Central Avenue
14-009800110183 – 813-819 North Central Avenue

SITE DATA TABLE

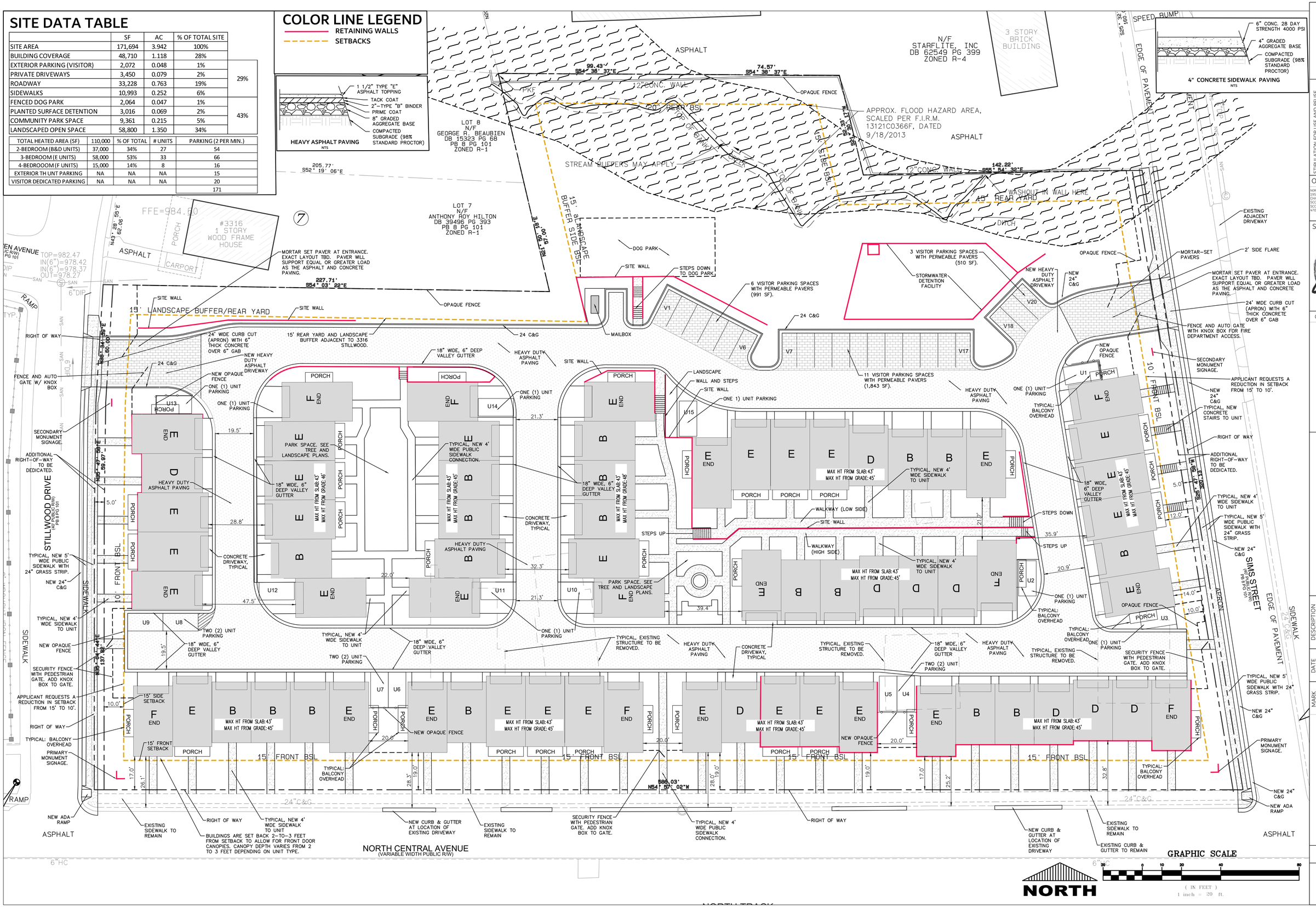
	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	
PRIVATE DRIVEWAYS	3,450	0.079	2%	29%
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	
PLANTED SURFACE DETENTION	3,016	0.069	2%	43%
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

TOTAL HEATED AREA (SF)	110,000	% OF TOTAL	# UNITS	PARKING (2 PER MIN.)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOOM (F UNITS)	15,000	14%	8	16
EXTERIOR TH UNIT PARKING	NA	NA	NA	15
VISITOR DEDICATED PARKING	NA	NA	NA	20
				171

COLOR LINE LEGEND

RETAINING WALLS

SETBACKS



STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE IN FULTON COUNTY, GEORGIA. THE USE OF THIS DRAWING IN OTHER FULTON COUNTY, GA. THESE DRAWINGS ARE NOT RELEASED FOR USE ON ANY OTHER PROJECT EXCEPT BY AGREEMENT WITH THE CONSULTANT. THE SPECIFICATIONS, REPORTS OR PLANS, DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CIVIL ENGINEER AND SHALL NOT BE DEPLOYED BY OTHERS WITHOUT THE PROFESSIONAL'S PROFESSIONAL SERVICES BY WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1956 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
470.486.7996

SEAL

GEORGIA REGISTERED No. 25558 PROFESSIONAL ENGINEER PAUL T. FLIPPO 02/06/08

CIVIL ENG./APPLICANT

FLIPPO CIVILDESIGN
PAUL FLIPPO
1197 PEACHTREE ST NE.
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NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC UBMITTAL
2	12/06/2021	REVISION
3	-	-
4	-	-
5	-	-

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

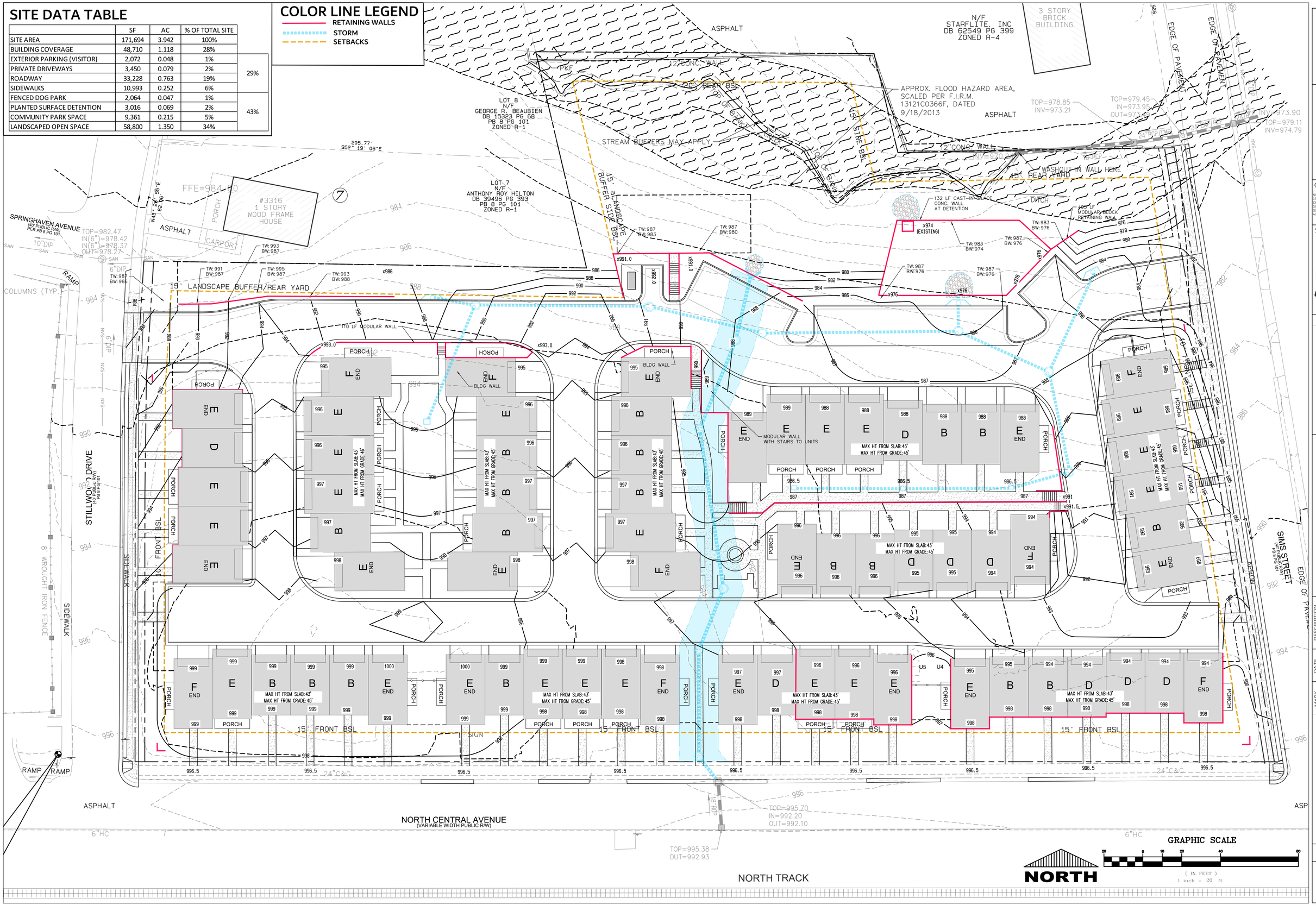
C-01

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	
PRIVATE DRIVEWAYS	3,450	0.079	2%	29%
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	
PLANTED SURFACE DETENTION	3,016	0.069	2%	43%
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

- RETAINING WALLS
- STORM
- SETBACKS



NORTH

STIPULATION FOR USE AND REUSE

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OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1956A AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
470.686.7996

SEAL

GEORGIA REGISTERED No. 25698 PROFESSIONAL ENGINEER PAUL T. FLIPPO 02/06/08

CIVIL ENG./APPLICANT

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NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC UBMITTAL
2	12/06/2021	REVISION
3	-	-
4	-	-
5	-	-

GRADING PLAN

NOT RELEASED FOR CONSTRUCTION

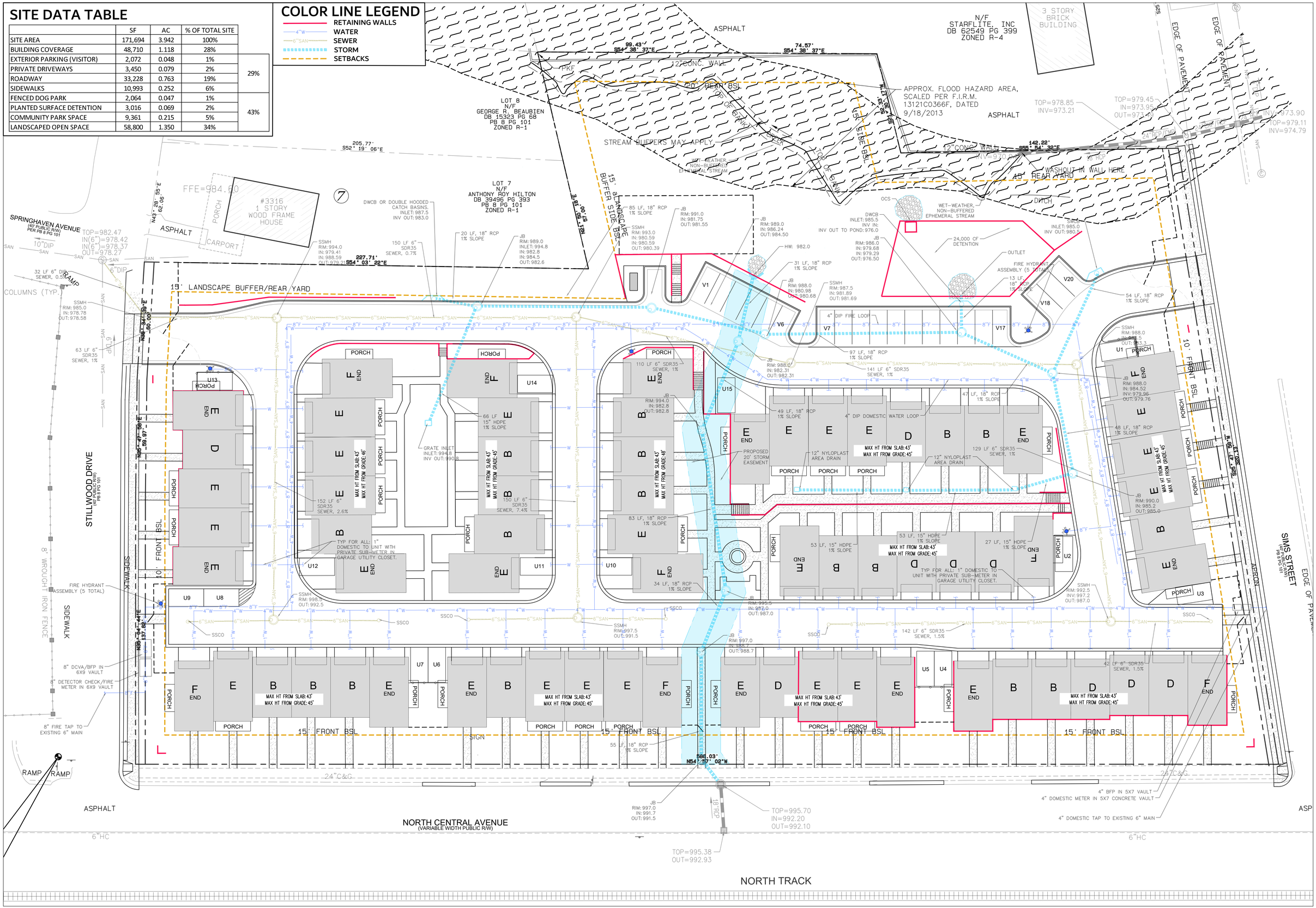
C-02

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

- RETAINING WALLS
- WATER
- SEWER
- STORM
- SETBACKS



STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE IN FULTON COUNTY, GA. THIS DRAWING IS NOT TO BE USED IN FULTON COUNTY, GA. THESE DRAWINGS ARE NOT RELEASED FOR USE ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT. PORTIONS OF THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CIVIL ENGINEER AND SHALL NOT BE DUPLICATED BY OTHERS EXCEPT FOR THE ORIGINAL PROJECT WITHOUT THE PRIOR WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1995A AIRPORT RD. SUITE 242
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4704867996

SEAL

GEORGIA REGISTERED No. 29598 PROFESSIONAL ENGINEER PAUL T. FLIPPO 02/26/22

CIVIL ENG./APPLICANT

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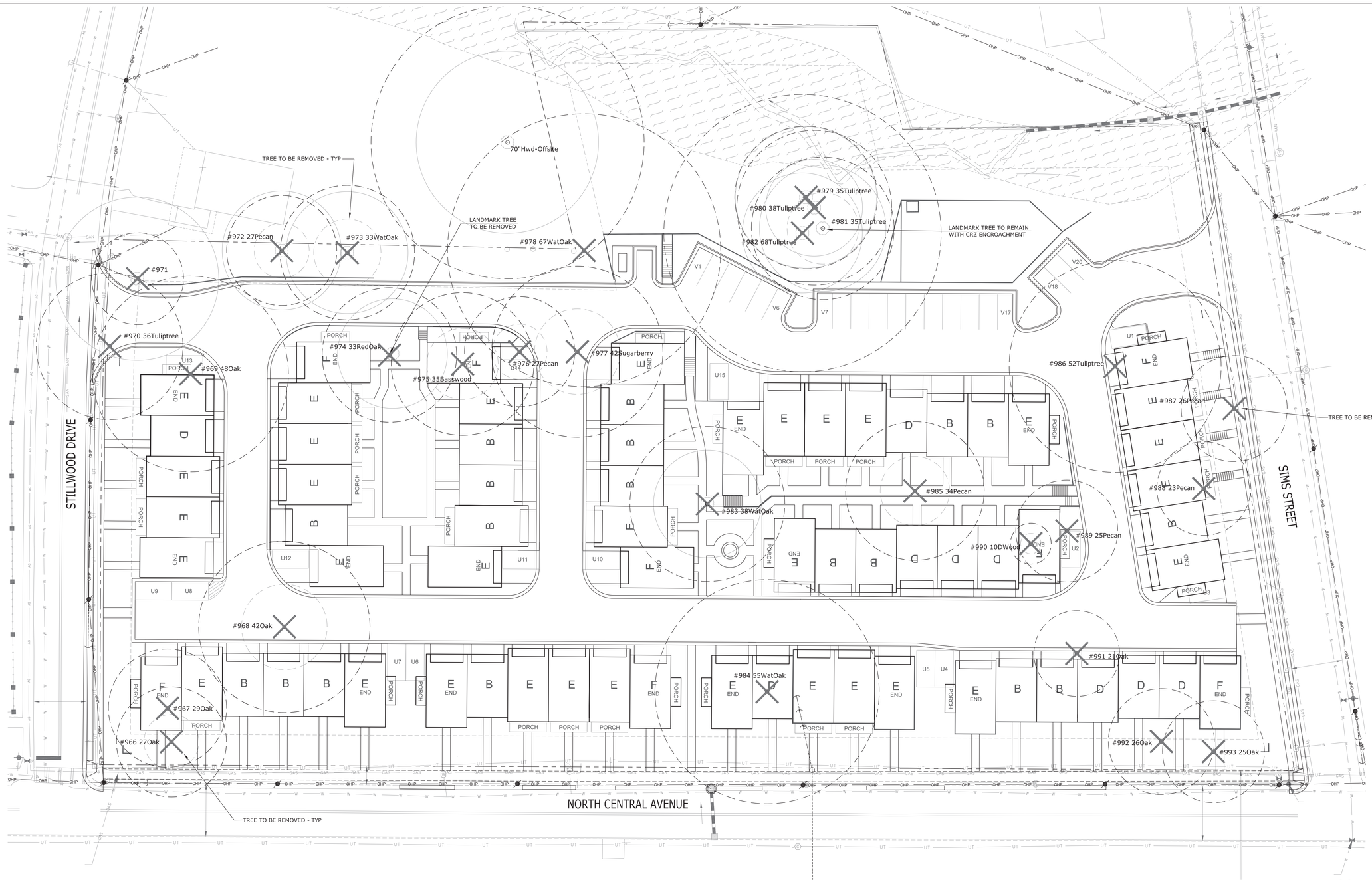
NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC UBMITTAL
2	12/06/2021	REVISION
3	-	-
4	-	-
5	-	-

STORMWATER AND UTILITY PLAN

NOT RELEASED FOR CONSTRUCTION

C-03



TREE CONSERVATION PLAN NOTES:

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

TREE SURVEY SUMMARY TABLE

Refer to Tree Study Report by Onebark Consulting Arborist dated 08/9/2021

Tree#	Size	Species	Removal	Status	Condition/Notes
966	27"	Red Oak	Yes	Landmark	Fair/Heavily Pruned
967	29"	Red Oak	Yes	Not-Landmark	Poor/Resonant Trunk
968	42"	White Oak	Yes	Landmark	Good
969	48"	Water Oak	Yes	Not-Landmark	Poor
970	36"	Tuliptree	Yes	Not-Landmark	Poor/Heavily Pruned
971		"Cluster"	Yes	Not-Landmark	Multi-trunk, Multi-tree
972	27"	Pecan	Yes	Landmark	Good
973	33"	Water Oak	Yes	Landmark	Fair
974	33"	Red Oak	Yes	Landmark	Good
975	35"	Basswood	Yes	Landmark	Fair/Heavy Vine Intrusion
976	27"	Pecan	Yes	Landmark	Fair/Below Avg Vigor
977	42"	Sugarberry	Yes	Landmark	Fair/Odd Canopy Shape
978	67"	Water Oak	Yes	Not-Landmark	Poor/Immenent Failure
979	35"	Tuliptree	Yes	Not-Landmark	Poor/Undersize, Leans
980	38"	Tuliptree	Yes	Not-Landmark	Poor/Decay
981	35"	Tuliptree	No	Landmark	Fair/Pocket of Decay
982	68"	Tuliptree	Yes	Not-Landmark	Poor/Active Failure
983	38"	Water Oak	Yes	Not-Landmark	Poor/Decay
984	55"	Water Oak	Yes	Not-Landmark	Poor/Storm Damage
985	34"	Pecan	Yes	Landmark	Fair/Pocket of Decay
986	52"	Tuliptree	Yes	Not-Landmark	Poor/Catastrophic Decay
987	26"	Pecan	Yes	Not-Landmark	Good/Undersize
988	23"	Pecan	Yes	Not-Landmark	Fair/Undersize
989	25"	Pecan	Yes	Not-Landmark	Dead
990	10"	Dogwood	Yes	Landmark	Fair
991	21"	Post Oak	Yes	Not-Landmark	Poor/Undersize
992	26"	Post Oak	Yes	Not-Landmark	Fair/Undersize
993	25"	Post Oak	Yes	Not-Landmark	Fair/Undersize

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

TREE CONSERVATION PLAN

PC SUBMITTAL 2

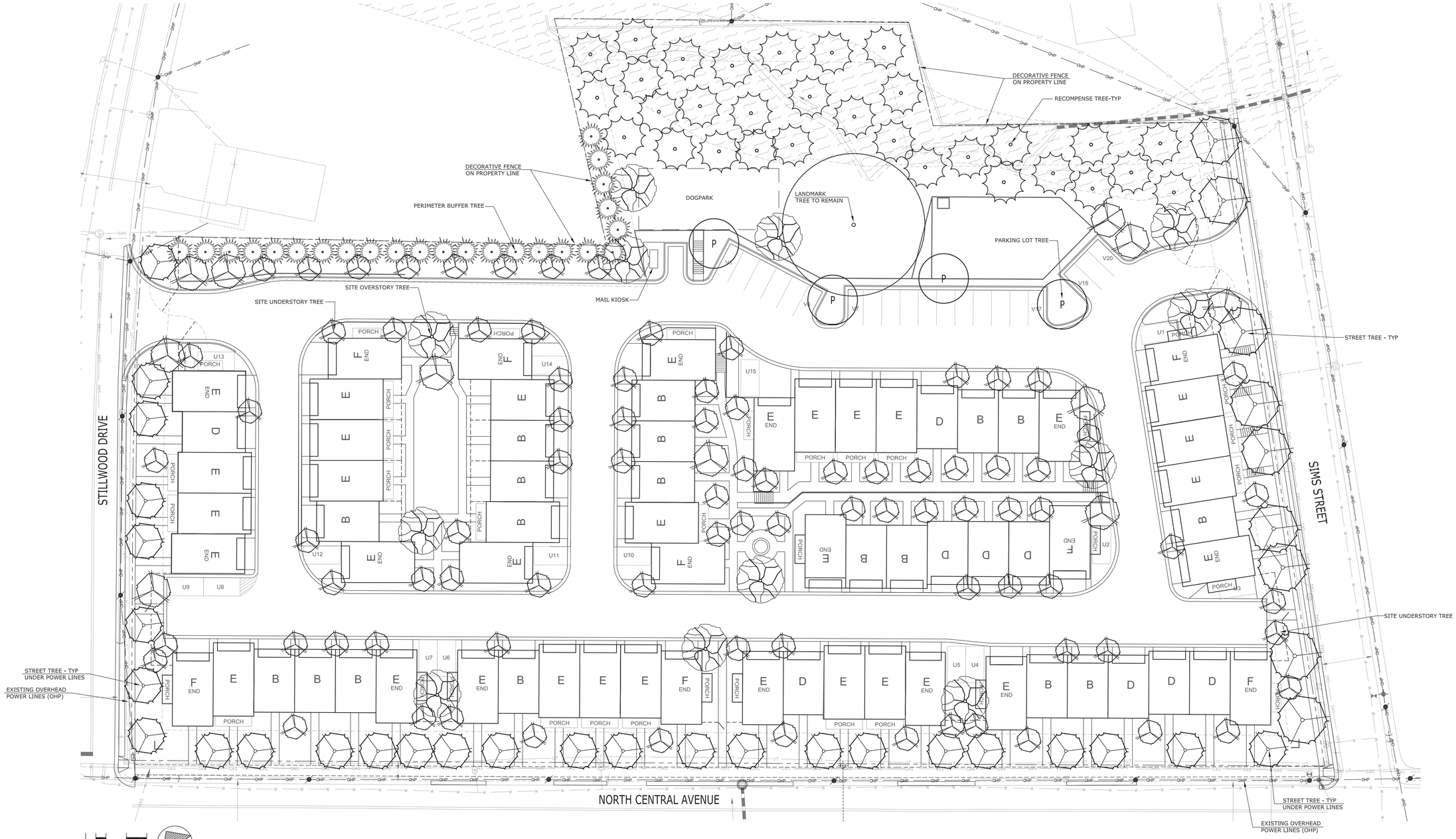
DATE: 12/6/21

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

TC1.1



0 10' 20' 30'
Scale: 1"=20' North

TREE DENSITY CALCULATIONS

100 INCHES PER ACRE REQUIRED
TOTAL SITE AREA = 3.94 ACRES 100 x 3.94 = 394 INCHES REQUIRED
EXISTING DENSITY FACTOR = 0" (LANDMARK TREE #981 to Remain with CRZ Impact)
PROPOSED DENSITY: 398 INCHES TREE DENSITY SATISIFIED

LANDMARK TREES

11 LANDMARK TREES IDENTIFIED - See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
Landmark Tree Tags:
#966, #968, #972, #973, #974, #975, #976, #977, #981, #985, #990
Note: #981 to Remain with CRZ Impact. All other Landmark Trees to be Removed

LANDMARK TREE RECOMPENSE = 345" REMOVED or CRZ IMPACTED
- See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
REQUIRED LANDMARK RECOMPENSE = 345 INCHES
120" ONSITE RECOMPENSE PROVIDED (31x4") = 124"
= RECOMPENSE SHORTAGE OF 221" TO BE PAID TO TREE BANK

STREET TREE CALCULATIONS

SIMS STREET - TREE SPACING: 250' at 30' SPACING = 8 - 3" CALIPER TREES (excludes driveway)

NORTH CENTRAL AVENUE: 590' at 30' SPACING = 20 - 3" CALIPER TREES
NOTE: Overhead Power Lines prohibit planting of overstory trees.

STILLWOOD DRIVE: 190' at 30' SPACING = 6 - 3" CALIPER TREES (excludes driveway)
NOTE: Overhead Power Lines prohibit planting of overstory trees.

CONCEPTUAL TREE LIST

STREET TREE - (36) 3" Caliper Minimum
Such As:
Allee Elm, Red Maple
Willow Oak, Black Gum
Under Power Lines
Fringe Tree, Crape Myrtle
Chaste Tree, Redbud

SITE OVERSTORY TREE - (12) 3" Caliper Minimu
Such As:
Chinese Pistache, Trident Maple
Black Gum, Deodar Cedar
Everclear Elm, White Oak
Southern Magnolia, Bald Cypress
Gold Maple, American Hornbeam

SITE UNDERSTORY TREE - (97) 2" Caliper Minin
Such As:
Crape Myrtle, Cherry
Serviceberry, Japanese Maple
Saucer Magnolia, Chaste Tree
Hinoki Cypress, Ironwood
Dogwood, Fringetree

PERIMETER BUFFER TREE - (24) 2" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PARKING LOT TREE - (4) 3" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

RECOMPENSE TREE - (31) 4" Caliper Minimum
Such As:
Black Gum, Sweetbay Magnolia
Bald Cypress, American Holly
River Birch, Redbud
Swamp White Oak, Hickory

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

North Central Townhomes
North Central Avenue
Hapeville, GA

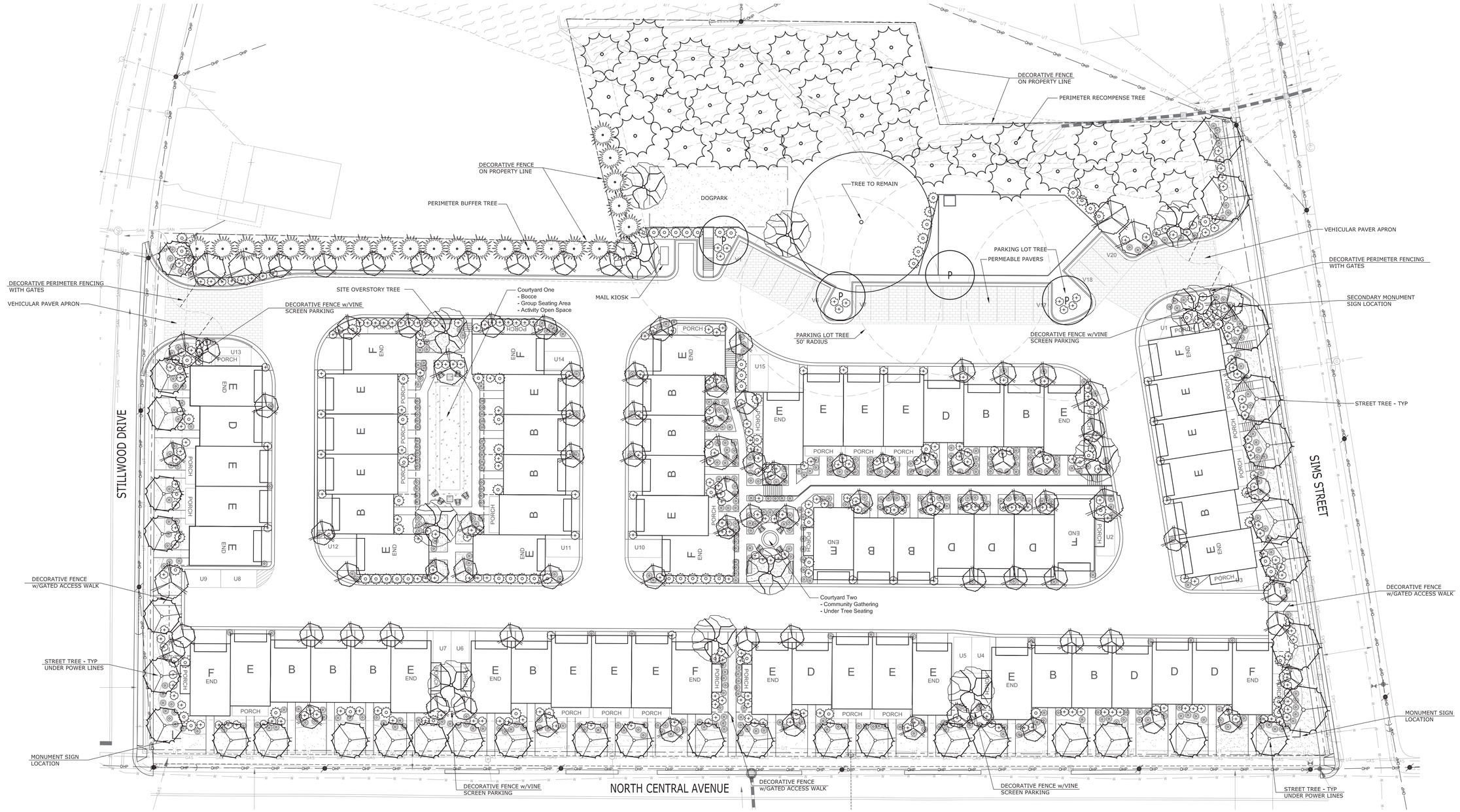
HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

TREE REPLACEMENT PLAN

PC SUBMITTAL 2

DATE: 12/6/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET:
TR1.1



0 10' 20' 30'
Scale: 1"=20'
North

CONCEPTUAL TREE LIST

STREET TREE - (36) 3" Caliper Minimum
Such As:

Allee Elm	Red Maple
Willow Oak	Black Gum

Under Power Lines

Fringe Tree	Crape Myrtle
Chaste Tree	Redbud

SITE OVERSTORY TREE - (12) 3" Caliper Minimu
Such As:

Chinese Pistache	Trident Maple
Black Gum	Deodar Cedar
Everclear Elm	White Oak
Southern Magnolia	Bald Cypress
Gold Maple	American Hornbeam

SITE UNDERSTORY TREE - (97) 2" Caliper Minim
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Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Saucer Magnolia	Chaste Tree
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Dogwood	Fringetree

PERIMETER BUFFER TREE - (24) 2" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PARKING LOT TREE - (4) 3" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

RECOMPENSE TREE - (31) 4" Caliper Minimum
Such As:

Black Gum	Sweetbay Magnolia
Bald Cypress	American Holly
River Birch	Redbud
Swamp White Oak	Hickory

CONCEPTUAL SHRUB LIST

ACCENT SHRUBS:

Encore Azalea	Limelight Hydrangea
Nandina	Maiden Grass
Shasta Viburnum	Emerald Heights Distylium
Knockout Rose	Lemon-Lime Nandina
Needlepoint Holly	Winter Green Boxwood
Cleyera	Liriope
Otto Luyken Laurel	Variegated Pittosporum
Abelia	Yellow Anise

FOUNDATION SHRUBS:

American Boxwood	Camellia
Aucuba	Tea Olive
Gardenia	Nellie Stevens Holly
Emerald Arbovitae	Loropetalum
Ligustrum	Cherry Laurel

SMALL ACCENT PLANTS:

'Lemon Lime' Nandina	'Blue Arrow' Juncus
'Soft Caress' Mahonia	Daylily
'Winter Gem' Boxwood	Hosta
Variegated Liriope	'Green Mound' Juniper
Japanese Sweet Flag	'Radiance' Abelia

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

North Central Townhomes
North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

PC SUBMITTAL 2

DATE:	12/6/21
DRAWN:	PJC
SCALE:	1"=20'-0"
SHEET:	L1.1

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 7, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 781-819 N Central Revised per Planning Commission meeting

BACKGROUND

The City of Hapeville has received a revised site plan application from North & Central Venture Partners LLC to construct a 68 unit townhome development on a newly consolidated lot at 781-819 N Central Avenue. The site plan was reviewed in November by the Planning Commission and the applicant was asked to revisit the number of guest parking spaces and resubmit a site plan. The plan was revised to include 20 guest parking spaces and 15 additional parking spaces dedicated for the townhome units for a total of 171 parking spaces.

The proposed project includes 2 bedroom, 3 bedroom and 4 bedroom units ranging in size from 1,250 SF to 1,900 SF. Site amenities include a townhomes fronting on greenspace, a dog park, and bocce ball court.

The project is located in the Western Gateway of the LCI Study/Comprehensive Plan approved by the City in 2017. A variance request for increased building height to 44) is included in the application which can be approved by the Planning Commission. An additional variance request which will be heard by the Board of Appeals is for a reduced setback (from 15' to 10') along Stillwood Drive as a result of the City requesting an additional 5' right of way.

The property is 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.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)
Sec. 93-11.1-1. - Intent.
The V district is established in order to:

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
(2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
(3) Promotes neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses, which are automobile or transportation related;
(6) Exclude industrial uses such as manufacturing, processing and warehousing;
(7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
(8) Encourage mixed use with commercial uses on the first floor and residential living above.

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

Dimensional Requirements for **V, Village Zoning** are as follows:

							Minimum Front Yard Setback	Minimum			Maximum		
Development Type	**Lot Frontage (FT)**	**Min. Lot Area (SF)**	**Lot Area/ DU (SF)**	**Floor Area/ DU (SF)**	**Max. Lot Coverage (%)**	**Minor Col.**	**Maj. Arterial**	**Side**	**Rear**	**Stories**	**Feet**	**Min. Parking Spaces**	**Max. Unit/ Bldg. Lot**
Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

(4) Single-family attached dwellings with at least four units attached;

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.

Compliant

(2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

The applicant is requesting a variance from Board of Appeals as City has requested an additional 5' of ROW on Stillwood. As the additional right of way is requested by the City, staff supports the variance request to be heard by Board of Appeals.

(3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.

Compliant

(4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.

Compliant

(5) ***Height regulations.*** **No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:**

a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;

b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;

c. **The proposed development is designed to facilitate the objectives and strategies of the master plan;**

d. **Meets approval from the fire department and FAA.**

Proposed townhomes are 44' maximum. The Planning Commission has the ability to authorize a greater height for the aforementioned reasons. The 2017 LCI Study and Comprehensive Plan update which was adopted by the City Council recommended 6 to 15 stories along the western gateway. This project is not nearly as dense or high. Staff supports the request.

From 2017 LCI:
The purpose of this node is to provide a gateway that speaks to the small-town charm that is present in downtown. This can be achieved by developing regulations and design standards that provide a more walkable, urban environment, with buildings fronting the street, improved streetscapes, and a mix of uses, including higher density residential, office, hotel, and retail. ***To fit into the character of downtown building heights and densities are increased closer to the interstate entrances, with decreasing intensities closer to downtown.***

CITY OF HAPEVILLE
Comprehensive Plan Update/LCI Study

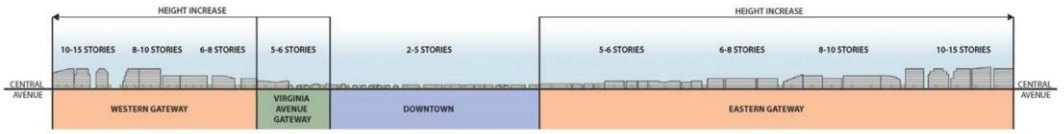


Figure 8.2a: Central Avenue Transect

"… Parcels adjacent to the interstate could reach 10-15 stories, this will likely include a mix of hotel, multifamily housing and office. Properties closer to downtown will be capped at a 5-6 story height, as to not disrupt the character of downtown."

(5) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

A 15' buffer and wall has been provided.

(8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. A minimum 15-foot landscaped buffer located within the V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall

also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.

b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

Compliant

<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 side 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.

Compliant.

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

Compliant

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

Each unit includes a 2 car garage, 20 visitor parking spaces at the rear, and 15 additional townhome dedicated units for a total of 171 spaces.

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.

See Arborist Report

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.

Provided

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Not applicable.

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

Retaining walls are shown on the plan.

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

Individual refuse collection for each unit.

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

Provided. See engineer's report.

k. Location and size of all signs.

Shown. All signs must be submitted to the City for review.

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

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

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

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

(4) *Project data.*

a. Site area (square feet and acres).

The total site area is 171,694 SF or 3.942 acres. The minimum lot size is 10,000 SF.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

Allowable is 70%.
Impervious area: buildings 48,710 SF; driveways 3,450 SF, visitor parking 2,072 SF, roadway 33,228 SF, sidewalks 10,993 SF for a total of 29%.
Compliant

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

68 total dwelling units, ranging from 5 to 8 units attached (allowed), 2 to 4 bedrooms, 1250 SF to 1900 SF
Compliant

d. Floor area in nonresidential use by category.

Not applicable

e. Total floor area ratio and/or residential density distribution.

68 units / 3.92 acres, 110,000 SF – density allowed 68.6 units.
Compliant.

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

Compliant

(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.

Compliant

FINDINGS

Planning Commission may approve the additional height as it is consistent with the LCI http://hapeville.org/DocumentCenter/View/3105. Staff supports the request. The Board of Appeals may also consider the proposed height variance.

The request by the City to increase the right of way by 5' on Stillwood Drive will require a variance for the front setback from 15' to 10' and a request to the Board of Appeals to grant the variance. Staff supports the request.

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

The Applicant has addressed all of the planner's comments from the previous report and the comments from the Planning Commission by creating 20 dedicated visitor parking spaces (.29 spaces per unit – Sandy Springs

for example has a .2 visitor space per unit requirement) and an additional 15 dedicated townhome spaces beyond the required 2 parking spaces provided in the garages. Staff recommends approval of the Site Plan.

Site Location

Keck+Wood
COLLABORATION BY DESIGN

December 29, 2021

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

Re: North Central Townhomes
781 to 819 North Central Avenue
Concept Site Plan Review No. 2
K&W Ref. No. 211052.30

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Residential Townhome site to be located on a 3.942 acre parcel at 781 to 819 North Central Avenue, within a V(Village) Zoning District. The re-submittal was received on December 7, 2021. This review is for compliance with the site plan review requirements of Section 93-2-16 of the City ordinances. The plans were prepared by Flippo Civil Design, under the engineering seal of Paul Flippo. With reference to my review letter dated November 3, 2021, my comments are as follows:

1. Comment addressed by the re-submittal.
2. Comment partially addressed by the re-submittal. While a 15-foot landscape buffer was provided, the landscape plans do not provide sufficient landscaping to provide a physical barrier as described in Section 93-11.1-6 of City Code. A description of the Decorative Fence on Property Line shown on sheet TR1.1 should be shown. The landscape buffer along the northeast rear property line does not appear to be shown. Planting recompense trees within the undisturbed stream buffer is not permitted.
3. Comment addressed by the re-submittal.
4. Comment partially addressed by the re-submittal. All two-way drive aisles should provide a minimum of 24-feet of width. Several drive segments show widths less than the minimum 24 feet wide normally required for two-way traffic. The narrow pavement widths should be reviewed by the Fire Chief for adequate emergency vehicle access. It is not clear if some drives are to be one-way. Approval of the narrow drive widths should be obtained from the City.
5. Comment not addressed and remains. The landscape plan does not provide a summary table indicating planting quantities or caliper size. Therefore, it cannot be verified if minimum City requirements have been satisfied.
6. Comment not addressed and remains. The building height for several buildings appears to exceed the maximum height of 35 feet per Section 93-11.1-6 of the City Code.
7. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

Additional Comments

8. The setback along Stillwood Drive and Sims Street is 15-feet minimum per City Code. However, the applicant is currently seeking a variance to reduce the setback to 10-feet. Approval of the revised setback is pending variance approval.

9. Stormwater management structures appear to encroach into the undisturbed stream buffer of 50 feet and impervious buffer of 75 feet. The stream buffer distances should be shown on the drawings.

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

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

22-PC-01-02

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Built By Broadland LLC (fka Improp LLC)

Mailing Address 554 East Avenue, Atlanta GA 30312

Telephone 678-231-3951 Mobile [redacted]

Email nick@builtbybroadland.com

Property Owner (s) Built By Broadland LLC

Mailing Address 554 East Avenue, Atlanta GA 30312

Telephone 678-231-3951 Mobile [redacted]

Address/Location of Property:

3581,3583,3585,3587 South Fulton Avenue, Hapeville GA 30354

Present Zoning Classification: RMU

Present Land Use: Residential

Parcel ID #: 14 009800210751

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 12/16/2021

Sworn to and subscribed before me

This 16th **day of** December, **20** 21

Notary Public

ADRIENNE FAYSON SENTER
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 05, 2023
HENRY COUNTY, GEORGIA

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

Construction of 4 townhomes and corresponding hardscapes, landscapes and utility work.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3581,3583,3585,3587 South Fulton Avenue, Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:
Built By Broadland LLC

Address of Applicant:
554 East Avenue, Atlanta GA 30312

Telephone of Applicant:
678-231-3951

Signature of Owner

Nicholas Imerman Authorized Signer for Built By Broadland LLC
Print Name of Owner

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

Notary Public

ADRIENNE FAYSON SENTER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 05, 2023
HENRY COUNTY, GEORGIA

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

NI The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

NI Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

NI All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

NI Location and description of monuments.

NI The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

NI Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

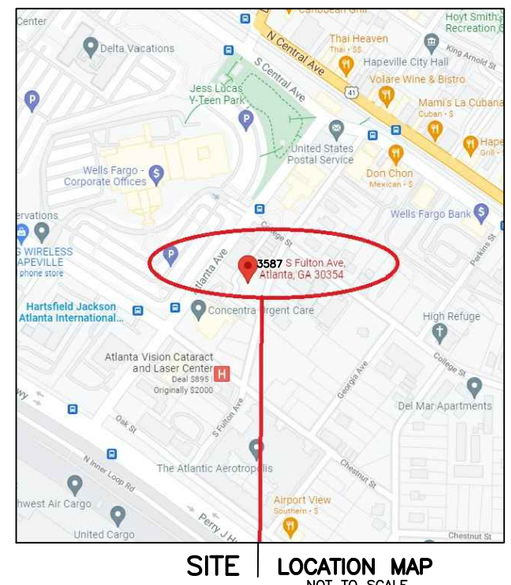
Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 12/16/2021

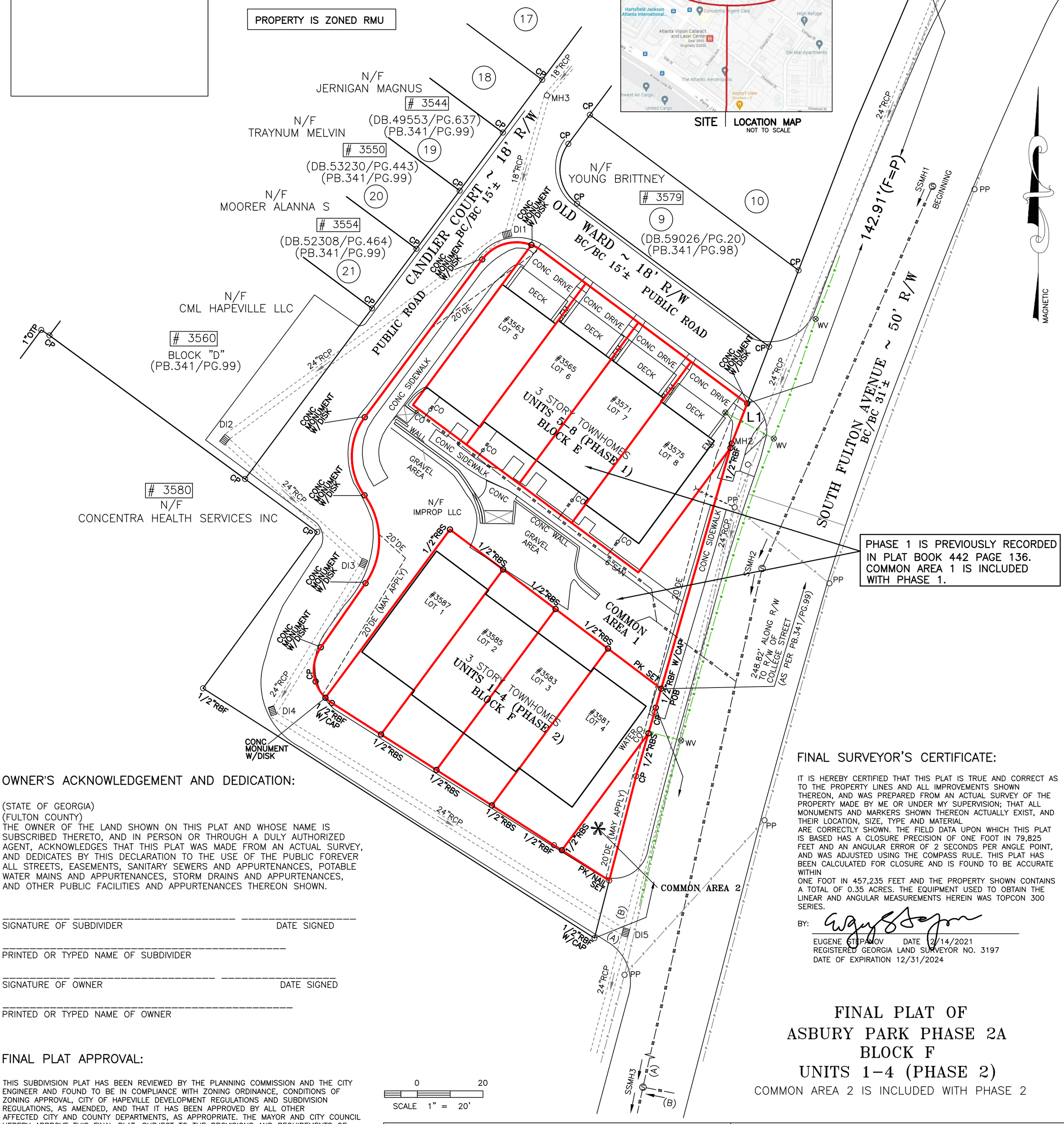
FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13121C0366F EFFECTIVE DATE: 09/18/2013
ZONE: X

PROPERTY IS ZONED RMU



SITE LOCATION MAP
NOT TO SCALE



PHASE 1 IS PREVIOUSLY RECORDED IN PLAT BOOK 442 PAGE 136. COMMON AREA 1 IS INCLUDED WITH PHASE 1.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

_____ _____ _____
SIGNATURE OF SUBDIVIDER DATE SIGNED

_____
PRINTED OR TYPED NAME OF SUBDIVIDER

_____ _____ _____
SIGNATURE OF OWNER DATE SIGNED

_____
PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

_____
CITY CLERK – ON BEHALF OF MAYOR AND COUNCIL DATE

_____
CHAIRMAN, PLANNING COMMISSION DATE

_____
CITY ENGINEER DATE

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,825 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 457,235 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.35 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON 300 SERIES.

BY: _____
EUGENE STEPANOV DATE 12/14/2021
REGISTERED GEORGIA LAND SURVEYOR NO. 3197
DATE OF EXPIRATION 12/31/2024

FINAL PLAT OF ASBURY PARK PHASE 2A BLOCK F UNITS 1–4 (PHASE 2)

COMMON AREA 2 IS INCLUDED WITH PHASE 2

0 20
SCALE 1" = 20'

LOT BLOCK F	PREPARED FOR: SHEET 1 OF 2
ASBURY PARK A.K.A. OLDE TOWNE, PHASE 1A UNITS #9–#21	IMPROP, LLC
LAND LOT 98 14TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA PB.341/PG.99	PROPERTY ADDRESS:
FIELD WORK DATE NOV 19, 2021 / PRINTED/SIGNED DEC 14, 2021	3581, 3583, 3585, 3587 SOUTH FULTON AVENUE HAPEVILLE, GA 30354
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED / PAPER SIZE: 17" x 22"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 53,725+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 162,354+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20191594
DWG #20191594 FINAL PLAT PHASE 2

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404–601–0941
TEL 404–252–5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

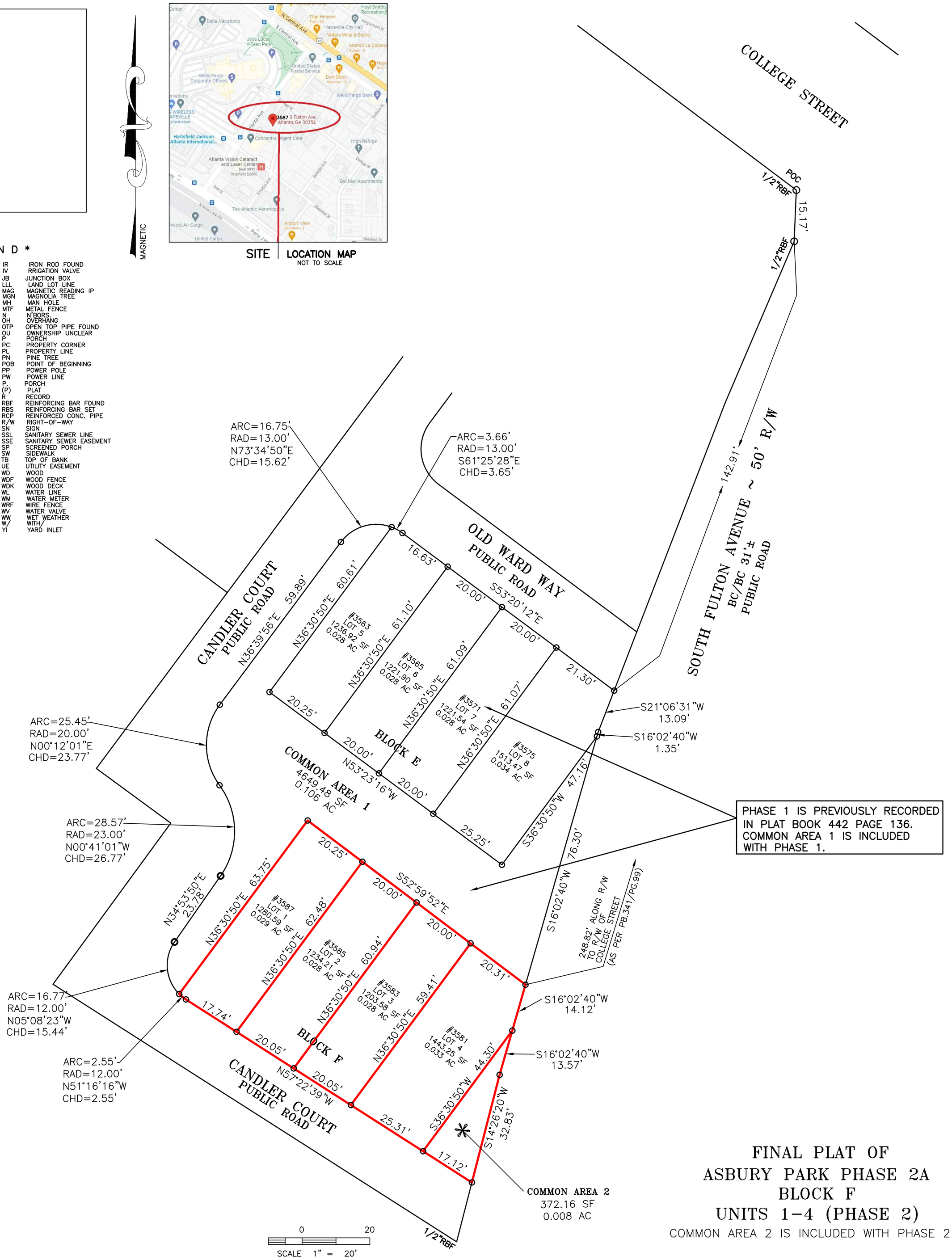
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SITE LOCATION MAP
NOT TO SCALE

MAGNETIC

* L E G E N D *

APD	AS PER DEED	IR	IRON ROD FOUND
AE	ACCESS EASEMENT	IV	RRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAG	MAGNETIC READING IP
APR	AS PER RECORD	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	N	N'BORS.
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	OU	OWNERSHIP UNCLEAR
C.	CONCRETE	P	PORCH
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
C.O.A.	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CRWL	CRAWL SPACE	P.	PORCH
CP	CALCULATED POINT	(P)	PLAT
CPT	CARPORT	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
D	DEED	RBS	REINFORCING BAR SET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	R/W	RIGHT-OF-WAY
EB	ELECTRIC POWER BOX	SN	SIGN
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
F	FIELD	SP	SCREENED PORCH
FP	FENCE POST	SW	SIDEWALK
FC	FENCE CORNER	TB	TOP OF BANK
FH	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HDW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPS	IRON PIN SET	W/	WITH/
		YI	YARD INLET



FINAL PLAT OF
ASBURY PARK PHASE 2A
BLOCK F
UNITS 1-4 (PHASE 2)

COMMON AREA 2 IS INCLUDED WITH PHASE 2

LOT BLOCK F		PREPARED FOR: SHEET 2 OF 2
ASBURY PARK A.K.A. OLDE TOWNE, PHASE 1A UNITS #9-#21		IMPROP, LLC
LAND LOT 98 14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA PB.341/PG.99		PROPERTY ADDRESS:
FIELD WORK DATE NOV 19, 2021	PRINTED/SIGNED DEC 14, 2021	3581, 3583, 3585, 3587 SOUTH FULTON AVENUE HAPEVILLE, GA 30354
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 53,725+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 162,354+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20191594
DWG #20191594 FINAL PLAT PHASE 2

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
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FAX 404-601-0941
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GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PLANNER'S REPORT

DATE: January 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Final Plat Review for 3571 and 3581 South Fulton Ave

BACKGROUND

Built by Broadland LLC submitted a final subdivision plat application for 3571 S Fulton Avenue (Parcel ID 14-009800210744). The property is located in the RMU, Residential Mixed Use zoning district. Phase 2 (of 2) has been completed with the construction of the final 4 (of 8) townhomes.

CODE REQUIREMENTS

Final Plat

The final plat shall show:

a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
   Compliant

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
   Compliant

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
   Compliant

d. Location and description of monuments.
   Compliant

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
   Compliant

f. Date, title, name and location of subdivision, graphic scale and true north point.
   Compliant

g. Location map showing site in relation to area.
   Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
   Compliant

RECOMMENDATION

The final plat may be approved by the Planning Commission.

Keck+Wood
COLLABORATION BY DESIGN

December 30, 2021

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

Re: Asbury Park Block F Phase 2
3571 and 3581 South Fulton Avenue
Final Plat Review No. 1
K&W Ref. No. 211051.80

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Asbury Park Block F Phase 2, lots 1 through 4 for compliance with the Final Plat requirements of the City of Hapeville. The submittal was received electronically on December 15, 2021, and consists of a property subdivision to the overall 0.35 acre parcel (into four lots) within a RMU Zoning District. The Final Plat was prepared by Survey Land Express, Inc., under the Surveying seal of Eugene A. Stepanov. My comments are as follows:

1. All Final Plat Statements and Certifications should be signed and dated.

Subject to comment 1 being adequately addressed, I recommend approval of the final plat. I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

22-PC-01-04

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Robert Garrison III

Mailing Address 490 Oakdale Rd. NE, Atlanta, GA 30307

Telephone _____ Mobile [redacted]

Email Rob@agothamproject.com

Property Owner (s) Dana Marie Winkler, Trustee

Mailing Address 3248 Jackson St. Hapeville, GA 30354

Telephone _____ Mobile [redacted]

Address/Location of Property:

3411 Old Jonesboro Rd. Hapeville GA 30354

Present Zoning Classification: R-0

Present Land Use: Residential

Parcel ID #: 14 006600020018

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Applicant's signature

Date: 12/19/21

Sworn to and subscribed before me

This 19th **day of** December, **20** 21.

Shelby Love

Notary Public

SHELBY LOVE
NOTARY
EXPIRES
GEORGIA
10/08/2023
PUBLIC
COWETA COUNTY

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

Proposing subdivision of a large corner lot that occupies a premium location in the best neighborhood in the city. Homes on these 3 lots will create a sense of charm and provide a rare opportunity to purchase new construction residences on a well established street. Appealing design that includes front porches, fiber cement siding, masonry foundations, and architectural shingles will greatly improve this corner of the community. Exterior architecture will emulate styles found in new urbanist communities in Atlanta area (Serenbe, Trilith).

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3411 Old Jonesboro Rd, Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant:
Robert Garrison III

Address of Applicant:
490 Oakdale Rd. NE, Atlanta GA 30307

Telephone of Applicant:
[redacted]

Dana Marie Winkler, Trustee
Signature of Owner

Dana Marie Winkler, Trustee
Print Name of Owner

Personally Appeared Before Me this 19th day of December, 2021.

Shelby Love
Notary Public

SHELBY LOVE
NOTARY
EXPIRES
GEORGIA
10/08/2023
PUBLIC
COWETA COUNTY

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

_____ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

_____ Date, approximate north point and graphic scale.

_____ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

_____ Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

_____ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

_____ Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

_____ The acreage of the land to be subdivided.

_____ Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____ Date 12/19/21

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

RG The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

RG Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.

RG All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

RG Location and description of monuments.

RG The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

RG Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____ Date 12/19/21

Exhibit "A"

All that tract of parcel of land lying and being in Land Lot 66 of the 14th District of Fulton County, Georgia, and being Lot 1 and part of Lot 2, Block B, Northwoods Subdivision, as per plat by C. D. Robert, C.E., dated August 1939, and thereof recorded in Plat Book 21, Page 66, Fulton County, Georgia record and being more particularly described as follows:

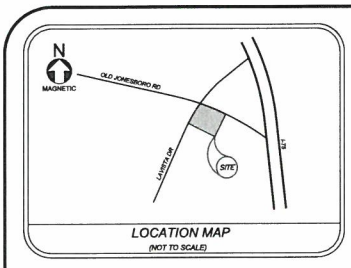
Beginning at a point marked by an iron pin at the corner formed by the intersection of the southwesterly side of Jonesboro Road and the southeasterly side of LaVista Drive (formerly Homestead Avenue); running thence southeasterly, along the southwesterly side of Jonesboro Road one hundred fifty (150) feet to an iron pin; thence southwesterly, along a line forming an interior angle of 92 degrees 32 minutes with the southwesterly side of Jonesboro Road, two hundred (200) feet to an iron pin; thence northwesterly one hundred forty one (141) feet to an iron pin on the southeasterly side of LaVista Drive (formerly Homestead Avenue); thence northeasterly, along the southeasterly side of LaVista Drive two hundred (200) feet to the Point of Beginning, being improved property known as 3411 Old Jonesboro Road, Hapeville, Georgia; parcel number 14 006600020018 according to the present system of numbering in Fulton County, Georgia.

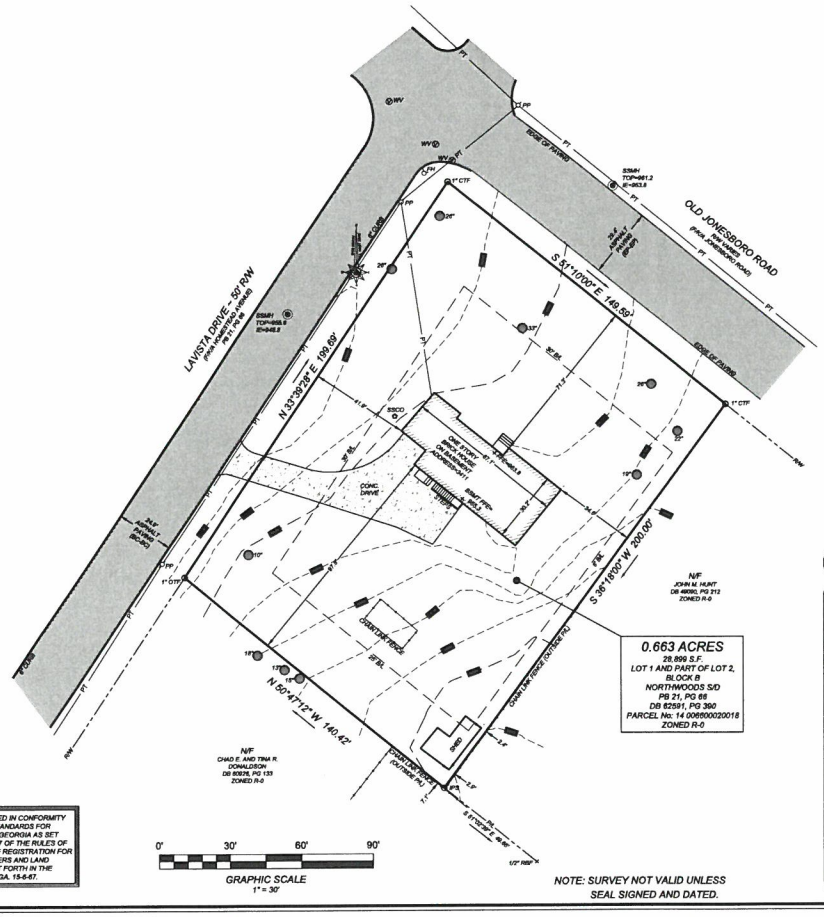
Date: 12/19/2021

Source: Fulton County Tax Assessor

The following lots (parcels) are existing in the RO neighborhood and are less than the 10,000 sqft requirement.

Line	Parcel ID	Address	Acres		Sq ft
1	14 006700040742	285 Dorsey Rd	0.1779		7,749
2	14 006600010340	316 Victoria Ln	0.1837		8,001
3	14 009500120144	477 Barnett Dr	0.2066		8,999
4	14 009500120136	481 Barnett Dr	0.2066		8,999
5	14 009500120011	485 Barnett Dr	0.2066		8,999
6	14 006700040635	3224 Forrest Hills Dr	0.2129		9,230
7	14 006600020919	245 Arnold Rd	0.212		9,234
8	14 006600040974	404 North Ave	0.2192		9,548
9	14 006600020109	301 Northwoods Pl	0.2263		9,857
10	14 009500120151	473 Barnett Dr	0.2273		9,901





NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO DEED BOOK 52591, PAGE 390 OF FULTON COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0367 F, DATED SEPTEMBER 18, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. THIS PROPERTY IS CURRENTLY ZONED R-0 PER THE CITY OF HAPEVILLE ZONING MAP. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF HAPEVILLE ZONING ORDINANCE FOR R-0 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON AUGUST 25, 2021.

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO (2) FEET.

LEGEND

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-8 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,857 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

		ISSUE		
DATE: AUGUST 31, 2021		NO.	DESCRIPTION	DATE
SCALE: 1" = 30'				
ACREAGE:				
LAND LOT: 66				
DISTRICT: 14th				
CITY: HAPEVILLE				
COUNTY: FULTON	STATE: GEORGIA			
SURVEYED: AH	DRAWN: MJS			
CHECKED:	APPROVED: CAM			
PROJECT #: 21-316				

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

3411 OLD JONESBORO ROAD

LOT 1 AND PART OF LOT 2, BLOCK B, NORTHWOODS S/D
LAND LOT 66, 14th DISTRICT, FULTON COUNTY, GEORGIA
PARCEL No: 14 006600020018
BEING IN THE CITY OF HAPEVILLE

GEORGIA REGISTERED No. 3114 8/31/21 LAND SURVEYOR JOALEE A. McGAUGHEY

GA LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

SHEET 1 OF 1

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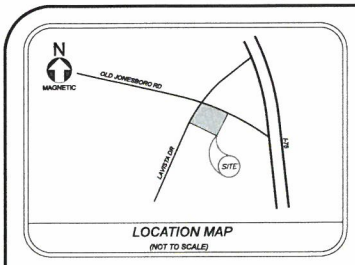

LOCATION MAP
(NOT TO SCALE)

NOTES:

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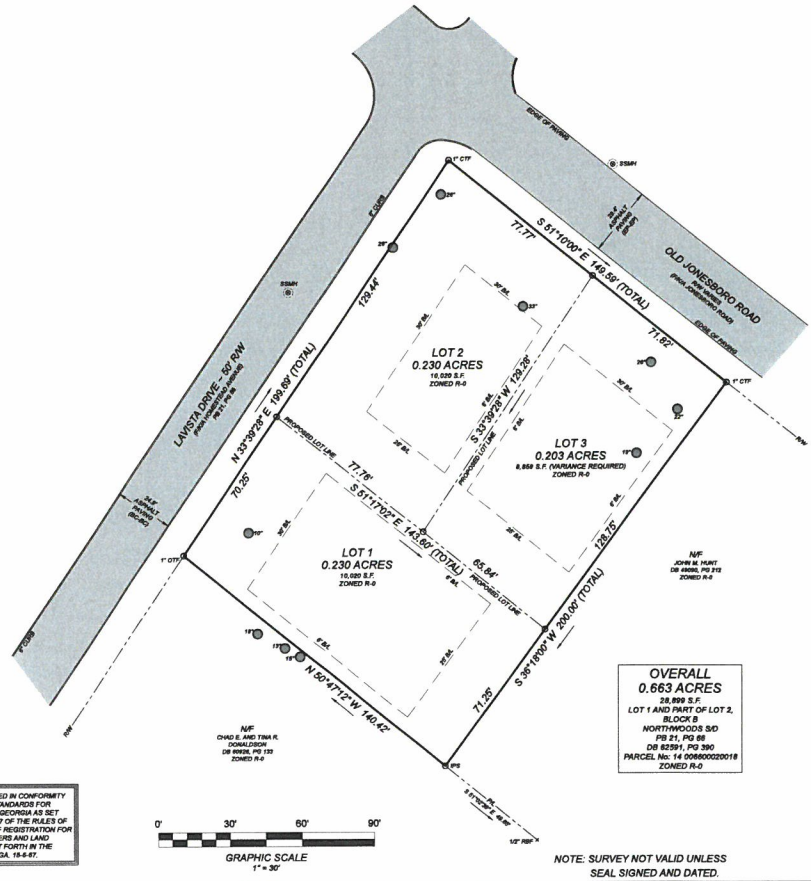
5. THIS PROPERTY IS CURRENTLY ZONED R-0 PER THE CITY OF HAPEVILLE ZONING MAP. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF HAPEVILLE ZONING ORDINANCE FOR R-0 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON AUGUST 25, 2021.

ZONING: R-0
LOT FRONTAGE: 80 FEET
MINIMUM LOT AREA: 10,000 SQUARE FEET
FLOOR AREA: 1,800
MAX LOT COVERAGE: 40%
FRONT YARD: 30 FEET
SIDE YARD: 8 FEET
REAR YARD: 25 FEET
MAX STORIES 2 1/2 STORIES (35 FEET)



CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-8 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 290,967 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 93,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

LEGEND

DRAINAGE STRUCTURES
DWGS = SINGLE WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
JB = JUNCTION BOX
GI = GRATE INLET
CI = CURB INLET
YI = YARD INLET
DI = DROP INLET
HW = HEAD WALL
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
DS = DOWNSPOUT
FES = FLARED END SECTION

UTILITY SYMBOLS
A/C = AIR CONDITIONING UNIT
ET = ELECTRIC TRANSFORMER
CPED = CABLE TV PEDESTAL
GM = GAS METER
GV = GAS VALVE
SLT = SLIT WINE
TPED = TELEPHONE PEDESTAL
UP = UTILITY POLE
LP = LIGHT POLE
WM = WATER METER
WV = WATER VALVE

MISC. SYMBOLS
= PARKING SPACE COUNT
= SATELITE DISH

UTILITY LINETYPES
= POWER LINE (UP=UNDERGROUND)
= TELEPHONE LINE (UT=UNDERGROUND)
= CABLE TV LINE (UC=UNDERGROUND)
= GAS LINE SERVICE LINE
= GAS LINE

FENCE LINES
= CHAIN LINK FENCE (CLF)
= WIRE FENCE
= WOODEN FENCE

ABBREVIATIONS
BC = BACK OF CURB
BL = BUILDING LINE
BSL = BUILDING SETBACK LINE
BF = BOTTOM OF WALL
C&G = CURB AND GUTTER
CL = CENTER LINE
CMP = CORRUGATED METAL PIPE
CMF = CONCRETE MONUMENT FOUND
CO = CLEAN OUT
CONC = CONCRETE
CTP = CONCRETE TOP
DIP = DUCTILE IRON PIPE FOUND
DS PKG = DESIGN SPACE / TYPE
DE = DRAINAGE EASEMENT
DI = DROP INLET
DWCB = DOUBLE WING CATCH BASIN
DYL = DOUBLE YELLOW LINE STRIPING
EOC = EDGE OF PAVING
F.I.R.M. = FLOOD INSURANCE RATE MAP
HDPE = HIGH DENSITY POLY ETHYLENE PIPE
HR = HORIZONTAL
IP = INVERT ELEVATION
IPS = IRON PIPE SET
LL = LAND LOT
LLL = LAND LOT LINE
MB = MAIL BOX
N/F = NOW OR FORMERLY
N/S = NAIL SET
OTS = SET TO SLOPE
PF = PK NAIL FOUND
OSD = OUTSIDE DIAMETER
OCS = O/S/C CONTROL STRUCTURE
PK/PS = PK NAIL / SPIKE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVC = POLYVINYL CHLORIDE PIPE
RNE = REBAR PIN FOUND
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SIP = SET IRON PIPE
SR = SANITARY SEWER
SSE = SANITARY SEWER EASEMENT
TYP = TYPICAL UNLESS SHOWN
TW = TW PINCH, WASHER
TOC = TOP OF COMMENCEMENT
TW = TOP OF WALL
TYP = TYPICAL
WI = WEIR INLET

○ = HARDWOOD
● = PINE/CONIFER

DATE: DECEMBER 9, 2021	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
ACREAGE: 0.663 ACRES			
LAND LOT: 66			
DISTRICT: 14th			
CITY: HAPEVILLE			
COUNTY: FULTON STATE: GEORGIA			
SURVEYED: AH DRAWN: WGH			
CHECKED: APPROVED: CAM			
PROJECT #: 21-316			

VARIANCE EXHIBIT FOR:

3411 OLD JONESBORO ROAD

LOT 1 AND PART OF LOT 2, BLOCK B, NORTHWOODS S/D
LAND LOT 66, 14th DISTRICT, FULTON COUNTY, GEORGIA
PARCEL No: 14 006600020018
BEING IN THE CITY OF HAPEVILLE

GEORGIA REGISTERED No. 3314 12/9/21 LAND SURVEYOR CALEB A. McGAUGHEY

GA LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

SHEET 1 OF 1

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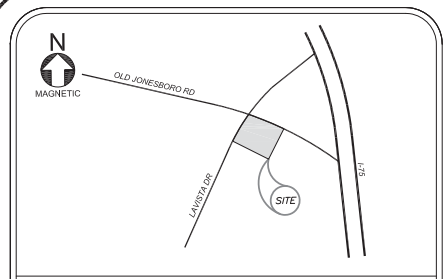
S1.0	PROPOSED SUBDIVISION 3411 OLD JONESBORO RD. HAPEVILLE, GA 30354	SITE PLAN CONCEPT	SCALE 1"=40'-0" ON 11x17 SHEET	
	PROJECT	SHEET NAME		
	COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.	12.17.21 CONCEPT		
SHEET		DATE CURRENT PHASE		

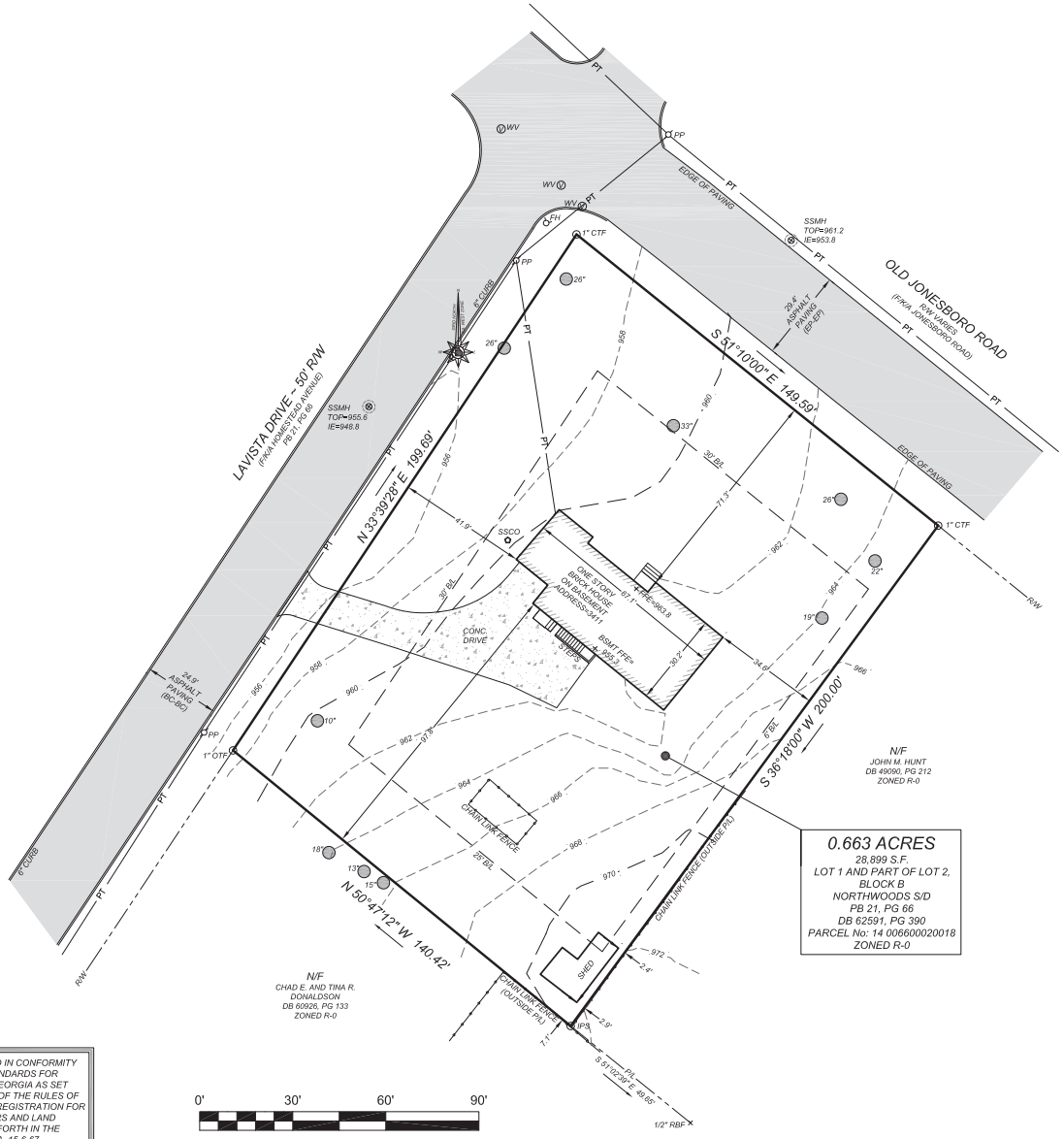
3ELKS DESIGN

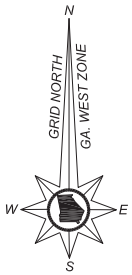
REVISIONS

DATE	NO.	DESCRIPTION
10.09.21	1	CONCEPT
12.17.21	2	CONCEPT



LOCATION MAP
(NOT TO SCALE)





NOTES:

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7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO (2) FEET.

LEGEND

DRAINAGE STRUCTURES

- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JB = JUNCTION BOX
- GI = GRATE INLET
- CI = CURB INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEAD WALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GREASE TRAP
- FES = FLARED END SECTION

UTILITY SYMBOLS

- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- CPED = CABLE TV PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- TPED = TELEPHONE PEDESTAL
- PP = UTILITY POLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE

MISC. SYMBOLS

- = PARKING SPACE COUNT
- = SATELITE DISH

UTILITY LINETYPES

- = POWER LINE (UP=UNDERGROUND)
- = TELEPHONE LINE (UT=UNDERGROUND)
- = CABLE TV LINE (UC=UNDERGROUND)
- = SANITARY SEWER LINE
- = GAS LINE

FENCE LINES

- = CHAIN LINK FENCE (CLF)
- = WIRE FENCE
- = WOODEN FENCE

ABBREVIATIONS

BC	=	BACK OF CURB
BH	=	BUILDING HEIGHT
B/L	=	BUILDING SETBACK LINE
BW	=	BOTTOM OF WALL
C&G	=	CURB AND GUTTER
C/L	=	CENTERLINE
CMP	=	CORREGATED METAL PIPE
CMF	=	CONCRETE MONUMENT FOUND
CO	=	CLEAN OUT
CONC	=	CONCRETE
CTF	=	CRIMP TOP PIPE FOUND
DB/PG	=	DEED BOOK / PAGE
DE	=	DRAINAGE EASEMENT
DIP	=	DUCTILE IRON PIPE
DWCB	=	DOUBLE WING CATCH BASIN
DYL	=	DOUBLE YELLOW LINE STRIPING
EP	=	EDGE OF PAVING
F.I.R.M.	=	FEDERAL INSURANCE RATE MAP
HDPE	=	HIGH DENSITY POLY ETHYLENE PIPE
HW	=	HEADWALL
IE	=	INVERT ELEVATION
IPS	=	1/2" REBAR PIN SET W/CAP
LL	=	LAND LOT
LLL	=	LAND LOT LINE
MW	=	MONITORING WELL
N/T	=	NOW OR FORMERLY
N/S	=	NAIL SET
NTS	=	NOT TO SCALE
OTF	=	OPEN TOP PIPE FOUND
OSD	=	OUTSIDE DIMENSION
OCS	=	OUTLET CONTROL STRUCTURE
PB/PG	=	PLAT BOOK/PAGE
P/L	=	PROPERTY LINE
POB	=	POINT OF BEGINNING
P.O.E	=	POINT OF ENTRY
PVC	=	POLYVINYL CHLORIDE PIPE
RBF	=	REBAR PIN FOUND
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
S.F.	=	SQUARE FEET
SRF	=	SOLID ROD FOUND
SS	=	SANITARY SEWER
SSE	=	SANITARY SEWER EASEMENT
TBM	=	TEMPORARY BENCH MARK
TPM	=	TAX PARCEL NUMBER
POC	=	POINT OF COMMENCEMENT
TW	=	TOP OF WALL
TYP	=	TYPICAL
WI	=	WEIR INLET

◯ = HARDWOOD ◯ = PINE/CONIFER

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,957 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

0' 30' 60' 90'

GRAPHIC SCALE
1" = 30'

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

DATE: AUGUST 31, 2021	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
ACREAGE:			
LAND LOT: 66			
DISTRICT: 14th			
CITY: HAPEVILLE			
COUNTY: FULTON STATE: GEORGIA			
SURVEYED: AH DRAWN: MJS			
CHECKED: APPROVED: CAM			
PROJECT #: 21-316			

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

3411 OLD JONESBORO ROAD

LOT 1 AND PART OF LOT 2, BLOCK B, NORTHWOODS S/D
LAND LOT 66, 14th DISTRICT, FULTON COUNTY, GEORGIA
PARCEL No: 14 006600020018
BEING IN THE CITY OF HAPEVILLE

GEORGIA REGISTERED No. 3174 8/31/21 LAND SURVEYOR CALEB A. McGAUGHEY

GA LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

SHEET 1 OF 1

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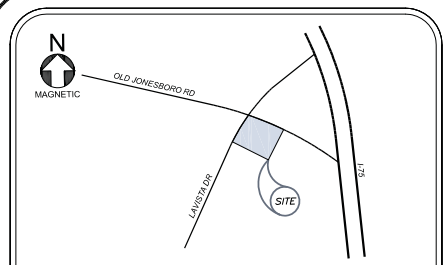


LOCATION MAP
(NOT TO SCALE)

NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO DEED BOOK 62591, PAGE 390 OF FULTON COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0367 F, DATED SEPTEMBER 18, 2013.

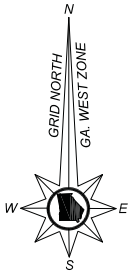
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. THIS PROPERTY IS CURRENTLY ZONED R-0 PER THE CITY OF HAPEVILLE ZONING MAP. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF HAPEVILLE ZONING ORDINANCE FOR R-0 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON AUGUST 25, 2021.

ZONING: R-0
LOT FRONTAGE: 60 FEET
MINIMUM LOT AREA: 10,000 SQUARE FEET
FLOOR AREA: 1,600
MAX LOT COVERAGE: 40%
FRONT YARD: 30 FEET
SIDE YARD: 6 FEET
REAR YARD: 25 FEET
MAX STORIES 2 1/2 STORIES (35 FEET)



OVERALL
0.663 ACRES
28,899 S.F.
LOT 1 AND PART OF LOT 2,
BLOCK B
NORTHWOODS S/D
PB 21, PG 66
DB 62591, PG 390
PARCEL No. 14 006600020018
ZONED R-0

0' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

LEGEND

DRAINAGE STRUCTURES
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JB = JUNCTION BOX
- GI = GRATE INLET
- CI = CURB INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEAD WALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GREASE TRAP
- FES = FLARED END SECTION

UTILITY SYMBOLS
- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- CPED = CABLE TV PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- TPED = TELEPHONE PEDESTAL
- PP = UTILITY POLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE

MISC. SYMBOLS
- = PARKING SPACE COUNT
- = SATELITE DISH

UTILITY LINETYPES
- P = POWER LINE (UP=UNDERGROUND)
- T = TELEPHONE LINE (UT=UNDERGROUND)
- C = CABLE TV LINE (UC=UNDERGROUND)
- S = SANITARY SEWER LINE
- G = GAS LINE

FENCE LINES
- = CHAIN LINK FENCE (CLF)
- = WIRE FENCE
- = WOODEN FENCE

ABBREVIATIONS
- BC = BACK OF CURB
- BH = BUILDING HEIGHT
- B/L = BUILDING SETBACK LINE
- BW = BOTTOM OF WALL
- C&G = CURB AND GUTTER
- C/L = CENTERLINE
- CMP = CORREGATED METAL PIPE
- CMF = CONCRETE MONUMENT FOUND
- CO = CLEAN OUT
- CONC = CONCRETE
- CTF = CRIMP TOP PIPE FOUND
- DB/PG = DEED BOOK / PAGE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- DWCB = DOUBLE WING CATCH BASIN
- DYL = DOUBLE YELLOW LINE STRIPING
- EP = EDGE OF PAVING
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- HDPE = HIGH DENSITY POLY ETHYLENE PIPE
- HW = HEADWALL
- IE = INVERT ELEVATION
- IPS = 1/2" REBAR PIN SET W/CAP
- LL = LAND LOT
- LLL = LAND LOT LINE
- MW = MONITORING WELL
- N/F = NOW OR FORMERLY
- N/S = NAIL SET
- NTS = NOT TO SCALE
- OTF = OPEN TOP PIPE FOUND
- OSD = OUTSIDE DIMENSION
- OCS = OUTLET CONTROL STRUCTURE
- PB/PG = PLAT BOOK/PAGE
- P/L = PROPERTY LINE
- POB = POINT OF BEGINNING
- P.O.E = POINT OF ENTRY
- PVC = POLYVINYL CHLORIDE PIPE
- RBF = REBAR PIN FOUND
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- SRF = SOLID ROD FOUND
- SS = SANITARY SEWER
- SSE = SANITARY SEWER EASEMENT
- TBM = TEMPORARY BENCH MARK
- TPN = TAX PARCEL NUMBER
- POC = POINT OF COMMENCEMENT
- TW = TOP OF WALL
- TYP = TYPICAL
- WI = WEIR INLET

= HARDWOOD
= PINE/CONIFER

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,957 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

DATE: DECEMBER 9, 2021	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
ACREAGE: 0.663 ACRES			
LAND LOT: 66			
DISTRICT: 14th			
CITY: HAPEVILLE			
COUNTY: FULTON STATE: GEORGIA			
SURVEYED: AH DRAWN: WGH			
CHECKED: APPROVED: CAM			
PROJECT #: 21-316			

VARIANCE EXHIBIT FOR:

3411 OLD JONESBORO ROAD

LOT 1 AND PART OF LOT 2, BLOCK B, NORTHWOODS S/D
LAND LOT 66, 14th DISTRICT, FULTON COUNTY, GEORGIA
PARCEL No: 14 006600020018
BEING IN THE CITY OF HAPEVILLE

GEORGIA REGISTERED No. 3174 12/9/21 LAND SURVEYOR CALEB A. McGAUGHEY

GA LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

SHEET 1 OF 1

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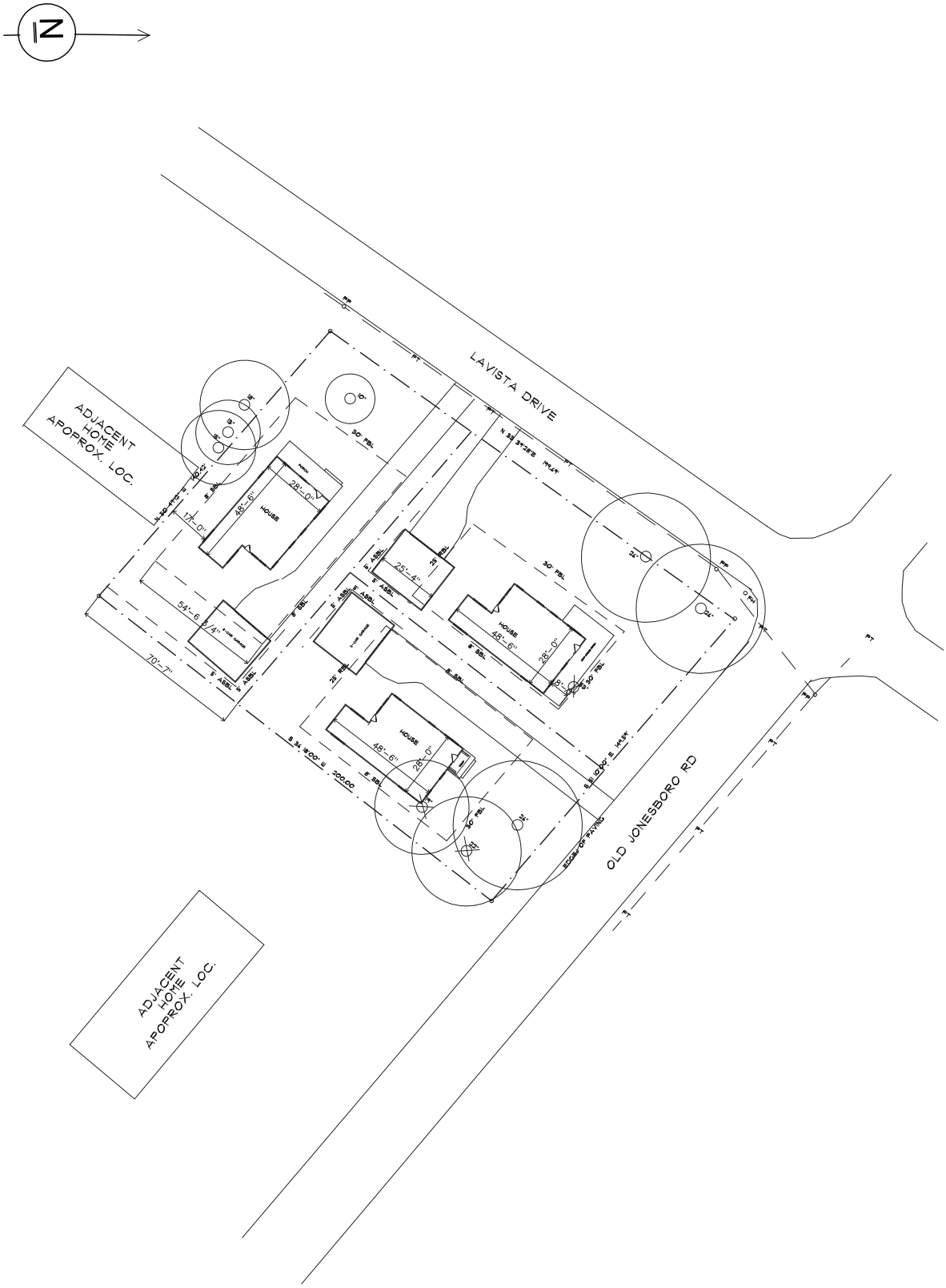


S1.0	PROPOSED SUBDIVISION 3411 OLD JONESBORO RD. HAPEVILLE, GA 30354	SITE PLAN CONCEPT		SCALE 1"=40'-0" ON 11x17 SHEET	
	PROJECT	SHEET NAME			
	COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.	12.17.21	CONCEPT		
SHEET		DATE	CURRENT PHASE		

REVISIONS

DATE	NO.	DESCRIPTION
10.09.21	1	CONCEPT
12.17.21	2	CONCEPT

3ELKS DESIGN

PLANNER'S REPORT

DATE: January 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: 3411 Old Jonesboro Road, Subdivision Plat

BACKGROUND

The City of Hapeville received a subdivision application from Robert Garrison III to subdivide one parcel (.663 acres) into three parcels (.23 acres, .23 acres, .204 acres) within the R-0, One Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

(4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

A survey was provided but not a final plat.

a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

Street addresses not provided.

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point.

This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
Compliant

c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant

d. Location and description of monuments.
<u>Monuments not shown</u>

e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Compliant

f. Date, title, name and location of subdivision, graphic scale and true north point.
Compliant

g. Location map showing site in relation to area.
Compliant

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
Compliant

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

- ***No changes proposed.***

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

- ***No changes proposed.***

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from

minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

d. For dead-end streets (culs-de-sac), 50 feet. Culs-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

- ***<u>The minimum right of way is 50' on Old Jonesboro Road. The survey shows R/W varies. The plat should show compliance with the right of way.</u>***

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

- ***No changes proposed.***

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

- ***Not applicable.***

(6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

- ***Not applicable.***

(7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

- ***Not applicable.***

(8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one-inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the

planning commission.

- ***Not applicable.***

(9) Intersections.

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

- ***Not applicable.***

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

- ***Not applicable.***

(10) Tangents. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

- ***Not applicable.***

(11) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be prohibited.

- ***Not applicable.***

(12) Dead-end streets.

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- ***Not applicable.***

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

- ***Not applicable.***

(14) Street names. Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed

streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

- ***Not applicable.***

(15) Alleys. Alleys shall be provided to the rear of lots used for business purposes and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

- ***Not applicable.***

(b) Blocks.

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

- ***Not applicable.***

(2) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

- ***Not applicable.***

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

- ***Compliant***

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

- ***Parcels in R-0 must have a minimum of 60' of street frontage. All tracts are compliant.***
- ***<u>Parcels in R-0 must be a minimum of 10,000 sf. Lot 1 and Lot 2 are compliant. Lot 3 is not compliant with 8,859 SF. A variance would be required for approval.</u>***

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

- ***Not applicable.***

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

- ***Setback lines will be compliant with R-0 zoning, with a front setback of 30' and side setback of 15'.***

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

- ***The proposed lot is larger than the adjacent lot.***

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

- ***Not applicable.***

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

- ***Not applicable.***

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

- ***Compliant***

(d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

- ***Not applicable.***

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

- ***Not applicable.***

(3) Community assets. In all subdivisions, due regard shall be shown for all-natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

- ***Not applicable.***

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

- ***No objection is present to prevent platting and development.***

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

- ***The subject tracts are not located in a Flood Hazard Zone.***

(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.

- ***Not applicable.***

(g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

- ***Not applicable.***

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

- ***<u>A variance from the Board of Appeals would be required for Lot 3 which does not meet the minimum lot size.</u>***

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be

approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Sec. 90-1-4. - Development prerequisite to final approval.

(a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

- ***No sidewalks are currently present.***

(1) Monuments.

a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.

- ***Monuments should be shown on the plat.***

(2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

- ***Not applicable.***

(3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all-natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built

on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

- ***Not applicable.***

(4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

- ***Not applicable.***

(5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:

a. For minor residential streets, 30 feet. Most minor streets in residential developments.

b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.

c. For arterial streets and highways, as may be required.

- ***Not applicable.***

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

- ***Not applicable.***

(7) Sidewalks.

a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.

b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

- ***Sidewalks do not exist at this time. The new sidewalk recommendation matrix would be reviewed by the DRC for any future development.***

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

- ***Tying into existing utilities. Location of utilities should be shown. Development of vacant lot must meet site plan requirements.***

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

- ***Tying into existing utilities. Location of utilities should be shown. Development of vacant lot must meet site plan requirements.***

(10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

(b) Tying into existing utilities. Location of utilities should be shown. Development of vacant lot must meet site plan requirements.

(c) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

- ***Street trees are required as a part of the development of each lot. Prior to development, street trees must be shown on the site plans to ensure compliance and should be a recommended tree per the Tree Ordinance.***

(c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

- ***Not applicable.***

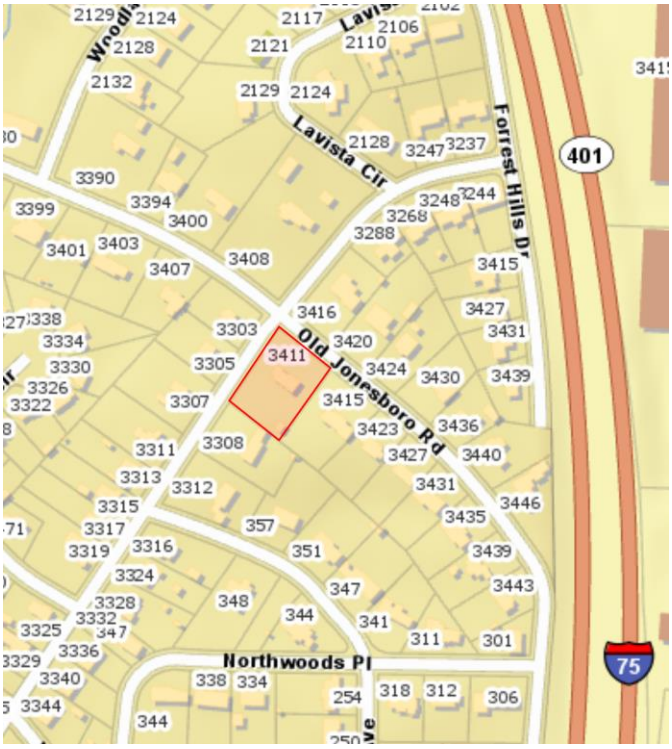
RECOMMENDATION

Planning has the following comments for the proposed subdivision:

1. Street addresses are not shown.
2. Utility information is not provided, including water mains, sewer, etc.
3. Concrete monument should be shown for the proposed subdivision.
4. Minimum right of way should be shown on Old Jonesboro to ensure compliance.
5. A variance by the Planning Commission is required requiring sidewalk installation at the time of the proposed subdivision.
6. A variance by the Board of Appeals is required for Lot 3 minimum lot size of 8,859 SF (10,000 SF required).

All outstanding issues from the Engineer's report must be addressed, including the submission of an actual plat.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be conditionally approved with a variance for sidewalk installation at the time of subdivision and subject to the variance required by the Board of Appeals.



3411 Old Jonesboro Road

Keck+Wood
COLLABORATION BY DESIGN

December 30, 2021

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

Re: 3411 Old Jonesboro Road Subdivision Plat
3411 Old Jonesboro Road
Subdivision Plat Review No. 1
K&W Ref. No. 211052.60

Dear Ms. Senter:

As requested, I have reviewed the Subdivision Plat of 3411 Old Jonesboro Road for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received electronically on December 21, 2021, and consists of a property subdivision to the overall 0.663 acre parcel (into 3 lots of 0.23 acres, 0.23 acres, and 0.203 acres) within an R-0 Zoning District. The Final Plat was prepared by GA Land Surveyor, LLC, under the Surveying seal of Caleb A. McGaughey. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. The applicant provided a topographic survey of the existing site, a variance exhibit, and a site concept plan. The provided plans are not considered a Final Plat. The applicant should provide a Final Plat as defined by City Code.
3. All Final Plat Statements and Certifications should be provided on the final plat, signed and dated.
4. A statement as to the accuracy of the survey and placement of monuments (Form 2) per Section 90-1-2(f)(5)(i.) of the Code of Ordinances should be provided on the Final Plat.
5. The Final Plat shall also include a certification from the landowner or legally authorized representative and dedication of streets, rights of way, and sites for public use (Form 1) per Section 90-1-2(f)(5)(h.) of the Code of Ordinances.
6. The Subdivision Plat should include a certification by the landowner acknowledging that the City assumes no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
7. The applicant should include the location and description of all monuments and dimensions to the nearest 100th of a foot.
8. The proposed lot 3 does not meet the minimum lot area of 10,000 square feet for the R-O zoning per the ordinance.
9. The minimum street paving width of 30 feet per Section 90-1-4(a)(5) is not provided. Sidewalks along Lavista Drive and Old Jonesboro Road per Section 90-1-4(a)(7) are not provided.

10. Old Jonesboro Road is shown as “R/W Varies”. The applicant should provide the right-of-way width along the property frontage to ensure conformance to the minimum right-of-way width (50-feet).
11. The locations of existing water mains, valves, fire hydrants, water main sizes should be shown on the plat per Section 90-1-4.
12. The locations and sizes of existing sanitary sewer lines should be shown on the plat per Section 90-1-4.
13. The proposed arrangements for water and sewer service for the 3 lots should be shown on the plat. If the services require existing street pavement open cuts and excavation, a note should be added that construction details of the pavement patch requirements and the temporary traffic control measures should be provided to the City and approval of the existing street pavement cuts should be obtained from the Community Services Department prior to commencing construction.

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

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt

Michael J. Moffitt, P.E.

22-PC-01-01

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Sonial Patel / JAY PATEL

Mailing Address: 2253 GRADY RIDGE TRL, DULUTH, GA 30097

Telephone (678) 468-4253 Mobile # [redacted] Email JAY@JMSFAMILYLP.COM

Property Owner (s) FORT WAYNE CAPITAL, LLC

Mailing Address 2253 GRADY RIDGE TRL, DULUTH, GA 30097

Telephone (678) 468-4253 Mobile # [redacted]

Address/Location of Property: NORMAN BERRY DR, HAPEVILLE, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 7069387 / 14 -0127- LL-123-0

Present Zoning Classification: C2 Size of Tract: 1.39 acre(s)

Present Land Use: Parking Lot/Vacant Land

Please check the following as it applies to this application

_____Site Plan Review
X____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 JAY PATEL

Date: 11/29/21

Sworn to and subscribed before me

This 29TH day of NOVEMBER, 2021.

Notary Public

HEATHER CROWDER NOTARY PUBLIC EXPIRES GEORGIA MARCH 8, 2022 BUTTS COUNTY

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

Ownership plans to use the North West corner (with frontage on Norman Berry) of the parcel for an additional parking lot to accommodate the patrons/customers of Hapeville Center.

The subject area of the parcel was used in the past as a parking lot and therefore has been paved and stripped as such.

Ownership would like to renew the conditional/temporary use permit for this area and will comply with the requirements of the city.

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:

7069387 / 14 -0127- LL-123-0

(Norman Berry Drive)

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 FORT WAYNE CAPITAL, LLC

Address of Applicant
2253 GRADY RIDGE TRL, DULUTH, GA 30097

Telephone of Applicant
(678) 468-4253

Signature of Owner

JAY PATEL
Print Name of Owner

Personally Appeared Before Me this 29th day of NOVEMBER, 2021.

Notary Public

HEATHER CROWDER
NOTARY PUBLIC
EXPIRES
MARCH 8, 2022
GEORGIA
BUTTS COUNTY

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

Site Plan Checklist – Please include with your application.

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

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

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

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

N/a 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: _____
JAY PATEL

Date 11/29/21

ALTA/ACSM LAND TITLE
SURVEY MADE FOR:

JEFFERIES LOANCORE LLC.
A DELAWARE LIMITED LIABILITY COMPANY
HAPEVILLE CAPITAL, LLC.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY LOCATED IN:
LAND LOT 127 * 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
SCALE: 1" = 30' * 12-02-13

0' 30'
Graphic Scale

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

1.811 ACRES
78,896 SQ.FT.
DB 39346 PG 334
ZONED UV-C
TAX ID #
14-0127-LL1198

PROPERTY ADDRESS:
1155 VIRGINA AVE.
HAPEVILLE, GA.

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
110 NORTH BERRY STREET
STOCKBRIDGE, GA.30281
PHONE # (770-474-1487)

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
	POWER POLE
	LIGHT POLE
	GUY WIRE
—S—	SANITARY SEWER LINE
—P—	UNDERGROUND POWER LINE
—E—	OVERHEAD POWER LINE
GAPMH	GA POWER MANHOLE
BSMH	BELLSOUTH MANHOLE
TRANS.	TRANSFORMER
E.B.	ELECTRIC BOX
W.M.	WATER METER
	WATER VALVE
	FIRE HYDRANT
GV	GAS VALVE
U.U.E.	UNDERGROUND UTILITY EASEMENT

REVISED 12-19-2013
REVISED 05-08-2014
REVISED 07-13-2014

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

GEORGIA REGISTERED No. 2241 LAND SURVEYOR JONATHAN B. PRINCE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 1,000,000+ FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,783 FEET AND ANGULAR ERROR OF 00'00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GTS 303D TOTAL STATION.

NOTES:
THERE IS A 20' SANITARY SEWER EASEMENT ON ALL SANITARY SEWER LINES, CENTERED ON THE SEWER LINE.

THERE ARE 70 REGULAR PARKING SPACES & 8 HANDICAP PARKING SPACES

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

REFERNCE INFORMATION:
DEED BOOK 39346 PAGE 334
DEED BOOK 49536 PAGE 121

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA.
PANEL # 13121C0366E
EFFECTIVE DATE 06-22-1998

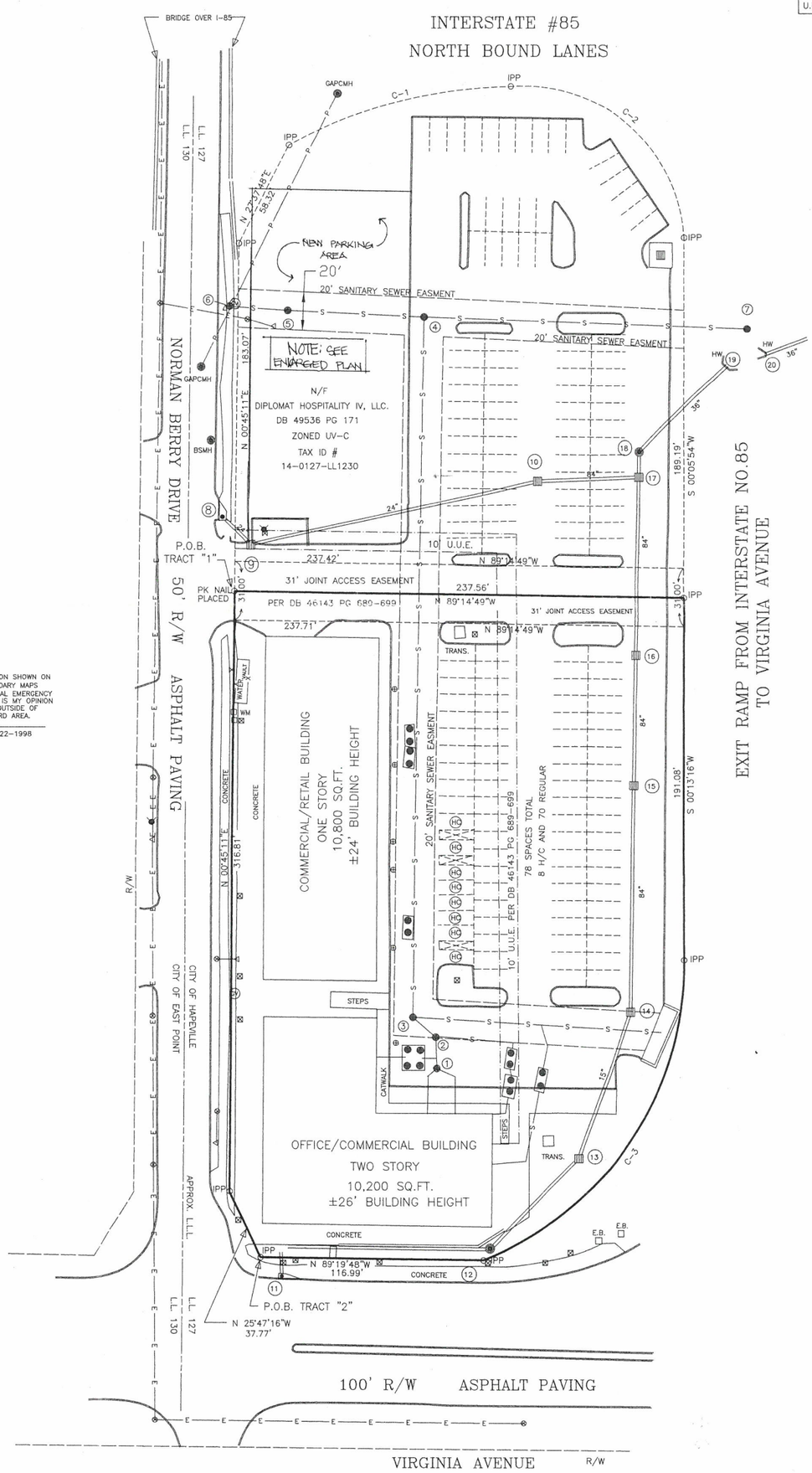
SANITARY SEWER CHART

NO.	STRUCTURE	TOP ELEV.	INFERT ELEV.
1	SSMH	1008.72'	
2	SSMH	1008.04'	
3	SSMH	1007.56'	1000.56'
4	SSMH	1009.60'	985.80' IN FROM 5 & OUT COULD NOT GET IN FROM 3 (APPROX)
5	SSMH	1010.34'	986.24'
6	SSMH	1011.53'	991.43'
7	SSMH	995.85'	

STORM SEWER CHART

NO.	STRUCTURE	TOP ELEV.	INVERT ELEV.
8	CATCH BASIN	1007.81'	1000.11'
9	DROP INLET	1007.04'	998.34'
10	DROP INLET	1006.92'	996.92'
11	CATCH BASIN	1010.41'	1001.71'
12	JUNCTION BOX	1012.07'	1001.97'
13	DROP INLET	1010.63'	999.83'
14	DROP INLET	1006.65'	998.65' IN 996.65' OUT
15	DROP INLET	1005.87'	997.57'
16	DROP INLET	1005.12'	996.62'
17	DROP INLET	1006.17'	996.87'
18	JUNCTION BOX	1006.38'	994.88'
19	36" CONCRETE PIPE		992.03'
20	36" CONCRETE PIPE		991.75'

SET BACKS:
0' FRONT SET BACK
0' SIDE SET BACK
0' REAR SET BACK



CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	250.00'	61.99'	121.52'	27°51'04"	22°55'06"	120.33'	N 75°05'40"E
C-2	85.20'	87.02'	135.64'	91°12'48"	67°14'55"	121.76'	S 49°10'14"E
C-3	168.04'	116.16'	203.27'	69°18'26"	34°05'47"	191.10'	S 34°15'06"W

JOB # 040913PA

ALTA/ACSM LAND TITLE
SURVEY MADE FOR:
JEFFERIES LOANCORE LLC
A DELAWARE LIMITED LIABILITY COMPANY
HAPEVILLE CAPITAL, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
PROPERTY LOCATED IN:
LAND LOT 127 * 14TH DISTRICT
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FULTON COUNTY, GEORGIA
SCALE: 1" = 30' * 12-02-2013

0' 30'
Graphic Scale

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

REVISED 12-19-2013
REVISED 05-08-2014
REVISED 07-13-2014

FORM OF CERTIFICATION:
TO FIRST AMERICAN TITLE INSURANCE COMPANY, HAPEVILLE CAPITAL, LLC AND JEFFERIES LOANCORE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS [1][1], 2, 3, 4, 6(a)[2], 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, [18][3] AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-21-2013.

DATE OF PLAT OR MAP: 07-13-14.

JONATHAN B. PRINCE, R.L.S. #3244 DATE: 07/13/14

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point of intersection of the northerly right-of-way line of Virginia Avenue and the southeasterly end of a chamfer at the easterly right-of-way line of Norman Berry Drive; thence along said chamfer North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin found on the existing right-of-way of Norman Berry Drive (having a 50' right-of-way at said point); thence along the easterly right-of-way of Norman Berry Drive North 00 degrees 45 minutes 11 seconds East a distance of 316.81 feet to an iron pin set; thence leaving said easterly right-of-way of Norman Berry Drive South 89 degrees 14 minutes 49 seconds East a distance of 237.56 feet to an iron pin set on the right-of-way of the Virginia Avenue Exit Ramp from Interstate 85; thence along said Exit Ramp right-of-way the following courses and distances: South 00 degrees 13 minutes 16 seconds West a distance of 191.08 feet to an iron pin found; thence along the arc of a curve to the right (said curve being subtended by a chord having a direction of South 34 degrees 15 minutes 06 seconds West, a distance of 191.10 feet and a having a radius of 168.04 feet an arc distance of 203.27 to an iron pin found on the northerly right-of-way of Virginia Avenue (having a 100' right-of-way at said point); thence North 89 degrees 19 minutes 48 seconds West a distance of 116.99 to the true POINT OF BEGINNING; being the same property being shown on that certain ALTA I ACSM Land Title Survey for Jefferies Loancore LLC, A Delaware limited liability company, Hapeville Capital, LLC, First American Title Insurance Company, dated December 2, 2013, with a revised date of July 13, 2014-prepared and sealed by Jonathan B. Prince, GA RLS # 3244, which plat of survey is incorporated herein by reference for all purposes (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

NOTE:

WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
110 NORTH BERRY STREET
STOCKBRIDGE, GA., 30281
PHONE # (770-957-4614)

FIRST AMERICAN TITLE INSURANCE COMPANY

File No. 71405-2250

EFFECTIVE DATE: JULY 13,2014

SCHEDULE B-2

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. INTENTIONALLY DELETED
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED
6. Conveyance of access rights and easements contained in that certain Right of Way Deed from the City of Atlanta to the State Highway Department of Georgia dated April 18, 1960, and recorded in Deed Book 3563, page 71, Records of Fulton County, Georgia.
7. Reservation of Access Rights contained in that certain Quitclaim Deed from the Department of Transportation to Diplomat MIB Hotels, LLC dated July 22, 2002, filed July 23, 2002, and recorded in Deed Book 32785, page 391, aforesaid records.
8. Easement in favor of Georgia Power Company recorded in the following records of Fulton County, Georgia:

   a. from Diplomat Companies, filed May 17, 2005, and recorded in Deed Book 40025, page 544;

   b. from Diplomat MIB Hotels, LLC, filed December 11, 2006 and recorded in Deed Book 44052, page513; and

   c. from Diplomat Companies, filed January 2, 2007, and recorded in Deed Book 44180, page 568.
9. Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, aforesaid records.
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED

SCHEDULE B

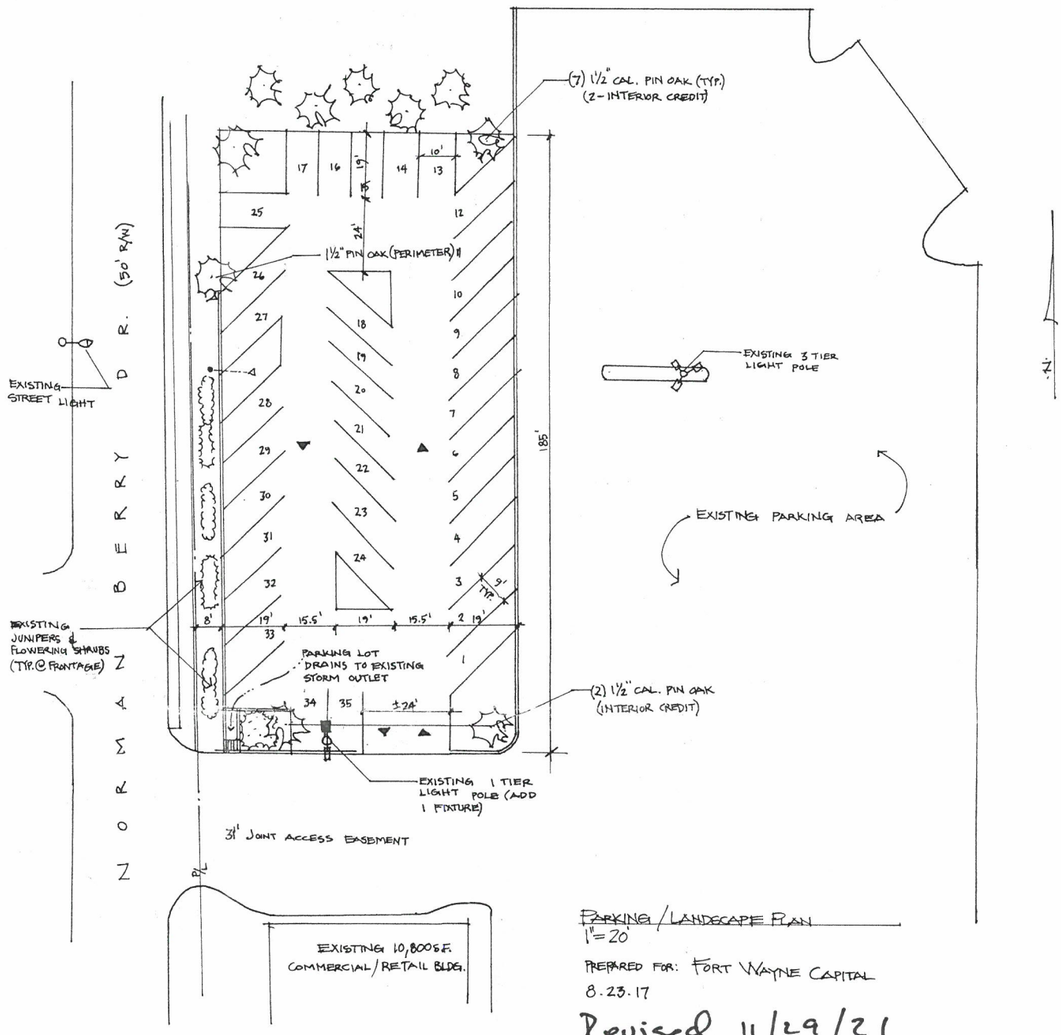
EXCEPTIONS

EXCEPTION 6 IS SHOWN BY THE RIGHT-OF-WAY OF INTERSTATE #85 AND THE EXIT RAMP OF INTERSTATE #85 AND AFFECTS THE PROPERTY AND IS SHOWN AS PLOTTED

EXCEPTION 7 IS SHOWN BY THE RIGHT-OF-WAY OF INTERSTATE #85, VIRGINIA AVENUE, AND NORMAN BERRY DRIVE AND AFFECTS THE PROPERTY AND IS SHOWN AS PLOTTED

EXCEPTION 8 IS A EASEMENT TO GEORGIA POWER COMPANY AND AFFECTS THE PROPERTY AND IS BLANKET IN NATURE

EXCEPTION 9 IS SHOWN BY THE 31' JOINT ACCESS EASEMENT, 20' SANITARY SEWER EASEMENT ALONG ALL SANITARY SEWER LINES AND THE 10' UNDERGROUND UTILITY EASEMENT. THE 20' SANITARY SEWER EASEMENT DOES NOT RUN UNDERNEATH ANY STRUCTURES



~~PARKING / LANDSCAPE PLAN~~
1" = 20'

PREPARED FOR: FORT WAYNE CAPITAL
8.23.17

Revised 11/29/21

- Parking lot to be repaved and striped.
- Any landscaping improvements that were not added from 8/2017 will be added. Existing landscaping to be replaced as needed.
- All landscaping and paving work will be completed in accordance with City of Hagerstown Codes and zoning requirements.

PLANNER'S REPORT
DATE: January 6, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Conditional Use Permit for Parcel ID 14-0127-LL1230 Commercial Parking Lot

BACKGROUND

The City of Hapeville received a conditional use permit from Sonial Patel and Jay Patel on behalf of Ft. Wayne Capital to create a commercial parking lot located at the front portion of Parcel ID 14-0127-LL1230 (see parking / landscape plan). The proposed parking lot shows 35 spaces which will serve the tenants of 1155 Virginia Avenue. There are no other approved commercial parking lots in close proximity.

Previously, a conditional use for this parking lot was approved on September 19, 2017 and again in 2018. Conditions for the approval of the previous commercial parking lot included:

Not all of the conditions were met and maintained, specifically the landscape and striping requirements.

The property owner in 2017 and 2018 had contended they were seeking a national brand hotel; however, development has not come to fruition at this location. This may be largely in part because of existing utilities (24" storm sewer running east / west and two sanitary sewers with 20' easements running north / south and east west on the parcels. In the interim, representatives for Hapeville Center, 1155 Virginia Avenue, have indicated a need for additional parking for their tenants.

An inquiry to the police department resulted in no reported extraordinary incidents.

CODE
Article 11.2. – U-V Zone (Urban Village)
Sec. 93-11.2-1. – Intent
The U-V district is established in order to:

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
(2) Accommodate residents in the district with pedestrian access to services and employment;
(3) Promote neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses that are automobile or transportation related;
(6) Exclude industrial uses such as manufacturing, processing and warehousing;
(7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
(8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

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

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

(1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;

(2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;

(3) Compatibility with adjacent properties and other land uses in the vicinity;

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

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

(6) Conformance of the special use to other requirements of the ordinance.

(d) Commercial parking lots.

(1) Commercial parking shall be permitted as a customary accessory use or a principal use in the V, U-V, D-D, C-1 and C-2 zones.

(2) Commercial parking lots established following the date of adoption of this ordinance shall be subject to all provisions of section 93-23-18, landscape requirements for vehicular use areas.

(3) Any commercial parking lot that abuts a residential use or zoning district shall provide a landscaped buffer in compliance with section 93-3.2-6(c)3.

Conditional Use Permit Review

Sec. 93-25-6. - Standards of review.

(a) In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:

(1) The existing land use pattern;

The existing land use pattern is primarily retail, hotel and office. The parking lot supports existing commercial land uses all of which contain surface parking.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The commercial parking lot would be used for retail and commercial services and would not be permitted for overnight parking or airport parking. This is consistent with adjacent and nearby districts.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

The parking lot accommodates supposedly can accommodated 35 vehicles. The parking lot will need to be improved and configured to meet current standards which may impact the number of parking spaces. Regardless, the number of vehicles accommodated in the parking lot should not overtax streets, schools, utilities or other public facilities. Additional safety measure will be a condition of the special permit.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no cost to the City. There are ongoing concerns regarding the remainder of the lot where transportation companies are using the lots as holding areas for limousines and other transport.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

There are no indications of negative impacts to the environment.

(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The improvement of the lots with conditions set forth by the City would improve the lot and would not create negatively impat the value or development of adjacent properties.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

As stated above, the presence of the storm and sanitary sewers limit the potential for development of the site.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed conditions for the parking lot would improve the aesthetic of the area,

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The Future Land Use Map categorizes this area as High Intensity Mixed Use. The U-V zoning district is meant to be pedestrian-oriented and not encourage automobile-oriented uses. A commercial parking lot, and furthermore, one that is adjacent to the street, does not meet this intent. However, this is a small parking lot and would support existing businesses.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The adherence to the parking lot improvement conditions would minimize negative effects on the zoning district.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The conditional use approval for a commercial parking lot supports the retail activities desired in the U-V district.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

Not applicable

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

Not applicable

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

Not applicable

Applicable Code for Parking Lot Site Requirements

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.

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

(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.

(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 abovegrade 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

2 Accessible Parking spaces required.

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

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

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

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

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

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

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

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

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

1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;

2. North arrow and scale;

3. All dimensions; and

4. All required information and data listed on drawings.

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

a. Legal description of the property.

b. All trees and survey data as defined in this chapter.

c. Existing structures, buildings, parking spaces, accessways, and public streets.

d. Aboveground and belowground utility lines and easements.

e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.

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

a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.

b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.

c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.

d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.

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

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

(2) ***Perimeter landscape requirements.***

a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.

b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.

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

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

2. When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.

(3) *Permitted modification to the landscaping requirements.*

a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.

b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.

c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.

d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.

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

a. *New plant materials.*

1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.

2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.

3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.

4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.

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

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

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

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

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

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

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

Tree Conservation Ordinance
Sec. 93-29-4. - General plan requirements.

A tree conservation and replacement plan shall be submitted and approved as part of the pre-development site plans as required by the provisions of this article. No plans shall be accepted by city staff unless tree protection and/or tree replacement plans are included in the initial submittal. All commercial parcels and residential lots (if applicable) under development shall comply with street tree, parking lot tree and buffer tree requirements regardless of whether the 100 inches per acre has been met with existing trees. Street tree requirements are subject to the architectural design standards and the zoning categories identified within this chapter.

(1) Any areas with trees between the sidewalk and back of curb shall be designed so that required street trees are planted in a suitable soil volume. Planting environment shall provide an average soil depth greater than or equal to three feet. Each street tree shall have a minimum area suitable for root growth of 200 square feet provided.

a. In addition to or in conjunction with the tree protection areas, each single-family residential lot 7,500 square feet or greater shall contain a minimum of two two-inch caliper overstory trees, at least one of which must be located in the front yard. Staff may allow an understory tree in the front yard if there are unforeseen constraints such as overhead powerlines.

b. In addition to or in conjunction with the tree protection areas, each single-family residential lot less than 7,500 square feet shall contain a minimum of two two-inch caliper trees (one overstory and one understory), at least one of which must be located in the front yard.

(2) Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.

(3) A sufficient number of (minimum) three-inch caliper trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree. Show a 50-foot radius dashed circle for each parking lot tree on tree replacement plan to verify graphically. Up to 20 percent of parking lot trees may be planted along the perimeter of the parking lot. Landscaped islands shall terminate each row of parking and all landscaped islands planted with trees shall provide a minimum of 200 square feet per tree. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20 feet from any planted tree (see appendix B, attached to the ordinance from which this article derived, for typical details).

(4) All parking areas directly adjacent to public rights-of-way shall have a minimum of one row of shrubs to create a visual screen. The shrubs shall be installed at 24-inch height minimum and shall be maintained between 30- and 48-inch height. (See appendix B, attached to the ordinance from which this article derived, for typical detail.)

(5) The tree replacement plan shall be designed so that all parking lot trees are planted in a suitable soil volume. Planting environment shall provide an average soil depth greater than or equal to three feet. Each parking lot tree shall have a minimum area suitable for root growth of 200 square feet provided, however, if this minimum square footage is not provided, subsurface soil cells shall be incorporated into the tree replacement plan. All applicable details to show an industry standard subsurface soil cell design shall be attached as part of the tree replacement plan. (See appendix C, attached to the ordinance from which this article derived.)

RECOMMENDATION

The property has not been developed as was originally intended by the property owner. Given a lack of alternative and the need for parking in the area, staff recommends a special use permit for a parking lot be granted with the following conditions and any other the Planning Commission or City Council deem appropriate. No parking will be allowed on the site until all conditions are met. Should the conditions not be maintained, the City will issue a citation and reserve the right to revoke the conditional use.

The parking lot shall adhere to all landscape requirements per Sec 93-28-18, the U-V, Urban Village Sec 93-11.2 Sec. 93-11.2-7. - Area, placement, and buffering requirements., Sec. 93-11.2-9. - Sidewalk requirements, Sec. 93-11.2-10. - Parking and curb cut requirements, and Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences, and any other applicable City Codes.

Highlights from this sections include but are not limited to:

- A survey and landscape plan meeting the requirements above must be provided. The survey and landscape plan must clearly show the dimensioned parking spaces (handicapped, full-size, and compact).
- The parking lot shall be resurfaced, striped and maintained.
- Proper on-site water retention and drainage for the site must be detailed and provided.
- A fence meeting City Code must surround the lot.
- Street trees, 30' on center must be provided.
- Lighting for the parking lot.
- Security cameras for the parking lot.
- The exterior perimeter landscape area must have a horizontal dimension of no less than 5 feet with an average of 10 feet along Norman Berry drive. Vegetative screening in this landscape area must be maintained at a minimum height of three feet.
- Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree. These trees must be placed in landscaped beds protected from the adjacent vehicles.
- This is a commercial parking lot and not an airport parking lot serving the adjacent retail. Therefore, no shuttles shall operate nor will there be any parking for more than 24 hours permitted. Signs shall be provided on the site indicating the above parking restrictions.

Site Location

Department of Planning & Zoning
PLANNER'S REPORT

DATE: January 7, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Parking Discussion

BACKGROUND

At the December Meeting, Commissioner Lucy Dolan expressed concern over the impact of recent increased development on traffic in the City and also parking requirements. Commissioner Dolan requested that the Planning Commission have a discussion on traffic and parking requirements at the next (January) Planning Commission Meeting. In preparation of the January meeting, the Commissioners were emailed a copy of the Commercial Parking Assessment. Most of the the City's parking requirements are found in the dimensional requirements section, Arts Overlay District section, and the off-street parking requirements section of the Code:

Dimensional Requirements
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH93ZO_ART22.1DIRE
Arts District Overlay
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH93ZO_ART28ZOARDIOV
Off Street Parking
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH93ZO_ART23OREPALO

At the meeting, staff encouraged the Commissioners to carefully consider the scope of any proposed traffic study and proposed parking changes as specific requests would have to go before City Council to seek approval and funding for these analyses.

RECOMMENDATION

Staff recommends the following points to guide the discussion:

- Parking
  - Discussion of the current commercial and residential parking requirements by use and zoning district
  - Identification of specific issues the City has experienced regarding parking
  - Identification of anticipated development trends that might impact parking requirements
  - Resources (e.g., codes, data sources) that may be of assistance in updating parking requirements
  - Specific action requested to City Council
- Traffic Analyses
  - Discussion regarding desired outcomes of a "city-wide" traffic study
  - Identification of geographic areas to analyze
  - Identification of topic areas to analyze

- Resources (e.g., previous studies) that may be of assistance in determining the traffic study scope.
- Specific action requested to City Council

This discussion may span a series of meetings and is important to garner as much input and thought as possible. Staff will guide the Planning Commission as needed in developing the request to City Council.

COMMERCIAL PARKING ASSESSMENT FOR THE CITY OF HAPEVILLE

JUNE

2019

prepared by the

ARC

Atlanta Regional Commission

Acknowledgements

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All photos taken by ARC staff.

TABLE OF CONTENTS

Introduction ..... pg. 4

Commercial Parking Supply ..... pg. 10

Code Assessment ..... pg. 18

Recommendations ..... pg. 20

Introduction

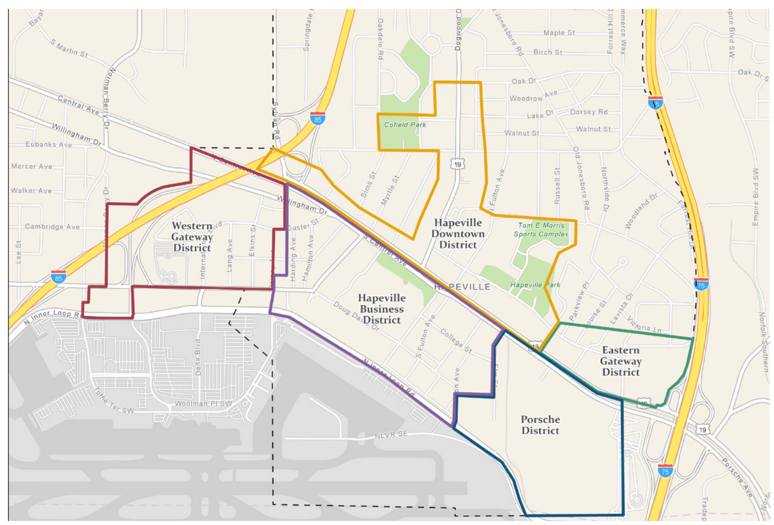
About the Report

In February of 2018, the Atlanta Regional Commission (ARC) announced its Community Development Assistance Program (CDAP), offering planning assistance to local governments and other stakeholders. In May, ARC selected the City of Hapeville as a recipient of its technical assistance to assess the City's commercial parking supply. The City wants to understand the issues and opportunities for parking in its commercial districts in order to promote a prosperous and vibrant downtown as the City continues to grow as a destination for both commercial and residential development.

The purpose of the Hapeville Parking Assessment is to equip policymakers, community members, developers, and parking facility operators with information about an issue that is often a source of conflict, cost, and congestion within the City of Hapeville. The information offered in this report can help guide decisions to ensure that the City's parking supply meets the needs of the residents, workforce, and visitors in Hapeville each day, while also advancing the City's broader goals of economic development and sustainability.

This report assesses the characteristics of Hapeville's parking, focusing on capacity, location, and type in five districts within the City, as seen in Map 1. These districts are the primary commercial districts of the City and are loosely defined by the dominant commercial activity in the area and natural demarcations like roads, railroads, residential neighborhoods, and the City boundary. While this report primarily focuses on the City's parking supply, it also evaluates parking ratios of the City's hotels and observed potential for shared parking between private commercial lots, public facilities, and under-developed or undeveloped areas.

Supplementing the inventory of the parking supply is a review of Hapeville's existing parking policies, summarizing the non-residential off-street requirements in its zoning code. It then presents a few key strategies for managing parking more efficiently and better regulating its development. The recommendations provided at the end of this report are based on policies implemented by local governments around the country and region facing similar challenges with parking.



Map 1: Parking Inventory Districts

Overview

Hapeville is defined by its historic main street and the legacy of the automobile. The Ford Assembly Plant of the past, the Porsche Experience Center of the present, and the airport's past, present, and future parking needs have made cars essential to Hapeville's identity.

Today, Hapeville's historic commercial spaces along North Central Avenue are thriving. Along with Dogwood Drive and North Fulton Avenue, Central has recently undergone revitalization, featuring new streetscape improvements such as sidewalk upgrades, street trees and landscaping, new lighting, and street furniture.

This investment has drawn new restaurants and retail to the area, increasing the need for parking. Hapeville has been proactive to add parking facilities, both on- and off-street, throughout the downtown core to accommodate the rising demand, but on-street parking remains in short supply and many private parking lots are underutilized.

Outside of the downtown core, development over time has resulted in a commercial parking surplus. Now, the City wants to prevent additional commercial parking and develop under-developed and undeveloped parcels of land, effectively reducing the expansive surface parking lots throughout the City.

Hapeville is also home to several large banks, businesses, churches, and hotels, which do not fully utilize their parking lots during weekdays and off-peak times.

Furthermore, Hapeville's code provides little to resolve these issues, especially as development interest in the City is heating up.

This report provides a summary of the parking landscape in Hapeville, insight into these issues, and potential strategies for addressing them.

Process and Timeline

The project team met with the City of Hapeville in late June of 2018 to kick-off the project and determine a scope of work and finalize the best approach to the parking survey.

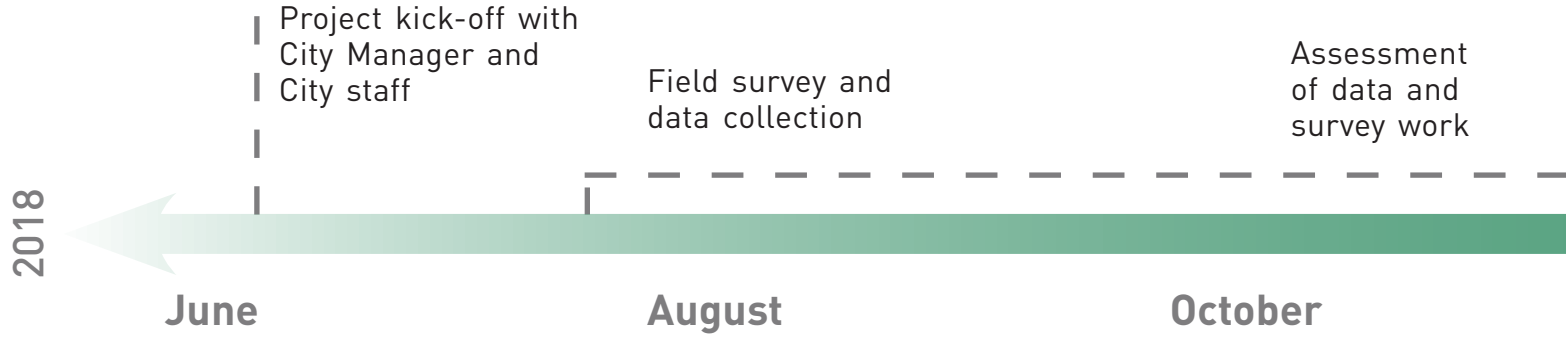
The parking survey involved a multi-phased process, which included preparing a geodatabase in Geographic Information Systems (GIS) software, pushing it to an application on a mobile device, using the device in the field to collect parking counts, and verifying and cleaning the survey on the backend with satellite imagery and Costar data. The methods section of this report gives more detail on how the survey was conducted.

ARC also conducted four phone interviews with developers and hotel operators from the City of Hapeville to discuss parking in Hapeville. The goal of the interviews was to learn from the development community the effects of planning, building, and maintaining parking in the City.

The project team also performed research on current and future parking trends, as well as local government best practices from around the metro Atlanta region and world. It reviewed the City's site development codes related to parking for any potential improvements related to what was heard from the developers and what was found in contemporary research.

ARC then drafted a report summarizing findings from the parking survey, interviews, research, and code review, providing preliminary recommendations for Hapeville policymakers and staff. ARC presented a draft report to the City in March 2019, giving the City the opportunity to review and provide comments before a final draft was developed.

Figure 1: Project Timeline



VOLARE
WINE & BISTRO
603
VOLARE
WINE & BISTRO
Hours
Monday – Thursday
Lunch 11am-3pm, Dinner 5pm-9pm
Friday
Lunch 11am-3pm, Dinner 5pm-10pm
Saturday
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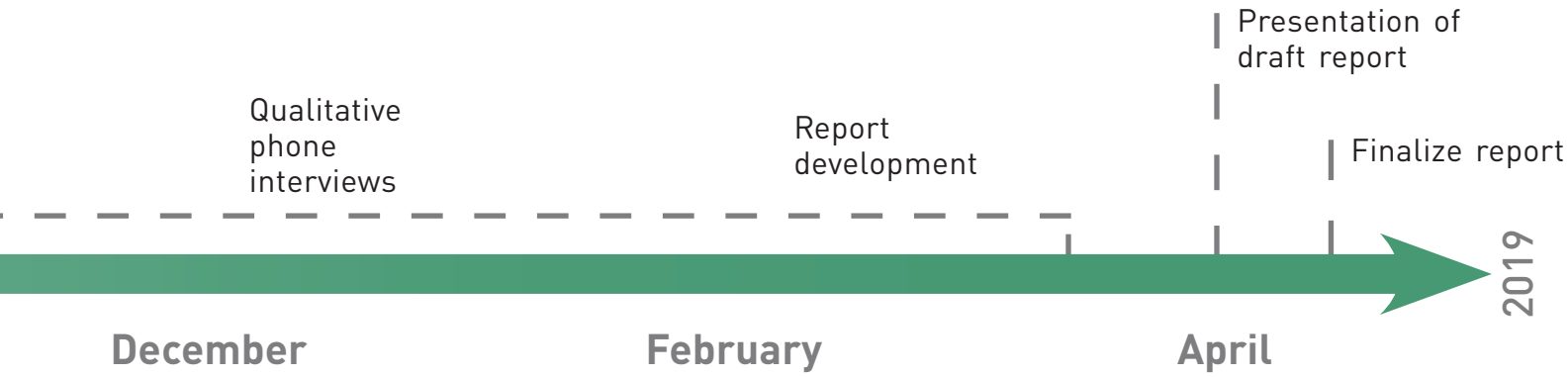
PARKING
REGIONS


Presentation of draft report
Qualitative phone interviews
Report development
Finalize report
2019
December
February
April

Parking Impacts and Trends

A 2011 study by the University of California found close to a billion parking spots in the U.S. for only 253 million passenger cars and light trucks. That is a 4 to 1 ratio of parking spots to automobiles and roughly 6,500 square miles devoted solely to parking. Meanwhile, parking utilization studies, like those done in Seattle, Philadelphia, and Arapahoe County, Colorado, continue to reveal an abundance of surplus parking, even at peak times.

One reason for this surplus is that an individual car owner not only needs space for their car near home but also space near other places they frequent, like the workplace, shopping, and entertainment. While cars do move people efficiently from one place to another, the average automobile only spends 5 percent of its time being driven, according to the transport policy and research organisation the RAC Foundation. The other 95 percent of the time, cars are taking up space sitting in place.

Municipal zoning codes are another reason driving this surplus. According to studies in Seattle and by the U.S. Department of Transportation, many communities have created parking standards that require developments to build parking spaces far in excess of demand, even given the continuing growth of automobile ownership and use.

Meanwhile, a growing body of parking research argues that excessive parking supply discourages alternative modes of transportation, reduces density, increases the cost of development, creates an uninviting built environment, and degrades the natural environment (e.g., by increasing polluted stormwater runoff into area water bodies, increasing air pollution by inducing automobile travel, and contributing to urban heat islands).

A study done by the Sightline Institute found that all tenants of Seattle-area apartments—even those who do not own cars—pay a substantial hidden fee for parking as part of their monthly rents. It found 15 percent of monthly rents, or $246, can be traced back to the cost of developing parking for the development.

Finally, studies by IBM and Donald Shoup have also found that anywhere from about 30 to 60 percent of cars driving around a downtown core are circling, looking for an open space to claim, and contributes to the burning of about 47,000 gallons of gas, generating roughly 730 tons of carbon dioxide a year.

In summary, the impacts of parking, generally, are:

- An underutilization of real estate
- An economic burden on residents and local governments
- A contributing factor to environmental degradation

So, how do we right-size parking to reduce its impacts on communities? Updating or rewriting zoning and site development codes, effectively removing or reducing minimum parking requirements, is the most common way local governments are addressing their parking challenges.

Yet, the cities that have seen success are doing more than just updating their codes. Cities are adopting inexpensive, simple ways of providing enough parking in high-density and high-trafficked areas, like encouraging the use of alternative modes and shared-parking agreements, while reducing surplus parking in other areas.

This report will provide recommendations of some of these local and national best parking management practices, highlighting key steps that Hapeville policymakers might take to develop clear and flexible design codes, work more closely with developers through the development process, and implement strategies that both reduce surplus and deficit where most needed.

Why It Matters to Hapeville

Poised for significant commercial development and downtown redevelopment, and to capitalize on its proximity to the world's busiest airport, the City of Hapeville must maximize the potential of its existing parcels. The City believes addressing parking and its challenges will accomplish this and allow the City to continue steady and strategic growth while remaining an attractive place to live and work.

Additionally, the City realizes that people are increasingly opting to live in urban centers where they do not need or want to own a car and that technology is driving massive change in the ways people get around. Millenials and Generation X have demonstrated a desire to reduce single-occupancy vehicle usage for various reasons, including environmental impact and other technology solutions like ride-sharing services Uber and Lyft.

At the same time, the City recognizes its proximity to the world's busiest airport and aspires for smart growth and development in addition to typical airport adjacent uses. While it encourages hotel development to serve airport customers, it does not want its underutilized parcels to be used for park and fly type developments.

It is thus important that Hapeville finds a balance between the existing supply of parking and future needs. Striking this balance and providing just the right amount of parking will be a challenge, but parking data are more accessible and available than ever before, and municipalities across the region and country have taken simple steps to their parking issues that can guide Hapeville in the right direction.

Commercial Parking Supply

Methods

To establish the parking landscape in Hapeville, ARC developed a baseline set of data on the City's parking capacity, type, and location. This baseline information then served as the primary data for analysis and observation from which ARC developed recommendations for City staff and policymakers.

As this was Hapeville's first parking inventory, little information was readily available, so ARC had to build most of the data from scratch. This required a few key steps, including preparing a field collection application, conducting a field survey, verifying the gathered data, and analyzing and mapping them for the report.

To prepare the application, ARC first created a map of Hapeville's parking lots overlaid on aerial imagery of the City using ArcGIS software. The team drew polygons to represent Hapeville parking lots and points to represent street parking spaces. Each polygon and point were created with a corresponding editable attribute table that collected and organized their corresponding parking characteristics, including capacity, type, and location.

This map and corresponding attribute tables were then pushed to a mobile device that could be used in the field to collect and edit in real-time Hapeville's parking supply data. ARC used this mobile device and aerial photos where appropriate to count parking spaces and detail other pertinent information. ARC only counted parking spots clearly marked by parking lines, blocks, or signs. Anywhere cars were parked outside of these formal demarcations were not included in this inventory.

Once these data were collected, ARC edited and verified the attribute tables, including capacities, names and addresses, existing and future land uses, and parking time-limits. ARC used Costar data and aerial imagery to verify the accuracy of the parking counts and other property information.

ARC then calculated final parking counts by type and location, mapped its findings, and developed a set of observations for the City.

Districts

The dynamics of supply and demand for parking are inherently different in different areas of the City, so the project team decided to break out the commercial areas of the City into five districts loosely based on their dominant land uses and natural boundaries like roads, railroads, residential neighborhoods, and the City boundary. These districts include:

1. **Hapeville Downtown District:** bounded by I-85, Sherman Road, North Central Avenue, and Oak Drive; characterized by the downtown core and various commercial uses along Dogwood Drive.

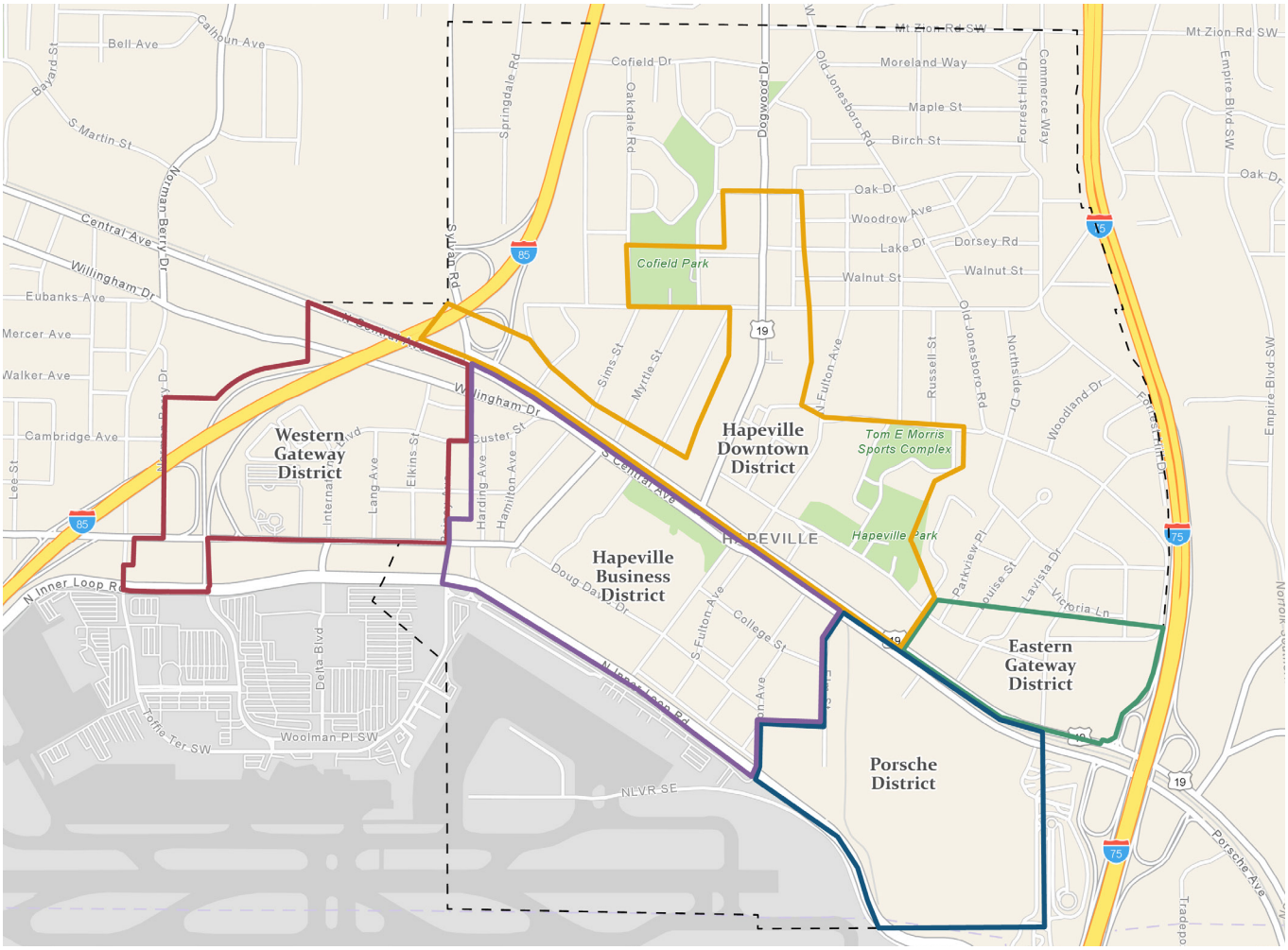
2. **Western Gateway District:** bounded by Norman Berry Drive, Rainey Avenue, Outer Loop Road, and I-85; characterized by hotels and commercial uses with large parking lots.

3. **Hapeville Business District:** bounded by Rainey Avenue, Elm Street and Union Avenue, Outer Loop Road, and South Central Avenue; characterized by office, commercial, and civic uses, as well as some residential.

4. **Eastern Gateway District:** bounded by Sherman Road, I-75, North Central Avenue, and King Arnold Street; characterized by gateway hotels, various commercial uses along North Central Avenue, and a few tracts of under- and undeveloped land.

5. **Porsche District:** bounded by Elm Street, I-75, Inner Loop Road and the airport, and Porsche Avenue; characterized by the headquarters of Porsche Cars North America and large tracts of under-developed and undeveloped land.

Map 1: Parking Inventory Districts



Inventory

In total, this survey identified 170 off-street surface parking lots and 164 on-street parking spaces across the five commercial districts in the City of Hapeville. The City has a total of 11,388 parking spaces for non-residential uses, 10,890 of which are for private commercial or institutional uses and 498 parking spaces for public use in municipal parking lots and on-street facilities.

While commercial parking in Hapeville is spread throughout the districts, parking for public use is concentrated around the downtown core. Map 2 and Table 1 on the opposite page show the breakdown of total parking spaces by district.

The Hapeville Business and Western Gateway districts have the most parking within the City of Hapeville, likely due to the concentration of commercial, office, and hotel uses, while the Porsche district has the least amount of parking likely due to its vacant parcels.

The Hapeville Downtown district has 2,083 total parking spaces, which is a mix of private commercial and public off-street and on-street parking. While this total parking number is high for the size of the downtown core of Hapeville, the number of public parking spaces available is only 10 percent of the total at 201 spaces made up of 112 off-street and 89 on-street spaces. These are primarily located on-street along North Central Avenue and off-street in two public parking lots, Dearborn Plaza and the lot across North Fulton Avenue from City Hall.

The Hapeville Business district has more public parking with 222 off-street and 75 on-street spaces for a total of 299 public spaces. The largest public parking lot is at Jess Lucas Y-Teen Park, which has 113 parking spaces reserved for public use. The City of Hapeville's website has an information page on public parking around the City, as Figure 2 shows.

Key Findings:

- 1,789,190 sq. ft. of parking spaces
- 164 on-street parking spaces
- 170 off-street parking lots
- 334 off-street public parking spaces
- 7 municipal parking lots for public use
- 11,388 total parkings spaces for non-residential uses:

  10,890 are private commercial and 498 are public
- 34 to 1 ratio of private commercial to public parking spaces
- Hotel parking ratio of 1.2
- Imbalance between public parking on north and south side of the City

Map 2: Parking Inventory District Totals

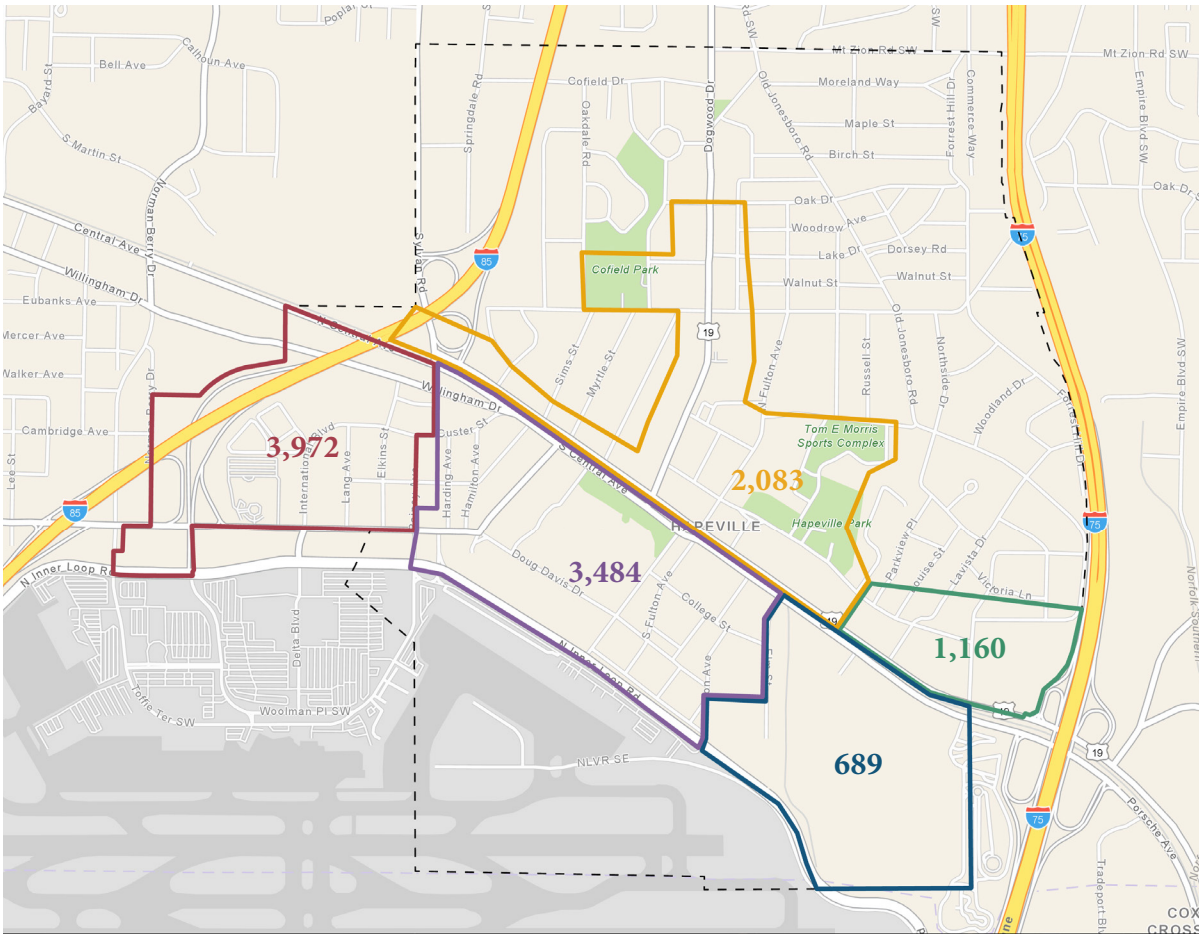


Table 1: Parking Inventory District Totals

	Off-Street Parking		On-Street Parking	Totals
	Private (Commercial)	Public		
Porsche District	689	-	-	689
Eastern Gateway District	1,160	-	-	1,160
Hapeville Downtown District	1,882	112	89	2,083
Hapeville Business District	3,187	222	75	3,484
Western Gateway District	3,972	-	-	3,972
	10,890	**334**	**164**	**11,388**

Source: ARC Parking Inventory

Map 3 shows aerial imagery of Hapeville's off-street parking facilities. Approximately 11,224 parking spaces exist within the 170 off-street parking lots in Hapeville's commercial districts. Of these 170 off-street parking lots, only 7 are municipal parking lots reserved for public parking. As the map depicts, Hapeville has abundantly more private commercial parking than it has open to the public.

In fact, the municipal parking lots identified on Hapeville's website have a total capacity of 334 parking spaces. Comparing this total to the remaining 10,890 off-street private commercial parking spaces makes a ratio of 34 to 1 private to public parking spaces for off-street facilities in Hapeville.

Figure 2: Hapeville's Public Parking

Parking in Downtown

When visiting Hapeville and patronizing businesses in downtown, there are several parking options located within blocks of the central area, including free street parking on both North and South Central Avenues, as well as on side streets.

There are also several Free Municipal Public Parking lots located in the downtown including:

P1: two large municipal lots across from City Hall on N. Fulton Avenue;

P2: Dearborn Plaza, located off of the 500 block of N. Central Avenue;

P3: accessible from both S. Central and S. Fulton Avenues, across the street from the Hapeville Charter School entrance;

P4: Jess Lucas Y-teen Park, accessible off of Atlanta Avenue; and

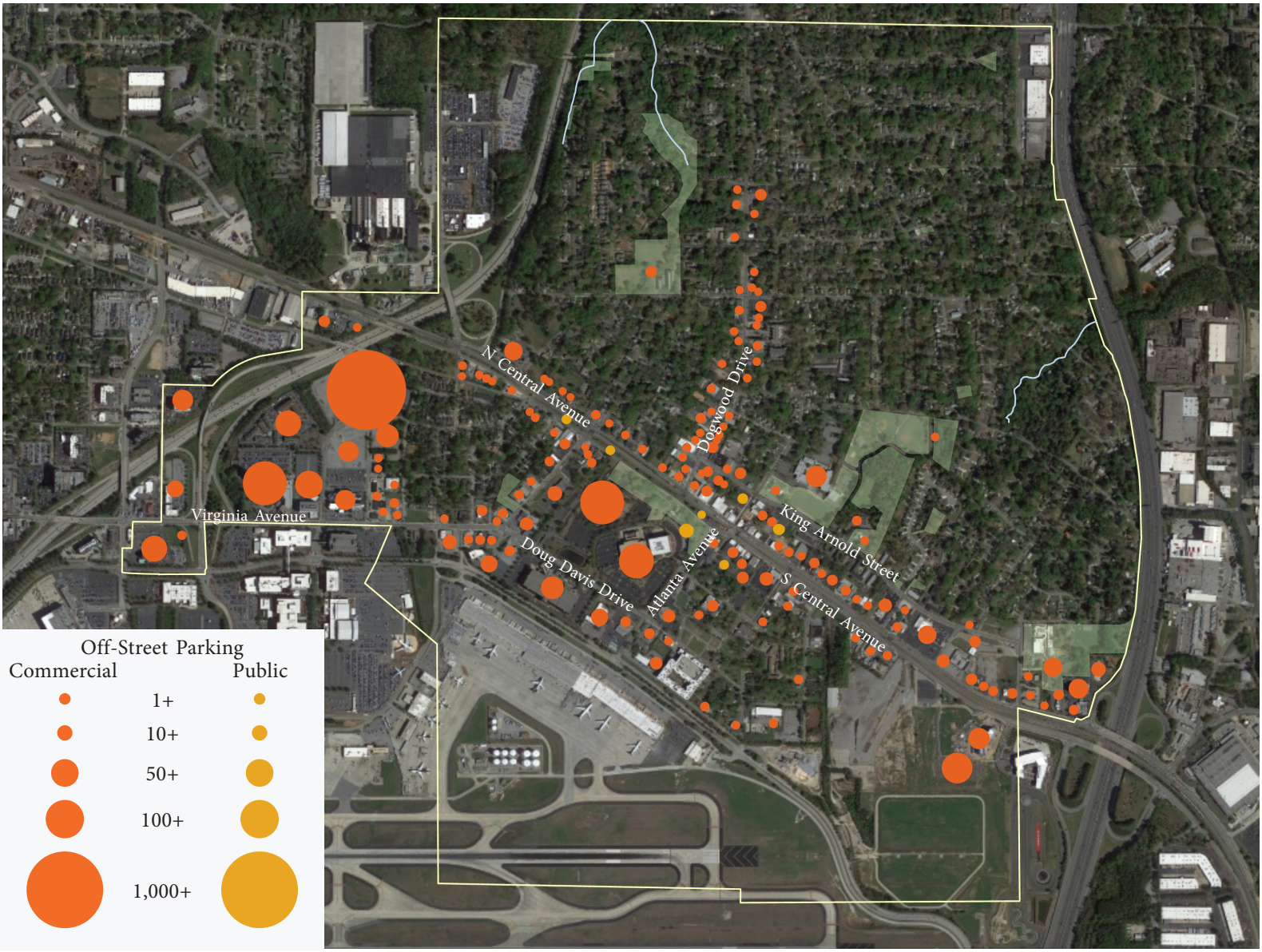
P5: next to the Depot Museum on the 600 block of S. Central Avenue.

P6 and P7: along S. Central Avenue, by the railroad tracks, on either side of the Virginia Avenue intersection.

In addition to the Public Parking, certain downtown businesses have privately owned lots reserved for their customers only.

Please be sure to pay attention to any posted signage indicating private parking and make use of the Public Parking unless you are patronizing a business with its own private parking, these are not public lots and are maintained privately.

Map 3: Off-Street Parking Facilities



Map 4 shows aerial imagery of Hapeville's on-street parking facilities. ARC staff counted 164 designated on-street parking spaces throughout the commercial areas of the City, which are all primarily located around the downtown core of the City on North Central and South Central Avenues, South Fulton Avenue, Atlanta Avenue, Claire Drive, and College Street.

Most of these on-street facilities, 131 spaces, are not time restricted. However, the remaining 33 spaces are time-restricted, 25 by a two-hour limit and 8 by a twenty-minute time limit. The time restricted spaces are all located around the downtown commercial core.

The ARC team observed additional areas around the City where cars were parked on-street. However, because these areas did not have designated markings for on-street parking, they were not counted in the inventory.

Map 4: On-Street Parking Facilities

Hotels

Hapeville's location next to the world's busiest airport makes it a prime location for hotel development. In fact, Hapeville has nine hotels in the City limits and these account for twenty one percent of the surplus of commercial parking in the City. The nine existing hotels, and at least one proposed hotel, are all located in the gateway districts of the City on the east at I-75 and on the west at I-85.

This parking survey counted all available parking spaces at the existing hotels and the newly constructed parking lot for the proposed Embassy Suites by Hilton and found a total of 2,338 spaces. Costar data show the total number of rooms in these hotels to be 1,962. That's an overall ratio of 1.2 parking spaces per room within the City of Hapeville. Below is a table of the hotels in Hapeville with their room counts, parking counts, and parking ratios.

Table 2: Hotel Parking Ratios

Hotel Name	Number of Rooms	Number of Parking Spaces	Parking Ratio
Inn City Suites	186	177	0.95
Courtyard by Marriott	152	150	0.99
Holiday Inn Express	112	112	1.00
Kimpton Overland Hotel	214	225	1.05
Embassy Suites by Hilton ATL Airport North	179	211	1.18
Hilton Atlanta Airport	507	600	1.18
Residence Inn Atlanta Airport North/Virginia	126	150	1.19
Best Western	146	198	1.36
Staybridge Suites Atlanta Airport	149	215	1.44
La Quinta	191	300	1.57
Totals	**1,962**	**2,338**	**1.19**

Source: ARC Parking Inventory, Costar

Kimpton Overland Hotel, ihg.com

All but three hotels in Hapeville have a ratio of parking spaces to rooms over 1. The newest hotel in the City, the Holiday Inn Express, appears to have a ratio of 1 parking space for every room, while Inn City Suites and Courtyard by Marriott have ratios less than one. The hotels with ratios of 1.36 or higher are Best Western, Staybridge Suites Atlanta Airport, and La Quinta.

While this inventory did not count hotel ratios in nearby airport-adjacent cities, ARC did review minimum parking requirements of nearby airport-adjacent cities. The City of College Park, which has a similar concentration of hotel development, has a minimum parking requirement ratio of .25 spaces to every room. Minimum parking requirements are discussed in more detail in the next section. However, the City of Hapeville should look to reach out to College Park to determine the success of this ratio.

Observations

Hapeville offers quality free public parking facilities in the downtown core. While on-street parking appears to be popular along North Central Avenue, aligning with contemporary studies, Hapeville also provides a good number of off-street public parking for downtown shops and restaurants. However, there is a slight imbalance between the number of off-street spaces for public use on either side of North Central Avenue. The north side of the City has fewer off-street public parking spaces than the south, yet more residents live on the north side.

Hapeville's private commercial parking facilities dominate the City's landscape beyond the downtown core. The amount of space dedicated solely to parking is quite significant, as all public and private commercial parking exists in paved surface lots.

The required size of a parking space in Hapeville's code of ordinances ranges from 127.5 square feet to 187 square feet. A conservative estimate of the total area of all parking spaces in Hapeville combined, using the average of required sizes, comes out to approximately 1,790,763 square feet or 41 acres. That equals about 41 football fields of just parking and does not factor in the additional space required for interior passageways, drives and maneuver areas to accommodate each space and connect it with a public street.

Furthermore, the potential demand for private commercial parking does not match the existing supply. According to the 2015 American Community Survey (ACS) 5-Year Estimates, there were 9,706 people working in Hapeville in 2015. Even if all 9,706 people were working in Hapeville at the same time and parked their cars, there would be enough room for 1,528 additional cars to park.

While this survey did not measure parking utilization, these findings do point to a commercial parking surplus in Hapeville. To be certain and to better target resources, the City should consider undertaking a parking utilization study. This would determine how much commercial parking in the City is being used at peak hours, providing a number for the surplus and locations for strategic improvements.

However, Hapeville can take these findings and begin to shape the future of its parking without utilization numbers. The next section of the report addresses Hapeville's minimum parking requirements in its code, and the following section provides some key recommendations to making minor improvements to issue areas like signage and wayfinding, zoning, and vacant parcels.

Code Assessment

Hapeville City Code

The City of Hapeville Code of Ordinances is key to how parking has developed in Hapeville in the past and how it will develop and be managed in the future. Therefore, the project team conducted a basic review of Hapeville's code, providing a summary of its parking requirements, and spoke to developers to determine ways of improving the governance of the parking ecosystem in Hapeville.

ARC reviewed three sections of the code relevant to the development and management of parking. These sections included:

- City of Hapeville Chapter 41 – Traffic and Motor Vehicles
- City of Hapeville Chapter 81 – Architectural Design Standards
- City of Hapeville Chapter 93 – Zoning

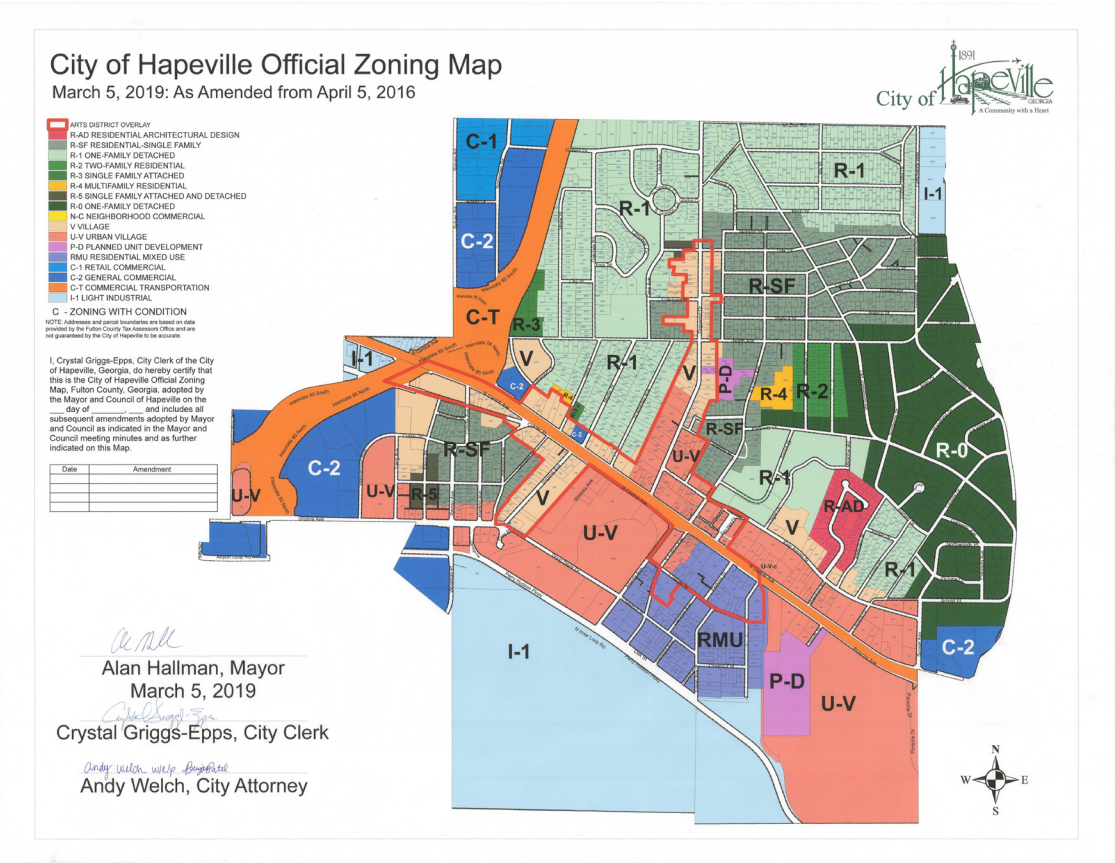
The primary issues identified in a review of the City's code are:

1. High parking minimums
2. A lengthy variance process
3. Excessive additional costs to development

The following zoning districts specify minimum parking ratios according to square footage of floor area, lodging units, or employees for the areas within the parking inventory districts:

- General Commercial – C-2 Zone
- Residential Mixed Use – RMU Zone
- Urban Village – U-V Zone
- Village – V Zone
- Planned Unit Development – P-D Zone

Figure 3: Hapeville's Zoning



These ratios can be found in items *c., d., e., i., j.,* and *k.* in the list under Article 22.1 - Dimensional Requirements. While these codes regulate development and management of parking in the City, the minimums are high compared to Hapeville's existing supply and other airport adjacent cities. While Hapeville's code requires one parking space for every unit in a hotel, the City of College Park requires no more than 1 for each 4 guest rooms, plus 1 for each 3 employees.

Inconsistencies exist in Hapeville's code, as well, that could lead to confusion in the development process. For instance, items *e.* and *j.*, which regulate auditoriums, churches, theaters, and similar establishments, repeat, while item *k.,* regulating restaurants, is not a complete sentence.

Finally, the code does not clearly define rules for shared parking agreements, nor does it explicitly prohibit airport-related parking. These strategies should be incorporated into the code so that land owners and developers that want to share parking with other uses know the rules. Both the City of East Point and College park offer good examples of shared parking strategies in their respective codes.

Overall, the parking minimums prescribed in these codes are generally higher than other growing cities in the metro Atlanta region. They are also high for a City aiming to densify the downtown core and reduce commercial parking throughout other areas of the City.

The project team heard these issues from developers and hotel owners interviewed throughout the stakeholder interviews. All respondents had experience working in the City of Hapeville and all mentioned the site development parking requirements are too restrictive, requiring more parking than market analyses dictate, and are difficult to navigate, causing costly delays to development.

Additionally, the code only allows developers a variance to parking minimums and shared parking agreements that reduce parking when permitted by the board of appeals or planning commission. Although there are advantages to examining parking requirements on a case-by-case basis, doing so may result in inconsistency from one project to the next.

While these developers understood this mechanism helps protect the City from undesired outcomes, they found citizen review boards to further complicate the development process and lead to additional roadblocks.

Furthermore, because land costs in Hapeville are high, parking minimums force developers to spend additional money to build parking that does not pay out as high returns on their investment as additional units of housing, hotel rooms, or square footage of retail or office space.

Determining the appropriate amount of off-street parking that should be required by a municipal zoning ordinance, like many aspects of planning, is part art and part science—and is done within a political context. However, if Hapeville desires to reduce its private commercial parking supply and unlock the potential of its underutilized and undeveloped land, rewriting the parking requirements in the zoning code is a good place to start.

The next section discusses this and additional recommendations the City might undertake to accomplish these goals.

Recommendations

Summary of Issues

The following is a recap of parking issues in the five commercial districts in Hapeville:

- An abundance of private commercial off-street surface parking exists.
- Downtown is thriving, increasing the demand for public parking in a concentrated area.
- The only parking enforcement mechanism the City uses is a time limit regulation for on-street parking.
- An environment of confusion exists downtown due to sparse and unclear signage and wayfinding.
- Public parking is spread out and separated by the Norfolk Southern line, further confusing the public parking landscape.
- A lack of streetscapes beyond the dowtown core exists, disincentivizing walking and threatening pedestrian safety.
- Hapeville's parking minimums make the development process difficult and might be hurting more than helping reduce overall commercial parking.
- Minimum parking requirements for hotels are much higher than nearby airport adjacent communities with active hotel development.
- Hapeville's code does not clearly define shared parking agreements or explicitly prohibit airport-related parking.
- Hapeville's code does not regulate ride-share automobiles like Uber and Lyft that may be cruising or parking in the City waiting for business from the airport.

The recommendations that follow are intended to provide ideas for addressing Hapeville's parking challenges that this report identified. They are a starting point for further study, discussion, and implementation.

Ideas for the Future: **"Park Once"**

A "Park Once" environment is one where those arriving by car can easily park their car one time and stroll to several destinations on foot before returning to their car. As new development is planned in Hapeville, private parking should generally be minimized.

The typical suburban pattern of isolated, single use buildings each surrounded by parking lots should be prohibited in Hapeville because, as more parking is held in private hands, spaces are not efficiently shared between uses and each building's private lots are then sized to handle the worst-case scenario parking needs.

Instead, Hapeville should make better use of the available parking supply by including as many spaces as possible in a common pool of shared, publicly available spaces that are easy for the user to identify.

Share Parking

- Discourage new private parking supply, except for residential uses which do not typically share parking resources.
- Increase the awareness and supply of public parking.
- Explore opportunities for agreements to share parking in private parking lots that reduce overall parking and does not enable additional airport related parking.
- Provide incentives for property owners to share unused parking.

Improve Wayfinding

- Create comprehensive directional and wayfinding signage to direct those unfamiliar with the system to publicly accessible parking.
- Signage should clearly define usage of each public lot.
- Brand the parking system and incorporate Hapeville's identity.
- Further develop the online parking resources, such as a new parking map with pictures and information.

Encourage Turnover

- Maintain the existing 2-hour parking limit to encourage the turnover of the prime parking spaces and discourage employee and long-term parkers from utilizing the space for an extended period of time.
- Provide additional long-term on-street options in low demand areas that may be more convenient than parking lots.
- Adopt pay-for-parking facilities in high-demand areas and use the revenue to improve public services on metered streets

Ideas for the Future: **Develop a Unified Development Code**

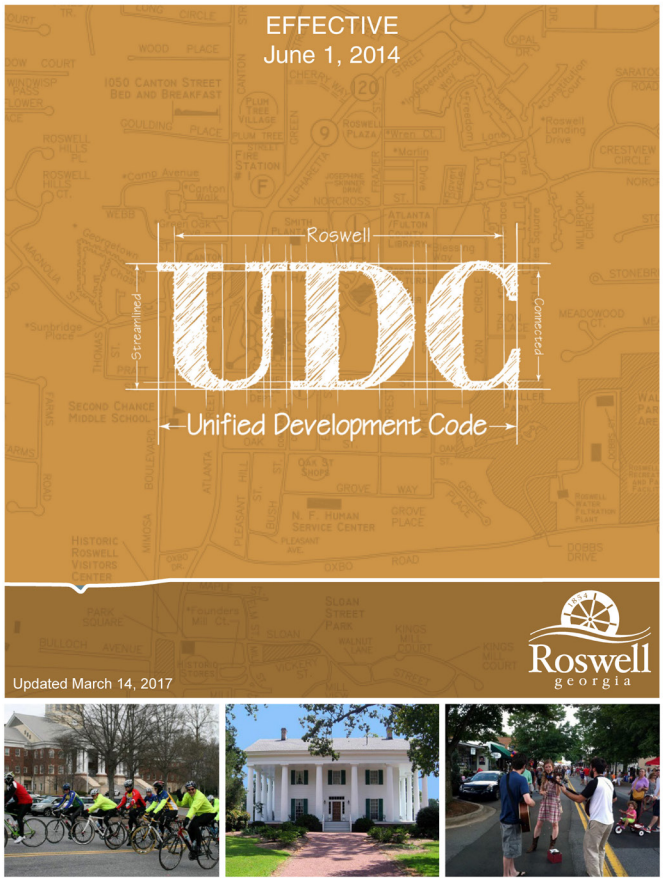
A single ("unified") tool that addresses contemporary development and zoning practices in a format that is consistent and easily understood by administrators, developers, and community members. These guidelines establish clear, concise development regulations that provide appropriate design guidance for innovative approaches to development while maintaining the desired character of a city. They typically address development throughout the City, including a specific section on parking.

Hapeville's Code of Ordinances

- Remove off-street parking requirements and parking minimums from all commercial zones.
- Implement a maximum parking ratio for all new hotel development of .25 spaces per room.
- Incentivize shared parking agreements that reduce parking and prevent airport use, especially around hotels and office buildings.
- Encourage more compact, mixed, multi-modal development to allow more parking sharing and use of alternative modes.
- Adjust parking standards to more accurately reflect demand in a specific areas of the City.

Streamline the Development Process

- Conduct trainings with the zoning board of appeals, the planning commission, and other citizen review boards to better understand the development process and impacts on development.
- Reduce the barriers to development by allowing more flexibility in the code and removing obstacles to developers.



The City of Roswell's Unified Development Code is a good example of clear and organized development guidelines.

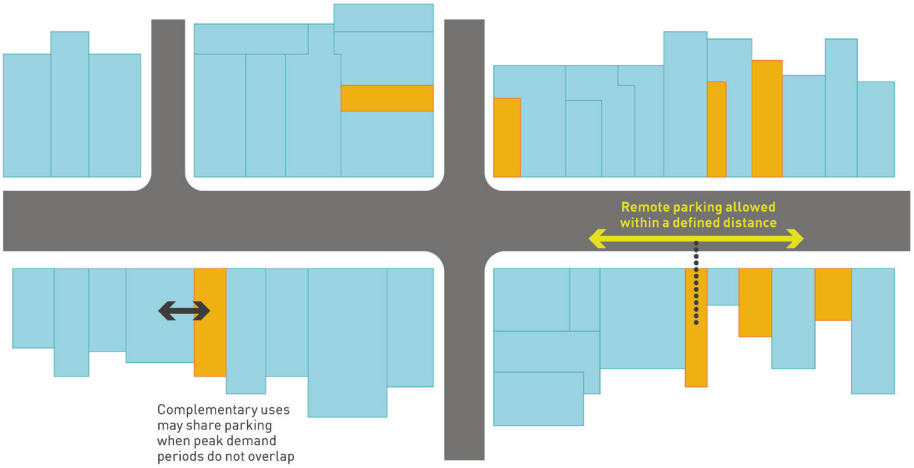
Ideas for the Future: **Improve Walkability**

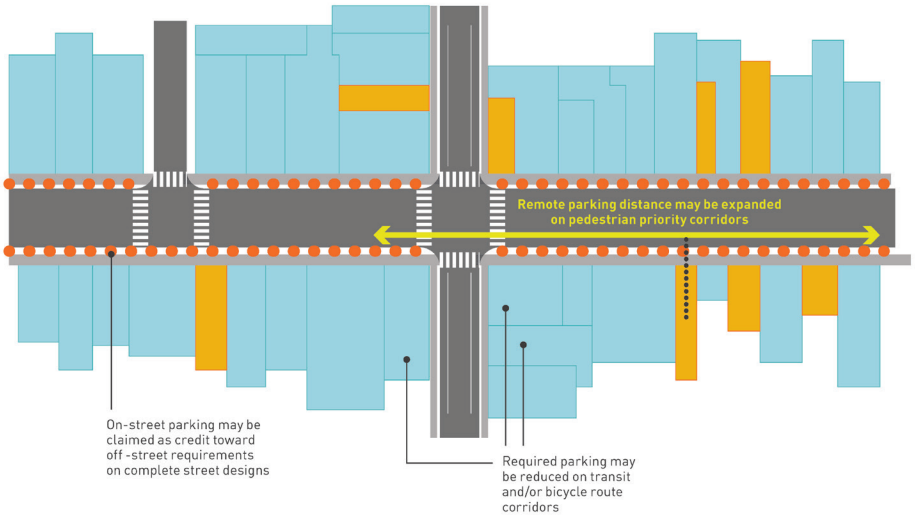
While walkability is always at the core of a successful downtown, providing better walking conditions works to reduce parking demand, distribute parking demand across the system more efficiently and help create the Park Once environment. These recommendations are for the downtown core, but also new commercial development in the pipeline:

Streets and Sidewalks

- Focus on pedestrian enhancements between public parking facilities, places of employment to the downtown core, and places of employment to restaurants and shopping.
- Continue streetscape improvements along North and South Central Avenues towards Porsche.
- Improve pedestrian access and safety across the Norfolk Southern railroad to promote walking between North and South Central Avenues.
- Adopt the components of complete streets citywide.

Walk, Bike, Thrive! is ARC's regional bike and pedestrian plan and provides recommendations for promoting safe walking and bicycling.





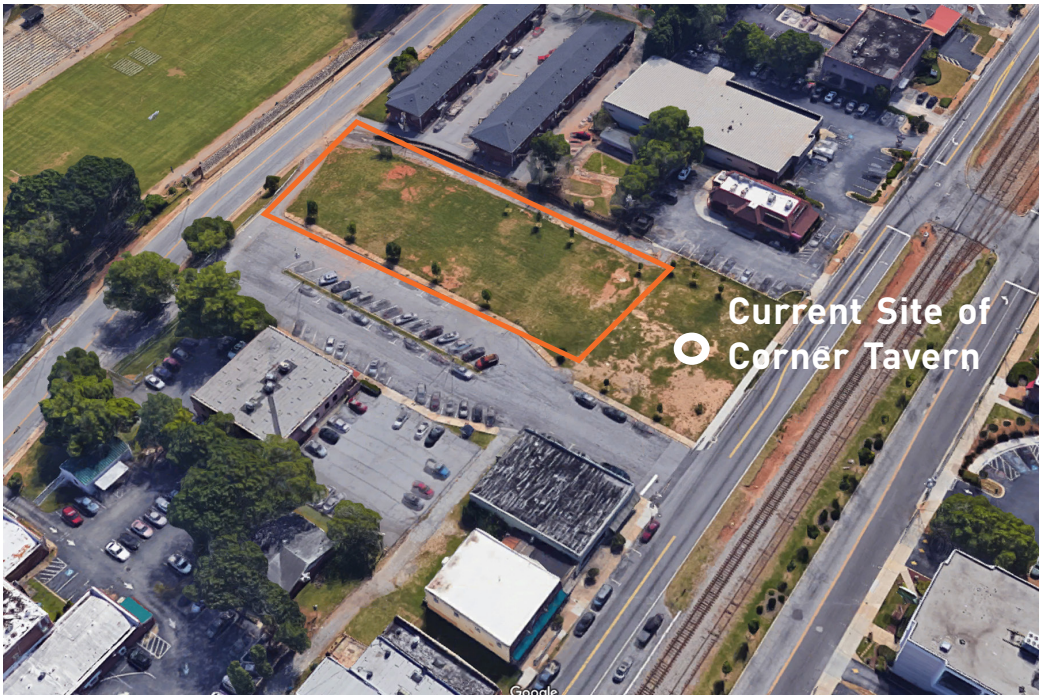
Ideas for the Future: **Potential Public Parking Sites**

Hapeville has the opportunity to assemble vacant lots or share under-used lots concentrated around the downtown core to provide more parking as the City and parking demand grows. These sites could be easily converted to municipal surface lots, or could be used for constructing decked parking:

Expand Municipal Lot across from City Hall / Target Corner Lot at Estelle & King Arnold

Target Corner Lot at Dogwood Drive and King Arnold

Target Vacant Lot Adjacent to Dearborn Plaza



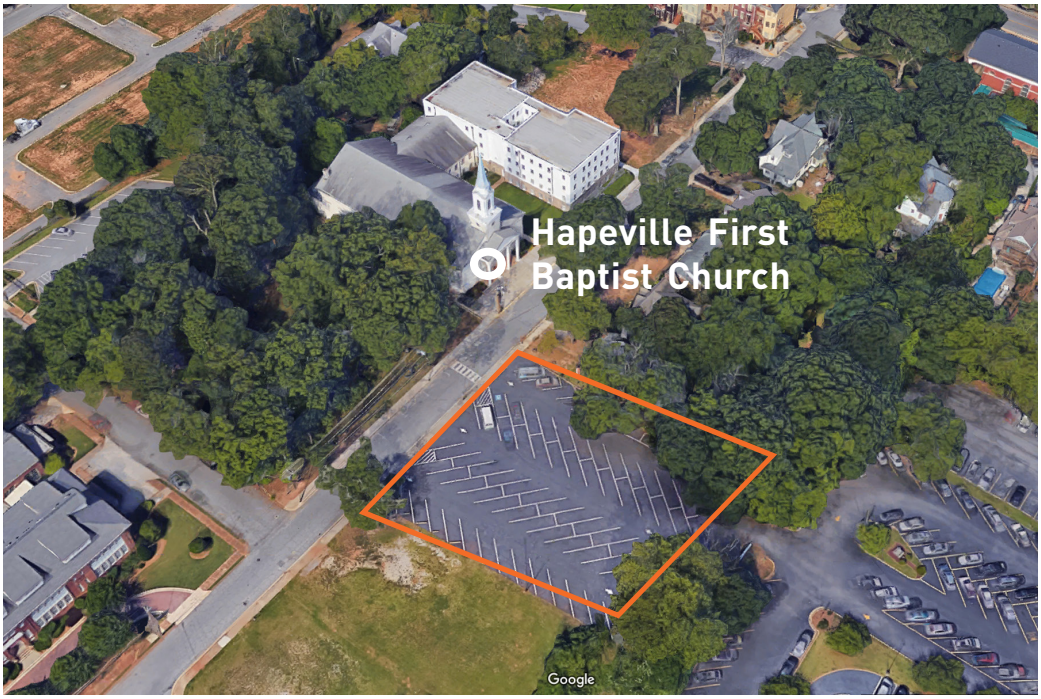
Target Hapeville First Baptist Church Parking Lot

Ideas for the Future: **Potential Shared-Parking Sites**

Hapeville has the opportunity to develop shared-parking agreements with owners of under-used lots concentrated around the downtown core to provide more parking as the City and parking demand grows. Working with the land owners of these sites to form such agreements might be a good place to start:

Work with Wells Fargo and Regions Bank on a Shared-Parking Agreement

Work with Hapeville First Baptist Church on a Shared-Parking Agreement



Next Steps

This report is intended to serve as an educational and informational guide for City staff and elected officials. ARC recommends that staff discuss the contents of the report with City leadership and identify 2 to 3 strategic actions they would be interested in pursuing further.

Alternatively, this document can serve as the foundation for the City of Hapeville to undertake a community-wide parking strategy which will bring together cross-sector partners and the public in identifying solutions to its local parking challenges.

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