

Called Planning Commission Meeting
3468 North Fulton Avenue
Hapeville, Georgia 30354

June 13, 2019 6:00PM

AGENDA

1. Welcome And Introduction

2. Approval Of Minutes

- May 14, 2019

3. New Business

3.I. 510 Lake Drive Subdivision Plat Review

Peter Rumsey is requesting subdivision final plat approval to subdivide an existing lot located at 510 Lake Drive, Parcel Identification Number 14 009400030153 into two tracts of land. The property is zoned R-SF, Residential Single-Family.

- Public Comment

Documents:

[510 LAKE DRIVE - SUBDIVISION APPLICATION_REDACTED.PDF](#)
[ENGINEERS REPORT - 510 LAKE DR SUBD PLAT REVIEW -1.PDF](#)
[PLANNERS REPORT 510 LAKE DR SUBDIVISION.PDF](#)

3.II. 3365 Northside Drive Site Plan Review

Paula Smith is requesting site plan approval to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive, Parcel Identification Number 14 009500100229. The property is zoned R-O, One-Family Residential.

- Public Comment

Documents:

[3365 NORTHSIDE DRIVE - APPLICATION_REDACTED.PDF](#)
[PLANNERS REPORT SITE PLAN REVIEW 3365 NORTHSIDE DRIVE.PDF](#)

3.III. 105 Lilly Street Site Plan Review

Jimmy Joyner is requesting site plan approval to construct a two-story single-family dwelling at 105 Lilly Street. The property is zoned R-1, One-Family Residential.

- Public Comment

Documents:

3.IV. B-P, Business Park Zone Text Amendment

Consideration and action to amend Chapter 93 (Zoning), Article 18 (B-P Zone, Business Park), Section 93-18-1 (Intent), Section 93-18-2 (Permitted Uses), Section 93-18-3 (Off-street parking and loading requirements), Section 93-18-4 (Height restrictions), Section 93-18-5 (Site development and improvement standards) to update the City of Hapeville B-P Zone regulations.

- Public Comment

Documents:

[B-P \(BUSINESS PARK\) ZONE TEXT AMENDMENT.PDF](#)
[PLANNERS REPORT TEXT AMENDMENT B-P.PDF](#)

3.V. U-V, Urban Village Zone Text Amendment

Consideration and action to amend Chapter 93 (Zoning), Article 11.2 (U-V Zone, Urban Village) to update the City of Hapeville U-V Zone permitted uses.

- Public Comment

Documents:

[U-V ZONE \(RESEARCH AND DEVELOPMENT FACILITIES\) TEXT AMENDMENT.PDF](#)
[PLANNERS REPORT TEXT AMENDMENT U-V ZONING RESEARCH AND DEVELOPMENT.PDF](#)

4. Old Business

4.I. Proposed Zoning Code Amendments

Open Discussion regarding proposed zoning code amendments.

- Residential Building Height Requirements
- Proposed Zoning Amendments

5. Next Meeting Date - July 9, 2019 At 6:00PM

6. Adjourn

19-PC-06-12

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Peter Rumsey

Mailing Address 2725 Drayton Hall Drive , Buford, GA 30519

Telephone [REDACTED] Mobile [REDACTED]

Email [REDACTED]

Property Owner (s) Peter Rumsey

Mailing Address 2725 Drayton Hall Drive , Buford, GA 30519

Telephone [REDACTED] Mobile [REDACTED]

Address/Location of Property:

510 Lake Dr., Hapeville, GA 30354

Present Zoning Classification: R-SF

Present Land Use: single family residence

Parcel ID #: 14 009400030153

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.

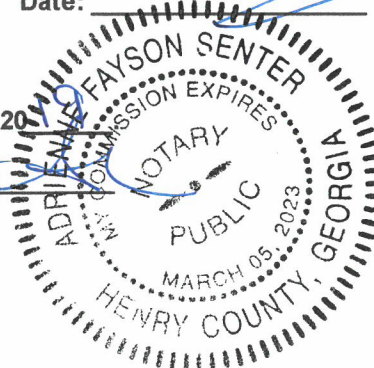
Applicant's signature

Date:

Sworn to and subscribed before me

This 22nd day of May, 2019

Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

To subdivide the subject tract into two lots for proposed new house construction on 515 Walnut St.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

510 Lake Dr., Hapeville, GA 30354

Lots 1, 2, 39 & 40, Block 10 of Forest Hill Subdivision; Plat book 7, page 58

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 TNS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
Peter Rumsey

Address of Applicant:
2725 Drayton Hall Drive

Buford, GA 30519

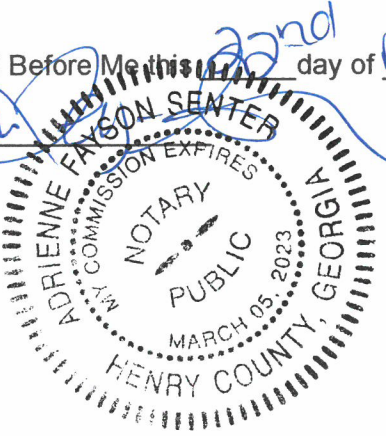
Telephone of Applicant:

Signature of Owner
Peter Rumsey

Print Name of Owner

Personally Appeared Before Me this 22nd day of May, 2019.

Notary Public



14-0074-0003-015-3

Return to:
S. Andrew Shuping, Jr.
1590 Phoenix Blvd., Suite 100
Atlanta, GA 30349

Deed Book 59826 Page 367
Filed and Recorded 3/26/2019 10:26:00 AM
2019-0140274
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0603897004
7067927936

QUIT CLAIM DEED

STATE OF Ga
COUNTY OF DeKalb

THIS INDENTURE, made this 22 day of March, 2019 between Lindavid Properties, Inc. as party of the first part, hereinafter called Grantor, and Peter Rumsey as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all right, title interest, claim or demand which the Grantor has or may have had in and to the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Walnut Street with the eastern right of way of North Fulton Avenue; run thence north along the eastern right of way of North Fulton Avenue a distance of 125 feet to a point (such point being the southwest corner of property described at Deed Book 32199, Page 202, aforesaid records); run thence in an easterly direction along the southern boundary of the property described at Deed Book 32199, Page 202, aforesaid records a distance of 50 feet to a point; run thence south a distance of 125 feet to the northern boundary of Walnut Street; run thence westerly along the northern boundary of Walnut Street a distance of 50 feet to the point of beginning. The aforesaid property also being known as Lots 1 and 2, Block 10, Forrest Hill Park Subdivision as per plat recorded at Plat Book 7, Pages 58 and 59, aforesaid records.

TO HAVE AND TO HOLD, the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered
in the presence of:

Kelley B Kiney
Witness

Lindavid Properties, Inc.

By: Linda Schuler Linda Gunter
(SEAL)
Linda Schuler a/k/a Linda Gunter, President and Secretary
at time of dissolution of Lindavid Properties, Inc., a dissolved
corporation

Danae C. May
Notary Public

(Notary Seal)

2019 Lake Lindavid

ETD 10-18-2022

18-1964

After recording please return to:
London & Thurber, LLC
3340 Peachtree Rd., N.E.
Suite 2570
Atlanta, GA 30326

Deed Book 59163 Pg 397
Filed and Recorded Aug-27-2018 08:39am
2018-0236033
Real Estate Transfer Tax \$90.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Limited Warranty Deed

THIS INDENTURE, Made effective as of the 30th day of July in the Year of Our Lord Two Thousand and Eighteen, between **The Bank of New York Mellon, F/K/A The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. F/K/A JPMorgan Chase Bank, as Trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through certificates, Series 2003-6, a National Association, party of the first party, and Peter Rumsey of the State of Georgia and County of Gwinnett, party of the second part,**

WITNESSETH That the said party of the first part, for and in consideration of the sum of **\$90,000.00 Dollars** in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, all that tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part forever in Fee Simple.

AND THE SAID party of the first part will warrant and forever defend the right and title to the above described property, unto the said party of the second part against the claims of all persons claiming by, through or under the said party of the first part, but not otherwise.

Exhibit "A" Deed Book 59163 Pg 397

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14 DISTRICT, FULTON COUNTY, GEORGIA, BEING PART OF LOTS 1, 2, 39, AND 40 IN BLOCK 10 OF FORREST HILL PARK, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 58 AND 59, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LAKE DRIVE AND FULTON STREET AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF FULTON STREET 125 FEET TO A POINT; THENCE EAST 50 FEET TO A POINT; THENCE NORTH 125 FEET TO LAKE DRIVE; THENCE WEST ALONG THE SOUTH SIDE OF LAKE DRIVE 50 FEET TO THE POINT OF BEGINNING

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

- X The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- X Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- X All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- X Location and description of monuments.
- X The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- X Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____

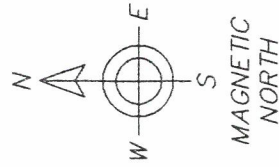
Date 5-21-19

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:

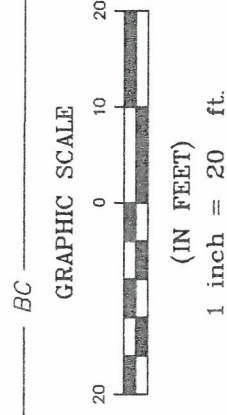
- X The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- X Date, approximate north point and graphic scale.
- X The location of existing and platted property lines, streets, 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.
- X Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- X The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- NA Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- X The acreage of the land to be subdivided.
- X 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 5-2-19



Lake Drive
40' R/W



Final plat survey
For
PETER RUMSEY
2725 Drayton Hall Drive
Buford, GA 30519

Survey done by:
Exclusive Land Surveying
313 Eagle Way
Stockbridge, GA 30281
Phone (404) 304-9757
Certificate of Authorization no.
LSF000877

PROPERTY LOCATION
510 Lake Drive
Hapeville, GA 30354
(in city limits)

Lots 1, 2, 39 & 40, Block 10 of
Forest Hill Subdivision,
Land Lot 94, 14th District
Fulton County, Georgia

Plat drawing date: 4/18/2019
Drawing scale: 1"=20'
Drawn by: Anthony Jacobs
Sheet: 1 of 1
(sheet size 11x17)
Dwg. name: 510lake.dwg

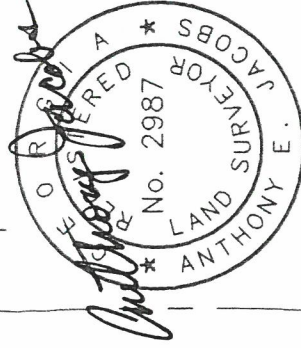
Surveyed property

PETER RUMSEY
Deed book 59163, page 397

Zoning R-SF
Address-510 Lake Dr.
Hapeville, GA 30354
Lots 39 & 40, Block 10 of
Forest Hill Subdivision,
Plat book 7, page 58

Total lot area = 6,253 sq. ft. or
0.14 acres

North Fulton Avenue
formerly
Lee Street by plat
40' R/W



SURVEYOR'S NOTES

1. Purpose of survey - To subdivide the surveyed property into two lots as shown, for proposed new house construction on 515 Walnut St.
2. Field survey completed 4/16/2018.
3. Public records referenced in this survey found at the Fulton County, Georgia Superior Court Clerks office.
4. This survey was done without the benefit of a title search and the surveyor does not warrant any information that may have been discovered by a title search.
5. According to FEMA FIRM 13121C0367F, effective on 09/18/2013, this property is NOT located in a flood hazard area.
6. The entire block and back of curb was surveyed to re-establish these boundaries. The exterior and interior bearings and distances are shown in the site map detail for future surveyors.

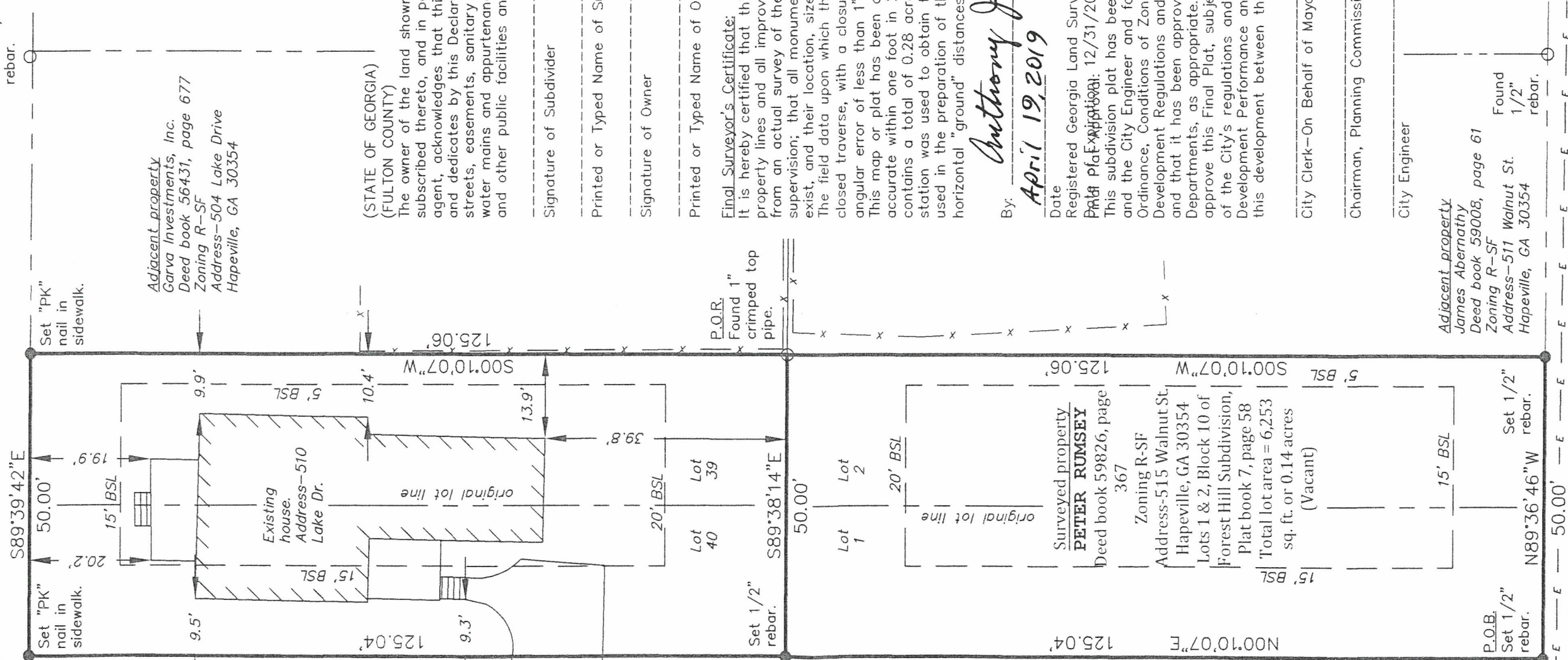
LEGEND

- Found property corners
- Set property corner
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Property line/right of way line
- Right-of-way
- BC Back of curb
- x — Fence line
- Ⓢ Sanitary sewer manhole
- Powerlines/poles
- Building setback lines

Walnut Street
formerly
Pine Street by plat
40' R/W

8" sanitary sewer line.

approximate location of 6" water main.



(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 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 map or plat is based was by a closed traverse, with a closure precision of 1' in 15,155' and an angular error of less than 1". This map or plat has been calculated for closure and is found to be accurate within one foot in 225,023 feet; and the property shown contains a total of 0.28 acres. A Leica TCRA 1103 robotic total station was used to obtain the linear and angular measurements used in the preparation of this plat. All distances shown hereon are horizontal "ground" distances.

By:

Anthony Jacobs
April 19, 2019

Date

Registered Georgia Land Surveyor No. 2987
Date of expiration: 12/31/2020

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

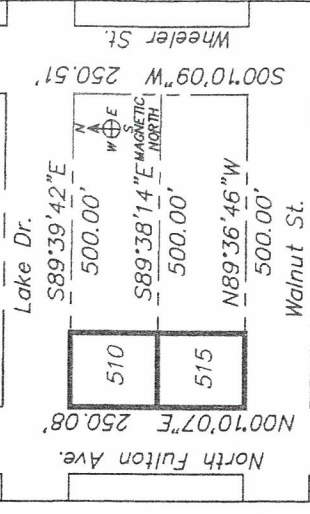
Date

Adjacent property
James Abernathy
Deed book 59008, page 61
Zoning R-SF
Address-511 Walnut St.
Hapeville, GA 30354

Found
1/2" rebar.

Set 1/2" rebar.

SITE MAP
(Note 6)



June 3, 2019

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

Re: 510 Lake Drive Subdivision
Final Plat Review
K&W Ref. No. 191051.40

Dear Ms. Senter:

As requested, I have reviewed the subdivision Final Plat of 510 Lake Drive for compliance with the Plat requirements of the City of Hapeville. The submittal was received electronically on May 23, 2019, and consists of a property subdivision to the overall 0.28 acre parcel (into two lots of 0.14 acre each) within an R-SF Zoning District. The Final Plat was prepared by Exclusive Land Surveying, under the Surveying seal of Anthony E. Jacobs. My comments are as follows:

1. All Final Plat Statements and Certifications should be signed and dated.
2. The house located on the 510 Lake Drive lot does not meet the 15 feet front yard building setback requirement for the R-SF zoning.
3. The Subdivision Plat submitted did not include the certification of no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
4. Location sketch map showing site in relation to the area is not shown.
5. Proposed connections for water service and sewer service appear to involve pavement cutting of the public street. A notation should be added that pavement patch details and sewer main connection details should be submitted to and approved by the Community Services department prior to installation of the connections.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: June 4, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Subdivision/Final Plat for 510 Lake Drive and 515 Walnut Street**

BACKGROUND

The City of Hapeville has received a Subdivision application from Peter Rumsey to subdivide an existing lot located at 510 Lake Drive (Parcel ID 14 009400030153) into two tracts of land. The overall tract is 0.28 acres (12,506 SF) in size and contains an existing single-family dwelling. The parcel is currently zoned R-SF, Residential Single-Family.

As proposed, each new parcel will be 0.14 acres (6,253 SF). One parcel will contain the existing dwelling, while the other will be vacant. The Applicant plans to develop a single-family dwelling on the vacant parcel. Both parcels will be zoned R-SF.

CODE REQUIREMENTS

Sec. 90-1-1. - Purpose, authority and jurisdiction.

(g) Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

Sec. 90-1-2. - Procedure for plat approval.

(f) Final plat.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered

in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

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.

Existing building setbacks provided to nearest 10th of a foot.

- 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

- ***Not all dimensions are provided to the nearest 100th of a foot.***

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

Sec. 90-1-3. - General requirements and minimum standards of design.

- (a) Streets.

- (1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

- ***No changes proposed.***

- (2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

- ***No changes proposed.***

- (3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

- ***No changes proposed.***

- (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.

- **Complies.**

- (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.

- **Complies.**

- 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.
- ***Both lots are corner lots. Ordinance requires a standard of 15' from each right-of-way. The existing structure on 510 Lake Dr. is set back 9.3' from North Fulton Avenue, which is not compliant. Setbacks are otherwise compliant on both lots.***
- (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 width of each lot is 50' which is wider than the requirement of 40'.***
- (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.

- ***Not applicable.***

- (i) Zoning or other regulations.

- (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

- (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Sec. 90-1-4. - Development prerequisite to final approval.

- (a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

• **Sidewalks are required along the N. Fulton Ave. & Walnut St. frontages when lots are developed.**

- (1) Monuments.
- a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
 - b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

• **Concrete monuments are required where a property line intersects a public right-of-way.**

- (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 are required along the N. Fulton Ave. & Walnut St. frontages.**

- (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.

- **Existing utilities are only shown along Walnut St. No connections or proposed utilities are shown.**

- (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.

- **Existing utilities are only shown along Walnut St. No connections or proposed utilities are shown.**

- (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.

- **Existing utilities are only shown along Walnut St. No connections or proposed utilities are shown.**

- (b) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

- (1) Street trees.
 - a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.
 - b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

- **Street trees are required as a part of the development of each lot.**

- (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

- ***Not applicable.***

RECOMMENDATION

The following items have been found to be deficient and must be addressed:

- *Not all dimensions are provided to the nearest 100th of a foot.*
- *The existing structure on 510 Lake Dr. is set back 9.3' from North Fulton Avenue, which is not compliant with the 15' requirement.*
- *Sidewalks are required along the N. Fulton Ave. & Walnut St. frontages when lots are developed.*
- *Concrete monuments are required where a property line intersects a public right-of-way.*
- *Existing utilities are only shown along Walnut St. No connections or proposed utilities are shown.*
- *Street trees are required as a part of the development of each lot.*

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved.

Map Location



19-PC-66-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Paula Smith

Mailing Address: PO Box 5, Ellenwood, GA 30294

Telephone _____ Mobile # _____ Email _____

Property Owner (s) Paula Smith

Mailing Address PO Box 5, Ellenwood, GA 30294

Telephone _____ Mobile # _____

Address/Location of Property: 3865 "0" Northside Drive, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0095-0010-022-9

Present Zoning Classification: R-O Size of Tract: .65 acre(s)

Present Land Use: Vacant Residential Lot

Please check the following as it applies to this application

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

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

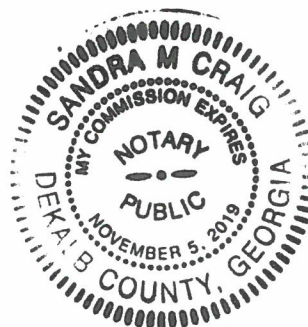
Paula Smith
Applicant's signature

Date: 5/13/19

Sworn to and subscribed before me

This 13th day of May, 2019.

Sandra M Craig
Notary Public



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

WRITTEN SUMMARY

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

Residential lot zoned R-O, I will construct a craftsman style ranch home with an attached side entry 2 car garage.

The open-concept floorplan will have approx 2498 sq ft with 3 bdrms, 2.5 baths (optional bonus expansion is available).

Exterior facade will have AR shingles with a brick water table below the windows, mixed with cement siding in board & batten style along with smooth lap pattern. Covered front porch with columns.

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:

3365

"0" Northside Drive, Hapeville, GA 30354

Parcel: 14-0095-0010-022-9

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 Paula Smith

Address of Applicant
PO Box 5, Ellenwood, GA 30294

Telephone of Applicant
4 [REDACTED]

Paula Smith

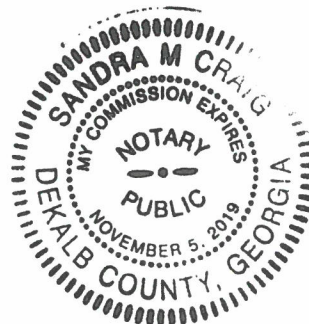
Signature of Owner

Paula Smith

Print Name of Owner

Personally Appeared Before Me this 13th day of May, 2019.

Sandra M Craig
Notary Public



Site Plan Checklist – Please include with your application.

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

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

PS

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.

PS

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

PS

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.

PS

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).

PS

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.

N/A

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.

N/A

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

PS

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).

PS

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.

N/A

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.

N/A

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.

N/A

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

- N/A Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- N/A Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- PS 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.
- PS Site area (square feet and acres).
- N/A Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- N/A Total floor area ratio and/or residential density distribution.
- N/A Number of parking spaces and area of paved surface for parking and circulation
- PS 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: Paula Smith
 Date 5/13/19

Exhibit "A" Legal description
0 Northside Drive, Hapeville, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 16, BLOCK A OF UNIT A SUBDIVISION OF THE PROPERTY OF JOANN SIMPSON HOLMES, FORMERLY PROPERTY OF S. R. YOUNG AND GEORGE LONGINO ACCORDING TO PLAT RECORDED IN PLAT BOOK 32, PAGE 25, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY BORING STREET) AND THE NORTHEAST SIDE OF OLD JONESBORO ROAD (IF THE LINES WERE EXTENDED RATHER THAN FORMING A CURVE) THENCE RUNNING 175.9 FEET NORTHWESTERLY ALONG THE NORTHEAST SIDE OF OLD JONESBORO ROAD TO LOT 17; THENCE NORTHEASTERLY 105 FEET TO A POINT; THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF LOT 15 TO THE WEST SIDE OF NORTHSIDE DRIVE, THENCE SOUTHERLY 132.3 FEET ALONG THE WEST SIDE OF NORTHSIDE DRIVE TO THE POINT OF BEGINNING. SAID LOT IS UNIMPROVED.

PARCEL 14-0095-0010-022-9

Subject to easements, covenants, restrictions, agreements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

Deed Book 58552 Pg 286
Filed and Recorded Mar-13-2018 10:22am
2018-0064665
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Return Recorded Document to:
Riddle Law Group, LLC
3535 Roswell Road, Suite 23
Marietta, Georgia 30062

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF FULTON

This indenture made this 8th day of March, 2018, by and between SONDR A LOURENE PHILLIPS AS EXECUTOR OF THE ESTATE OF PETER G. NILLES, as party of the first part, hereinafter called Grantor, and SONDR A LOURENE PHILLIPS, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: THAT the said Grantor, acting under and by virtue of the power and authority contained in the will of Peter G. Nilles, the same having been duly probated and recorded in the Probate Court of Fulton County Georgia, said will having been proven in Solemn Form, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, remise and convey unto the said Grantee the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 16, BLOCK A OF UNIT A SUBDIVISION OF THE PROPERTY OF JOANN SIMPSON HOLMES, FORMERLY PROPERTY OF S.R. YOUNG AND GEORGE LONGINO ACCORDING TO PLAT RECORDED IN PLAT BOOK 32, PAGE 25, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY BORING STREET) AND THE NORTHEAST SIDE OF OLD JONESBORO ROAD (IF THE LINES WERE EXTENDED RATHER THAN FORMING A CURVE) THENCE RUNNING 175.9 FEET NORTHWESTERLY ALONG THE NORTHEAST SIDE OF OLD JONESBORO ROAD TO LOT 17; THENCE NORTHEASTERLY 105 FEET TO A POINT; THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF LOT 15 TO THE WEST SIDE OF NORTHSIDE DRIVE, THENCE SOUTHERLY 132.3 FEET ALONG THE WEST SIDE OF NORTHSIDE DRIVE TO THE POINT OF BEGINNING. SAID LOT IS UNIMPROVED.

PARCEL 14-0095-0010-022-9

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only property use benefit and behoove of the said Grantee forever, in FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

Exhibit "A" Legal description
0 Northside Drive, Hapeville, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 16, BLOCK A OF UNIT A SUBDIVISION OF THE PROPERTY OF JOANN SIMPSON HOLMES, FORMERLY PROPERTY OF S. R. YOUNG AND GEORGE LONGINO ACCORDING TO PLAT RECORDED IN PLAT BOOK 32, PAGE 25, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY BORING STREET) AND THE NORTHEAST SIDE OF OLD JONESBORO ROAD (IF THE LINES WERE EXTENDED RATHER THAN FORMING A CURVE) THENCE RUNNING 175.9 FEET NORTHWESTERLY ALONG THE NORTHEAST SIDE OF OLD JONESBORO ROAD TO LOT 17; THENCE NORTHEASTERLY 105 FEET TO A POINT; THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF LOT 15 TO THE WEST SIDE OF NORTHSIDE DRIVE, THENCE SOUTHERLY 132.3 FEET ALONG THE WEST SIDE OF NORTHSIDE DRIVE TO THE POINT OF BEGINNING. SAID LOT IS UNIMPROVED.

PARCEL 14-0095-0010-022-9

Subject to easements, covenants, restrictions, agreements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property



3359



Exit Street View

© 2018 Google
© 2019 Google

Google Earth

Imagery Date: 10/2018 33°39'43.46" N 84°24'05.66" W elev 938 ft eye alt 936 ft

PROVIDE SUPPORT FOR
PORCH AND STEPS TO
GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH
DIFFERENT ROOF PITCHES, BLOCK TOP OF
STUD WALLS AS REQ'D. TO LINE UP FASCIAS
AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ELEVATIONS REFLECT A
SLAB FOUNDATION. IF ANOTHER
FOUNDATION IS USED, BUILDER SHOULD
DISREGARD FOUNDATION SHOWN

NOTE: RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS

NOTE: ATTIC VENTILATION PER
LOCAL CODES AND REQUIREMENTS

GENERAL FRAMING NOTES

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

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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHIA/VIA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SPENCER RESIDENTIAL, INC. FOR JUSTIFICATION, AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
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FRONT ELEVATION

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

4 3/4" CORNER
BOARDS
HARDI-SHAKES
BRICK ROWLOCK
BRICK VENEER
HARDI-SIDING

3 TAB ARCHITECTURAL
SHINGLES
8" FASCIA
8" FRIEZE
4" TRIM W/ BACKBAND



REAR ELEVATION

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

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Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416
ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
HAPEVILLE, GEORGIA

REVISIONS		DATE		DESCRIPTION	
NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION

DATE OF THIS PLOT:
Wednesday, May 6, 2019

SEAL

DRAWN CSK
CHECKED CSK
JOB NUMBER 19-034
SCALE AS NOTED
DATE 4.25.2019
SHEET

A-1.0
1 OF 2

PROVIDE SUPPORT FOR
PORCH AND STEPS TO
GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH
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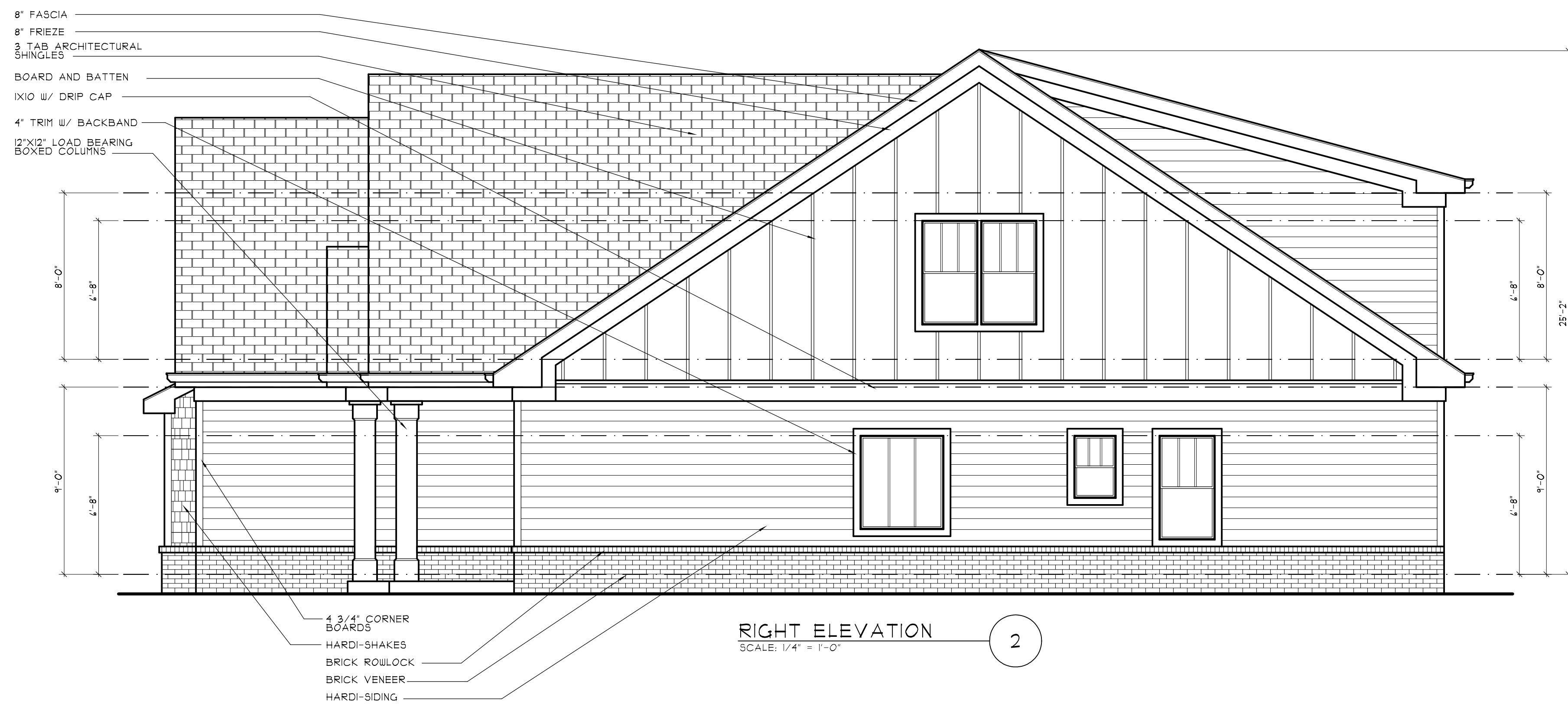
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Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416
ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
HAPEVILLE, GEORGIA

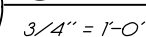
REVISIONS	
NO	DESCRIPTION

DATE OF THIS PLOT:
Wednesday, May 8, 2019

SEAL

DRAWN	CSC
CHECKED	CSC
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	

A-2.0
2 OF 6

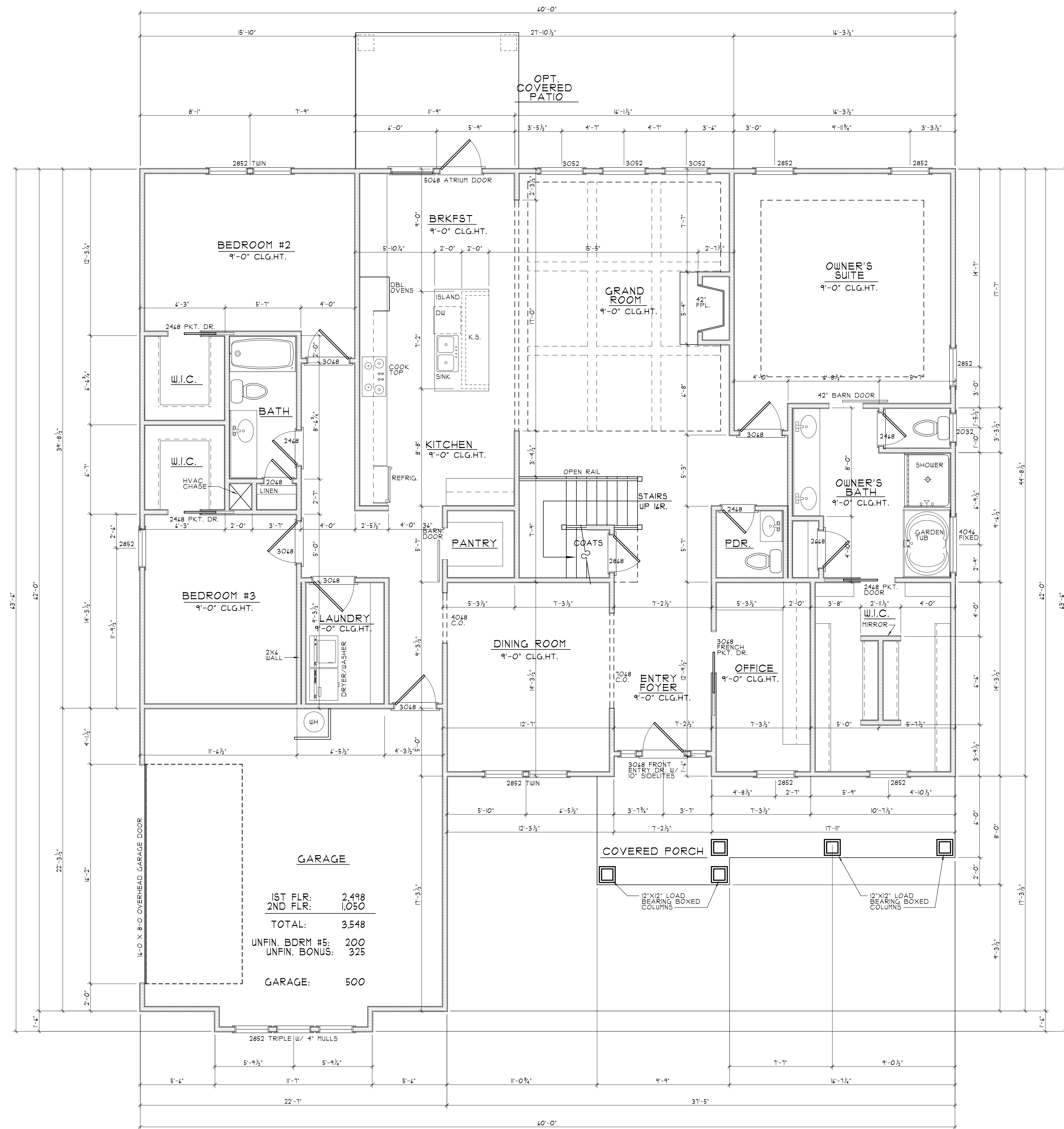


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DRAWN	C.S.K.
CHECKED	C.S.K.
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	

A-3.0

3 OF 6



PROVIDE SUPPORT FOR
PORCH AND STEPS TO
GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH
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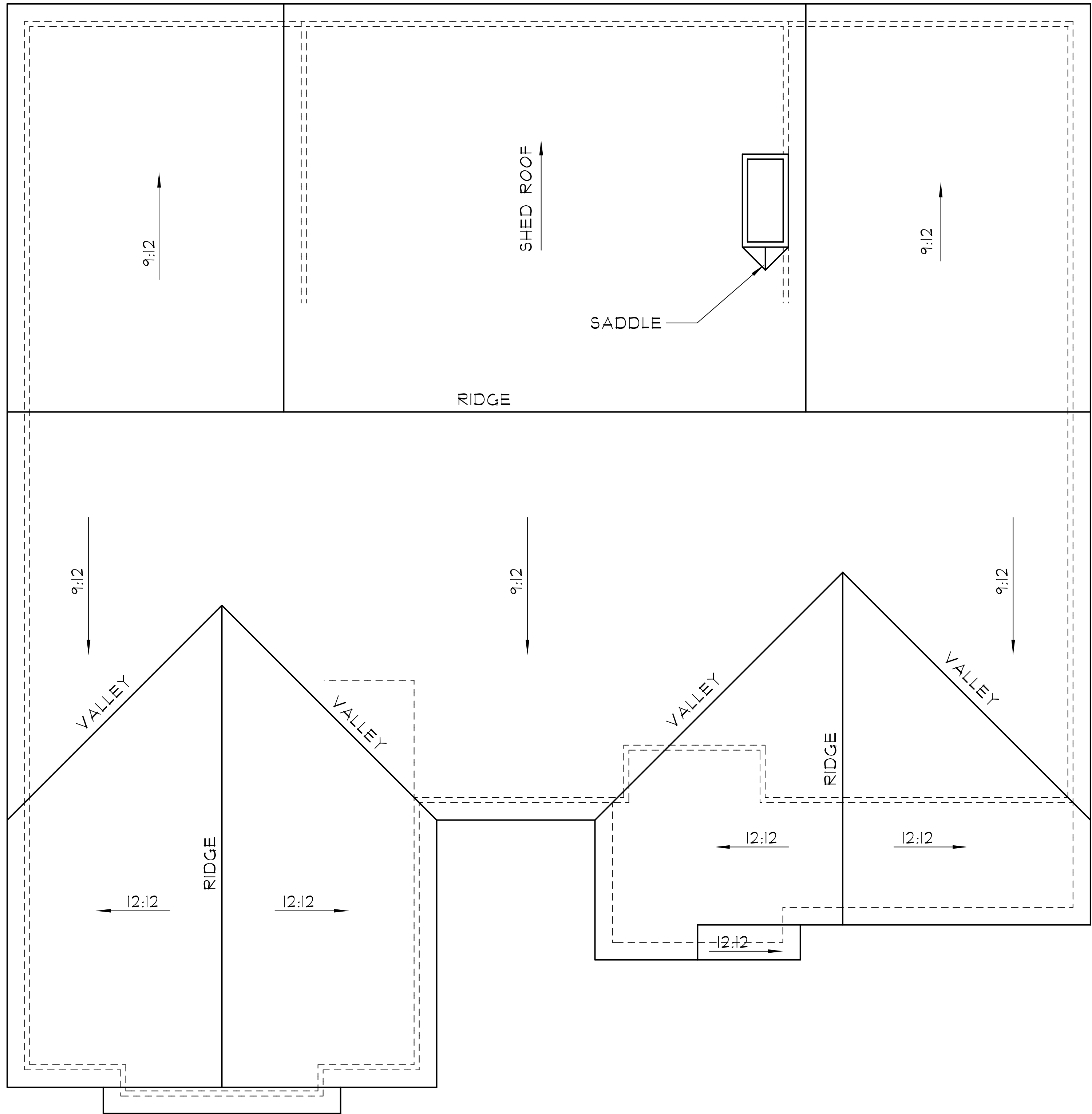
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2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FLITCH
PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL
PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0"
O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE
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COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C.
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8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A
GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL
BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS
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THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY
THE LOAD.



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

1

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REVISIONS	
NO.	DESCRIPTION

DATE OF THIS PLOT:
Sunday, May 5, 2019

SEAL

Knight Design Group, Inc.

1270 CAROLINE STREET SUITE D416

ATLANTA, GEORGIA 30307

PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
EAST POINT, GEORGIA

DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	

A-6.0

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. MAY BE HANDMADE BARRIERS OF STYRE OF ANY POLY. LOSS AND POLY. GRAVEL OR A HANDMADE BARRIER. THE BARRIER MAY BE HANDMADE.
Ds1	DISTURBED AREA REVEGETATION			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
Ds2	DISTURBED AREA REVEGETATION			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, GRASS, OR OTHER TYPES OF COVER ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT			A PERMANENT DRIVEWAY LOCATED IN THE CONSTRUCTION SITE TO PROVIDE A PLACE FOR DRIVING VEHICLES FROM THE CONSTRUCTION SITE TO THE PUBLIC ROAD.

GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

GRASSING SCHEDULE

SPECIES	RATE/AGE	PLANTING DATES	PROTECTIONS
PERFORICA UNCARPATED	75 LBS.	1/1 - 1/21	6-12-12 5000 LBS.
LOVEGRASS	4 LBS.	5/1 - 6/1	6-12-12 5000 LBS.
TALL FESCUE GRASS	50 LBS.	6/1 - 10/1	6-12-12 5000 LBS.
CROWN PRAIRIE GRASS	40 LBS.	11/1 - 4/1	6-12-12 5000 LBS.
CROWN PRAIRIE GRASS	20 LBS.	5/1 - 7/1	6-12-12 5000 LBS.
PERFORICA UNCARPATED	100 LBS.	10/1 - 1/15	10-10-10 5000 LBS.
PERFORICA UNCARPATED	100 LBS.	10/1 - 1/15	10-10-10 5000 LBS.
PERFORICA UNCARPATED	100 LBS.	10/1 - 1/15	10-10-10 5000 LBS.
PERFORICA UNCARPATED	100 LBS.	10/1 - 1/15	10-10-10 5000 LBS.

APPROX. STARTING DATE: 8-21-19
APPROX. COMPLETION DATE: 1-21-20

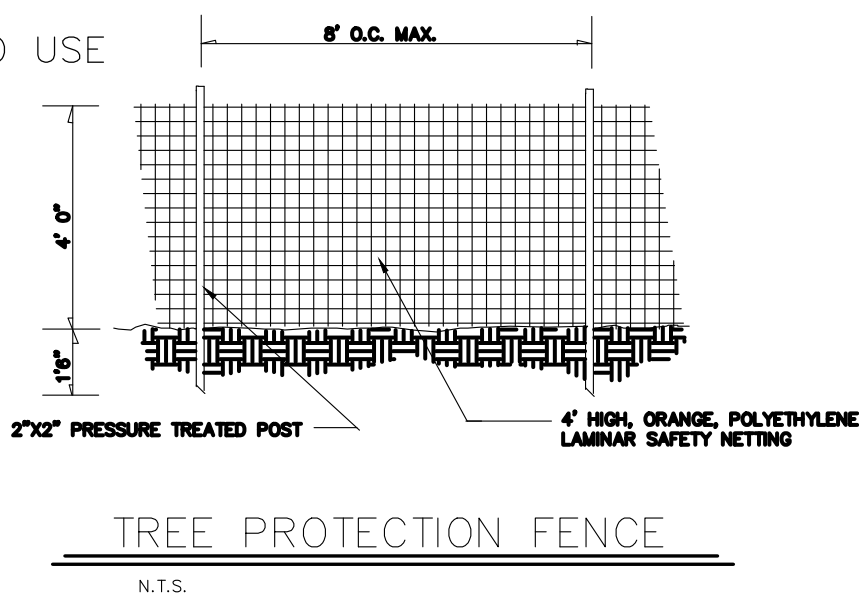
ITEM	DESCRIPTION	MONTHS OF ACTIVITY
		1 2 3 4 5
1	SILT BARRIER INSTALLATION	
2	CLEARING AND GRUBBING	
3	RETAINING WALL	
4	GRADING	
5		
6	UTILITIES	
7	TEMPORARY GRASSING	
8	BUILDING	
9	CURB AND GUTTERS	
10	SIDEWALKS	
11	BASE AND PAVING	
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES	
13	MAINTENANCE OF EROSION CONTROL STRUCTURES	

SITE PLAN INFORMATION PROVIDED FOR PERMITTING PROCESS ONLY, NO OTHER INTENDED USE

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

TREES TO BE DESTROYED OR REMOVED.



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

"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE".

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY".

"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED".

"SILT FENCE SHALL BE TYPE C AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA, AND BE WIRE REINFORCED".

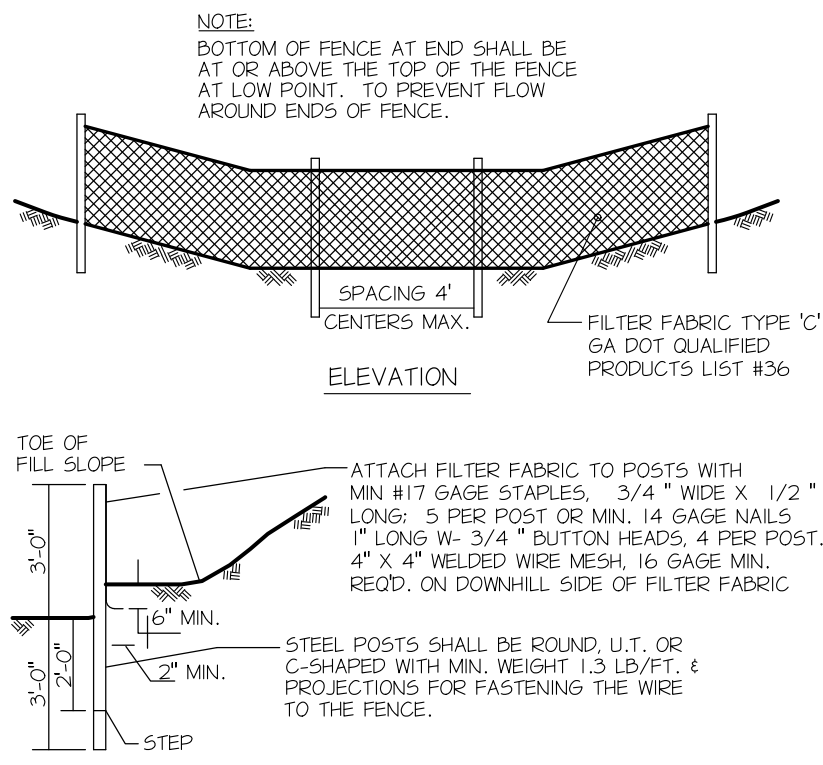
"ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION."

GC TO VERIFY ALL ELEVATIONS IN FIELD.

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

LEVEL 11 CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022

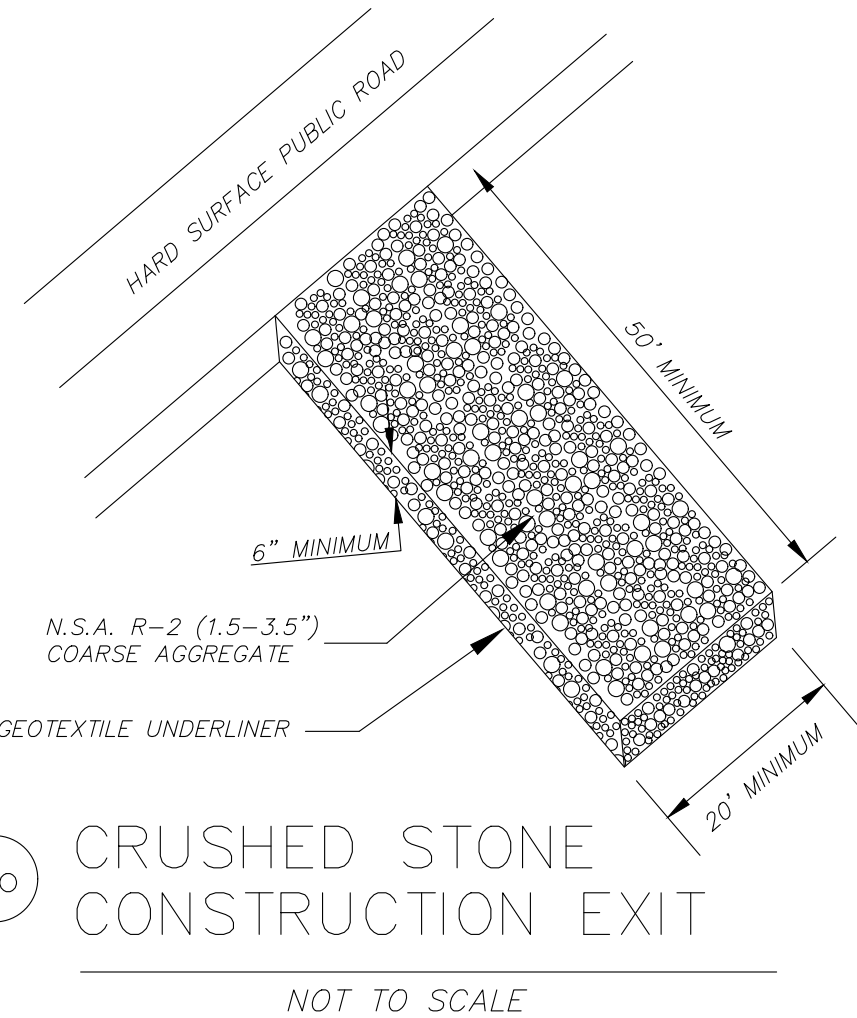
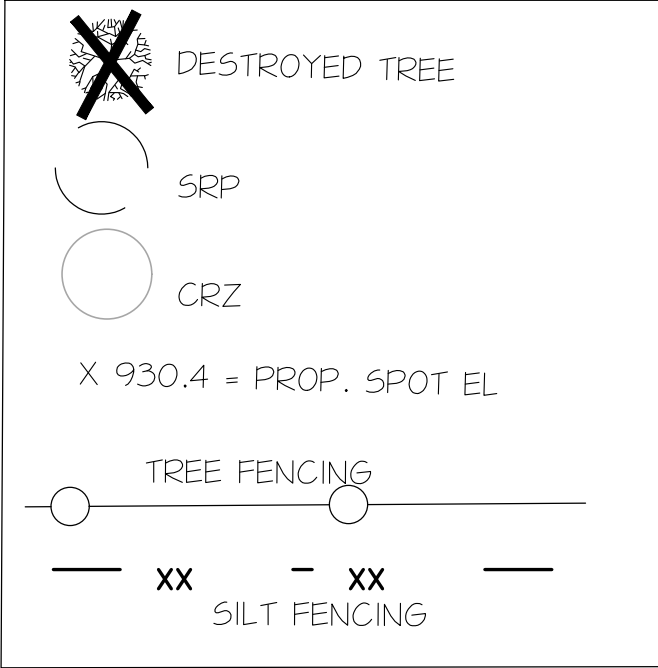
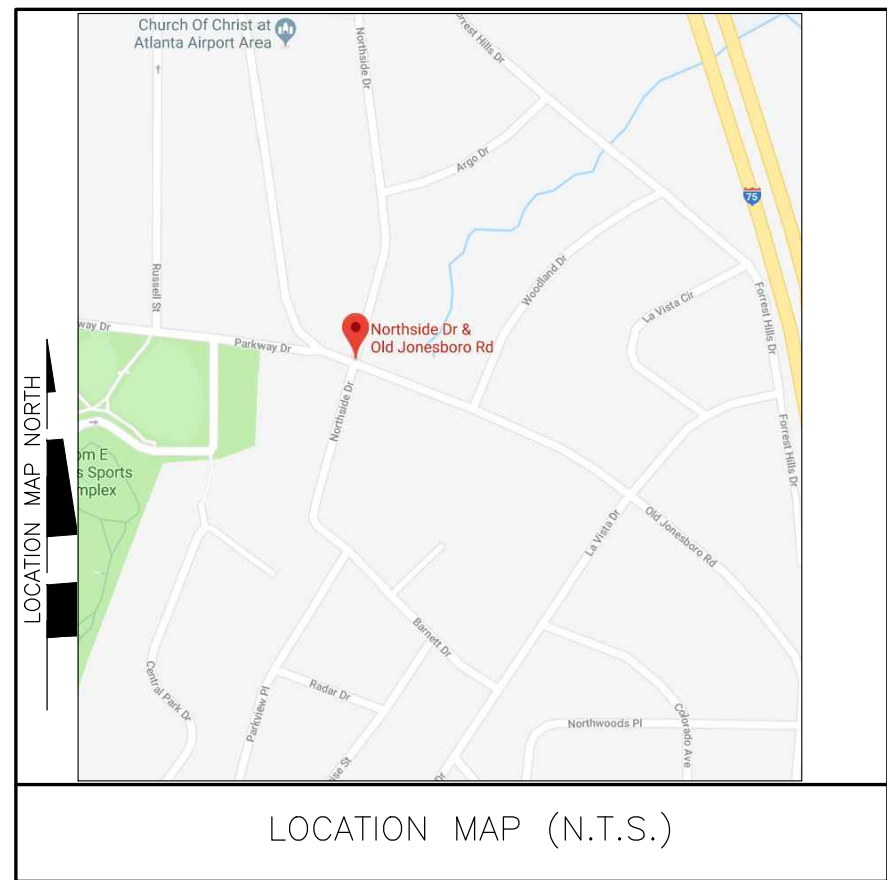
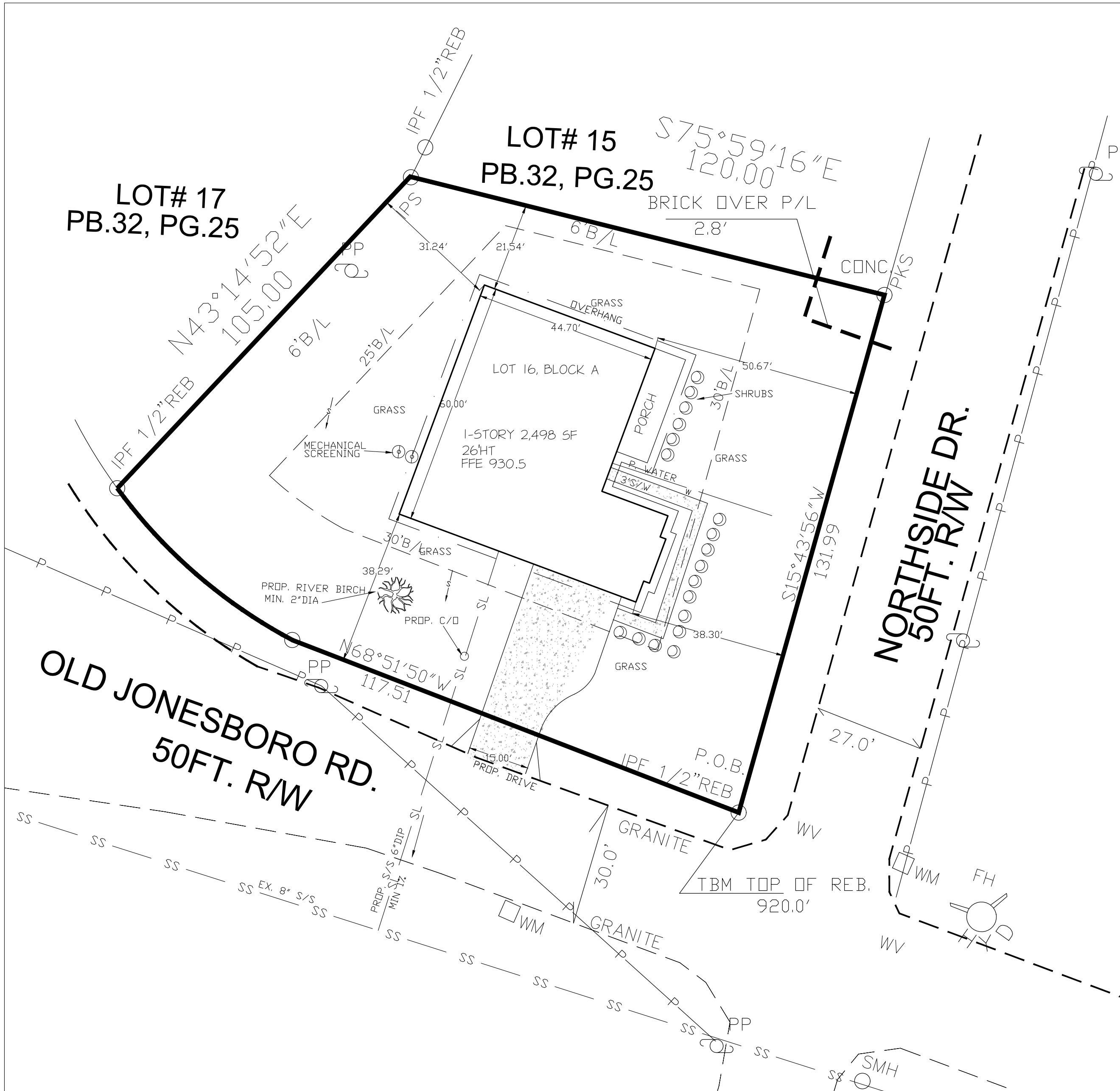


NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS., LATEST EDITION

SEDIMENT CONTROL FENCE
N.T.S.

TYPE "C" SILT FENCE

20 10 0
SCALE IN FEET



0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
PROP. GARAGE SF = 500 SF
PROP. PORCH SF = 212 SF
PROP. DRIVE SF = 780 SF

PROP. HOUSE SF = 2,498 SF
PROP. GARAGE SF = 500 SF
PROP. PORCH SF = 212 SF
PROP. DRIVE SF = 780 SF

TOTAL IMPRV. SF. = 3,990 SF
22% LOT COVERAGE = 3990/17859 SF

24HR CONTACT/DEVELOPER
OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558

SITE & LANDSCAPE PLAN

FOR
PAULA SMITH
LOCATED AT
NORTHSIDE DR
LAND LOT 98 14TH DISTRICT
HAPEVILLE, GA

SITE PLAN

SHEET 1 of 2

DAWSON ENGINEERING CONSULTANT, LLC
1569 CHERY HILL ROAD
CONYERS, GEORGIA 30094
678-485-9610 FAX: 678-720-5795



DATE	REVISIONS	JOB NO.	DATE
1	1	19116CP	5-9-19

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
S ₁	SEGMENT BARRIER			A BARRIER TO PREVENTLY MOVEMENT LEAVING THE CONSTRUCTION SITE. IT MAY BE A BARRIER, FENCE OR FLOWERS. IT SHOULD BE PLACED AT THE END OF A CONSTRUCTION SITE AND BE VISUALLY EVIDENT AND PERMANENT.
D ₁	CONCRETE AND ASPHALT ROADWAY (TEMPORARY ROADWAY)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH POET BODIES, SEEDING OR TOPSOIL LAYER.
D ₂	CONCRETE AND ASPHALT ROADWAY (PERMANENT ROADWAY)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, GRASS, WOOD, BRUSH, SOIL OR ROCKS. MAY BE USED FOR LAND RECLAMATION.
D ₀	CONSTRUCTION EXIT			A GRADED FLOW FACILITATED IN THE CONSTRUCTION SITE USED TO REMOVE A PLACE OR DRAINAGE MEASURES FROM THREE TO FIVE METERS IN THE PRESENT.

GRASSING SCHEDULE

SPECIES	DATE/AGE	PLANTING DATES	FERTILIZER ANALYSIS DATE/RATE/AGE
PERSPECIA UNCLIPPED	75 LB/150	1/1 - 1/21	6-12-12 1500 LB/5
LONGGRASS	4 LB/10	3/1 - 6/1	1500 LB/5
TAIL PENCIL GRASS	50 LB/150	8/1 - 10/1	6-12-12 1500 LB/5
COMMON PERILLA GRASS UNCLIPPED	40 LB/150	11/1 - 4/1	6-12-12 1500 LB/5
COMMON PERILLA GRASS FALLOW	20 LB/150	5/1 - 3/1	6-12-12 1500 LB/5
PERSPECIA SPEC GRASS FOR TURFGRASS (10-12-12)	100 LB/150	10/1 - 1/5 3/1 - 5/30	10-10-10 1500 LB/5
RYE GRASS FOR TURFGRASS (10-12-12)	168 LB/150	10-10 - 8/1 - 12/1	10-10-10 1500 LB/5
SUNNIBERRY FOR TURFGRASS (10-12-12)	60 LB/150	4/1 - 8/1	10-10-10 1500 LB/5

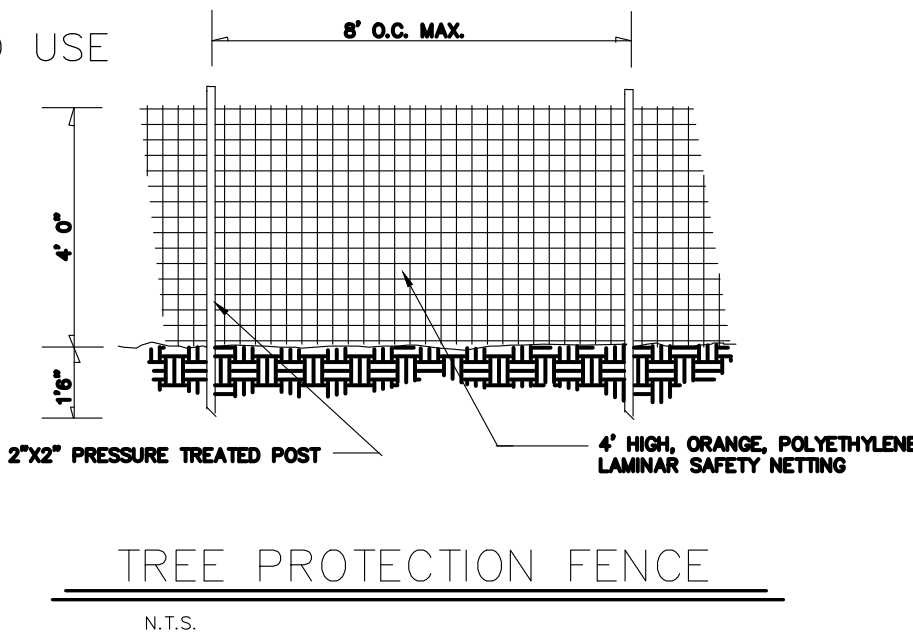
APPROX. STARTING DATE: 8-21-19
APPROX. COMPLETION DATE: 1-21-20

ITEM	DESCRIPTION	MONTHS OF ACTIVITY				
		1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5						
6	UTILITIES					
7	TEMPORARY GRASSING					
8	BUILDING					
9	CURB AND GUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
13	MAINTENANCE OF EROSION CONTROL STRUCTURES					

"NO WATERS OF THE STATE WITHIN
200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

TREES TO BE DESTROYED OR REMOVED.



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

"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE".

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY."

"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS: AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED".

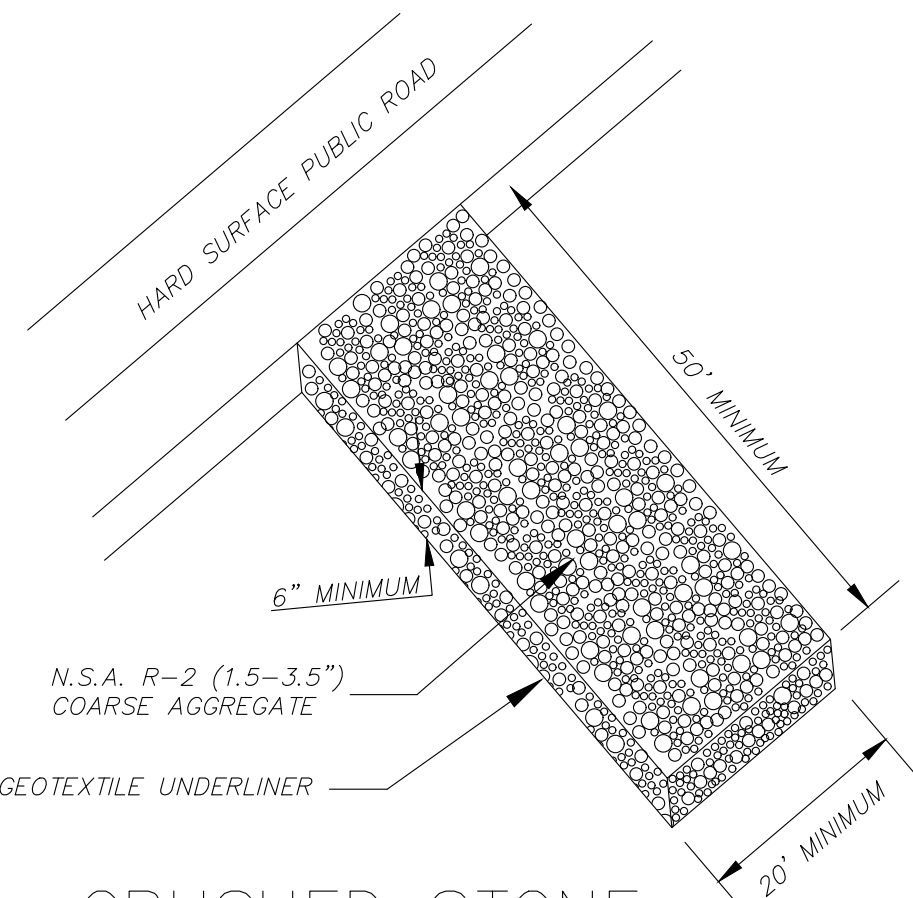
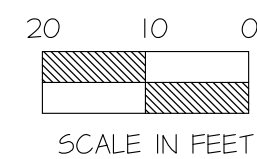
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LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022



Co CRUSHED STONE
CONSTRUCTION EXIT

NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

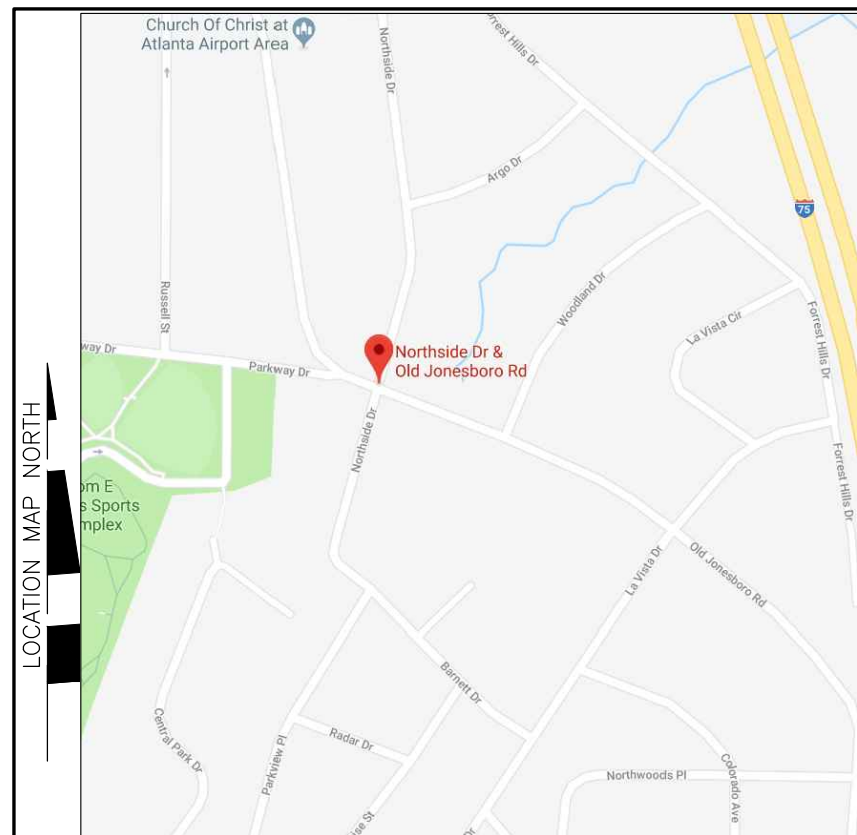
MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
FAR= 2498/17859 = 0.14 < 0.5

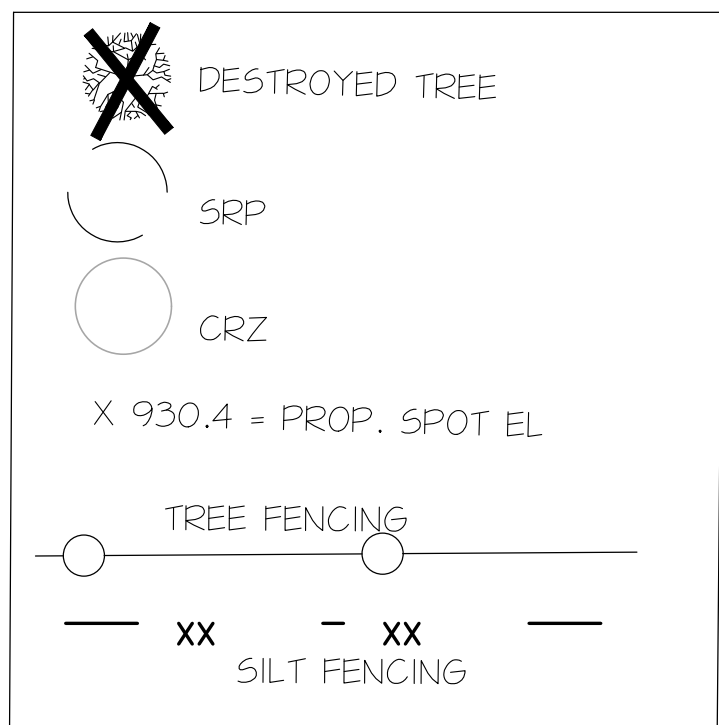
PROP. HOUSE SF = 2,498 SF
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TOTAL IMPERV. SF. = 3,990 SF
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24HR CONTACT/DEVELOPER
OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558



LOCATION MAP (N.T.S.)

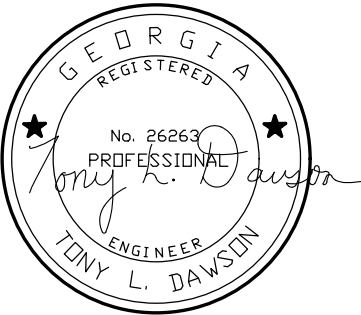


FOR
PAULA SMITH

LOCATED AT
NORTHSIDE DR
LAND LOT 98 14TH DISTRICT
HAPEVILLE, GA

SHEET 2 of 2

DRAWN BY	TLD
CHECKED BY	TLD
APPROVED:	TLD
RELEASED FOR CONS.	



DAWSON ENGINEERING CONSULTANT, LLC

1569 CHERRY HILL ROAD
CONYERS, GEORGIA 30094

678-485-9610 FAX: 678-720-5795

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
 PANEL# 13121C 0367F DATED 09/18/2013

REF. NORTH
 SINGLE MAGNETIC OBSERVATION
 05-09-19

BUILDER NEEDS TO CHECK WITH THE CITY FOR WATER AND SEWER TAPS.

LEGENDS OF SYMBOLS

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	57.36	127.08	56.87	N49°05'14"W

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,456 FEET, AND AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 295,477 FEET.
 EQUIPMENT USED GTS 220

SURVEY ORDERED BY:
 NAME: PAULA SMITH
 404-427-8558

PARCEL# 14009500100229
 LOT#16 BLOCK A
 UNIT A PB. 32, PG. 35
 D.B. 58552, PG. 286

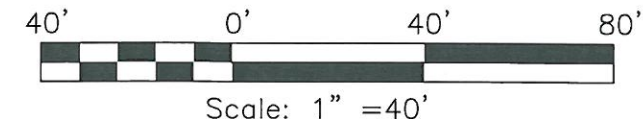
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION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

GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 05/09/19
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
 "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.



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



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

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098
	RETRACEMENT SURVEY FOR: PAULA SMITH "CREATIVE HOMES" CITY OF HAPEVILLE FULTON County, GA	1/1
	Land Lot 95 14TH Dist.	
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190531A	Date: 05/10/19



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: May 28, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Review – 3365 Northside Drive**

BACKGROUND

The City of Hapeville has received a site plan application from Paula Smith to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 2,498 SF of heated floor area and will include three bedrooms and two and a half bathrooms.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 4. - R-0 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-4-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-0 zone is established in order to protect residential areas now developed with one-family detached dwellings, and adjoining areas presently undeveloped likely to be developed for those purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Ensure the best use of the land.
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwelling.
- (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 service.

Sec. 93-4-2. - Permitted uses.

The following uses are permitted in any R-0 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools, not including nursery schools or kindergartens.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

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

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

Dimensional Requirements for **R-0 Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	60	10,000	10,000	3br/2bth	1,600	40	30	30	6	25	2½	35	2 DU	1

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.
 - ***The subject tract is undeveloped.***
 - ***The plans indicate the dwelling will be one story, or 25'-2" high.***
 - ***Setback dimensions provided:***
 - ***Front set back is 38.30'***
 - ***Rear setback is 31.24'***
 - ***Side setbacks are 21.54' and 38.29'***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***A driveway is shown with a width of 15' at the street.***
 - ***No sidewalk is provided on plans. Per the Architectural Design Standards, the Applicant must include a sidewalk with a 1' landscape area and a 4' clear area.***
 - ***Per the Architectural Design Standards, a walkway connecting the main entrance to the adjacent street is required.***
 - ***No cross sections have been provided for the driveway, walkways, or sidewalk.***
 - c. The locations, area and number of proposed parking spaces.
 - ***A driveway will provide access to an attached two car garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at a 2' intervals, which are 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.
 - ***Twelve existing trees are to be retained, and 13 are to be removed. One of the trees to be removed, a 31" pine, is a landmark tree. Removals of landmark trees are subject to the requirements of section 93-2-14, presented later in this review.***
 - 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.
 - ***The landscape plan proposes one new minimum 2" river birch, 18 shrubs, and a grass ground cover.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
 - ***Not applicable to residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
 - ***No retaining walls, fences or earth berms are shown as existing or proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.

- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 17,859 SF or 0.41 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.
- ***The Applicant should provide the lot coverage of any walkways.***
- ***Proposed lot coverage is 2,498 SF for the house, 500 SF for the garage, 212 SF for the porch, and 780 SF for the driveway, for a total coverage of 3,990 SF or 22% (not including walkways). Maximum lot coverage allowed is 40% or 7,144 SF.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***One single family dwelling unit with 3 bedrooms and 2.5 bathrooms is proposed. The minimum required is 3 bedrooms and 2 bathrooms.***
 - d. Floor area in nonresidential use by category.
- ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
- ***One 2,498 SF (heated area) single-family dwelling unit is proposed. Minimum required is 1,600 SF.***

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

- ***The plans include a two-car attached garage.***

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

- ***Single family 3-bedroom/2.5-bathroom 2,498 SF (heated area) residence.***
- ***Authorization of property owner has been provided.***
- ***A construction schedule has been provided.***

Sec. 93-2-14. - Tree conservation.

(b) ***Applicability.***

- (1) The terms, provisions and regulations of this section and the administrative standards and best management practices for Hapeville urban forest, Appendix A hereto, shall apply to any real property, public or private, within the corporate limits of the city:
- For all activities which require a land disturbance, building construction, or demolition permit;
 - For external renovations of all properties resulting in the increase of total square footage, or the construction of accessory structures, which may impact landmark trees;
 - For the purpose of permitting the removal of landmark trees.

(c) ***Definitions.*** As used in this section, unless specifically stated otherwise, the following terms shall be defined as indicated and where any definition herein conflicts with another definition in this chapter, the more restrictive definition shall prevail.

...

Landmark tree. Any canopy tree 30 inch dbh or larger, or otherwise designated by the mayor and council as having significance to the community, or any understory tree eight inches dbh or larger, in fair or better condition, having a life expectation of greater than five years.

...

(d) ***General requirements.***

(1) ***Tree removal.***

- No trees shall be removed or destroyed prior to issuance of a building construction or land disturbance permit. The issuance of a building construction or land disturbance permit shall constitute compliance with the tree conservation provisions of this section.
- No landmark tree shall be removed from any real property within the corporate limits of the city without the issuance of a landmark tree removal permit.

(2) ***Protected trees.***

- All trees outside the footprint of a proposed building construction or land development project, eight inches dbh or larger, shall be considered protected trees.
- No protected trees shall be damaged or destroyed.

(3) ***Conditions for removal or destruction of trees.***

- The removal or destruction of trees is subject to approval of the city arborist, only if all of the following conditions are met:
 - Unavoidable site modifications resulting from grading, utility work, and construction activities will result in destroying the tree;
 - Site plan modifications to prevent irreparable damage to the tree are impossible or not practical, based on cost benefit analysis;
 - Actions are taken to mitigate the removal of trees by way of replacing by meeting overall site canopy requirements.
- Approval of the STCP by the city arborist shall constitute approval to remove protected trees.

- c. Any decision of the city arborist relating to the removal or destruction of protected trees may be appealed as provided in subsection 93-2-14(i).

...

(5) *The removal or destruction of landmark trees.*

- a. The removal or destruction of landmark trees from any property in the city is subject to the approval of the city arborist, and approval may only be granted if one of the following two conditions is met:
 1. The tree threatens the property, safety or health of the property owner or the public.
 2. Actions are taken to mitigate the tree's removal by way of planting a new tree of a comparable species and canopy. Payment may be made into the city tree bank in lieu of planting, calculated on a tree lost/replaced basis.
 - b. The issuance of a tree removal permit constitutes approval to remove a landmark tree.
 - c. Any decision of city arborist relating to the removal or destruction of landmark trees may be appealed as a provided in subsection 93-2-14(g).
- (6) *The removal or destruction of boundary trees.* No boundary trees shall be damaged, destroyed, or removed. Procedures for the protection of boundary trees are provided in subsection 93-2-14(e)(4).

- **The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval of the city arborist and requires a tree removal permit.**

RECOMMENDATION

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

- Per the Architectural Design Standards, the Applicant must include a sidewalk with a 1' landscape area and a 4' clear area.
- Per the Architectural Design Standards, a walkway connecting the main entrance to the adjacent street is required.
- No cross sections have been provided for the driveway, walkways, or sidewalk.
- The Applicant should provide the lot coverage of any walkways.
- The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval of the city arborist and requires a tree removal permit.

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

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

18-PC-09-33

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Jimmy L Joyner

Mailing Address: 2617 Hwy 42 Locust Grove Ga. 30248

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

Property Owner (s) William Garcia

Mailing Address 3515 Industrial Blvd Hapeville Ga. 30354

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 7506 Hwy Street 105 Little St. Hapeville Ga. 30354

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

Present Zoning Classification: Residential Size of Tract: 0.17 +/- acre(s)

Present Land Use: residential

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

Applicant's signature Jimmy L Joyner

Date: 8-13-18

Sworn to and subscribed before me

This 13th day of Aug, 2018.

Jacqueline A Payne
Notary Public



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:

105 ~~750~~ Lilly Street
Hapeville Ga. 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Jimmy L Joyner

Address of Applicant 2617 Hwy 42 Locust Grove Ga. 30248

Telephone of Applicant [REDACTED]

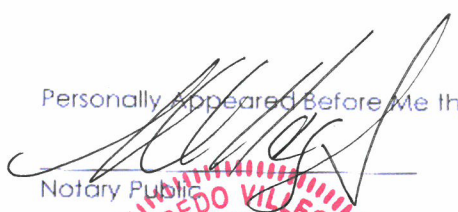


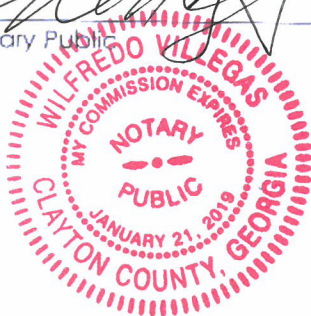
Signature of Owner

William Garcia

Print Name of Owner

Personally appeared before me this 13 day of August, 2018.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

New Residential Home Construction

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.

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

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

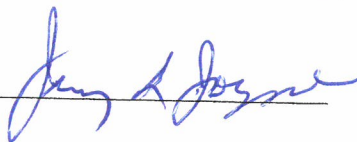
- ✓
_____ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- _____ The locations,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

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

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

Applicant Signature: _____

Date 8-13-18





TWO STOREY SINGLE FAMILY
105 LILLY STREET
HAPEVILLE, GA 30354



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
RENDERED VIEW

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
1	
2	
3	

PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
AO

COVER SHEET & LOCATION PLAN
TABLE OF CONTENTS

- A0 - RENDERED VIEW
- A1 - COVER SHEET, LOCATION PLAN & VICINITY MAP
- A2 - FLOOR FRAMING PLAN
- A3 - FOUNDATION PLAN & DETAILS
- A4 - FIRST & SECOND FLOOR PLANS
- A5 - EXTERIOR FRONT & REAR ELEVATIONS
- A6 - EXTERIOR LEFT & RIGHT ELEVATIONS
- A7 - ROOF FRAMING PLAN
- A8 - DOOR & WINDOW SCHEDULE
- A9 - ROOF PLAN
- A10 - NOTES & SPECIFICATIONS
- A11 - EXISTING SITE VEGETATION & GRADE
- A12 - LANDSCAPE PLAN PROPOSED

PROJECT NAME:
NEW 2-STOREY SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:
105 LILLY STREET
HAPEVILLE, GA 30354

PROJECT DESCRIPTION:
SINGLE FAMILY CONSTRUCTION
3 BEDROOMS, 3 1/2 BATH
HARDIPLANK SIDING, BRICK FRONT

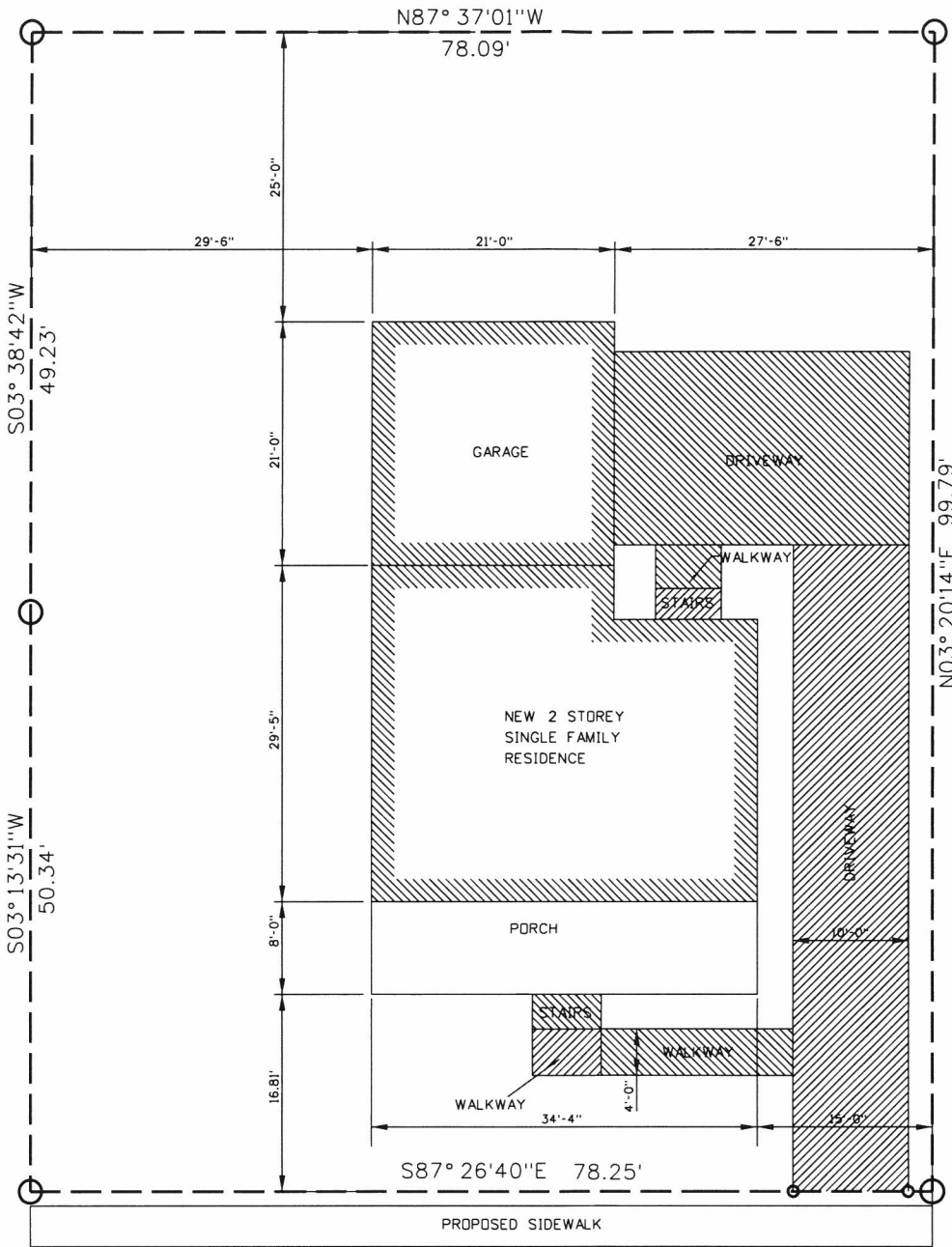
DESIGNER:

PROPERTY CLASSIFICATION: R3-RESIDENTIAL (IBC)

ZONING: R1

LIVING AREA FIRST FLOOR 922 SF
LIVING AREA SECOND FLOOR 1068 SF
TOTAL LIVING AREA 1990 SF
GARAGE AREA 442 SF
BUILDING HEIGHT 32' 5"
LOT AREA 7799 SF (0.18 AC)

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
NFPA NATIONAL ELECTRICAL CODE, 2014 EDITION
2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS



LILLY STREET

LOCATION PLAN
1/16" = 1'-0"



VICINITY/CONCEPTUAL MAP
SCALE: NONE



LOT COVERAGE
BLDG 1667 SF
DRIVEWAY 950 SF
WALKWAYS 114 SF
STAIRS 39 SF
PORCH 275 SF
TOTAL COVERAGE 3045 SF
PARCEL AREA 7799 SF
TOTAL COVERAGE 39.0%

FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

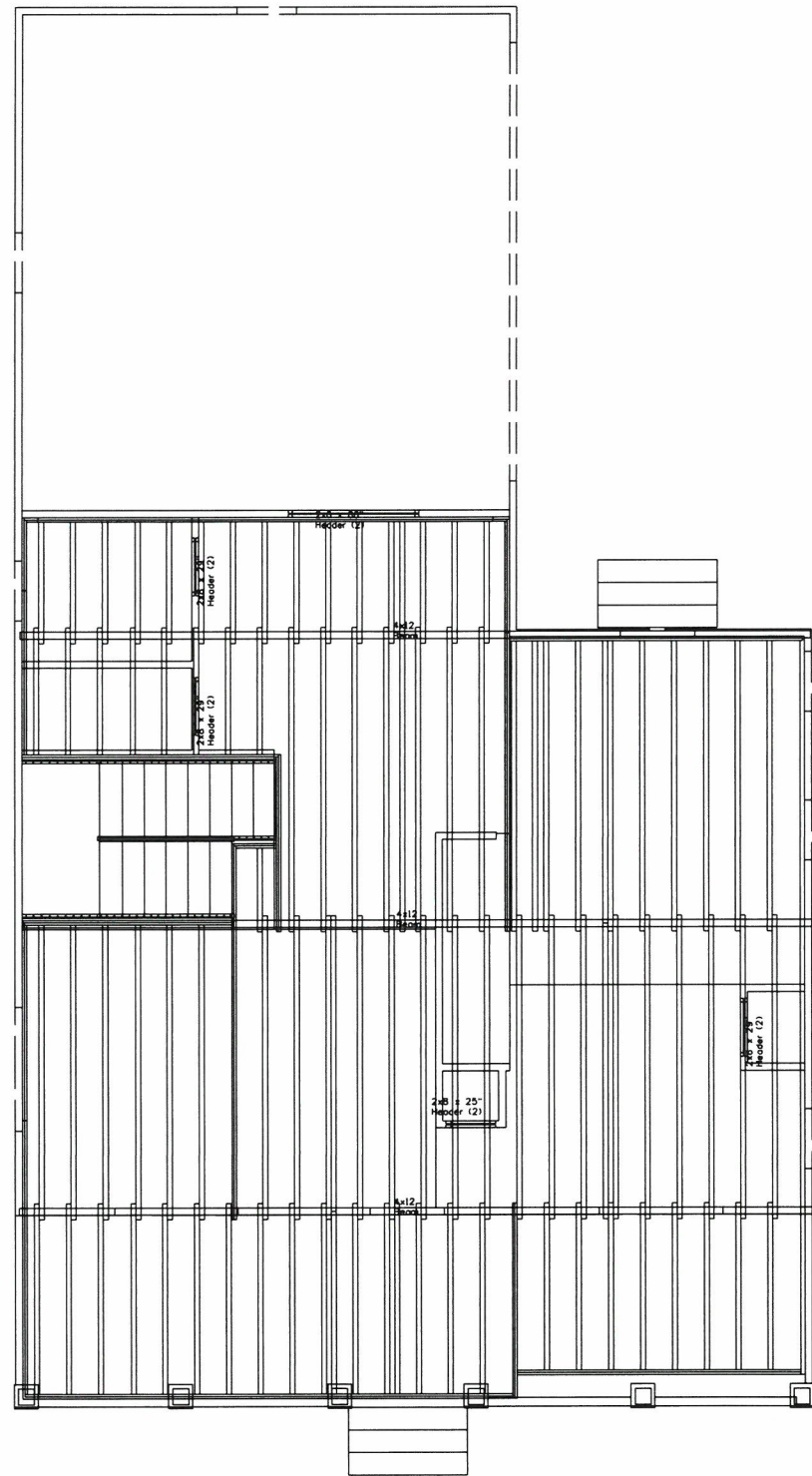
SHEET TITLE:
COVER SHEET
LOCATION PLAN
& VICINITY MAP

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
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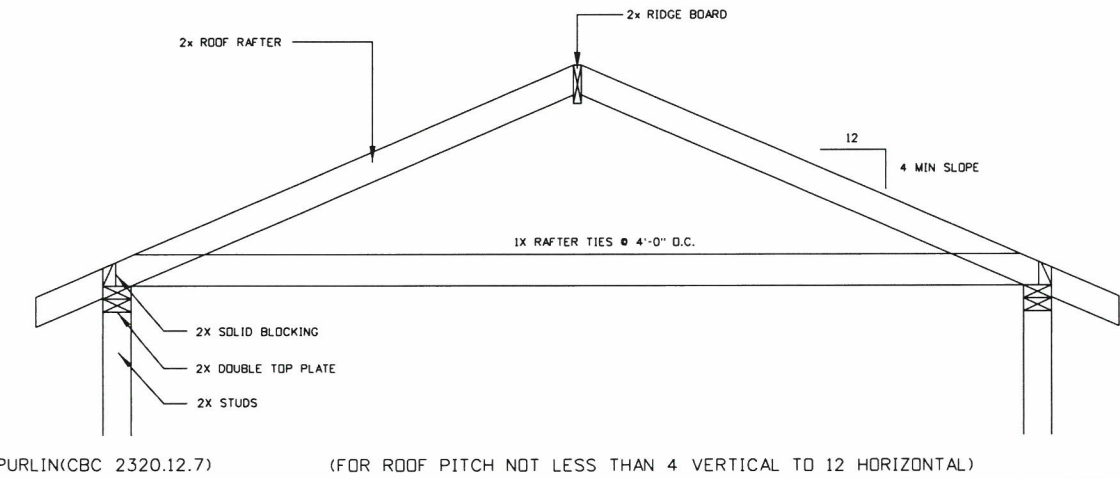
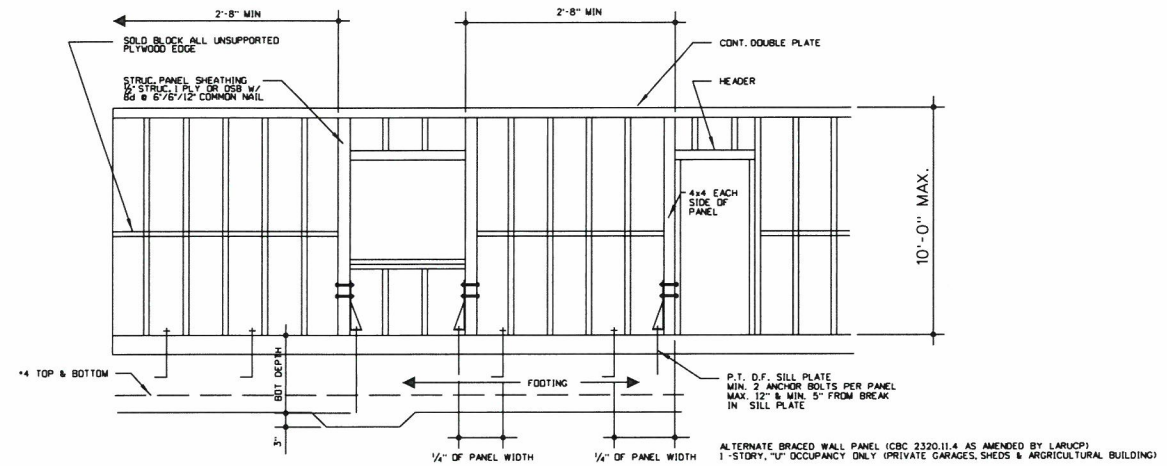
PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A1

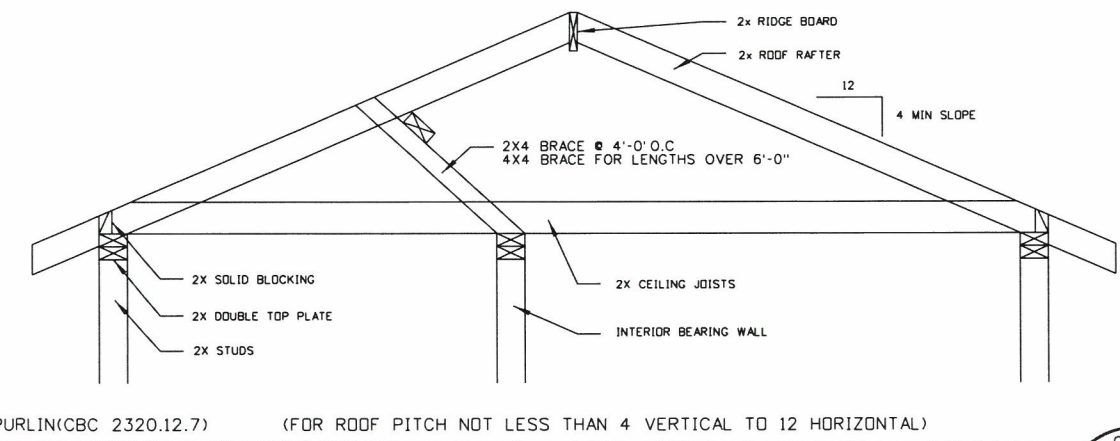


FLOOR FRAMING PLAN SECOND FLOOR
1/8"-1'-0"

FRAMING DETAILS



ROOF PITCH DETAIL



25'-0" MAX. BETWEEN BEARING WALLS WITHOUT ENGINEERING

ROOF PITCH DETAIL



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:

FLOOR FRAMING PLAN

PROJECT LOCATION

105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:

No.	DATE
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PREPARED BY:

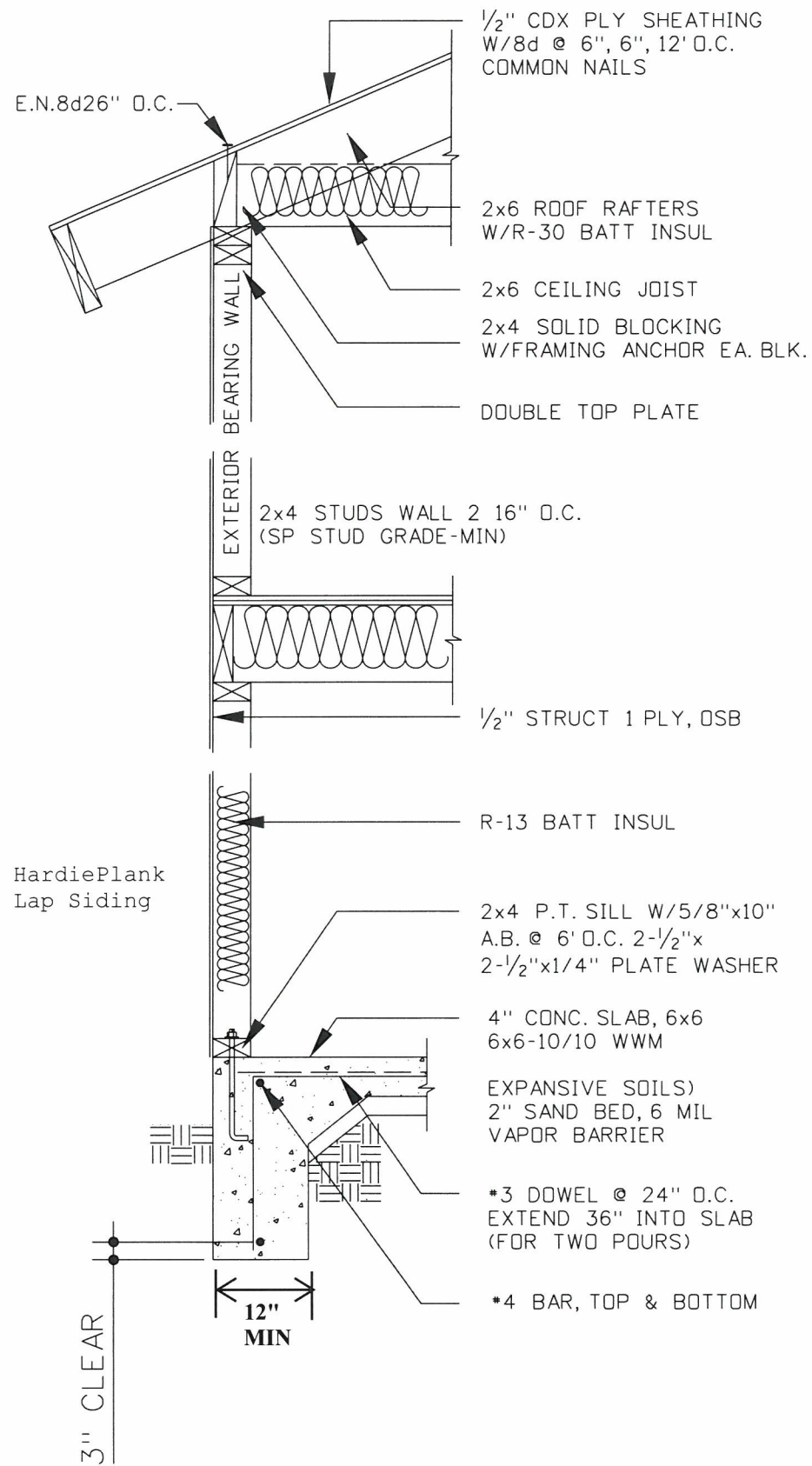
RLH

DATE: 06-26-18

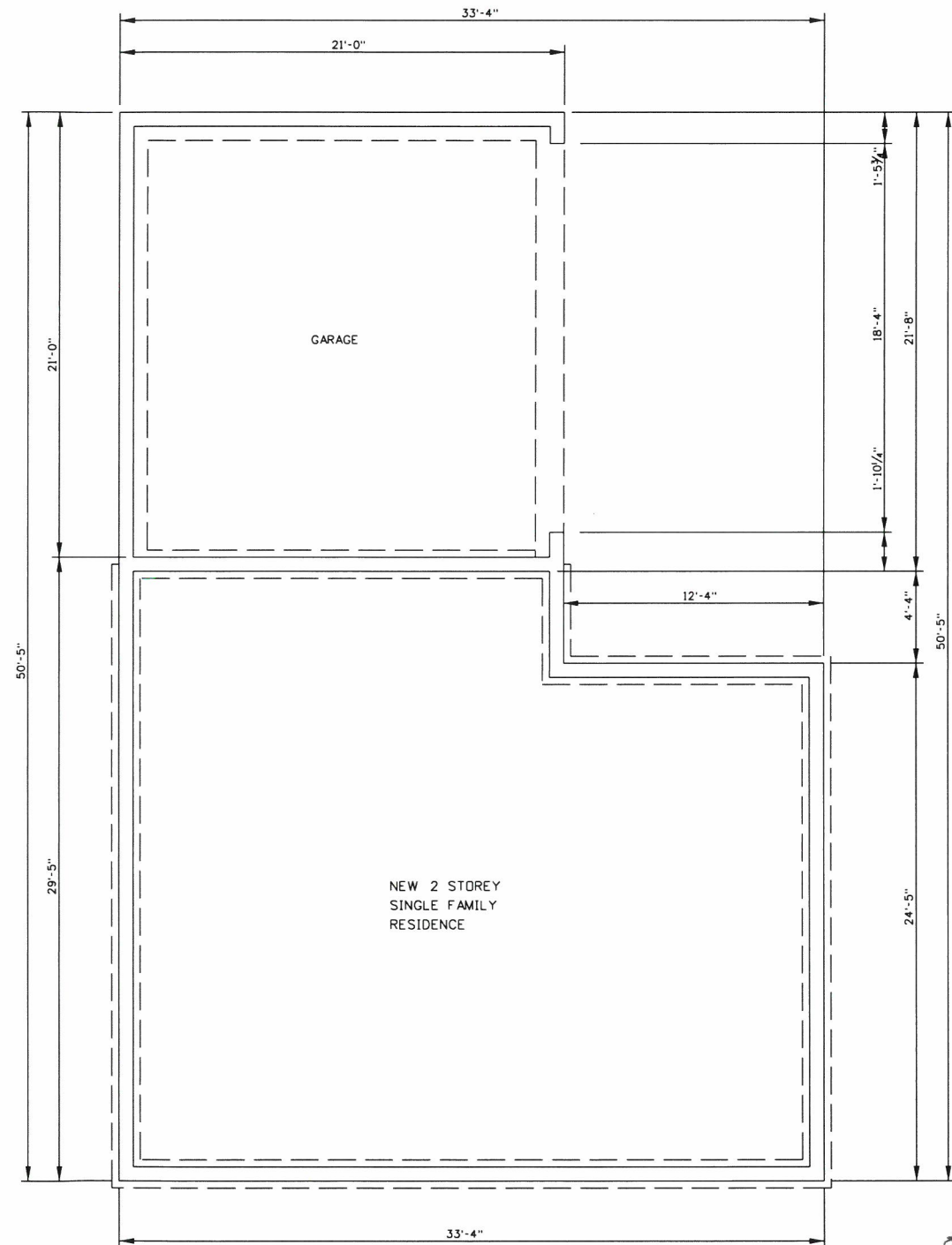
SCALE: AS NOTED

SHEET No.

A2



WALL SECTION: SLAB-ON-GRADE CONSTRUCTION



FOUNDATION PLAN
1/8"=1'-0"



FOR INFORMATION CONTACT:

WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:

FOUNDATION PLAN
& DETAILS

PROJECT LOCATION

105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:

No.	DATE
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PREPARED BY:

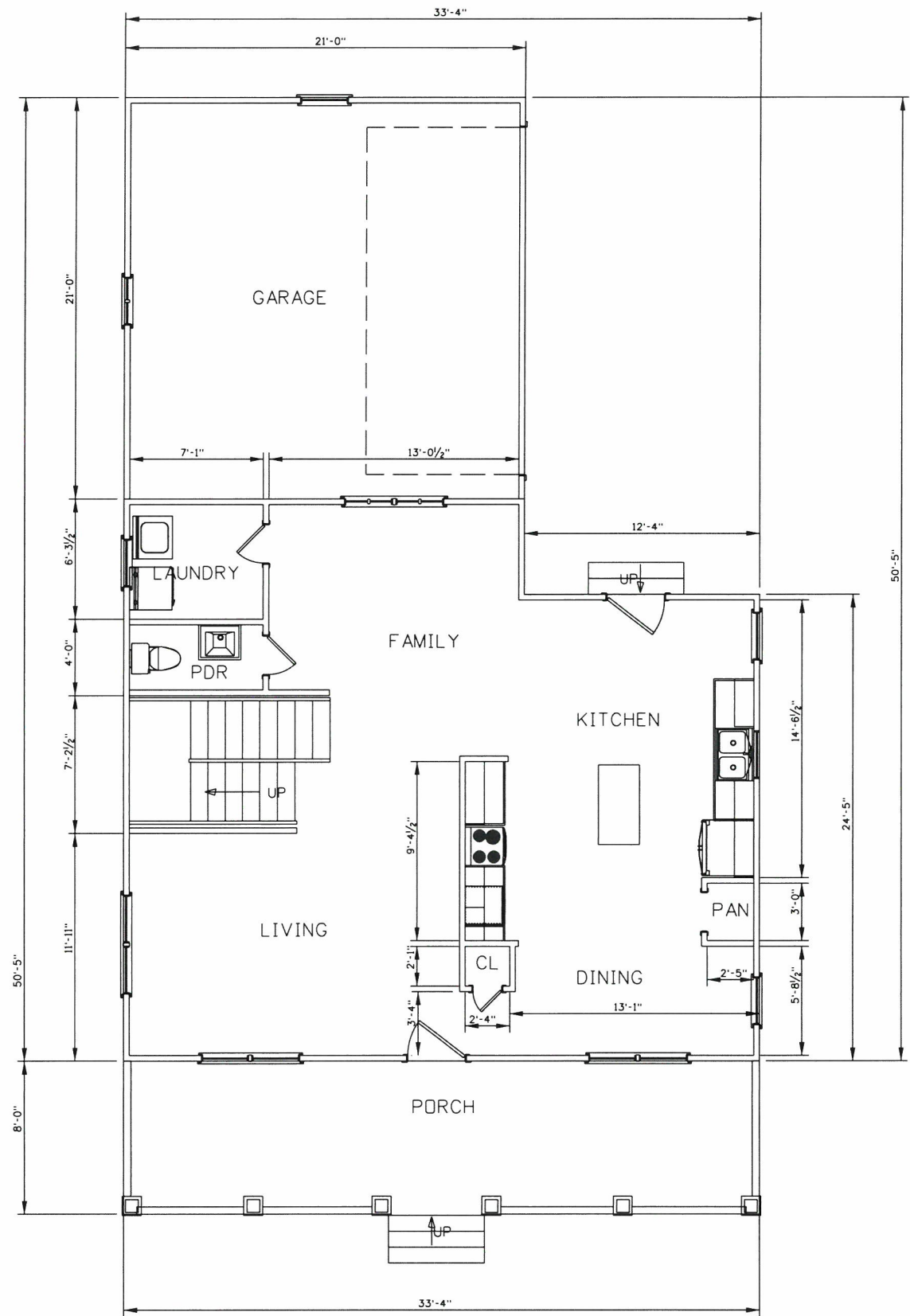
RLH

DATE: 06-26-18

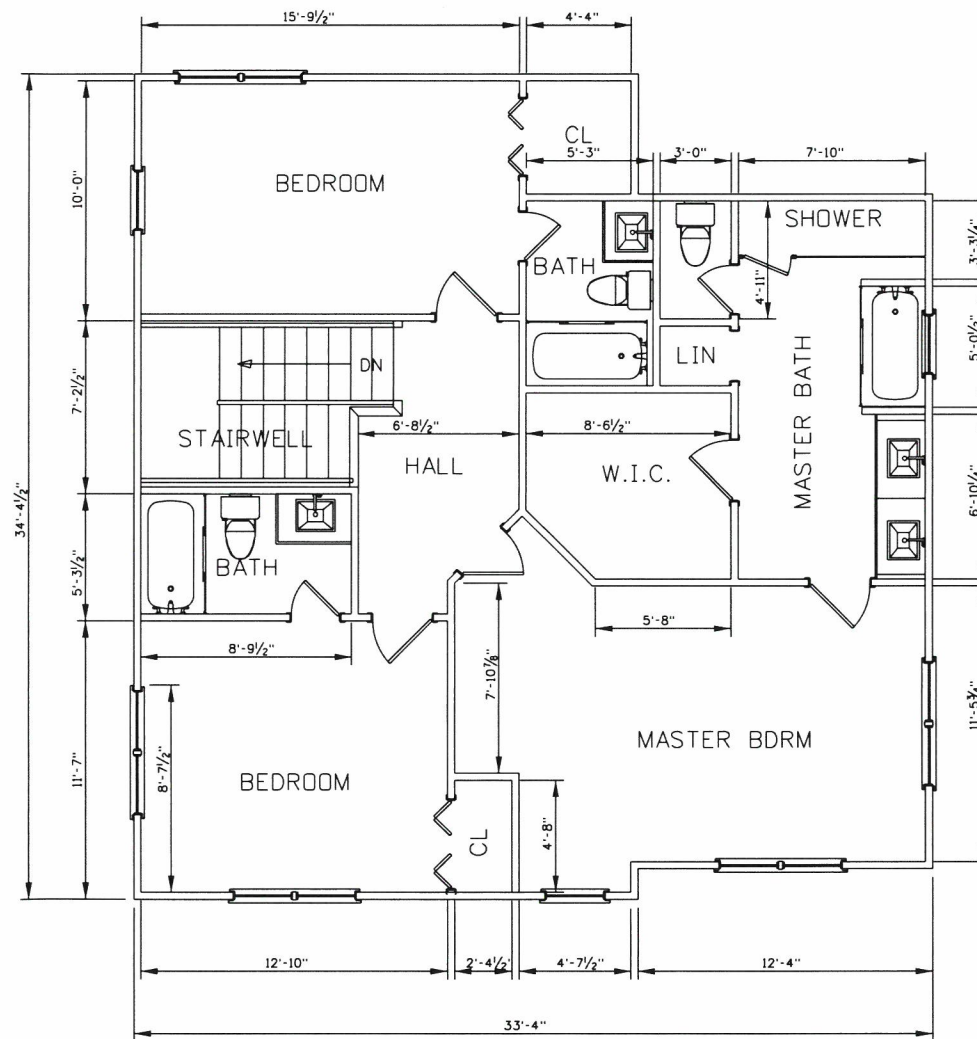
SCALE: AS NOTED

SHEET No.

A3



FIRST FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
FIRST & SECOND
FLOOR PLANS

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
1	
2	
3	

PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A4



FRONT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

ITEM	DESCRIPTION
STUDS: (2X4	SOUTHERN PINE STUD GRADE
POST BEAMS AND HEADERS	SOUTHERN PINE GRADE 1
ALL OTHER HORIZONTAL	SOUTHERN PINE GRADE 2
ALL OTHER VERTICAL	SOUTHERN PINE GRADE 2
PLYWOOD:	
STRUCTURAL SHEATHING	GRADE MARKED STRUCTURAL 1
PLYCLIPS	PSC'S BY SIMPSON OR EQUAL
LAG BOLTS	ANSI/ASME B18.2.1
NAILS	COMMON FEDERAL FF-N-105B (USE GALVANIZED AT EXTERIOR LOCATIONS)
SCREWS	ANSIB18.6.1 /ASTM A502
JOIST HANGERS	SIMPSON OR EQUAL
CONNECTORS	SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS)

CEILING HEIGHT	
FIRST FLOOR	9'-0"
SECOND FLOOR	8'-0"
BEDS/BATHS	
BEDROOMS:	3
FULL BATHROOMS:	3
HALF BATHROOMS:	1
EXTERIOR WALLS	
STANDARD TYPE(S):	2X4
OPTIONAL TYPE(S):	2X6
FOUNDATION TYPE	
STANDARD FOUNDATIONS:	SLAB ON GRADE



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
EXTERIOR
FRONT & REAR
ELEVATIONS

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
1	
2	
3	

PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A5



RIGHT ELEVATION
1/8"=1'-0"

GARAGE	
TYPE	ATTACHED
AREA	442 SQ. FT.
COUNT	2 CARS
ENTRY LOCATION	SIDE

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE
	INTERIOR RAILING
	INTERIOR-4
	ROOM DIVIDER
	EXTERNAL SIDING-4



LEFT ELEVATION
1/8"=1'-0"



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

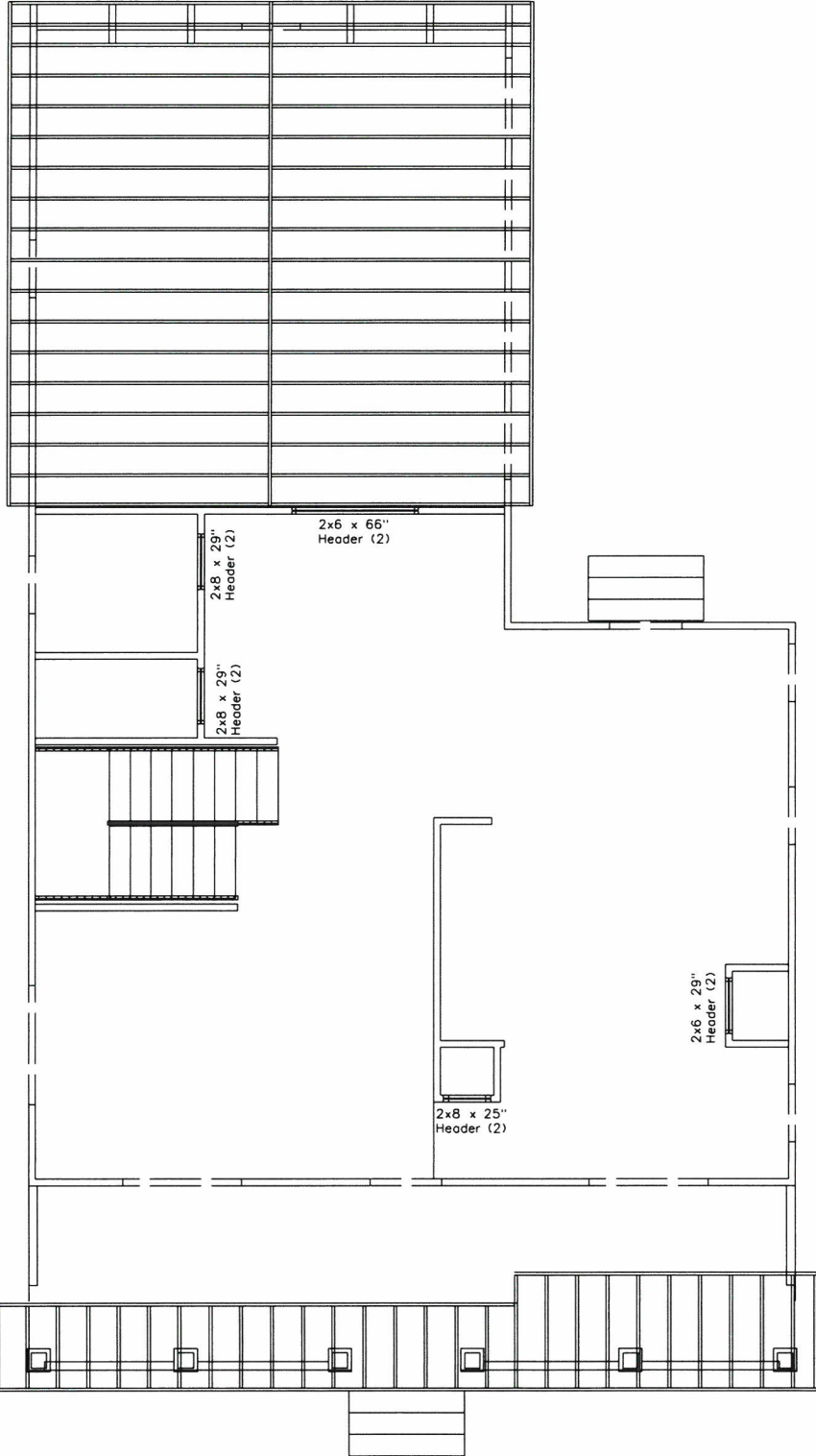
SHEET TITLE:
EXTERIOR RIGHT &
LEFT ELEVATIONS

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
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PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A6

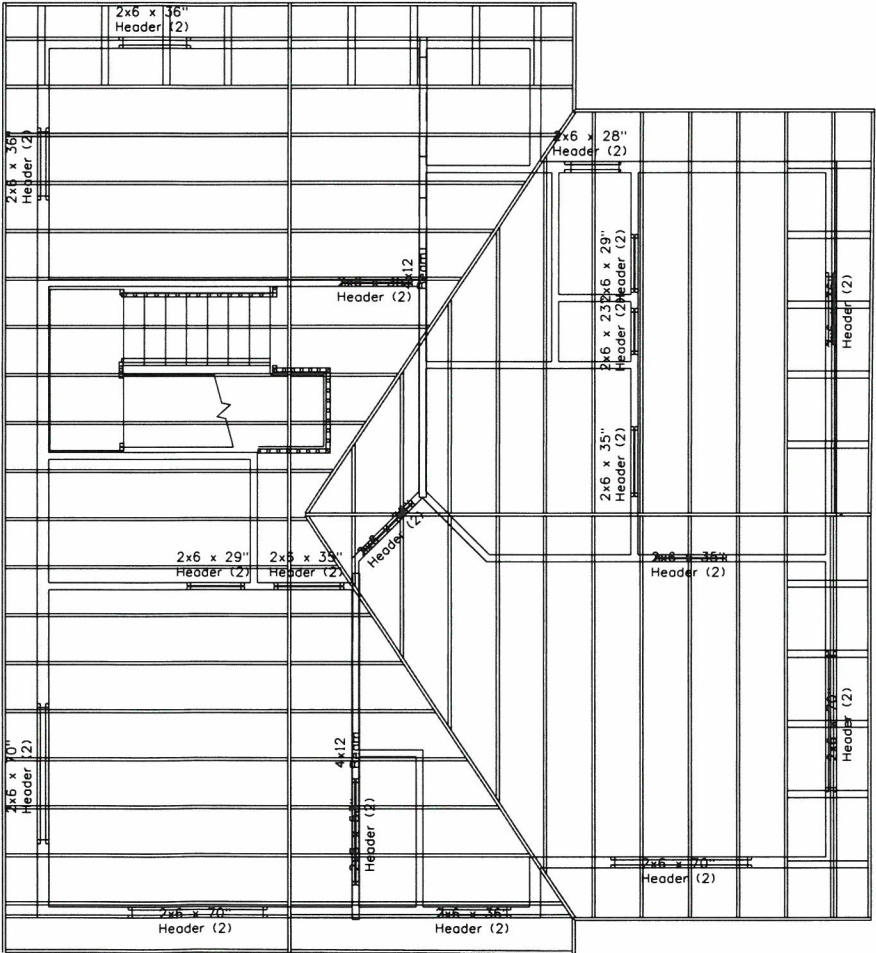


ROOF FRAMING PLAN 1ST FLOOR
1/8"-1'-0"

SOUTHERN PINE SPAN TABLES

MAXIMUM SPANS GIVEN IN FEET AND INCHES
INSIDE TO INSIDE OF BEARINGS

SIZE INCHES	SPACING INCHES ON CENTER	RAFTERS - 20 PSF LIVE LOAD, 15 PSF DEAD LOAD, 240 DEFLECTION, CD = 1.25									
		GRADE									
		VISUALLY GRADED			MACHINE STRESS RATED (MSR)			MACHINE EVALUATED LUMBER (MEL)			
		DSS	No.1	No.2	No.3	2400F - 2.0E	1800F - 1.9E	1500F - 1.8E	M-14 (1800-LF)	M-20 (1800-LF)	M-12 (1800-LB)
2 x 6	12.0	16 - 4	15 - 6	14 - 5	10 - 11	16 - 8	15 - 2	15 - 6	15 - 9	15 - 9	15 - 6
	16.0	14 - 11	14 - 1	12 - 6	9 - 5	15 - 2	13 - 9	14 - 1	14 - 4	14 - 4	14 - 1
	19.2	14 - 0	13 - 3	11 - 5	8 - 8	14 - 3	12 - 11	13 - 3	13 - 6	13 - 6	13 - 3
	24.0	13 - 0	11 - 10	10 - 2	7 - 9	13 - 3	12 - 0	12 - 3	12 - 6	12 - 6	12 - 3
2 x 8	12.0	21 - 7	20 - 5	18 - 3	13 - 9	21 - 11	19 - 11	20 - 5	20 - 10	20 - 10	20 - 5
	16.0	19 - 7	18 - 4	15 - 10	11 - 11	19 - 11	18 - 2	18 - 6	18 - 11	18 - 11	18 - 6
	19.2	18 - 5	16 - 9	14 - 5	10 - 10	18 - 9	17 - 1	17 - 5	17 - 9	17 - 9	17 - 5
	24.0	17 - 2	15 - 0	12 - 11	9 - 9	17 - 5	15 - 10	16 - 2	16 - 6	16 - 6	16 - 2
2 x 10	12.0	26 - 0*	24 - 10	21 - 8	16 - 8	26 - 0*	25 - 5	26 - 0	26 - 0*	26 - 0*	26 - 0
	16.0	25 - 0	21 - 6	18 - 9	14 - 5	25 - 5	23 - 2	23 - 8	24 - 1	24 - 1	23 - 8
	19.2	23 - 7	19 - 7	17 - 1	13 - 2	23 - 11	21 - 9	22 - 3	22 - 8	22 - 8	22 - 3
	24.0	21 - 10	17 - 6	15 - 4	11 - 10	22 - 3	20 - 2	20 - 8	21 - 1	21 - 1	20 - 8
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	16.0	26 - 0*	25 - 6	22 - 1	17 - 1	26 - 0*	26 - 0*	26 - 0*	26 - 0*	26 - 0*	26 - 0*
	19.2	26 - 0*	23 - 3	20 - 2	15 - 7	26 - 0*	26 - 0*	26 - 0*	26 - 0*	26 - 0*	26 - 0*
	24.0	26 - 0*	20 - 10	18 - 0	14 - 0	26 - 0*	24 - 7	25 - 1	25 - 7	25 - 7	25 - 1



ROOF FRAMING PLAN 2ND FLOOR
1/8"-1'-0"



ROOF FRAMING NOTES

ROOF FRAMING DRAWING IS FOR
ILLUSTRATION ONLY.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 18".

FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

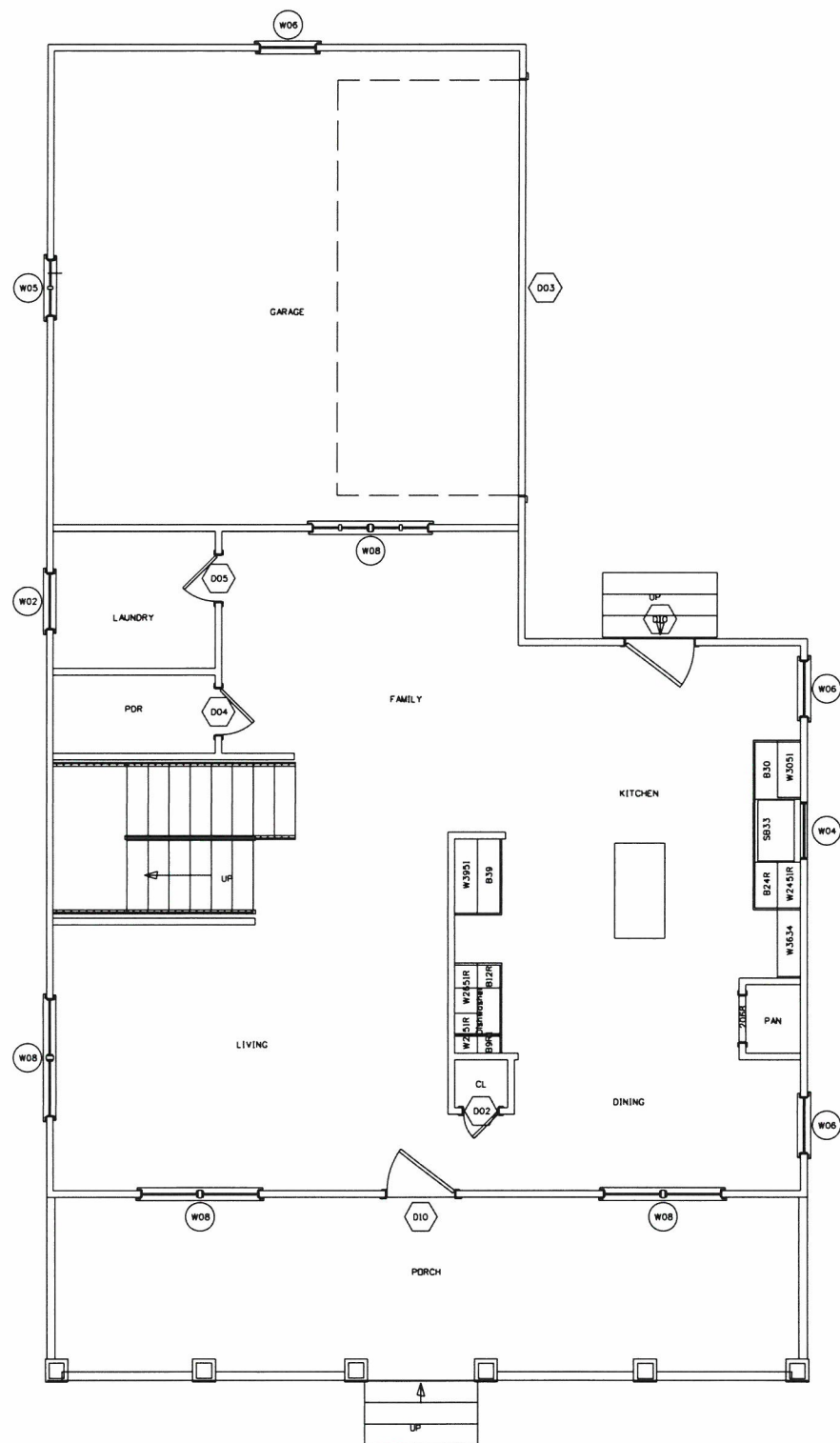
SHEET TITLE:
ROOF FRAMING PLAN

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
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3	

PREPARED BY:	
RLH	
DATE:	06-26-18
SCALE:	AS NOTED

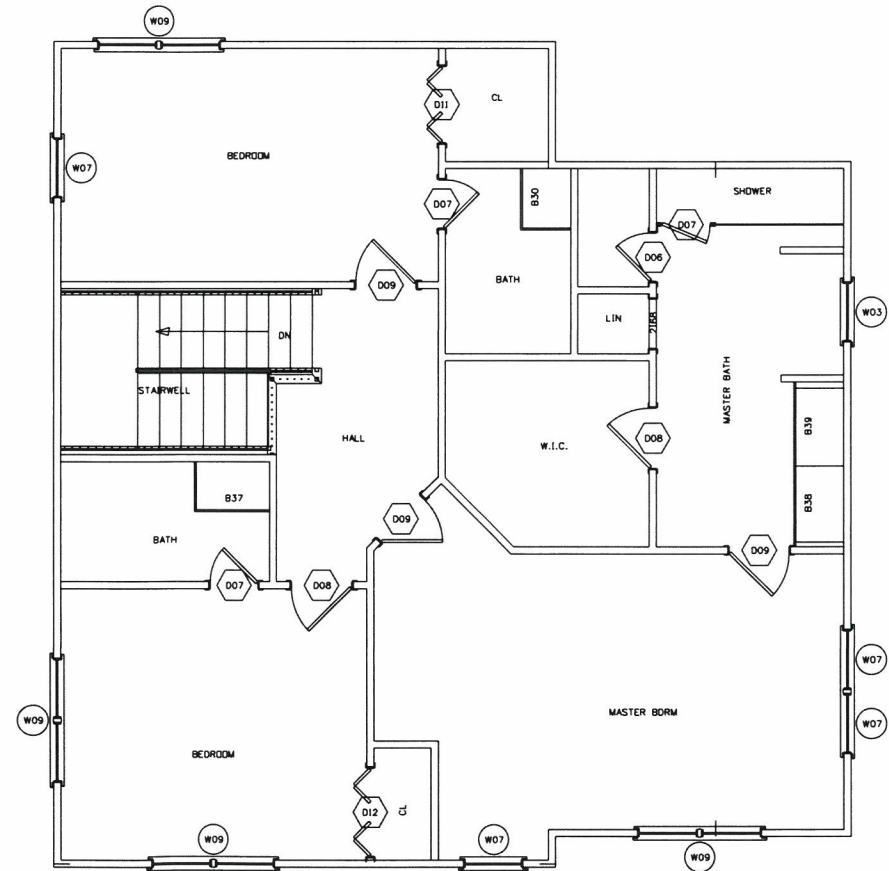
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A7	



PROPOSED FIRST FLOOR

NUMBER		LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DOOR SCHEDULE	DESCRIPTION	HEADER	THICKNESS
000		MIL USED						R/R			
002	1658		1	1	1658 L IN	18 "	80 "	20 1/2" 1/2"	MIL USED	2X8X2 1/2 "	1 3/8 "
003	18280		1	1	18280 R IN	218 "	96 "	20 1/2" 1/2"	HINGED-DOOR P03	2X12X2 1/2 "	1 3/8 "
004	2058		1	1	2058 L IN	24 "	80 "	26 1/2" 1/2"	HINGED-DOOR P03	2X8X2 1/2 "	1 3/8 "
005	2058		2	2	2058 L IN	24 "	80 "	26 1/2" 1/2"	HINGED-DOOR P03	2X8X2 1/2 "	1 3/8 "
006	2058		1	2	2058 L IN	24 "	80 "	26 1/2" 1/2"	HINGED-DOOR P03	2X8X2 1/2 "	1 3/8 "
007	2058		3	2	2058 R IN	24 "	80 "	26 1/2" 1/2"	HINGED-DOOR P03	2X8X2 1/2 "	1 3/8 "
008	2058		2	2	2058 L IN	30 "	80 "	32 1/2" 1/2"	HINGED-DOOR P03	2X8X3 1/2 "	1 3/8 "
009	2658		3	2	2658 R IN	30 "	80 "	32 1/2" 1/2"	HINGED-DOOR P03	2X8X3 1/2 "	1 3/8 "
010	3058		2	2	3058 R EX	36 "	80 "	38 1/2"	EXT. HINGED-DOOR	2X8X4 1/2 "	1 3/4 "
011	3058		2	2	3058 L IN	30 "	116 "	40 1/2" 1/2" 1/2"	DR. BUFLD. OLVYERD	2X8X4 1/2 " 1/8 "	1 3/8 "
012	3058		1	2	3058 L IN	44 "	80 "	46 1/2" 1/2"	DR. BUFLD. OLVYERD	2X8X4 1/2 "	1 3/8 "

NUMBER	LABEL	QTY	FLOOR	SIZE	WINDOW SCHEDULE			DESCRIPTION	HEADER
					HEIGHT	B/D	FG/BS		
W01	2020X4	1	3	2020X4	24"	24"	25-X25"	LVDYBERG	26X32X (2)
W02	2626X6	1	2	2626X6	30"	30"	FIXED GL-ASS		26X34X (2)
W03	2626X6	1	2	2626X6	30"	30"	FIXED GL-ASS		26X34X (2)
W04	2630X6	1	1	2630X6	30"	38"	FIXED GL-ASS		26X34X (2)
W05	2640X6	1	1	2640X6	30"	48"	DOUBLE CASSEMENT-LH/RHR		26X34X (2)
W06	2640X6	3	1	2640X6	30"	48"	FIXED GL-ASS		26X34X (2)
W07	2640X6	4	2	2640X6	30"	48"	FIXED GL-ASS		26X34X (2)
W08	5240X6	4	2	5240	62"	48"	MAILED UNIT-LH/RHR		26X60X (2)
W09	5240X6	4	2	5240	62"	48"	MAILED UNIT-LH/RHR		26X60X (2)



PROPOSED SECOND FLOOR



FOR INFORMATION CONTACT:

WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:

DOOR & WINDOW SCHEDULE

PROJECT LOCATION

105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:

No.	DATE
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PREPARED BY:

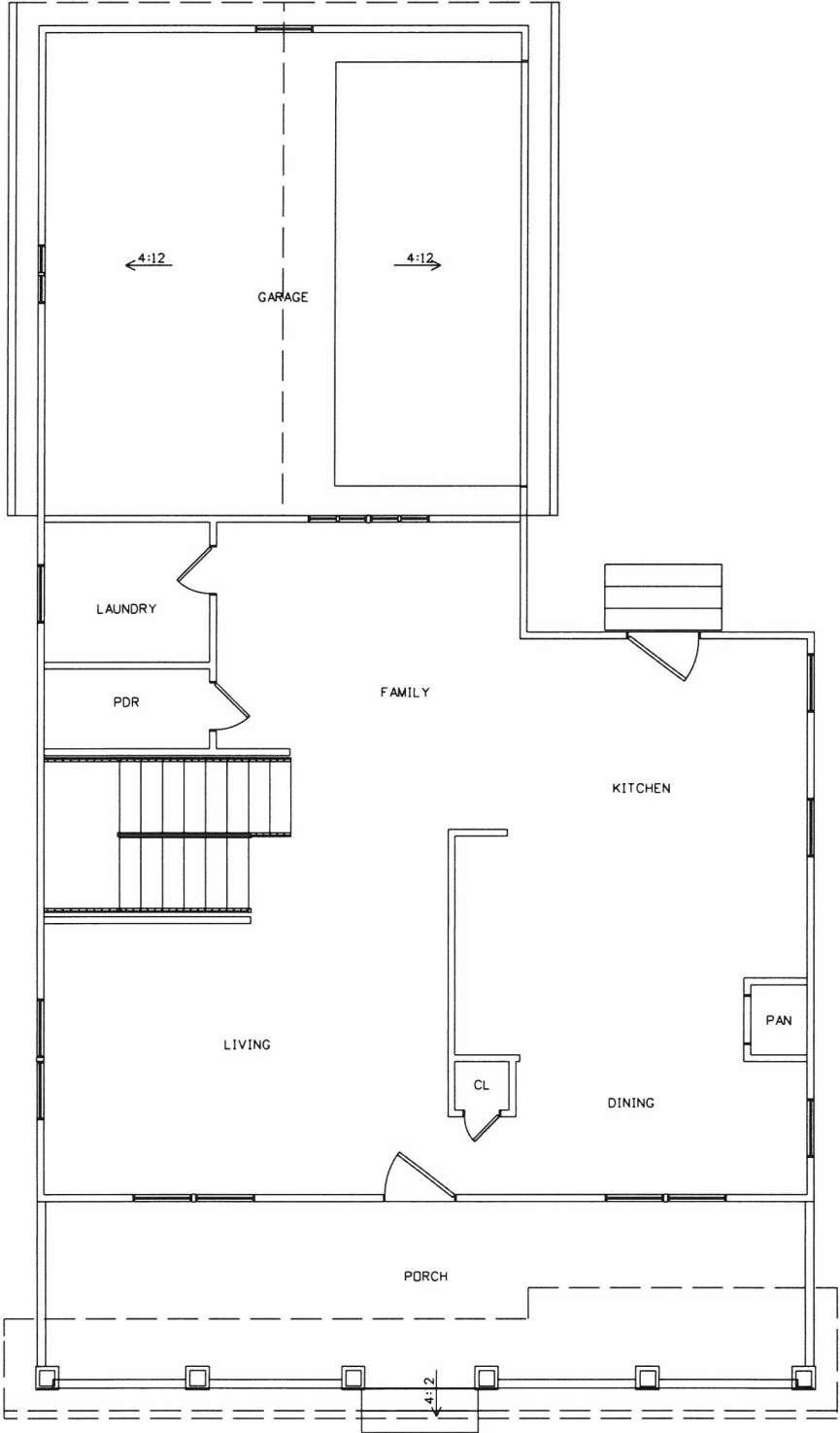
RLH

DATE:	06-26-18
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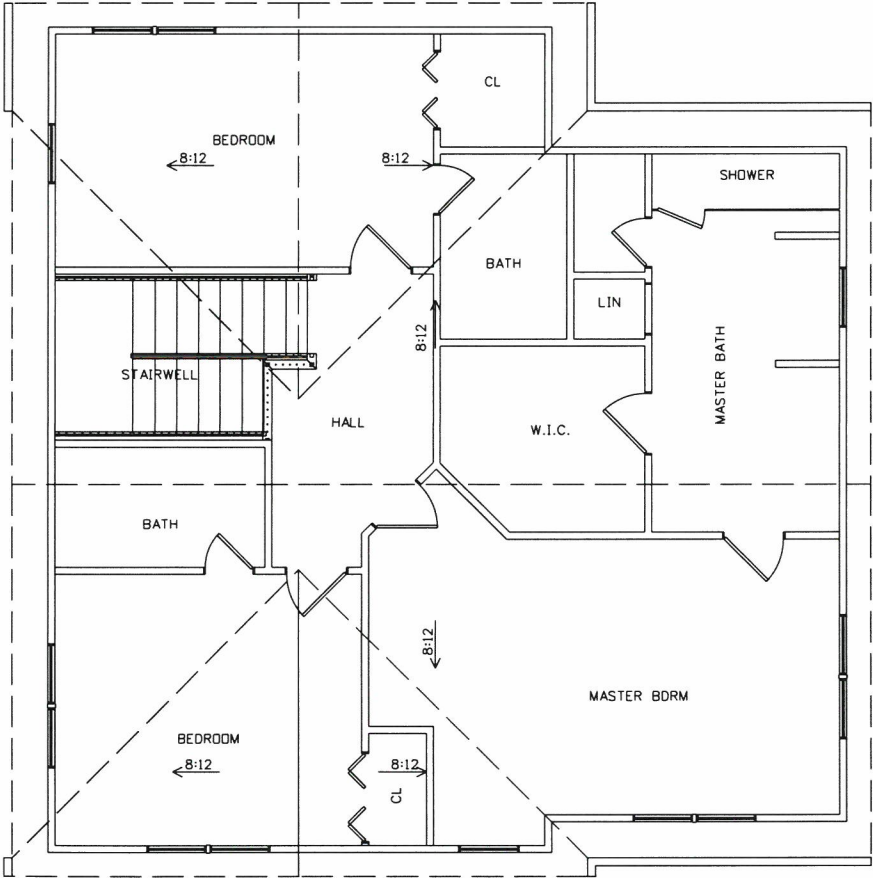
SCALE:	AS NOTED
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SHEET No.

A8



ROOF PLAN 1ST FL
1/8"=1'-0"



ROOF PLAN 2ND FL
1/8"=1'-0"



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
ROOF PLAN

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
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PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A9

NOTES AND SPECIFICATIONS

PROJECT SUMMARY:
CONSTRUCTION OF A NEW SINGLE FAMILY HOUSE.

LOCATION:
105 LILLY STREET, HAPEVILLE, GA 30354

GENERAL
ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES OF EXECUTED PERMITS TO OWNER.

ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK OF ALL SUBCONTRACTORS CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB.

THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.

THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES AND SPECIFICATIONS, AND FIELD CONDITIONS, AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF ALL TRADES. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOBSITE.

COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

DUMPSTERS OR ANY ONSITE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET.

THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS AND HIS SUBCONTRACTOR'S WORK AND DISPOSE OF THESE AT APPROPRIATE WASTE MANAGEMENT FACILITIES AT HIS COST.

THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT AND DUST CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE AND TO MINIMIZE CONTAMINATION OF DUCTS AND AIR HANDLING EQUIPMENT.

SHOULD THE CONTRACTOR DAMAGE ANY NEW OR EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT HE SHALL REPAIR OR REPLACE THESE AT HIS COST TO THE SATISFACTION OF AND AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK AND THE PREMISES UNTIL COMPLETION OF CONTRACTED WORK.

THESE DRAWINGS, NOTES, AND SPECIFICATIONS CONVEY THE DESIGN INTENT. THE CONTRACTOR SHALL USE THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, NEW MATERIAL, AND EQUIPMENT IN PERFORMING THE WORK.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION PLANS ON SITE FOR USE OF ALL HIS SUBCONTRACTORS AND TRADESMEN AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK.

THE CONTRACTOR SHALL COOPERATE WITH THE OWNER IN SCHEDULING AND RESOLVING SCHEDULE AND OTHER CONFLICTS WITH OTHER CONTRACTORS HIRED BY THE OWNER TO PERFORM OTHER WORK AT THE SITE.

THE CONTRACTOR SHALL AS NEEDED ADJUST OR REFURBISH EXISTING MANUFACTURED ITEMS NOT BEING REMOVED AND TIGHTEN ANY LOOSE ITEMS SUCH AS EXIT SIGNS, ALARMS, FIRE EXTINGUISHER CASES, SPEAKERS, MOLDINGS AND DOOR HARDWARE.

CONTRACTOR SHALL ACQUIRE INSURANCE AND BONDING AS DIRECTED TO THE SATISFACTION OF THE OWNER AND PROVIDE PROOF OF SUCH TO THE OWNER.

THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.

THE OWNER MAY ORDER EXTRA WORK WITHOUT INVALIDATING THE CONTRACT. THE CONTRACTOR SHALL BE PAID EXTRA FOR SUCH WORK AT NEGOTIATED PRICES AND AGREED UPON EXTRA TIME TO COMPLETE IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL DELIVERY TO SITE AND UNLOADING CHARGES FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR AND / OR TO BE INCORPORATED INTO THE WORK.

TIME IS OF THE ESSENCE IN THE CONTRACT AND CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE OF WORK THROUGH COMPLETION.

EXCEPT WHERE OTHERWISE INDICATED, DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF WORK.

IN SOUND RATED ROOMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS AND OUTLETS SHALL BE SEALED WITH AN ACOUSTICAL SEALANT AND CONCEALED OR RECESSED FIXTURES SHALL BE COVERED OR BACKED WITH A SOUND ATTENUATION BLANKET.

THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS AS REQUIRED.

DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE LOCATED IN CENTER OF ROOM OR WITHIN 4" OF ADJOINING PARTITION.

ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL APPLICABLE BUILDING CODES.

THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS ON PARTITIONS, FLOORS, OR CEILINGS AND COORDINATE EXACT LOCATIONS WITH OWNER BEFORE INSTALLATION.

CONTRACTOR SHALL SWEEP FLOOR AREA IN ADVANCE OF FLOOR OR WINDOW COVERING OR CABINET INSTALLATION EVEN IF THESE ARE TO BE DONE BY OTHERS

CONTRACTOR SHALL SECURE THE BUILDING AT THE CLOSE OF WORK EACH DAY.

BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND NOTED ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS AND OTHER DOCUMENTS.

CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING AND MAY SUBMIT PROPOSAL FOR RESOLVING ALONG WITH ANY ADDITIONAL COST OR COST REDUCTION DETAILS IF APPLICABLE.

THE CONTRACTOR SHALL CLEAN THE WORK AND PREMISES PRIOR TO ACCEPTANCE BY OWNER.

THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ENGINEER, THE OWNER AND OWNER'S AGENTS AND REPRESENTATIVES FROM ANY LEGAL ACTION RESULTING FROM THE CONTRACTOR'S CONDUCT OF THE WORK.

CONTRACTOR SHALL SUBMIT SAMPLES OF EXTERIOR AND INTERIOR MATERIALS INCLUDING DOOR HARDWARE AND FINISHES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING WORK AS NECESSARY. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE DRAWINGS.

PARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS.

CONTRACTOR SHALL REPAIR, REPLACE OR MODIFY ANY FIXTURE, STRUCTURE, WALL, CEILING, EQUIPMENT, FLOOR OR FINISH THAT REQUIRES TEMPORARY DISMANTLING, TEMPORARY REMOVAL, OR ALTERATION IN ORDER TO ACCOMMODATE THE NEW CONSTRUCTION.

ACCESSIBILITY / SAFETY
CONTRACTOR SHALL PROVIDE ANY AND ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY LOCAL AND STATE CODES.

DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE NOT LESS THAN ONE PORTABLE FIRE EXTINGUISHER RATED AT LEAST 2-A AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.

LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4'-0" ABOVE THE FLOOR OR WORKING PLATFORM.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. (LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.)

DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES.

INTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH SHALL BE AS FOLLOWS: (TESTING IN ACCORDANCE WITH ASTM E-84 OR UL-723)
FLAME SPREAD INDEX NOT GREATER THAN 200.
SMOKE-DEVELOPED INDEX NOT GREATER THAN 450.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

GYPSUM BOARD THICKNESS AND APPLICATION SHALL CONFORM TO IRC TABLE 702.3.5

ALL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 2 OR BETTER UNLESS NOTED OTHERWISE.

ATTIC ACCESS SHALL BE:
A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

VENTILATION
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:
STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCRDACH A MAX. OF 3" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH "TYPE" X" FIRE-RESISTANCE RATED GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR ALL PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NOT GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

CONCRETE NOTES

1. ALL BACKFILL AND SOIL BELOW SLABS AND FOOTINGS MUST BE COMPACTED TO 2000 PSF MIN

2. FOUNDATION CONTRACTOR IS TO PROVIDE 1/2" x 10" ANCHOR BOLTS AT 72" O.C. AND 12" FROM CORNERS AT ALL PERIMETER FOUNDATION WALLS AND ALL BEARING WALLS

3. CONTRACTOR RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELOW SLAB WHERE REQUIRED. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND MAY REQUIRE INSPECTION BY BUILDING DEPARTMENT OFFICIALS.

4. ALL CONCRETE TO BE 3000 PSICOMPRESSIVE STRENGTH WITH 4" MAX SLUMP

STEEL REINFORCEMENT
WALLS UNDER 4'-0"
*4 REBAR VERT. AT 48" O/C
*4 REBAR HORIZ. AT 24" O/C
WALLS OVER 4'-0"
*4 REBAR VERT. & HORIZ. AT 18" O/C
FOOTING
*4 REBAR CONTINUOUS

LANDSCAPING NOTES

HYDRANGEA PANICULATA

GENUS: HYDRANGEA

SPECIES: PANICULATA

ZONE: 4-9

BLOOMS: MID SUMMER - EARLY FALL

PLANT HEIGHT: 6 FT - 7 FT

PLANT WIDTH: 4 FT - 5 FT

THRIVES IN FULL SUN TO PART SHADE. PLANT IN MOIST, RICH SOIL. IF PLANTED IN THE SUMMER, USE A LOT MORE WATER IN THE BEGINNING TO ESTABLISH THE ROOT SYSTEM. PLACE A TWO-INCH THICK LAYER OF MULCH THAT EXTENDS AT LEAST TO THE DRIP LINE TO CONSERVE MOISTURE IN THE SOIL AND KEEP SOIL TEMPERATURES EVEN. KEEP MULCH AWAY FROM THE STEMS OF THE PLANT. WATER DEEPLY ONCE A WEEK - MORE, IF THE WEATHER IS PARTICULARLY HOT OR DRY. PROVIDE THE EQUIVALENT OF ONE INCH OF RAINFALL WEEKLY, ESPECIALLY DURING THE FIRST YEAR AFTER PLANTING. A THOROUGH WATERING ONCE WEEKLY IS BETTER THAN MORE FREQUENT, LIGHT APPLICATIONS.

FOLLOW THIS MAINTENANCE SCHEDULE FOR A FEW SEASONS AT A MINIMUM, OR LONGER IF STRESSFUL CONDITIONS, SUCH AS DROUGHT OCCUR.

PRUNE IN LATE WINTER TO KEEP THE PLANTS FROM BECOMING OVERGROWN AND ENCOURAGE MORE NEW GROWTH, MORE FLOWER BUDS, AND LARGER BLOOMS. REMOVE DEAD FLOWERS, AS SOON AS THEY BECOME UNATTRACTIVE AND CLEAN UP THE OVERALL SHAPE OF THE PLANT.

EASTERN REDBUD

GENUS: CERCIS

SPECIES: CANADENSIS

ZONE: 4-9

BLOOMS: EARLY SPRING - LATE SPRING

PLANT HEIGHT: 15 FT - 25 FT

PLANT WIDTH: 15 FT - 25 FT

BEST PLANTED IN EARLY SPRING IN A MOISTURE-RETENTIVE, WELL-DRAINED SOIL. DIG A HOLE THAT IS AT LEAST THREE TIMES AS WIDE AS THE ROOT. BE SURE THAT THE ROOT BALL IS EVEN WITH THE GROUND WHEN YOU PLACE THE TREE IN THE HOLE. ONCE PLACED IN THE GROUND, BE SURE THAT IT IS STRAIGHT AND BACKFILL HOLE WITH NATIVE SOIL. WATER THOROUGHLY AFTER PLANTING.

TO RETAIN MOISTURE, PLACE ABOUT 3 INCHES OF MULCH AROUND THE TREE OUT TO THE DRIP LINE OF THE LIMBS BUT NOT TOUCHING THE TRUNK. MULCH AFTER PLANTING AND AGAIN EACH SPRING FOR AT LEAST THE FIRST TWO YEARS. PRUNE ONLY TO SHAPE OR TO REMOVE DEAD BRANCHES.

PRUNE RIGHT AFTER FLOWERING OR IN LATE FALL WHILE THE TREE IS DORMANT.

KEEP THE SOIL MOIST, BUT NOT SATURATED, WHILE THE TREE IS ESTABLISHING. WATER WITH A DRIP SYSTEM IF POSSIBLE. IF PLANTED IN FULL SUN, WATER REGULARLY.

DURING THE WARMER MONTHS, PROVIDE DEEP WATERING (TO A DEPTH OF 10" TO 12") ABOUT TWICE A WEEK DURING HOT, DRY SUMMERS TO ESTABLISH STRONG ROOTS. WATER IN THE EARLY MORNING, SO FOLIAGE HAS TIME TO DRY. IF A LATE FROST IS PREDICTED, COVER THE PLANTS TO PROTECT THEM.

WORK AN ALL-PURPOSE SLOW-RELEASE FERTILIZER OR RICH COMPOST INTO THE SOIL AROUND THE TREE AT THE BEGINNING OF EVERY SEASON.

SUGGEST FOREST PANSY IAPPALACHIAN RED VARIETY

GRADING PLAN

GRADING WILL BE PRIMARILY FOR LEVELING BEFORE CONCRETE POURING FOR BUILDING, DRIVEWAY, WALKWAY AND SIDEWALK AND FOR DIRECTING RUNOFF AWAY FROM HOUSE WHILE AS MUCH AS PRACTICABLE, MAINTAINING ORIGINAL GRADE IN AREAS OUTSIDE OF PERMANENT STRUCTURES. EARTHWORK WILL BE BALANCED WITH ON SITE MATERIALS AND 25 YARDS OF TOPSOIL FOR BUILDING AND DRIVEWAY BACKFILL

FOR INFORMATION CONTACT:	WILLIAM GARCIA 3515 ZIP INDUSTRIAL BLVD HAPEVILLE, GA 30354 404-886-4857
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ENGINEER:

SHEET TITLE:	NOTES & SPECIFICATIONS
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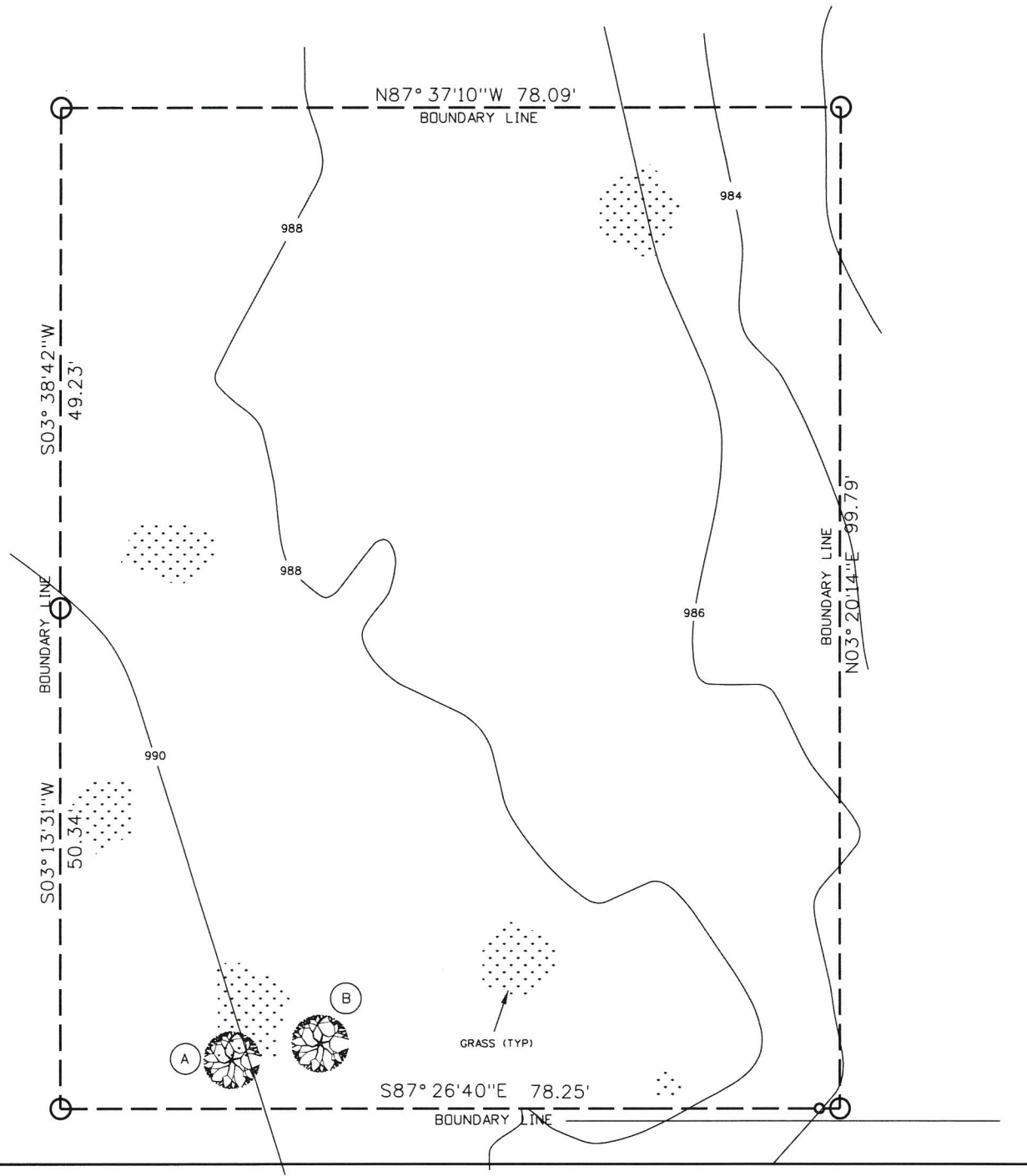
PROJECT LOCATION	105 LILLY STREET HAPEVILLE, GA 30354
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REVISIONS:	
No.	DATE
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PREPARED BY:	
RLH	
DATE:	06-26-18
SCALE:	AS NOTED

SHEET No.	
A10	





LILLY STREET

EXISTING SITE & CONTOURS
1/16" = 1'-0"

- (A) EXISTING 11" MAGNOLIA TO REMAIN
(B) 8" OAK TO REMAIN



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
EXISTING SITE
VEGETATION & GRADE

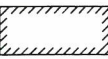
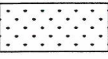
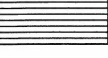
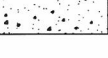
PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

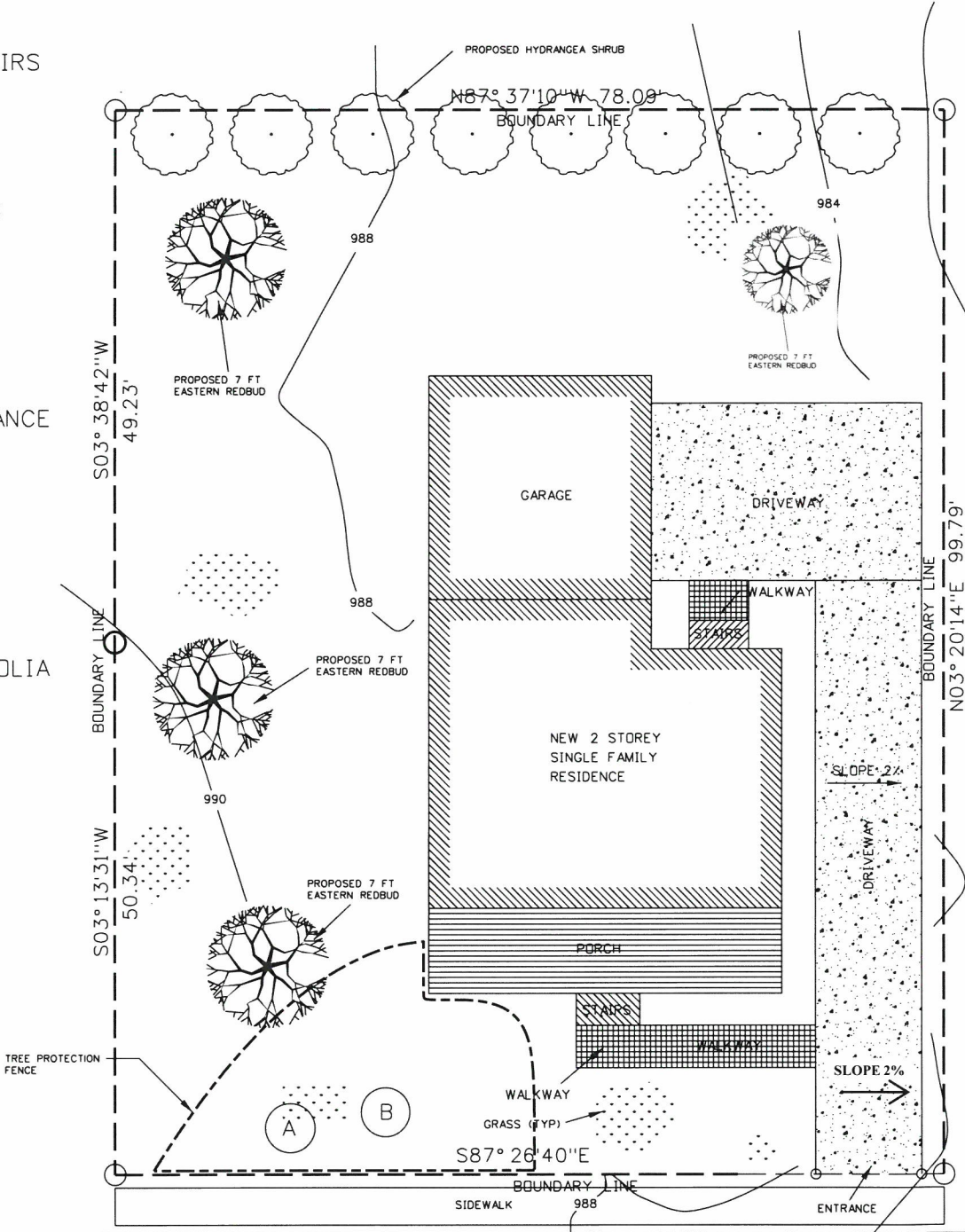
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PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A11

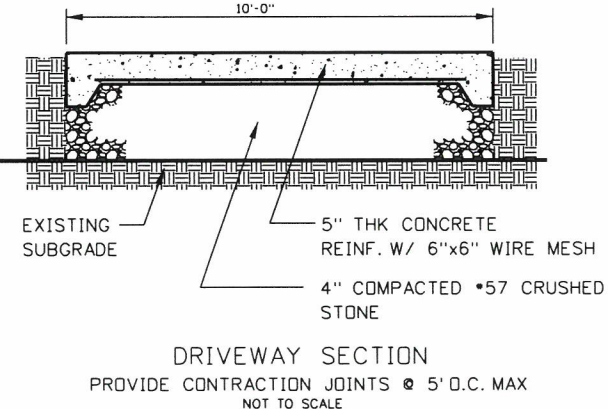
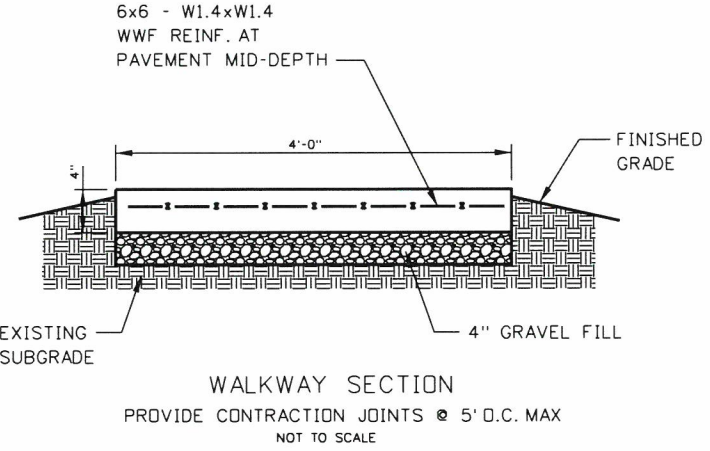
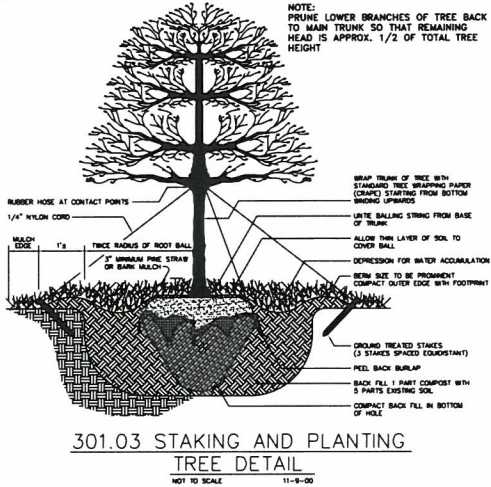
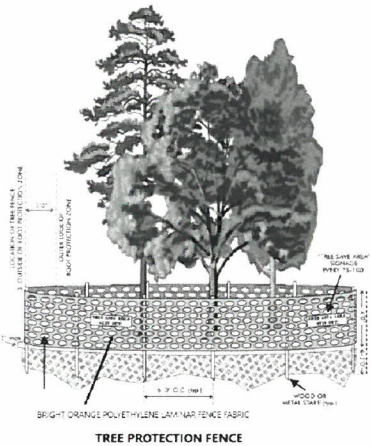
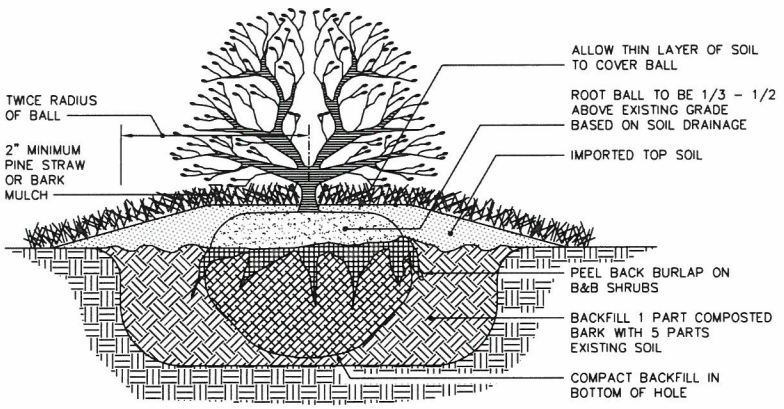
LEGEND

-  HOUSE/GARAGE/STAIRS
-  GRASS
-  TREES AND SHRUBS
-  PORCH
-  WALKWAY
-  DRIVEWAY & ENTRANCE
-  FLOWERBED
-  BOUNDARY LINE
-  EXISTING 8" OAK
-  EXISTING 11" MAGNOLIA



NOTE:
ERECT TREE SAVE FENCE AROUND EXISTING TREE "A" AND "B" 3 FT OUTSIDE RPZ IN ACCORDANCE WITH HAPEVILLE TREE CONSERVATION ORDINANCE AND BMPs. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, DEMOLITION, OR LAND DISTURBING ACTIVITIES AND MAINTAINED DURING THE ENTIRE PROJECT PERIOD.
SEE ADDITIONAL LANDSCAPING NOTES ON SHEET A10

LANDSCAPE PLAN
1/16" = 1'-0"



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
LANDSCAPE PLAN
PROPOSED

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
1	
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PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A12



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: May 28, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Review – 105 Lilly Street**

BACKGROUND

The City of Hapeville has received a revised site plan application from Jimmy L. Joyner to construct a new two-story single-family dwelling at 105 Lilly Street. The dwelling will have 1,990 SF of living area and a 442 SF attached garage. It will include three bedrooms and three and a half bathrooms. No parcel I.D. has been provided.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-6-1. - Intent.

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

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

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

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

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.

- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

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

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
 - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
 - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
- ***The subject tract is undeveloped.***
 - ***The plans indicate the dwelling will be 2.5 stories, or 32'-5" tall.***
 - ***Setback dimensions provided:***
 - ***Front setback is 16.8'.***
 - ***East setback is 29.5'.***
 - ***West setback is 15'***
 - ***Rear setback is 25'***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***The plans include a proposed 10' wide driveway with cross section.***
 - ***A new sidewalk is proposed. However, its dimensions are not provided. The Applicant should provide the dimensions and a cross section of the proposed sidewalk. Per the Architectural Design Standards, the new sidewalk must at a minimum have a 1' landscape area and 4' clear area.***

- ***The plans include a 4' walkway with cross section, shown extending from the front of the home to the driveway. Per the Architectural Design Standards, walkways must connect directly to the adjacent sidewalk.***
 - c. The locations, area and number of proposed parking spaces.
- ***A driveway will provide access to an attached rear two-car garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at two-foot intervals.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***Existing survey shows two trees, one 8" oak and one 11" magnolia, at the front of the property. Both are to be retained.***
 - 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.
- ***Lawn is to be planted with grass, hydrangeas, and eastern redbuds.***
 - 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.).
- ***Residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences, or earth berms are shown as proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) ***Site and building sections.*** Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

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

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

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

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 6,750 SF. The proposed site area is 7,799 SF, which is compliant.***

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

- ***The maximum lot coverage allowed is 40%, or 3,120' SF. The plans indicate that the lot coverage will be 1,667 SF for the building area, 275 SF for the porch, 950 SF for the driveway, 114 SF for the walkway, and 39 SF for stairs leading to entrances, for a total coverage of 3,045 SF or 39%, which is compliant.***

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

- ***A minimum of 3 bedrooms and 2 bathrooms are required. The proposed dwelling will have 3 bedrooms and 3.5 bathrooms, which is compliant.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required area is 1,600 SF. The proposed dwelling will have 1,990 SF of living space with an additional 442 SF garage, which is compliant.***

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

- ***A 10' driveway will lead to a rear attached two-car garage.***

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

- ***The overall project includes the construction of a two-story single-family house.***
- ***Authorization of the property owner has been provided.***
- **A parcel ID has not been provided.**
- **No development schedule has been provided.**

RECOMMENDATION

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

- The Applicant should provide the dimensions and a cross section of the proposed sidewalk. Per the Architectural Design Standards, the new sidewalk must at a minimum have a 1' landscape area and 4' clear area.
- Per the Architectural Design Standards, walkways must connect directly to the adjacent sidewalk.
- A parcel ID has not been provided.
- No development schedule has been provided.

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

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



Approximate Location Map – 105 Lilly Street

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1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 18 (“B-P ZONE**
7 **(BUSINESS PARK”), SECTION 93-18-1 (“INTENT”), SECTION 93-18-2 (“PERMITTED**
8 **USES”), SECTION 93-18-3 (“OFF-STREET PARKING AND LOADING**
9 **REQUIREMENTS”), SECTION 93-18-4 (“HEIGHT RESTRICTIONS”), AND SECTION**
10 **93-18-5 (“SITE DEVELOPMENT AND IMPROVEMENT STANDARDS”) OF THE CODE**
11 **OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF**
12 **HAPEVILLE B-P ZONE (BUSINESS PARK) REGULATIONS; TO PROVIDE FOR**
13 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
14 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**
15

16 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
17 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
18 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
19

20 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
21 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
22 the legislative body of the City; and,
23

24 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
25 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
26 remain effective until they have been repealed, modified or amended; and,
27

28 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
29 amending such provisions by specific reference to the section number of the City’s Code; and,
30

31 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
32 by ordinance;
33

34 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
35 satisfied, including, but not limited to, notice and public hearings; and,
36

37 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
38 ordinances regarding the B-P Zone.
39

40 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
41 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
42

43 **Section One.** Section 93-18-1 (Intent) in Chapter 93 (Zoning), Article 18 (B-P Zone
44 (Business Park)) of the City Code of Ordinances is hereby amended by striking the section in its
45 entirety and inserting in lieu thereof the following language:
46

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

Section Two. Section 93-18-2 (Permitted uses) in Chapter 93 (Zoning), Article 18 (B-P Zone (Business Park)) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

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

- (1) Business and professional offices, such as but not limited to:
 - a. Architectural.
 - b. Dental.
 - c. Engineering.
 - d. Graphic arts.
 - e. Insurance.
 - f. Legal.
 - g. Manufacturers.
 - h. Medical.
 - i. Real estate.
- (2) Professional or technical school or training facilities.
- (3) Retail sales, including:
 - a. Supportive retail; or
 - b. Stand-alone general merchandise stores not exceeding 10,000 square feet.
- (4) Auto service and repair facility, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.
- (5) Banks and other financial institutions.
- (6) Computer processing and data processing facilities.
- (7) Restaurants.

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(8) Microbrewery and brewpub.

(9) Bar or lounge when accessory to principal uses.

(10) Daycare facility.

(11) Museum and cultural facilities.

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

(13) Research and development facilities.

(14) Hotels and motels.

(15) Accessory buildings and uses customarily associated with and incidental to the above principal uses.

Section Three. Section 93-18-3 (Off-street parking and loading requirements) in Chapter 93 (Zoning), Article 18 (B-P Zone (Business Park)) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

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

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

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

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

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

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

(g) Loading spaces for buildings:

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

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

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

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

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

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

Section Four. Section 93-18-4 (Height requirements) in Chapter 93 (Zoning), Article 18 (B-P Zone (Business Park)) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

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

Section Five. Section 93-18-5 (Site development and improvement standards) in Chapter 93 (Zoning), Article 18 (B-P Zone (Business Park)) of the City Code of Ordinances is hereby amended by striking the section in its entirety and inserting in lieu thereof the following language:

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

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

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

a. There is no setback requirement.

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

(3) *Buildings.*

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

1. Hard-coat stucco;

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2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
 3. Fiber-cement siding;
 4. Glass;
 5. Metal and metal panel; or
 6. Concrete masonry.
 - i. Units shall be those generally described by the National Concrete Masonry Association as "Customized Architectural Concrete Masonry Units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the Design Review Committee.
 - ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.
 - b. Other exterior wall materials may be used only with the prior approval of the Design Review Committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.
 - c. Outside storage of materials is prohibited.
 - d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.
- (4) *Landscaping.* Landscaping design standards shall be established during Design Review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.
- (5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

Section Six. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Seven. Severability.

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(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Eight. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Nine. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

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271 **APPROVED BY:**

272

273

274

275

276 _____
City Attorney



Planning & Zoning Planner's Report

TO: Adrienne Senter
FROM: Lynn M. Patterson, Planning Consultant for City of Hapeville
RE: Text Amendment for B-P Zoning District
DATE: June 7, 2019

BACKGROUND

The B-P, Business Park zoning district is a zoning category listed in the City's municipal code. There are currently no properties with the B-P zoning designation in Hapeville.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

PROPOSED TEXT AMENDMENT

Modified sections are underlined.

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

Sec. 93-18-1. - Intent.

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

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

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

- (1) Business and professional offices, but not limited to:
 - a. Architectural.
 - b. Dental.
 - c. Engineering.
 - d. Graphic arts.
 - e. Insurance.
 - f. Legal.
 - g. Manufacturers.
 - h. Medical.
 - i. Real estate.
- (2) Professional or technical school or training facilities
- (3) Retail; sales, including:
 - a. Supportive retail
 - b. Stand-alone general merchandise stores not to exceed 10,000 square feet.
- (4) Auto service and repair, including major mechanical or body repair, when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.
- (5) Banks and other financial institutions.
- (6) Computer processing and data processing facilities.
- (7) Restaurants.
- (8) Microbrewery and brewpub
- (9) Bar or lounge when accessory to principal uses
- (10) Daycare facility
- (11) Museum and cultural facilities
- (12) Outdoor recreational experience center for testing or experiencing the functionality of vehicles when associated with a single onsite office use of at least 200,000 square feet, which may be located in another jurisdiction if it is immediately adjacent to the zone.
- (13) Research and development facilities
- (14) Hotels and motels
- (15) Accessory buildings and uses customarily associated with and incidental to the above principal uses.

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

- (a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.
- (b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.
- (c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.
- (d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.
- (e) Hotels and motels. 0.8 spaces per lodging unit
- (f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.
- (g) Loading spaces for buildings:
 1. Up to 10,000 square feet of floor area - none required
 2. 10,001 sq.ft. to 40,000 sq.ft. – one required
 3. 40,001 sq.ft. or greater – two required

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

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

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

Sec. 93-18-4. - Height restrictions.

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

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

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

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

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

a. none.

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

(3) *Buildings.*

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

1. Hard-coat stucco

2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls.

3. Fiber-cement siding

4. Glass

5. Metal and metal panel

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

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

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

c. Outside storage of materials is prohibited.

- d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.
- (4) Landscaping design standards shall be established during Design Review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.
- (5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

Sec. 93-18-6. - Protective covenants and/or deed restrictions.

In conjunction with the review and approval of site development plans, the city may require the preparation and submission for approval of protective covenants or deed restrictions, or both, which would be made applicable to all development within the project for the purpose of regulating such features as architectural style of structures, types of materials used in building construction, restrictions and design features for signs; limitations on, or identification of, permitted uses, and other requirements which have as their purpose guaranteeing a high-quality, compatible total development, in order to thereby protect the tax base of the city.

Sec. 93-18-7. - Residences in business districts.

It shall be unlawful to construct any residence building, either single-family or multifamily, in the B-P district. However, any residence building existing in this district at the date of adoption of this section shall be permitted to continue. Any such residence maintained after the date of adoption of this section shall be considered a nonconforming use subject to the provisions of article 3 this chapter (provided, however, that these uses shall be allowed to continue in this district regardless of the extent of future damage.) A personal care home shall be considered as a residence building for purposes of this section. For the purposes of this section, "personal care home" retains the definition provided in section 93-1-2. For purposes of this section, hotels, motor courts, and motels shall not be considered residence buildings.

RECOMMENDATION

Staff recommends approval of the proposed text amendments as written.

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 11.2 (“U-V ZONE**
7 **(URBAN VILLAGE”), SECTION 93-11.2-3 (“PERMITTED USES”) OF THE CODE OF**
8 **ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF**
9 **HAPEVILLE U-V ZONE (URBAN VILLAGE) PERMITTED USES; TO PROVIDE FOR**
10 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
11 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**
12

13 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
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17 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
18 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
19 the legislative body of the City; and,
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21 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
22 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
23 remain effective until they have been repealed, modified or amended; and,
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25 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
26 amending such provisions by specific reference to the section number of the City’s Code; and,
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28 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
29 by ordinance; and,
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31 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
32 satisfied, including, but not limited to, notice and public hearings; and,
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34 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
35 permitted uses in the U-V Zone.
36

37 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
38 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
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40 **Section One.** Section 93-11.2-3 (Permitted uses) in Chapter 93 (Zoning), Article 11.2 (U-
41 V Zone (Urban Village)) of the City Code of Ordinances is hereby amended by the addition of the
42 following permitted use:
43

44 (20) Research and Development facilities.
45

DRAFT

Section Two. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

DRAFT

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92

93 _____
City Clerk

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96 **APPROVED BY:**

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100 _____
101 City Attorney



Planning & Zoning Planner's Report

TO: Adrienne Senter
FROM: Lynn M. Patterson, Planning Consultant for City of Hapeville
RE: Text Amendment for U-V Zoning District
DATE: June 6, 2019

BACKGROUND

City Council has directed staff to present a text amendment to U-V, Urban Village zoning to allow for research and development facilities as a permitted use. The City of Hapeville Code (93-15-3) permits laboratories for industrial testing and research in the Light Industrial (I-1) zoning district. The Code does not address research and development laboratories in the U-V district. In the U-V district, the Code does exclude industrial uses such as manufacturing, processing and warehousing. Businesses and professional offices are allowed in the U-V District.

In addition to our Code, we researched metro Atlanta zoning codes and found that research and development laboratories are typically categorized as an industrial use. The zoning districts where they are allowed are typically light industrial, business park, or general commercial/heavy commercial. There are some instances, such as Decatur and Sandy Springs where the use is allowed in Mixed Use Zoning districts. These districts are located along major commercial corridors.

PROPOSED TEXT AMENDMENT

Section One. Section 93-11.2-3 (Permitted uses):

(20) Research and Development facilities.

RECOMMENDATION

Research and development facilities is a broad category. Given the mixed-use nature of the U-V district and desire to create commercial and residential activities at the pedestrian scale, staff recommends that the research and development facilities be allowed in U-V as a conditional use and/or with the caveat prohibiting uses that produce hazardous waste and noise levels incompatible with the intent of the zoning district.