Planning Commission Meeting 700 Doug Davis Drive Hapeville, Georgia 30354

September 10, 2019 6:00PM

AGENDA

- 1. Welcome And Introduction
- 2. Approval Of Minutes
 - August 13, 2019

Documents:

MINUTES - 8-13-2019 - DRAFT.PDF

- 3. New Business
 - 3.I. 257 Birch Street Site Plan Request

David Cook is requesting site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf single-family home at 257 Birch Street, Parcel Identification Number 14 009400091767

The property is zoned R-1, One-Family Detached and is .05 acres.

Public Comment

Documents:

257 BIRCH STREET - SITE PLAN REVIEW.PDF PLANNERS REPORT SITE PLAN REVIEW 257 BIRCH ST.PDF

3.II. 261 Birch Street Site Plan Request

David Cook is requesting site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf single-family home at 261 Birch Street, Parcel Identification Number 14 009400091130

The property is zoned R-1, One-Family Detached and is .05 acres.

Public Comment

Documents:

261 BIRCH STREET - SITE PLAN REVIEW_REDACTED.PDF PLANNERS REPORT SITE PLAN REVIEW 261 BIRCH ST.PDF

3.III. 449 Walnut Street Site Plan Request

Bernard Vigilance is requesting site plan approval to construct a 4-bedroom, 3-bath, 2,337-sf single-family home at 449 Walnut Street, Parcel Identification Number 14 009400040400. The property is zoned R-SF, Residential-Single Family and is .16 acres.

• Public Comment

Documents:

449 WALNUT STREET - SITE PLAN APPLICATION_REDACTED.PDF PLANNERS REPORT SITE PLAN REVIEW 449 WALNUT ST.PDF

3.IV. 451 Walnut Street Site Plan Request

Bernard Vigilance is requesting site plan approval to construct a 4-bedroom, 3-bath, 2,337-sf single-family home, including a 1,358-sf unheated basement at 451 Walnut Street, Parcel Identification Number 14 009400040392. The property is zoned R-SF, Residential-Single Family and is .18 acres.

Public Comment

Documents:

451 WALNUT STREET - APPLICATION_REDACTED.PDF PLANNERS REPORT SITE PLAN REVIEW 451 WALNUT ST.PDF

3.V. 591 King Arnold Street Site Plan Request

Miller Lowry Developments, LLC is requesting site plan approval to construct 18 townhomes at 591 King Arnold Street, Parcel Identification Number 14 003500040383. The property is zoned U-V, Urban Village and is approximately 0.993 acres.

Documents:

591 KING ARNOLD STREET - SITE PLAN REQUEST_REDACTED.PDF PLANNERS REPORT SITE PLAN 591 KING ARNOLD ST.PDF ENGINEERS REPORT, 591 KING ARNOLD STREET.PDF FIRE MARSHAL REPORT, 591 KING ARNOLD STREET.PDF

- 4. Next Meeting Date October 8, 2019 At 6:00PM
- 5. Adjourn



Planning Commission Meeting 700 Doug Davis Drive Hapeville, Georgia 30354

August 13, 2019 6:00PM

Minutes

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Jeanne Rast, Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz and Cliff Thomas. City Planners Dr. Lynn Patterson and Michael Smith were present along with City Attorney Priya Patel and Secretary Adrienne Senter.

2. Minutes of July 9, 2019

Motion Item: Lucy Dolan made a motion, Cliff Thomas seconded to approve the minutes of July 9, 2019 subject to correction. Motion Carried: 5-0.

3. Presentation

Virginia Ave. Roundabout Study & Wayfinding Project Update by Mitchell Greenway
The City of Hapeville is undertaking a study that will examine the option for development of a roundabout at the Virginia Avenue/Doug Davis/Clay Place/Hamilton Avenue intersection. This project — the Hapeville Wayfinding & Virginia Avenue Roundabout Study and Demonstration Project — will build from the previous LCI Studies.

Mitchell Greenway of Stantec Consulting Services presented a project update and next steps. The next community meeting will be held on Thursday, August 15, 2019 at 6 p.m. and will be held at the Municipal Annex, 700 Doug Davis Drive in Hapeville.

• Public Comment – None.

4. New Business

a. 3429 Rainey Avenue

Site Plan Request

Andy Steele requested site plan approval to construct a second story addition and porch to an existing home at 3429 Rainey Avenue, Parcel Identification Number 14 012700030592. The property is zoned R-SF, Residential Single Family and is .1722 acres.

The current dwelling has an integrated carport extending into the northern side setback by two feet, making it a nonconforming use. The Applicant will need a variance from the Board of Appeals to alter or enlarge the dwelling in any way unless it is to bring the dwelling into conformance. Furthermore, an additional variance to allow additional construction within the north side setback.



Jeanne Rast had a question regarding the parking variance. Dr. Patterson explained that this issue will be reviewed at the Design Review Committee for consideration of a design exception.

The following deficiencies must be addressed:

- 1. The floor areas of the existing and proposed structures must be provided.
- 2. The Applicant must provide the widths of the driveway, curb cuts, and the sidewalk.
- 3. The Applicant must receive Board of Appeals approval for requested variances.
 - Public Comment none

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request at 3429 Rainey Avenue subject to the following conditions:

- 1. The floor areas of the existing and proposed structures must be provided.
- 2. The Applicant must provide the widths of the driveway, curb cuts, and the sidewalk.
- 3. The Applicant must receive Board of Appeals approval for requested variances. Motion Carried: 5-0.

b. 876 Virginia Avenue

Special Exception Request

Mr. John Jordan of Walker and Walker, LLC and authorized representation of Philip Jones of Van Cole Investments, Inc. requested approval of a special exception to authorize the use of an existing drive-through at 876 Virginia Avenue, Parcel Identification number 14 009800010698. The property is zoned U-V, Urban Village and is 0.43 acres.

The applicant presented a traffic study conducted by Vern Wilburn of Maldino & Wilburn who addressed the Commission to discuss the findings of the traffic study. According to the report, there is not a significant difference between the total number of trips occurring at a non drive-through location versus a drive-through location. The applicant also presented a petition with 2000 signatures in support of the drive-through request.

Background and Summary—Planner's Report:

The drive-through configuration was established prior to the extension renovation of the site. The drive-through is located on the east side of the structure, facing the adjacent property (Wendy's) and away from the right-of-way along Oakridge Avenue. The Applicant has indicated there was a drive-through window with the same configuration previously utilized on the property by its prior occupants.

An application for the same special exception, a drive-through at 876 Virginia Avenue, was denied by Mayor and City Council on July 17, 2018. The definition provided in the



code for "restaurants" in U-V has changed since this special exception was last considered.

• Public Comment

Daniel Ray, 3468 Rainey Avenue, inquired regarding a provision to allow the request, but give it a timeline if there is an issue.

Melvin Traynum, 3550 Atlanta Avenue, suggested a right turn only exiting onto Virginia Avenue.

MOTION ITEM: Lucy Dolan made a motion, Leah Davis seconded to recommend the Mayor and Council grant the special exception at 876 Virginia Avenue subject to the following conditions:

- 1. The special exception for the drive-through will remain with Smoothie King and is not transferable.
- 2. A right turn only sign is placed at the Virginia Avenue exit.
- 3. The applicant must consult with City Staff to determine a long-lasting material to enhance the

pedestrian walkway along Virginia Avenue.

Motion Carried: 5-0.

c. 644 Coleman Street

Site Plan Request

Janice M. White requested site plan approval to construct a 4-bedroom, 3-bath single-family home at 644 Coleman Street, Parcel Identification Number 14 009900031503. The dwelling will have 1,944-sf of heated floor area and will provide off-street parking via a 15' wide driveway along the west side of the house. The property is zoned R-SF, Residential Single Family and is .114 acres.

A revised site plan was submitted to address the deficiencies listed in the planner's report. The Applicant must provide design cross sections for all new driveways and walkways.

• Public Comment – None.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to approve the site plan request at 644 Coleman Street subject to the applicant providing design cross sections for all new driveways and walkways. Motion Carried: 5-0

d. 3384 North Fulton Avenue

Site Plan Request

Janice M. White requested site plan approval to construct a 3-bedroom, 2-bath single-family home at 3384 North Fulton Avenue, Parcel Identification Number 14 009500090115. The dwelling will have 1,528-sf of heated floor area and will provide off-



street parking via a 10' wide driveway along the south side of the house. The property is zoned R-SF, Residential Single Family and is .278 acres.

• Public Comment – None.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request at 3384 North Fulton Avenue subject to the applicant providing design cross sections for all new driveways and walkways. Motion Carried: 5-0.

e. Arts District Overlay Ordinance

Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 28. A-D Zone (Arts District Overlay), Section 93-28-8 (Prohibited uses) to the change the prohibited uses.

Background – Planner's Report:

Regions Bank recently requested the City of Hapeville consider allowing a drive-up ATM facility in downtown Hapeville. The request was declined as currently the City of Hapeville Zoning Code prohibits any drive-through facilities in the A-D (Arts District Overlay), within which the bank is located (Sec. 93-28-8 – Prohibited Uses). While drive-up teller windows are present at the banks located in the Arts District, the application of this restriction prohibits conversion or additional drive-up Automated Teller Machines (ATM). This text amendment, presented at the request of Regions Bank, would allow for drive-up ATMs as a permitted use requiring special exception exclusively for banks in the A-D Overlay. Special exceptions require approval from the City Council.

Michael Foster of BDG Architects provided details regarding the construction of the drive-through ATM and Regions Bank's support of the proposed text amendment.

• Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the A-D text amendment with a recommendation to add credit unions to the language. Motion Carried: 5-0.

f. Setback Definition

Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 1 (Title, definitions, and application of regulations), Section 93-1-2 (Definitions) to change the definition of setback.

Background – Planner's Report:

The definition of "Setback" given in Sec. 93-1-2. — Definitions of the Hapeville Zoning Code is inconsistent with the standard accepted definition of a "setback" and with other portions of the City Code. The following text amendment would alter the definition

Public Comment – None.



MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the text amendment as proposed. Motion Carried: 5-0.

g. Home Occupation Ordinance

Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 1 (Title, Definitions, and application of regulations), Section 93-1-3 to change the definition of home occupation.

• Public Comment

Daniel Ray, 3468 Rainey Avenue, asked staff to clarify the proposed amendment.

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to recommend the Mayor and Council approve the text amendment as proposed. Motion Carried: 5-0.

- h. Reconsideration of Defeated Rezoning Proposals

 Consideration of a text amendment to Chapter 93 (Zoning), Article 25 (Amendments),

 Section 93-25-9 (Reconsideration of Defeated Actions) to require a six-month waiting
 period for reconsideration of defeated rezoning proposals.
 - Public Comment None.

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the text amendment as proposed. Motion Carried: 5-0.

5. Old Business

a. Residential Building Height Requirements

Chairman Wismer provided a summary regarding the ongoing discussion pertaining to residential building height requirements

Commissioner Martin discussed concerns regarding solar access and the reports that were provided at the last Commission meeting.

Public Comment

Melvin Traynum, 3550 Atlanta Avenue, commented regarding solar panels and the city's heavy tree canopy.

Daniel Ray, 3468 Rainey Avenue, commented regarding the current building height requirements and he does not see a need to change the code.

After further discussion, the Commission did not support taking action to recommend the Mayor and Council amend the residential building height requirement.



6. Next Meeting Date – September 10, 2019 at 6:00PM

7. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to adjourn the meeting

at 8:21 p.m. Respectfully submitted by, Chairman, Brian Wismer Secretary, Adrienne Senter

19-PC-D9-18

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant DAVID Cook
Mailing Address: 100 Glendale Dr. Teachtree City 64 30269
TelephoneMobile #Email
Property Owner (s)
Mailing Address 8024 Fairoun CT Jonesboro 64 30236
Telephone Mobile #
Address/Location of Property: 257 3:rch street
Parcel I.D. # (INFORMATION MUST BE PROVIDED):
Present Zoning Classification: Size of Tract: acre(s)
Present Land Use: Single family Residential Vacant
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary 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. 16710-20 and I may be prosecuted for a violation thereof. Applicant's signature Date:
Sworn to and subscribed before me This day of the subscribed before me Notary Public OUNTY 3
THE RESERVE THE PROPERTY OF THE PERSON OF TH

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.)						
	nstruct Louse	Single	Family	residential		

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:
257 Birch Street
Hapeville GP 30354
City of Hapeville, County of Fulton, State of Georgia
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant David W. Cook
Address of Applicant 100 Glendale DV. Peachtree City 613 30269
Telephone of Applicant
Signature of Owner
Print Name of Owner
Personally Appeared Before Me this Day production, 20. Notary Public PUBLIC COUNTY. 5
COUNTY COUNTY

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

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

Aul

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

Dwl

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

Bul

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.

Dal

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.

Duc

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

The

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

Jul

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

Duc

Site area (square feet and acres).

nul

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.

Ano

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

Jul

Total floor area ratio and/or residential density distribution.

ywc

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

Orl

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

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

/ flore (b)

Applicant Signature:

Date \$112-2019

Deed Book 59551 Page 496
Filed and Recorded 12/26/2018 10:20:00 AM 2018-0325252
Real Estate Transfer Tax \$37.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0397807349
7067927936

After recording, please return to:

PARCEL ID: 14-0094-0009-176-7

BURGESS TITLE & ESCROW, LLC 2330 PATRICK HENRY PKWY. SUITE #350 MCDONOUGH, GA 30253 File #18-3593

STATE OF GEORGIA COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this 21st day of DECEMBER, 2018 by and between TERROIR DEVELOPMENT, LLC (hereinafter called "Grantor"); and TSLE, LLC (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in FULTON County, Georgia, being more particularly described as follows:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

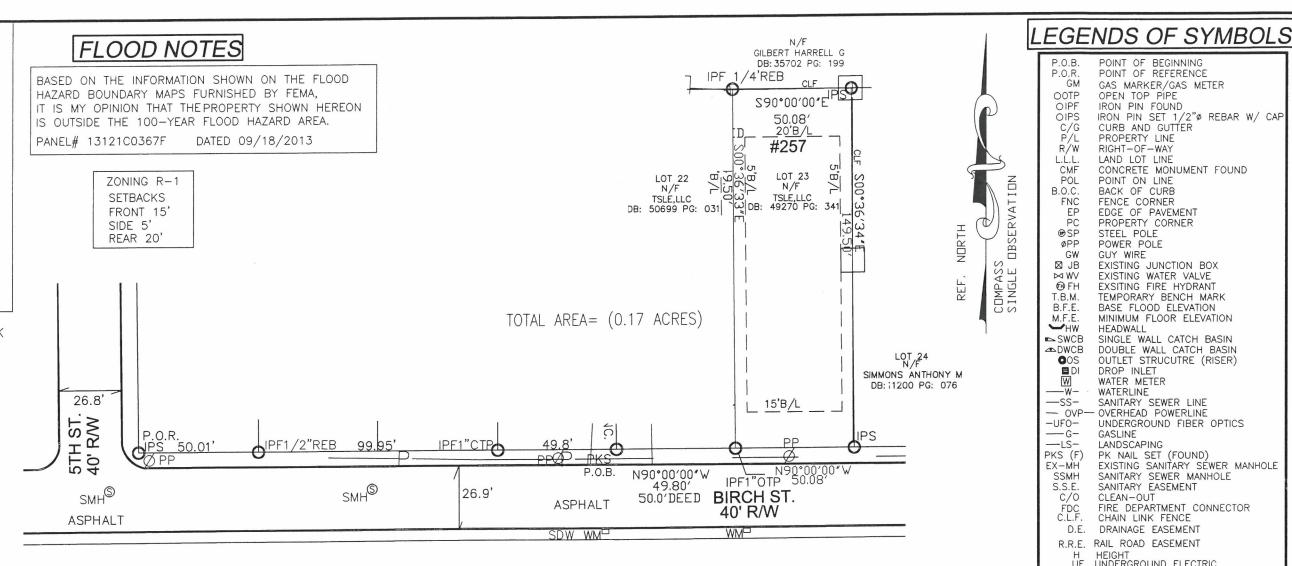
EXHIBIT A

(Legal Description of the Property)

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

BEGINNING at a point located on the north side of Birch Street, 250 feet east as measured along the north side of Birch Street from the northeast corner of the intersection of Birch Street and Fifth Street; thence running east as measured along the north side of Birch Street, 50 feet to a point; thence running north 150 feet to a point; thence running west fifty feet to a point; thence running south 150 feet to the point of beginning and being Lot 23, Block F of Moreland Park Subdivision, as further described in Deed Book 10557, Page 19.

Tax Parcel ID: 14-0094-0009-176



THIS BLOCK RESERVED FOR THE CLERK

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

OF THE SUPERIOR COURT

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (N/A) FEET, AND AN ANGULAR ERROR OF (N/A) PER ANGLE POINT, AND WAS ADJUSTED USING (N/A) COMPASS RULE. FIELD DATA WAS OBTAINED RADIALLY

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 399,160,000 FEET. EQUIPMENT USED GTS220

GENERAL NOTES

- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 07/31/19
- 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
- 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
- "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- 6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

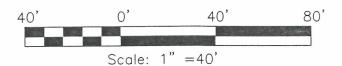
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 0.C.G.A.Section 15-6-67. Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

> GEORG1 M. MARRER

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

Dwg No: 2-180983



POINT OF BEGINNING POINT OF REFERENCE

OPEN TOP PIPE

IRON PIN FOUND

PROPERTY LINE

RIGHT-OF-WAY LAND LOT LINE

POINT ON LINE

BACK OF CURB

FENCE CORNER

STEEL POLE

POWER POLE

GUY WIRE

HEADWALL

DROP INLET

WATERLINE

GASLINE

WATER METER

LANDSCAPING

CLEAN-OUT

D.E.

GW

EDGE OF PAVEMENT PROPERTY CORNER

EXISTING JUNCTION BOX EXISTING WATER VALVE EXSITING FIRE HYDRANT TEMPORARY BENCH MARK

BASE FLOOD ELEVATION

MINIMUM FLOOR ELEVATION

SINGLE WALL CATCH BASIN DOUBLE WALL CATCH BASIN

OUTLET STRUCUTRE (RISER)

UNDERGROUND FIBER OPTICS

EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER LINE

OVERHEAD POWERLINE

PK NAIL SET (FOUND)

SANITARY EASEMENT

CHAIN LINK FENCE

AIRCONDITION UNITS

DRAINAGE EASEMENT

HEIGHT UNDERGROUND ELECTRIC

SANITARY SEWER MANHOLE

FIRE DEPARTMENT CONNECTOR

CURB AND GUTTER

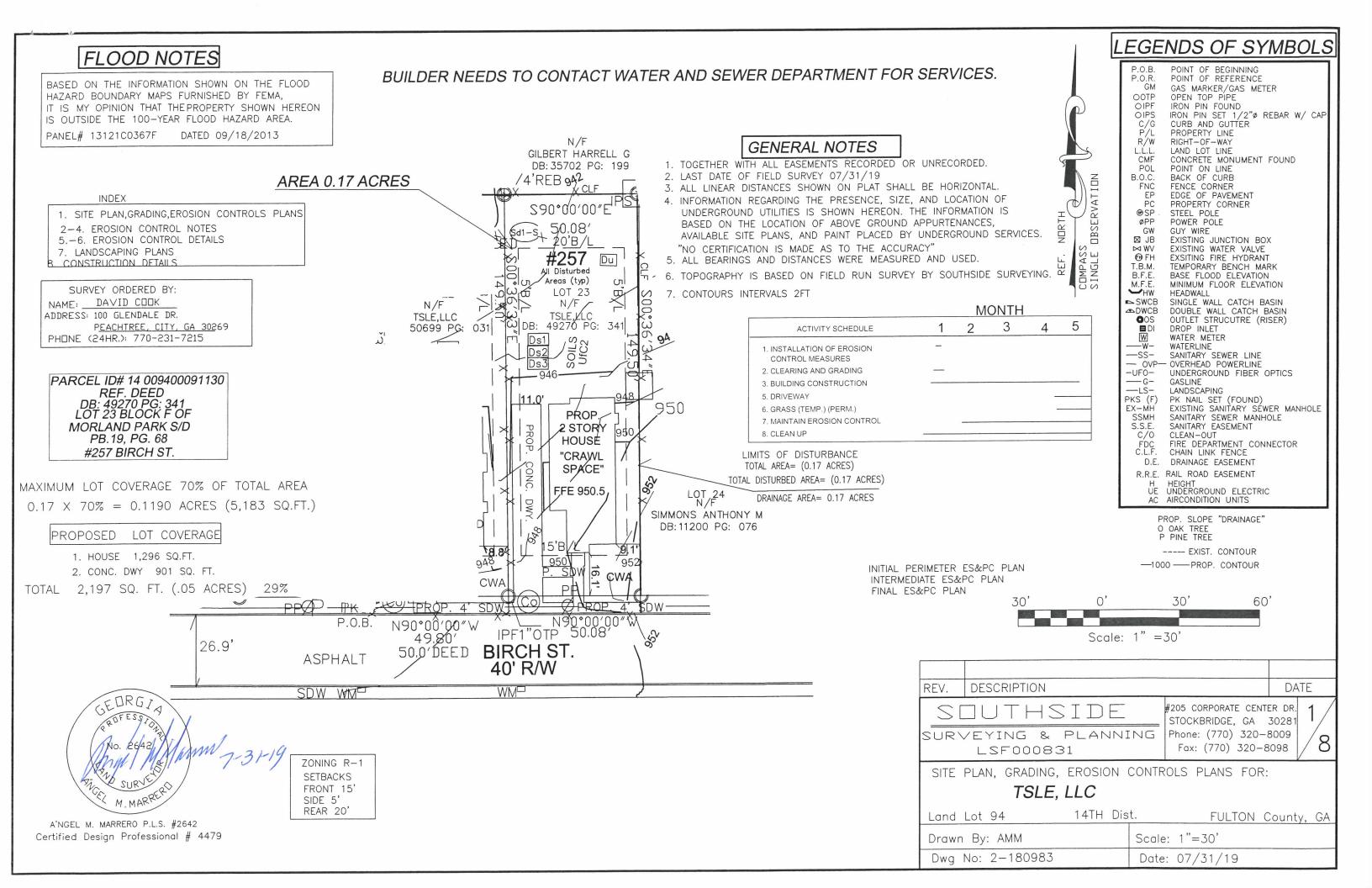
GAS MARKER/GAS METER

IRON PIN SET 1/2" FEBAR W/ CAR

CONCRETE MONUMENT FOUND

DATE DESCRIPTION REV. #205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 SURVEYING & PLANNING Phone: (770) 320-8009 Fax: (770) 320-8098 LSF000831 RETRACEMENT SURVEY FOR: TSLE. LLC 14TH Dist. FULTON County, GA Land Lot 94 Scale: 1"=40 Drawn By: AMM

Date: 07/31/19





VICINITY MAP "NTS"

PARCEL ID# 14 009400091130 REF. DEED D.B. 49270, PG. 341 LOT 22 BLOCK F OF MORLAND PARK S/D PB.19. PG. 68 #257 BIRCH ST.

TERTIARY Permittee Qualified Personnel Operator

TSLE, LLC

DEVELOPER:

CONTRACTOR:

14th Dist.

Land Surveyors (NPDES):

Southside Surveying and Planning LLC. #18 Atlanta Street

Mcdonough , GEORGIA 30253

(770)-320-8009

Land Lot 94

NAME: DAVID COOK

ADDRESS: 100 GLENDALE DR.

PEACHTREE, CITY, GA 30269 PHONE (24HR.): 770-231-7215

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 94,14th DISTRICT, Fulton COUNTY, GEORGIA SITE AREA: 0.17 ACRES TOTAL AREA OF DISTURBANCE: 0.17 ACRES SOIL TYPES: UfC2 (Urban Land)

Wetlands

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

Receiving Waters

UNNAMED TRIBUTARY TO SOUTH RIVER

State Waters

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

Drainage Description

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

Slopes After Grading Maximum Slope is 3:1

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

1. Site Description

The proposed site will be used for 1 Residential home

Approximately 0.17 acres of disturbed land will be utilized for this development. There will be numerous structural and nonstructural controls to be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this lot.

2. Controls

The following controls will be implemented at the construction site:

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

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

OTHER CONTROLS

WASTE DISPOSAL

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

SPILL PREVENTION & CONTROL

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

OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS.

PLAN PREPARED BY THAT LICENSED PROFESSIONAL

THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES

Certification

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

Georgia Licensed Professional #4479

Certification

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

ANGEL M MARRERO, PLS

Certified Design Professional # 4479

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REV.	DESCF	RIPTION			DATE	
	/EYII	THSIDE ng & planni 7000831		#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 Z /	
ERO:	EROSION CONTROLS NOTES FOR:					
		TSLE, LLC				
Land L	ot 94	14TH Dist.		FULTON C	County, GA	
Drawn	By: AM	IM SR.	Scale	e: N.T.S.		
		80983SP	Date:	07/31/19		
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HAZARDOUS WASTES

OTHER CONTROLS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

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

EROSION CONTROL NOTES:

- 1. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
- 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVITIES.
- 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
- 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 7. INSPECTIONS BY <u>CERTIFIED</u> PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
- 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
- 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
- 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
- 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-S.
 0.17 X 67 =11.4 C.Y. REQUIRED 410 LF X 0.083= 34.0 C/Y PROVIDED
- 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
- 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.

Dwg No: 2-180983SP

- 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

 SEE DETAIL SHEET# 5
- 19. No additional storm pipe added for this project,



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	REV. DESCRIPTION						TE
/	SURVEYING & PLANNING Phone: (770) 320- LSF000831 Fax: (770) 320-					80253	3/ /8
1-19	ERI	JSION CON.	TROLS N	DTES	FOR:	V	
7	TSLE, LLC						
	Land Lot 94 14TH Dist. FULTON Co						y, GA
	Drawn	Bv: AMM SR.		 Scale:	N.T.S.		

Date: 07/31/19

c. Tertiary Permittee.

- (1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- (3). Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a

This paragraph is not applicable to utility companies and utility commactors performing only service line installations or when conducting repairs on existing line installations.

- (4). Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

F. Retention of Records.

- 1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
 - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit:
 - d. A copy of all sampling information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
 - g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2), of this permit.
- 2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit:
 - c. A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit; and
 - d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.
- 3. Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
 - d. A copy of all sampling information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.c. of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and.
 - g. Daily rainfall information collected in accordance with Part IV.D.4.c.(2). of this permit.
- 4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.



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	OUTHS /EYING & LSF00083	PLANN:		#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 8009	4/ /8
EROSION CONTROLS NOTES FOR: TSLE, LLC						
Land L	ot 94	14TH Dist		FULTON C	County	y, GA
Drawn	By: AMM SR.		Scale	: N.T.S.		
Dwg No	b: 2-180983SP		Date	: 07/31/19		

Ds1 DISTURBED AREA STABILIZATION

(WITH MULCHING ONLY)

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

Ds2 - DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDINGS)

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

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

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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

properly disposed of before the barrier is removed. EROSION & SEDIMENT CONTROL

permanently stabilized. All sediment accumulated at the barrier shall be removed and

Sediment shall be removed once it has accumulated to one-half the original height of the barrier.

an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary

Filter fabric shall be replaced whenever it has deteriorated to such

sediment barriers shall remain in place until disturbed areas have been

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
Co	CONSTRUCTION EXIT		76	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1)	DISTURBED AREA STABLIZATION WITH MULCHING ONLY		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROVING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABLIZATION WITH TEMPORARY SEED		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABLIZATION WITH PERMANENT VEG.	99. 9	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER
(Sd1)	SEDIMENT BARRIER TYPE-C		(Sd) HAYBALES UR SILT FENCE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

St

Du

St OUTLET PROTECTION

Du



DUST CONTROL ON

DISTURBED AREAS



A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

Controlling surface and air movement of dust on construction site, roadways and similar sites.

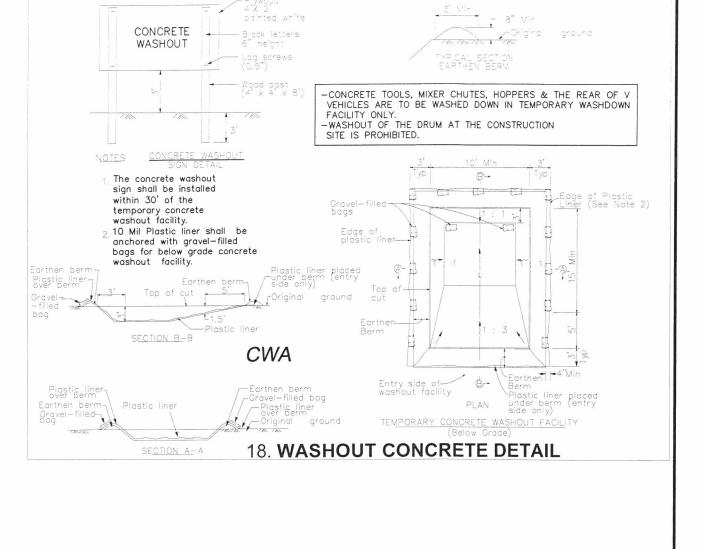
NOTES:

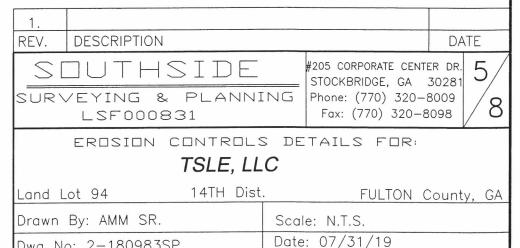
- 1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 3. HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE ENGINEER.
- 4. SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS.

5. APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.

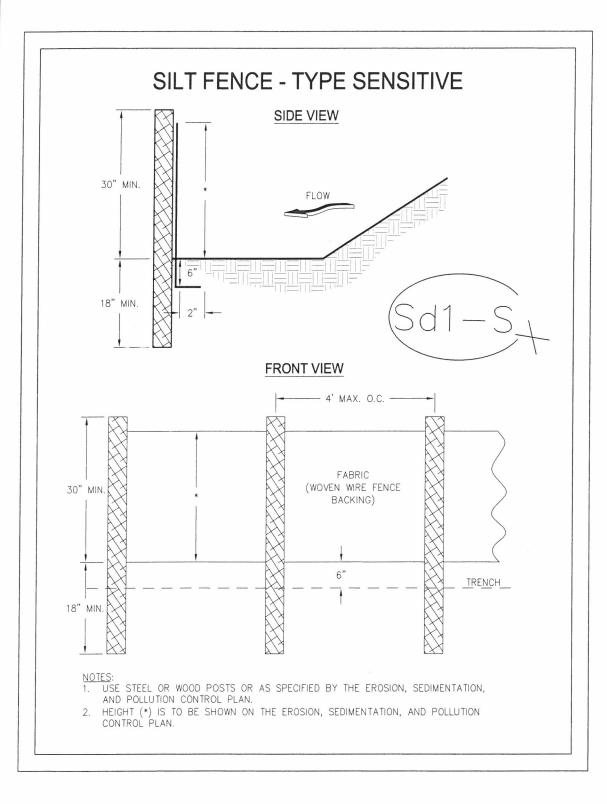


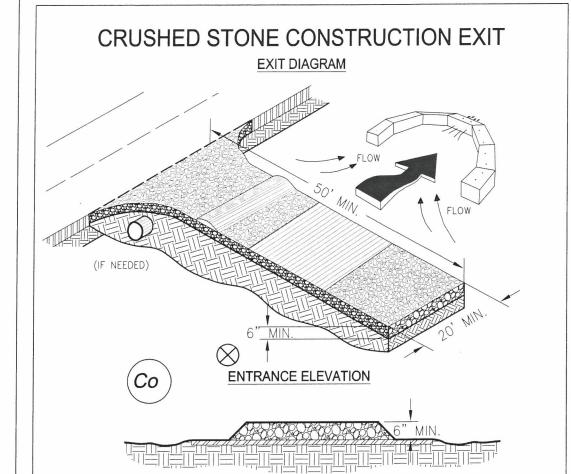
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Dwg No: 2-180983SP





1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.

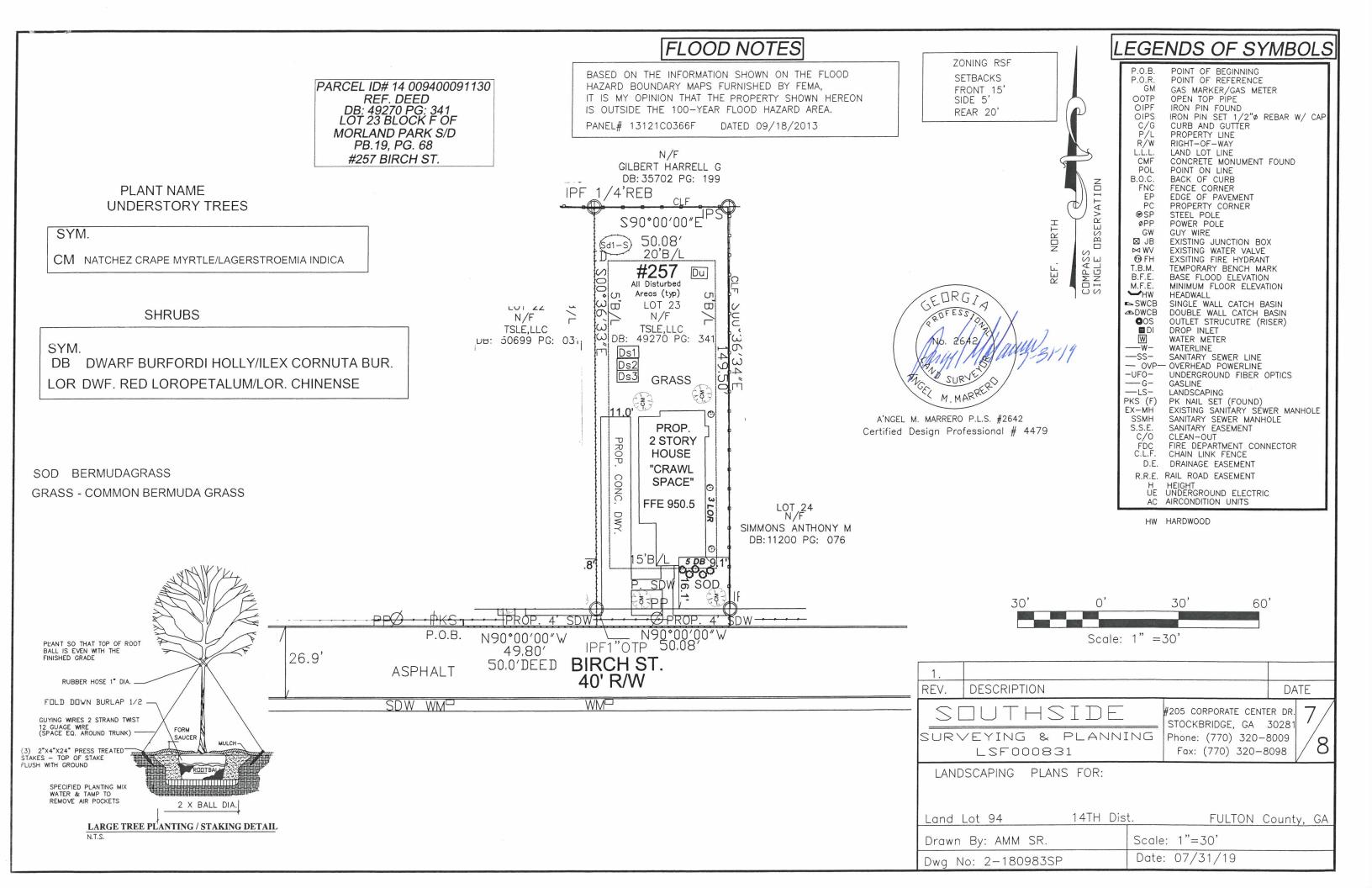
- 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- 5. PAD WDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.

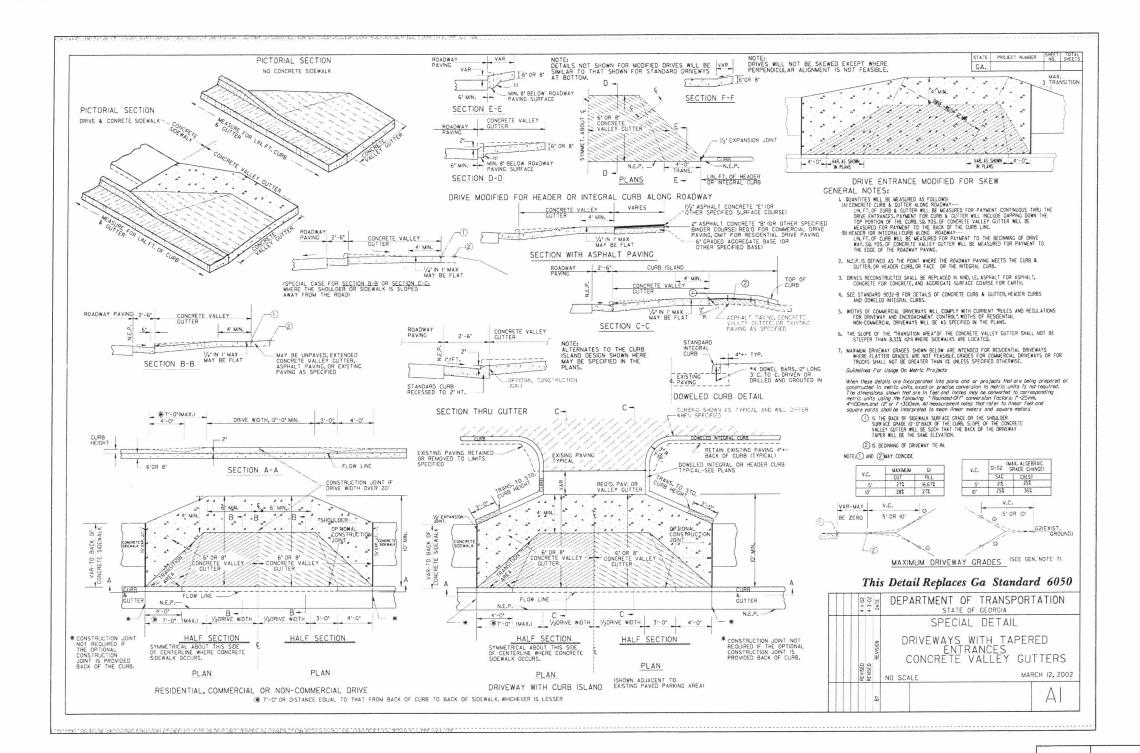
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT
- 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



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

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REV.	DESCRIPTION			DATE
30011311			#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 0 /
EROSION CONTROLS DETAILS FOR:				
Land	_ot 94 14TH Dis	st.	FULTON C	County, GA
Drawn By: AMM SR. Sco			Scale: N.T.S.	
Dwg N	o: 2-180983SP	Date	e: 07/31/19	





LEGENDS OF SYMBOLS

POINT OF BEGINNING POINT OF REFERENCE GM GAS MARKER/GAS METER OOTP OPEN TOP PIPE OIPE IRON PIN FOUND OIPS IRON PIN SET 1/2" FEBAR W/ CAP CURB AND GUTTER PROPERTY LINE R/W RIGHT-OF-WAY LAND LOT LINE CME CONCRETE MONUMENT FOUND POL POINT ON LINE B.O.C. BACK OF CURB FNC FENCE CORNER FP EDGE OF PAVEMENT PC PROPERTY CORNER **⊕**SP STEEL POLE **ØPP** POWER POLE GW GUY WIRE **⊠** JB EXISTING JUNCTION BOX ₩V EXISTING WATER VALVE FA FH EXSITING FIRE HYDRANT T.B.M. TEMPORARY BENCH MARK RFF BASE FLOOD ELEVATION M.F.E. MINIMUM FLOOR ELEVATION **HW HEADWALL** SWCB SINGLE WALL CATCH BASIN **ANDWCB** DOUBLE WALL CATCH BASIN **0**0S OUTLET STRUCUTRE (RISER) ■ DI W DROP INLET WATER METER —W-WATERLINE --ss-SANITARY SEWER LINE - OVP- OVERHEAD POWERLINE -UFO-UNDERGROUND FIBER OPTICS ---- G-GASLINE -15-LANDSCAPING PKS (F) PK NAIL SET (FOUND) EXISTING SANITARY SÉWER MANHOLE EX-MH SSMH SANITARY SEWER MANHOLE S.S.E. SANITARY EASEMENT CLEAN-OUT FDC FIRE DEPARTMENT C.L.F. CHAIN LINK FENCE FIRE DEPARTMENT CONNECTOR D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT HEIGHT UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

HW HARDWOOD

PROPP. CONC. DWY AND SDW.

4"

No. 2642

MO. 2642

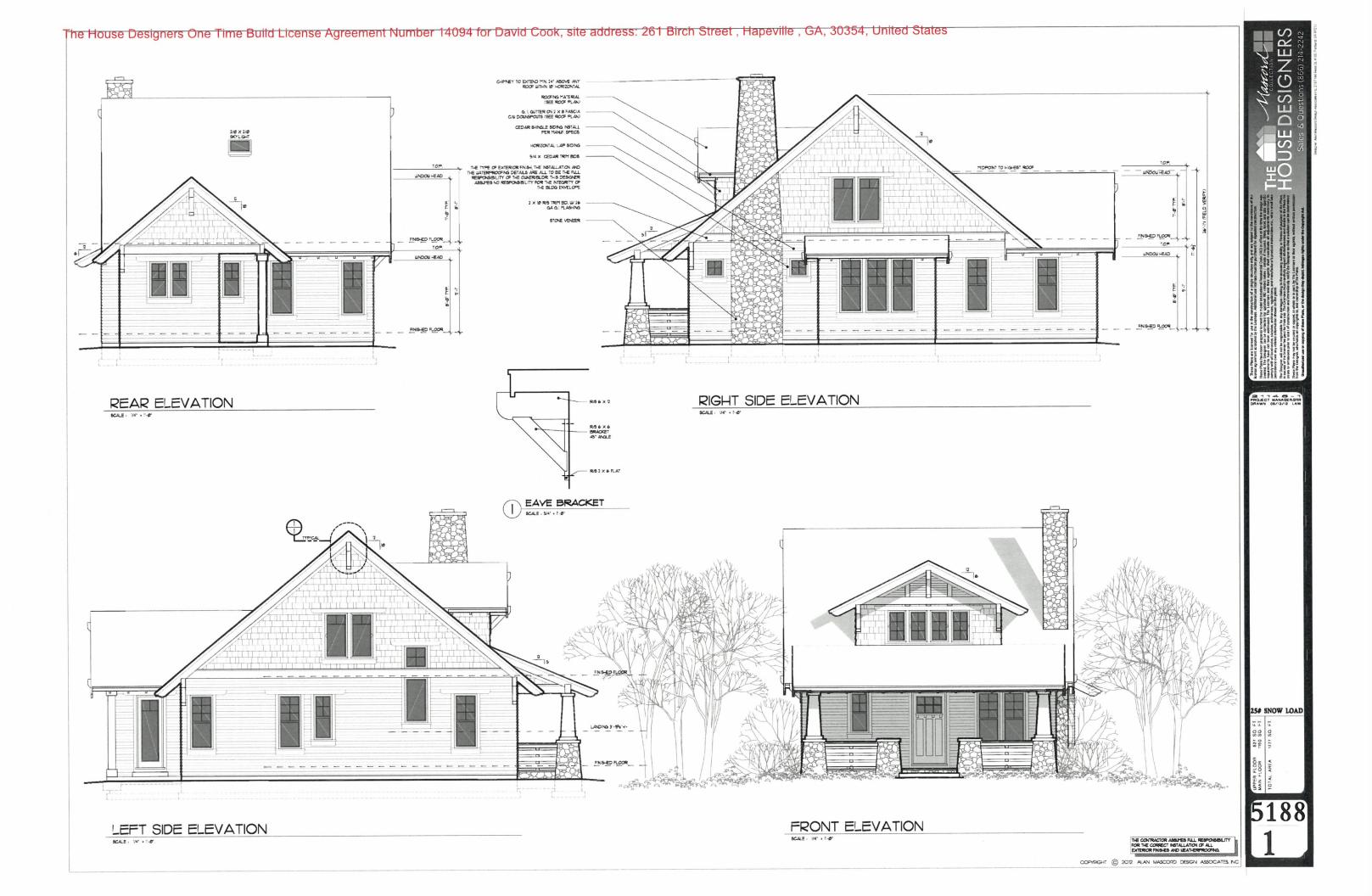
MO. SURVER

M. MARRER

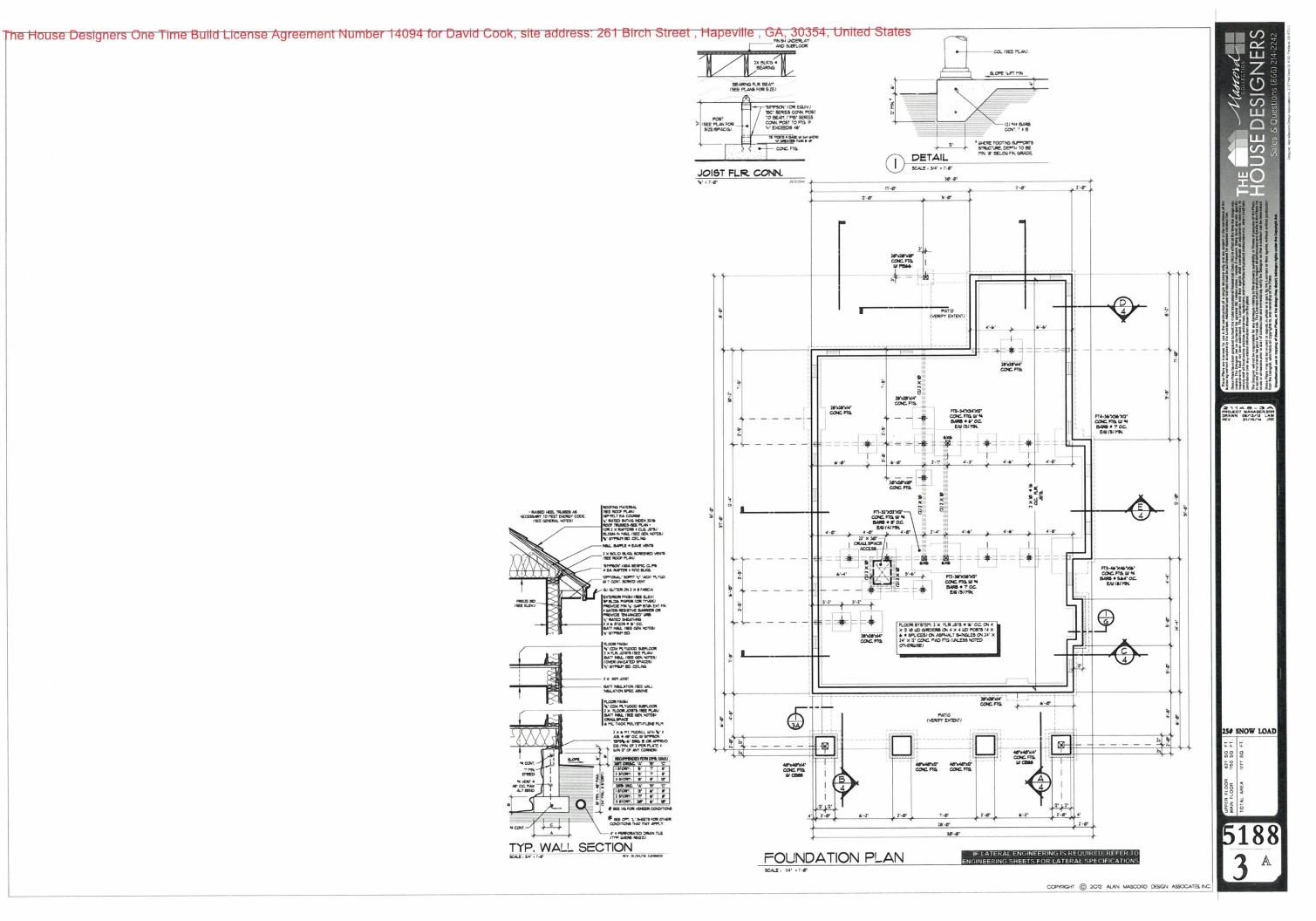
M. MARRER

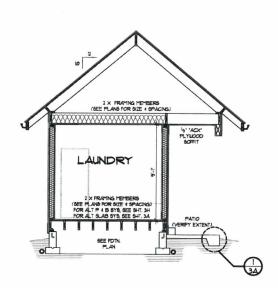
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

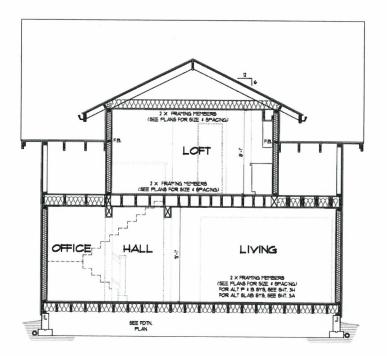
REV.	DESCRIPTION				DA	TE
SOUTHSIDE			#205 CORPORATE CENTE STOCKBRIDGE, GA		8/	
SURV	EYING & F LSF000831		NG	Phone: (770) 320-8 Fax: (770) 320-8		/8
DETAILS FOR:						
	TSLE, LLC					
Land l	_ot 94	14TH Dis	t.	FULTON C	Count	y, GA
Drawn	By: AMM SR.		Scale	e: N/A		
Dwg N	o: 2-180983SP		Date	: 07/31/19		

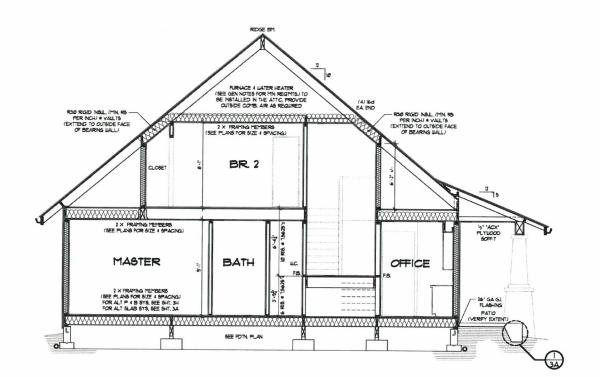


DESIGN USE 뿔 2 1 1 4 5 - 2 PROJECT MANAGERISAR DRAWN 06/13/12 LAW REV 01/16/14 JRE 25# SNOW LOAD 5188









BUILDING SECTION

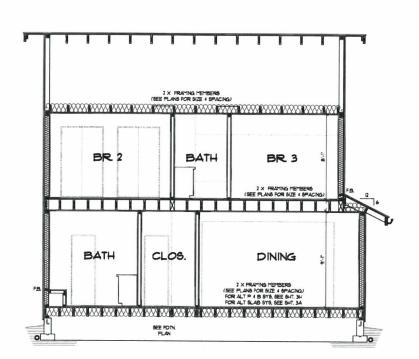
SCALE 1/4" + 1-89"

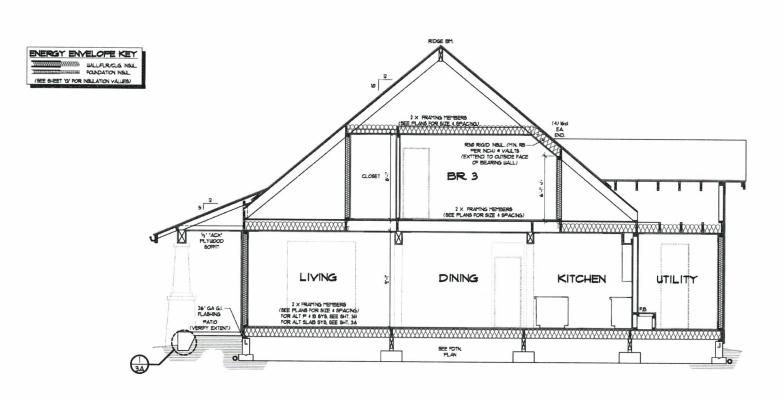
BUILDING SECTION

SCALE : 1/4' : 1-0'

BUILDING SECTION

SCALE : NOT - 17-0"





BUILDING SECTION

SCALE: 14" + 1"-0"

BULDING SECTION

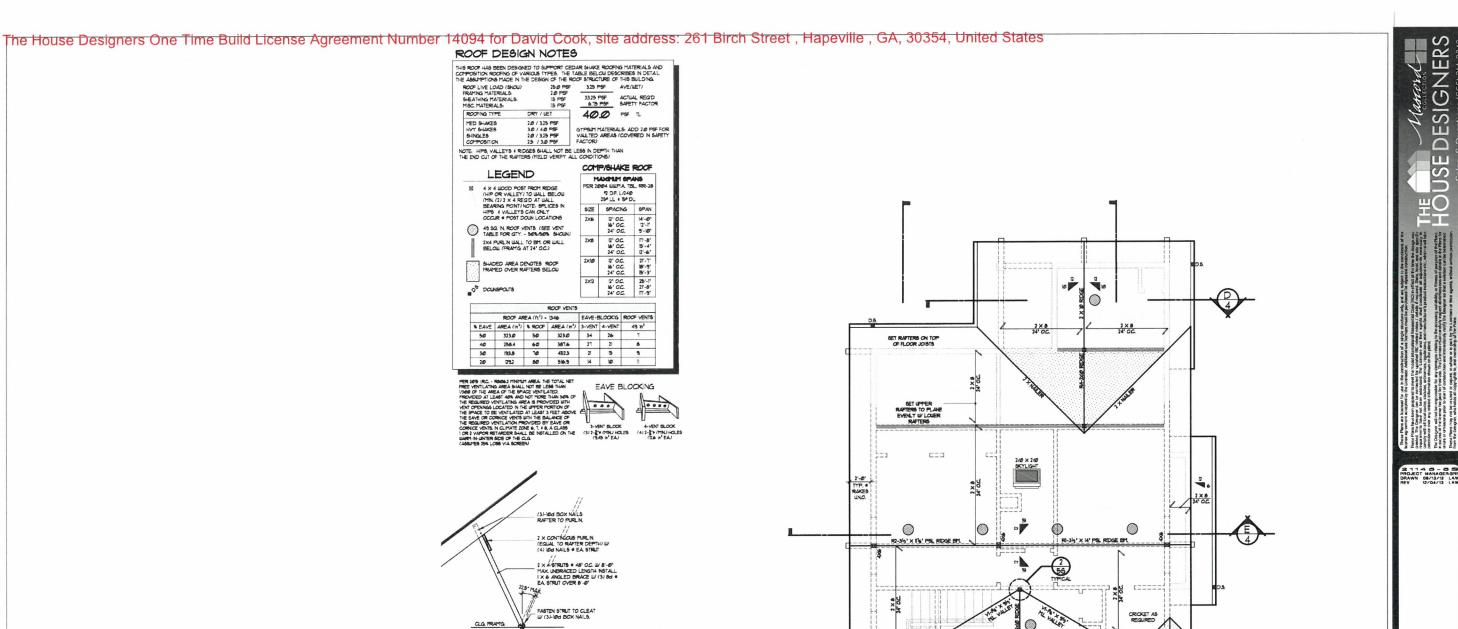
6CALE: 14" - 1"-6"

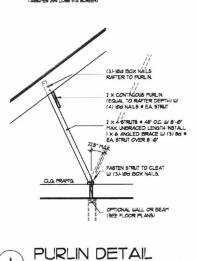
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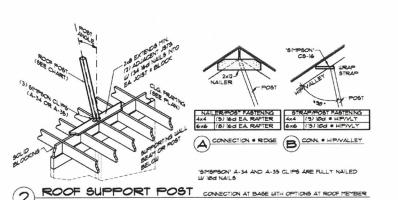
2 1 1 4.5 - 4.
PROJECT MANAGERISAR
DRAWN 08/13/12 LAW
REV 01/15/14 JRE
REV 12/04/13 LAW

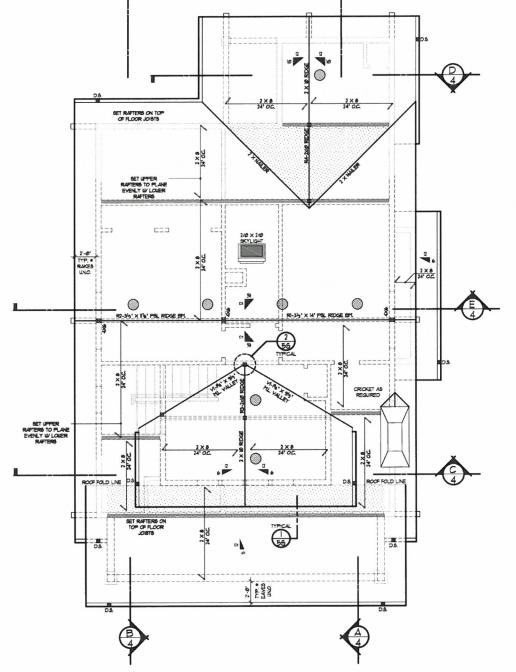
25# SNOW LOAD





SCALE : N. T. S.





ROOF FRAMING PLAN SCALE : 14' . 1'-0'

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

25# SNOW LOAD

5188

House Designers One Time Build Lice se Agreement Number 14094 for Cook, site address: 261 Birch Street , Hapeville , GA, 30354, United States DISCLAIMER FOUNDATION NOTES:

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONSTRUCTION OF CICENSE ACCEPTED BY THE CUSTOMER, CHILDING SUBJECT TO THE CONSTRUCTION OF LICENSE ACCEPTED HIT PLANS BY ANY PARTY OTHER THAN THE CUSTOMER DECEPT ON LOAN BY PARTY OF THE CUSTOMER SUBJECT OF THE PLANS SUCH AS THE CUSTOMER WISE SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS SUCH AS A THE CUSTOMER SUBJECT OF THE PLANS.

MASCORD PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOPERS. HOWEVER, ADAPTATION OF THE FLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION MASCORD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES CONTRACTOR. IN ADDITION MASCORD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCELS OF THE LICENSE FEED FOR THE RUE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY MORECT ALL DIVENSIONS AND DETAILS IN THE PLANS FOR EXPONSION OR OTHERWISE.

GENERAL NOTES:

L ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND/OR ANY APPLICABLE STATE, COUNTY OR

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR CHISSIONS PRIOR TO THE START OF CONSTRUCTION CUNRENCONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. LIRITTEN D'MENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWNSS.

4. DESIGN LOADS

USE	1	DL
UNINHAB. ATTIC WO STORAGE	10	10
UNINHAB, ATTIC UV LIMITED STORAGE	20	10
HABITABLE ATTICS & ATTICS SERVED BY STAIR	340	100
BALCONES (EXTERIOR) 4 DECKS	40	10
GUARD RAILS I HAND RAILS	200	
GUARD RAIL N-FILL COMPONENTS	50	
PASSENGER VEHICLE GARAGE (3,000° POINT)	50	VARES
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STARS	40	10

(F YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5 NAULATION AND FENEATRATION REQUIREMENTS BY COMPONENTS

CLIMATE ZONE	1	2	3	4 Except Marine	5 And Marine 4	6	7 and 8	For Si: Foot = 3048 mm
FENESTRATION U-FACTOR »	NR	0.40	0.35	Ø35	Ø32	@32	032	UP TO 5 ft GLAZED
SKYLIGHT U-FACTOR b	0.75	045	055	Ø35	Ø35	0.55	Ø35	FENESTRATION 4 (1) SIDE HINGED SQLID DR UP TO
GLAZED FENESTRATION SHGC 0.0	025	Ø25	025	949	NR	NR	NR	24 R. IS PERMITTED TO BE EXEMPTED FROM THE
CLG R-VALLE	30	38	38	49	49	49	49	U-FACTOR SHGC REGITT (
MOOD FRAME	3	13	20 or 13-5 n	20 or 13-5 m	20 or 3-5 h	25 or 3-5 n	20 or 13-5 h	AREA ILEIGHTED AVERAG
MASS WALL R-VALUE	3/4	4/6	8/13	8/3	דוענו	5/20	19/21	OF FENESTRATION PRODUCTS SHALL BE
FLOOR R-VALUE	В	13	19	19	30 8	3Ø €	38 ⁸	PERMITTED TO SATISFY
BASEMENT WALL R-VALUE 6	0	0	5/13	16/3	B/19	15/19	5/19	THE U-FACTOR REQMTS SUPPLY DUCTS IN ATTICS
SLAB R-VALUE AND DEPTH d	0	0	0	10,2 h	10, 2 h	10, 4ft	10, 4ft.	SHALL BE INSULATED TO MIN. OF R-B. ALL OTHER
CRAIL SPACE	0	0	5/13	10/13	5/19	5/9	15/19	DUCTS SHALL BE NSULATED TO MIN. R-6

- R-values are minimus. U-factors and SHGC are maximus. Then insul, in installed in a cavity shirt in less then the label or design thickness of the fault, the healted R-value of the insul, the lated of the result shall not be less then the R-value specified in the table.

 The freestation U-factor colleges and the seculation of glazed formation in Budgeton fleeges and the seculation in Budgeton fleeges and the seculation of the seculation of the factor of the fa

NFLTRATION. THE SEALING METHODS BETWEEN DISSIPILAR MATERIALS SHALL ALLOWFOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL SEC CALLED GASGETED, JEAN-ERSTRIPPED ON OTHERWISE SEALED WITH AN MIS BARREST MATERIAL, SULFALE FILM OR SOLD MATERIAL.

Dry (B)

Marine (C)

HAUM, BURY, PLENTO RICO, AND THE VINGIN SLANDS

ALL OF ALASKA N ZONE EXCEPT FOR THE POLLOW BORDASHS N ZONE & DETHEL
DELLINGHAM
FARESANCO N. STAR
NOME
NOME

NORTHEST ARCTIC SOUTHEAST FARMANK BADE HAMPTON TUKON-KOTURIK

CLIMATE ZONE MAP

TESTING DIELLING SHALL BE TESTED TO VERFY LEAKAGE RATE DOES NOT EXCEED 3 AR CHANGES FER HOU IN 2048 I 12, AND 3 AR CHANGES FER DALE IN 2048 3 % SO IS, CORP DR TEST AT A PRESSURE OF 81 IN 10 APRIL 12 APRIL 12

ISE AGREEMENT NUMBER 1 4494 T
SPACE BERNEW MENDAGROOM JAHES HARMAN DA ORI, LIBIS HARMAN DA ORI, LIBIS HARMAN DA ORI, LIBIS HARMAN DA ORI, SHAMBAN DA ORI, SHA

CANTES N. IAL. CORRESS & LORS DE RILLY RELLATED TO RIVE & BULL DE RALED. RUCKIS, NCLIDIOS, ARDIC GANGGE RAD CANTES NELLOSS. SALL SHALL DE RISTALLED TO THATAN PREMINENT CONTACT UN MORESTORE OF REMOCRO ECONO, OCCUPIONO, PER MIZIZA INF. ARE REMOCRO ECONO, OCCUPIONO, PER MIZIZA INF. ARE REMOCRO ECONO, POLICIPIONO, PER MIZIZA INF. ARE REMOCRO ECONO, POLICIPIONO, PER MIZIZA INF. ARE REMOCRO ECONO. PER MIZILE DE RISLATED & NCLIDE ARE BARRIER. OVER MIZILE SHALL DE REMOCRO.

U-ERÉ PROVIDED « CRAILÉPACE, IN LEU OF FLOOR INSL., INSL. SHALL BE FERMAINILY ATTACHED TO THE CRAILÉPACE JALLÉ, DIPOSED EARTH IN INVENTED EARTH SHALL BE COVERED WITH A CLASS-I VAPOR RETARDER W OVERLAPPHOL JOINT 1 JAPED.

BATT NOL. SHALL BE GIT NEATLY TO FIT AROUND WRING & PLUPBING IN BXT, WALLS WITHOUT VOIDSGAPS, AR BARRER SHALL EXTEND BEHND ELECTRICAL/COPPLINGATION BOXES OR NOTALL AR SEALED BOXES. EXT. BALLS ADJACENT TO TUBS-S-CUERS TO BE INSULATED AND AIR BARRER SHALL SEPARATE THE INSULATED BALL FROM THE SHOURFULD.

6. ALL EXPOSED NBLL TO HAVE A PLANE SPREAD RATINS NOT TO EXCEED 75. SHOKE-DEVELOPED NOEX NOT TO EXCEED 466, UNENT RESTED IN ACCORDANCE WITH ASTINES AN OFFILE TO, AND WERE INSTALLED ON ATTIC FLOORS, ALL HAVE A GRETCAL RADIANT FLUX NOT LESS THAN SIZE MIST PERS of PER ASTINE TO.

8. ALL WINDOWS WITHIN 14" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 66" ABOVE FLOOR OR WALKING SUFFACE SHALL HAVE TET-PERED GLAZING. 9. SKYLIGHTS ARE ASSUMED TO BE PREMER UNIT SKYLIGHTS, UNIT SKYLIGHTS SHALL COMPLY WITH THE RECURREMENTS OF ARMADISMACSA 1899 57/44460

I. ALL DITEOR WOOLS, AND TO BE COURSE (AUSDIN AD ALL DITEOR) COOPS AND TO SE GLID COOPS WITH HEAT PROPERTIES, PROVIDE (FOR PALES AS INCOME ALL DITEORS COORS AND INCOME OF THE PROVIDE REPRIVATE SET AND INCOME WITH TO SEE A SERVICE PROVIDE REPRIVATE SET AND THE PROVIDE REPRIVATE REPRIVATE AND THE PROVIDE REPRIVATE REPRIVATE REPRIVATE AND THE PROVIDE REPRIVATE REPR

TO 7. CLAING IN DOORS AND INCLOSURED FOR HOT TIESS SHEEFFOLD, SAMAS STEAM ROOMS, SATHRIBS 1 SOCIES, AND IN ANY PART OF A SALEDAY SALE PARCOLAND THE OFFINE SHEEF SOUTHER DOOR OF CLAIMS IS LESS AND IN ANY PARCOLAND THE SALEDAY OF CLAIMS AND THE SALEDAY OF THE SAL

B. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFLOR GFL. PER NATIONAL ELECTRICAL CODE (NE.G.) REQUIREMENTS.

b. NITEGER EXTENSION FAME SALL HAVE A FEME TO LILETANT THE STATE NAME AND ANOMALY PRECIDENT AND AN EXTENSION FAME OF A STATE OF ROTHER SHALL HAVE THE REQUESTED LIGHTED AS THE PRODUCT VICINITY OF THE TIPS 4 BOTTOM OF THE STATES. DISTRIBUTE SHALL HE PROVINCED HIT AN ARTIFICIAL LIGHT BOARDES CONTROL DISTRIBUTE OF THE PROPERTY OF THE TIPS AND AND AND ANY EXTENSION OF THE PROPERTY OF THE PROPERTY

II. PROVIDE COMBISSION ARY VENTS (#) SOREEN AND BLACK DAMMENT FOR PREPLIACES, GOOD STOVES, AND ANY APPLIANCES WITH AN OPEN PLANTE RESPULACE FLEE DAMMENS SHALL BE TIGHTLY FITTING AND OPERATED STYL AREADY LOCKESSING. IN PAUL. OR APPROVED AUTOMATIC CONTROL.

S. LOCAL DAMAST. BATHROOTS-TOLET ROOTS, UTILITY ROOTS I ROOM SURTHING POOLS I SPAS ARE TO BE VISITED BITLA FINE CHARLE OF PROCURS A THIN SO OTH MISSENTITIST OR 30 OFF COME. AND KITCHES THE PRINCIPLE OF THE PROCURS OF THE PROCURS

28. SPECIFIC HANDACTURES AND MATERIALS DETECTED ON THESE PLASS ARE AN NOICATION OF GUALITY AND STRENGTH. VERBY ALL CONSTRUCTION THATERIAL RUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BLODNO SPECIALS PRICE TO INSTILLATION / SUBSTITUTION.

21. THIS DESIGN UNLESS PURCHASED WITH ITS SPECFIC ENGINEERED ANALYSIS, HAS NOT BEEN REVIEWED FOR ANY SPECFIC LATERAL DEBIGN REQUIREMENTS.

Moist (A)

I, FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

 CONTINUOUS FOOTINGS ARE DESIGNED FER 1075 IRC TABLE RAGILY) - SOIL BEARING VALUE OF 5000 PGF, 30° SNOW LOAD, LIGHT FRAME CONSTRUCTION BASED ON 32° WIDE HOUSE WITH CENTER BEARING WALL. 3. MAX. BLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZ. TO ONE (1) VERT, FOR BLDG, STRUCTURES, AND FDTNS. 4. ANY FILL UNDER GRADE SUFFORTED SLASS TO BE A HIN OF 4" IN GRANLAR MAT. COMPACTED TO \$50.

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	2,500 PSI	MORTAR & GROUT TO BE MIXED PE
- BASEMENT & INTERIOR SLABS ON GRADE:	2,500 PSI	MFR REQMIS
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER: AND GARAGE SLABS	3,000 PSI	1
- PORCHES, STEPS, 4 CARPORT SLABS EXPOSED TO LEATHER.	3,500 PSI	1

6. GARAGE FLOORS TO SLOPE VENT MIN. TOWARDS OFFENIS AS REQUIRED FOR DRAINAGE. CONCRETE SLASS TO HAVE CONTROL JONTS AT 25" FT. MAKU INTERVALS BA. BAY, SLASS ARE TO BE 9-TS. AR ENTRAINED.

- T. CONCRETE SIDEBALKS TO HAVE 3/4" IN TOOLED JOINTS AT 5" FT. (MINU OC.
- 8. REINFORCING STEEL TO BE A-65 GRADE 66. WELDED OFTIONAL WIRE MESH TO BE A-195 9. EXCAVATE SITE TO PROVIDE A MIN OF B' CLEARANCE UNDER ALL GIRDERA

PROVIDE A INN OF 150 FT. OF VENTLATION AREA FOR EACH 500 50 FT. OF CRAIL SPACE AREA.
LOCATE VENTS TO PROVIDE CROSS VENTLATION OF THE SPACE. FT.C. ASS 1 VAPOR RETARDER VEY USE
PROVIDE 150 FT. OF VENTLATION AREA FOR EA. 50 SET, OF CRAIL SPACE AREA, AND VENTS TO SEE
THEN, I FACED TO PROVIDE CROSS VENTLATION, EXCEPT ON ESCO. OF SILLIPSON NAT. HAVE NO VENT.
THEN, I FACED TO PROVIDE CROSS VENTLATION, EXCEPT ONE SICK OF SILLIPSON TO SICKLY OF APPROVIDE
TENNALT REPORT OF CROSS VENTLATION.

2. ALL MOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 559 ROLL

B. BEAM POCKETS IN CONCRETE TO HAVE IG' IN AIRSPACE AT SIDES AND ENDS WITH A MIN BEARING OF

B. PROVIDE HIN 19" X 24" CRAILEPACE ACCESS THROUGH FLOOR OR HIN 16" X 24" CRAILEPACE ACCESS THROUGH BALL.

FRAMING NOTES:

LALL EXTERIOR WALL OPENINGS (BEARING WALL OPENINGS TO HAVE 4 X 19 HEADERS UNLESS OTHERWISE INDICATED). IF BUILDING BUILT WITH 88%, IN STUDS USE 4 X 5 HEADERS UNLESS OTHERWISE IN OTED ON THE RUAN.

2. ALL EXTERIOR WALLS TO BE BUILT OF 3 X 6 STUD6 4 IS* OC. TYPICALLY UNLESS NOTE OFFICERAL ALL INTERIOR WALLS AND TO BE BUILT OF 3 X 4 STUD6 8 IS* OC. TYPICALLY WALESS NOTE OFFICERISES. ALL INTERIOR WALLS SUPPORTENS THO OF TO FORE FLOORS AND FORE TO THE TO THE

ALL TETAL CONSISTIONS TO BE "SYMBON" OR EQUIVALENT, UNO, JOSTS HAS ON FLUSH BANKS TO BE ATTACHD UST HIDS OR EQUIVALENT, TALTIFLE JOSTS JAB (195-) AND ONDED ON THE TARB. SEE HALL CONVISION CHARGE TO CONSISTION THAN ACTURES CATALOS FOR OTHER NOTES AND RESTRICTIONS THAT HAY APPLY, USIN CONSISTIONS CANDIDORS TO THE NOTES AND RESTRICTIONS THAT HAY APPLY, USIN CONSISTIONS

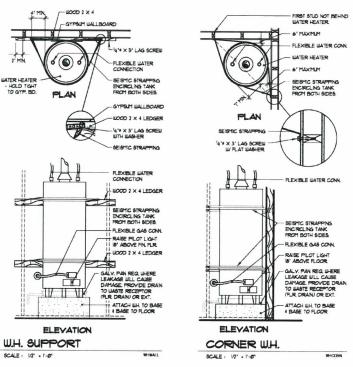
4. PROVIDE DOUBLE JOISTS INDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND BOLID BLOOKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. 9. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VALLED CLG ARZAS, AND INSULATION BAPFLES AT EAVE VENTS BETILEEN RAFTERS, RAFTER VENTILATION IS ALSO REQUIRED AT BLOOMS LOCATIONS ABOVE THE PLATE.

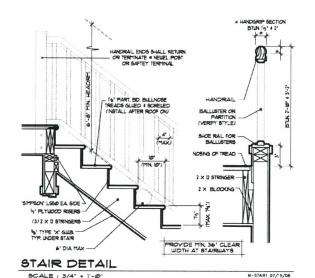
6. PROVIDE FIRE BLOOKING PER 2015 IRC. RSI023 4 DRAFT STOPS PER 2015 IRC. RSI0232 T. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER

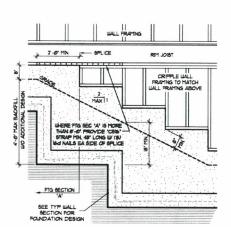
NO. 3 DOUGLAS FIR STUD GRADE DF. NO. 2 OR BETTER DA
NO. 2 OR BETTER DA
UTILITY GRADE DF.
'5' CDX PLT, 32/6
NS) Fb-1400, DRY ADH.
E · 2.0 Fv · 29.0 E · 2.0 Fv · 265 E · 13 Fv · 265 E · 135 Fv · 325

П	BLASS RETURN CELL JOTS OR NETWO TO TOP 2	4-8d BOX (7/3 1/0/131)	TCE NAIL
	CLG JST TO TOP E	4-8d BOX (2'4'x0.13')	FACE NAL
Ø	CLG JST LAPPED AT PARTITION	4-10d BOX (3'x8/26')	TOE NAIL
ĕ	CEL JSTS TO RAFTER	PER TABLE 86251(9)	FACE NAL EA RETR
	COLLAR TIE TO RAFTER	4-10d BOX (3'x6.29')	TOE NAIL
	RAFTER/TRUSS TO R	3-16d BOX (31/3/001351)	END NAIL
	RAFTER TO RIDGE APPLYALLEY (MIN. 2")	3-4d BOX (3/2/x8/35')	D' OC FACE
	STUD TO STUD . NITSECTING WALL CORNERS	16d BOX (31/1/0/35")	%' OC. EA EDGE
	BUILT-UP FOR 2X MEMBERS	16d COM (31/2/8/62")	TOE NAIL
	CONT. HOR TO STUD	5-8d BOX (2'3'x8.13")	T' OC FACE
	TOP E TO TOP E	2-led COM (3/5 'x0.162')	FACE EA SIDE
	DBL TOP & SPLICE	12-16d COM (31/2/00/62")	W' OC FACE
3	SOLE E TO JST, RIM OR BLKG	16d COM (35'40'62')	END NAIL
3	TOP OR BOTTOM IS TO STUD	3-lbd BCX(3½ 'x0135')	FACE NAL
	TOP E LAPS & CORNER/INTERSECTION	2-led COM (3/4/201621)	
			TOE NAIL
	JOIST TO SELL, TOP E OR GIRDER	4-8d SOX (25 10)(3")	4" OC TOE NAIL
	RIM JET OR BLKG TO SILL OR TOP E	8d BOX (25'38)(3')	· EA BEARG
ĸ	2" SUBPLIR TO JOT/GIRDER	3-16d BOX (7'5' x0135')	· EA BEARG
6	2" PLANS (P + B FLR AND ROOF)	3-40 BCX (75 1883551)	END NAL
0	RIM JST, TO JST,	3-16d COM (3/s/x01621)	24" OC. FACE TOP 4
8	BUILT-UP GROERS/BEARS (2" LAYERS)	IDd BOX (3'w0.08')	6' EDGE/Q' FELD
4	1-1 LOOD STRUCTURAL PANELS	8d COH (25 'x0151')	6' EDGE/Q' FIELD
	T-F WOOD STRUCTURAL PANELS	8d COM (25 'x6.131')	6' EDGE/Q' FELD
	16'-16' BOOD STRUCTURAL PANELS	10d COH (3'x0)48')	1' EDGE/T' FELD
	4' GYPSIM BIALLICLG, BO, (UNO)	I's' TYPE 'S'/W' SCREW	T' EDGE/T' FIELD
	S' GYPSIM BALL/CLG, BD. (UNO)	%' TYPE '9'/W' SCREW	781

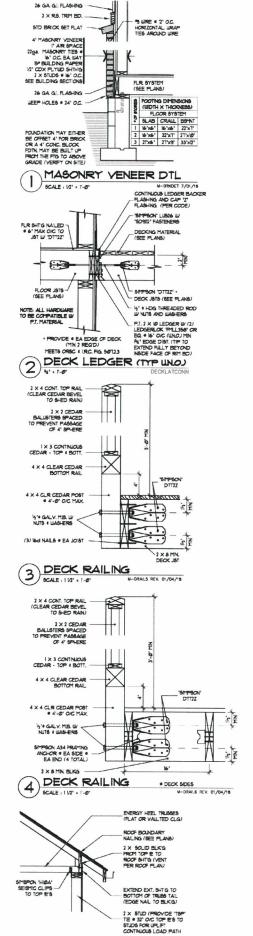
_		BASED ON 2015 IR	C. TABLE FOCESAY	TO, POSTAN	LES	4ND R062.4(2)	
JO	ISTS	FLOOR (40° LL/0° DL) (L/340)	FLOOR (30° LL/0° DL) (L/360)	10	STS	CEILING 120° LL/0° DL/ (L/340)	CEILNG (10° LL/5° DL) (L/240)
DF. 7	SPACG OC.	MAX. SPAN	MAX. SPAN	DF. 2	SPAC'G	MAX. SPAN	MAX. SPAN
2 × 6	10,	3-3	0-3,	2 × 4	5,	811, 810,	12'-5' II'-3'
2 × 8	24' 12'	8'-3' 4'-2' 2'-9'	9'-3' 5'-1' 14'-2'	2×6	24'	7'-3' 5'-0'	9-6' 11-8'
×w	24'	8'-0' 5'-1"	11-8' 19'-10'	2×8	24'	19-11	5'-Ø'
	24'	20-11	14'-3' 23'-4'		24"	6 - 6 3 - 6 23 - 3	23'-4'
2 × 12	241	18 - 11	20'-3'	2 × 10	12°	20 - 2'	26'-0' 23'-3'











TRUSS CONNECTION

5CALE : 1/2" : 1"-8" TYP 4 ENERGY HEEL TRUSS COPYRIGHT (C) 2012 ALAN MASCORD DESIGN ASSOCIATES NO 5188

25# SNOW LOAD

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OJECT MANAGERISRI RAWN 08/13/12 LAV

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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BE LAD OVER A GAS PERFEABLE MATERIAL MADE UP OF EINER A HIMMIN
4" THICK LINDON LAYER OF ELAN AGGREGATE, OR A MINIMIN 4" THICK
LINDON LAYER OF BAND, OVER, AM BY A LAYER OR STRIPS OF MANFACTUR
MATTINS DESIGNED TO ALLOW THE LATERIAL FLOW OF BOIL GARDEN
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3. ALL OPENNOS, GAPS AND JOINTS IN FLOOR AND MALL ASSEMBLES IN CONTACT SOIL, OR GAPS AROUND PIPES, TOILETS, BAITHURS OR DRAINS PREMATATA THESE ASSEMBLES SHALL BE FILLED OR CLOSED WITH HATERALS THAT PROVIDE A PERFANENT ARK-TIGHT SEAL. SEAL LARGE OPENNOS WITH NON-SPRINK MORTHAR GROUTS OR EXPANDING FOAT HATERALS AND STALLER GAPS WITH AN ELASTOPERC JOINT SEALANT, AS DETINED IN ASTHUR CASIGHT.

VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNLARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

LIVING AREA

FLOORING-

NTERIOR PARTITION

ON HOLLOW BLOCK WALLS

WATERPROOF SEALANT APPLIED TO EXTERIOR WALLS

SEAL OPENINGS IN SLAB AND AROUND PENETRATIONS: NOTE 3

SLAB ON-GRADE/BELOW-GRADE (BASEMENTS)

SUB-MEMBRANE DEPRESSURIZATION SYSTEM

5. CIRCUITS SHOULD BE A MINIMUM IS AMP. IS VOLT

PAFIER

EXHAUST (19" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING)

SLAB! NOTE 2 OF GAS PERMEABLE MATERIAL: NOTE I

2' MIN. ABOVE ROOF

READON MITTIGATION

HE POLLOWS CONSTRUCTION TECHNIQUES AND MEASURES ARE NITENDED TO MINIATE RUDON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURSPORTON BY JURSPORTON BASIS FOR EXAMPLE, IN THE STATE OF OREIGN, FER 1011 ORBIG, THE COUNTES OF MILI INCHMANIATION, CALCAMANS POLY, YAMPLE, MOOR RYER AND BANKER, REQUIRE RADON MINIATION, AS DO THE CONTIES OF CLARK, FERRY, COLANGER RADON MINISTRO, AS DO THE CONTIES OF CLARK, FERRY, COLANGER, AND STEVENS, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA (AFIER) IN AFIER).

FOLLOWING THE US. E.P.A. THODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL, BUILDINGS' THESE SPECIFICATION MEET NOT NATIONAL CODES THE BUILDER AND HOME CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELNES.

BUILDING TIGHTNESS MEASURES

SLAB ON-GRADE AND BASEMENT WALLS

- SLAS ON GRADE AND BRIDE EN INSTALL
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 COLD JOINT BETWEEN TWO CONCRETE POURS
 PORES AND JOINTS IN CONCRETE SLOOKS
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 EMPORED BOUL, AS IN A SIMPLE
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 WEETEN SOFT SHEEL SIMPLES.
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FLASHING-

- CRACKS IN SUBLICATING AND FLOORING
 SPACES BEHIND STUD UALLS AND BROCK YEMER WALLS THAT REST ON LOCAFED HOLDUB-LOCK FORDATION
 ELECTRICAL FERETARIONS
 LOOSE-RITUS PIET FERETARIONS
 OFFEN TOPS OF SLOCK WALLS
 WALLER FROM TOPE WELLS
 RATING DUCT REGISTER FENETARIONS
 COLD-AIR RETURN DUCTS IN CRAMAL SPACE

CONDENSATE DRAINS SHALL BE RIN TO THE EXTERIOR USING NON PERFORATED PIPE OR SHALL BE PROVIDED WITH AN APPROVED TRAP

SUPP PITS THAT SERVE AS BID PONT FOR A SUB-SLAS OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUPP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GAMETIET OR SEALED LID, WERE THE SUPP SI USED AS THE SECTION PONT IN A SUB-SLAS DECOMPRESSION SYSTEM THE LID MUST SEE DESIGNED TO ACCOMPONE THE VIDENT PITE. WHERE USED AS A FLOOR DRAINING, THE SUMP PIT LID SHALL HAVE A TRAMPRON LICE.

DUCTUORS, PASSING THROUGH A CRAILSPACE "NST HAVE ALL SEAMS AND JONTS SEALED FIREM HISBIAND, ALL, LONTS OF DUCT SYSTEMS LIBED IN THE HEATING OR COLONIGO OF DAVES SHALL BE SEALED BY TEAMS OF TAPES, MASTIC, AEROSCI, SEALANT, GASCETING OR OTHER APPROVED CLOSUSE SYSTEMS, WERE "YASTIC IS LIBED TO SEAL OPPINIOS GREATER THAN IN", A COMPINATION OF MASTIC AND TESH SHALL BE LIBED.

CRAILSPACE ACCESS OR INDER-FLOOR MECHANICAL EQUIPMENT ACCESS FOR THEOR THE HABITABLE SPACE INTO THE CRAILL SPACE, SUCH AS DOORS OR PANELS, MUST BE CLOSED AND GASKETED TO CREATE AN AIRTIGHT SEPARATION.

AIR HANDLING UNITS IN CRAUL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.

EXHAUST (10" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING) 2" MN. ABOVE ROOF

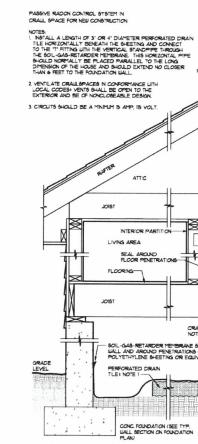
ROOF BRACE

ELECTRICAL JUNCTION BOX FOR FUTURE INSTALLATION OF VENT FAN: NOTE 3.

3'-4' DIA VENT PIPE (PVC OR EQUIVALE)

TO SUPPORT VENT PIPE

SEAL MEMBRANE AROUND PIPE PENETRATION ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED—



CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

CRAUL SPACE RADON MITIGATION

IN ADDITION TO THE CRAIL SPACE SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

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25# SNOW LOAD

5188

METHOD 9 - MECHANICAL VENTILATION (AFIØ35 EXCEPTION)

PROVIDE AN APPROVED MECHANICAL CRAUL SPACE VENTILIATION SYSTEM OR OTHER EQIVALENT SYSTEM.

METHOD 7 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (ARIØ351)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES
 FOR CRALL SPACE VENTING)
 PROVIDE A SOIL-GAS RETARDER SUCH AS 6 MIL POLYETHYLENE OR
 EQUIVALENT (SEE GAS-RETARDER NOTES)
 PROVIDE A VENT STACK (SEE VENT STACK NOTES)

METHOD '3 - CRAILLSPACE VENTILATION AND BUILDING TIGHTNESS.

PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAILSPACE FOUNDATION VENT AREA PER EACH BIG SQ. FT. OF UNDER FLOOR AREA (SEE FOUNDATION NOTES FOR CRAILSPACE VENTING LOCATION

- FOUNDATION NOTES FOR CRAIL SPACE VENTING LOCATION REQUIRESHIPS.

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VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA	NUMBER OF BEDROOMS							
(FT.1)	0-1	0-1 2-3 4		6-1	>1			
<500	300	45	60	15	90			
1,501-3,000	45	60	13	30	105			
3,001-4,500	60	15	30	105	20			
4,501-6,000	75	90	105	120	135			
6,000-1500	30	103	20	135	30			
>150€	105	120	35	50	65			

SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASSIVE SUB-SUAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION IN BASEMENT OR SUAD-ON-GRADE BUILDING. FOLLOW THE NOTES HERE REGIARDING BUILDING TIGHTNESS FEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITUGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS PERFEABLE LAYER BENEATH THE SLAS FLOOR STITENT, THROUGH THE RLOORS OF THE DUELING AND TERMANING AT THE ROOM, SO THE ROLL OF SEE NOTES RECARDING VENT PIPE, SOIL GAS-RETARDER AND SLASS JUBILOOK PERPARATION.

- SLAB SUB-FLOOR PREPARATION

 A LAYER OF GAS-FERREABLE MATERAL SHALL BE PLACED INDER
 ALCONORIES SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY
 CONTACT THE GROUND, AND ARE SITHIN THE SALLS OF THE LIVING
 SPACES OF THE BUILDING. THE GAS-FERREAGUE LAYER SHALL
 COMBING ON OF THE TOLLOWING.
- A INFORM LATER OF CLEAN ASSRESATE, A THINTIE OF 4 NOLES THOSE THE ASSRESATE SHALL CONSIST OF NATERIAL SHALL BOUGHT OF ASS THOSE AS THOSE THE THOSE OF A 14 SEPT. A LINE OF A NOLES THOSE OF THE ASSET OF A 14 SEPT. A LINE OF A NOLES AND INATINE OF FILLIA THOSE OF A NOLES THOSE OF ASSET OF THE DRAWLES MATTHES DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GARAGE

SOIL-GAS-RETARDER

- THE SOL NORMAL SPACES SHALL BE COVERED WITH A CONTINUOUS LATER OF INNIMING HALL POLITITITIES SOL GASS-RETARGER THE GROUP COVER SHALL BE LARPED ANNIMING TO INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WHILLS ENCLOSED THE CRALL SPACE AREA TO LOSELY AROUND ANY PIPE, UNE OR OTHER PEDETRALION OF THE PRESENT AROUND ANY PIPE, UNE OR OTHER HENERAL SHALL SHALL BE SEALED OR COVERED WITH ADDITIONAL SECTION.

- (ENT PIPE (RADON)

 A PLIPBING THE OR OTHER APPROVED CONECTION SHALL BE NOTIFIED HORIZONIALLY BENEATH HE SOLL GAS-RETARDER SHETING AND CONNECTED HO 3' OR 4' HOLDER RITING WITH A VERTICAL VENT PIPE NOTALLED THROUGH HE SHETING. HE WIST PIPE SHALL BE STITUDED UP THROUGH HE BUILDING FLOORS TO TERMINIST AT LEAST 2 NOTES AROVE HE ROOF SURFACE OF ALL CAST AND ALL LEAST 18 THE JUANT FROM ANY UNCOUNTY OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING ANY THROUGH OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING ANY THROUGH OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING ANY THROUGH OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING ANY THROUGH OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING ANY THROUGH OF THE PLANT ROOT AND ALL CAST SHE OF THE SHETING AND THE SHE

- MATERIAL, EACH AREA SHALL DE RITTED WITH AN NOMINULLY VENT PIPE.

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- FAN.
 ALL EXPOSED AND YSIBLE INTERIOR RADON VENT PIPES SHALL BE
 IDENTIFED WITH AT LEAST ONE LABLE ON EACH FLOOR AND IN
 ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION
 SYSTEM!"

POWER SOURCE REGUINEMENT

10 ACCOMPODATE RITURE INSTALLATION OF AN ACTIVE
SIGN-TO-PRINCE OF SUB-54-35 DEPRESSURATION STSTEM, AN
ELECTRICAL CIRCUIT EXPENSATED IN AN APPROVED BOX SHALL BE
NOTALLED DURING CONSTRUCTION IN THE ATTO OR OTHER
ANTICIPATED LOCATION OF VINIT PPET SHAS, AN ELECTRICAL SUPPLY
SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATION OF SYSTEM
FAILURE ALARYS.

COMBINATION FOUNDATIONS

COMBINATION BUSINESTICABLE SPACE OR SLAS-ON-GRADELICABLE SPACE FOUNDATIONS SHALL HAVE SEPRANTE RADON HITGATION BYSIEMS IN EACH THREE PRODUCTION AREA PRASIVE SUB-8L AS AND PRASIVE SUB-112 SHARM READ ROAD FROST HAT BE CONCETTE TO A SMALE VENT TERMINATION ABOVE THE ROOF, OR EACH WATH MAY NOW DUALLY CONTINUE TO TERMINATE ABOVE THE ROOF (SEE VENT TIPE NOTES).

ZONE 1 ZONE 2

EPA RADON ZONES

DISCLAMER THE PURPOSE OF THIS MAP IS TO ASSIST NATIONAL, STATE AND LOCAL ORGANIZATIONS TO TARGET THEIR RESOURCES AND TO PRESENT RADON-RESISTANT BUILDING CODES ALL HOMES HOLD DE TESTED REGARDLESS OF GEOGRAPHIC LOCATION, EPA RECOMMENDS THAT THIS MAP BE SUPPLEMENTED WITH ANY AVAILABLE LOCAL DATA IN DODER TO RATHER INDERSIAND AND PREDICT THE RADON POTENTIAL FOR A SPECIFIC AREA.



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 3, 2019
TO: Adrienne Senter
FROM: Michael Smith

RE: Site Plan Review – 257 Birch Street

BACKGROUND

The City of Hapeville has received a site plan application from David Cook to construct a new one and a half story single-family dwelling at 257 Birch Street. The dwelling will have 1,777 SF of living area. It will include three bedrooms and two and a half bathrooms. Parking will be provided by a 11' wide driveway running along the west side of the house.

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

REVIEW

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:

								um Front Setback	Mini	mum	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	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 1.5 stories. The building will be 26'-1" high measured from the finished first floor; however, the height of the building from grade has not been provided.
- Setback dimensions provided:
 - o Front setback is 16.1'.
 - East side setback not provided but is beyond the minimum 5' setback. <u>Actual setbacks</u> should be provided.
 - West side setback is not provided but is beyond the minimum 5' setback. <u>Actual setbacks</u> should be provided.
 - Rear setback is not provided but is well beyond the minimum 20' setback. <u>Actual setbacks</u> <u>should be provided.</u>
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- The plans indicate the a new 11' wide driveway will extend along the side of the house for approximately 50'.
- A new 4' sidewalk is proposed. <u>The applicant should ensure the sidewalk also includes a 1' landscape</u> zone between the paved area and the street, as required by the Architectural Design Standards.
- The curb cut for the driveway is not shown on the plans.
- The plans include a walkway to the house.
- <u>The provided typical design cross sections contradict the proposed driveway shown in the plans and</u> are not provided for sidewalks or walkways.
 - c. The locations, area and number of proposed parking spaces.
- An 11' wide driveway will extend along the side of the house for approximately 50' which will accommodate the required 2 parking spaces.
 - 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.
- A permit to remove 12 trees from 261 Birch St., adjacent, was issued November 11, 2018. No permit
 was obtained for 257 Birch St. Per Community Services Staff and Google Maps, however, both 257
 and 261 Birch St. were cleared of trees at approximately the same time. The type and size of the
 trees were not provided. The applicant should provide detailed information on the trees that were
 removed.
 - 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, shrubs, and crape myrtle trees. <u>A street tree will be required per the Architectural Design Standards.</u>
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- Not applicable for 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 or are 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. <u>The building elevations will be reviewed by the Design</u>
 <u>Review Committee for compliance with the Architectural Design Standards.</u>
 - (3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.
- Building elevations have been provided. <u>The building elevations will be reviewed by the Design</u>
 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 7,405 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 2,962 SF. The plans indicate that the lot coverage will
 be 1,296 SF for the dwelling and 901 SF for the driveway. However, no lot coverage has been
 provided for the walkway. The total provided lot coverage is 2,197 SF or 30%, which is likely
 compliant. However, the applicant should provide the lot coverage of the walkway.
 - 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 2.5 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 1,777 SF of living space, which is compliant.
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- An 11' driveway will run along the west side of the house.

- (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 one and a half story single-family house.
- Authorization of the property owner has been provided.
- A development schedule has been provided.

RECOMMENDATION

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

- Provide the height of the building from grade.
- Provide actual setbacks.
- Ensure the sidewalk also includes a 1' landscape zone between the paved area and the street, as required by the Architectural Design Standards.
- Provide detailed information on the trees that were removed.
- Show the curb cut for the driveway.
- Provide correct typical design cross sections. The ones provided contradict the proposed driveway shown in the plans and are not provided for sidewalks or walkways.
- Provide the impervious surface of the walkway.

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

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



Approximate Location Map – 257 Birch Street

19-PC-09-19

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant DAUD Cook
Mailing Address: 100 Glendale Drive Peachtre City 6#30269
Telephone Email & Cour & ad Cour
Property Owner (s)
Mailing Address 8024 Fairouk Ct. Joneshoro GA 30236
Telephone Mobile #
Address/Location of Property: 261 Birch Street
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094-0009_113-0
Present Zoning Classification: Size of Tract: acre(s)
Present Land Use: Single Family residential vacant
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.
Date: 8/13/14/19/19
Sworn to and subscribed before me This day of MARY Notary Public AND MARCH MARCH

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

provided below. (Please type or print legibly.)				
Construct House	Single	family	residential	
	4.41			

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

AUTHORIZATION OF PROPERTY OWNER

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

261 Birch Street	
itapeville GA 30354	
City of Hapeville, County of Fulton, Stat	e of Georgia
	LICATION. I AUTHORIZE THE APPLICANT NAMED PURSUIT OF THIS APPLICATION FOR PLANNING
Name of Applicant DAUID &	J Cook
	archtrae City 6 th 30354
Telephone of Applicant	
	Signature of Owner
	DAVID W Cook Print Name of Owner
Personally Appeared Before Me this Notary Public	day of ANSON FENSE 19. ANSON FENSE 19.
	5

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Date	
AUTHORIZATION OF ATTO	DRNEY
THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT BY THE OWNER(S) TO FILE THE ATTACHED APPLOCATED AT:	
City of Hapeville, County of Fulton, State of Georgi	
	Name or Attorney
	Bar No.:
	Address
	Telephone

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

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



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



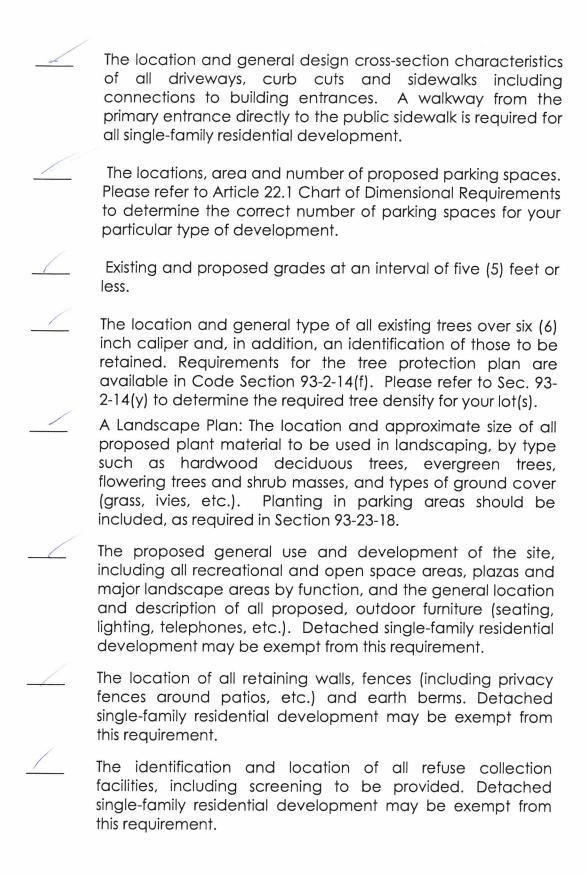
Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.



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



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



mily	Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.				
pela	Location and size of all signs. Detached single-family residential development may be exempt from this requirement.				
<u>/</u>	Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.				
	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 <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.					
Applicant Signature:					

Deed Book 59374 Ps 317
Filed and Recorded Oct-22-2018 11:33am
2018-0286680
Real Estate Transfer Tax \$37.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

TPIN: 14 -0094-0009-113-0

WARRANTY DEED

Girardot & Associates, P.C. 4-A Lenox Pointe, NE Atlanta, GA 30324 18473

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made this the 15th day of October, 2018 between

GRAVITOA, LLC

as party or parties of the first part, hereinafter called Grantor, and

TSLE LLC

as party or parties 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 the sum of TEN DOLLARS (\$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, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SUBJECT PROPERTY KNOWN AS 261 Birch Street, Hapeville (Fulton Co.) GA 30354 AND AS SHOWN ON EXHIBIT "A" HERETO WHICH IS INCORPORATED HEREIN.

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 behoove the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

our ce

Witness

GRAVITOA, LLC

MANAGER MANAGER

NITHE HEUN

(SEAL)

(SEAL)

Deed Book 59374 Ps 318
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

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

2.12.3

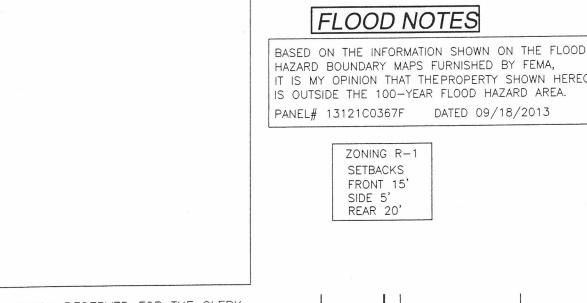
4 1.1 " J*

direct _ - - 11

 $(x,y) = e_{x} \in \mathcal{C}$

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

Property known as 261 Birch Street and Tax Parcel ID: 14-0094-0009-113-0 per records of Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessors office.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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

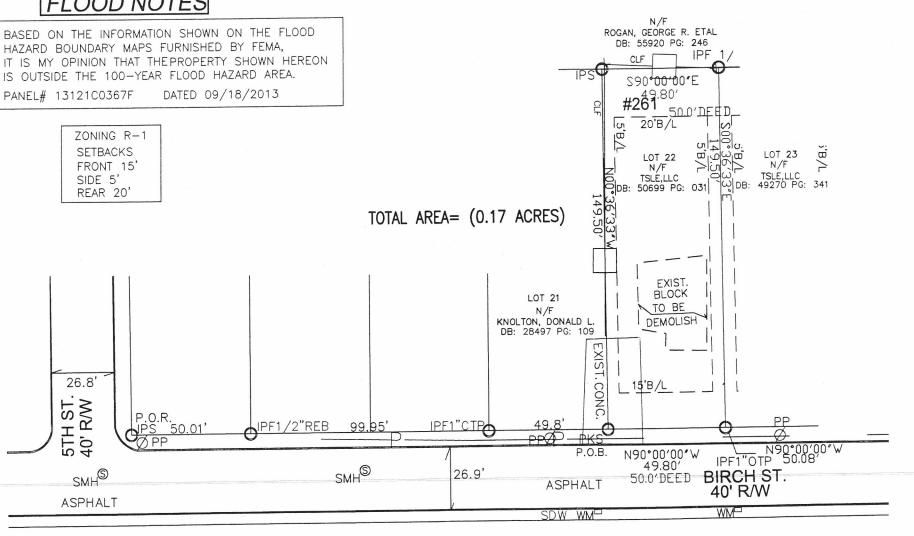
SURVEY ORDERED BY: NAME: DAVID COOK ADDRESS: 100 GLENDALE DR. PEACHTREE, CITY, GA 30269 PHONE (24HR.): 770-231-7215

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (N/A) FEET, AND AN ANGULAR ERROR OF (N/A) PER ANGLE POINT, AND WAS ADJUSTED USING (N/A) COMPASS RULE. FIELD DATA WAS OBTAINED RADIALLY

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 398,600,000 FEET. EQUIPMENT USED GTS220

GENERAL NOTES

- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 07/31/19
- 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- 6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

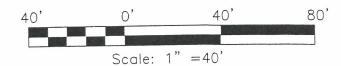


PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

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 0.C.G.A.Section 15-6-67.



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



LEGENDS OF SYMBOLS

GAS MARKER/GAS METER

IRON PIN SET 1/2" REBAR W/ CAP CURB AND GUTTER

CONCRETE MONUMENT FOUND

POINT OF BEGINNING POINT OF REFERENCE

OPEN TOP PIPE

PROPERTY LINE

RIGHT-OF-WAY

LAND LOT LINE

POINT ON LINE

STEEL POLE

GUY WIRE

HEADWALL

DROP INLET

WATER METER WATERLINE

- OVP- OVERHEAD POWERLINE

LANDSCAPING

CLEAN-OUT

GASLINE

POWER POLE

BACK OF CURB

FENCE CORNER EDGE OF PAVEMENT

PROPERTY CORNER

EXISTING JUNCTION BOX EXISTING WATER VALVE

EXSITING FIRE HYDRANT

TEMPORARY BENCH MARK BASE FLOOD ELEVATION

MINIMUM FLOOR ELEVATION

SINGLE WALL CATCH BASIN

DOUBLE WALL CATCH BASIN

OUTLET STRUCUTRE (RISER)

UNDERGROUND FIBER OPTICS

SANITARY SEWER MANHOLE SANITARY EASEMENT

FIRE DEPARTMENT CONNECTOR

EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER LINE

PK NAIL SET (FOUND)

CHAIN LINK FENCE

AIRCONDITION UNITS

HEIGHT UNDERGROUND ELECTRIC

D.E. DRAINAGE EASEMENT

R.R.E. RAIL ROAD EASEMENT

OIPE

R/W

CMF

POL

FNC

EP PC

⊕SP

ØPP

GW

⋈ WV

T.B.M.

M.F.E.

►SWCB

△DWCB

00S

--ss-

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PKS (F)

S.S.E.

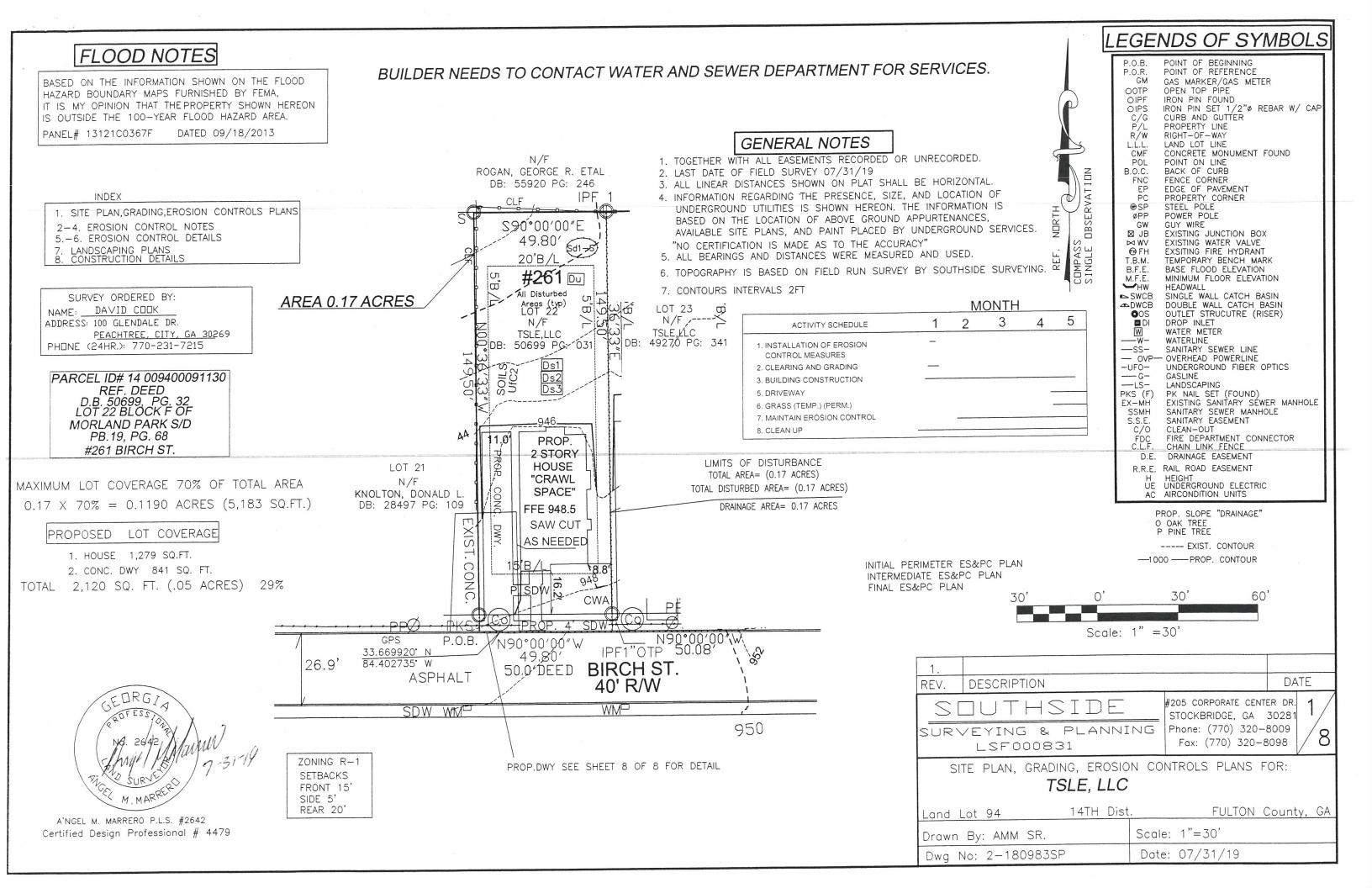
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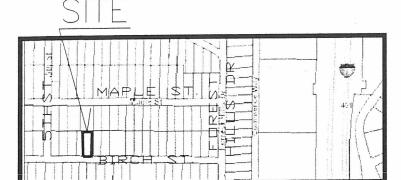
DBSERVATION

VORTH

IRON PIN FOUND

REV.	REV. DESCRIPTION			DAT	E	
		#205 CORPORATE CENTER DR. ' STOCKBRIDGE, GA 30281		1/		
		NG	Phone: (770) 320-8009 Fax: (770) 320-8098		/1	
RE	RETRACEMENT SURVEY FOR:					
TSLE, LLC						
Land	Lot 94	14TH Dis	t.	FULTON (County	, GA
Drawn	By: AMM		Scale	e: 1"=40'		
Dwg No: 2-180983 Date: 0		: 07/31/19				





VICINITY MAP "NTS"

TERTIARY Permittee Operator Qualified Personnel

TSLE, LLC

CONTRACTOR:

Land Surveyors (NPDES):

Land Lot 94

DEVELOPER:

14th Dist.

Southside Surveying and Planning LLC. #18 Atlanta Street Mcdonough , GEORGIA 30253

ADDRESS: 100 GLENDALE DR.

PEACHTREE, CITY, GA 30269

PHONE (24HR.): 770-231-7215

Description of Existing Land Use:

DAVID COOK

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 94 ,14th DISTRICT, Fulton COUNTY, GEORGIA SITE AREA: 0.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.17 ACRES
SOIL TYPES: UFc2 (Urban Land)

Wetlands

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

Receiving Waters

UNNAMED TRIBUTARY TO SOUTH RIVER

State Waters

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

Drainage Description

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

Slopes After Grading Maximum Slope is 3:1

Erosion Control Measures

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

1. Site Description

The proposed site will be used for 1 Residential home

Approximately 0.17 acres of disturbed land will be utilized for this development. There will be numerous structural and nonstructural controls to be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this lot.

2. Controls

The following controls will be implemented at the construction site:

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

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

OTHER CONTROLS

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

SPILL PREVENTION & CONTROL

PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER

DIL, TARS, ETC., KEPT ON SITE SHALL BE STORED IN TIGHTLY SEALED

CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL

BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE.

ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED. LOCAL, STATE, AND

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT

IN THE MATERIAL STORAGE AREA ON-SITE, TYPICAL EQUIPMENT AND MATERIALS

FOR CLEANUP INCLUDE GLOVES, GOGGLES, RAGS, RESPIRATORS, CAT LITTER,

SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A

SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS, ALL

SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY. ALL

SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

-- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER),

THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT

1-800-426-2675.

"FOR SPILLS OF AN UNKNOWN AMDUNT, THE NATIONAL RESPONSE CENTER (NRC)

WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. "FOR SPILLS GREATER

THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL

BE CONTACTED WITHIN 24 HOURS', "FOR SPILLS LESS THAN 25 GALLONS

AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND

LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY

THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320

GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT)

OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS.

PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

Certification

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

Georgia Licensed Professional #4479 Date

Certification

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

ANGEL M. MARRERO, PLANTIL

7-31-19 DATE

Certified Design Professional # 4479

REV.	EV. DESCRIPTION		DA	TE		
		HSIDE & planni 0831	NG	#205 CORPORATE CENTI STOCKBRIDGE, GA Phone: (770) 320-6 Fax: (770) 320-8	30281 8009	2/ /8
EROSION CONTROLS NOTES FOR:						
	TSLE, LLC					
Land L	ot 94	14TH Dist.		FULTON (Count	y, GA
Drawn by. Alvin St.		e: N.T.S. : 07/31/19				

HAZARDOUS WASTES

DTHER CONTROLS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

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

EROSION CONTROL NOTES:

- 1. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
- 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVITIES.
- 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
- 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL
- 7. INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
- 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
- 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
- 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
- 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-S. 0.17 X 67 =11.4 C.Y. REQUIRED 410 LF X 0.083= 34.0 C/Y PROVIDED
- 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
- 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
- 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. SEE DETAIL SHEET# 5
- 19. No additional storm pipe added for this project.



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

1.					
REV.	DESCRIPTION			*	DATE
	OTHS /EYING & F LSF00083	PLANNI	NG N	#18 ATLANTA S MCDONOUGH, GA S Phone: (770) 320- Fax: (770) 320-8	30253 -8009
ER	JSION CONTR	ROLS NO	TES	FDR:	
	TSLE	E, LLC			
Land L	ot 94	14TH Dist.		FULTON (County, GA
Drawn	By: AMM SR.		Scale	e: N.T.S.	
Dwa N	o: 2-180983SP		Date:	: 07/31/19	

c. Tertiary Permittee.

- (1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- (3). Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a

Inis paragraph is not applicable to utility companies and utility contractors performing our service line installations or when conducting repairs on existing line installations.

- (4). Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

F. Retention of Records.

- 1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
 - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit:
 - d. A copy of all sampling information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2, of this permit; and
 - g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.
- 2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit.
 - c. A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit; and
 - d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.
- 3. Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
 - d. A copy of all sampling information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.c. of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and.
 - g. Daily rainfall information collected in accordance with Part IV.D.4.c.(2). of this permit.
- 4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.



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

1.	1.					
REV.	REV. DESCRIPTION				DA	NTE .
SOUTHSIDE surveying & planning lsf000831			#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098			
ERO	EROSION CONTROLS NOTES FOR: TSLE, LLC					
Land Lot 94 14TH Dist. FUL			FULTON (Count	y, GA	
Drawn By: AMM SR. Sca		Scale: N.T.S.				
Dwg No: 2-180983SP Date:		e: 07/31/19				



(WITH MULCHING ONLY)

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

Ds2 - DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDINGS)

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

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

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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

SD1- MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Filter fabric shall be replaced whenever it has deteriorated to such

an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary sediment barriers shall remain in place until disturbed areas have been

permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

EROSION & SEDIMENT CONTROL

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
(Co)	CONSTRUCTION EXIT		#6	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1)	DISTURBED AREA STABLIZATION WITH MULCHING ONLY		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABLIZATION WITH TEMPORARY SEED		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABLIZATION WITH PERMANENT VEG.	· 9 · 9	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER
(Sd1)	SEDIMENT BARRIER TYPE-C		Sall HAYBALES OR SILT FENCE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS. BALES OR STRAY OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

St





A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

similar sites.

Controlling surface and air movement of

dust on construction site, roadways and

NOTES:

- OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 3. HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE
- 4. SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS.

5. APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.



CONCRETE

WASHOUT

The concrete washout sign shall be installed

10 Mil Plastic liner shall be anchored with gravel-filled bags for below grade concrete

-- Plastic line

within 30' of the temporary concrete washout facility.

washout facility.

SECTION B-B

SECTION A-A

Plastic line

Earthen berm

Plastic liner-

Plastic line over berm

Earthen berm-

Gravel-filled-

Gravel-- filled

bag

Black letters

Plastic liner -under berm side only)

CWA

Farthen berm

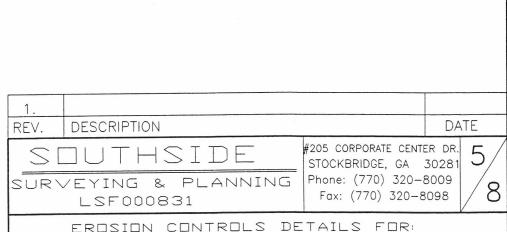
Gravel—filled bag

FACILITY ONLY

SITE IS PROHIBITED.

neight

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



CONCRETE TOOLS, MIXER CHUTES, HOPPERS & THE REAR OF V VEHICLES ARE TO BE WASHED DOWN IN TEMPORARY WASHDOWN

B-

Тур

Plastic liner placed under berm (entry side only)

Edge of Plastic Liner (See Note 2)

-WASHOUT OF THE DRUM AT THE CONSTRUCTION

Entry side of washout facility

18. WASHOUT CONCRETE DETAIL

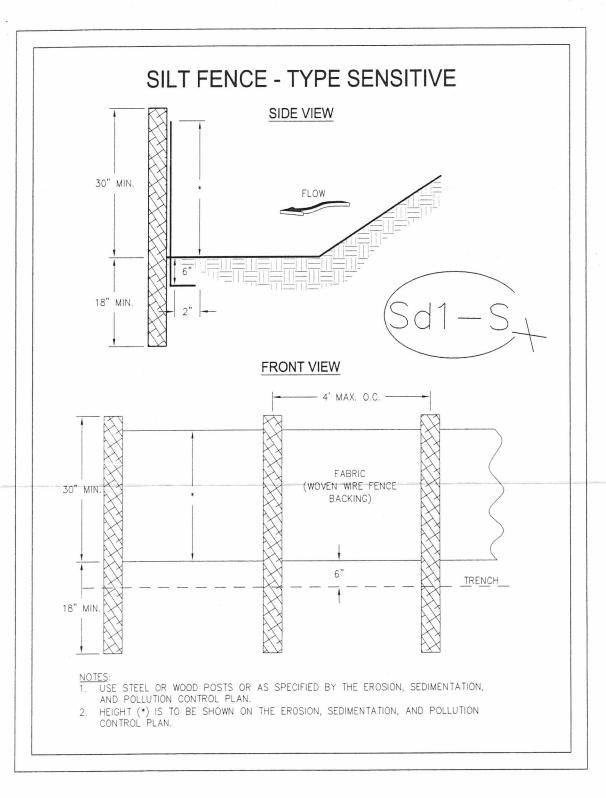




DUST CONTROL ON DISTURBED AREAS







CRUSHED STONE CONSTRUCTION EXIT **EXIT DIAGRAM** (IF NEEDED) **ENTRANCE ELEVATION**

AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.

3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".

5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.

6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.

. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.

8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT

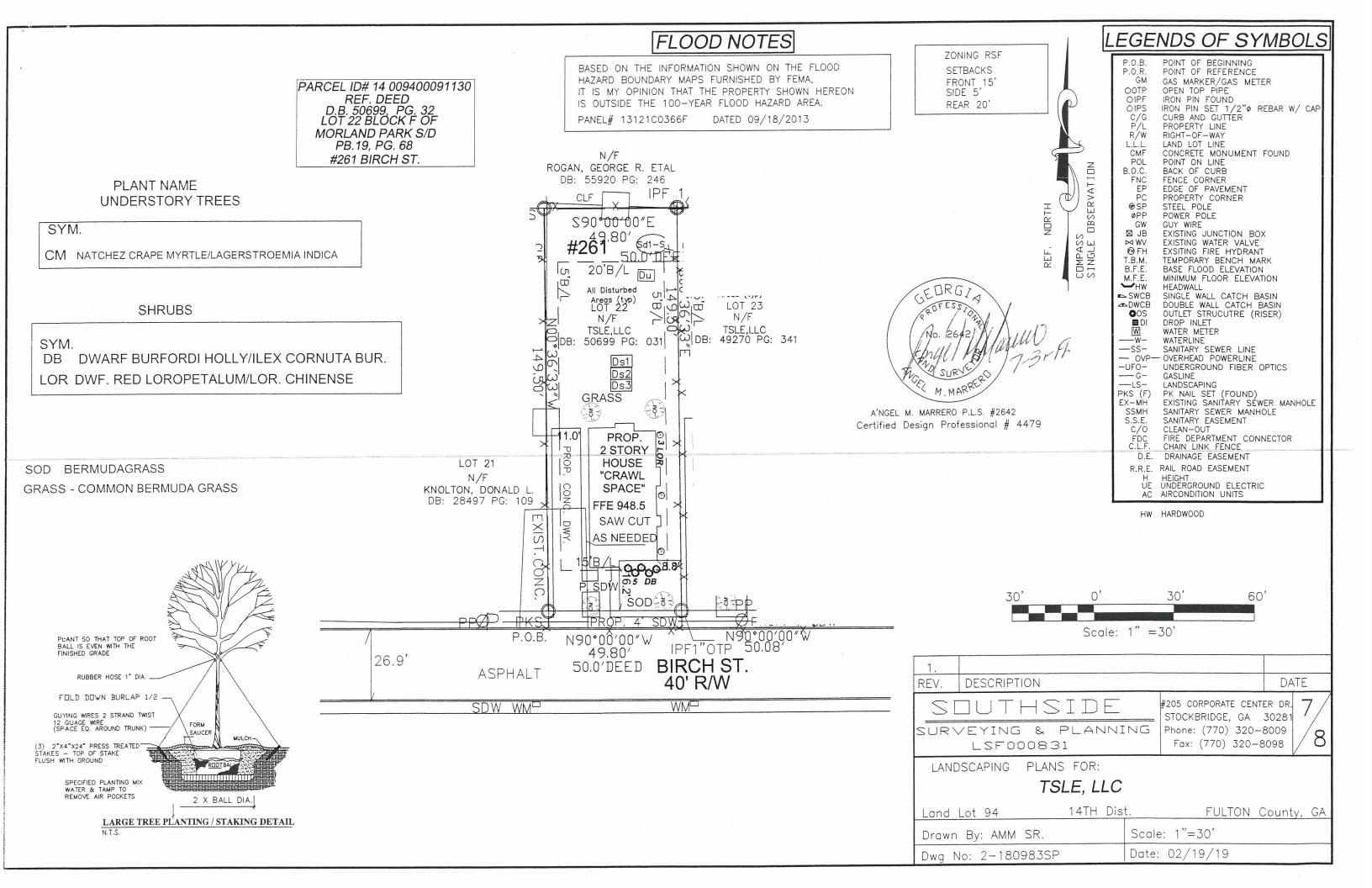
REMOVE MUD AND DIRT.

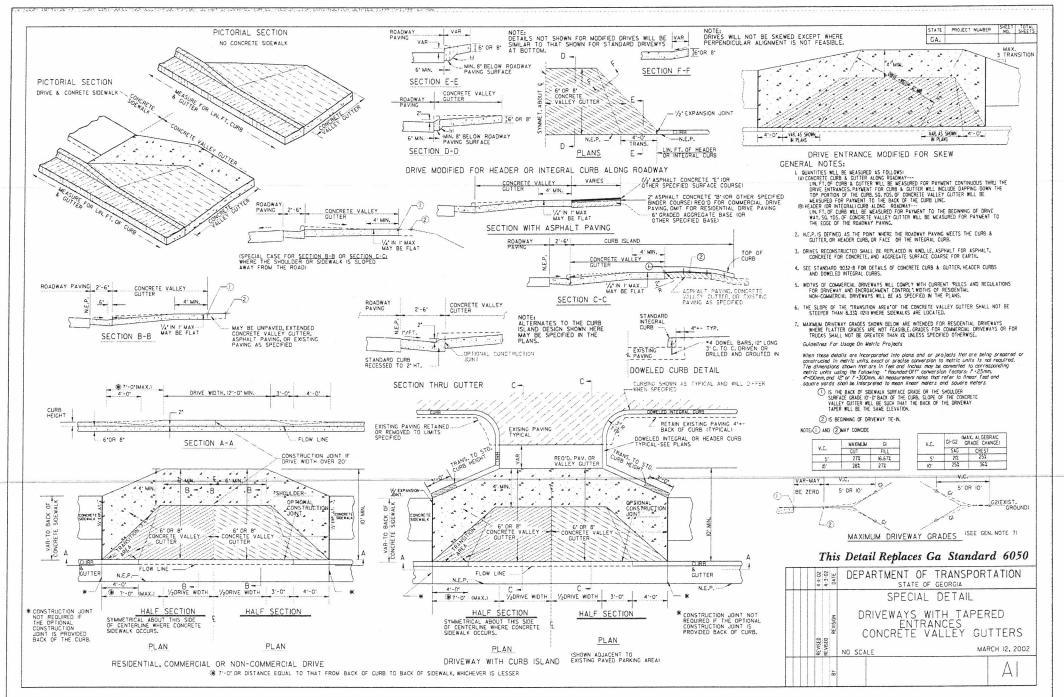
O.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



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

	1.							
	REV.	DESCRIPTION	DATE					
	SDUTHSIDE #205 CORPORATE CENTE STOCKBRIDGE, GA							
	SURVEYING & PLANNING Phone: (770) 320-8 LSF000831 Fax: (770) 320-8							
Ī		EROSION	CONTROLS	DE	TAILS FOR:			
			TSLE, LLO	\mathcal{C}				
	Land l	Lot 94	14TH Dist		FULTON (Count	y, GA	
	Drawn	By: AMM SR.		Scale: N.T.S.				
-	Dwg N	lo: 2-180983	SP	Dat	e: 07/31/19	*		





LEGENDS OF SYMBOLS

POINT OF BEGINNING POINT OF REFERENCE P.O.R. GM GAS MARKER/GAS METER OOTP OPEN TOP PIPE OIPF IRON PIN FOUND OIPS IRON PIN SET 1/2" FEBAR W/ CAP CURB AND GUTTER PROPERTY LINE R/W RIGHT-OF-WAY LAND LOT LINE CONCRETE MONUMENT FOUND POL POINT ON LINE BACK OF CURB FNC FENCE CORNER EDGE OF PAVEMENT PROPERTY CORNER STEEL POLE **ØPP** POWER POLE GW GUY WIRE **⊠** JB EXISTING JUNCTION BOX EXISTING WATER VALVE ⊕ FH EXSITING FIRE HYDRANT T.B.M. TEMPORARY BENCH MARK B.F.E. BASE FLOOD ELEVATION MINIMUM FLOOR ELEVATION **HW** HEADWALL SINGLE WALL CATCH BASIN DOUBLE WALL CATCH BASIN OUTLET STRUCUTRE (RISER) SWCB **△**DWCB **0**0S ■ DI DROP INLET WATER METER WATERLINE --W---ss-SANITARY SEWER LINE - OVP- OVERHEAD POWERLINE -UFO-UNDERGROUND FIBER OPTICS ---- G-GASLINE --LS-LANDSCAPING PK NAIL SET (FOUND)

EXISTING SANITARY SEWER MANHOLE PKS (F) FX-MH SANITARY SEWER MANHOLE SSMH SANITARY EASEMENT S.S.E. CLEAN-OUT FIRE DEPARTMENT CONNECTOR CHAIN LINK FENCE D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT H HEIGHT UE UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

HW HARDWOOD

PROPP. CONC. DWY AND SDW.

4"



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

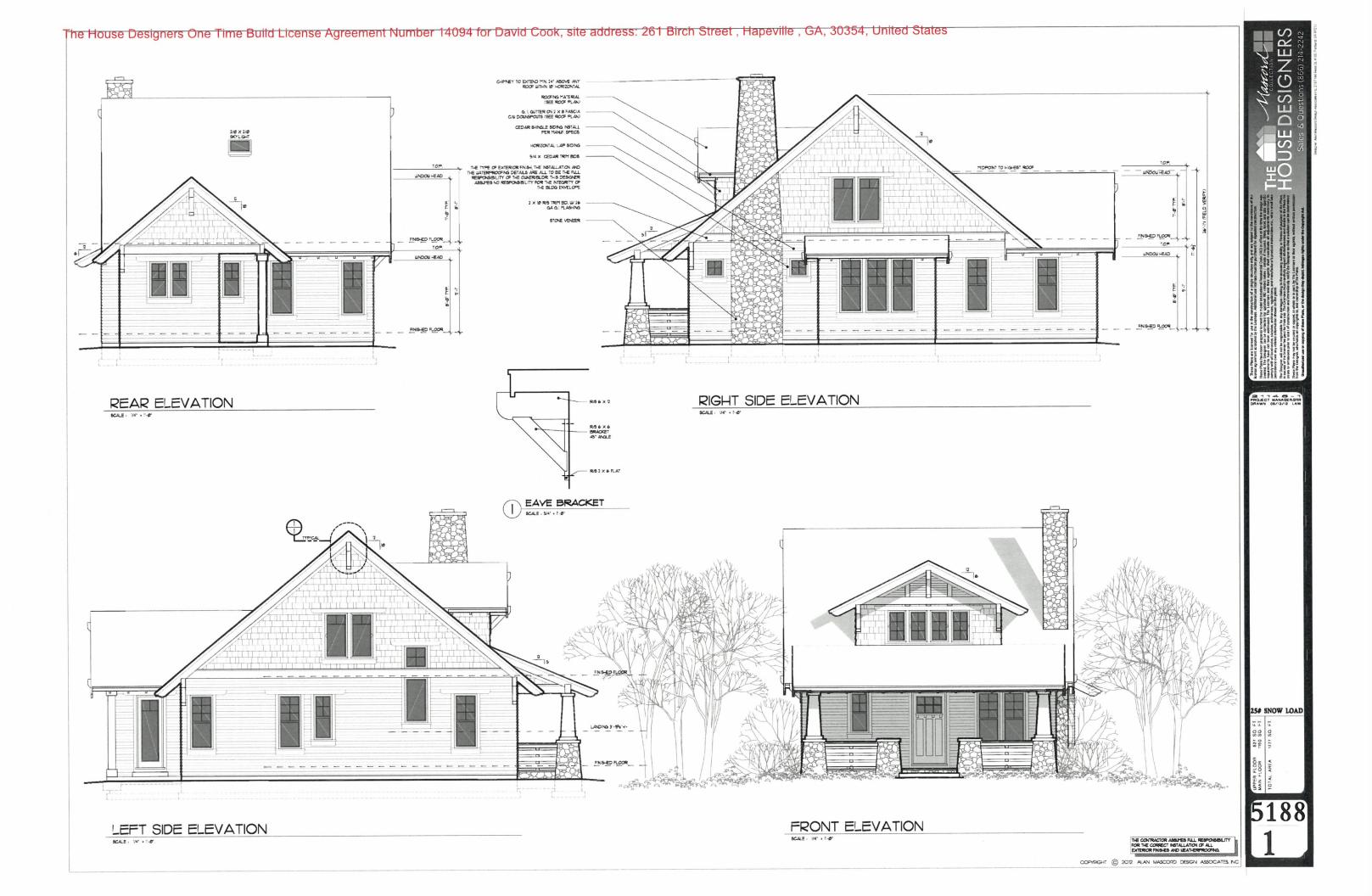
1. REV.	DESCRIPTION			DATE
	OTHS EYING & LSF0008;	PLANNING	#205 CORPORATE CENTI STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 O /8009
	DETAILS FOR	:		
	Т	SLE, LLC		
Land I	_ot 94	14TH Dist.	FULTON C	County, GA

Drawn By: AMM SR.

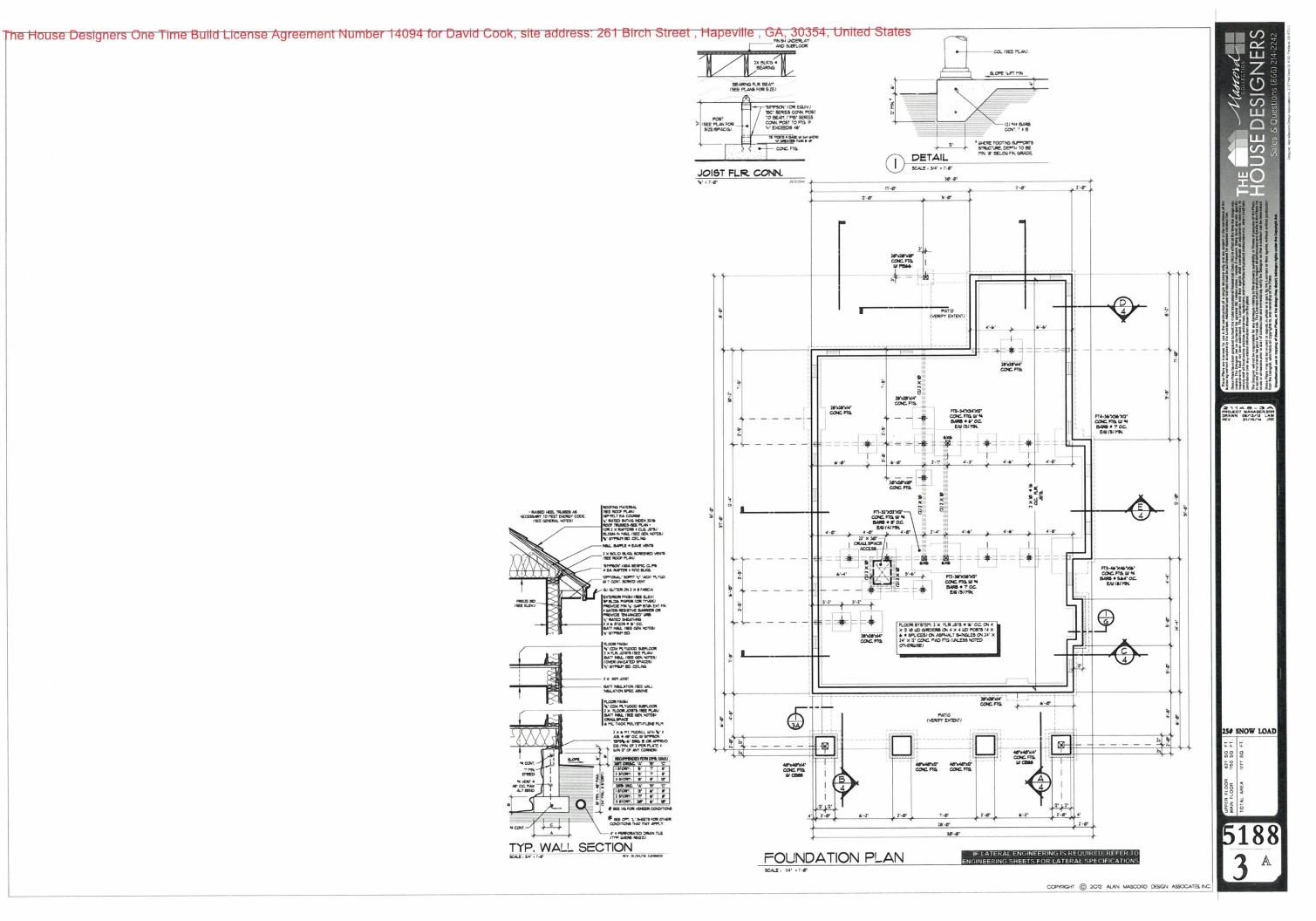
Dwg No: 2-180983SP

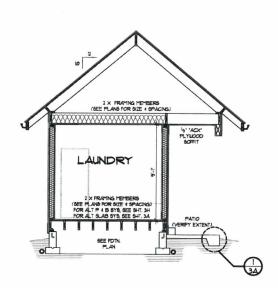
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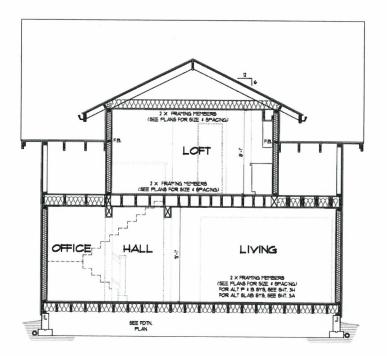
Date: 07/31/19

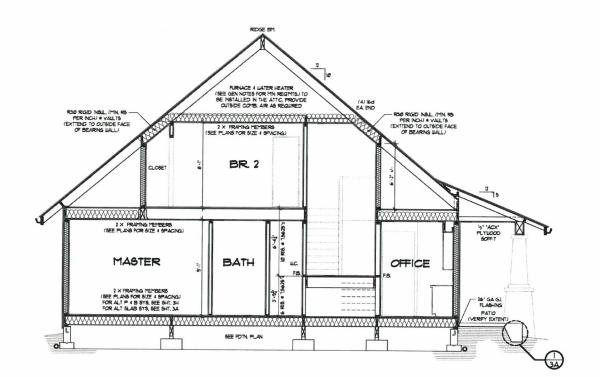


DESIGN USE 뿔 2 1 1 4 5 - 2 PROJECT MANAGERISAR DRAWN 06/13/12 LAW REV 01/16/14 JRE 25# SNOW LOAD 5188









BUILDING SECTION

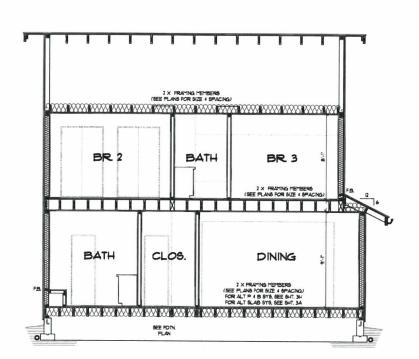
SCALE 1/4" + 1-89"

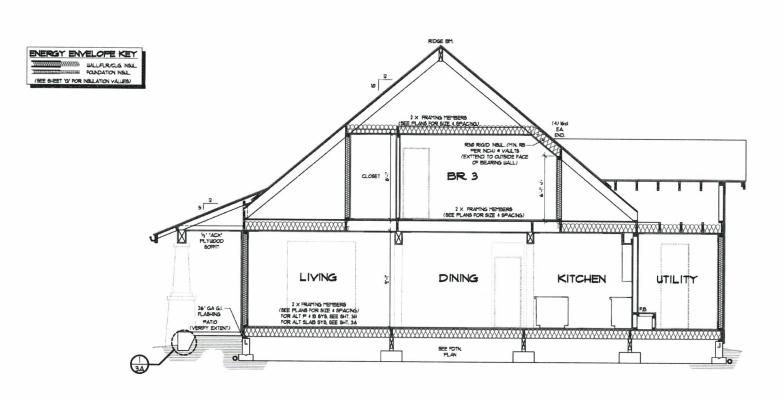
BUILDING SECTION

SCALE : 1/4' : 1-0'

BUILDING SECTION

SCALE : NOT - 17-0"





BUILDING SECTION

SCALE: 14" + 1"-0"

BULDING SECTION

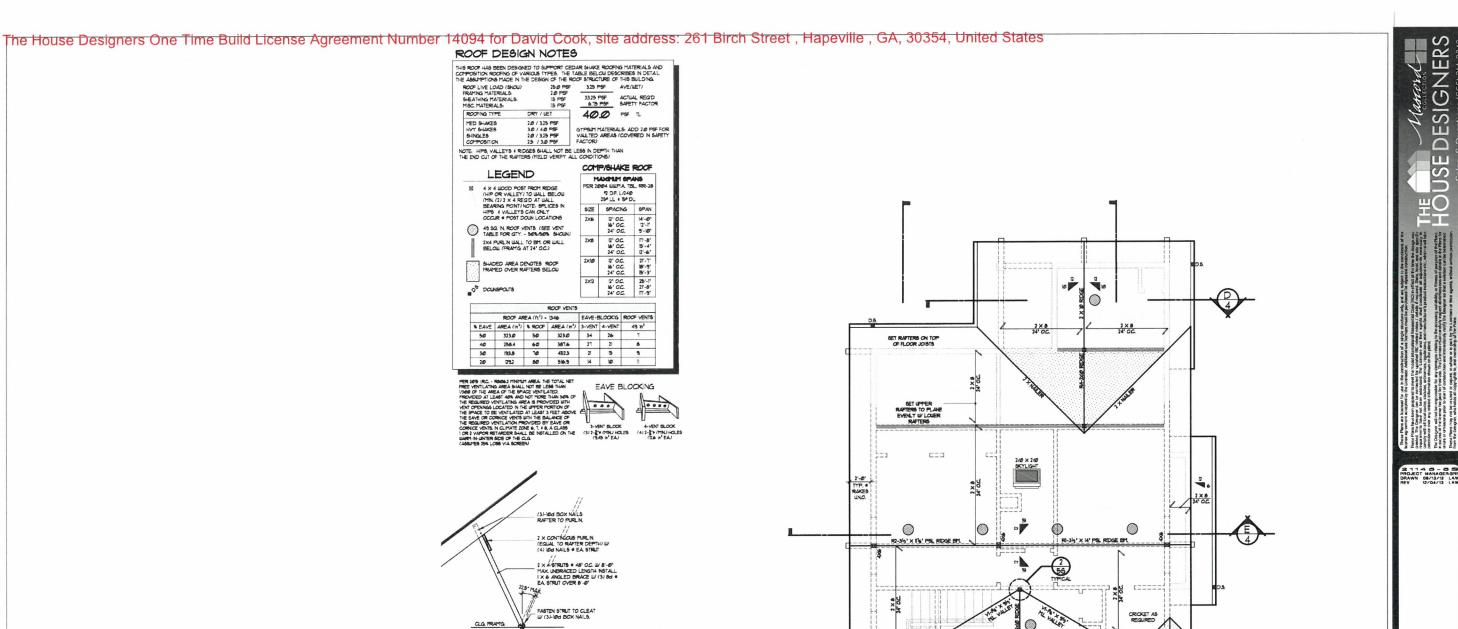
6CALE: 14" - 1"-6"

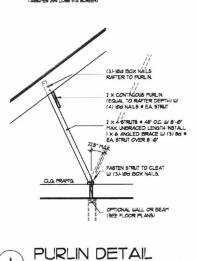
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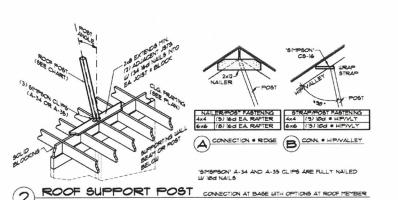
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PROJECT MANAGERISAR
DRAWN 08/13/12 LAW
REV 01/15/14 JRE
REV 12/04/13 LAW

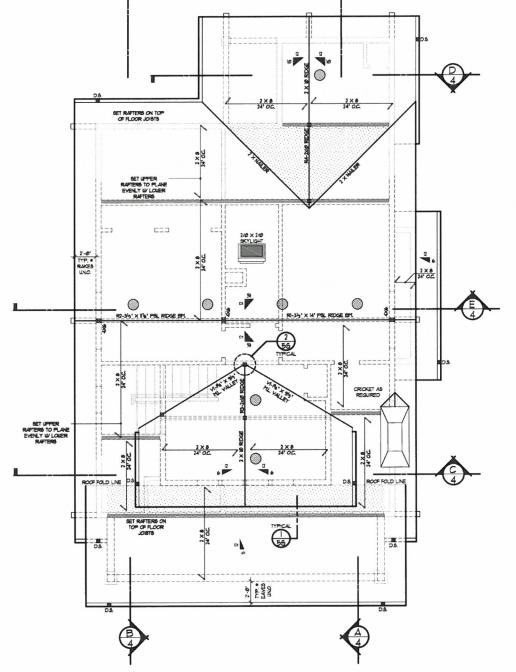
25# SNOW LOAD





SCALE : N. T. S.





ROOF FRAMING PLAN SCALE : 14' . 1'-0'

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

25# SNOW LOAD

5188

House Designers One Time Build Lice se Agreement Number 14094 for Cook, site address: 261 Birch Street, Hapeville, GA, 30354, United States DISCLAIMER FOUNDATION NOTES:

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONSTRUCTION OF CICENSE ACCEPTED BY THE CUSTOMER, CHILDING SELLOWS LICENSES ARE AVAILABLE). USE OF ANY PART OF THE PLANS BY ANY PART OT THESE THAN THE CUSTOMER DECEMPT ON LOAN BY PART OF THE PLANS SICH AS THE CUSTOMER SUBJECT OF THE PLANS.

MASCORD PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE FLANS TO YET! SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC SITE CONDITIONS, IT FIRE RESPONSIBILITY OF THE REGULATION OF AND SPECIFIC PROCEDULE FOR ANY DAMAGES CONTRACTOR. IN ADDITION MASCORD MILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN DECESSO OF THE LICENSE FIRE FLANS IN DECESSO OF THE LICENSE FIRE FLANS IN DECESSOR.

GENERAL NOTES:

L ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND/OR ANY APPLICABLE STATE, COUNTY OR

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR CHISSIONS PRIOR TO THE START OF CONSTRUCTION CUNRENCONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. LIRITTEN D'MENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWNSS.

4. DESIGN LOADS

USE	4	DL
UNINHAB. ATTIC WO STORAGE	10	10
UNINHAB, ATTIC UV LIMITED STORAGE	20	10
HABITABLE ATTICS & ATTICS SERVED BY STAIR	340	100
BALCONES (EXTERIOR) 4 DECKS	40	10
GUARD RAILS I HAND RAILS	200	
GUARD RAIL N-FILL COMPONENTS	50	
PASSENGER VEHICLE GARAGE (3,000° POINT)	50	VARES
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STARS	40	10

(F YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5 NAULATION AND FENEATRATION REQUIREMENTS BY COMPONENTS

CLIMATE ZONE	1	2	3	4 Except Marine	5 And Marine 4	6	7 and 8	For Si: Foot = 3048 mm
FENESTRATION U-FACTOR »	NR	0.40	0.35	Ø35	Ø32	@32	032	UP TO 5 ft GLAZED
SKYLIGHT U-FACTOR b	0.75	045	055	Ø35	Ø35	0.55	Ø35	FENESTRATION 4 (1) SIDE HINGED SQLID DR UP TO
GLAZED FENESTRATION SHGC 0.0	025	Ø25	025	949	NR	NR	NR	24 R. IS PERMITTED TO BE EXEMPTED FROM THE
CLG R-VALLE	30	38	38	49	49	49	49	U-FACTOR SHGC REGITT (
MOOD FRAME	3	13	20 or 13-5 n	20 or 13-5 m	20 or 3-5 h	25 or 3-5 n	20 or 13-5 h	AREA ILEIGHTED AVERAG
MASS WALL R-VALUE	3/4	4/6	8/13	8/3	דוענו	5/20	19/21	OF FENESTRATION PRODUCTS SHALL BE
FLOOR R-VALUE	В	13	19	19	30 8	3Ø €	38 ⁸	PERMITTED TO SATISFY
BASEMENT WALL R-VALUE 6	0	0	5/13	16/3	B/19	15/19	5/19	THE U-FACTOR REQMTS SUPPLY DUCTS IN ATTICS
SLAB R-VALUE AND DEPTH d	0	0	0	10,2 h	10, 2 h	10, 4ft	10, 4ft.	SHALL BE INSULATED TO MIN. OF R-B. ALL OTHER
CRAIL SPACE	0	0	5/13	10/13	5/19	5/9	15/19	DUCTS SHALL BE NSULATED TO MIN. R-6

- R-values are minimus. U-factors and SHGC are maximus. Then insul, in installed in a cavity shirt in less then the label or design thickness of the fault, the healted R-value of the insul, the lated of the result shall not be less then the R-value specified in the table.

 The freestation U-factor colleges and the seculation of glazed formation in Budgeton fleeges and the seculation in Budgeton fleeges and the seculation of the seculation of the factor of the fa

NFLTRATION. THE SEALING METHODS BETWEEN DISSIPILAR MATERIALS SHALL ALLOWFOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL SEC CALLED GASGETED, JEAN-ERSTRIPPED ON OTHERWISE SEALED WITH AN MIS BARRESH MATERIAL, SULFALE FILM OR SOLD MATERIAL.

Dry (B)

NORTHEST ARCTIC SOUTHEAST FARMANK BADE HAMPTON TUKON-KOTURIK

CLIMATE ZONE MAP

Marine (C)

TESTING, DUELLING SHALL BE TESTED TO VERBY LEACAGE RATE DOES NOT EXCEED 3 AR CHANGES FER HOM. N 20451 12, AND 3 AR CHANGES FER HOM N 2045 3-8 BY BLOCKE FOR TEST AT A PRESSARE OF 0.1 N USE NO PAGCLES LIFETY RECOLD BY BLOCKE OPPOLIT, TESTING SHALL BE CODUCTED BY AN APPROVED THE OPPORTY. SEE NUMBER (AND ALL) FOR TESTING PROCEQUES AND DECORPORATIONS SHOWN

ISE AGREEMENT NUMBER 1 4494 T
SPACE BERNEW MENDAGROOM JAHES HARMAN DO RICHIES HARMA

CANTES N.ILL. CORRESS 4 LORS TO BE RILLY INSLATED TO REVS. 8 SHALL BE SEALED. R.CORS, INCLIDING ABOVE GAMAGE AND CANTENEED R.CORS. - Nall. SHALL BE INSTALLED TO THAYTAIN PREVAMENT CONTACT. WITH OFFICERS OF BASHCOR PECKAS (CONCENTION OF REVIEW) THAY THE ARREST SHALL BE ATTALLED AT ANY DIPORTED DOSE OF INSL. RM JOST SHALL BE INSLATED 4 NCLIDE ARE SAMPLER. NEET LIALLS SHALL BE ESPALED.

U-ERÉ PROVIDED « CRAILÉPACE, IN LEU OF FLOOR INSL., INSL. SHALL BE FERMAINILY ATTACHED TO THE CRAILÉPACE JALLÉ, DIPOSED EARTH IN INVENTED EARTH SHALL BE COVERED WITH A CLASS-I VAPOR RETARDER W OVERLAPPHOL JOINT 1 JAPED.

BATT NOLL SHALL BE CUT NEATLY TO HT ARCARD WRING & PLLYBING IN EXT. WALLS WITHOUT YOLDSIGAPS A'R BARRIER SHALL EXTEND BEHIND ELECTRICAL/COTYLINGATION BOXES OR INSTALL AIR BEALED BOXES. EXT. WALLS ADJACENT TO TUBS SHOULDES TO BE INSULATED AND AIR BARRER SHALL SEPARATE THE INSULATED WALL FROM THE SHOULDRING.

6. ALL EXPOSED NBLL TO HAVE A PLANE SPREAD RATINS NOT TO EXCEED 75. SHOKE-DEVELOPED NOEX NOT TO EXCEED 466, UNENT RESTED IN ACCORDANCE WITH ASTINES AN OFFILE TO, AND WERE INSTALLED ON ATTIC FLOORS, ALL HAVE A GRETCAL RADIANT FLUX NOT LESS THAN SIZE MIST PERS of PER ASTINE TO.

8. ALL WINDOWS WITHIN 14" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 66" ABOVE FLOOR OR WALKING SUFFACE SHALL HAVE TET-PERED GLAZING. 9. SKYLIGHTS ARE ASSUMED TO BE PREMER UNIT SKYLIGHTS, UNIT SKYLIGHTS SHALL COMPLY WITH THE RECURREMENTS OF ARMADISMACSA 1899 57/44460

I. ALL DITEOR WOOLS, AND TO BE COURSE (AUSDIN AD ALL DITEOR) COOPS AND TO SE GLID COOPS WITH THE PROPERTY AND PROVIDE THE PROPERTY AND THE PRO

TO 7. CLAING IN DOORS ARE INCLOSURED FOR HOT TIESS SHEEFFOLD, SAMAS STEAM ROOMS, SATHRIBS 1 SOCIES, AND IN ANY PART OF A SALEDAY SALE PARCOLAND THE OFFINE SHEEF SOUTHER DOOR OF CLAIMS IS LESS AND HAVE SHEEFFOLD FOR THE SALE PARCOLAND AND SHEEFFOLD SHEEFFOLD THE SALE PARCOLAND SHEEFFOLD SHEEFFOLD SHEEFFOLD THE SALE PARCOLAND SHEEFFOLD SHEE

B. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFLOR GFL. PER NATIONAL ELECTRICAL CODE (NE.G.) REQUIREMENTS.

b. NITEGER EXTENSION FAME SALL HAVE A FEME TO LILETANT THE STATE NAME AND ANOMALY PRECIDENT AND AN EXTENSION FAME OF A STATE OF ROTHER SHALL HAVE THE REQUESTED LIGHTED AS THE PRODUCT VICINITY OF THE TIPS 4 BOTTOM OF THE STATES. DISTRIBUTE SHALL HE PROVINCED HIT AN ARTIFICIAL LIGHT BOARDES CONTROL DISTRIBUTE OF THE PROPERTY OF THE TIPS AND AND AND ANY EXTENSION OF THE PROPERTY OF THE PROPERTY

II. PROVIDE COMBLISTON AIR VIRITS (IN SOMEON AND BLACK DAMMENT FOR FREEFLACES, MODIO STOVES, AND ANY APPLIANCES WITH AN OPEN PLANTE FREEPLACE PLUE DAMMENS SHALL BE TIGHTLY FITTING AND OPERATED STYL AREADY LACCESSING. IN PAULL, OR APPROVED AUTOMATIC CONTROL.

S. LOCAL DAMAST. BATHROOTS-TOLET ROOTS, UTILITY ROOTS I ROOM SURTHING POOLS I SPAS ARE TO BE VISITED BIT A PING FAMEL OF PROCESSA A THIS SO OTH MISSENTITIST OR 30 OFF COME. AND KITCHES THE PERSON OF THE PERSON

28. SPECIFIC HANDACTURES AND MATERIALS DETECTED ON THESE PLASS ARE AN NOICATION OF GUALITY AND STRENGTH. VERBY ALL CONSTRUCTION THATERIAL RUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BLODNO SPECIALS PRICE TO INSTILLATION / SUBSTITUTION.

21. THIS DESIGN UNLESS PURCHASED WITH ITS SPECFIC ENGINEERED ANALYSIS, HAS NOT BEEN REVIEWED FOR ANY SPECFIC LATERAL DEBIGN REQUIREMENTS.

I, FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE. CONTINUOUS FOOTINGS ARE DESIGNED FER 1075 IRC TABLE RAGILY) - SOIL BEARING VALUE OF 5000 PGF, 30° SNOW LOAD, LIGHT FRAME CONSTRUCTION BASED ON 32° WIDE HOUSE WITH CENTER BEARING WALL.

3. MAX. BLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZ. TO ONE (1) VERT, FOR BLDG, STRUCTURES, AND FDTNS. 4. ANY FLL UNDER GRADE SUFFORTED SLASS TO BE A HIN OF 4" IN GRANLAR MAT. CONFRACTED TO 55%.

2,500 PSI	MORTAR I GRO
2,500 PSI	MFR REQMIS
3,000 PSI	
3,500 PSI	1
	2500 PSI

GARAGE FLOORS TO BLOPE 18"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE BLASS TO HAVE CONTROL JONTS AT 25" FT. MAXU INTERVALS BA. BLAY, SLABS ARE TO BE 3-TS. AIR PRIMERAND.

- T. CONCRETE SIDEBALKS TO HAVE 3/4" N. TOOLED JONTS AT 5" FT. MINU OC.
- B. REINFORCING STEEL TO BE A-65 GRADE 66 UPLDED OPTIONAL USE MESS TO BE A-195 9. EXCAVATE SITE TO PROVIDE A MIN OF B' CLEARANCE UNDER ALL GIRDERA

PROVIDE A INN OF 150 FT. OF VENTLATION AREA FOR EACH 500 50 FT. OF CRAIL SPACE AREA.
LOCATE VENTS TO PROVIDE CROSS VENTLATION OF THE SPACE. FT.C. ASS 1 VAPOR RETARDER VIJ USE
PROVIDE 150 FT. OF VENTLATION AREA FOR EA. 50 SET, OF CRAIL SPACE AREA, AND VENTS TO SEE
THEN, I FACED TO PROVIDE CROSS VENTLATION, EXCEPT ON ESCO. OF SILLIPSON NAT. HAVE NO VENT.
THEN, I FACED TO PROVIDE CROSS VENTLATION, EXCEPT ONE SICK OF SILLIPSON TO SEED, OR APPROVIDE
TENNALT REPORT OF CROSS VENTLATION.

2. ALL LUCCO IN CONTACT LITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED LITH 559 ROLL ROOFING.

B. BEAM POCKETS IN CONCRETE TO HAVE IG' IN AIRSPACE AT SIDES AND ENDS WITH A MIN BEARING OF

B. PROVIDE HIN 19" X 24" CRAILEPACE ACCESS THROUGH FLOOR OR HIN 16" X 24" CRAILEPACE ACCESS THROUGH BALL.

FRAMING NOTES:

LALL EXTERIOR WALL OPENINGS (BEARING WALL OPENINGS TO HAVE 4 X 19 HEADERS UNLESS OTHERWISE INDICATED). IF BUILDING BUILT WITH 88%, IN STUDS USE 4 X 5 HEADERS UNLESS OTHERWISE IN OTED ON THE RUAN.

2. ALL EXTERIOR WALLS TO BE BUILT OF 3 X 6 STUD6 4 IS* OC. TYPICALLY UNLESS NOTE OFFICERAL ALL INTERIOR WALLS AND TO BE BUILT OF 3 X 4 STUD6 8 IS* OC. TYPICALLY WALESS NOTE OFFICERISES. ALL INTERIOR WALLS SUPPORTENS THO OF TO FORE FLOORS AND FORE TO THE TO THE

ALL TETAL CONSISTIONS TO BE "SYMBON" OR EQUIVALENT, UNO, JOSTS HAS ON FLUSH BANKS TO BE ATTACHD UST HIDS OR EQUIVALENT, TALTIFLE JOSTS JAB (195-) AND ONDED ON THE TARB. SEE HALL CONVISION CHARGE TO CONSISTION THAN ACTURES CATALOS FOR OTHER NOTES AND RESTRICTIONS THAT HAY APPLY, USIN CONSISTIONS.

4. PROVIDE DOUBLE JOISTS INDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND BOLID BLOOKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. 9. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VALLED CLG ARZAS, AND INSULATION BAPFLES AT EAVE VENTS BETILEEN RAFTERS, RAFTER VENTILATION IS ALSO REQUIRED AT BLOOMS LOCATIONS ABOVE THE PLATE.

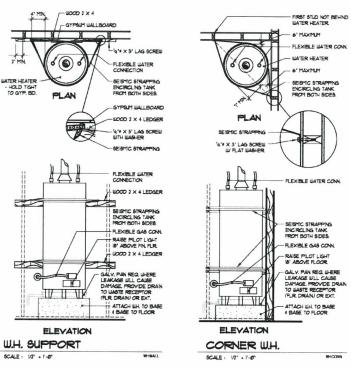
6. PROVIDE FIRE BLOOKING PER 2015 IRC. RSI023 4 DRAFT STOPS PER 2015 IRC. RSI0232 T. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER

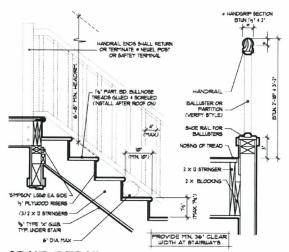
A POSTS, BEAMS, HEADERS .	NO. 2 DOUGLAS FIR	
B. SILLS, PLATES, BLOCKING	BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS		STUD GRADE DF.
D. STUDS OVER IS HIGH		NO. 2 OR BETTER DA
E POST 4 BEAM DECKING		UTILITY GRADE DF.
F. PLYWOOD SHEATHING		'5' CDX FLY, 32/6
G. GLU-LAM BEAMS (EXT. AD	H . EXT. CONDITIONS)	Fb-1400, DRY ADH.
H PSL MATERIALS * LVL MATERIALS ** LSL MATERIALS **	Po - 2900 E - 20 Po - 2900 E - 20 Po - 2600 E - 13 Po - 2335 E - 155	
PSL NOICATES PARALLEI. LVI. NOICATES LAMNATES LAMNATED STRAND LIPES LAMNATED STRAND LAMNATED STR	VENEER LIMBER ER ROUSED WITH PIT, LIMBER T	O BE STAINLESS

10. FASTENING SCHEDULE:

1	BLASS BETJEN CEL JOS OR IF TIS TO TOP B	4-8d BOX (7/9 X0/31)	TCE NAL
	CLG JOT TO TOP E	4-8d BOX (2'4'x0.13")	FACE NAL
Ø	CLG JST LAPPED AT PARTITION	4-10d BOX (3'x8/26')	TOE NAIL
ĕ	CEL JOTS TO RAFTER	PER TABLE 86251(9)	FACE NAL EA RETR
	COLLAR TIE TO RAFTER	4-16d BOX (31x6.291)	TOE NAIL
	RAFTER/TRUSS TO B	3-16d BOX (31/2 ND (351)	END NAIL
	RAFTER TO RIDGE APPLYALLEY (MN 2")	3-9d BOX (3/2/x8/35")	D' OC FACE
	STUD TO STUD . NITSECTING WALL CORNERS	16-d BOX (31/1/0/35")	%' OC EA EDGE
	BUILT-UP HOR 2X MEMBERS	16d COM (31/2/8/62*)	TOE NAIL
	CONT. HOR TO STUD	5-8d BOX (2'3'x0.13")	T' OC FACE
	TOP E TO TOP E	2-16d COM (35/160.1621)	FACE EA SIDE
	DBL TOP & SPLICE	12-16d COM (315'x8362")	W' OC FACE
3	SOLE E TO JST, RIM OR BLKG	16d CO1 (35'40'62')	END NAIL
3	TOP OR BOTTOM IS TO STUD	3-like BCX(3/4/xd)(351)	FACE NAL
	TOP E LAPS & CORNER/INTERSECTION	2-led COM (3/4/201621)	
			TOE NAIL
	JOIST TO SELL, TOP IE OR GIRDER	4-8d SOX (25) 100/13")	4" OC TOE NAIL
_	RIM JST OR BLKG TO SILL OR TOP B	84 BOX (25, NO.131)	· EA BEARG
ĸ	2" SUBPLIR TO JOT/GIRDER	3-16d BCX (7'5 x8)35")	· EA BEARG
ŧ	2" PLANG (P + B FLR AND ROOF)	3-40 BCX (7'5'%0135')	END NAIL
0	RIM JST, TO JST,	3-16-0 COM (3/3/x01621)	24" O.C. FACE TOP 4
8	BUILT-UP GIRDERS/BEAYS (2" LAYERS)	IDd BOX (3'w0.08')	6' FDGE/R' FELD
4	5'-5' LOOD STRUCTURAL PANELS	8d COH (25 'x0151')	6' FDGE/Q' FIFLD
	T'-I' WOOD STRUCTURAL PANELS	8d COM (25 '46/31')	6' EDGEAR' FIELD
	16'-16' BOOD STRUCTURAL PANELS	IDd COM (3'x0)48')	T' EDGE/T' FIELD
	h' GYPSUM EVALL/CLG, BO, (UNO.)	I'4" TYPE '5"/W SCREW	T' EDGE/T' FELD
	" GYPBUM BIALL/CLG, BD. (UNO)	A' TYPE '9'/W' SCREU	781

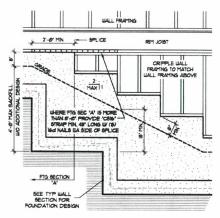
	SPAN TABLES BAILD ON 2590 PR.C. TABLE PRICEINT, PRICEINT													
JOISTS		FLOOR (40° LL/0° DL) (L/340)	10	STS	(L/40)	CEILNO (10° LL/5° DL (1/240)								
DF. 7	SPACG OC.	MAX. SPAN	MAX. SPAN	DF. 2	SPAC'G	MAX. SPAN	MAX. SPAN							
2 × 6	16° 24'	9-3'	9-3' Ø-9'	2 × 4	12° 16° 24°	3'-10' 8'-11'	12'-5' 11'-3' 3'-10'							
2 × 8	12° 16° 24°	14'-2' 12'-9' 10'-5'	5'-1' '4'-2' '-8'	2×6	12° 16° 24'	5'-0' '3'-0' '0'-8'	13'-6' 11'-8' 5'-0'							
× w	12°	8'-Ø' 5'-1'	19'-10' 11'-5'	2 × 8	15,	19-1"	25-8' 23'-4'							
2 × 12	12' 16' 24'	20'-1' 18'-1' 14'-3'	23'-4' 20'-3'	2 × 10	24' 2' 6'	23'-3 20'-2' 16'-5'	26'-0' 26'-0' 23'-3'							



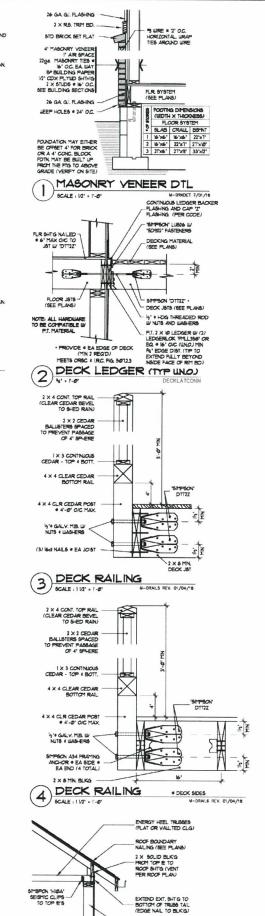


STAIR DETAIL SCALE : 3/4" . 1'-0"

M-STAIR1 07/15/08



STEP FOOTING DETAIL



2 x STUD (PROVIDE "T8P" TIE • 32" O/C TOP R'S TO STUDS FOR UPLIFT CONTINUOUS LOAD PATH TRUSS CONNECTION

5CALE : 1/2" : 1"-8" TYP 4 ENERGY HEEL TRUSS COPYRIGHT (C) 2012 ALAN MASCORD DESIGN ASSOCIATES NO

5188

25# SNOW LOAD

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OJECT MANAGERISRI RAWN 08/13/12 LAV

HALMI, SUM, PLEKTO RICO, AND THE VIRGIN SUMPS ALL OF ALASKA N ZONE EXCEPT FOR THE POLLOW BORDASHS N ZONE & DETHEL
DELLINGHAM
FARESANCO N. STAR
NOME
NOME

Moist (A)

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

O'IBM
ALL CONCRETE BLABS THAT COME IN CONTACT WITH THE GROUND SHALL
BE LAD OVER A GAS PERFEABLE MATERIAL MADE UP OF EINER A HIMMIN
4" THICK LINDON LAYER OF ELAN AGGREGATE, OR A MINIMIN 4" THICK
LINDON LAYER OF BAND, OVER, AM BY A LAYER OR STRIPS OF MANFACTUR
MATTINS DESIGNED TO ALLOW THE LATERIAL FLOW OF BOIL GARDEN
TO THE LAYER OF BAND.

2. ALL CONCRETE FLOOR SLASS SHALL BE DESKNED AND CONSTRUCTED IN ACCORDANCE BITH LOCAL BUILDING CODES. ADDITIONAL REPS. AFERCAS CONCRETE INSTITUTE HISLICATIONAL NOTIFIED IN ACCOUNTS INSTITUTE HANALL DESKON AND CONSTRUCTION OF POST TESSIONAL INSTITUTE HANALL DESKON AND CONSTRUCTION OF POST TESSIONED INSTITUTE HANALL DESKON.

3. ALL OPENNOS, GAPS AND JOINTS IN FLOOR AND MALL ASSEMBLES IN CONTACT SOIL, OR GAPS AROUND PIPES, TOILETS, BAITHURS OR DRAINS PREMATATA THESE ASSEMBLES SHALL BE FILLED OR CLOSED WITH HATERALS THAT PROVIDE A PERFANENT ARK-TIGHT SEAL. SEAL LARGE OPENNOS WITH NON-SPRINK MORTHAR GROUTS OR EXPANDING FOAT HATERALS AND SHALLER GAPS WITH AN ELASTOPERC JOINT SEALANT, AS DETINED IN ASTHUR CASIGHT.

VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNLARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

LIVING AREA

FLOORING-

NTERIOR PARTITION

ON HOLLOW BLOCK WALLS

WATERPROOF SEALANT APPLIED TO EXTERIOR WALLS

SEAL OPENINGS IN SLAB AND AROUND PENETRATIONS: NOTE 3

SLAB ON-GRADE/BELOW-GRADE (BASEMENTS)

SUB-MEMBRANE DEPRESSURIZATION SYSTEM

5. CIRCUITS SHOULD BE A MINIMUM IS AMP. IS VOLT

PAFIER

EXHAUST (19" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING)

SLAB! NOTE 2 OF GAS PERMEABLE MATERIAL: NOTE I

2' MIN. ABOVE ROOF

READON MITTIGATION

HE POLLOWS CONSTRUCTION TECHNIQUES AND MEASURES ARE NITENDED TO MINIATE RUDON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURSPORTON BY JURSPORTON BASIS FOR EXAMPLE, IN THE STATE OF OREIGN, FER 1011 ORBIG, THE COUNTES OF MILI INCHMANIATION, CALCAMANS POLY, YAMPLE, MOOR RYER AND BANKER, REQUIRE RADON MINIATION, AS DO THE CONTIES OF CLARK, FERRY, COLANGER RADON MINISTRO, AS DO THE CONTIES OF CLARK, FERRY, COLANGER, AND STEVENS, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA (AFIER) IN AFIER).

FOLLOWING THE US. E.P.A. THODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL, BUILDINGS' THESE SPECIFICATION MEET NOT NATIONAL CODES THE BUILDER AND HOME CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELNES.

BUILDING TIGHTNESS MEASURES

SLAB ON-GRADE AND BASEMENT WALLS

- SLAS ON GRADE AND BRIDE EN INSTALL
 CRUCKS IN CONCRETE SLADSETE POURS
 COLD JOINT BETWEEN TWO CONCRETE POURS
 PORES AND JOINTS IN CONCRETE SLOOKS
 FLOOR-TO-WALL CREAKY OF REMOVE DRAIN
 EMPORED BOUL, AS IN A SIMPLE
 WEETENING DRAIN TILE, F DRAINED TO OPEN SUPP
 HOWER AND DRAIN THE PRESENTATIONS
 CONCRETE POWER PROCEDULES
 UNITED THE PRESENTATIONS
 CONCRETE THE PRESENTATIONS
 WEETEN THE STATE OF THE PRESENTATIONS
 WEETEN THE PRESENTATIO

FLASHING-

- CRACKS IN SUBLICATING AND FLOORING
 SPACES BEHIND STUD UALLS AND BROCK YEMER WALLS THAT REST ON LOCAFED HOLDUB-LOCK FORDATION
 ELECTRICAL FERETARIONS
 LOOSE-RITUS PIET FERETARIONS
 OFFIN TOPS OF SLOCK WALLS
 WALLER FROM TOPE WELLS
 HARD DUCT REGISTER FENETRATIONS
 COLD-AIR RETURN DUCTS IN CRAMAL SPACE

CONDENSATE DRAINS SHALL BE RIN TO THE EXTERIOR USING NON PERFORATED PIPE OR SHALL BE PROVIDED WITH AN APPROVED TRAP

SUPP PITS THAT SERVE AS BID PONT FOR A SUB-SLAS OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUPP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GAMETIET OR SEALED LID, WERE THE SUPP SI USED AS THE SECTION PONT IN A SUB-SLAS DECOMPRESSION SYSTEM THE LID MUST SEE DESIGNED TO ACCOMPONE THE VIDENT PITE. WHERE USED AS A FLOOR DRAINING, THE SUMP PIT LID SHALL HAVE A TRAMPRO N.E.T.

DUCTUORS, PASSING THROUGH A CRAILSPACE "NST HAVE ALL SEAMS AND JONTS SEALED FIREM HISBIAND, ALL, LONTS OF DUCT SYSTEMS LIBED IN THE HEATING OR COLONIGO OF DAVES SHALL BE SEALED BY TEAMS OF TAPES, MASTIC, AEROSCI, SEALANT, GASCETING OR OTHER APPROVED CLOSUSE SYSTEMS, MERCY SASTIC IS LIBED TO SEAL OPPINIOS GREATER THAN NY, A COMPINATION OF MASTIC AND TESH SHALL BE LIBED.

CRAILSPACE ACCESS OR INDER-FLOOR MECHANICAL EQUIPMENT ACCESS FOR THEOR THE HABITABLE SPACE INTO THE CRAILL SPACE, SUCH AS DOORS OR PANELS, MUST BE CLOSED AND GASKETED TO CREATE AN AIRTIGHT SEPARATION.

AIR HANDLING UNITS IN CRAUL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.

EXHAUST (10" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING) 2" MN. ABOVE ROOF

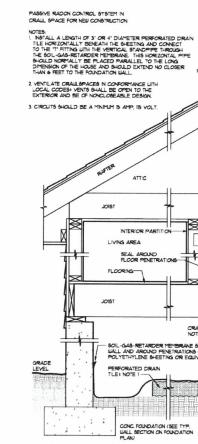
ROOF BRACE

ELECTRICAL JUNCTION BOX FOR FUTURE INSTALLATION OF VENT FAN: NOTE 3.

3'-4' DIA VENT PIPE (PVC OR EQUIVALE)

TO SUPPORT VENT PIPE

SEAL MEMBRANE AROUND PIPE PENETRATION ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED—



CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

CRAUL SPACE RADON MITIGATION

IN ADDITION TO THE CRAIL SPACE SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

METHOD 9 - MECHANICAL VENTILATION (AFIØ35 EXCEPTION)

PROVIDE AN APPROVED MECHANICAL CRAUL SPACE VENTILIATION SYSTEM OR OTHER EQIVALENT SYSTEM.

METHOD 7 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (ARIØ351)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES FOR CRALL SPACE VENTIME)
 PROVIDE A SOIL-64S RETARDER SUCH AS 6 MIL POLYETHYLENE OR EQUIVALENT (SEE 64S-RETARDER NOTES)
 PROVIDE A VENTIMENT SACE VENTI STACK NOTES)

METHOD '3 - CRAILLSPACE VENTILATION AND BUILDING TIGHTNESS.

PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAILSPACE FOUNDATION VENT AREA PER EACH BIG SQ. FT. OF UNDER FLOOR AREA (SEE FOUNDATION NOTES FOR CRAILSPACE VENTING LOCATION

- FOUNDATION NOTES FOR CRAIL SPACE VENTING LOCATION REQUIRESHIPS.

 CREARS IN CLAYERS, DAMERSO, OR CREER FEASS TO TEMPORARILY CLOSS GET FAIT OPENINGS ARE NOT ALLIQUED TO THEIR THE REQUIRESHIPS OF THIS RADON HITIGATION FERDO.

 DIELLINGS HAVE BET ESTED UNIT A BLOIDER DOOD, DEPRESSARZING THE DIELLINGS TO SE PASCAL 5 FROM ATBIENT CONDITION AND FOUND TO DEPRESSARZING THE DIELLINGS TO SE PASCAL 5 FROM ATBIENT CONDITION AND FOUND TO DEPRESSARZING THE DIANO TO DEPRESSARZING THE DIANO TO DEPRESSARZING THE DIANO TO DEPART OF THE PROPERTY OF COMPONITION OF THE PROPERTY OF THE PROPERTY OF COMPONITION PARTY OF THE PROPERTY OF THE

VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA										
(FT.1)	0-1	2-3	4-5	6-1	>1					
<500	300	45	60	15	90					
1,501-3,000	45	60	13	30	105					
3,001-4,500	60	15	30	105	20					
4,501-6,000	75	90	105	120	135					
6,000-1500	30	103	20	135	30					
>150€	105	120	35	50	65					

SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASSIVE SUB-SUAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION IN BASEMENT OR SUAD-ON-GRADE BUILDING. FOLLOW THE NOTES HERE REGIARDING BUILDING TIGHTNESS FEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITUGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS PERFEABLE LAYER BENEATH THE SLAS FLOOR STITENT, THROUGH THE RLOORS OF THE DUELING AND TERMANING AT THE ROOM, SO THE ROORS OF SEE NOTES RECARDING VENT PIPE, SOIL-GAS-RETARDER AND SLASS JUBILOOK PERPARATION.

- SLAB SUB-FLOOR PREPARATION

 A LAYER OF GAS-FERREABLE MATERAL SHALL BE PLACED INDER
 ALCONORIES SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY
 CONTACT THE GROUND, AND ARE SITHIN THE SALLS OF THE LIVING
 SPACES OF THE BUILDING. THE GAS-FERREAGUE LAYER SHALL
 COMBING ON OF THE TOLLOWING.
- A INFORM LATER OF CLEAN ASSRESATE, A MINITUM OF 4 NOLES THOSE THE ASSRESATE SHALL CONSIST OF MATERIAL SHALL BOUGHT OF ASS THOSE AS THOSE THE THOSE OF A 14 SEPT. A LINE OF A MORE AS THOSE OF THE THOSE OF A 14 SEPT. A LINE OF A MORE AND INVALID OF A MORE AND THOSE OF ASSET OF THE DRAWLE MATTHS DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASAGE

SOIL-GAS-RETARDER

- THE SOL NORMAL SPACES SHALL BE COVERED WITH A CONTINUOUS LATER OF INNIMING HALL POLITITITIES SOL GASS-RETARGER THE GROUP COVER SHALL BE LARPED ANNIMING TO INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WHILLS ENCLOSED THE CRALL SPACE AREA TO LOSELY AROUND ANY PIPE, UNE OR OTHER PEDETRALION OF THE PRESENT AROUND ANY PIPE, UNE OR OTHER HENERAL SHALL SHALL BE SEALED OR COVERED WITH ADDITIONAL SECTION.

- (ENT PIPE (RADON)

 A PLIPBING THE OR OTHER APPROVED CONECTION SHALL BE NOTIFIED HORIZONIALLY BENEATH THE SOLL GAS-RETARDER SHEETING AND CONNECTED TO A 'OR A' 10 HATER RITHING WITH A VERTICAL YEAT PIPE NOTALLED THROUGH THE SHEETING. THE VERTIFIED HALL BE ENTROPE UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 2 NOTES AROVE THE ROOT SURFACE OF ALL CAST OF ALL THE MART PROTA AT ULCOLUR OF OTHER COMMON THAT IS ANY THROUGH OF OTHER COMMON THAT IS ANY THROUGH OF OTHER COMMON THAT IS ANY THROUGH OF THE PLANT PROTA AND ALCOLUST BUILDINGS.

 IN BUILDING WERE INTERIOR FOOTHER OF OR OTHER BURNESS.

 SEPARALE THE BUILDINGS AND ALONING OR A ALONING THE CASP-PERFEALE MATERIAL EACH AREA SHALL BE FITTED WITH AN NOTYOUAL YENT PIPE.

- MATERIAL, EACH AREA SHALL DE RITTED WITH AN NOMINULLY VENT PIPE.

 PLLTIFLE VENT PIPES SHALL CONNECT TO A SNALLE VENT THAT TERMINATES ABOVE THE ROOT.

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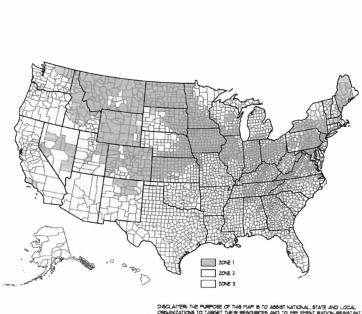
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EPA RADON ZONES

DISCLAMER THE PURPOSE OF THIS MAP IS TO ASSIST NATIONAL, STATE AND LOCAL ORGANIZATIONS TO TARGET THEIR RESOURCES AND TO PRESENT RADON-RESISTANT BUILDING CODES ALL HOMES HOLD DE TESTED REGARDLESS OF GEOGRAPHIC LOCATION, EPA RECOMMENDS THAT THIS MAP BE SUPPLEMENTED WITH ANY AVAILABLE LOCAL DATA IN DODER TO RATHER INDERSIAND AND PREDICT THE RADON POTENTIAL FOR A SPECIFIC AREA.

COPYRIGHT @ 2012 ALAN MASCORD DESIGN ASSOCIATES, NO



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: September 3, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson

RE: Site Plan Review – 261 Birch Street

BACKGROUND

The City of Hapeville has received a site plan application from David Cook to construct a new one and a half story single-family dwelling at 261 Birch Street. The dwelling will have 1,777 SF of living area. It will include three bedrooms and two and a half bathrooms. Parking will be provided by a 11' wide driveway running along the west side of the house.

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

REVIEW

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:

								um Front Setback	Mini	mum	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	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 vacant but has previously been partially developed. An existing concrete pad will
 be demolished, and an existing concrete driveway shared with an adjacent lot (265 Birch St) will be
 incorporated into the new driveway. The width of the existing driveway has not been provided, and
 it is unclear how it will be incorporated or what the final width will be. Applicant should provide
 details for the new driveway.
- The plans indicate the dwelling will be 1.5 stories. The building will be 26'-1" high measured from the finished first floor; however, the height of the building from grade has not been provided.
- Setback dimensions provided:
 - o Front setback is 16.2'.
 - East side setback is 8.8'.
 - West side setback is not provided but is beyond the required 5' setback. <u>Actual setbacks</u> should be provided. .
 - Rear setback is not provided but is beyond the required 20' setback. Actual setbacks should be provided.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- There is an existing concrete driveway shared with the adjacent property at 265 Birch St. The plans
 indicate the driveway will be extended along the side of the house, and that the extension will be
 11' wide. The plans are unclear about how the existing driveway will be incorporated. The applicant
 should clarify how the existing driveway will be utilized and provide the width of the driveway at its
 widest point.
- A new 4' sidewalk is proposed. <u>The applicant should ensure the sidewalk also includes a 1' landscape</u> zone between the paved area and the street, as required by the Architectural Design Standards.
- The curb cut for the driveway is not shown on the plans.
- The plans include a walkway to the house.
- The provided typical design cross sections contradict the proposed driveway shown in the plans and are not provided for sidewalks or walkways.
 - c. The locations, area and number of proposed parking spaces.
- An 11' wide driveway will extend along the side of the house for approximately 50'. This will accommodate the required 2 parking spaces.
 - 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.
- A permit to remove 12 trees from the site was issued November 11, 2018. The type and size of the trees was not documented. The applicant should provide detailed information on the trees that were removed.
 - 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, shrubs, and crape myrtle trees. A street tree will be required per the Architectural Design Standards.
 - 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 or are 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. <u>The building elevations will be reviewed by the Design</u>
 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. <u>The building elevations will be reviewed by the Design</u>
 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 7,405 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 2,962 SF. The plans indicate that the lot coverage will
 be 1,279 SF for the dwelling and 841 SF for the driveway. However, no lot coverage has been
 provided for the walkway. The total provided lot coverage is 2,120 SF or 29%, which is likely
 compliant. However, the applicant should provide the impervious surface area of the walkway.
 - 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 2.5 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 1,777 SF of living space, which is compliant.
 - f. Number of parking spaces and area of paved surface for parking and circulation.

- An 11' driveway will run along the west side of the house.
 - (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 one and a half story single-family house.
- Authorization of the property owner has been provided.
- A development schedule has been provided.

RECOMMENDATION

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

- Provide actual setbacks.
- Provide the width of the existing driveway.
- Provide the height of the building from grade.
- Clarify how the existing driveway will be utilized and provide the width of the driveway at its widest point.
- Ensure the sidewalk also includes a 1' landscape zone between the paved area and the street, as required by the Architectural Design Standards.
- Show the curb cut for the driveway on the plans.
- Provide correct typical design cross sections. The ones provided contradict the proposed driveway shown in the plans and are not provided for sidewalks or walkways.
- Provide the impervious surface area of the walkway.

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

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



Approximate Location Map – 261 Birch Street

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

Name of Applicant BERNARI	VIGILANCE
Mailing Address: 9474 Deer	crossing Trace
Telephone Mobile	# Email_
Property Owner (s) KEUW Px	ZWN
Mailing Address 105 Sta	man Park Fayetkvill
Mailing Address 105 Sta. Telephone $(631)998-494$	3_ Mobile #
Address/Location of Property:	449 WALVUTST
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0094000 40400	
Present Zoning Classification:	Size of Tract: 0, \ acre(s)
Present Land Use:CLEA	
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 begin 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. 16-0-20 and I may be prosecuted for a violation thereof. Sworn to and subscribed before me	
This 13th day of August 2019. Notary Public	M GRIGGO MOTA A COUNTY OF THE

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

In Summary, the normore of this
In summary, the purpose of this project is to build 2 single family
homes.

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:

NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 21, 2020

449+ 451 WALNUT ST.
HAPEVILLE GA 30315
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 BERNARD VIGILANCE
Address, of Applicant Croscing Vacco
JONE (BORD 97 20236
Telephone of Applicant
holly Brown Signature of Owner
KElly Brown Print Name of Owner
Personally Appeared Before Me this 13th day of <u>August</u> , 2019. Stroken-Laun Notary Public
BERNICE GRAHAM-FAIN

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

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

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

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

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

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

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.

8

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

Applicant Signature

Date 9-14



3595 Canton Road Suite 116, PMB 272 Marietta, GA 30066 Ph. (678) 355—9905 Fax (678) 355—9805 www.frontlinesurveying.com

LEGAL DESCRIPTION – 0.18 ACRES

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

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 204.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING:

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North 90°00'00" West a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed North 00°00'00" West a distance of 168.77 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 61°07'03" East a distance of 10.15 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 29°09'46" East a distance of 60.00 feet to a point; Thence proceed South 29°09'46" East a distance of 24.37 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South 00°00'00" East a distance of 100.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

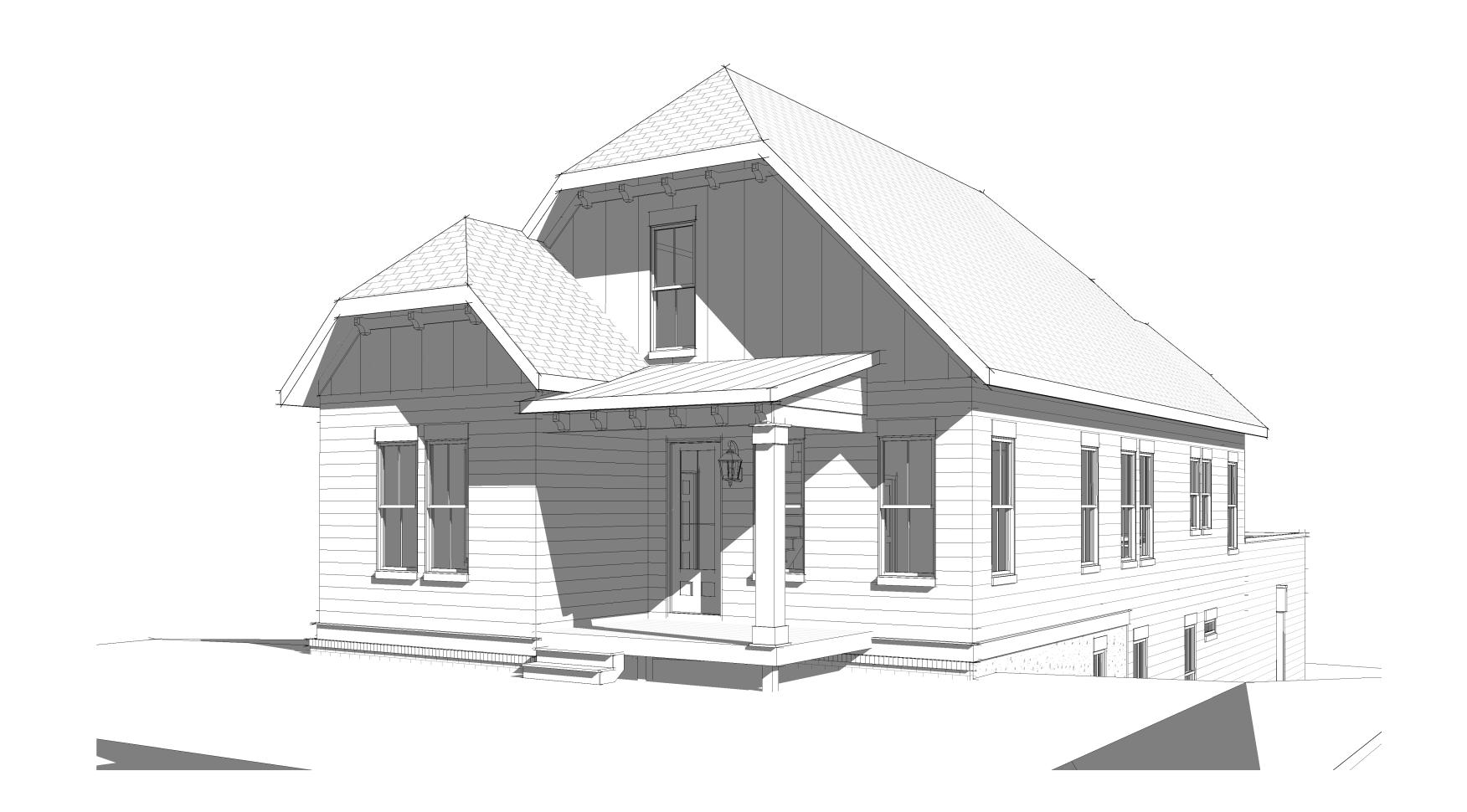
Tract described herein containing 0.16 acres of land (7,147 Square feet), more or less, described as Lot 2 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 449 Walnut Street according to the current system of numbering in Fulton County, Georgia.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.

NEW RESIDENCE

449 WALNUT STREET HAPEVILLE, GA, 30354





DESIGN LOADS AND BUILDING **PLANNING**

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

SLEEPING AREAS = 30 PSF LL + 20 PSF DL LIVING AREAS = 40 PSF LL + 20 PSF DL STAIRS = 100 PSF LL WOOD DECKS = 40 PSF LL + 20 PSF DL

CEILINGS NOT ATTACHED TO RAFTERS, $L/\Delta = 180$: ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING) ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, $L/\Delta = 240$: ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING) ROOF DEAD LOAD = 20 PSF

UNINHABITABLE ATTICS W/O STORAGE, $L/\Delta = 240$: LIVE LOAD = 10 PSF DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, $L/\Delta = 240$: LIVE LOAD = 20 PSF DEAD LOAD = 10 PSF

WIND LOADS: BASIC WIND SPEED = 90 MPH

GROUND SNOW LOAD: 5 PSF

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

TERMITE INFESTATION PROBABILITY: VERY HEAVY

ARCHITECTURAL LEGEND

CALLOUT DETAIL MARK (CLG-1) **CEILING TAG** DOOR TAG EQUIPMENT TAG NORTH ARROW

ROOM TAG AL STOREFRONT TAG

WINDOW TAG (GRID LINE) CENTER (GRID LINE) FACE

SEMI RECESSED W/ 5# A,B,C FLR FLOORING FOS FACE OF STUD FPL FIRE PLACE FTG FOOTING GS GENERAL CONTRACTOR GYB GYPSUM BOARD HGT HEIGHT HM HOLLOW METAL HP HORSEPOWER

ABBREVIATIONS 3050 WINDOW SIZE 3'-0" x 5'-0" ABV ABOVE AC ABOVE CEILING

A AMPS

COL COLUMN

CPT CARPET

DBL DOUBLE

DN DOWN

CONC CONCRETE

CONT CONTINUOUS

COOR COORDINATE

CT CERAMIC TILE

DECO DECORATIVE

DS DOWNSPOUT

DW DISHWASHER

DWG DRAWINGS

ELEC ELECTRIC

EW EACH WAY

EXT EXTERIOR

EP ELECTRIC PANEL

FE WALL RECESSED

IG ISOLATED GROUND

FIRE EXTINGUISHER 5# A,B,C,

FEC FIRE EXTINGUISHER CABINET

ACT ACOUSTICAL CEILING TILE

AFF ABOVE FINISH FLOOR ALUM ALUMINUM APPROX APPROXIMATE ASC ABOVE SUSPENDED CEILING BDRM BEDROOM BF BI-FOLD DOOR BLW BELOW BRK BRICK BSMT BASEMENT CL CENTER LINE CLW CENTER LINE OF WALL

PW PLUMBING WALL PWDR POWDER ROOM QT QUARRY TILE RUBBER RC STAIR RISER COUNT RECP RECEPTACLE SB SMOKE BARRIER

KW KNEE WALL

KW KILOWATT

LOC LOCATION

LDG LEDGE

LIN LINEN

DF DRINKING FOUNTAIN SCWD SOLID CORE WOOD SIM SIMILAR STAINLESS STEEL STEEL STUB-UP EIFS EXTERIOR INSULATION FINISH SYSTEM TOP TOP OF PLATE TOW TOP OF WINDOW EWC ELECTRIC WATER COOLER EXG EXISTING

TRANS TRANSOM WINDOW TYP TYPICAL UNO UNLESS NOTED OTHERWISE V VOLTS VCT VINYL COMPOSITE TILE W WATTS WH WATER HEATER WIC WALK IN CLOSET

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

MAS MASONRY MECH MECHANICAL ROOM MFR MANUFACTURER OHD OVERHEAD DOOR OPG OPENING OPT OPTIONAL PAN PANTRY PDS PULL DOWN STAIR PEDESTAL SINK PRESSURE TREADED

RD STAIR RISER DIMENSION SC SOLID CORE

STAIR TREAD COUNT STAIR TREAD DIMENSION JOEL AVILES ARCHITECTS, LLC ATTN: JOEL AVILES, AIA, NCARB 110 N McDONOUGH ST JONESBORO, GA 30236 TEL: 404.975.7895 EMAIL: JOEL@JOELAVILES.COM

404.573.7041

BERNARD VIGILANCE

TEAM MEMBERS

BUILDING AREAS AREA SCHEDULE (GROSS HEATED)

FIRST FLOOR HEATED AREA SECOND FLOOR HEATED AREA 581 SF HEATED BASEMENT ENTRY 169 SF 2337 SF Grand total AREA SCHEDULE (GROSS UNHEATED) FRONT COVERED PORCH UN-FINISHED BASEMENT AREA 1358 SF 2-CAR GARAGE AREA SCHEDULE (GROSS TOTAL UNDER ROOF) FIRST FLOOR HEATED AREA

SECOND FLOOR HEATED AREA

UN-FINISHED BASEMENT AREA

FRONT COVERED PORCH

HEATED BASEMENT ENTRY

2-CAR GARAGE

581 SF

96 SF 1358 SF

484 SF

169 SF

INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

LOCATION MAP

Roger's Tire & Rim 😜

1. JOEL A. AVILES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

DRAWING INDEX

SHEET INDEX A100 NOTES AND SPECIFICATIONS A101 FIRST, SECOND AND BASEMENT FLOOR PLANS A102 PROPOSED EXTERIOR ELEVATIONS A103 PROPOSED EXTERIOR ELEVATIONS

A104 FOUNDATION PLAN AND DETAILS A105 FIRST, SECOND AND ROOF FRAMING PLANS A106 BUILDING & WAL SECTIONS A901 ISOMETRICS

ISSUES / REVISIONS

BERNARD RESIDENCE

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INSTRUMENTS OF SERVICE AND SHALL BE USED ONLY FOR THIS PROJECT. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART FOR OTHER PURPOSES WITHOUT WRITTEN

THESE DRAWINGS ARE CONSIDERED

PERMISSION FROM THE AUTHOR.

Project Address:

Drawing Title:

449 WALNUT STREET HAPEVILLE, GA 30354

COVER SHEET

tel: 404.975.7895 | email: joel@joelaviles.com

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BERNARD VIGILANCE

RELEASED FOR

CONSTRUCTION Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA

Date: 08.19.2019 Project number:

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT 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.

STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

5. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL,

6. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

7. WHERE APPLICABLE, COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FORM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL LATERAL FORCES DURING CONSTRUCTION.

SOIL & FOUNDATION WALL GENERAL NOTES:

1. FOOTINGS HAVE BEEN DESIGNED USING A SOIL BEARING PRESSURE OF 2000 PSF, FOOTING DESIGN PARAMETERS SHALL BE VERIFIED

2. BOTTOM OF CONCRETE FOOTINGS SHALL BE 12" BELOW FINISH GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE.

3. IF BACKFILL EXCEEDS 4 FEET AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

REINFORCED CONCRETE GENERAL NOTES:

1. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS: (PER IRC TABLE R402.2)

A. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI

B. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI C. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK

EXPOSED TO THE WEATHER = 3,000 PSI

D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,000 PSI

2. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN ABOVE (IRC TABLE R402.2). CONCRETE SUBJECT TO WEATHERING SHALL BE AIR ENTRAINED AS SPECIFIED IN IRC TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332.

3. CONCRETE WORK SHALL CONFORM TO ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

4. AGGREGATE SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.

5. THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED:

3 IN. - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #18 BAR) 1 1/2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR)

3/4 IN. - CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #11 BAR)

6. LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B.

7. DETAILING, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

8. ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.

CONCRETE SLABS ON GRADE NOTES:

1. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R506 OR ACI 332.

2. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALL WITHIN A MAXIMUM AREA OF 150 SF, OR AS INDICATED ON PLANS.

3. CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 3,000 PSI CONCRETE REINFORCED WITH 6x6 - W1.4x1.4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL MIN. VAPOR BARRIER.

4. WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP MESH 6 INCHES MIN.

5. FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90, GRADE N, TYPE II. COMPRESSIVE STRENGTH (f'm) SHALL BE 1,500 PSI MINIMUM.

2. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE

3. INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI 530 / ASCE 5. UNITS SHALL BE SET IN RUNNING BOND.

4. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

STRENGTH OF 3,000 PSI AND CONFORM TO ASTM C476.

5. JOINT REINFORCING FOR MASONRY SHALL BE TRUSS TYPE, 2-9 GAUGE SIDE RODS, AND CONFORM TO ASTM A82. VERTICAL SPACING SHALL BE 16 INCHES TYPICAL.

6. ALL MASONRY CELLS CONTAINING REINFORCING STEEL OR BELOW GRADE SHALL BE GROUTED SOLID. VERTICAL REINFORCING SHALL BE DOWELED INTO THE FOUNDATION, LAP SPLICES FOR REINFORCEMENT SHALL BE 50 BAR DIAMETER.

WOOD FRAMING NOTES:

TREATED TYPICAL.

1. WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.

2. TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL OTHER CONNECTIONS SHALL BE MADE USING METAL CONNECTORS.

3. NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO.2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, KILN DRIED (MC=15%) OR EQUAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

4. WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE TYPICAL.

5. WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE

6. SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG-TIE COMPANY,

INC. USE THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG-TIE CATALOG C-2009.

7. PROVIDE BRIDGING AT 6'-0" O/C MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.

8. LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACING AT 6'-0" O/C MAXIMUM SPACING.

9. STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

10. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.

11. JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FULL WIDTH OF THE SUPPORTING MEMBER.

12. NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16D NAILS AT 12 INCHES ON CENTER STAGGERED.

13. ALL STRUCTURAL GLUED LAMINATED TIMBER TO HAVE MINIMUM FB = 2400 PSI. GRADE COMBINATION F-

14. ALL LAMINATED VENEER LUMBER BEAMS (LVL) TO HAVE MINIMUM FB = 2925 PSI AND A MODULUS OF ELASTICITY OF 2000 KSI.

15. ALL METAL CONNECTORS AND FASTENERS TO BE PROTECTED FROM CORROSION BY USING SUCH CONNECTORS AND FASTENERS THAT ARE ADDITIONALLY TREATED FOR PROTECTION AGAINST CORROSION BY THE MANUFACTURERS.

16. WOOD ROOF SHEATHING SHALL BE 5/8 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD TRUSSES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS.

17. EXTERIOR WALL SHEATHING SHALL BE 1/2 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD STUDS AND PLATES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTE

18. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.

19. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

20 FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.

21. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS IF FLOOR JOIST ARE INDICATED ON

22. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2X4'S COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.

23. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE CONTINUOUS PURLINS, LUMBER SIZED EQUAL TO RAFTER, AT A POINT WHERE IT MEETS THE PURLIN BRACE AT THE TOP END. PURLIN BRACE SHALL BE 2x4 MIN., WITH A ANGLE TO HORIZON NOT LESS THAN 45 DEGREES AT BOTTOM END, AND SPACED A MINIMUM OF 48" O.C. BOTTOM END OF PURLIN TIE SHALL BEAR ON BEARING WALL AND TOP END SHALL BE CONNECTED TO CONTINUOUS PURLIN.

24. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2x4 RATER TIES @ EVERY OTHER RAFTER, WHERE CEILING JOIST RUN PERPENDICULAR TO RAFTERS.

25. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.

26. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD.

27. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

28. 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.

29. COMMON WIRE NAILS SHALL BE GALVANIZED AND CONFORM TO ASTM F1667. THE FOLLOWING SIZES SHALL BE USED:

TYPE	DIAMETER	LENGTH
6d	0.113 IN.	2 IN.
8d	0.131 IN.	2 1/2 IN.
10d	0.148 IN.	3 IN.
12d	0.148 IN.	3 1/4 IN.
16d	0.162 IN.	3 1/2 IN.

PRE-ENGINEERED WOOD TRUSSES:

I . WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

2. FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

3. DO NOT FIELD CUT OR ALTER WOOD TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

GLAZING AND OPENING NOTES:

1. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF ANY STANDING SURFACE AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

2. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR TO OPENING SILL.

3. UNLESS OTHERWISE INDICATED ON PLANS ALL GLAZING SHALL BE INSULATED LOW-E.

EXHAUST FAN NOTES:

1. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE IF SPECIFIED ON PLANS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH NATIONAL ELECTRIC CODE AS SPECIFIED UNDER APPLICABLE CODES.

MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF GEORGIA.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF GEORGIA.

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER CONTRACTOR IN THE STATE OF GEORGIA.

DECK GENERAL NOTES:

1. Lumber shall be naturally durable wood or shall be southern pine, grade #2 or better that is pressure-preservativetreated in accordance with AWPA U1 for the species, product, preservative and end use. Field cut ends, notches and drilled holes of preservative treated wood shall be treated in the field in accordance with AWPA M4. Preservativetreated lumber in contact with the ground shall be rated as "ground-contact." Please note: not all treated lumber is rated for ground contact.

2. Wood-plastic composites are composed of bound wood and plastic fibers creating material that can be used as decking and guard elements as permitted herein. Permissible wood-plastic composites must bear a label indicating its performance criteria and compliance with ASTM D 7032.

3. Nails shall be ring-shanked or annular grooved.

4. Screws and nails shall be hot-dipped galvanized, stainless steel or approved for use with pressure treated lumber.

5. Hardware, e.g., joist hangers, cast-in-place post anchors, mechanical fasteners, shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Use products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" and "Gold Coat" from USP.

6. Electrical receptacles for decks shall comply with the currently approved edition of the National Electrical Code.

7. Lighting for decks and exterior stairs shall comply with IRC 303.7 Stairway Illumination.

8. Decks constructed in accordance with these details are not approved for privacy screens, planters, built-in seating or hot tub installations.

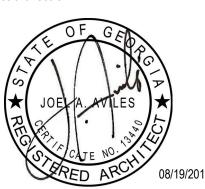


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NO.	DATE	DESCRIPTIONS	В
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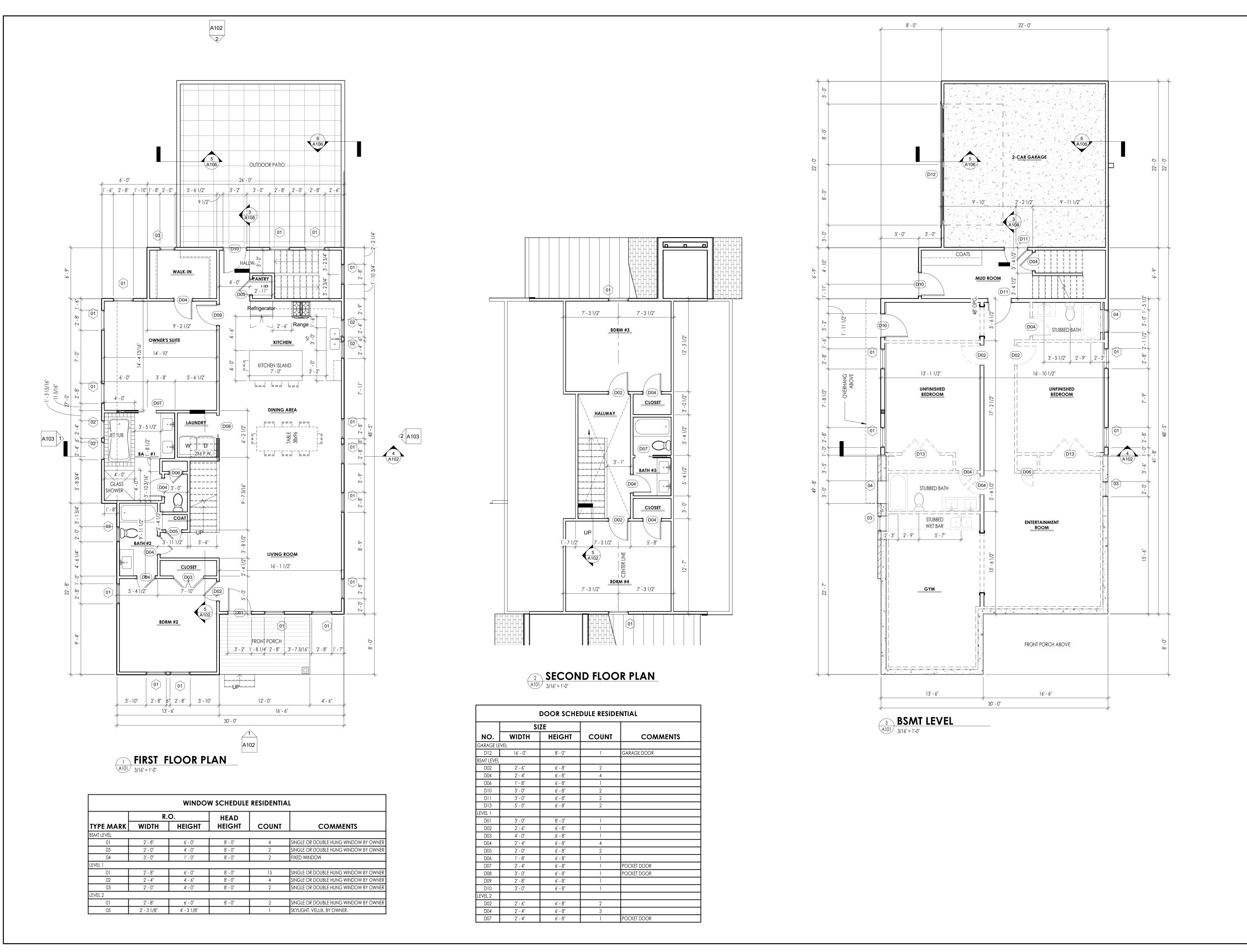
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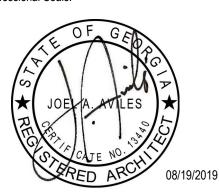
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FIRST, SECOND AND BASEMENT FLOOR PLANS

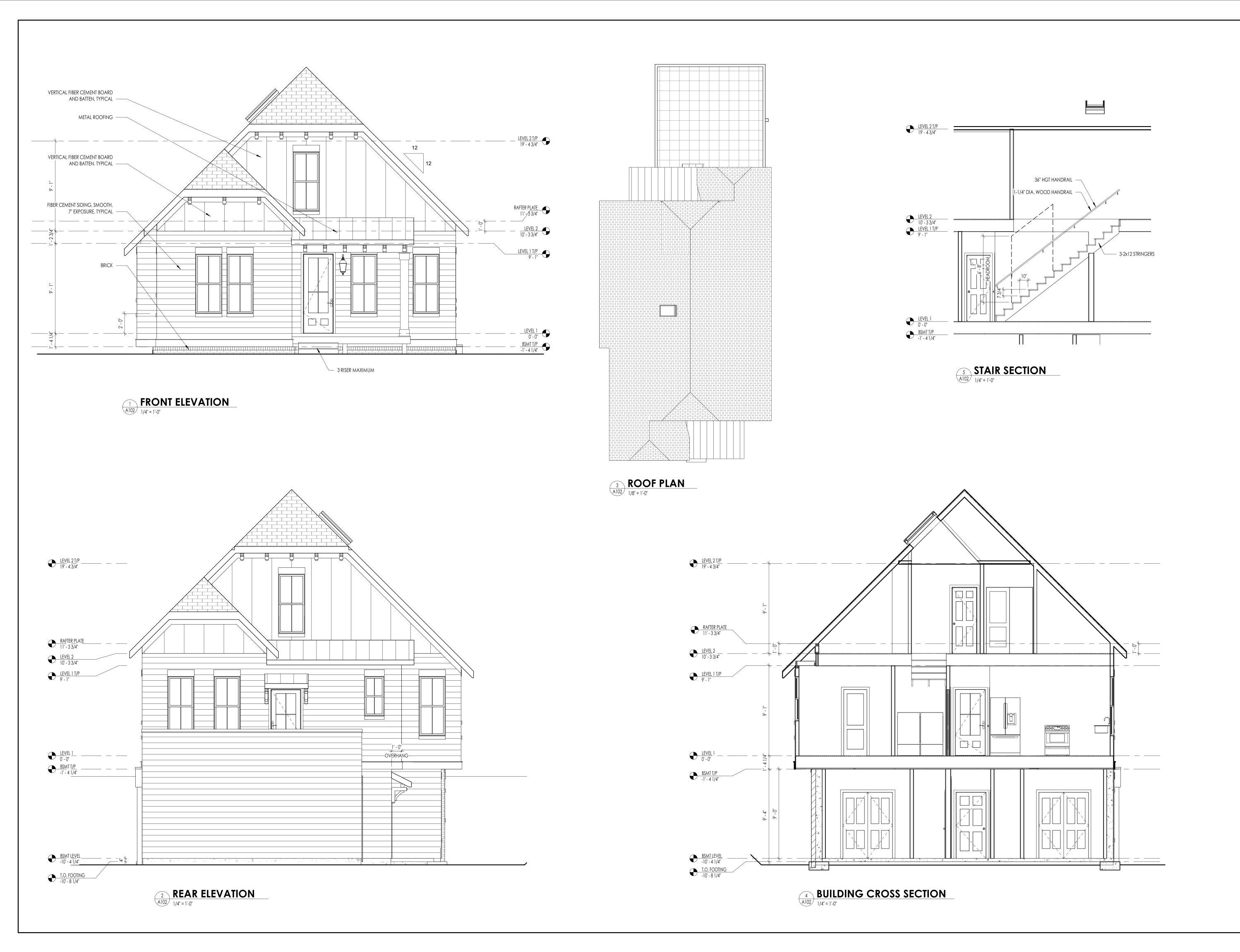
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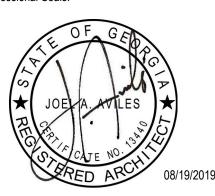
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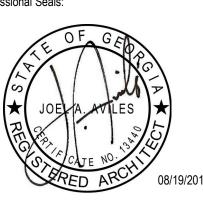
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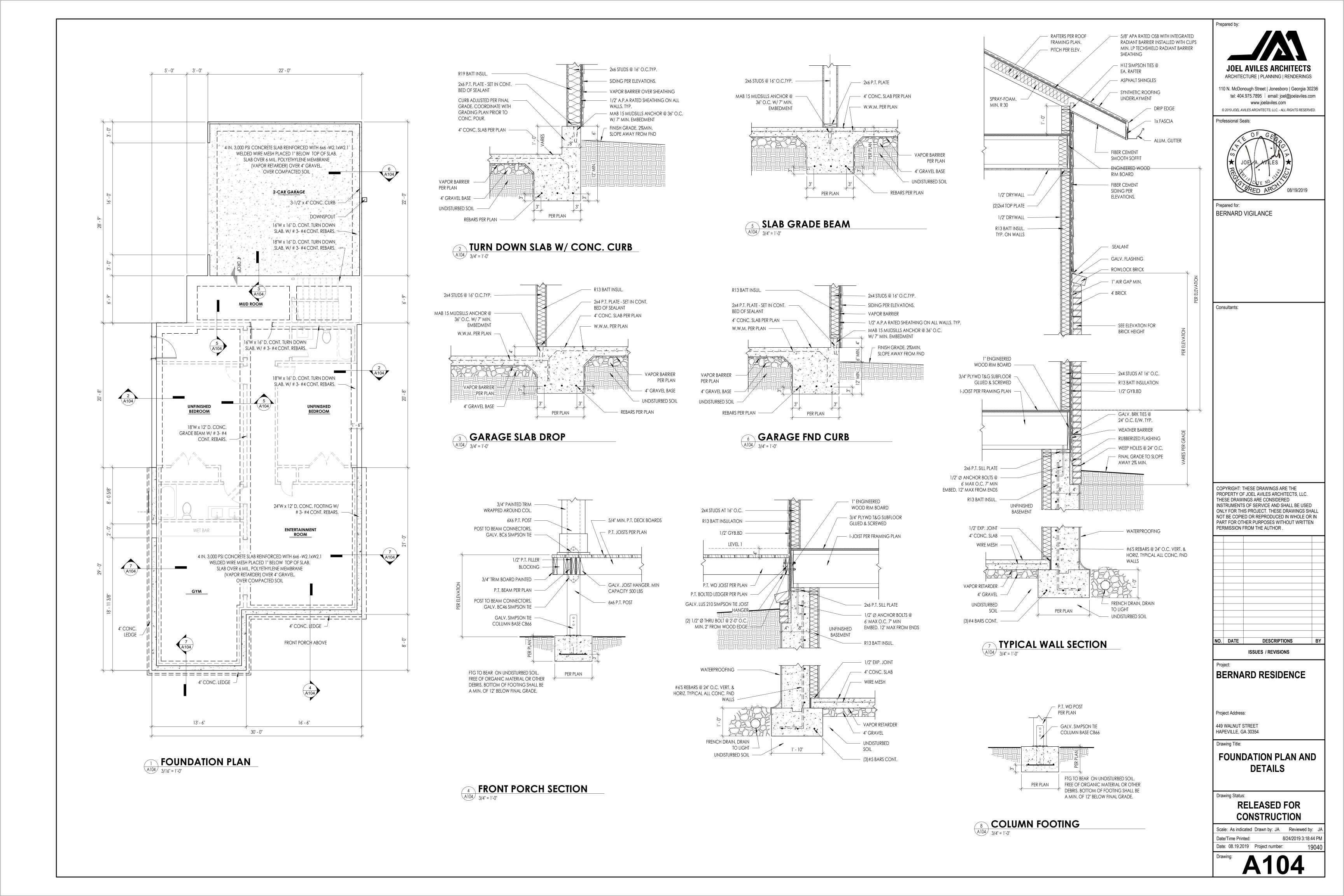
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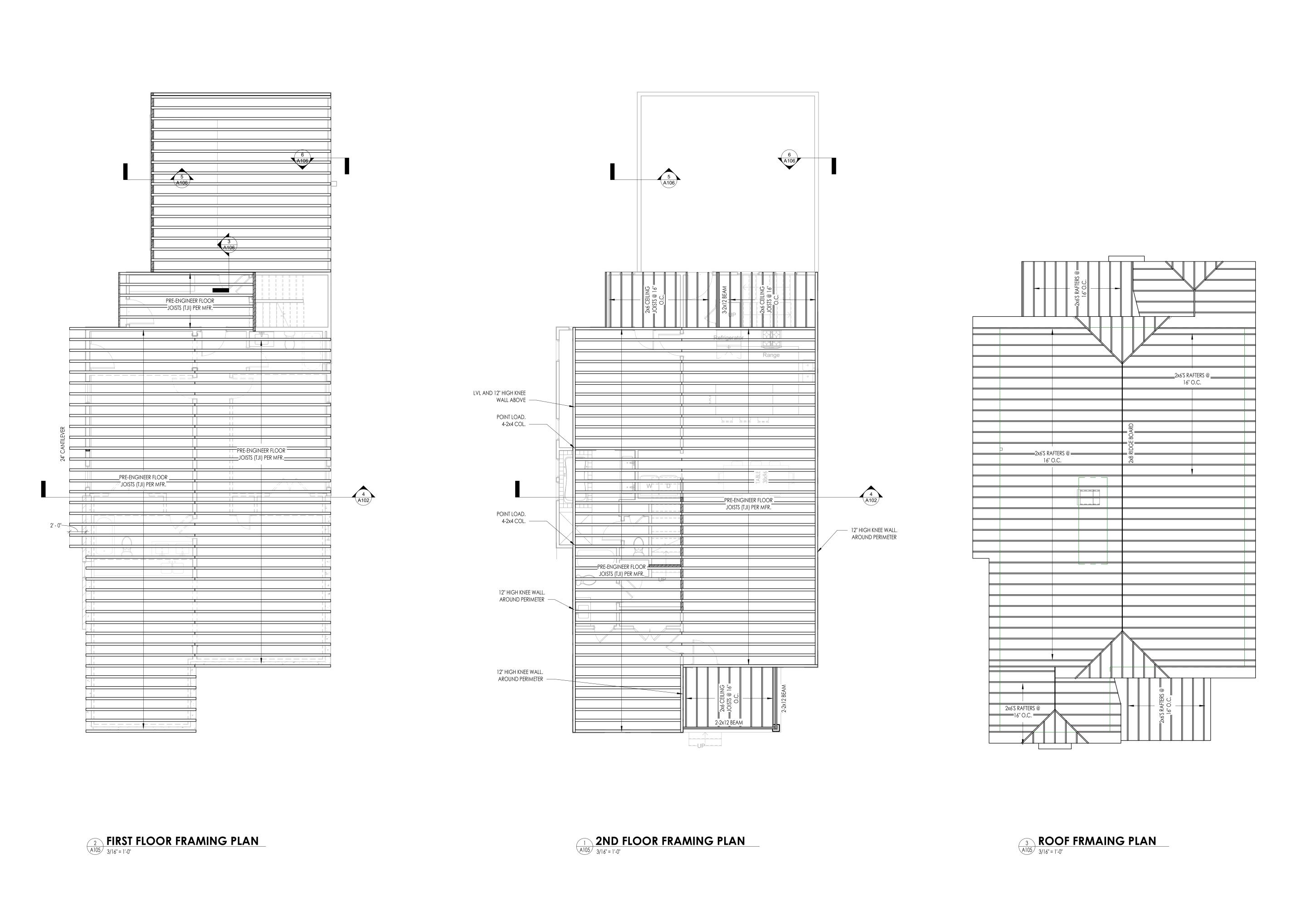
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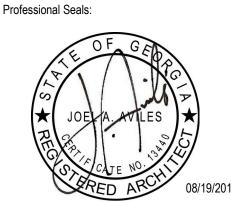




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FIRST, SECOND AND ROOF FRAMING PLANS

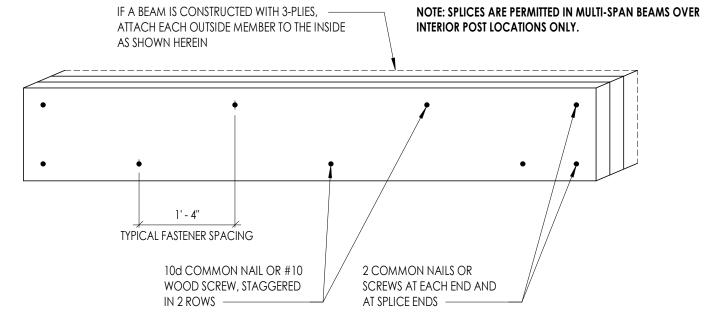
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BEAM ASSEMBLY DETAIL

Stair Handrails

Handrails shall be constructed in accordance with the following requirements.

- Stairs with four or more risers shall have a handrail on one side.
- Handrails shall be graspable per FIGURE 37.
- Handrail and connecting hardware material shall be decay-resistant and/or corrosion resistant.
- Handrail shall be attached to the stair guard or an existing exterior wall which acts as a barrier to the stairs. See FIGURE 38.
- All shapes shall have a smooth surface with no sharp corners.
- Recessed sections may be shaped from a 2x6 or ⁵/₄ board.
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see
- FIGURE 39.
- Handrails may be interrupted by guard posts only at a turn in the stair.

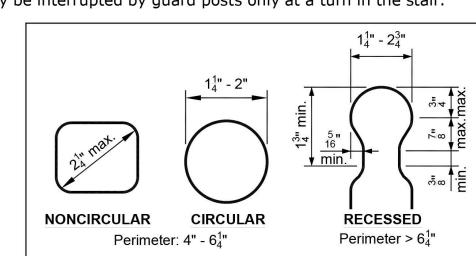


FIGURE 37: HANDRAIL GRASPABILITY TYPES/GEOMETRY

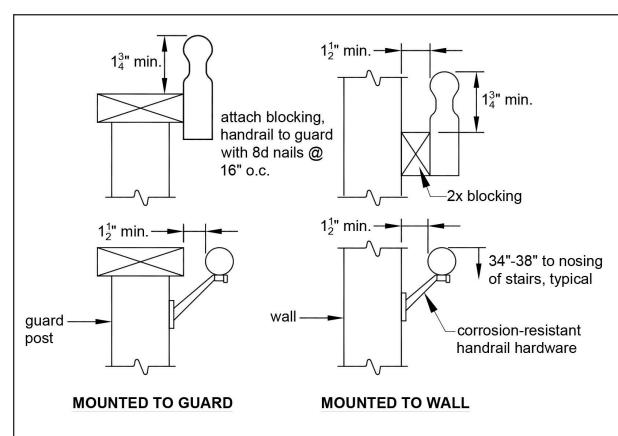
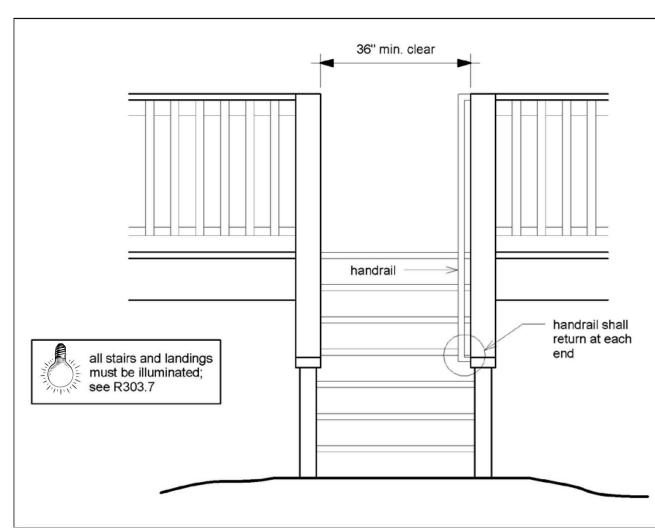
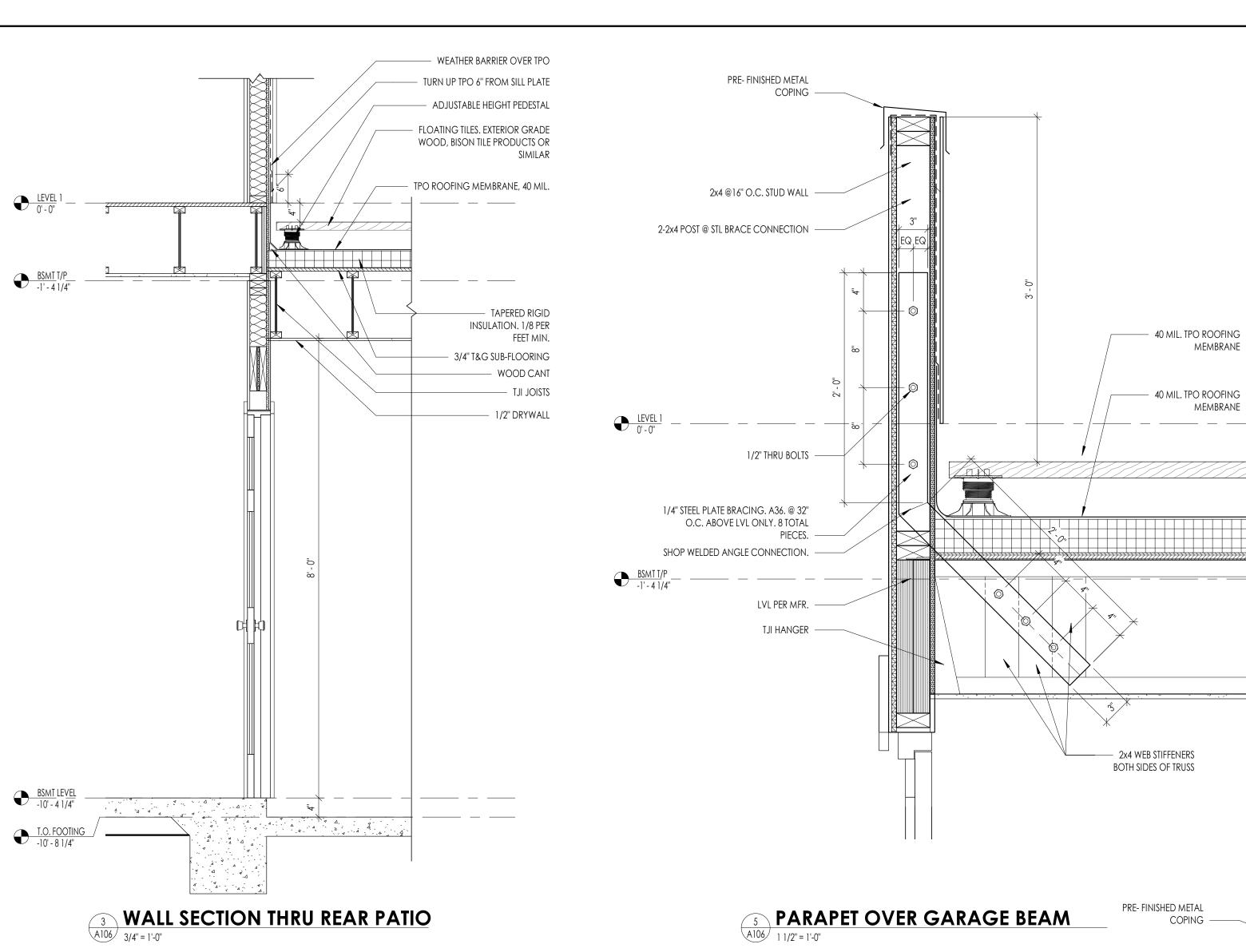
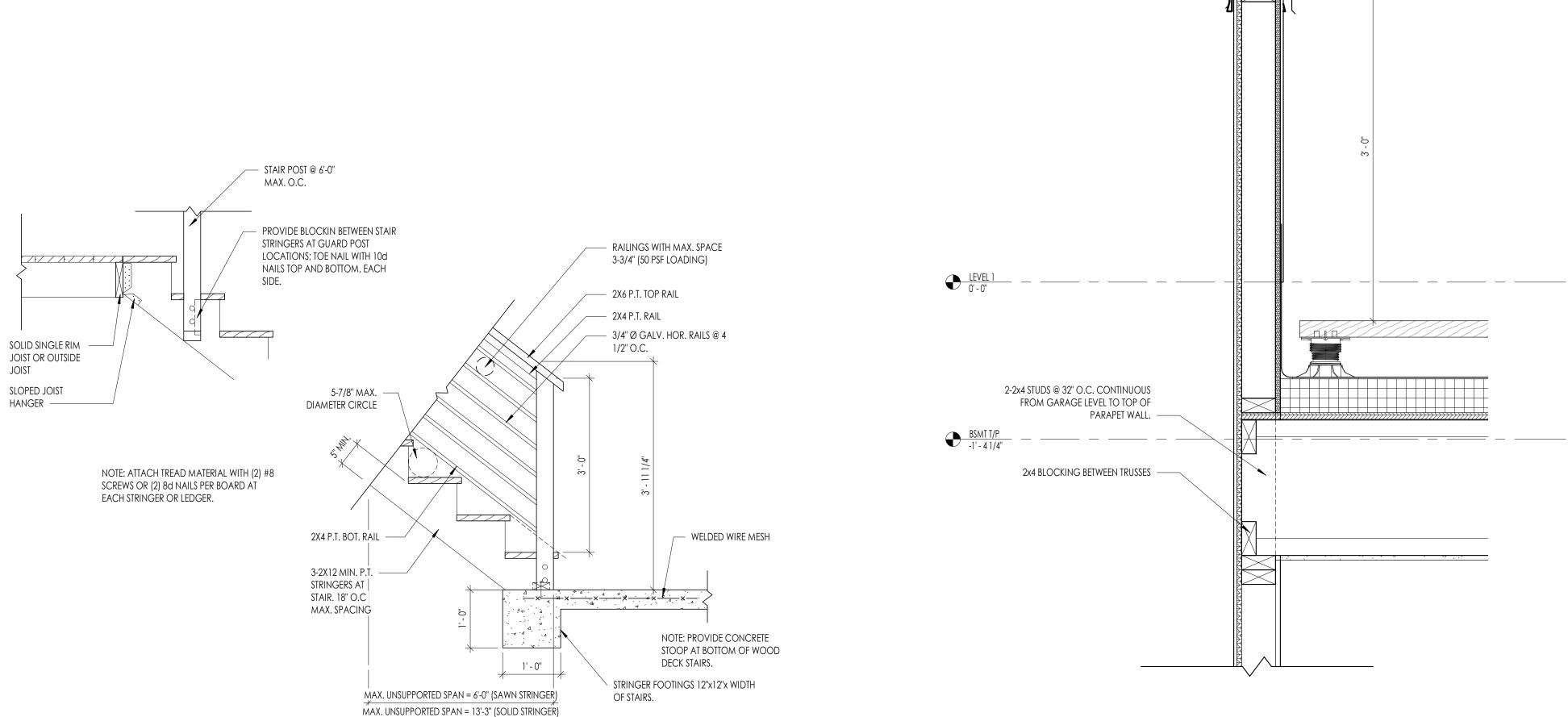


FIGURE 38: HANDRAIL REQUIREMENTS









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Consultants:

MEMBRANE

MEMBRANE

6 A106 1 1/2" = 1'-0"

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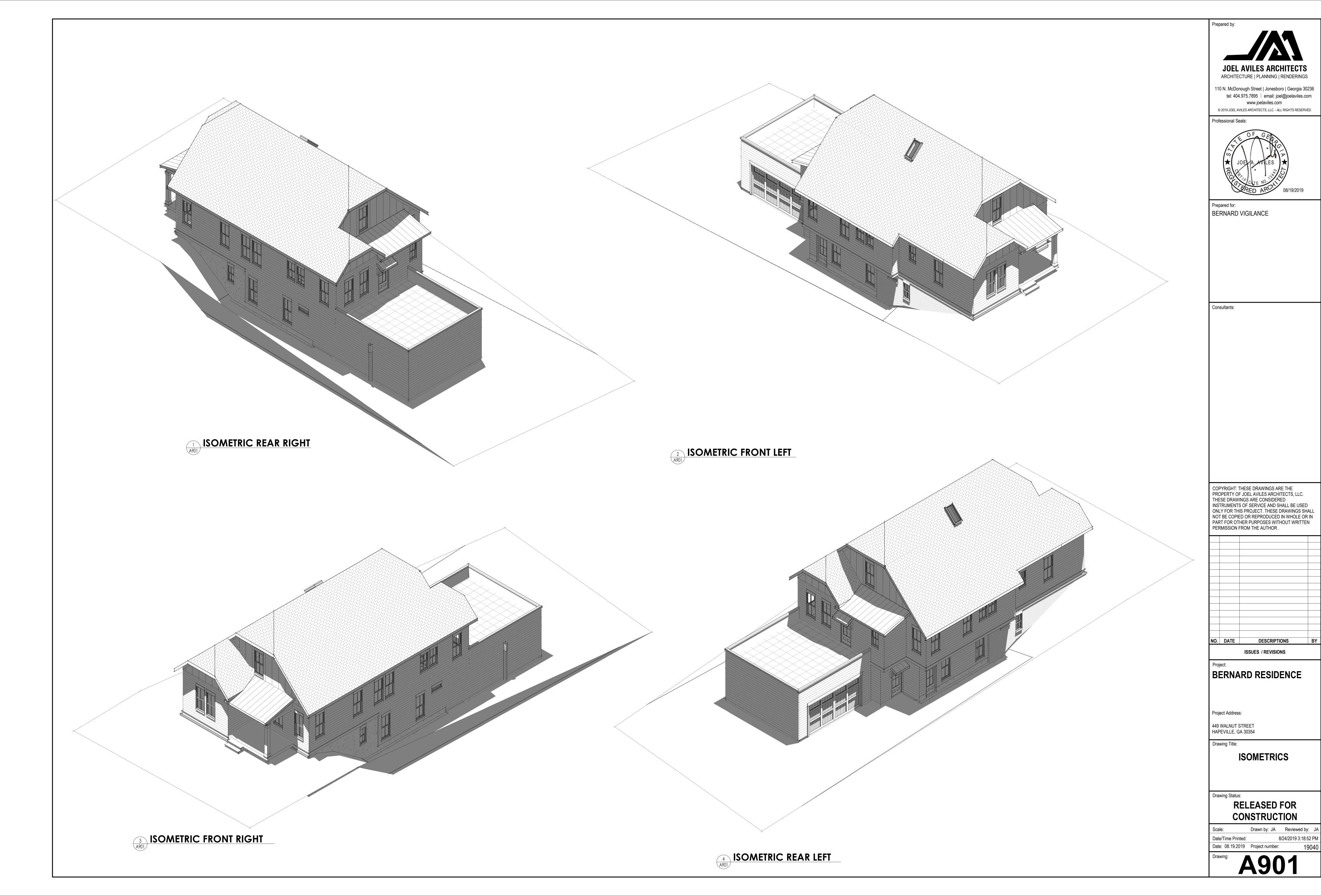
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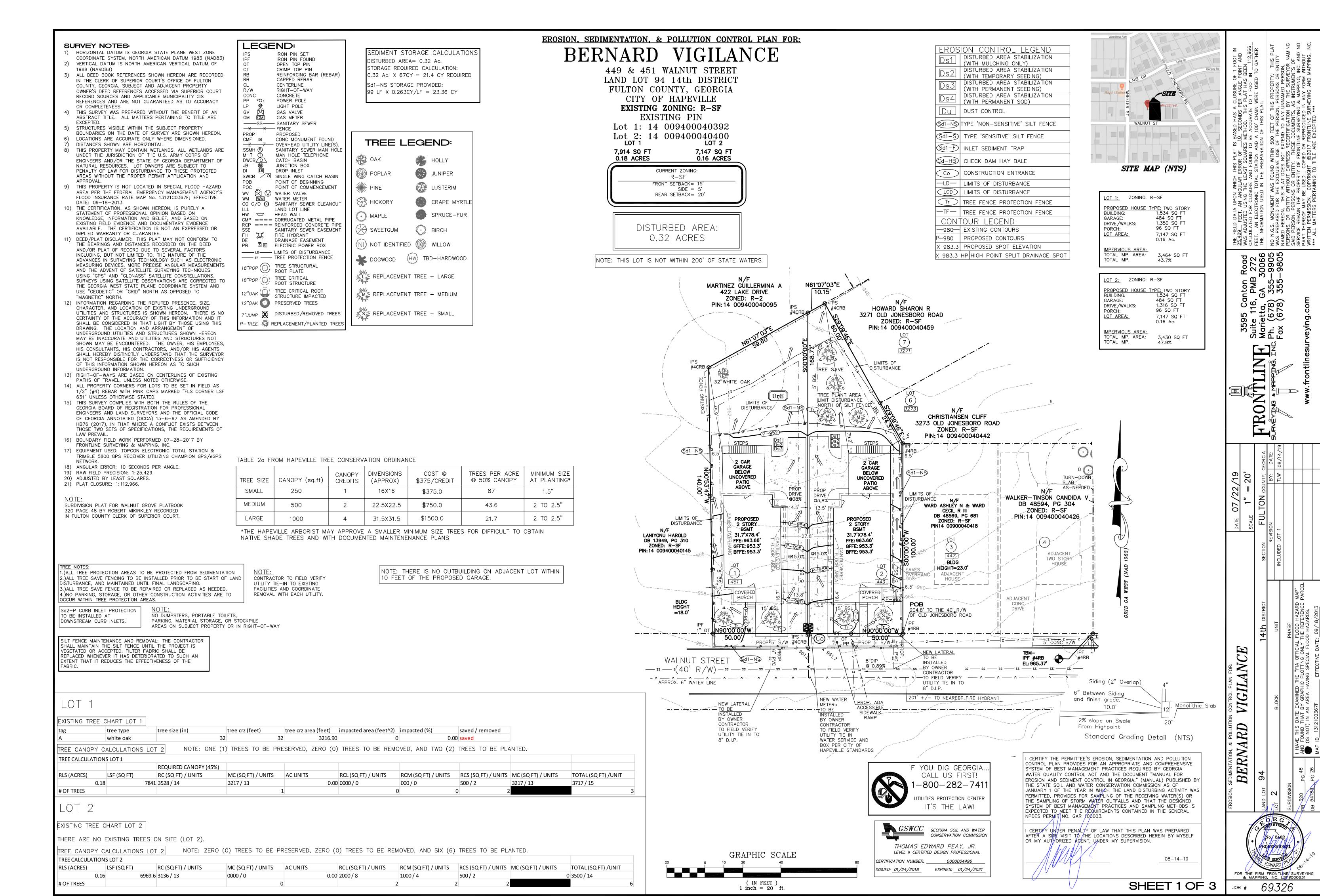
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SECTIONS

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. (8)

ESPC LOT 2 WALNUT GROVE PG2, 8/14/2019 2:45:35 PM, TLW

Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR100001.

Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.

All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.

Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.

Owner/Developer required to complete an NOT form per requirements in the GAR10001 nort VI. E PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN OFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN ITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE STALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL PS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER STALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN STALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL PORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND E PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF CEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER ATTED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

REFER TO ROOT PIT DETAIL

STAKING

AND

GUYING

required to have a firm execute Forntline Surveying's Comprehen an on—site Level 1A or Level 1B qu an NOI form, sign and

SET TREE PLUMB PRIOR TO STAKIN

OUTER EDGE OF ROOT PROTECTION ZON

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

SOIL CLEANUP AND CONTROL PRACTICES

1. Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.

2. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.

3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

4. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

5. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

6. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

7. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:

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

PLANTIN
1. EXCAVA
2. ADD EXC
0F ROO
3. BACKFILL
4. COMPLET
CONSTRIAND ADD
5. STAKE A

TAMP. SET TREE SUCH THAT HER THAN FINISHED GRADE. ND "WATER IN"

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fence

6" SDR 35 x 4" SCH 40 PVC ADAPTER

6" SERVICE LATERAL AT 1% MIN. SLOPE

2 FT SECTION 4" SCH 40 PVC WITH GLUED CAP FOR CUSTOMER CONNECTION

- BUILDER/ CUSTOMER CONNECTION WITH 4" SCH 40 PVC

DISTURBED AREA STABILIZATION (W/ TEMPORARY MULCHING)

L PREVENTION AND CONTROL

L Containers that are clearly labeled. All on—site vehicles shall be monitored for leaks and receive lar preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and suffacturers recommended methods for spill cleanup shall be clearly postedand procedures made available to personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area site. Typical equipment and materilas for cleanup include gloves, goggles, rags, respirators, cat litter, dust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following

No waste material shall be discharged to waters of the State, except as authonous waste will be disposed of into storm drain inlets.
Signage will be posted as needed to achieve the above standards.
All wastes to be disposed of in compliance with Local, State and Federal regul porary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site tamination and be located away from state waters, natural drains, and the storm water drainage inlets. ipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and icants is prohibited.

se should be collected in suitable containers and recycled or disposed of as appropriate. rized by Section

AS IE DISPOSAL

Construction areas away from streets, gutters, watercourses and storm drains. Waste collection ocal waste collection areas to further isturbed soils. The plan should include secondary containment around liquid waste collection areas to further siminize the likelihood of contaminated discharges.

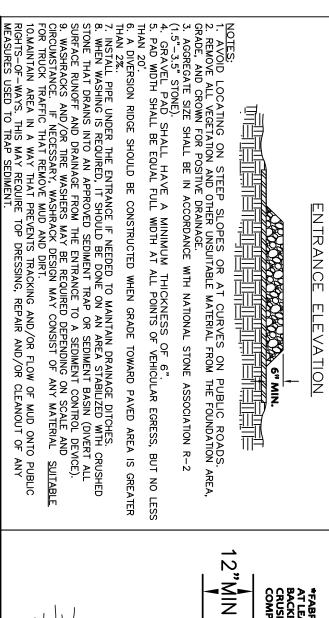
The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection and disposal.

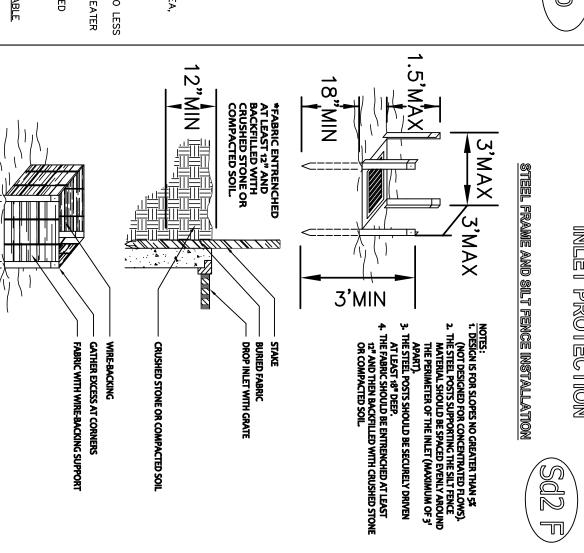
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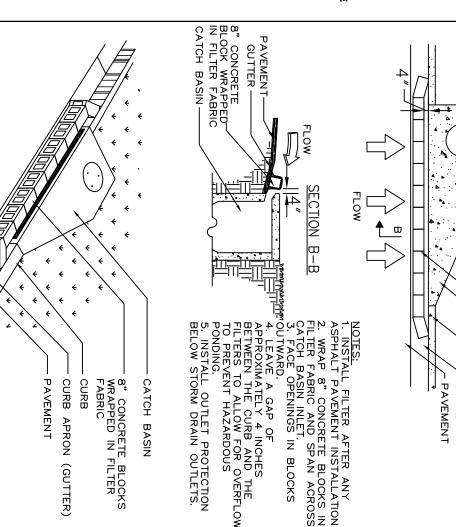
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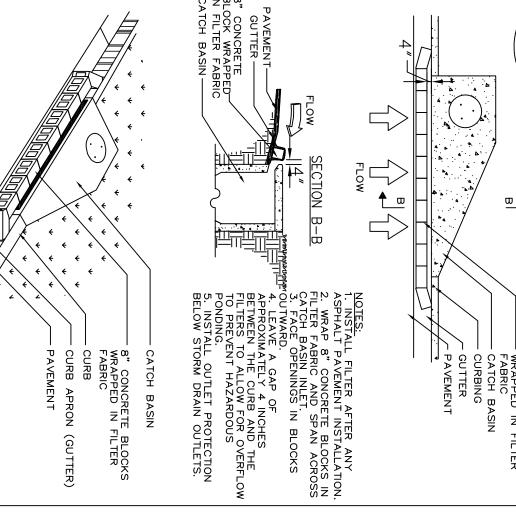
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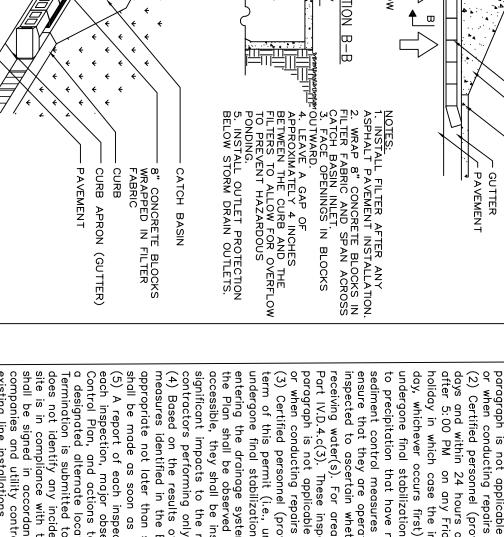
The plan should be provided appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection areas to further than the provided appropriate provided appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection areas to further than the plan area to further than area to further than the plan area to further than area to further than the plan area to further than the plan ar hazardous materials are slated for use on this project. However, if circumstances arise where hazardous iterials are to be used, the owner must be notified and proper handling and storage protocols documented d implemented.













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

JILDING MATERIALS — No building or construction materials will be buried or disposd of on—site. aterial will be disposed of in proper waste disposal procedures.

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

- NO concrete trucks will be allowed to wash out or discharge

ODUCT SPECIFIC POLLUTION CONTROL PRACTICES
TROLEUM BASED PRODUCTS — Containers for products such as fuel, lubricants and tars will be inspected daily leaks and spills. This includes on—site vehicle and machinery daily inspections and regular preventative intenance of such equipment. Equipment maintenance areas will be located away from state waters, natural lins and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary stainment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Sper disposal methods will include collection in a suitable container and disposal as required by local and state ulations.

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

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

CRUSHED STONE CONSTRUCTION

FABRIC

AND SUPPORTING FRAME FOR

(Sd2-P)

INLET FILTER "PIGS

IN BLANKET"

ONCRETE TRUCK WASHING rain wash water on-site.

SID 田 WALK RAMP

EROSION CONTROL NOTES

1. All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-sire inspection by the issuing authority.

2. CRITICAL AREAS:

- All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Sith forevent sediment from entering all onsite creeks.

- Sd1-C double row sitt fencing is room.

3. DISPOSAL OF DEBRIS:

- All arch--

All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type 'C' to be All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type 'C' to be ed to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to event sediment from entering all onsite creeks.

Sd1—C double row silt fencing is required adjacent to 100 yr flood limits.

SPOSAL OF DEBRIS:

All garbage debris will be removed from the site prior to any filling operation.

All unsuitable soil materials to be buried off r/w. Stumps and construction debris to be disposed of operly. Contractor to coordinate with owner regarding disposal areas.

In—exmpt activities shall not be conducted within the 25 or 50—foot undisturbed stream buffers as assured from the point of wrested vegetation without first acquiring the necessary variances and pern

LOT 2 is in the 14th District, Land Lot 94. The address is 449 plan is for the construction of one (1) two story house having begin AUGUST 2019 and final stabilization will take approximatel

COUNTY DISTRICT **EROSION**

SEDIMENTATION

POLLUTION

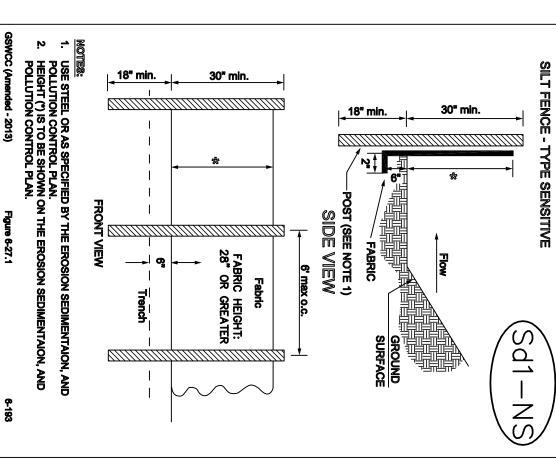
CONTROL

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E SITE SHALL BE F EROSION AND SEDIMENT S PRIOR TO LAND

BERN

CONSTRUC		
THE DURATION OF THE PROJEC		10400
A COPY OF THESE PLANS ARE	'n	
INSPECTION AT (404) 612-400		10392
ACTIVITY, FOR AN EROSION AN		
24 HOURS BEFORE COMMENCE		
NOTIFY FULTON COUNTY ENGINE	4.	
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THAN 7 DAYS (PER FULTON CO		
ANY DISTURBED AREA LEFT EX	3.	
IMPLEMENTED TO CONTROL OR		ORGIA
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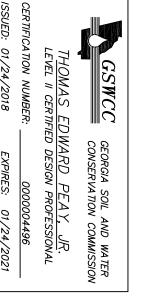
SCHEDULE

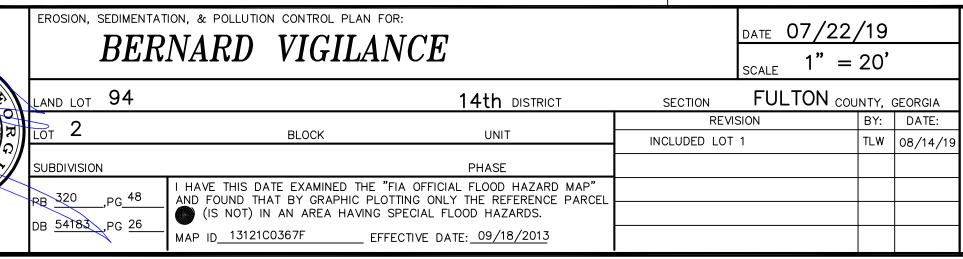
S T I I I	ISSUED: 01/24/2018	CERTIFICATION NUMBER:	THOMAS EDV	GSWCC
T 2 OF 3	EXPIRES: 01/24/2021	0000004496	THOMAS EDWARD PEAY, JR. LEVEL II CERTIFIED DESIGN PROFESSIONAL	GEORGIA SOIL AND WATER CONSERVATION COMMISSION

NOTES:

1. ONLY 1 SINGLE FAMILY RESIDENCE
PER SEWER SERVICE CONNECTION

2. SERVICE LATERAL BEDDING & BACKFILL
BEDDING DEPTH UNDER PIPE TO BE 4" MIN.





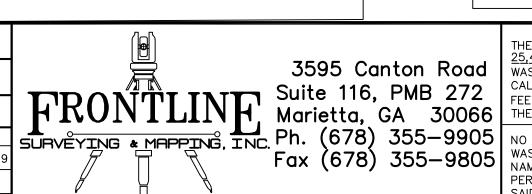
F YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411

SEWER SERVICE CO

ONNECTION

CLEANOUT ASSEMBLY TEE-WYE, BEND, RISER, AND PLUG

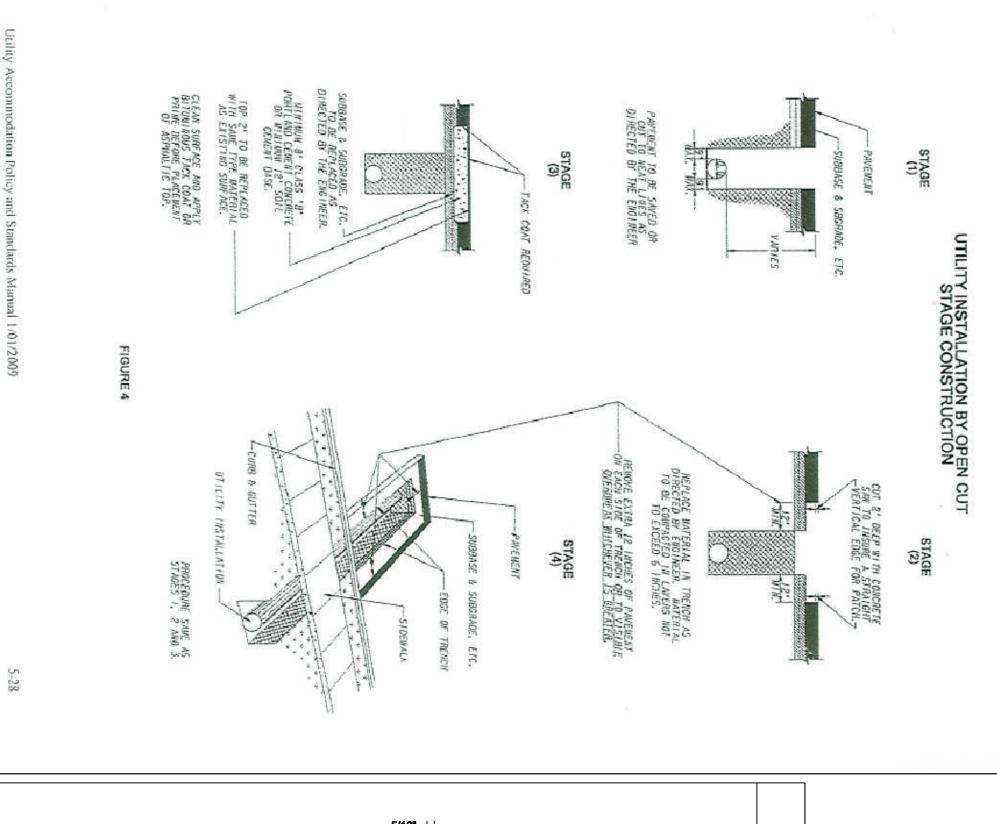
R.O.W. OR EASEMENT LIMIT

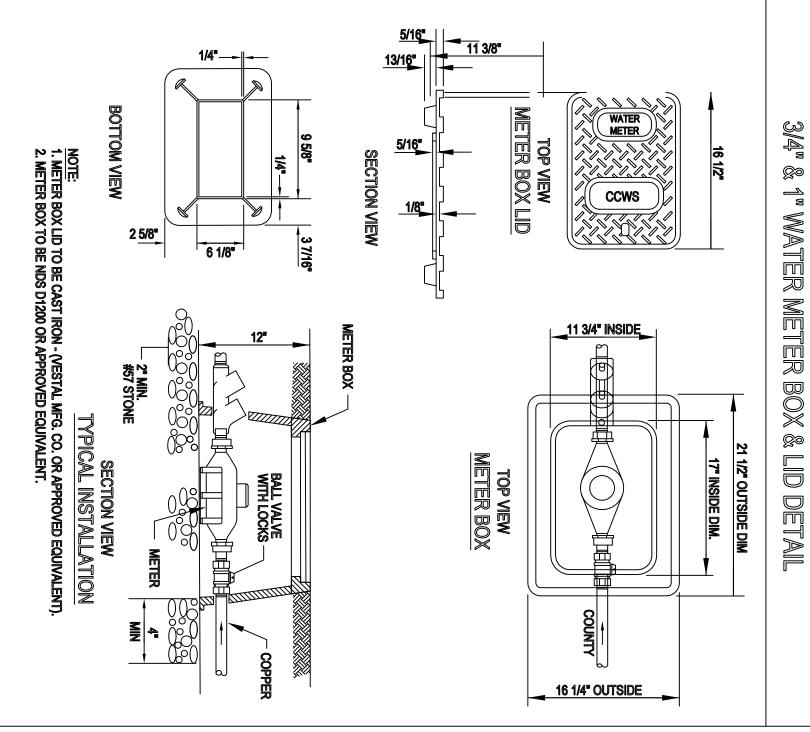


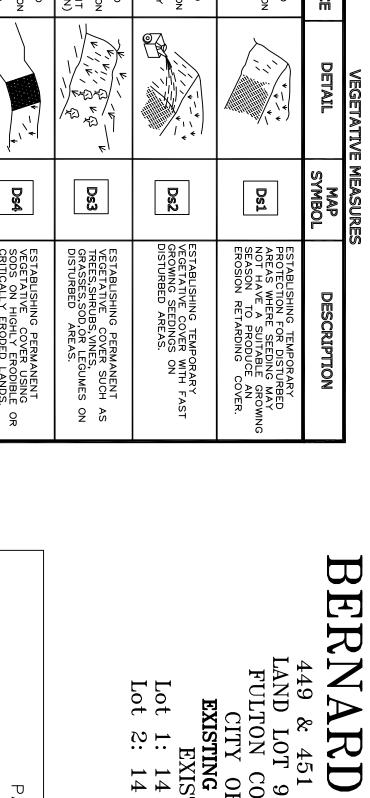
www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 25,429 FEET, AN ANGULAR ERROR OF __10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN __112,966 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT @2017 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***





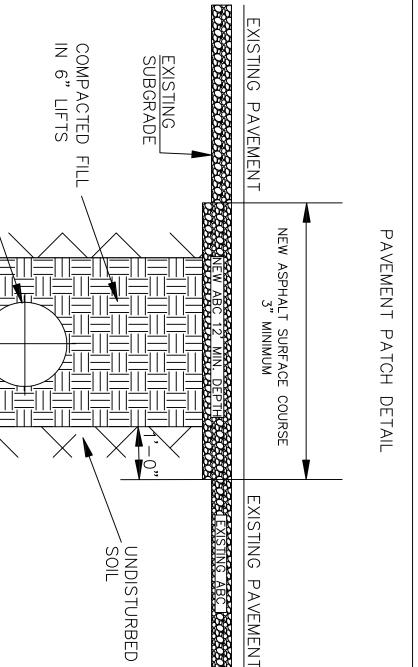


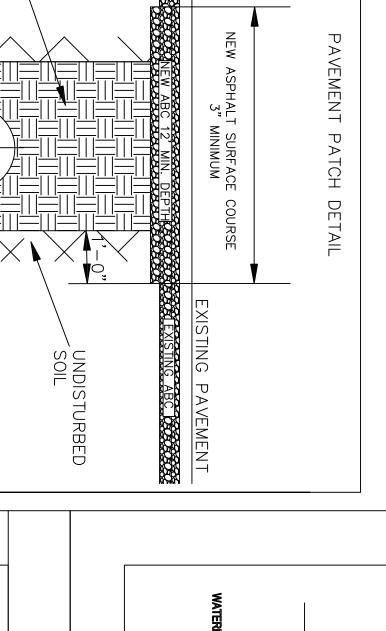
449 & 451 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 1: 14 009400040392
Lot 2: 14 009400040400

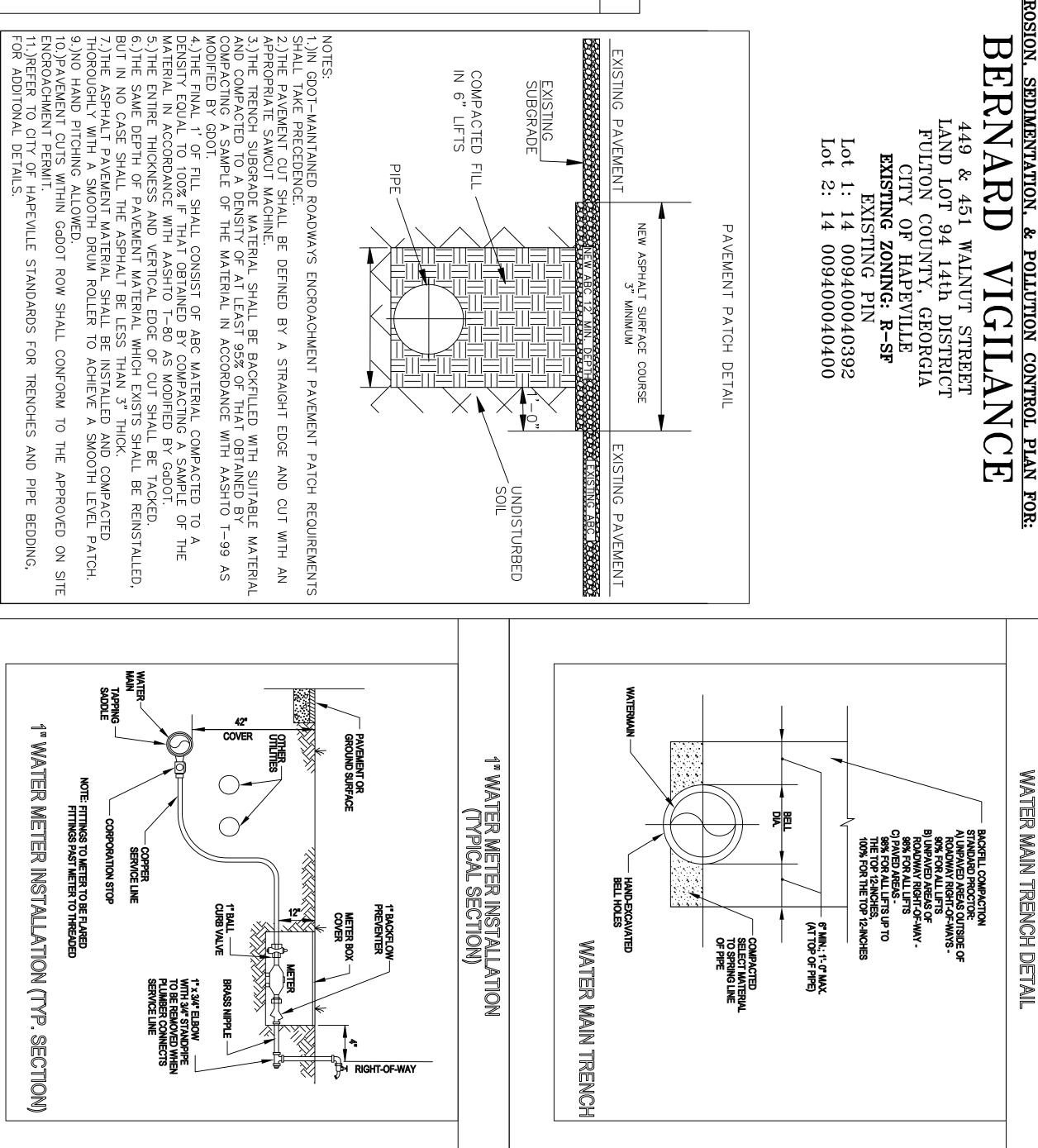
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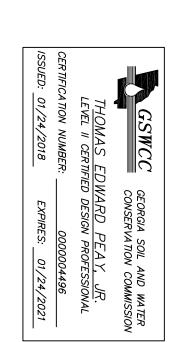
& POLLUTION CONTROL PLAN FOR:

VIGILANCE









SHEET

JOB # 6	FOR THE *		ATION, & POLLUTION CONTROL PLAN FOR: RNARD VIGILAN		DATE 07/22/19 SCALE 1" = 20'				
6	PPING COMPANY	LAND LOT 94		14th district	SECTION	FULTON co	UNTY,	GEORGIA	
9	FRO DW S	1 & 2			REV	ISION	BY:	DATE:	
5	ON BURNESS OF THE COLUMN THE COLU	LOT 1 & Z	BLOCK	UNIT	INCLUDED LOT	⁻ 1	TLW	08/14/19	
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www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN $\underline{25,429}$ FEET, AN ANGULAR ERROR OF $\underline{10}$ SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN ____112,966 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

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DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: September 4, 2019
TO: Adrienne Senter
FROM: Michael Smith

RE: Site Plan Review – 449 Walnut Street

BACKGROUND

The City of Hapeville has received a site plan application from Bernard Vigilance to construct a new single-family dwelling at 449 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as two unfinished bedrooms and two potential bathrooms in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The property is currently vacant. The dwelling will have 2,337 SF of heated floor area, a 1,358 SF unheated basement, and a 484 SF two-car garage, with a total roofed area of 4,275 SF including a porch.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

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

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

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

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

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

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

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

	Minimum Front Yard Setback		Minimum		Maximum	num								
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	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1
Detached														

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 site plan shows the subject tract as currently occupied by a small portion of an existing dwelling and an existing driveway. However, the site is currently vacant.
- The plans indicate the structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The applicant should provide the height of the structure from grade at both the front and the rear in feet.
- The lot has five distinct sides. Setback dimensions provided:

- Front setback is 16.4'.
- West side setback is 13.5'.
- Southeast side setback is 6.5'.
- Northeast side setback is 6.3'.
- o Rear setback is 79.9'.
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- The plans include a proposed driveway but does not indicate the width. The applicant should indicate the width of the proposed driveway and curb cut.
- The plans include a new 5' sidewalk with landscape zone.
- The plans include a walkway from the entrance to the street.
- The Applicant should provide design cross sections for all driveways, walkways, sidewalks, and curb cuts.
 - c. The locations, area and number of proposed parking spaces.
- Parking will be provided by a two-car garage in the rear of the house.
 - 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.
- The plans indicate there are no existing trees present on the lot.
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in <u>section 93-23-18</u>.
- Two "small" trees are to be planted in the supplemental area, while two "medium" and two "large" trees will be planted in the rear yard. <u>The applicant should provide the type of trees to be planted,</u> such as hardwood, evergreen, etc.
 - 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 or are proposed.
 - 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. <u>The building elevations will be reviewed by the Design</u>
 <u>Review Committee for compliance with the Architectural Design Standards.</u>
 - (3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.
- Building elevations have been provided. <u>The building elevations will be reviewed by the Design</u>
 Review Committee for compliance with the Architectural Design Standards.
 - (4) Project data.
 - a. Site area (square feet and acres).
- The minimum lot size is 4,000 SF. The proposed site area is 7,147 SF, which is compliant.
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- The maximum lot coverage allowed is 70%, or 5,003 SF. The plans indicate that the lot coverage will be 1,534 SF for the building area, 484 SF for the garage, 1,316 SF for the driveway and walkway, and 96 SF for the porch, for a total coverage of 3,430 SF or 47.9%, 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 4 bedrooms and 3 bathrooms as built with the option to add two more bedrooms and 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 1,000 SF. The proposed dwelling will have 2,337 SF of heated floor area plus a 1,358 SF unfinished basement, which is compliant.
 - f. Number of parking spaces and area of paved surface for parking and circulation.

- Parking will be provided by a two-car garage in the rear of the dwelling, connected to the street by a driveway with a turnaround area. The applicant should provide the width of the driveway.
 - (5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- The overall project includes the construction of a 1.5/2.5 story single-family house.
- Authorization of the property owner has been provided.
- A development schedule has been provided.

RECOMMENDATION

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

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should provide the type of trees to be planted, such as hardwood, evergreen, etc.

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

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



Approximate Location Map – 449 Walnut Street.

19-PC-09-21

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant Bernard Vigilance
Mailing Address: 9474 Deer Crossing Irace
Telephone Mobile # Email_
Property Owner (s) KELLY BROWN
Mailing Address 105 STAYMAN DARK DR
Telephone 631 988-49 43 Mobile #
Address/Location of Property: 451 WALNUT ST
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009406040392
Present Zoning Classification: <u>PES IDENTIFIC</u> Size of Tract: <u>-18</u> acre(s)
Present Land Use: NONE - Vacant
Please check the following as it applies to this application
Site Plan Review
Conditional 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.K. 16-10-20 and I may be prosecuted for a violation thereof. Applicant's signature
Sworn to and subscribed before me
Notary Public DUBLICATION OF THE PUBLIC TO
COUNTY COUNTY

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space
provided below. (Please type or print legibly.) TO CONSTRUCT A SINGLE FAMILY HOME

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:
449+ 451 WALNUT ST.
HAPEVILLE GA 30315
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 BERNARD VIGILANCE
Address of Applicant Croscing Trace JENE (BORE) 97 20236
JONELBORD 97 20236
Telephone of Applicant
holly Brown Signature of Owner
HEILY BROWN Print Name of Owner
Personally Appeared Before Me this 13th day of <u>August</u> , 20 <u>19</u> . Struce Graham-Laun Notary Public

BERNICE GRAHAM-FAIN NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 21, 2020

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

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

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

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

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

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

15/

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.

13)

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

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

Applicant Signature:

Date



LEGAL DESCRIPTION – 0.18 ACRES

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

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 254.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North 90°00'00" West a distance of 50.00 feet to a point (Iron Pin Found, 1 inch Open Top); Thence leaving said right-of-way proceed North 00°53'47" West a distance of 140.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 61°07'03" East a distance of 59.60 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 00°00'00" East a distance of 168.77 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.18 acres of land (7,904 Square feet), more or less, described as Lot 1 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 451 Walnut Street according to the current system of numbering in Fulton County, Georgia.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: September 4, 2019
TO: Adrienne Senter
FROM: Michael Smith

RE: Site Plan Review – 451 Walnut Street

BACKGROUND

The City of Hapeville has received a site plan application from Bernard Vigilance to construct a new single-family dwelling at 451 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as two unfinished bedrooms and two potential bathrooms in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The property is currently vacant. The dwelling will have 2,337 SF of heated floor area, a 1,358 SF unheated basement, and a 484 SF two-car garage, with a total roofed area of 4,275 SF including a porch.

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

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

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

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

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

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

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

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

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

	Minimum Front Yard Setback		Minimum		Maximum	num								
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	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1
Detached														

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 site plan shows the subject tract as currently occupied by an existing single-family dwelling and an existing driveway. However, the site is currently vacant.
- The plans indicate the structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The applicant should provide the height of the structure from grade at both the front and the rear in feet.
- Setback dimensions provided:

- Front setback is 16.7'.
- East side setback is 13.8'.
- West side setback is 6.5'.
- o Rear setback is 45.9'.
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- The plans include a proposed driveway but does not indicate the width. The applicant should indicate the width of the proposed driveway and curb cut.
- The plans include a new 5' sidewalk with landscape zone.
- The plans include a walkway from the entrance to the street.
- <u>The Applicant should provide design cross sections for all driveways, walkways, sidewalks, and curb</u> cuts.
 - c. The locations, area and number of proposed parking spaces.
- Parking will be provided by a two-car garage in the rear of the house.
 - 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.
- The plans indicate there is one 32' oak tree in the rear yard, which will 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 <u>section 93-23-18</u>.
- Two "small" trees are to be planted in the supplemental area. <u>The applicant should provide the type</u> of trees to be planted, such as hardwood, evergreen, etc.
 - 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 or are 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. <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>
 - (3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.
- Building elevations have been provided. <u>The building elevations will be reviewed by the Design</u>
 <u>Review Committee for compliance with the Architectural Design Standards.</u>
 - (4) Project data.
 - a. Site area (square feet and acres).
- The minimum lot size is 4,000 SF. The proposed site area is 7,905 SF, which is compliant.
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- The maximum lot coverage allowed is 70%, or 5,534 SF. The plans indicate that the lot coverage will be 1,534 SF for the building area, 484 SF for the garage, 1,350 SF for the driveway and walkway, and 96 SF for the porch, for a total coverage of 3,464 SF or 43.7%, 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 4 bedrooms and 3 bathrooms as built with the option to add two more bedrooms and 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 1,000 SF. The proposed dwelling will have 2,337 SF of heated floor area plus a 1,358 SF unfinished basement, which is compliant.
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- Parking will be provided by a two-car garage in the rear of the dwelling, connected to the street by a driveway with a turnaround area. The applicant should provide the width of the driveway.

- (5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- The overall project includes the construction of a 1.5/2.5 story single-family house.
- Authorization of the property owner has been provided.
- A development schedule has been provided.

RECOMMENDATION

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

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should provide design cross sections for the driveway, walkway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted, such as hardwood, evergreen, etc.

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

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



Approximate Location Map – 451 Walnut Street.

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

	Name of Applicant Miller Lowry Developments, LLC	
	Mailing Address: 2964 Peachtree Roa	d NW, Suite 540 Atlanta, GA 30305
	Telephone Mobile	#Email_miller.lowry@millerlowry.com
	Property Owner (s) Joe L. Daniely	
	Mailing Address <u>n/a</u>	
	Telephone_n/a	Mobile #_n/a
	Address/Location of Property: 591 King Arnold Street Hapeville, GA 30354 Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 003500040383	
	Present Zoning Classification: UV	
	Present Land Use: Existing Structure Please check the following as it applies to this application	
	X Site Plan Review Conditional Use Permit Temporary Use Permit	Other (Please State)
THE PARTY OF THE P	swear or affirm that the information provided her understand that any inaccuracies may be considered action taken on this application. I understand that the any and all ordinances. I further understand that Hapeville's Ordinances in full. I hereby acknowledge adhered too. I can read and write the English languito me and I have full and voluntarily completed this of	Georgia for the above referenced property. I do hereby e and above is true, complete and accurate, and I ed just cause for invalidation of this application and any le City of Hapeville. Georgia, reserves the right to enforce it is my/our responsibility to conform with all of City of ethat all requirements of the City of Hapeville shall be age and/or this document has been read and explained application. I understand that it is a felony to make false a pursuant to O.C.G.A. 12-10-20 and I may be prosecuted Applicant's signature Date: 08.21.19
		3

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 development consisting of 18 Townhomes. Requesting 1 variance (increase the guest parking from 0 to 2 spaces)

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

CONTRACTED OWNER I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT: 591 King Arnold 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 Miller Lowry Developments Address of Applicant 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305 Telephone of Applicant MA'S MA' Appeared Before Me this 21 day of AUGUST Thursday & The A 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 <u>must</u> contain the following information:

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

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

Applicant Signature: MM Date 08.21.19

Written Description

591 King Arnold Street

All that tract or parcel of land lying and being in Land Lots 95 & 98, 14th District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set at the intersection of the northeasterly right of way of King Arnold Street (50 foot right of way) and the northwesterly right of way of North Fulton Avenue (50 foot right of way); thence along the northeasterly right of way of King Arnold Street the following courses and distances: N 56°06'44" W a distance of 145.97 feet to a 1/2" open top pipe found; thence N 55°43'45" W a distance of 135.55 feet to a point; thence along a curve to the right, following the curvature thereof, for an arc distance of 14.71 feet, said curve having a radius of 10.00 feet and being subtended by a chord of N 13°34'34" W 13.42 feet to a point on the southeasterly right of way of Estelle Street (50 foot right of way); thence along the southeasterly right of way of Estelle Street N 28°34'36" E a distance of 136.38 feet to a 1/2" open top pipe found; thence leaving said right of way S 55°57'56" E a distance of 305.60 feet to a paint dot set on the northwesterly right of way of North Fulton Avenue; thence along said right of way S 34°30'26" W a distance of 145.00 feet to the POINT OF BEGINNING. Said tract contains 43,241 square feet or 0.993 acre and is more fully shown on the boundary and topographic survey for Miller Lowry Developments, LLC by Delta 1 Land Surveying, LLC, dated February 19, 2019.

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

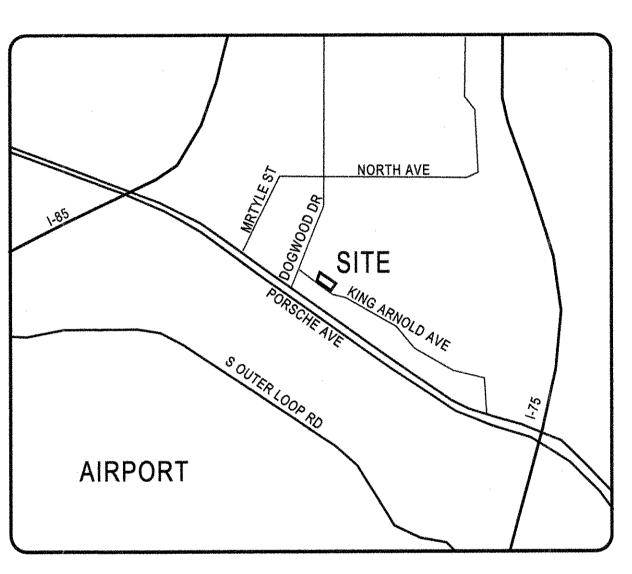
VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

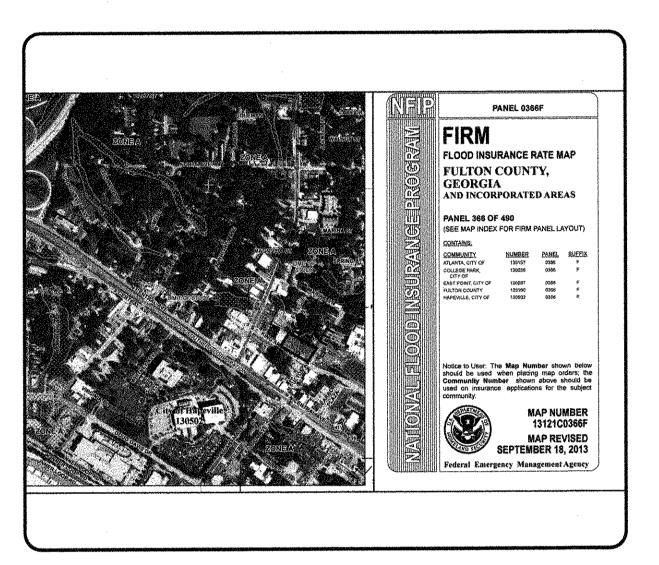
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
CONSTRUCTION DOCUMENTS FOR:

KING ARNOLD TOWNHOMES

LAND LOT 89 & 127 DISTRICT 14 CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA 30350



Location Map



FEMA Map

Construction Activity Schedule JUL AUG SEP OCT NOV DEC JAN FEB MAR A) INITIAL EROSION CONTROL & TREE SAVE BMPS INSTALLATION B) INTERMEDIATE EROSION CONTROL BMPS C) FINAL PHASE E&SC BMPS D) MAINTENANCE OF E&SC PRACTICES E) DEMOLITION F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS G) CLEARING AND GRUBBING H) GRADING I) STORM AND SANITARY SEWER INSTALLATION J) PAVING K) BUILDING CONSTRUCTION L) TEMPORARY GRASSING @ 14 DAY INTERVALS M) PERMANENT GRASSING @ 30 DAY INTERVALS N) REMOVAL OF TEMPORARY BMP'S O) FINAL CLEAN-UP

ANTICIPATED START DATE: 7-17-19 ANTICIPATED COMPLETION DATE: 3-5-19

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 18 TOWNHOUSE UNITS AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

<u>OWNER</u>

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305

SHEET LIST TABLE

DRIVEWAY PLAN AND PROFILE

GRADING AND DRAINAGE PLAN

EROSION CONTROL PLAN

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

STORMWATER MANAGEMENT PLAN

UTILITY NOTES + FIRE FLOW TESTS

COVER SHEET

DEMOLITION PLAN

SURVEY

SITE PLAN

UTILITY PLAN

ES&PC - DETAILS

SHEET TITLE

SHEET NO.

C1.1

C-2.1

C-4.1

C-5.1

C-5.2

C-5.3

C-5.4

ENGINEER:

CRESCENT VIEW ENGINEERING 211 FRASIER STREET, NE MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

TELEPHONE: ELECTRIC: WATER & SEWER

AT&T
GEORGIA POWER COMPANY
CITY OF HAPEVILLE
ATLANTA GAS LIGHT COMPANY

800-225-5288 888-655-5888 404-669-2100 877-427-4321 Prepared For:

Developments, LLC
Inhitree Road NW Suite 540
PEVILLE, GA 30305

Miller Lowry Developme
2964 Peachtree Road NW Suite 54
HAPEVILLE, GA 30305

DATE 7-8-19 REVISIONS
SCALE AS SHOWN
DRAWN A. R.



King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

CLERK'S OFFICE: RECORDING INFORMATION ONLY

591 KING ARNOLD STREET HAPEVILLE, GA 30354

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC 1227 NORTH PEACHTREE PKWY., SUITE 178 PEACHTREE CITY, GA 30269 PHONE: 404—312—6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

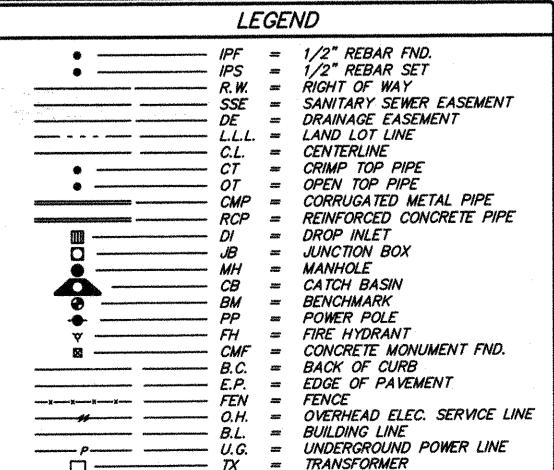
UNDERGROUND UTILITY LEGEND

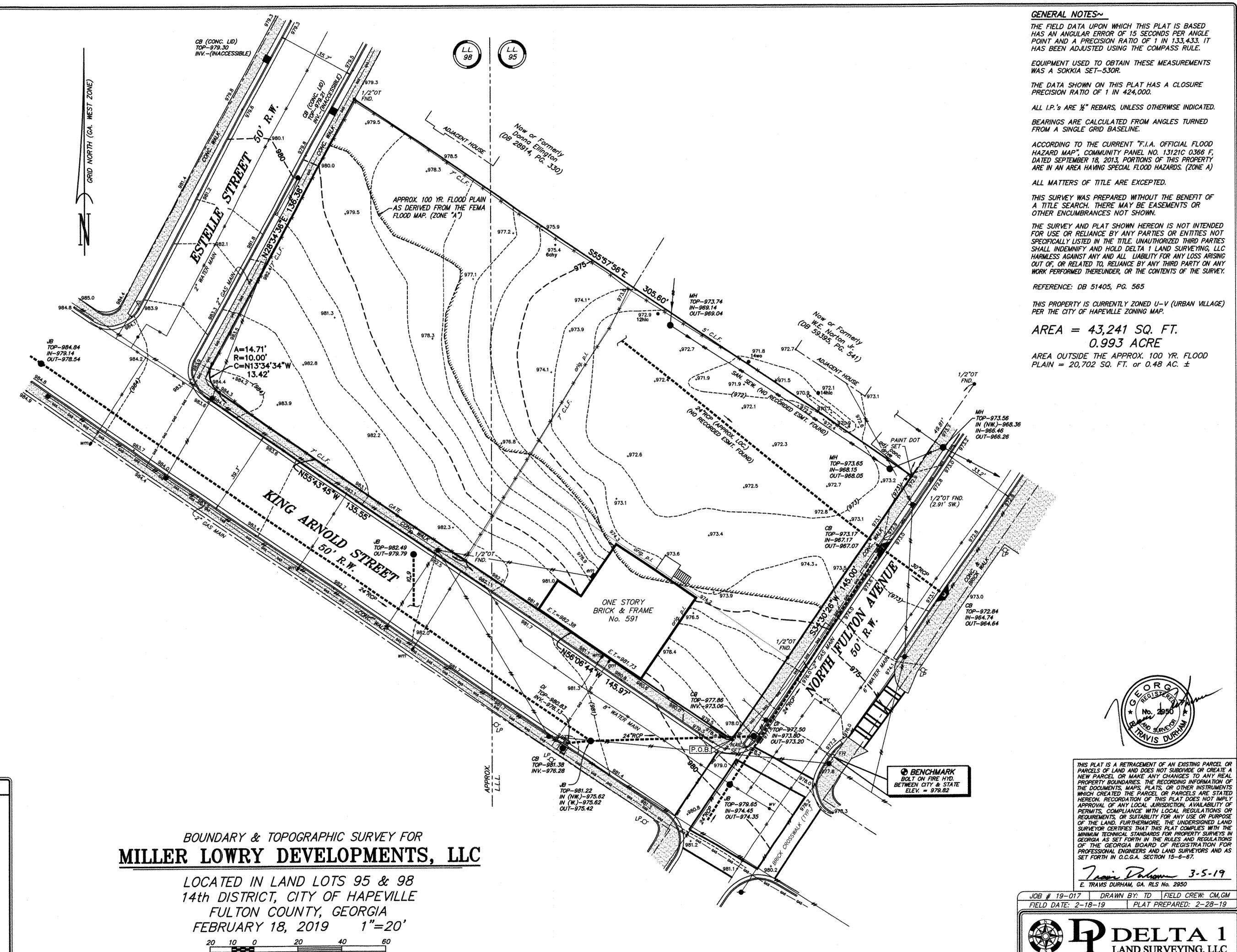
GAS = GAS LINE = UNDERGROUND TELEPHONE

-----SS --- = SANITARY SEWER - WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ABBREVIATIONS ~							
ABL = ABELIA		in in the	HYDRANGEA				
AUC = AUCUBA	ICV	200	IRRIGATION CONTROL VALVE				
AHY = AMERICAN HOLLY	IMP		IMPATIENS				
	IPF"		IRON PIN FOUND				
88 - BARBERRY	JAS		JASMINE				
BE = BEECH	MY	200	JAPANESE HOLLY				
	JUN	33	JAPANESE MAPLE				
BEG = BEGONIA BHY = BURFORD HOLLY	JUN	3000	JUNIPER				
BIR = BIRCH	LIR	202	LIRIOPE				
BP - BRADFORD PEAR	LL		LAWN LIMITS				
			MAGNOLIA				
CAL = CALADIUM	MAP	XXXX	MAPLE				
CAM - CAMELLIA	NAN	200	NANDINA				
CE = COTONEASTER	OGH	52	OREGON GRAPE HOLLY				
CED = CEDAR	OLL. P	#	OTTOLUYKEN LAUREL				
CHY = CHERRY	P	200	PINE				
CH - CHINESE HOLLY	PHO	200	PHOTINIA				
CHN = CHESTNUT	POP	,500	POPLAR				
CHO = CHESTNUT OAK	RHO	300	RHODODENDRON				
CJ = CRYPTOMERIA JAPONICA	RO		RED OAK				
CL = CHERRY LAUREL CO = CLEAN OUT CM = CRAPE MYRTLE	RT		RED TIP				
CO - CLEAN OUT	SG	437	SWEET GUM				
CM - CRAPE MYRTLE	SP	440	SPRUCE				
DG = DWARF GARDENIA	SPIG		SPIGOT				
	SPK		SPRINKLER				
	SW	200	SOURWOOD				
	UDS		UNDERGROUND DOWNSPOUT				
	UNK		UNKNOWN				
ET - EXTERIOR THRESHOLD	WN		VINCA				
FF = FINISH FLOOR	VLIR		VARIEGATED LIRIOPE				
FOR = FORSYTHIA	VP		VARIEGATED PRIVET				
GE - GOLDEN EUONYMUS			VENT WELL				
GLF = GROUND LIGHT FIXTURE	WAO	-	WATER OAK				
ON OAC METED	1481 6		WILLOW OAK				
HB = HACKBERRY	WII.		WILLOW				
HEM = HEMLOCK	WM		WATER METER				
HIC = HICKORY	WO		WHITE OAK				
	WP		WHITE PINE				
HOS = HOSTA	WW		WINDOW WELL				
HLY = HOLLY	'n		YARD INLET				





SCALE IN FEET CONTOUR INTERVAL = 2 FT. VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 1988) 0.993 ACRE

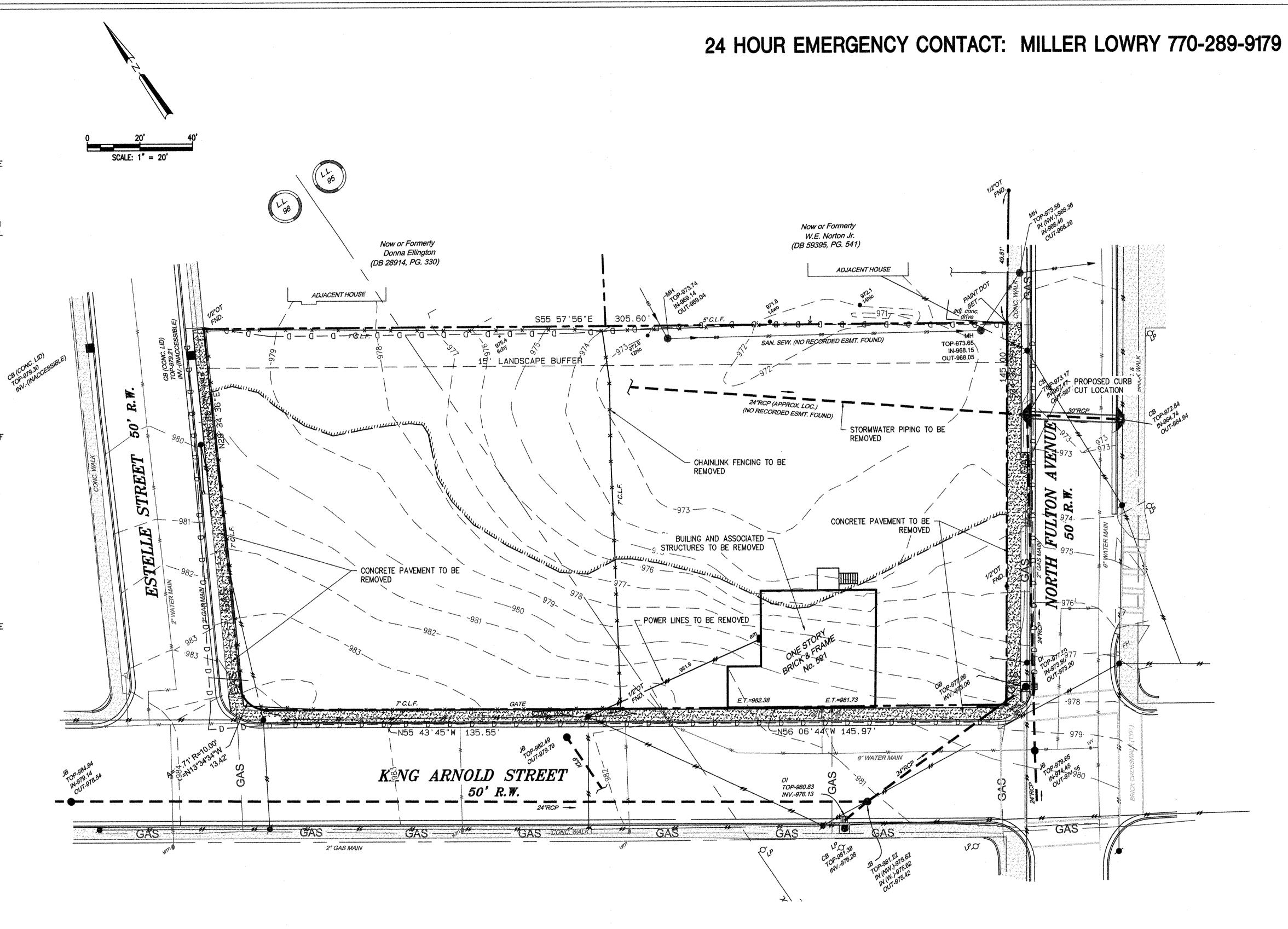
LAND SURVEYING, LLC

361 WESTCHESTER WAY CANTON, GEORGIA 30115 PHONE: (770) 597-3533 (FIRM LICENSE No. LSF 001041)

DEMOLITION NOTES:

- 1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- 2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
- 3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY
- 4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
- 5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- 6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- 7. FOR ALL ITEMS NOTED TO BE REMOVED REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- 8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE
- REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

 9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
- 10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
- 12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- 13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- 16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
- 17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
- 18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
- 19. T.B.R = TO BE REMOVED

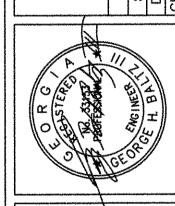


Prepared By: CRESCENT VIEW NGINEERING, LLC: 211 Frasier Street SE Marietta, GA 30060 678-324-8410

ENGINE 211 Fre Mariet 678 www.cres

Miller Lowry Developments, L

Demolition Plan
7-8-19 REVISIONS



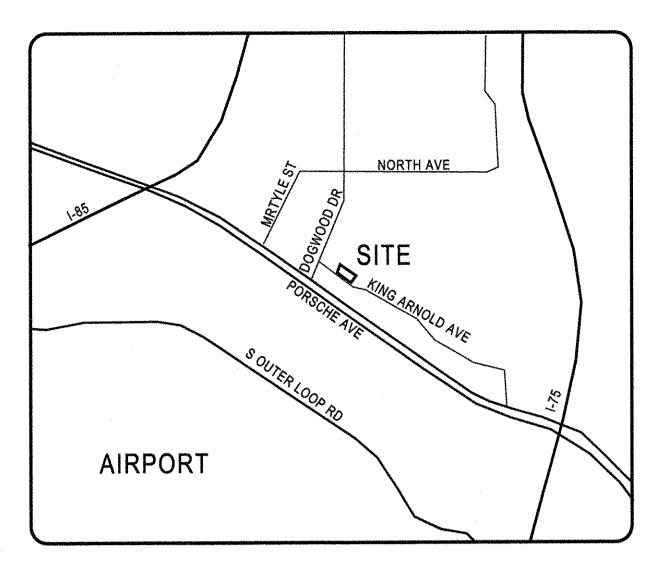
Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



Location Map

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121CO366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

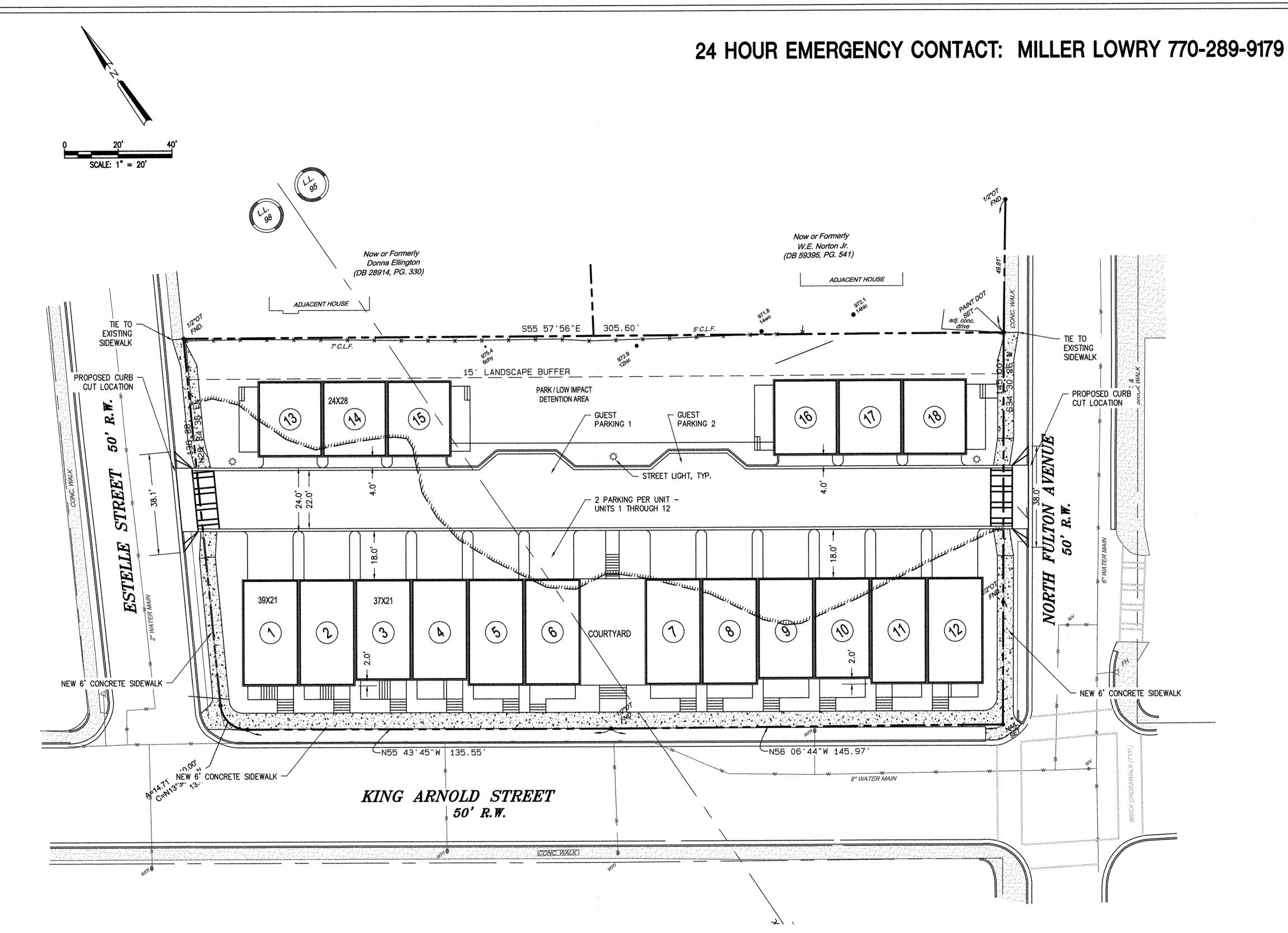
TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 560'
STREET FRONTAGE SETBACK	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE
REAR YARDS	o' FT	O' FT
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 6 AND 7 = 24.0'
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER BORDERING RESIDENTIAL ZONING	15' LANDSCAPED BUFFER PROVIDED.
<u>PARKING</u> RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305 Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

er Lowry Developments, LL

Site Plan

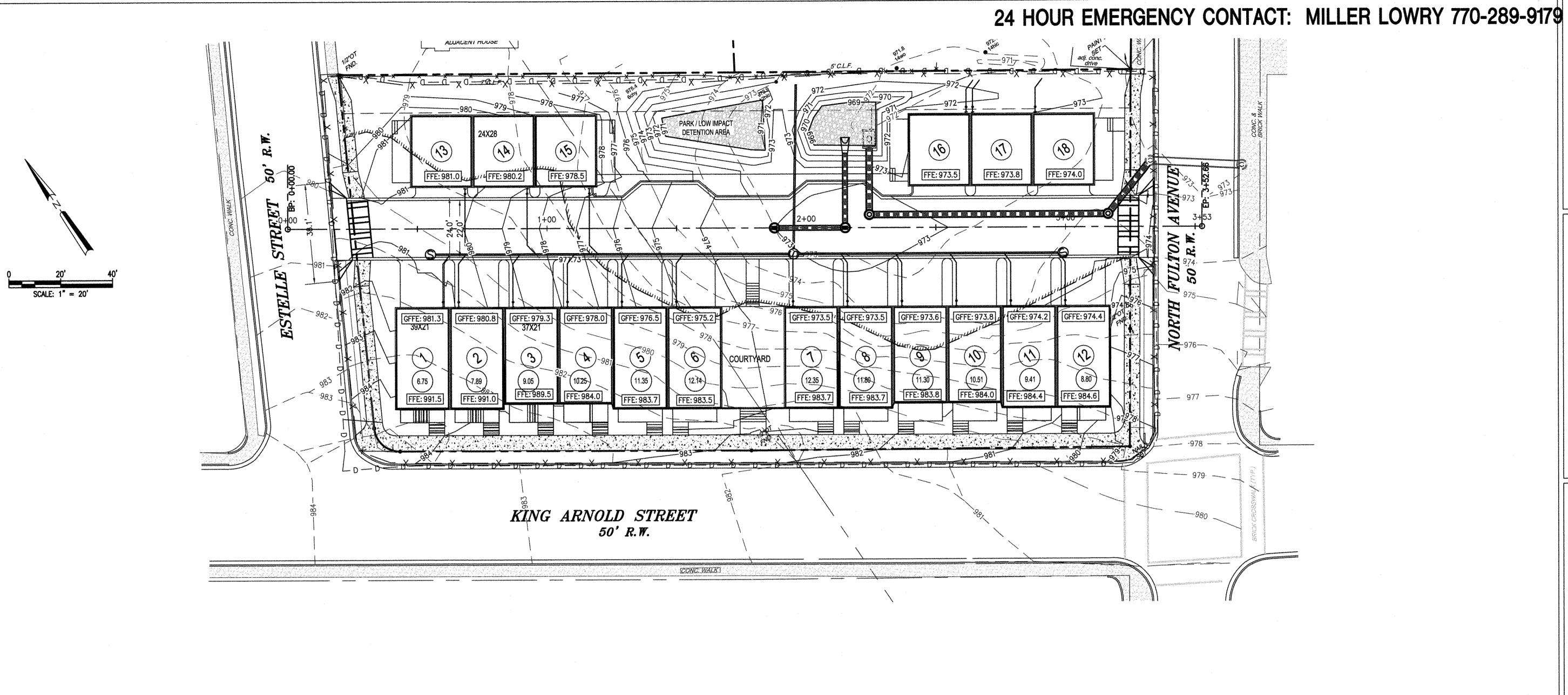
DATE 7-8-19
SCALE AS SHOWN

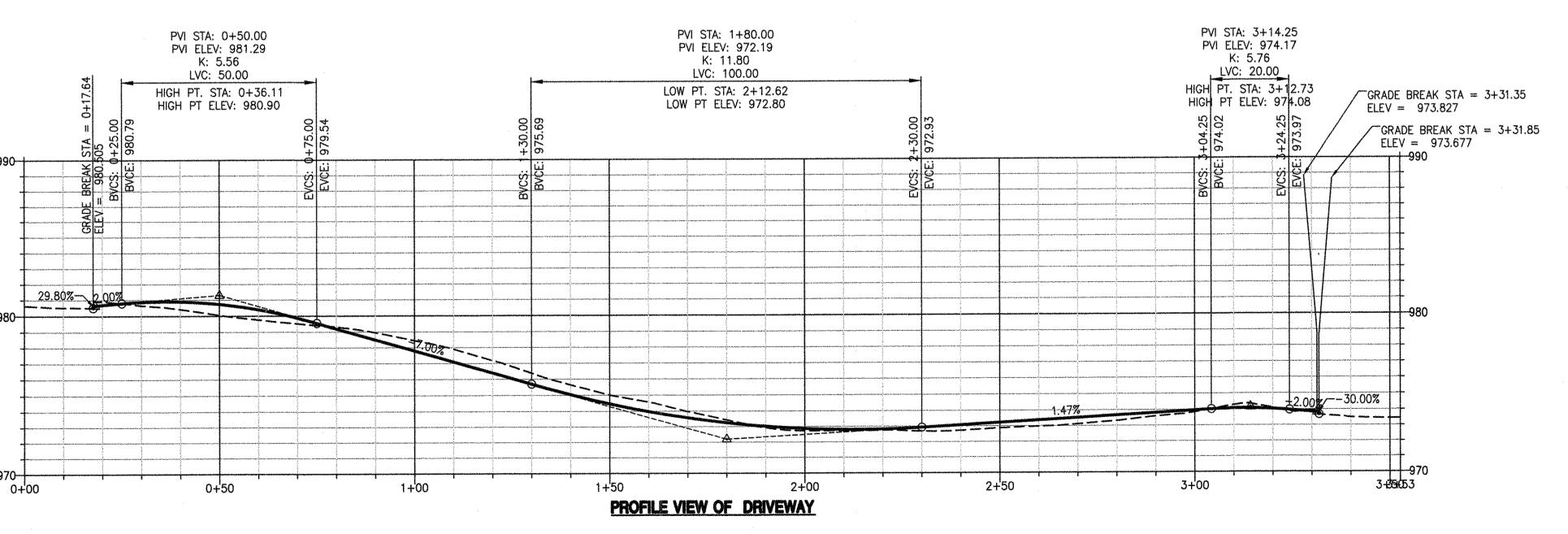


King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403





Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Prepared For:

er Lowry Developments, LL
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Driveway Plan and Profile



Construction Plan Set For:

King Arnold Townhomes

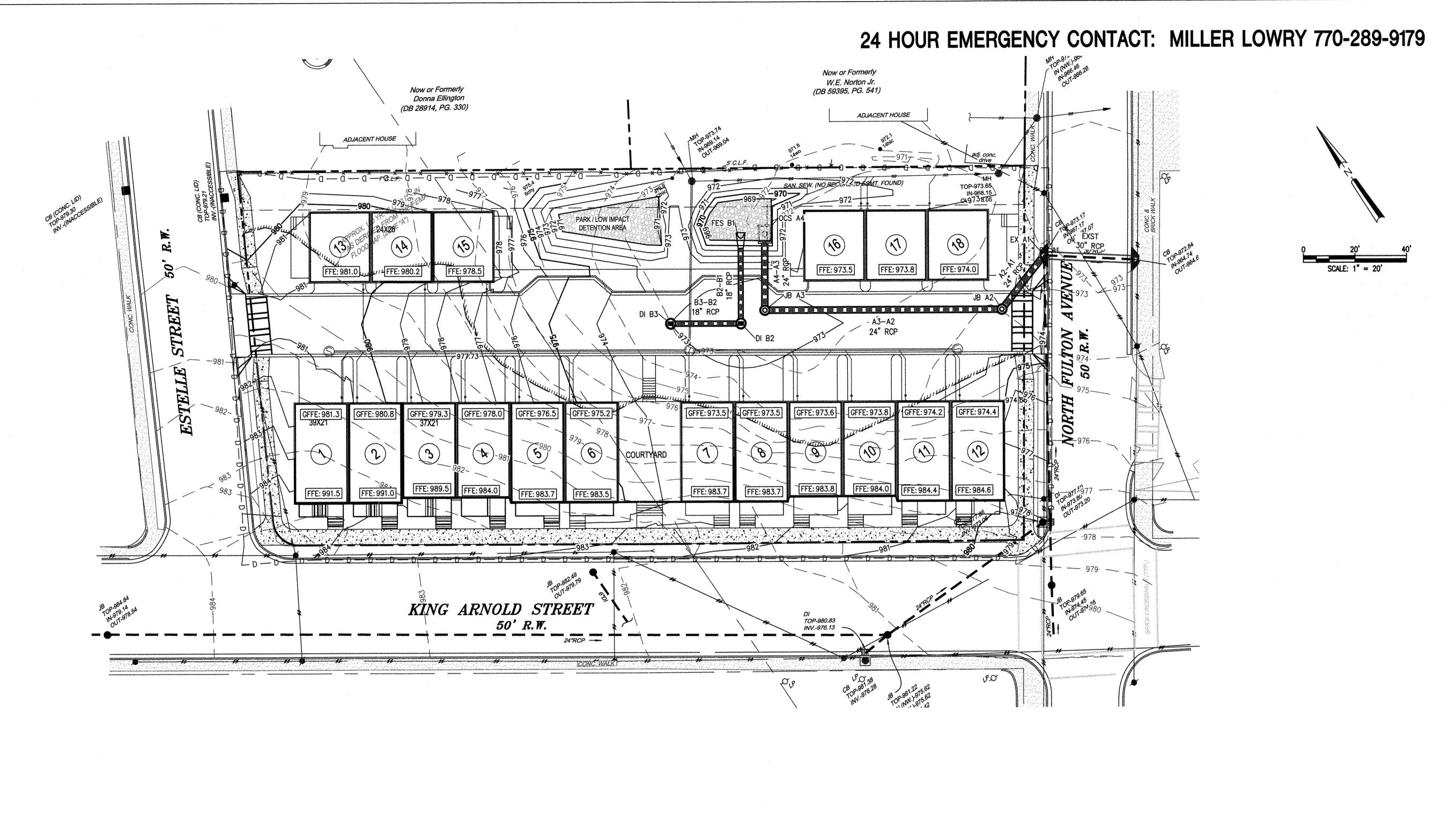
Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1.1

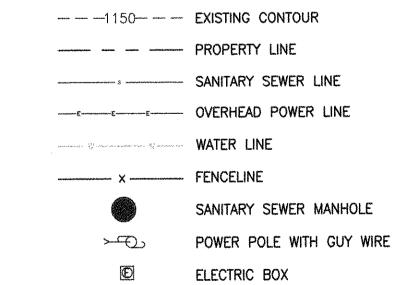


TOTAL SITE ACRES = 0.993 ACRES
TOTAL DISTURBED AREA = 1.089 ACRES

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER

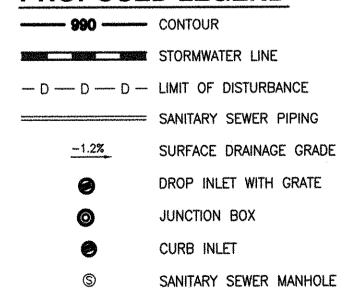
SEE SHEET C-3.1 FOR GRADING NOTES

EXISTING LEGEND



FIRE HYDRANT

PROPOSED LEGEND

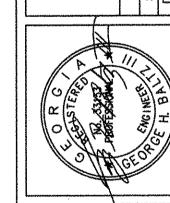


CRESCENT VIEW
ENGINEERING, LL
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Lowry Developments, LLC 2964 Peachtree Road NW Suite 540 HAPEVILLE, GA 30305

Grading and Drainage Plan

ATE 7-8-19 REVISIONS
ALE AS SHOWN

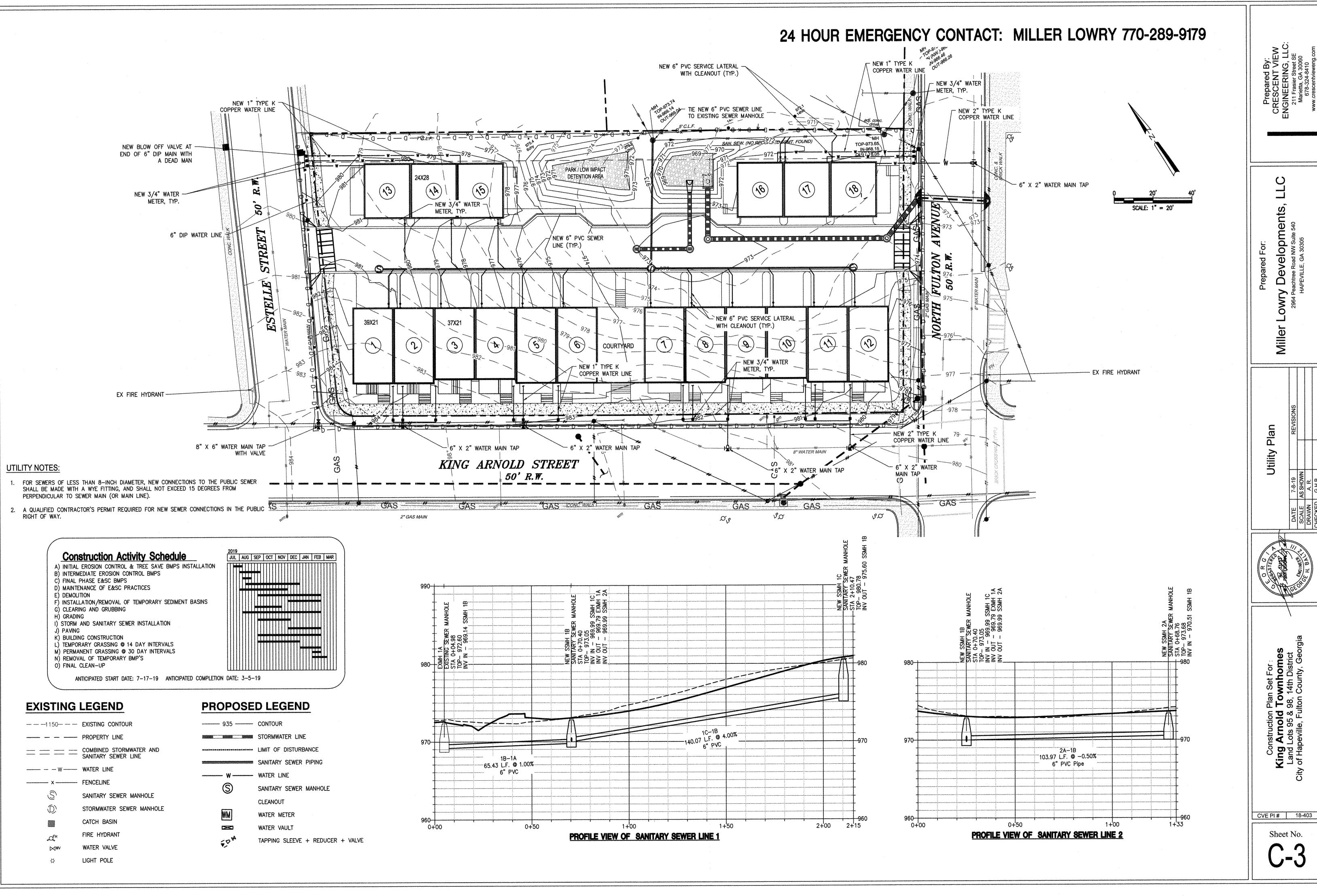


Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



GRADING NOTES:

- PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHEMNT OF PERMANENT VEGETATION.
- AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL
- COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)
- UNPAYED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT PAVED AREAS: 95% SPT EXCEPT FOR TOP ONE FOOT WHICH WILL BE COMPACTED 98% OF SOIL'S MAX. DRY DENSITY EXTERIOR
- RAMPS/STEPS: 95% SPT BUILDING. SLABS: 98% OF SOIL'S MAX. DRY DENSITY
- FILL WALLS: 95% SPT COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS, WHEN BUILDINGS ARE LOCATED WITHIN 20 FEET OF AN UPWARD SLOPE.
- EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATIONS MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- MAXIMUM GRADED SLOPE ALLOWED 2H: 1V
- CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- CONNECT ALL DOWNSPOUTS WITH DOWNSPOUT BOOT TO ROOF DRAIN PIPING. ROOF STORM DRAIN SHALL BE A SOLID PVC SCH 40 WITH A MIN. 1' FOOT COVER, ROOF DRAIN SYSTEM SHALL BE A MIN. OF 5' AWAY FROM THE EXT. WALL AND SLOPED AT A MIN. OF 2.0% FROM ROOF DOWNSPOUTS TO THE STORM SEWER STRUCTURE, ROOF DRAINS MUST HAVE CLEANOUTS AT ALL
- ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
- 13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- 16. UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.
- CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 19. AT THE END OF EACH DAY, AREAS FILLED THAT DAY MUST BE SEALED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCRAPER, DUMP TRUCK OR LARGE RUBBER TIRED ROLLER.
- PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVERS, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE
- STRUCTURAL SURFACES ARE PLACED. CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- THE DEPARTMENT OF TRANSPORTATION. STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D. LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GUAGE OF CORRUGATED STEEL PIPE OR TYPE
- 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE. DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALI
- EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/ AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE

SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND

- PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL CATCH BASINS. DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY CITY OF ATLANTA AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS
- 26. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.

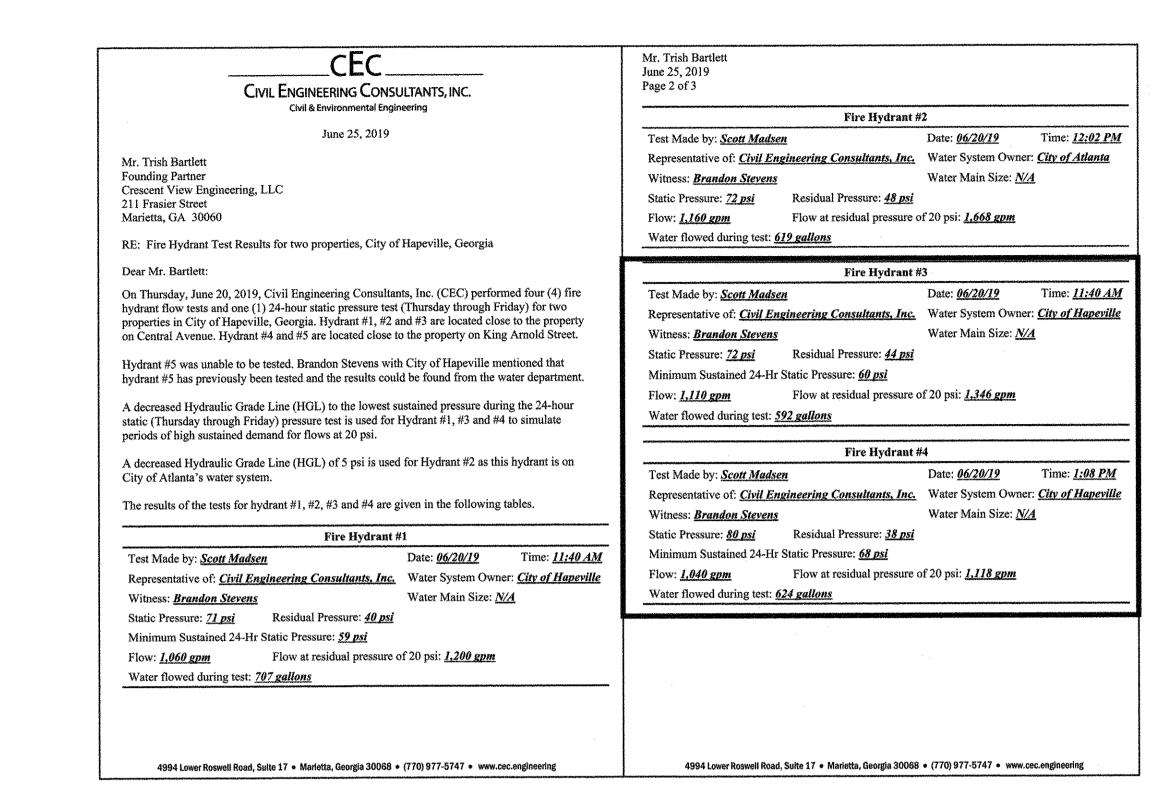
SPECIFICATIONS FOR CONSTRUCTION OR ROADS AND BRIDGES", LATEST EDITION.

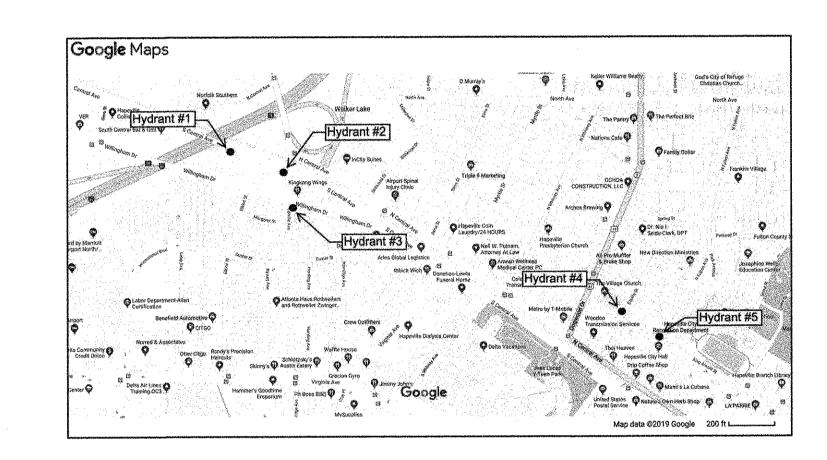
- 27. FOR ASCMP STORM PIPE BENEATH PAVED SURFACES, PROVIDE #57 STONE BEDDING UP TO THE SPRING LINE.
- 28. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
- ALL SITE WALLS ARE TO BE DESIGN/BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.

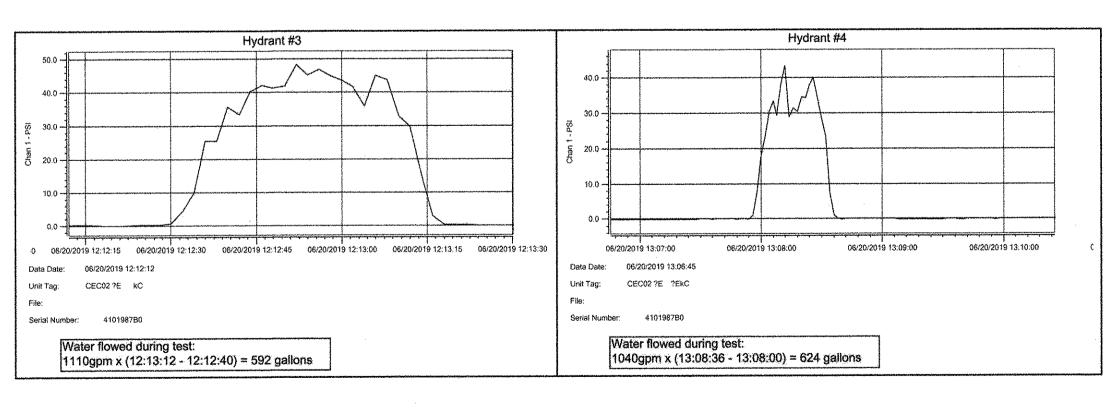
UTILITY NOTES:

- 1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD &
- 2. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 3. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 4. SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- 5. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- 6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
- 7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- 8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 9. CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
- 10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- 11. DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF HAPEVILLE WATER AND SEWER.
- 12. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN(10) FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- 13. MINIMUM COVER REQUIREMENTS FOR SANITARY SEWERS ARE 3' OF COVER IN NON-VEHICULAR TRAFFIC AREAS AND 6' OF COVER IN VEHICULAR TRAFFIC AREAS.
- GRADE, PIPE 14. MANHHOLES ARE REQUIRED FOR ALL SANITARY SEWERS >=8"DIAMETER AT THE END OF EACH SEWER; AT CHANGE IN SIZE AND ALIGNMENT; AND AT INTERSECTING SEWERS.
 - INSIDE DROP MANHOLES ARE PERMITTED FOR DROPS UP TO 2' MAX. OUTSIDE DROP MANHOLES ARE ARE REQUIRED FOR DROPS > 2' - MANHOLES LOCATED INSIDE THE PROPERLY LINE, ARE REQUIRED FOR FOR PRIVATE SANITARY SEWERS OF 8" DIAMETER AND LARGER.
- 15. FOR SEWERS LESS THAN 8", NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WFY FITTING. AND SHALL NOT EXCEED 15
- DEGREES FROM PERPENDICULAR TO SEWER MAIN/MAIN LINE. FOR SEWERS >= 8" DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE AT A MANHOLE
- 16. ALL PIPES SHALL BE CLASS 350 DUCTILE IRON PIPE UNLESS NOTED OTHERWISE.
- 17. ALL SERVICES SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE
- 18. THRUST BLOCKS SHALL BE USED AT ALL BENDS, TEES, AND PLUGS (SEE DETAIL SHEET).
- 19. LONG SERVICES SHALL BE 1" INSIDE 1 1/2" PVC CASING.
- 20. COMPACTION EQUIPMENT SHALL BE USED ON WATER MAINS & SERVICES UNDER PAVEMENT.
- 21. TRACER WIRE APPROVED BY PAULDING COUNTY WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT SHALL BE INSTALLED ON ALL PVC
- 22. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- 23. THE OWNER WILL BE REQUIRED TO FURNISH THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT AS-BUILTS FOR ALL COMMERCIAL DEVELOPMENTS.
- 24. THE DEVELOPER SHALL INSTALL ALL WATER SERVICES UP TO AND INCLUDING THE METER BOXES FOR ALL COMMERCIAL DEVELOPMENTS.
- 25. WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER/SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- 26. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERMANENT WATER OR SEWER EASEMENT.
- 27. THE DEVELOPER SHALL NOTIFY THE WATER & SEWER SYSTEM INSPECTOR (770-445-7466) 24 HOURS PRIOR TO TAPPING THE SEWER LINE.
- 28. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 29. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 30. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO USE.
- 31. NO SEWER LINES SMALLER THAN EIGHT (8) INCHES SHALL BE TIED TO A COUNTY LINE OR MANHOLE, EXCLUDING SERVICE LATERALS.
- 32. ALL RAILROAD AND/OR GDOT PERMITS FOR WORK IN THE RIGHT OF WAY HAVE BEEN APPLIED FOR.
- 33. DUMPSTERS MUST BE ON REINFORCED CONCRETE PADS, SLOPED TO DRAIN. DUMPSTER PADS MUST BE CONNECTED TO A SANITARY SEWER AND MUST BE A MINIMUM OF 4" IN DIAMETER. FOR SITES IN FULTON COUNTY, FULTON COUNTY HEALTH DEPARTMENT (FCHD) DUMPSTER PERMIT IS REQUIRED AND THE FCHD CONSTRUCTION DETAILS MUST BE INCLUDED.
- 34. PERMIT IS REQUIRED FOR NEW SEWER CONNECTIONS.
- 35. PROVIDE COA STANDARD CLEAN-OUT ON EXISTING OR NEW SANITARY SEWER LATERAL, LOCATED JUST INSIDE THE PROPERTY LINE AND SHOW
- 36. THE MINIMUM EASEMENT REQUIRED FOR PROPOSED SANITARY SEWERS IS 20 FEET; DEEPER LINES MAY REQUIRE WIDER EASEMENTS.
- 37. ALL SANITARY SEWERS, MANHOLES AND STRUCTURES MUST CONFORM TO COA STANDARD DETAILS, AND SUCH DETAILS MUST BE SHOWN ON
- 38. UTILIZE A NUMBERING/LETTERING SYSTEM TO IDENTIFY STRUCTURES ON THE PLAN AND PROFILES DRAWINGS.
- 39. PROVIDE SANITARY SEWER PROFILE DRAWINGS FOR SANITARY SEWERS >=8" IN DIAMETER. DRAWINGS MUST INCLUDE:
- TOP ELEVATIONS FOR ALL MANHOLES AND INVERT ELEVATION OF SEWER AT MANHOLES.
- SLOPES FOR ALL SEWERS
- LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER FEATURES THAT MAY AFFECT CONSTRUCTION AND/OR FUTURE MAINTENANCE MANHOLE AND STRUCTURE INVERTS SHALL BE DESIGNED TO PROVIDE FALL ACROSS THE MANHOLE
- 1. A 2" DIAMETER PVC CONDUIT WILL BE USED TO ACCESS. ALL LOTS ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, EXCEPT IN CUL-DE-SACS.
- 2. WATER MAINS, VALVES, HYDRANTS AND APPURTENANCES SHALL BE INSTALLED BEFORE THE INSTALLATION OF THE SUB-BASE COURSE OF PAVING OR ANY OTHER UTILITIES EXCEPT SANITARY SEWER LINES.
- 3. ALL TAPS SHALL REMAIN EXPOSED AT THE MAIN UNTIL THE SYSTEM HAS BEEN SUCCESSFULLY INSPECTED, DISINFECTED AND TESTED FOR PRESSURE AS PROVIDED IN THE SUBDIVISION RULES AND REGULATIONS
- 4. WATER MAIN SHALL BE LAID SUCH THAT THE MINIMUM DEPTH OF COVER IS 4-FEET AND THE MAXIMUM COVER IS 5-FEET. WHEN ADDITIONAL DEPTH IS REQUIRED. THE DEPTH OF INSTALLATION AND ANY BENDS OR OFFSETS SHALL BE SHOWN ON PLANS. PROVIDE ADDITIONAL DETAILS OF ANY WATER AND SEWER OR UTILITY
- 5. MAINS CROSSING STORM OR SANITATION SEWER SHALL BE LAID TO PROVIDE A MINIMUM 18-INCH BETWEEN BOTTOM OF 1 TOP OF SEWER. AT CROSSINGS, A FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM SEWER AS POSSIBLE. WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM THE EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE, IF THIS CAN'T BE ACHIEVED, THE WATER LINE MUST BE ENCASED. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINES IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- 6. WHERE WATER CROSSES UNDER SEWER, PROVIDE VERTICAL SEPARATION OF 18-INCHES, PROVIDE ADEQUATE SUPPORT FOR SEWERS TO PREVENT JOINT DEFLECTION, SETTLING ON & BREAKING WATER MAINS; BOTH WATER & SEWER MAIN CONSTRUCTED OF D.LP. WATER TIGHT MATERIAL & SUBJECTED TO
- 7. IF THE WATER LINE IS CROSSING ANOTHER UTILITY, A PROFILE PLAN SHOWING ELEVATIONS AND STATIONS IS REQUIRED
- 8. EVERY WATER MAIN SHALL BE TERMINATED AT THE END OF THE LINE WITH A "DEAD MAN" ASSEMBLY.

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

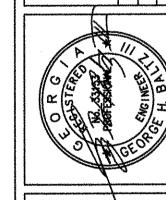






Prepared By:
RESCENT VIEW
GINEERING, LLC

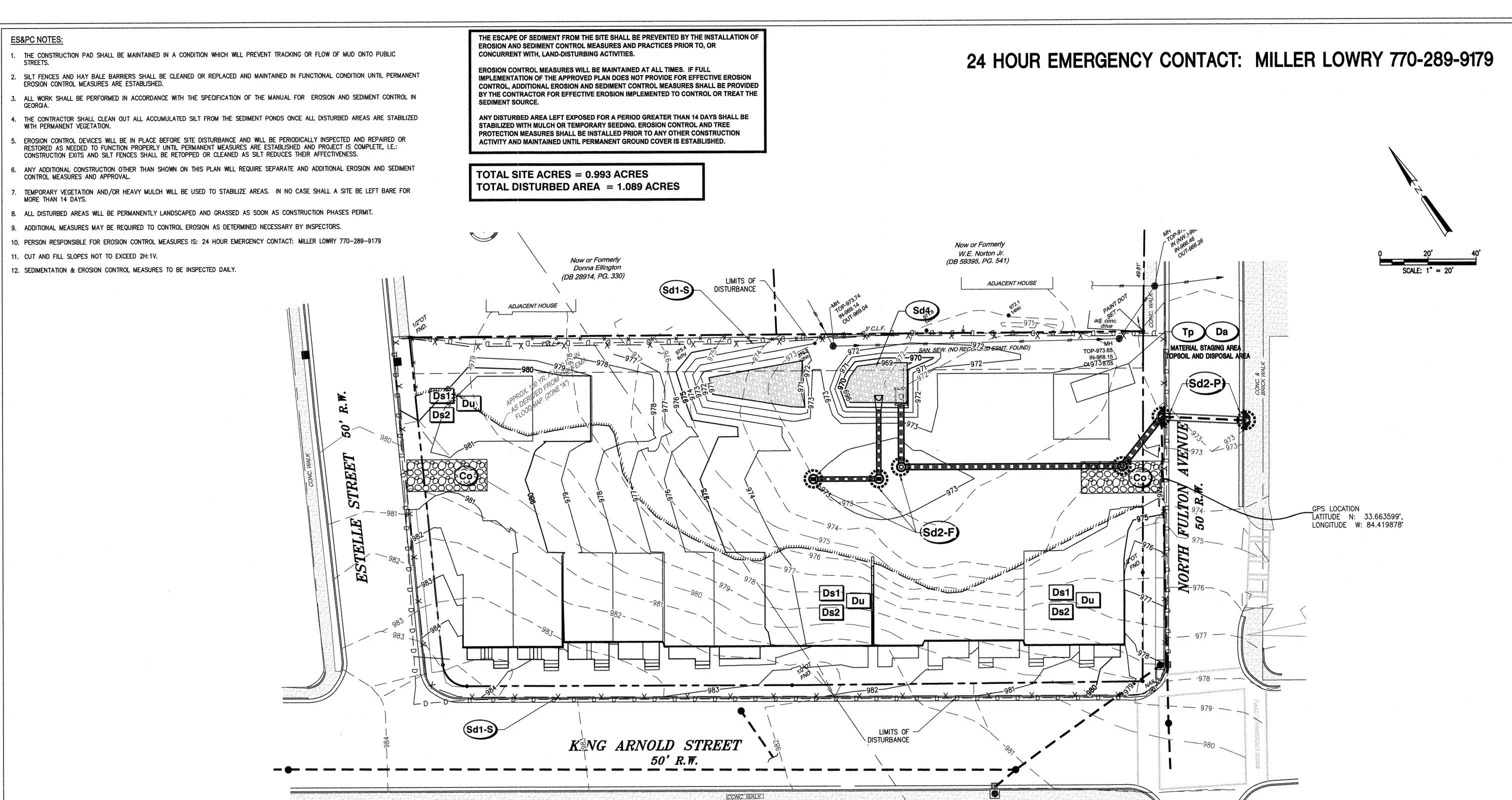
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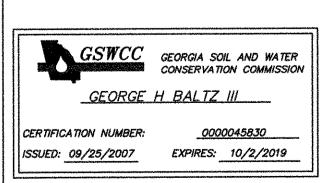


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CVE PI# 18-403



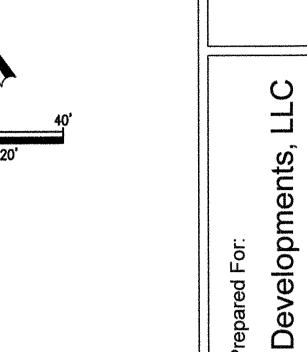


SØNED NUMBER: 0000045830 EXPIRATION 10-2-19

STATE WATERS STATEMENT:

THERE ARE NO WATERS OF THE STATE THAT EXIST ONSITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE. ALL APPROIATE BUFFERS ARE SHOWN ON THE PLANS

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.



Erosion Control Plan

Date 7-8-19 REVISIONS
SCALE AS SHOWN

Miller

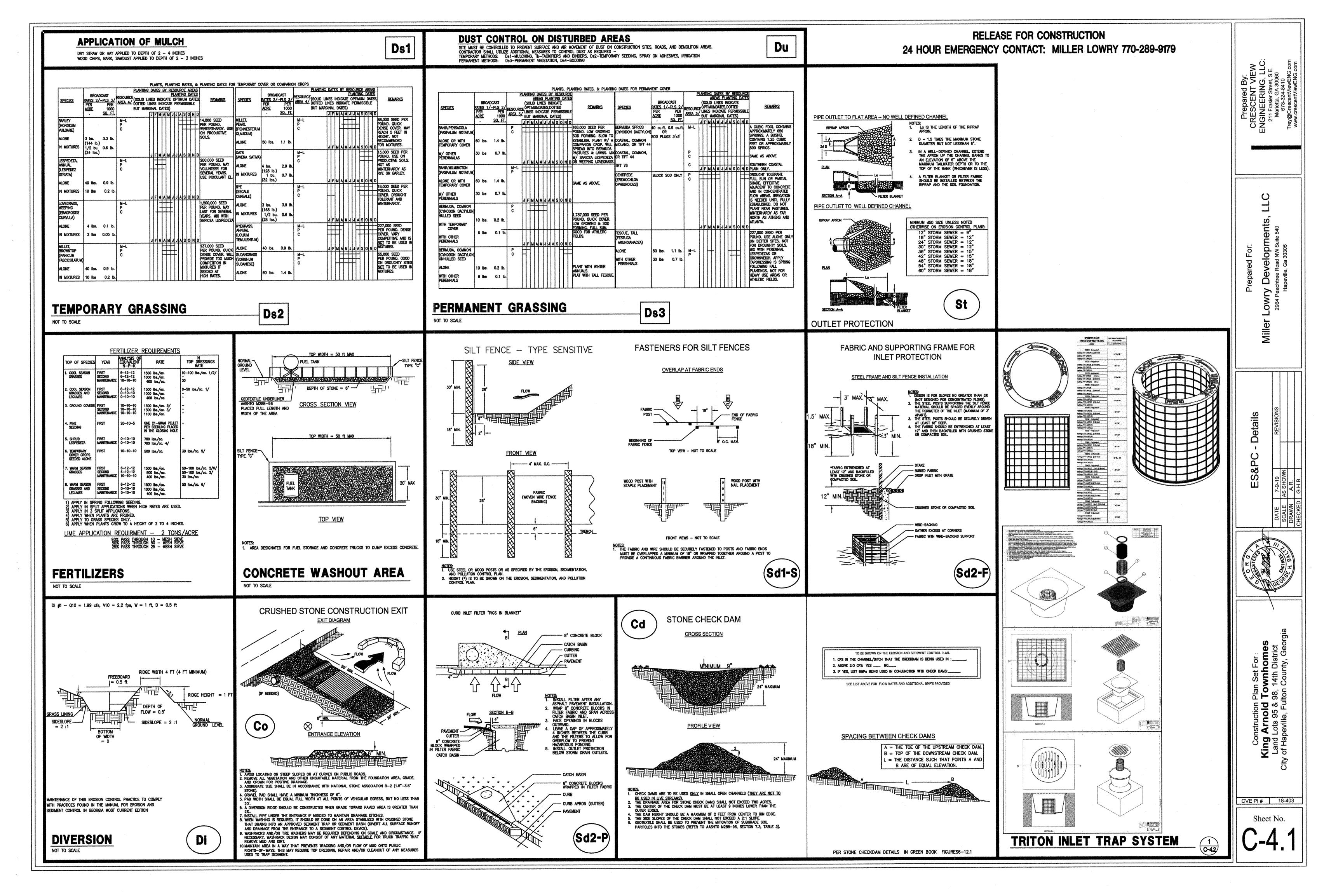


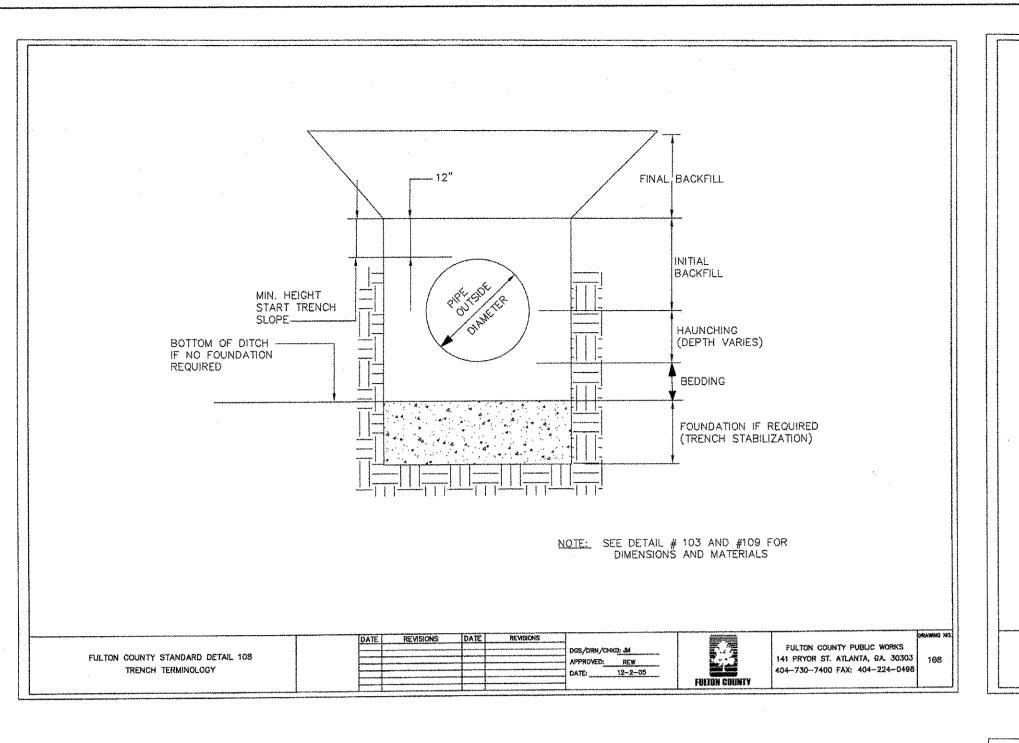
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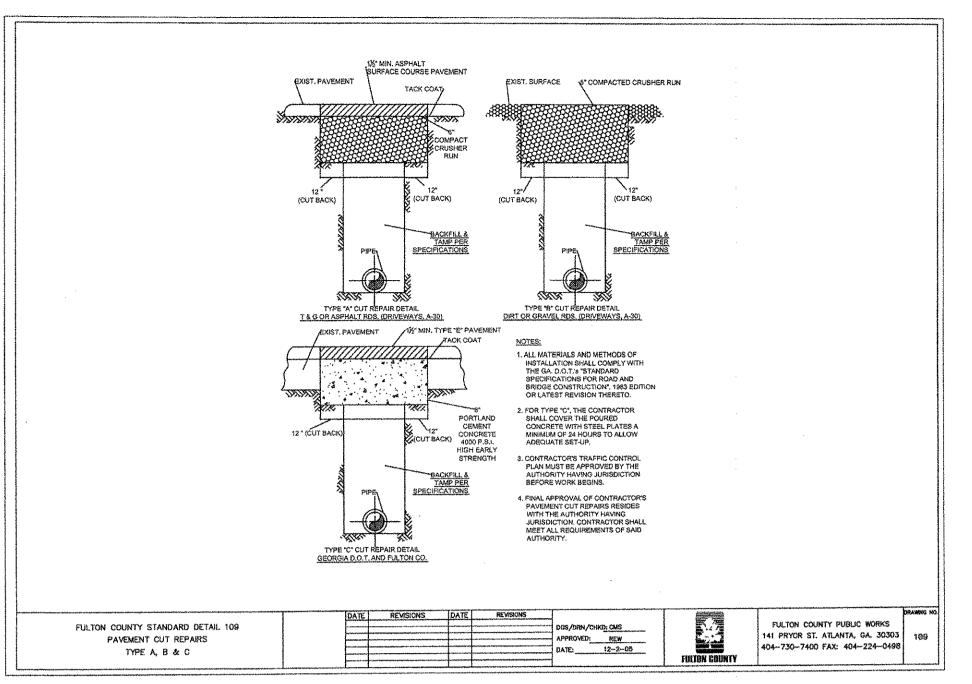
King Arnold Townhomes

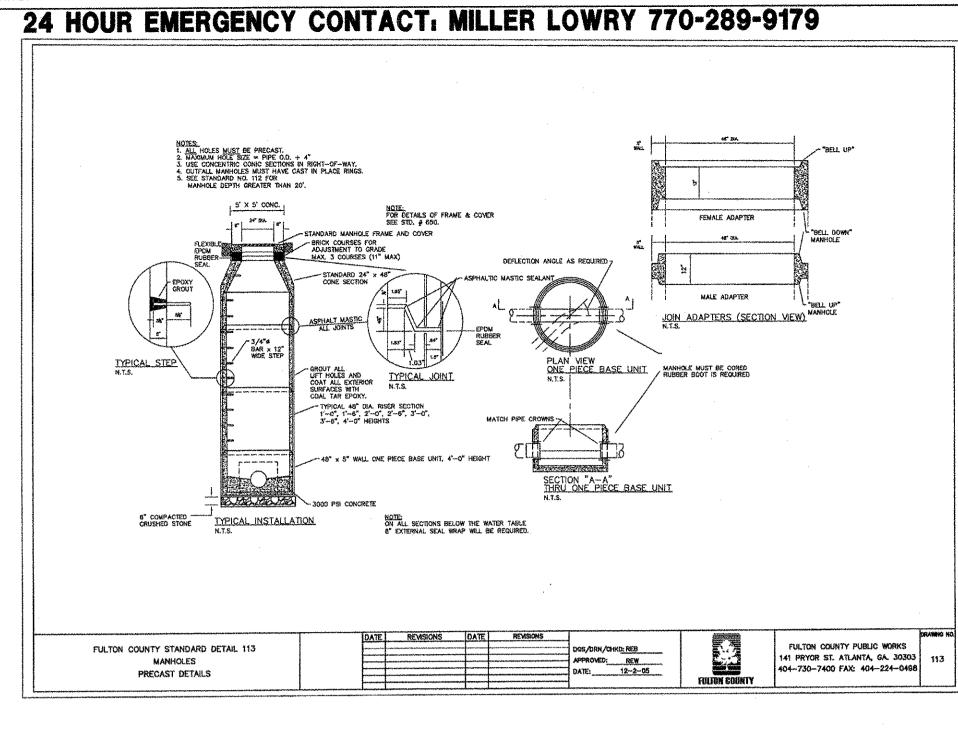
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

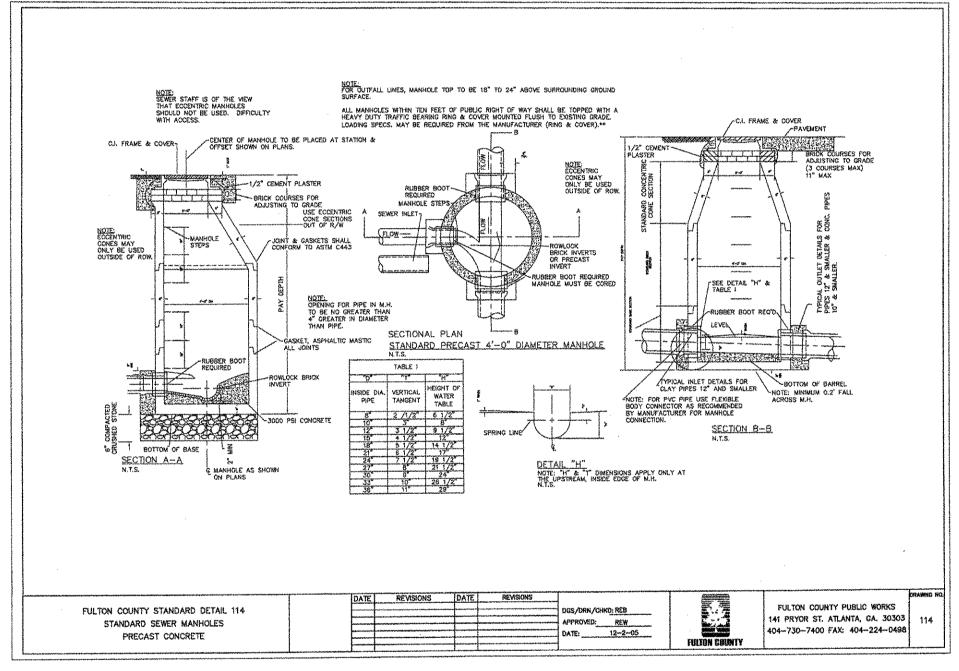
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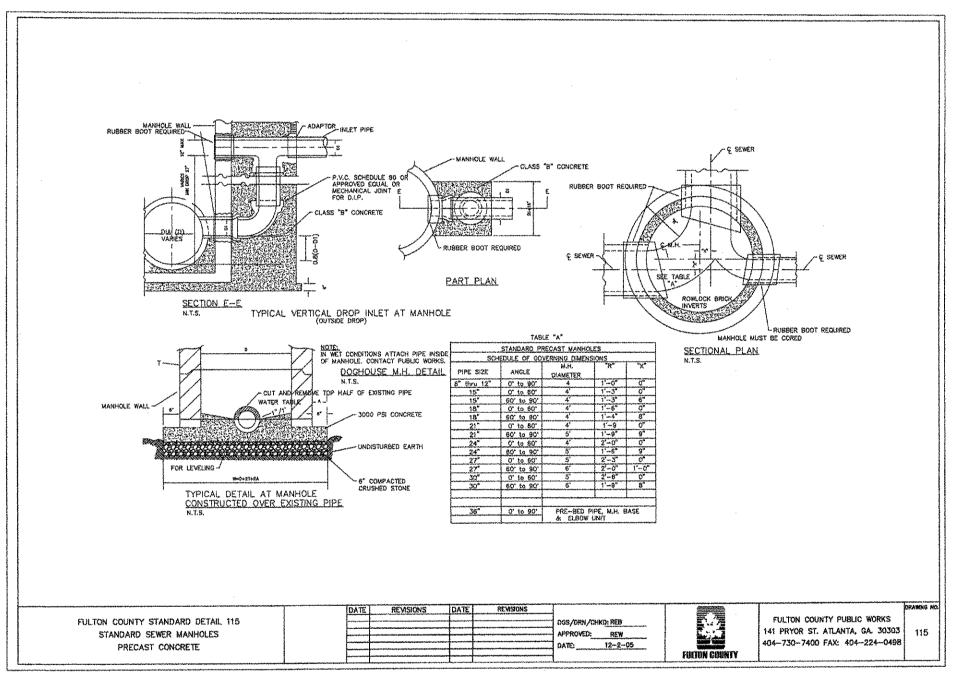


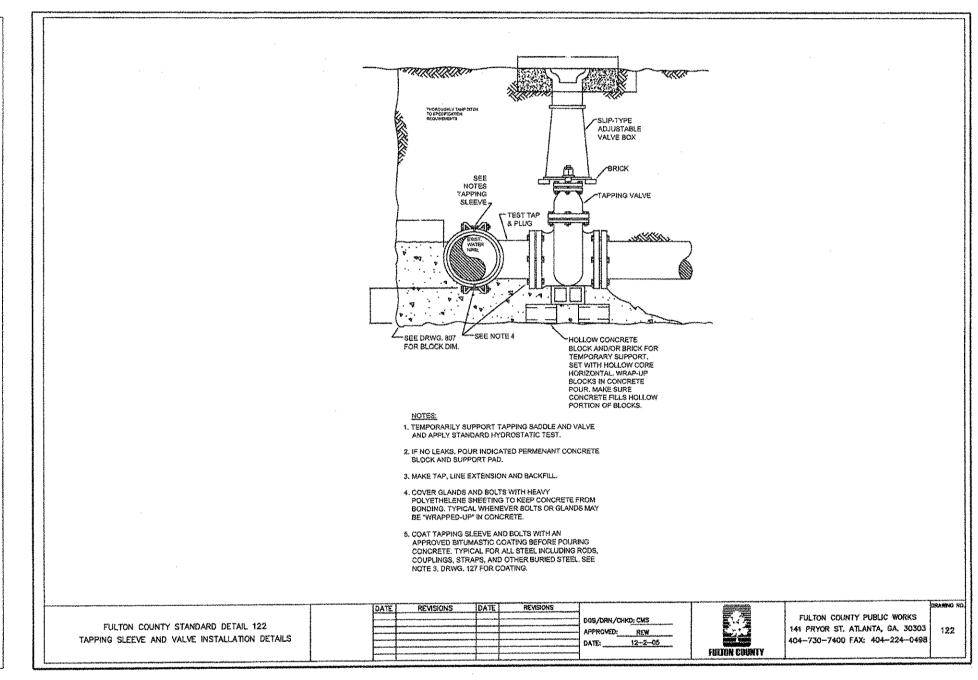


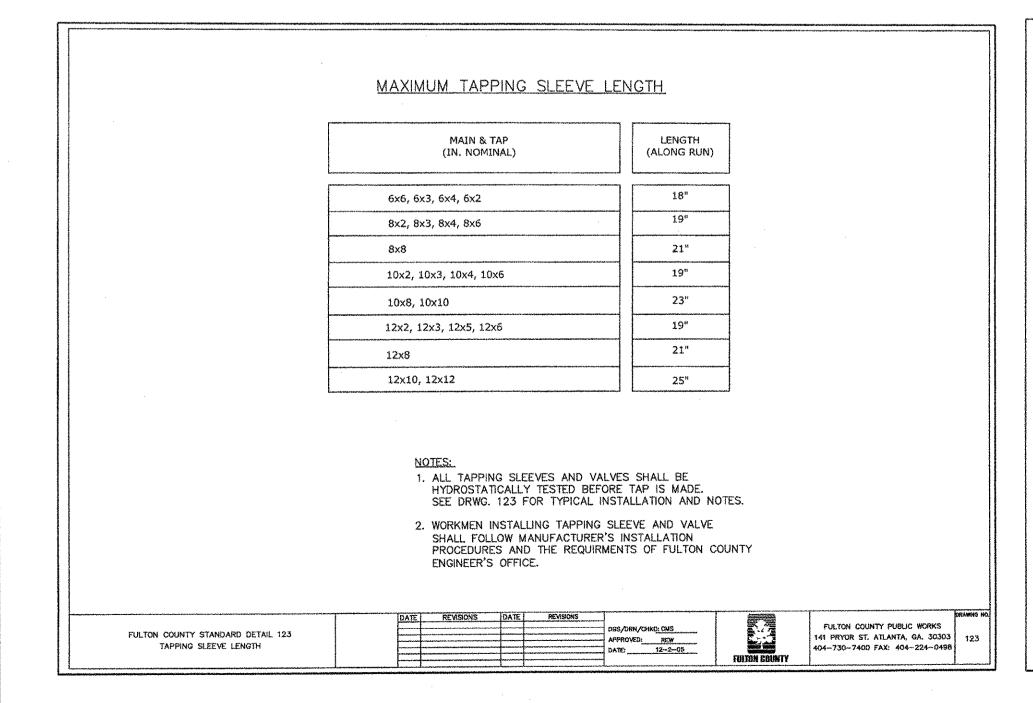


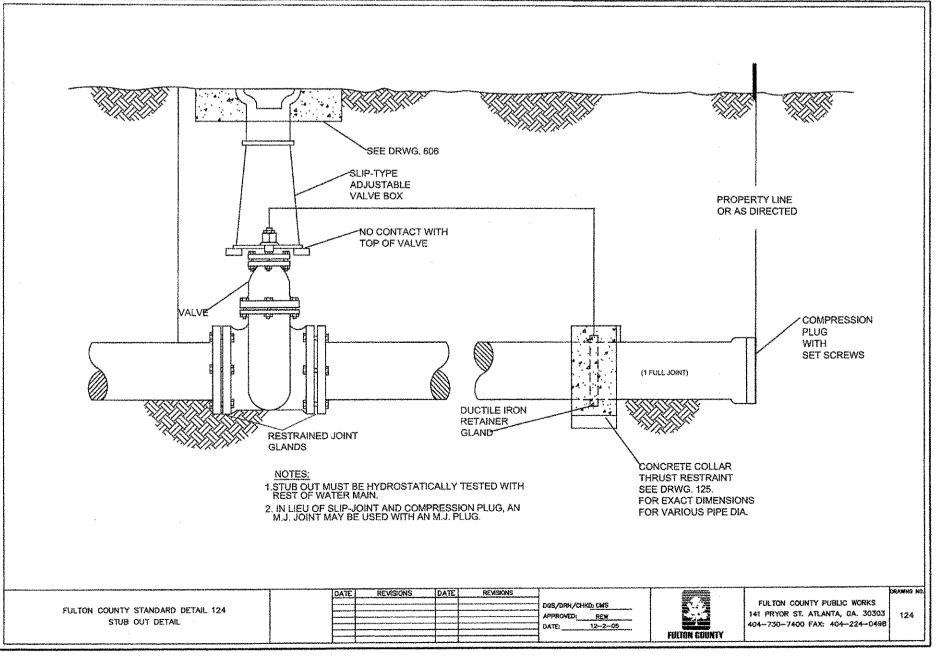


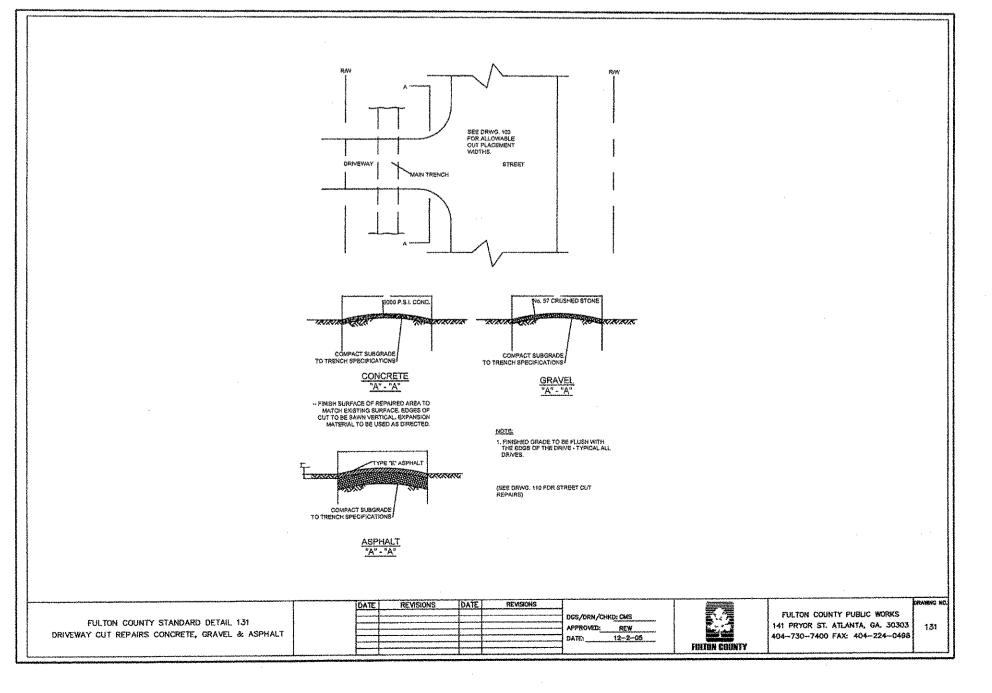
















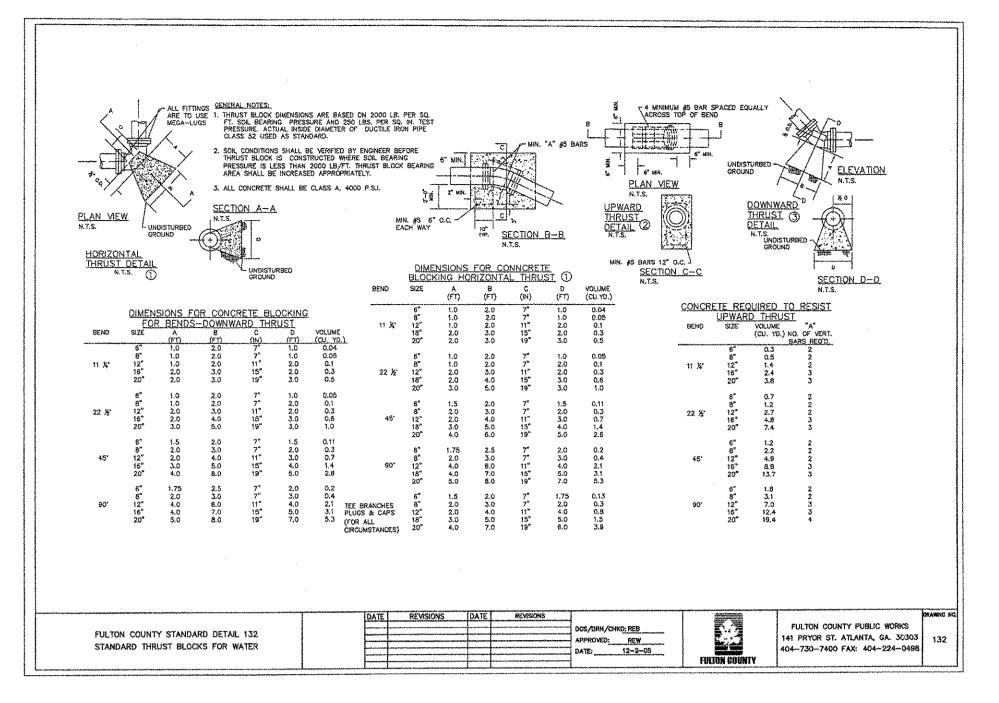
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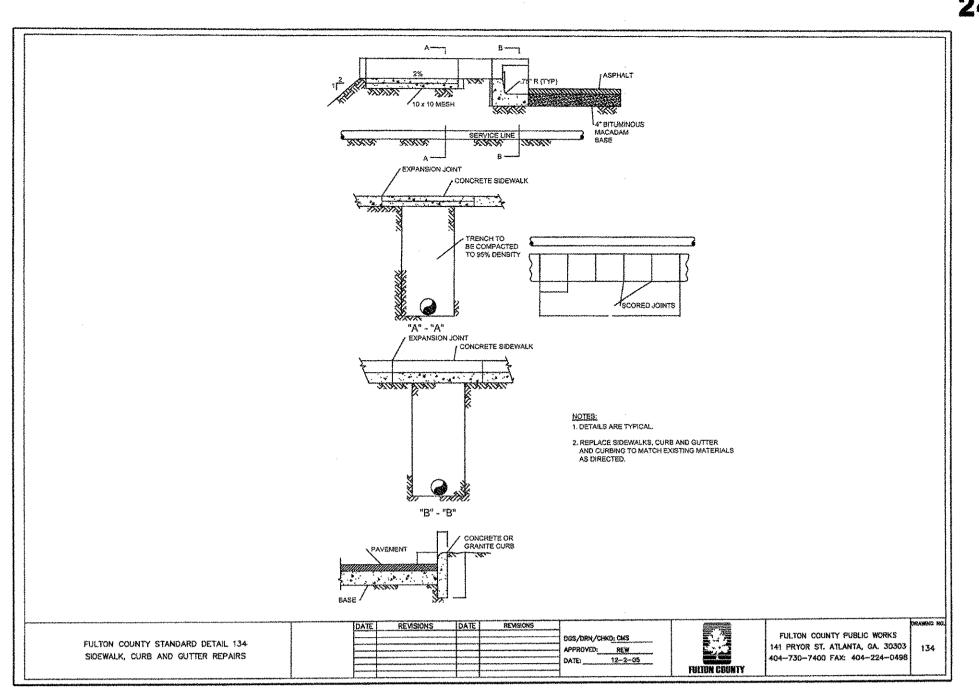
King Arnold Townhomes

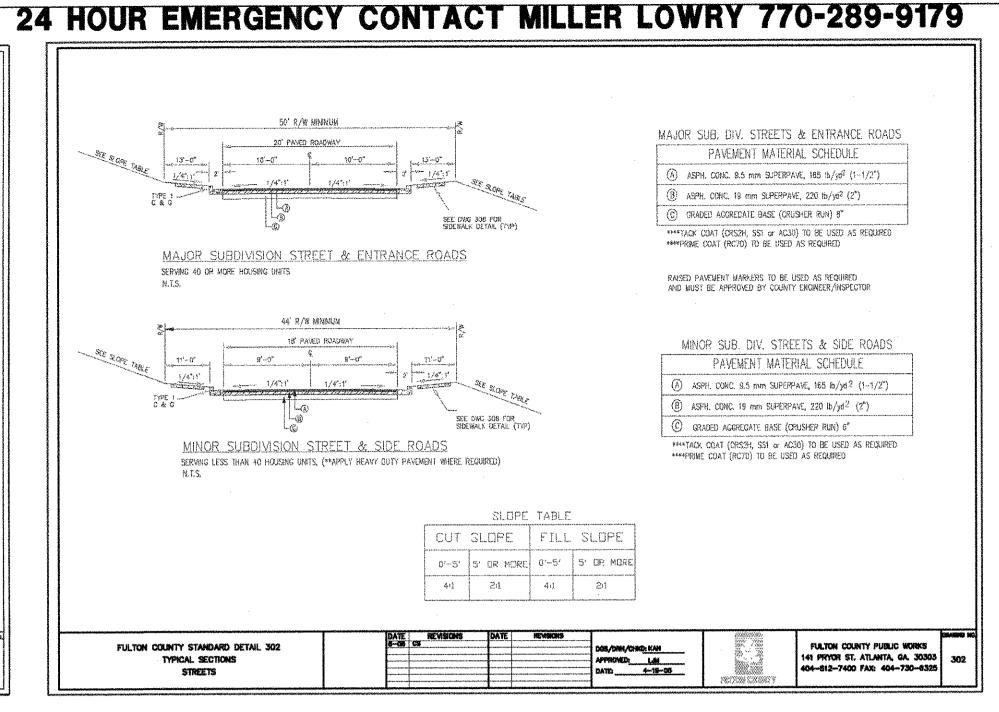
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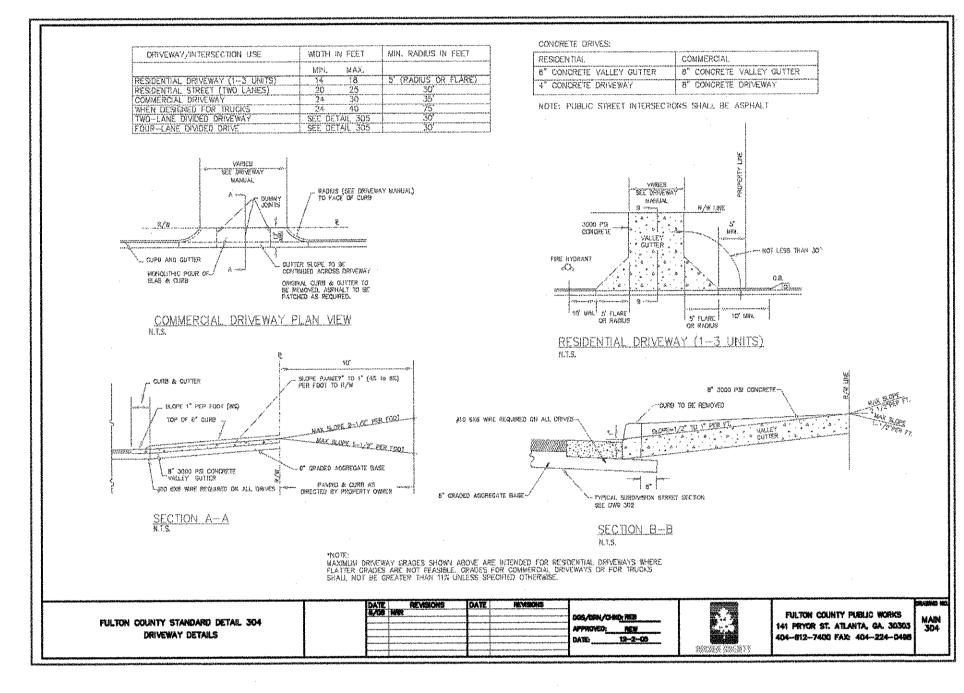
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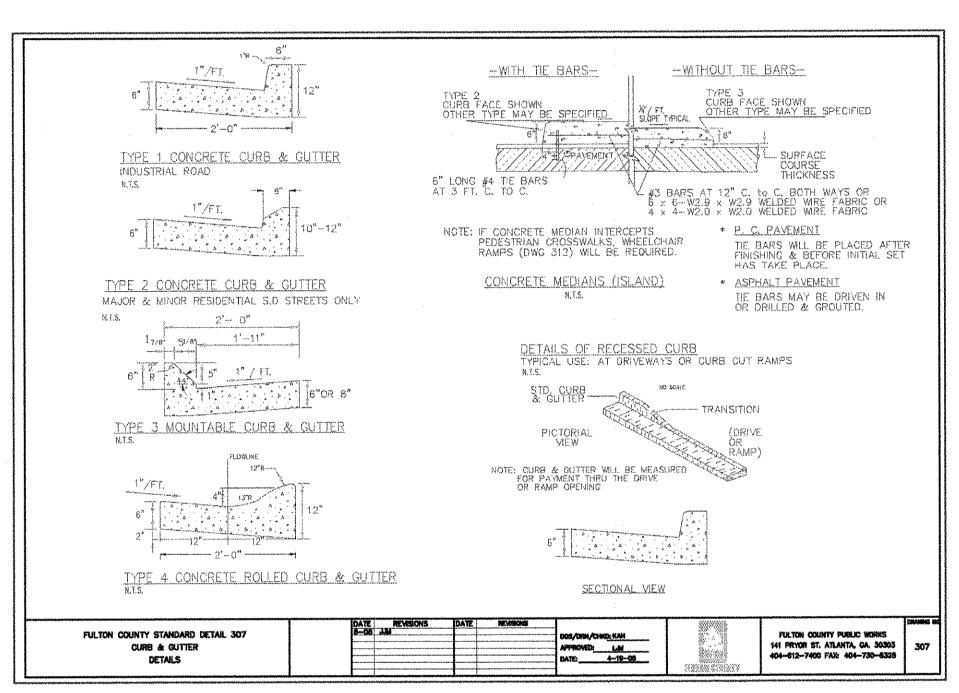
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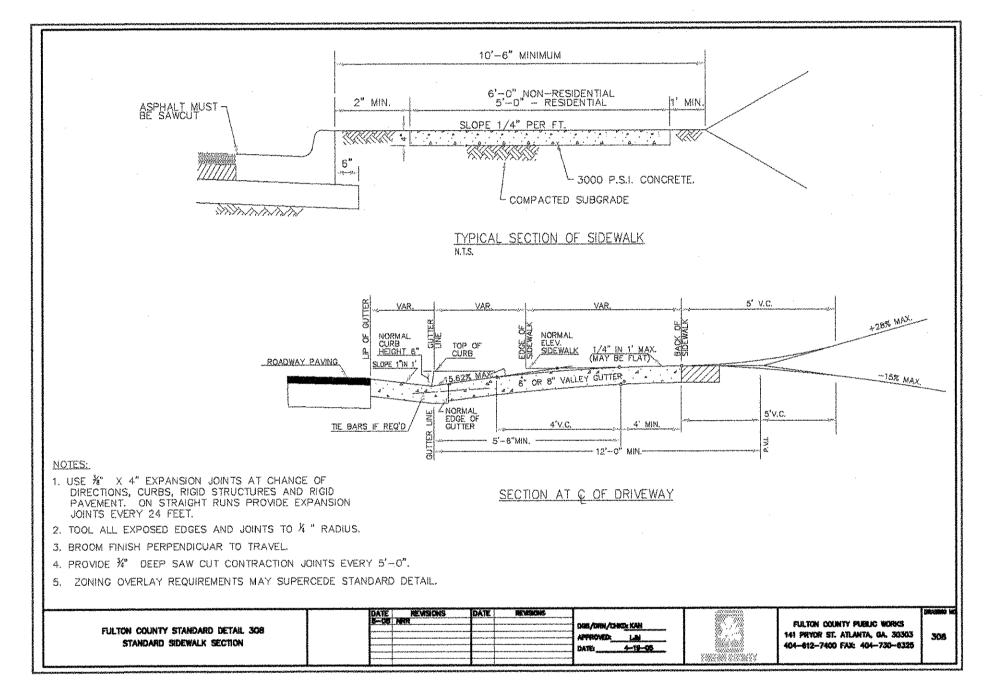


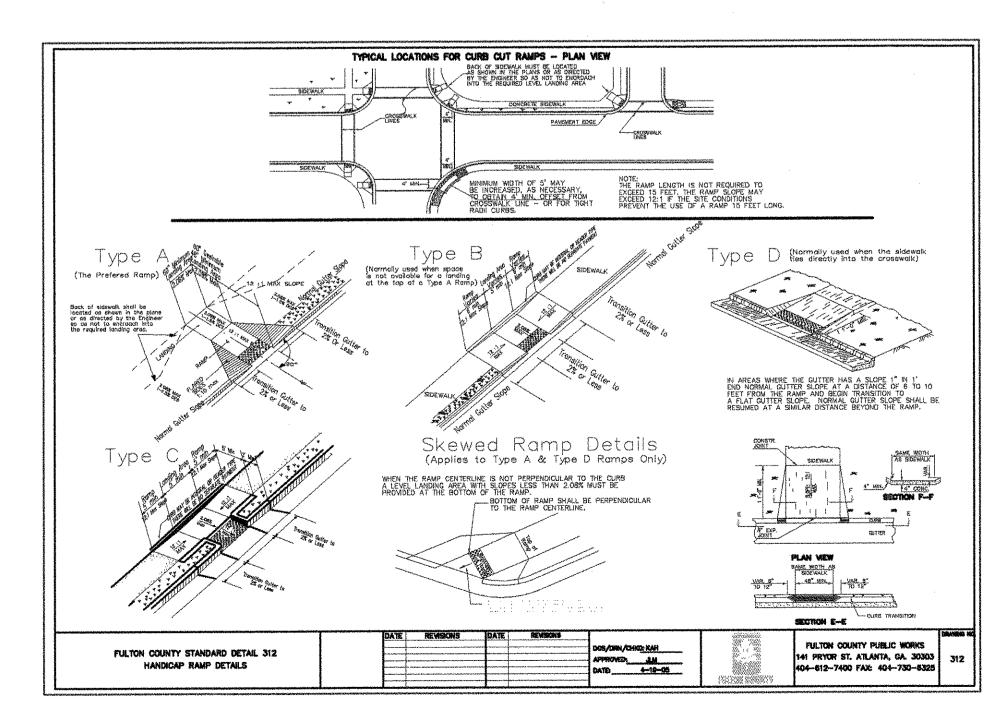


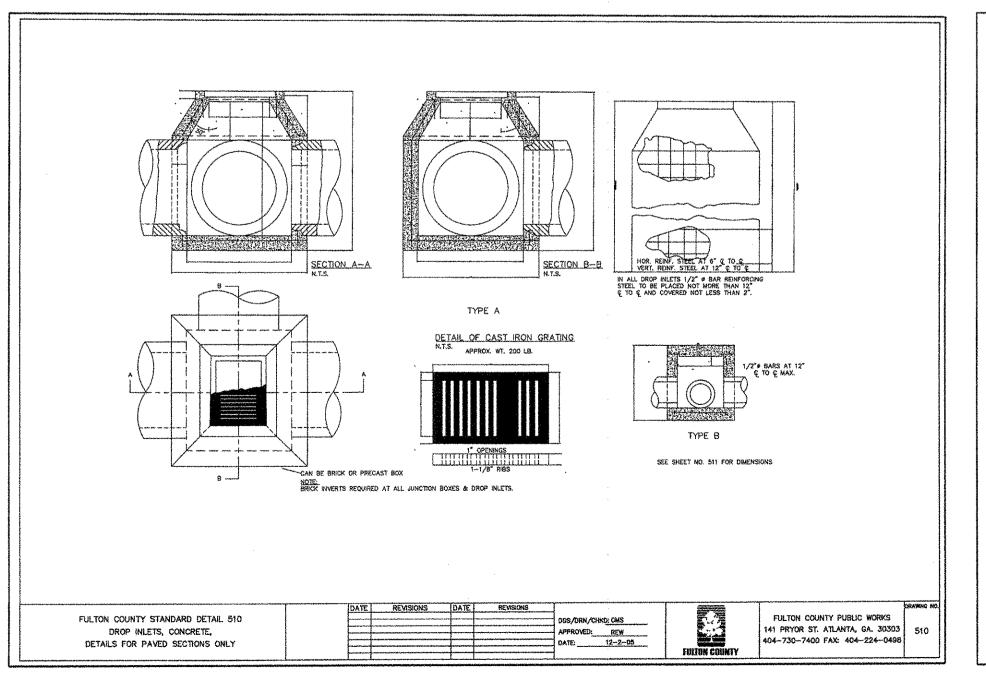


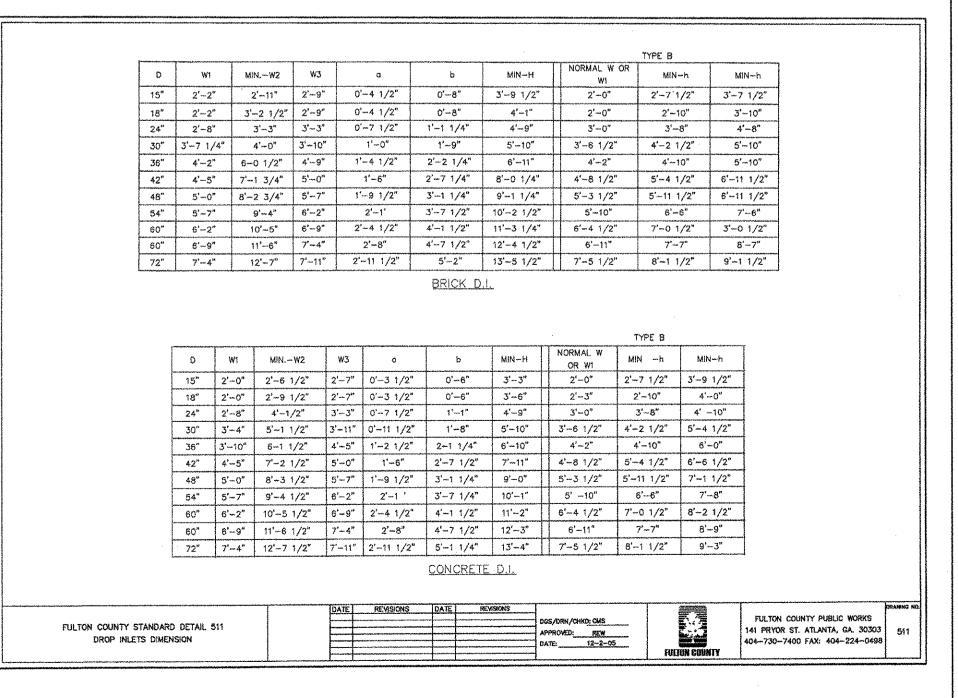












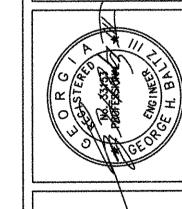
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Trey@CrescentViewENG.com
www.crescentViewENG.com

Owry Developments, LLC

Construction Details

Fulton County Details

DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

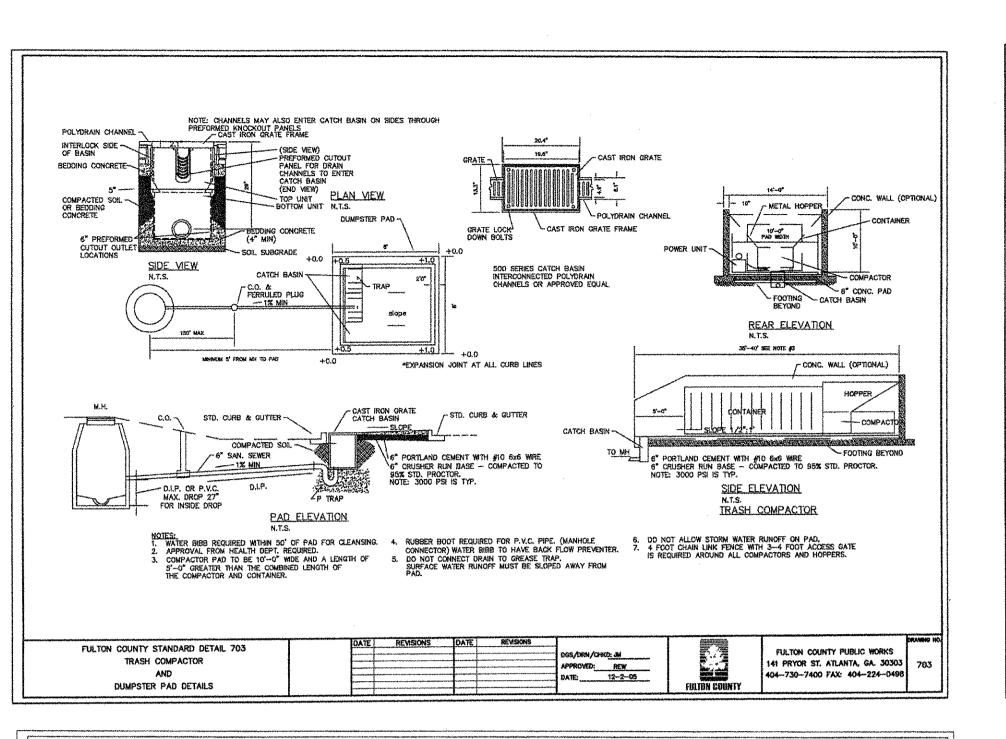
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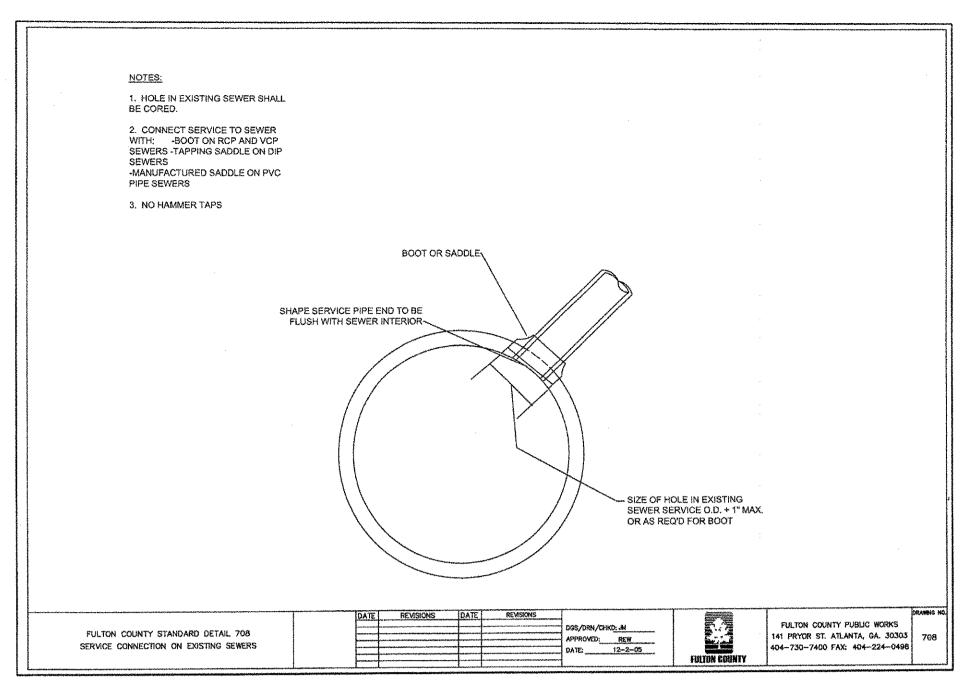
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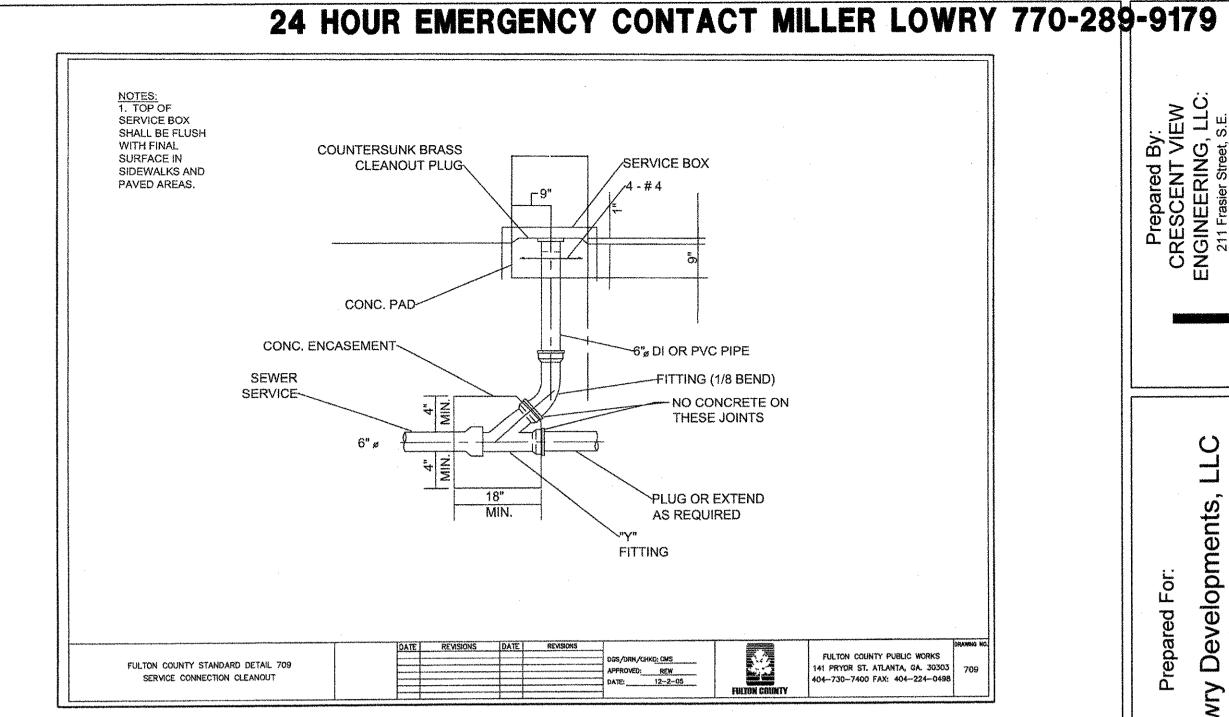
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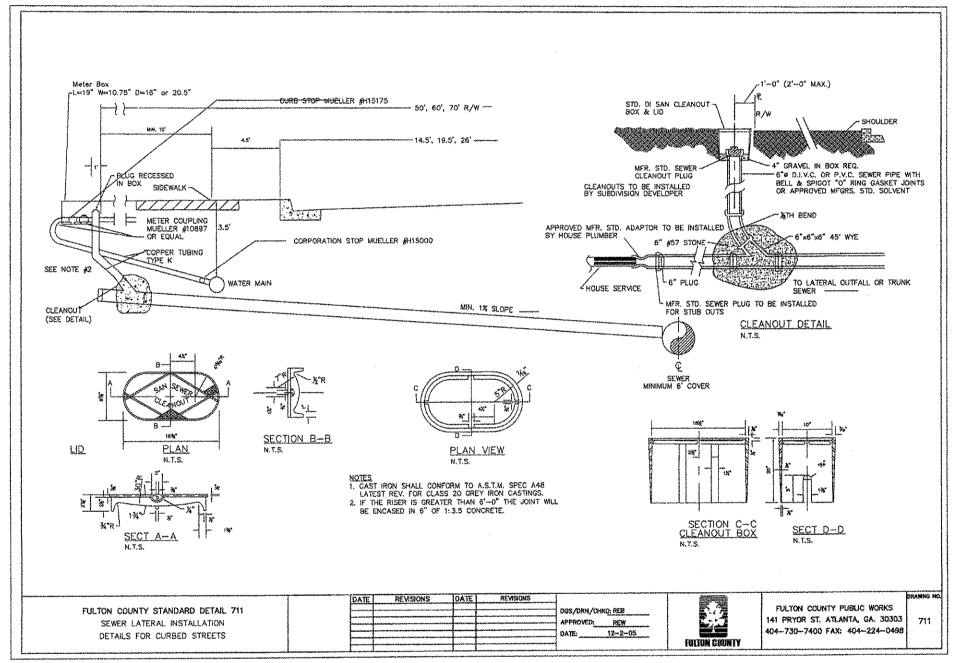
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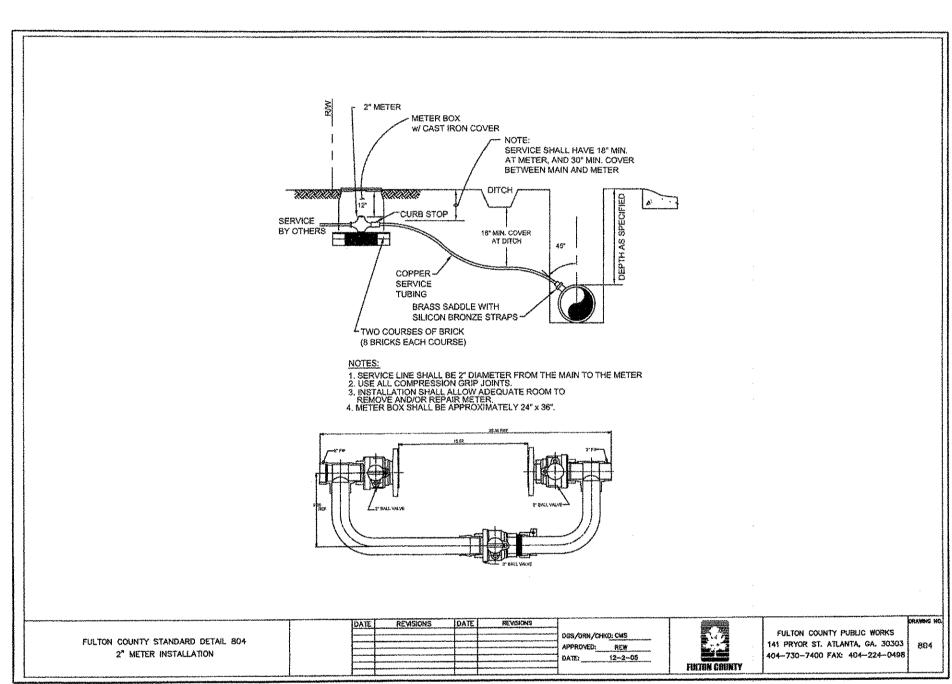
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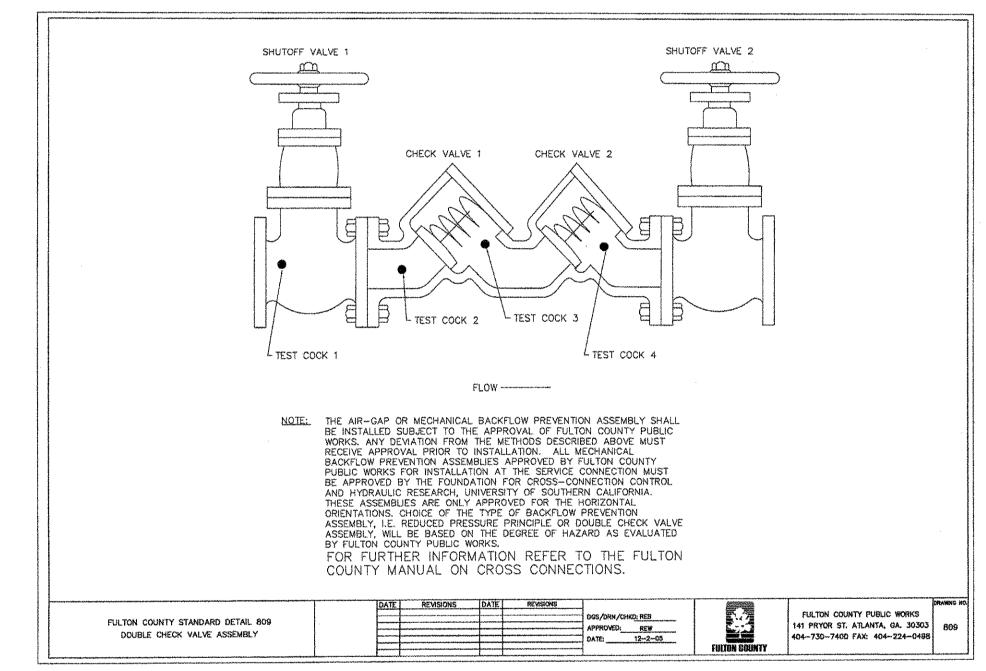


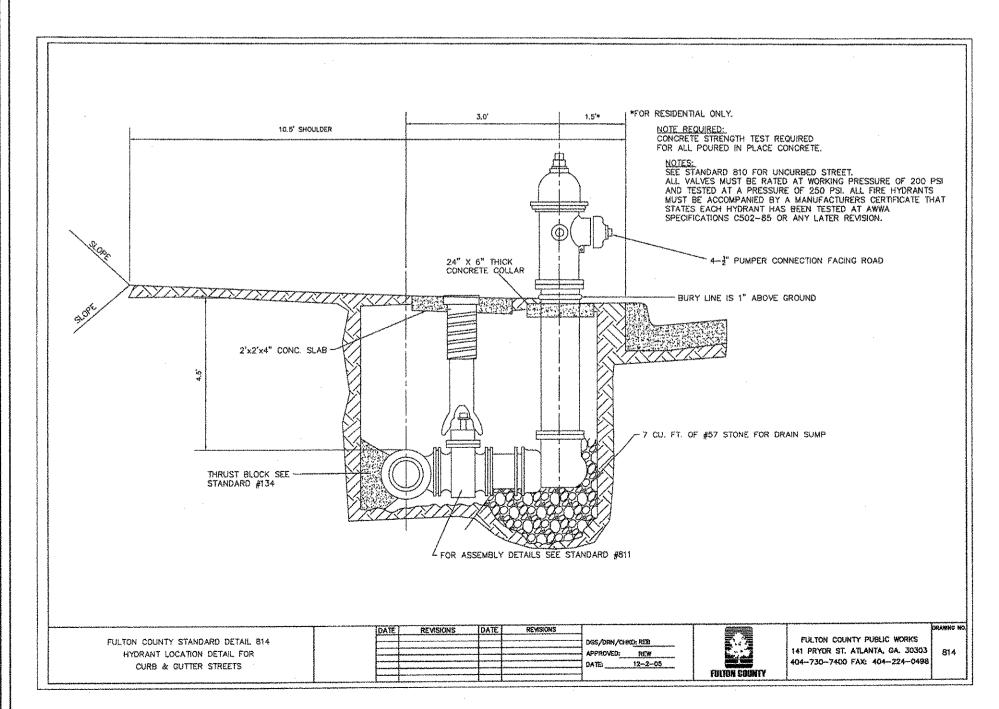


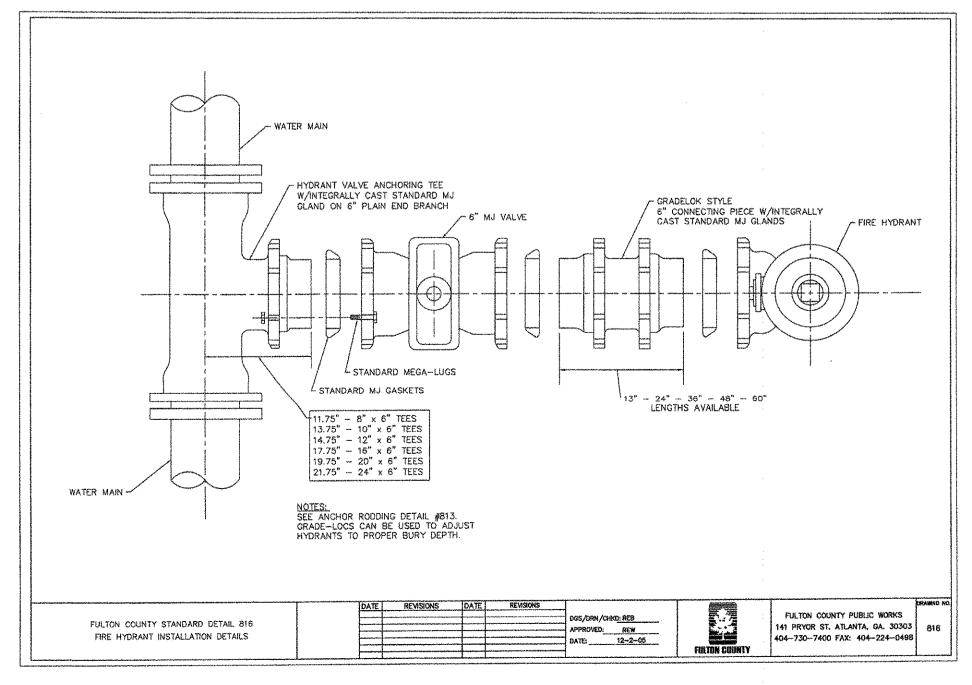


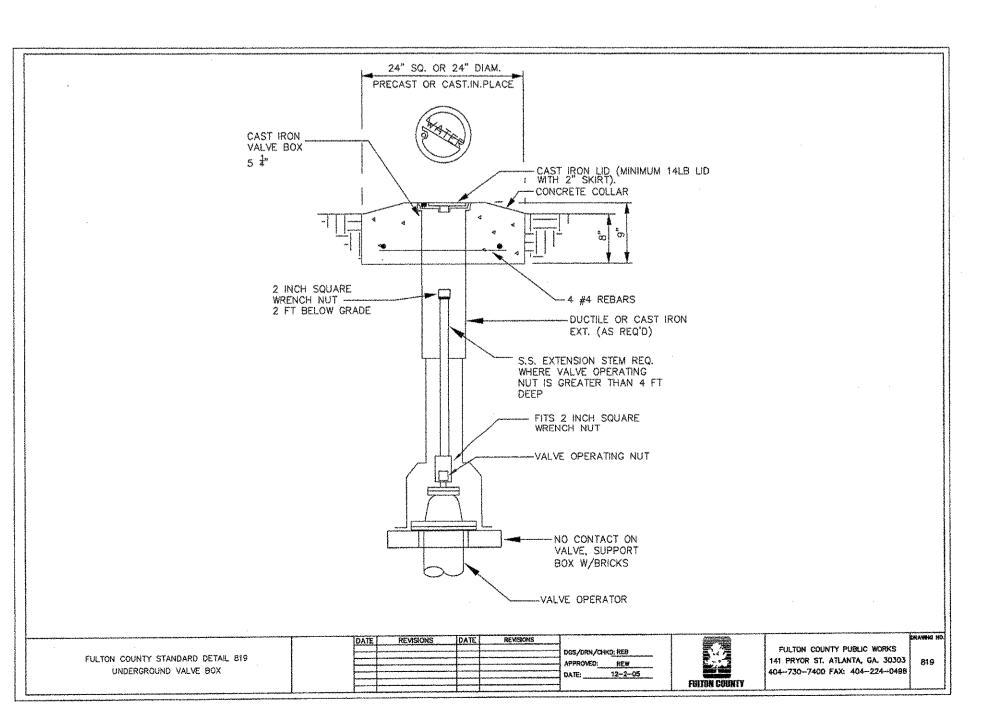






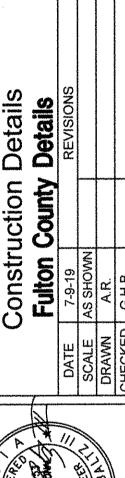


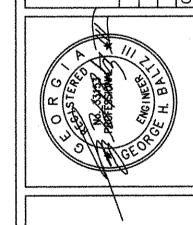




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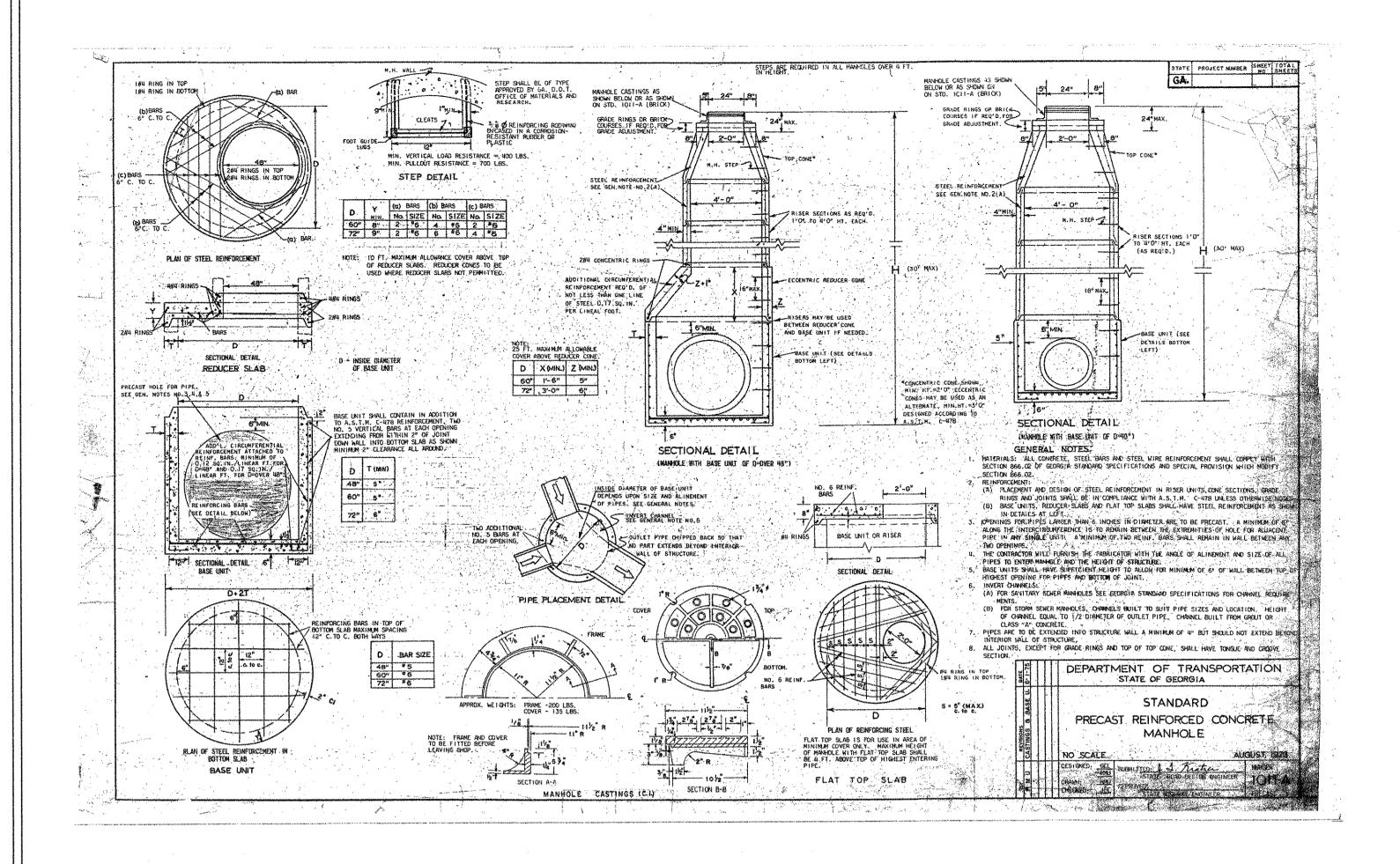


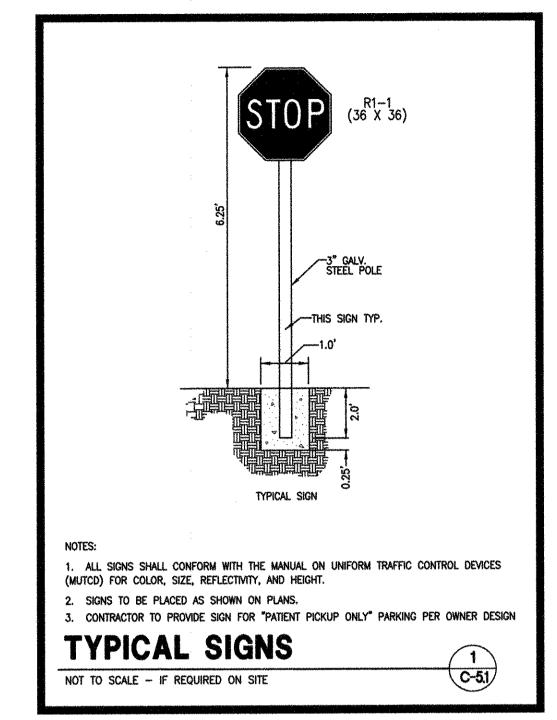
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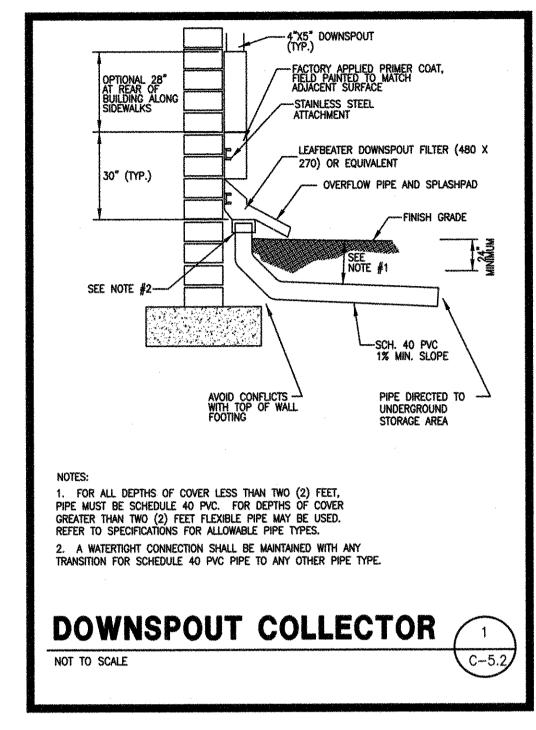
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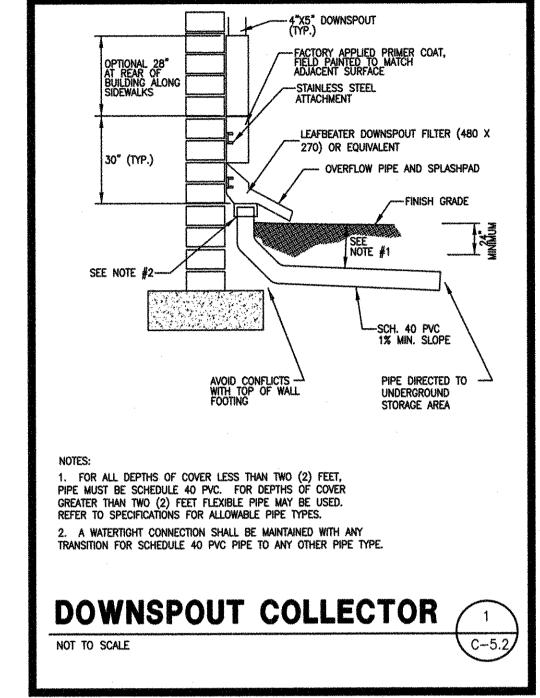
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24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179





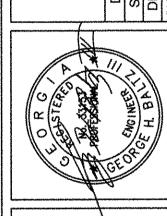






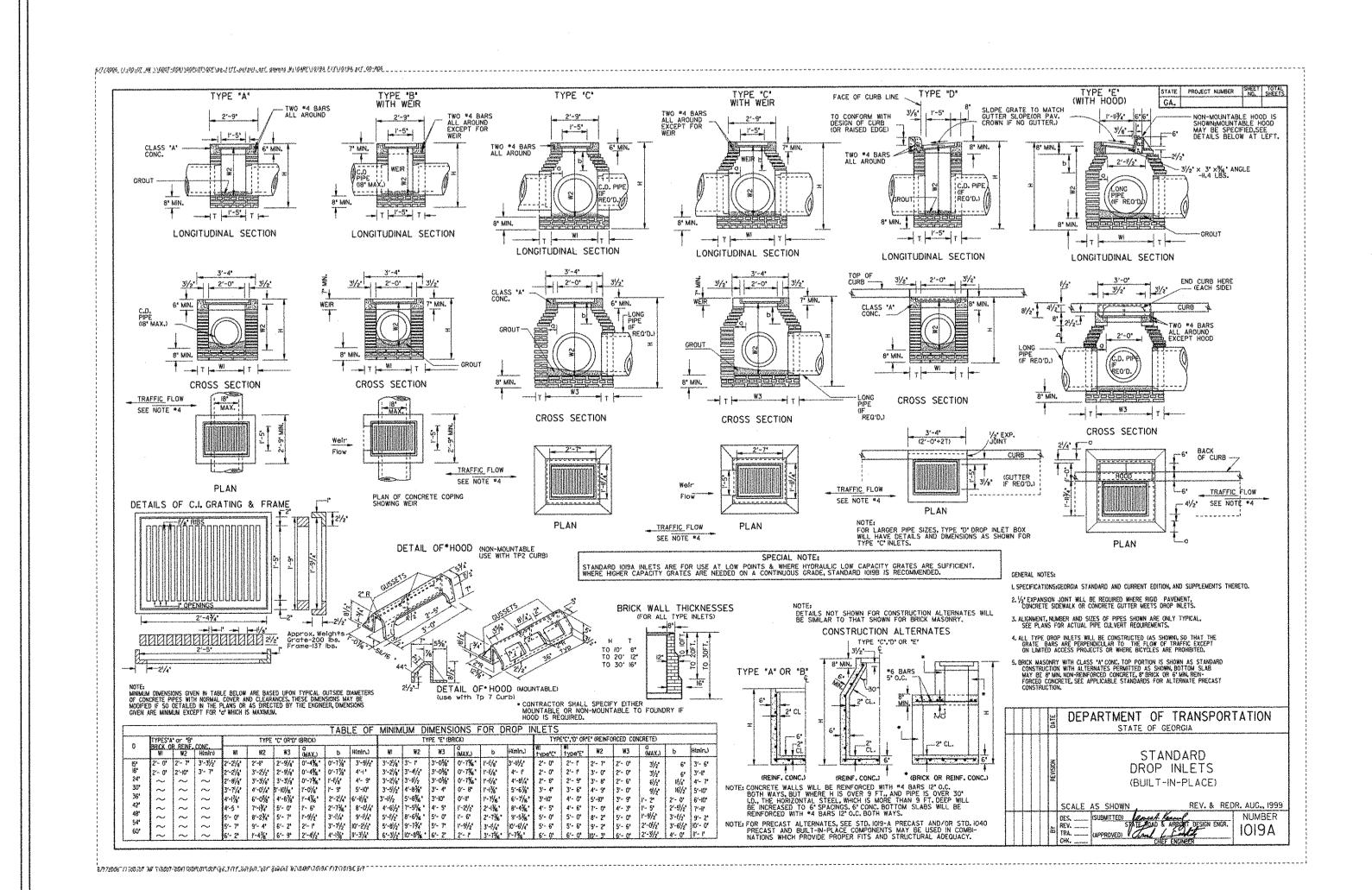
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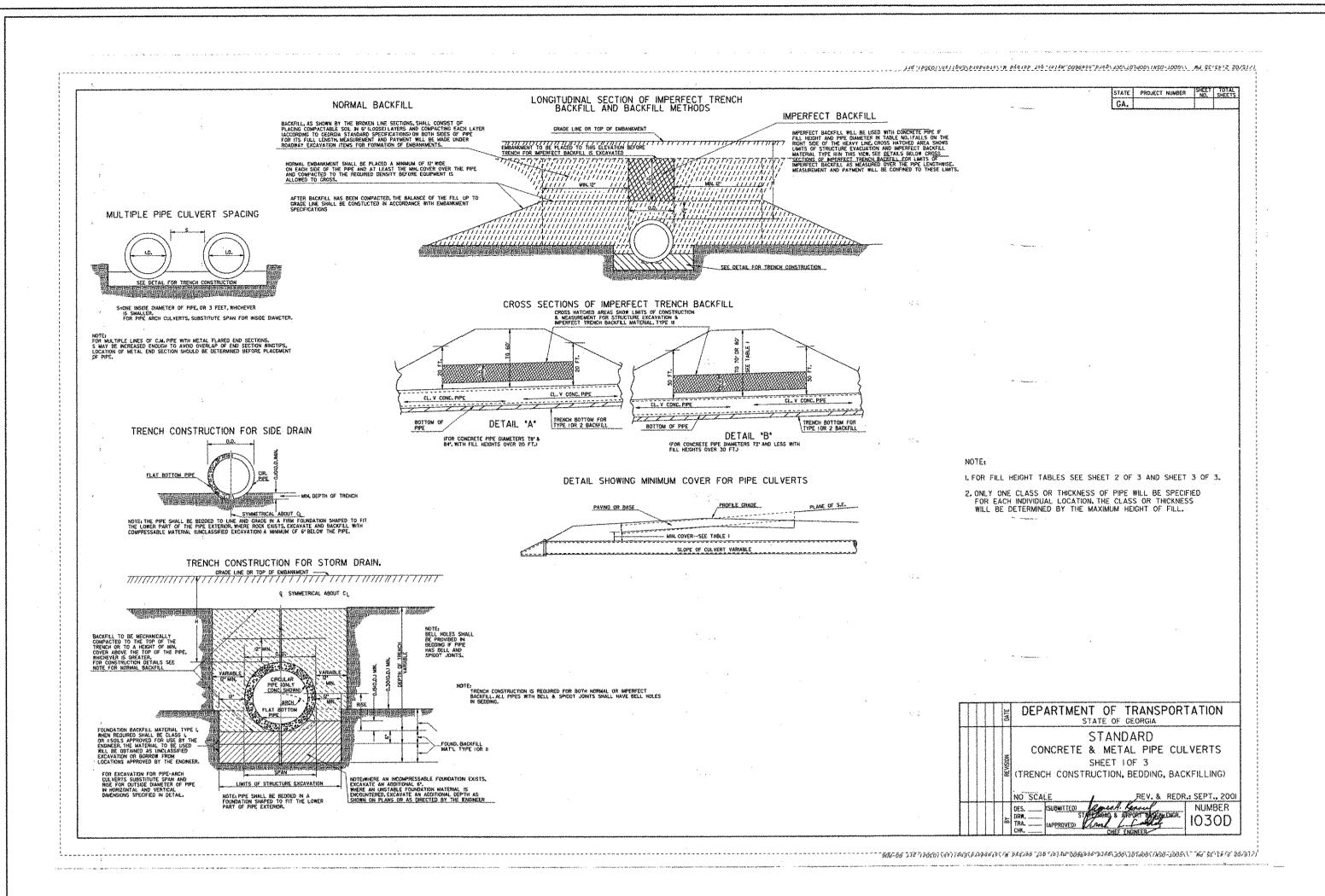
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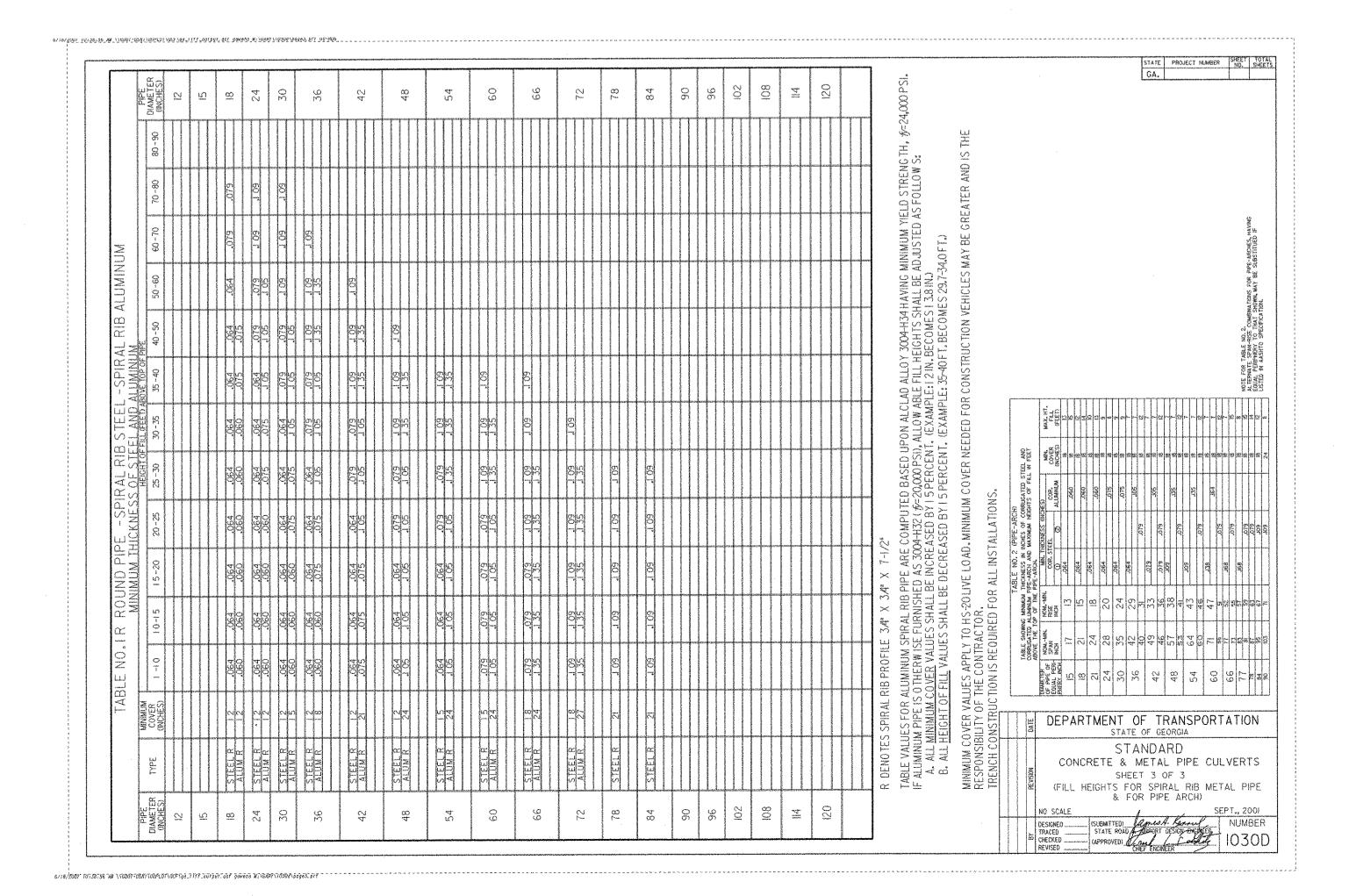
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24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared For:

Ailler Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
Hapeville, Ga 30305

Construction Details

DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 5, 2019
TO: Adrienne Senter
FROM: Michael Smith

RE: Site Plan Review – 591 King Arnold Street

BACKGROUND

The City of Hapeville has received a site plan application from Miller Lowry Developments, LLC, to develop 18 townhomes at 591 King Arnold Street. All townhomes will be three stories tall overall but will vary in height from grade at the street or entrance from two and a half stories to three stories. Heights in feet have only been provided for six of the townhomes, at 35' each. Twelve 3 bed/3.5 bath townhomes with approximately 1,830 SF of heated floor area each will be built directly along King Arnold Street in two blocks of six townhomes. An additional six 2 bed/2 bath townhomes with approximately 1,239 SF of heated floor area each will be built in the rear in two blocks of three townhomes. All units will have first floor two-car garages facing a shared alley. The site is developed and currently occupied by a one-story structure which will be removed.

The property is zoned U-V, Urban Village, is located within the A-D, Arts District overlay, and is subject to the Commercial/Mixed-Use area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;

- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

Sec. 93-11.2-3. - Permitted uses.

- (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (19) of this section.
- (19) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

ARTICLE 28. - A-D ZONE (ARTS DISTRICT OVERLAY)

Sec. 93-28-3. - Purpose.

The purpose of the arts district overlay is to facilitate creation of an arts destination, sustain established arts and cultural uses and promote new arts and cultural uses. The arts district overlay seeks integration of the arts into the fabric of the community and is conceived as the location of art galleries and art studios forming the core of an arts district. A complementary mix of shops, restaurants and entertainment venues will support these uses. These elements are expected to generate interest in downtown Hapeville and attract arts and cultural events.

The arts district overlay features an expanded range of permitted uses focused on the arts while retaining all property rights established by the underlying zoning. The arts district overlay encourages adaptive reuse of historic buildings and new construction technologies, affording owners expanded development options. These measures will enhance the market attractiveness of the arts district.

Arts venues, community festivals, expanded arts uses and pedestrian character are expected to promote an arts district. Planned investment in public art, lighting, sidewalks and off-street parking will leverage private investment and enhance public safety. This combination of public and private investment is expected to advance Hapeville's position in regional leadership in the arts and stimulate broad economic revitalization. Importantly, the arts district overlay features walkable distances from nearby neighborhoods to small-scale establishments and live entertainment venues accommodated by the arts district overlay and compatible with the neighborhood character.

ARTICLE 22.1. - DIMENSIONAL REQUIREMENTS

Dimensional Requirements for **U-V Zoning** are as follows:

								um Front ard	Mini	mum	Maxim	ium		
Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Bed & Bath Req.	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
Single-family Attached Patio/Townhomes and Live-Work Unit	20	1,200		2br/2bth	1,400	90	0/15	0/15	0	0	3	45	1 DU	a.

a. Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.

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:
 - 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 currently occupied by an existing one-story brick structure, which will be demolished.
- The maximum number of permitted townhomes on one property in the U-V district is 12. The applicant intends to develop 18 townhomes on the site, which is not compliant and will require a variance.
- No setbacks dimensions are provided on the site plan.
- Each building will be between 2.5 and 3 stories above grade at the entrance. However, only the heights of the blocks of buildings in the rear have been given, at 35'. No heights in feet have been provided for the buildings along King Arnold.
- Square footage has been provided for each building. However, the complete dimensions for length and width of the buildings have only been provided for buildings 13-18.
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

- The plans show a new 24' wide shared private drive/alley served by two new curb cuts 38' and 38.1' wide at their aprons, respectively.
- The plans show a new sidewalk with a 6' clear zone and 5' landscape area.
- Design cross sections have been provided.
 - c. The locations, area and number of proposed parking spaces.
- Each townhome will have a two-car garage served by a 4' or 18' long driveway connected to the alley. The site will feature two additional shared parking spaces along the alley.
 - d. Existing and proposed grades at an interval of five feet or less.
- The site plan shows existing and proposed grades at 1' intervals.
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- The site has previously been developed and does not have any trees.
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in <u>section 93-23-18</u>.
- The landscape plans show 24 maples will be planted along the alley and a shared courtyard, 23 maples
 will be planted along a buffer between the townhomes and properties to the north, and 6 street trees
 will be planted with type to be determined after consulting with the City.
 - 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.).
- In addition to the townhomes, there will be a paved courtyard between the two blocks of buildings along King Arnold and a shared lawn between the landscape buffer, the alley, and the two rear blocks of buildings.
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- Some of the townhomes will have a first floor built below grade but accessible from the street. The
 retaining walls necessary to accomplish this are not shown on the plans. <u>The plans should be revised</u>
 to show all retaining walls.
- Fences around front porches shown on the renderings are not included on the site plan or architectural drawings. Fences must be compliant with the Code.
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- The townhomes will use individual garbage receptacles and municipal refuse collection services.

- Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- See engineer's report.
 - k. Location and size of all signs.
- No signs are shown on plans.
 - (2) Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1"
 = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>
 - (3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.
- 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 1,200 SF. The lot is 43,255 SF or 0.993 acres, 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.
- No site coverages have been provided. Maximum lot coverage allowed is 90%
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- A minimum of 2 bedrooms and 2 bathrooms are required. All proposed dwellings have a minimum of 2 bedrooms and 2 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 floor area per dwelling unit is 1,400 SF. Six of the townhomes have approximately 1,239 SF of heated floor area, which is not compliant and will require a variance.
 - f. Number of parking spaces and area of paved surface for parking and circulation.

- Each dwelling is served by a 2-car garage, connected by a 4'-18' long driveway to a 24' wide alley, which is in turn connected to the street at two points.
 - (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 18 townhomes.
- Verification of ownership has been provided for property.
- The anticipated development schedule has been provided.

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-7. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

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

Compliant.

- (2) Front yard. See subsection (3) below.
- (3) Build-to line. The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

• No setbacks have been provided.

- (4) Side yards. There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.
- The lot faces streets on all sides and does not contain side yards.
- (5) Rear yards. There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.
- The site has a 15' landscape buffer at the rear of the property.

(6) Distance between buildings. Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.

The distance between buildings is compliant.

- (7) Height regulations. No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - d. The proposed development meets approval from the fire department and FAA.
 - e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.
- All structures will be 3 stories tall. The buildings in the rear will be 35' high. <u>However, no heights in feet have been provided for the buildings along King Arnold.</u>
- (8) Residential buffer. Where this district adjoins a residential zone, specifically when a commercial or mixed use in the U-V district abuts the residential district, all new development shall provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
 - a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.
- Recently passed ordinance no. 2019-04 removed the residential buffer requirement when both the new

and adjacent parcels are residential. While not required by zoning, a 15' landscape buffer is still encouraged. The proposed maples are not ideal as a buffer species as they lose their foliage during the winter.

 In addition to a landscape buffer, a permanent opaque wall between six and height feet high and faced in wood, stacked stone, brick, or hard-coat true stucco is required by the Architectural Design Standards.

Sec. 93-11.2-8. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.

Compliant

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.

Not applicable

- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;

• Compliant

- b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
- This does not apply to King Arnold as there is no landscaped supplemental area.
- Trees must be planted an average of 40' on center in the supplemental areas along North Fulton and Estelle.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- A wall, fence, hedge, or retaining wall is required between all supplemental areas and sidewalks.
- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.
- Not applicable.

Sec. 93-11.2-9. - Sidewalk requirements.

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

- (1) Sidewalk landscape area requirements.
 - a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.

Compliant

b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.

Compliant

- c. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of 3½ inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Trees shall have a minimum planting area of 40 square feet. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.
- <u>Street trees must be placed a maximum of every 40' on-center. The spacing between the street trees</u> along King Arnold has not been provided.
- Street trees must be provided along North Fulton and Estelle.
 - d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.

• Streetlights are required per the architectural design standards.

- e. The landscape area shall be maintained by the adjacent property owner.
- (2) Sidewalk clear area requirements.
 - a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
 - b. No awning or canopy shall extend more than five feet over the clear area.
 - c. Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.
 - d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
 - e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Compliant

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

Compliant

Sec. 93-11.2-10. - Parking and curb cut requirements.

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

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

Compliant

- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - 1. A to-scale map indicating location of proposed parking spaces;
 - 2. Hours of business operation of nonresidential parking users;
 - 3. Copies of the legal instrument that authorizes the use of shared parking facilities;
 - 4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
 - 5. Where authorized shared parking exists and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.
 - c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

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

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.

Not applicable

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

Compliant

(6) Carports shall be prohibited.

Not applicable

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

Compliant

(8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).

Not applicable

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

Not applicable

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

Not applicable

ARTICLE 28. - A-D ZONE (ARTS DISTRICT OVERLAY)

Sec. 93-28-7.5. - Residential uses.

The maximum number of dwelling units in a single building shall not be limited, provided that no development shall exceed 50 units. The parking requirement for such uses shall be one space for each dwelling unit. No minimum lot area shall apply in the arts district overlay provided all other development standards of this article are met.

Compliant

No residential use shall front on a public street, sidewalk or alley at the ground floor or street level. All ground level uses fronting on a public street, sidewalk or alley shall be non-residential uses.

A variance will be required to build residences without ground level non-residential uses.

Single-family detached units, duplexes and triplexes are prohibited as incompatible with such higher density settings in recognition of the urban character of the arts district overlay and the need to preserve land for arts and entertainment uses.

Not applicable

Nothing contained in this section is intended to remove or restrict the potential of other residential uses for property within the arts district overlay that may be permitted or authorized pursuant to the city's zoning code.

Sec. 93-28-10.2. - Site design.

(a) No overhead service doors or bays shall face the primary street serving the property. Loading and service areas shall be internal to the development and accessed via service alleys and not pedestrian-oriented streets.

Compliant

(b) Entrances to the building, including entrances to shops and the main lobby, shall be separated by no more than 40 feet along the front of the building.

Compliant

- (c) Pedestrian and main entrances shall be located on the primary street serving the property. Curb cuts should be located on a side street where possible.
 - <u>Units 14-17 are not located on the street and do not have direct pedestrian access, which will require a variance.</u>
- (d) Parking shall not be the dominant visual element of the site along the primary frontage. Parking shall be designed as smaller, multiple parking lots separated by landscape and buildings, or placed behind buildings.

Compliant

- (e) The parking space standard in the arts district overlay shall be eight and one-half feet by 18 feet. No loading space requirement shall apply to the arts district overlay. In most instances, the short term loading needs of the business can be met in the vehicle parking area.
 - Not applicable

ARTICLE 23. - OFF-STREET PARKING AND LOADING

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

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

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

Except in districts zoned R-0, R-1, R-2 and R-3, curb breaks shall not be more than 30 feet in width, nor less than 25 feet in width. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

• The maximum width allowed for curb breaks is 30'. The proposed curb breaks to the east and west of the property are 38' and 38.1', respectively, which are not compliant and will require a variance.

- Curb breaks must be separated by at least 50'. The plans do not indicate the distance between the proposed curb breaks and any curb breaks to the north.
- <u>Curb breaks must be at least 25' from the nearest intersection. The distances between the proposed</u> curb breaks and the nearest intersections have not been provided.

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

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

Compliant

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

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

Compliant

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

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

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

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

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

Not applicable to non-mixed-use development.

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

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

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

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

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

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

Compliant

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

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

Minimum Full-Size Space Dimensions

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

Minimum Compact-Size Parking Space Dimensions

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

Not applicable

- (b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.
 - The alley is the widest allowed by the Architectural Design Standards.
 - The widths of the driveways connecting to the alley have not been provided.
- (c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.
 - (1) Access to buildings generally.
 - a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.
 - b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by above grade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4

100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
	20, plus 1
Over 1,000	for each 100
	over 1,000

- (2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.
- Not applicable to residential development.

Sec. 93-23-12. - Location.

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

• The off-street parking is provided on the same lot as the building.

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

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

• The off-street parking provided is for the exclusive use of the townhomes.

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

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

• Loading spaces are not required in the A-D overlay.

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

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

Loading spaces are not required in the A-D overlay.

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

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles

being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

• Not applicable.

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

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

FINDINGS

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

- 1. Increase the number of permitted townhomes in the U-V district from 12 to 18.
- 2. Lower the minimum floor area per dwelling unit from 1,400 SF to 1,200 SF.
- 3. Allow for the development of residences without ground level non-residential uses.
- 4. Allow units 14-17 to be built without pedestrian access along the street.
- 5. Increase the maximum width allowed for curb breaks from 30' to 38.1'

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

- 1. No setbacks are provided on the site plan.
- 2. No building heights have been provided in feet for the buildings along King Arnold.
- 3. The complete dimensions for length and width of the buildings have only been provided for buildings 13-18.
- 4. The plans should be revised to show all retaining walls.
- 5. Fences around front porches shown on the renderings are not included on the site plan or architectural drawings. Fences must be compliant with the Code.
- 6. The maximum allowed site coverage is 90%. No site coverages have been provided.
- 7. Trees must be planted an average of 40' on center in the supplemental areas along North Fulton and Estelle.
- 8. A wall, fence, hedge, or retaining wall is required between all supplemental areas and sidewalks.
- 9. Street trees must be placed a maximum of every 40' on-center. The spacing between the street trees along King Arnold has not been provided.
- 10. Street trees must be provided along North Fulton and Estelle.
- 11. Curb breaks must be separated by at least 50'. The plans do not indicate the distance between the proposed curb breaks and any curb breaks to the north.
- 12. Curb breaks must be at least 25' from the nearest intersection. The distances between the proposed curb breaks and the nearest intersections have not been provided.
- 13. The widths of the driveways connecting to the alley have not been provided.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. While not required by zoning, the following concerns related to site planning will need to be addressed or will require a Design Exception to comply with the Architectural Design Standards:

- 1. Units 14 and 17 have front-entry garages.
- 2. In addition to an appropriate landscape buffer, a permanent opaque wall between six and height feet high and faced in wood, stacked stone, brick, or hard-coat true stucco is required.
- 3. Streetlights are required.

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



Location Map – 591 King Arnold Street.



August 2, 2109

Ms. Tonya Hutson
Department of Community Services
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: King Arnold Townhomes 591 King Arnold Street Development Review No. 1 K&W Ref. No. 191051.50

Dear Ms. Hutson:

As requested, I have reviewed the Site Development plans for the King Arnold Townhomes located on a 0.99 acre site at 591 King Arnold Street, within a UV Zoning District. The initial submittal was received on July 30, 2019. The plans were prepared by Crescent View Engineering LLC, under the engineering seal of George H. Baltz III. My comments are as follows:

- 1. The drawings show removal of an existing 24 inch drain pipe serving the interior northeast portion of the property but there is no indication where or how the upstream end of the pipe terminates or if it serves adjacent property. Information on the upstream pipe end location should be shown to verify that no impacts to offsite property will occur with the removal of the existing pipe.
- 2. The grading and building plans show construction within the flood zone A area of the FEMA maps and no information is provided on FEMA approvals for the work. As the improvements proposed may affect the floodplain, permitting and approvals through FEMA and USACE may be necessary. An engineering study, survey, and related Letter of Map Amendment (LOMA) or related documents should be prepared and submitted to FEMA for approval. A copy of any permitting approval necessary by FEMA or USACE should be provided to the City for record purposes before permitting approval is issued by the City. The applicant is also referred to the City of Hapeville Floodplain Ordinance for guidance.
- 3. The zoning of adjacent property parcels should be shown on the drawings.
- 4. The reference number, conditions, and approval date for the variance requested of two guest parking spaces should be shown on the drawing cover sheet.
- 5. Since no proposed lot lines for the Townhomes are shown, it is assumed the development will retain ownership of the entire land parcel and no subdivision plat review for Townhome lots are necessary.
- 6. Insufficient dimensions are provided to verify the correct location of buildings and improvements in relation to the property boundary lines.
- 7. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
- 8. The dimensions for the guest parking spaces and the spaces for each dwelling unit should be shown on the plans.
- 9. The plans do not indicate how solid waste from the units will be handles as no dumpster is shown. If dumpster is proposed, details of the dumpster enclosure should also be shown.
- 10. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
- 11. The paying type and thicknesses for the driveway is not identified on the drawings.
- 12. The driveway entrance at the street intersection does not show curb radii to be adequate for vehicle turning and it does not agree with the driveway detail shown elsewhere on the drawings.

- 13. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 were not included with the submittal.
- 14. A landscape plan should be provided to show a summary table indicating planting quantities or caliper size so it can be verified if minimum City requirements have been satisfied.
- 15. The site improvements do not include landscaping for the parking area to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance.
- 16. The total amount of impervious surface area for the development should be shown on the drawings for stormwater utility purposes.
- 17. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The applicant should add information to the drawings to clarify.
- 18. Provisions to address the Post Development Storm Water Management per the procedures of Section 63-2-2 (2) of the Code of Hapeville should be adequately demonstrated as the redevelopment includes the creation, addition or replacement of 5,000 square feet or more of impervious cover. Provisions to be provided to the City should include the storm water management inspection and maintenance schedule and agreement, performance maintenance bond and fees, and the detailed estimate of the plan annual maintenance costs.
- 19. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9).
- 20. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
- 21. The disturbed acreage for the site is greater than 1 acre, therefore the applicant should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
- 22. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
- 23. The disturbed area exceeds 1 acre. Therefore, the erosion and sediment control plans must include three phase plans and related requirements to satisfy the City's Erosion and Sediment Control Ordinance.
- 24. Storm drain pipe profiles should be provided for all storm drain pipes.
- 25. The existing sanitary sewer along the northeast property line should be shown within a minimum 20 feet sewer easement. A copy of the executed and recorded easement agreement needs to be provided to the City prior to issuance of a certificate of occupancy.
- 26. The proposed 6 inch sanitary sewer is not shown within a sewer easement and is therefore, considered a private sewer for operation and maintenance by the property owner. If proposed as a public sewer, the pipe size should be 8 inch pipe and the line shown within a minimum 20 feet wide sewer easement.
- 27. The entity responsible for operation and maintenance of common use areas, utilities, and site improvements should be described on the drawings. If a proposed homeowners association is responsible, details of the formation and description of the association should be provided.
- 28. A proposed 6 inch water main on Estelle Street should be relocated to be outside of the street paving limits. The minimum diameter size for water mains should be 8-inches, rather than the 6 inch shown.
- 29. Proposed connections for water service appear to involve pavement cutting of the existing public street. Community Service department approval of the installation should be obtained for land development permitting. Since it appears some of the installation occurs in the middle of existing streets, temporary traffic control signs, measures, and details should be shown on the drawings.
- 30. Perimeter fencing around the stormwater management pond should be shown.
- 31. Permit approval for the development cannot be issued until plans and details adequately defining the retaining walls sealed by a design professional have been reviewed and approved.

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

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.

Michael J. Moffitt



FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 591 King Arnold St.

Date: September 5, 2019

I do not see this project having a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.