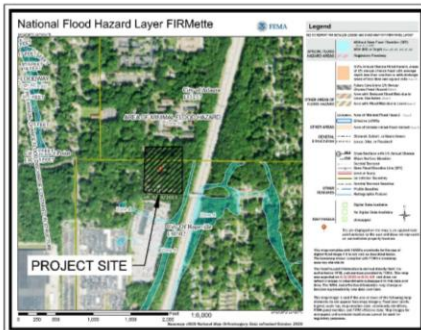
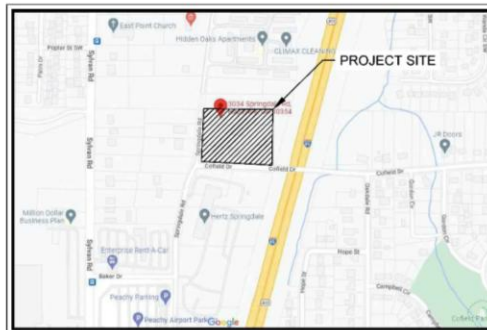


SCHEMATIC DESIGN DRAWINGS
FOR
BELLWOOD SPRINGDALE
3034, 3038, & 3044 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 09/19/2013.



VICINITY MAP

PROJECT NARRATIVE:
BELLWOOD SPRINGDALE IS A PROPOSED MULTIFAMILY DEVELOPMENT, CONTAINING 59 SINGLE-FAMILY ATTACHED UNITS WITH GARAGE PARKING ALONG WITH INTERNAL PUBLIC DRIVES & SURFACE PARKING. THE PROJECT ALSO INCLUDES STREETSCAPE IMPROVEMENTS ALONG SPRINGDALE RD + COFIELD DRIVE, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 3.88 ACRES, AND THE TOTAL DISTURBED AREA IS 3.73 INCLUDING PUBLIC ROW.

LAND LOT 99 - 14TH DISTRICT
PARCEL NO.: 14-010000030452, 14-009900010234 & 14-009900010887
(TO BE CONSOLIDATED)
EXISTING ZONING: V-VILLAGE

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

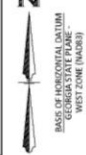
PROPERTY AREA = 3.88 ACRES
TOTAL DISTURBED AREA = 3.73 ACRES
IMPERVIOUS AREA = 2.49 ACRES (64%)

CIVIL INDEX	
SHEET NUMBER	SHEET TITLE
00-00	COVER SHEET
00-10	SURVEY
00-20	CONSOLIDATION PLAN
02-00	SITE PLAN
03-00	GRADING AND DRAINAGE PLAN
04-00	UTILITIES PLAN
L1-00	TREE PROTECTION PLAN
L2-00	LANDSCAPE PLAN
L3-10	LANDSCAPE DETAILS

NOTES:

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Symbols & Abbreviations

<p>— POWERPOLE</p> <p>— GUY WIRE</p> <p>— LIGHT POLE</p> <p>— STREET LIGHT POLE</p> <p>— ELEC. TRANSFORMER</p> <p>— OVERHEAD ELECTRIC</p> <p>— WATER VALVE</p> <p>— WATER METER</p> <p>— FIRE HYDRANT</p> <p>— SANITARY SEWER PIPING</p> <p>— SEWER MANHOLE</p> <p>— IRON PIN SET</p> <p>— CLEAN OUT</p> <p>— STORM DRAIN PIPING</p> <p>— STORM DRAIN MANHOLE</p> <p>— STORM INLET</p> <p>— CURB INLET</p> <p>— DROP INLET</p> <p>— FENCE LINE</p> <p>— SW SIDEWALK</p> <p>— TREE</p> <p>— TEMPORARY BENCH MARK</p>	<p>(R) RECORD DATA</p> <p>(M) MEASURED DATA</p> <p>(C) CALCULATED DATA</p> <p>— ROW RIGHT OF WAY</p> <p>— BLDG SETBACK LINE</p> <p>— BACK OF CURB</p> <p>— EDGE OF PAVEMENT</p> <p>— EDGE OF CONCRETE</p> <p>— PROPERTY LINE</p> <p>— E.L. ELEVATION</p> <p>— L.L. LANDSCAPE ELEVATION</p> <p>— S.E. SANITARY SEWER EMPTY</p> <p>— IRON PIN FOUND</p> <p>— CIP CHIMNEY TOP PIPE</p> <p>— OIP OPEN TOP PIPE</p> <p>— P.O.B. POINT OF COMMENCEMENT</p> <p>— P.O.B. POINT OF BEGINNING</p> <p>— IRON PIN FOUND</p> <p>— IRON PIN SET</p> <p>— P.K. NAIL FOUND</p> <p>— P.K. NAIL SET</p> <p>— FID X MARK / SCRIBE</p> <p>— SET X MARK / SCRIBE</p>
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Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,320 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" IRON (NO-BEAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLAINS, WEST ZONE (NAD83).
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THESE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Map or Plat Certification

This plat is a representation 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 hereby acknowledged. RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, PARALLELISM OF BOUNDARIES, CONFORMANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 34TH DAY OF FEBRUARY IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

FEMA Notes and Map (NTS)

THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312302302P, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Existing Zoning

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

SETBACKS

SINGLE FAMILY DETACHED:

FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)

SIDE: 15'

REAR: 20'

MAXIMUM HEIGHT: 2.5 STORIES OR 35'

MAXIMUM UNIT PER BUILDING LOT: 1

MINIMUM SIZE: 4000 SQ FT

LOT AREA / DWELLING UNIT: 4000 SQ FT

FLOOR AREA / DWELLING UNIT: 10000 SQ FT

MAXIMUM LOT COVERAGE: 70%

SINGLE FAMILY ATTACHED (4 TO 8 UNITS):

FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)

SIDE: 15'

REAR: 20'

MAXIMUM HEIGHT: 2.5 STORIES OR 35'

MAXIMUM UNIT PER BUILDING LOT: 8

MINIMUM SIZE: 10,000 SQ FT

LOT AREA / DWELLING UNIT: 2500 SQ FT

FLOOR AREA / DWELLING UNIT: 10000 SQ FT

MAXIMUM LOT COVERAGE: 70%

CONDOMINIUMS:

FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)

SIDE: 10'

REAR: 25'

MAXIMUM HEIGHT: 40'

MAXIMUM UNIT PER BUILDING LOT: 12

MINIMUM SIZE: 43,500 SQ FT

LOT AREA / DWELLING UNIT: 2500 SQ FT

FLOOR AREA / DWELLING UNIT: 10000 SQ FT

MAXIMUM LOT COVERAGE: 70%

NONRESIDENTIAL:

FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)

SIDE: 15'

REAR: 25'

MAXIMUM HEIGHT: 40'

MAXIMUM UNIT PER BUILDING LOT: N/A

MINIMUM SIZE: 10,000 SQ FT

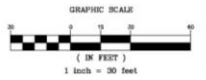
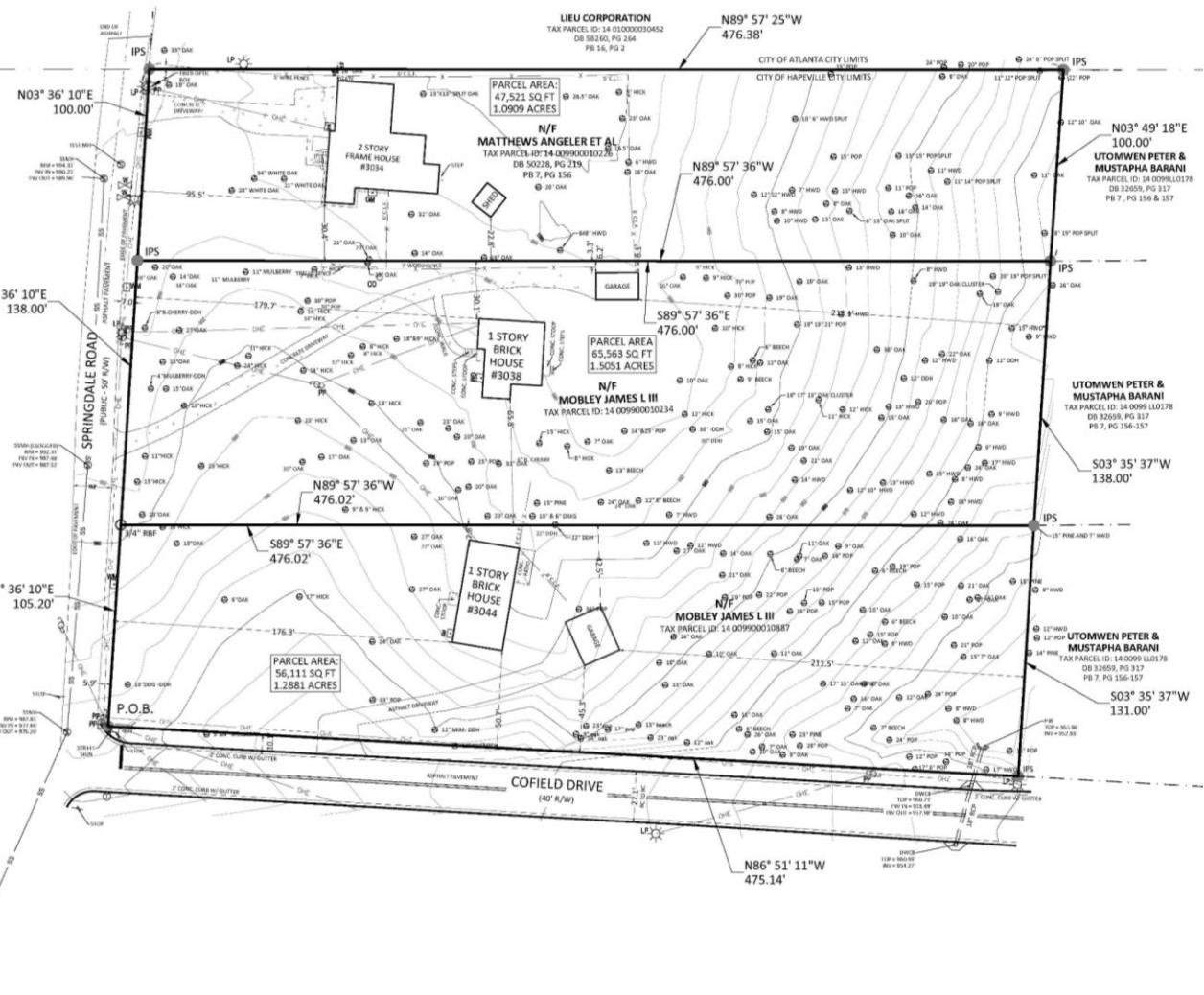
LOT AREA / DWELLING UNIT: 30,000 SQ FT

FLOOR AREA / DWELLING UNIT: 10000 SQ FT

MAXIMUM LOT COVERAGE: 70%

- Utility Notes**
1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
 2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
 3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

- Field Observation Notes**
1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY" AND COMPLETED ON 10/02/2021 UTILIZING A GOMON 2000R 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL TIME VIA THE HCPS GPS NETWORK.
 2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 90% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH IN THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.





DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	V-VILLAGE
SITE AREA:	3.88 ACRES (169195.12 SF)
OPEN SPACE:	1.50 ACRES (40.85% SITE AREA)
LANDSCAPE/GREEN SPACE:	1.36 ACRES (34.92% SITE AREA)
INTERNAL SIDEWALK:	23 ACRES (5.91% SITE AREA)
BUILDING COVERAGE:	1.11 ACRES (28.91% SITE AREA)
PARKING, LOADING & DRIVEWAYS:	1.18 ACRES (30.27% SITE AREA)
TOTAL DISTURBED AREA:	3.73 ACRES
BUILDING SETBACKS (PER SEC. 20-21-1 & SEC. 93-11-1.4.4):	15 FT MINIMUM
FRONT:	5 FT MINIMUM
SIDE:	5 FT MINIMUM
BACK:	20 FT MINIMUM

PROPOSED LAND USES & DENSITIES:

SINGLE-FAMILY ATTACHED:	50 UNITS
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BUILDING HEIGHT:

MAX HEIGHT:	35 FT
PROPOSED HEIGHT:	35 FT

FLOOR AREA RATIO:

TOTAL FAR PROVIDED:	119,164 SF
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PARKING SUMMARY:

REQUIRED PARKING:	118 SPACES (TOTAL)
SINGLE-FAMILY ATTACHED (50 UNITS):	118 SPACES (2.36)
PROPOSED PARKING:	130 SPACES (TOTAL)
SINGLE-FAMILY ATTACHED:	118 SPACES (2 SPACES/UNIT GARAGE)
STANDARD GUEST PARKING:	12 SPACES

- ### SITE NOTES:
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LESSARD DESIGN, DATED 02/14/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GRANT SHEPHERD & ASSOCIATES, DATED 06/09/2022.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - REFER TO FAR CALCULATIONS & UNIT MATRIX PROVIDED WITH ARCHITECTURAL PLANS.
 - RESIDENTIAL TRASH TO BE MANAGED BY THIRD-PARTY VIA INDIVIDUAL UNIT ROLL CARTS.

SITE PLAN LEGEND:

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ABANDONED
	BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	PARKING COUNT

