Please use blue or black ink to fill out this form.

PROJECT DATA SHEET
CHECKLIST

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: $250+$10/acre

Receipt # _____

Date Filed ____ / _____ / _____

Case # _____

Office Use Only

Name of Proposed Project: Everton

Name of Owner: John Wieland Homes, LLC

Name of Developer: John Wieland Homes, LLC

Instructions: The applicant shall complete the following checklist of submittal requirements. If the applicant answers "No" to any of the questions, a written explanation must accompany the negative response to the checklist question. The City Planner shall include the applicant's checklist and written explanations, if any, along with the Project Data Sheet submittal to the Planning Commission.

The drawings are not intended to be a highly detailed site plan, but rather to provide enough information to officials to allow an accurate determination of the merits of a proposed project prior to beginning detailed planning work. Much of the information required at the conceptual planning stage can be conveyed in written form, although some generalized drawings will likely be required to comply with the following checklist.

SUBMITTAL REQUIREMENTS:

Do your packet and plans comply with or show the following?		**YES**	**NO**
1	**Schematic Site Plan:** Ten (10) full size 24" x 36" copies and one (1) 11" x 17" reduction. All materials must be folded to fit into a 8.5" x 14" legal size folder labeled with the project name. The plans should be clearly and accurately drawn by a design professional to include:	☐	☐
(a)	Name of the project, address, boundaries, date, north arrow, and scale of the plan.	☐	☐
(b)	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the schematic site plan.	☐	☐
(c)	Name, addresses, present zoning, land use, and parcel numbers of all abutting or contiguous parcels.	☐	☐
(d)	Existing lot lines, easements, and rights-of-way, including area in acres or square feet, abutting land uses, proposed or existing driveways, and structures within 200 ft. of the boundary of the development site.	☐	☐
(e)	The general location of all existing and proposed streets adjacent to and within the development.	☐	☐
(f)	A generalized summary of land use arrangements within the proposed project, showing types of uses and intensities proposed within areas of the development (tabulation of building square footages).	☐	☐
(g)	The location of steep slopes, significant stands of trees; creeks, watercourses, stormwater detention and drainage ways, floodplains, and any environmentally sensitive features.	☐	☐
(h)	Zoning district boundaries adjacent to the perimeter of the site.	☐	☐
(i)	A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed project.	☐	☐
(j)	Schematic architectural elevations for all buildings or a set of design guidelines that includes the unifying elements that are to be incorporated within the overall project (including each outparcel);	☐	☐
(k)	Identification of primary physical characteristics of each building including predominant color(s), exterior materials and architectural features, proposed building heights and lighting plans. (Sec 733)	☐	☐
(l)	Master signage program, including size, fonts, and colors. (Sec 66-15(14))	☐	☐
2	One (1) copy of a certified plat of the property on which the project is to be built.	☐	☐
3	One (1) copy of a tree survey, prepared in accordance with the requirements of section 1104 of Peachtree City Code.	☐	☐
4	One (1) copy of a completed Peachtree City Project Data Sheet.	☐	☐
5	One (1) copy of the conceptual stormwater management plan prepared in accordance with the requirements of section 1011(f)(2) of Peachtree City Code.	☐	☐
6	One (1) copy of the full legal description of the boundaries of the property or properties to be included in the proposed project.	☐	☐
7	One (1) copy of the Proof of Ownership of property or properties on which the project is to be built.	☐	☐
8	If the proposed project calls for construction over a period of years, a schedule showing the proposed time and sequence within which the applications for final approval of all sections of the developments are intended to be filed shall be submitted.	☐	☐
9	Any additional information deemed necessary by the City Planner.	☐	☐

Please make sure all items above are completed and included with your submission. Incomplete submissions will result in delays.

The planning commission meets regularly on the second Monday of each month. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at 770-487-5731

Please use blue or black ink to fill out this form.

PROJECT DATA SHEET
APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: $250+$10\acre
Receipt # _____
Date Filed ____ / _____ / _____
Case # _____
Office Use Only

SITE LOCATION

Name of Project: Everton
Address: MacDuff Parkway
Proposed Use:
☒ Conceptual Site Plan
☐ Concept Plat
Site in which Village:
☐ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☒ Wilksmoor ☐ Industrial

SITE INFORMATION

Parcel #(s) 0734 010 & 0734 016
Existing Zoning GI
Current Use Undeveloped
Property Size 3,883,453 (Square Feet) | 87.6 (Acres)

APPLICANT

Name Ridge Planning and Engineering
Address 1785 White Circle, Suite 202
City, State, Zip Marietta, GA 30066
Phone # 404.557.2400
Email mike@ridgepe.com

OWNER

Name John Wieland Homes, LLC
Address 4125 Atlanta Road, SE
City, State, Zip Smyrna, GA 30080
Phone # 770.703.1646
Email jason.garrett@jwhomes.com

IMPACTED AREAS

	Sq ft (Square Feet)	Acres	Total acres ÷ Impacted acres
Disturbed Area	2,805,264	64.4	73.5 %
Impervious Area	990,990	22.75	26.0 %
Open Space & Greenbelts	1,752,419	40.23	45.9 %

LAND USE & ZONING

Please record all surrounding property within 200ft of site

	Land Use	Zoning
North	Undeveloped	GI
East	Railroad	
South	Residential	GR-4
West	Undeveloped	LUR-15

LOCATION OF

Entrance to Site: On proposed MacDuff Parkway:N 3.4144, W 84.6071
Tree Save and Landscape Buffers: 25' on West Property Line
Other Buffers: 50' Undisturbed on South and North Property Lines, 100' on East Property Line
Greenbelts (to be dedicated to the city): 50' and 100' Buffers described above shall be dedicated to the City
Multi-Use Path Connections: East Side of Proposed MacDuff Parkway
Stormwater Retention: Micropool Extended Detention

BUILDING INFORMATION

Building type: Residential
Hrs of operation: _____ to _____
# of stories: _____ Building height: _____
Floor Area (Sq ft) _____ (Existing) | _____ (Proposed)
# of dwelling units: _____ Units\acre: _____
# of employees: _____ (Existing) | _____ (Proposed)

Briefly describe proposed use of property:
204 unit, Master Planned community

Development impact Fees: $ _____ (see Appendix B – Section 307)

Parking: N/A (# Required) | _____ (# Existing) | _____ (# Proposed) | _____ (# Pervious)

TYPE OF CONSTRUCTION

Structural Material:
☐ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other _____
Roof Material:
☐ Metal ☐ Tar ☐ Shingles ☐ Slate ☐ Other _____
Interior Finish:
☐ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other _____
Exterior Finish:
☐ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other _____

SETBACKS

	Required	Proposed
Front (Building)	15 ft	15 ft
Front (Parking)	_____ ft	_____ ft
Side	0 ft	0 ft
Rear	10 ft	10 ft

FIRE INFORMATION			
Automatic Fire Sprinklers: ☐ Yes ☒ No, why? _____ Automatic Fire Alarm: ☐ Yes ☒ No, why? _____ # of Fire Hydrants: _____ (Existing) | _____ (Proposed)		Briefly describe daily operations: _____ _____ _____ Underground \ Above Ground Storage Tanks: ☐ Yes ☒ No (If yes, please attach description and location)	
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)	☐ Yes ☒ No	Material(s): _____	Storage: _____

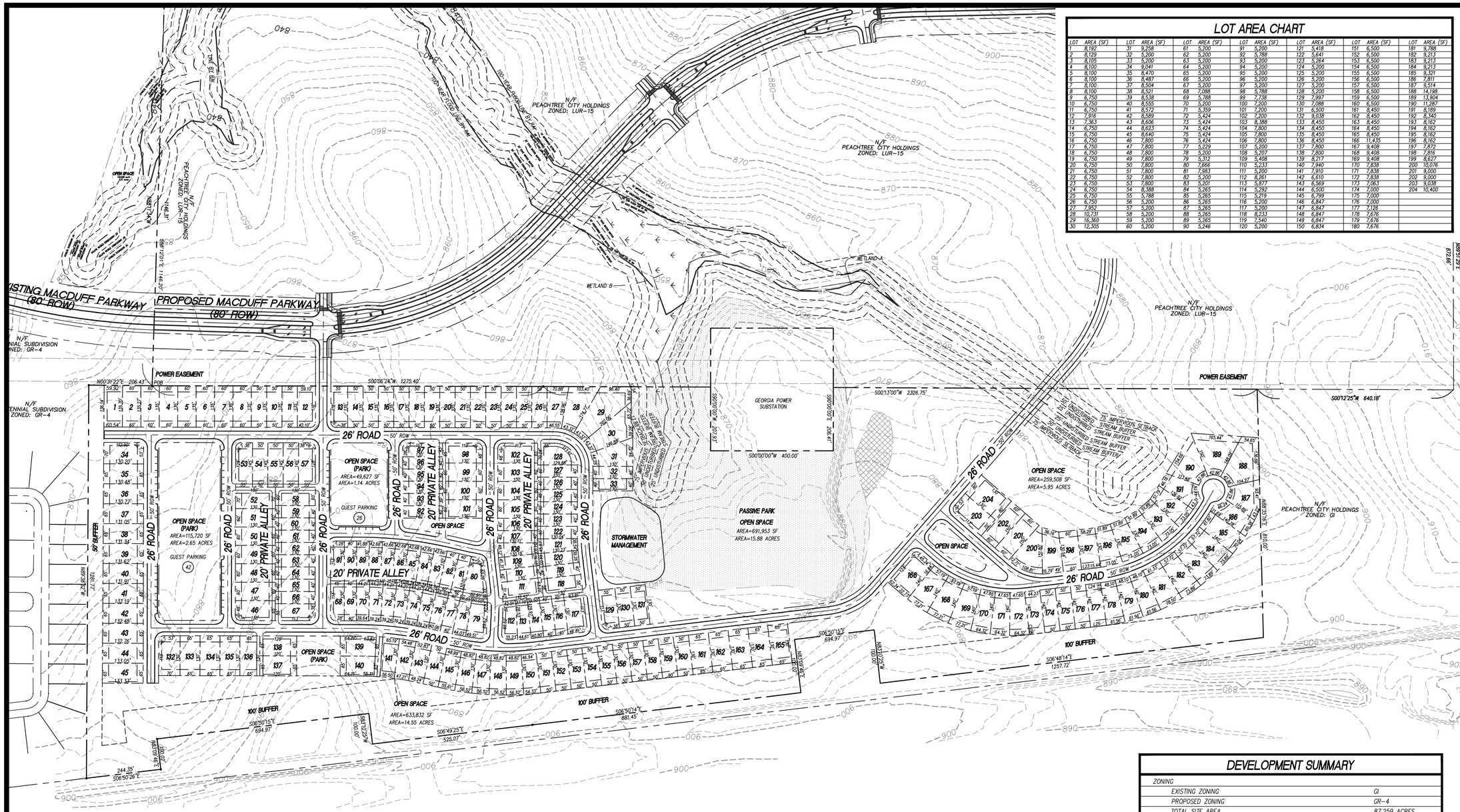
With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: 08.06.2014

Property Owner Signature: _____ Date: 08.06.2014

Please complete the attached checklist.



LOT AREA CHART

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	8,192	31	9,258	61	5,200	91	5,200	121	5,418	151	6,500	181	9,788
2	8,129	32	5,200	62	5,200	92	5,788	122	5,641	152	6,500	182	9,213
3	8,105	33	5,200	63	5,200	93	5,200	123	5,264	153	6,500	183	9,213
4	8,100	34	9,041	64	5,200	94	5,200	124	5,200	154	6,500	184	9,213
5	8,100	35	8,470	65	5,200	95	5,200	125	5,200	155	6,500	185	9,321
6	8,100	36	8,487	66	5,200	96	5,200	126	5,200	156	6,500	186	7,811
7	8,100	37	8,504	67	5,200	97	5,200	127	5,200	157	6,500	187	9,514
8	8,100	38	8,521	68	7,088	98	5,788	128	5,200	158	6,500	188	14,198
9	6,750	39	8,538	69	5,788	99	7,738	129	7,997	159	6,500	189	13,904
10	6,750	40	8,555	70	5,200	100	7,200	130	7,088	160	6,500	190	11,287
11	6,750	41	8,572	71	5,359	101	7,200	131	6,500	161	8,450	191	8,189
12	7,916	42	8,589	72	5,424	102	7,200	132	9,038	162	8,450	192	8,340
13	7,363	43	8,606	73	5,424	103	8,388	133	8,450	163	8,450	193	8,162
14	6,750	44	8,623	74	5,424	104	7,800	134	8,450	164	8,450	194	8,162
15	6,750	45	8,640	75	5,424	105	7,800	135	8,450	165	8,450	195	8,162
16	6,750	46	7,800	76	5,424	106	7,800	136	8,450	166	11,435	196	8,162
17	6,750	47	7,800	77	5,229	107	5,200	137	7,800	167	9,408	197	7,872
18	6,750	48	7,800	78	5,200	108	5,207	138	7,800	168	9,408	198	7,816
19	6,750	49	7,800	79	5,312	109	5,408	139	8,217	169	9,408	199	8,627
20	6,750	50	7,800	80	7,666	110	5,233	140	7,940	170	7,838	200	10,076
21	6,750	51	7,800	81	7,983	111	5,200	141	7,910	171	7,838	201	9,000
22	6,750	52	7,800	82	5,200	112	8,261	142	6,610	172	7,838	202	9,000
23	6,750	53	7,800	83	5,201	113	5,877	143	6,569	173	7,063	203	9,038
24	6,750	54	8,388	84	5,265	114	5,292	144	6,500	174	7,000	204	10,400
25	6,750	55	5,788	85	5,265	115	5,219	145	6,799	175	7,000		
26	6,750	56	5,200	86	5,265	116	5,200	146	6,847	176	7,000		
27	7,952	57	5,200	87	5,265	117	5,200	147	6,847	177	7,126		
28	10,731	58	5,200	88	5,265	118	8,233	148	6,847	178	7,676		
29	16,360	59	5,200	89	5,265	119	7,540	149	6,847	179	7,676		
30	12,305	60	5,200	90	5,246	120	5,200	150	6,834	180	7,676		

VICINITY MAP
SCALE: NTS

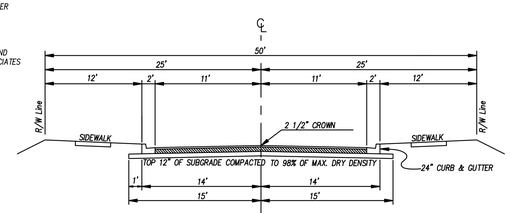
APPROXIMATE TRASH AREA PER TEXT PIT SUMMARY BY RAD AND SSOCIATES ON 11-25-2008

TRASH FOUND ON ON GRAOUND SURFACE BY RAD AND ASSOCIATES ON 11-25-2008

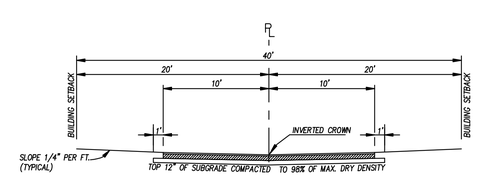
NORTH

150 75 0 150 300

(IN FEET)
1 inch = 150 ft.



26' ROADWAY
50' ROW



20 PRIVATE ALLEY

PAVEMENT OPTIONS

1. 6" Soil Cement Base, 2" Type "E" or "F" Surface Course (Single Lift)
2. 6" Graded Aggregate Base, 2" Type "E" or "F" Surface Course (Single Lift)
3. 5" Graded Aggregate Base, 2" Type "B" Binder (Single Lift), 1" Type "E" or "F" Surface Course

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	GI
PROPOSED ZONING	GR-4
TOTAL SITE AREA	87.259 ACRES
LOTS	204
DENSITY	2.34 LOTS/ACRE
OPEN SPACE	40.23 ACRES (46%)
SETBACKS	
FRONT	20 FEET
SIDE	5 FEET
REAR	20 FEET

LOT ANALYSIS

DESCRIPTION	LOT DIMENSIONS	PRODUCT	TOTAL
REAR ENTRY VIA ALLEY	40' x 100' MIN.	R-SERIES	70 LOTS
DETACHED REAR GARAGE	50' x 100' MIN.	R-SERIES	55 LOTS
REAR ENTRY VIA ALLEY	60' x 100' MIN.	CADENCE	21 LOTS
FRONT ENTRY	60' x 100' MIN.	CADENCE	34 LOTS
FRONT ENTRY	65' x 100' MIN.	GATES	24 LOTS
TOTAL RESIDENTIAL LOTS			204 LOTS

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE • SUITE 202 • MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.328.6280 • FAX 866.319.0672

ZONING PLAN

WILKSMOOR VILLAGE

LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

OWNER / DEVELOPER

Owner/Developer:

JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770.703.1646

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

REVISIONS

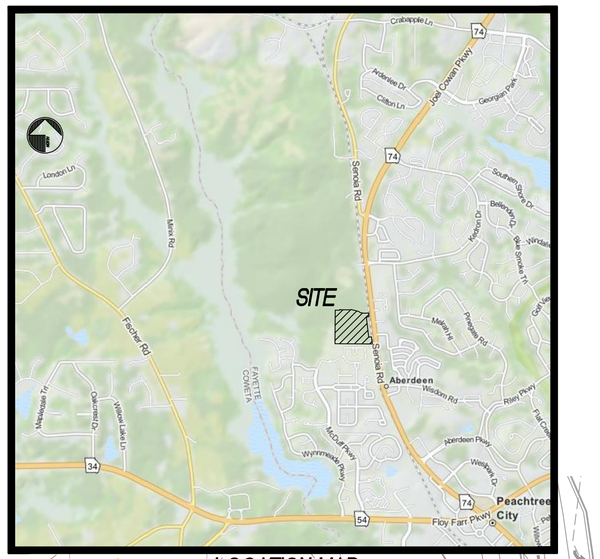
2/14/14-REVISE ALLEYS

ZONING PLAN

Z.100

14001 Zoning.dwg 01.24.14

Copyright ©2014



LOCATION MAP
SCALE: NTS

ANTICIPATED START DATE: OCT 1, 2014

ANTICIPATED ACTIVITY SCHEDULE

ACTIVITY/MONTH	OCT	NOV	DEC	JAN	FEB	MAR
INSTALLATION OF CONSTRUCTION EXIT, PERIMETER SILT FENCE, & TREE PROTECTION FENCE						
CLEARING & GRUBBING						
GRADING						
INSTALL INTERMEDIATE PHASE EROSION MEASURES						
INSTALLATION OF UTILITY LINES (SS, WATER, STORM)						
FINE GRADING						
FINAL LANDSCAPING						
REMOVE TEMPORARY EROSION MEASURES AND TREE PROTECTION FENCING						

CERTIFICATE OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

MICHAEL A HAPONSKI, PE 30407

MICHAEL A HAPONSKI, PE 30407

CERTIFICATE OF CONFORMANCE WITH CONCEPT PLAT

I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAT AS APPROVED BY THE PLANNING COMMISSION.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED.

LINE TABLE

LINE	LENGTH	BEARING
L1	914.28	S89°53'36"E
L2	1123.19	S00°06'24"W
L3	809.00	S89°53'36"E
L4	630.00	N89°53'36"W
L5	324.87	N89°53'36"W
L6	131.64	S00°06'24"W
L7	681.58	N00°06'24"E

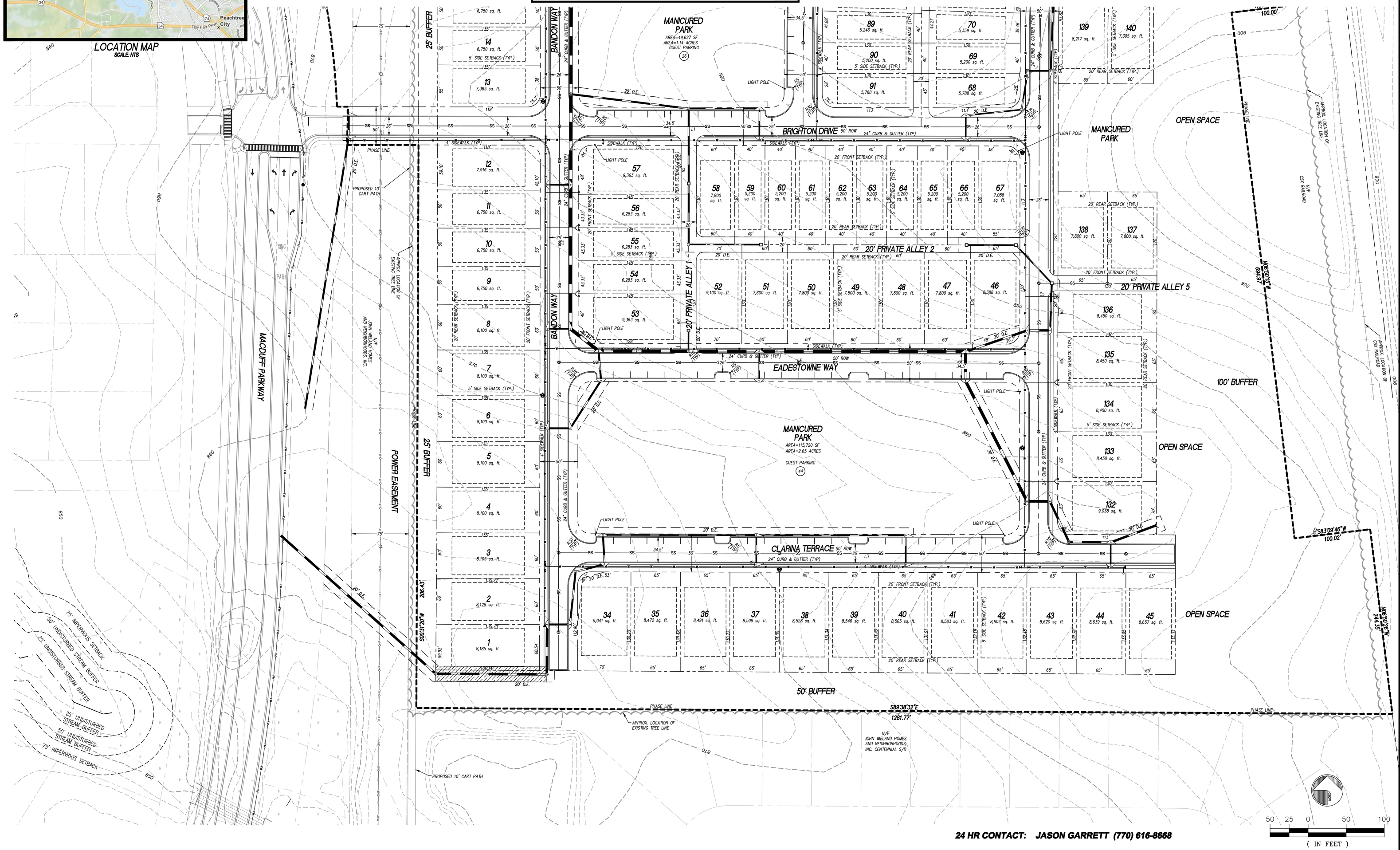
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	285.30	1310.00	284.73	S06°20'44"W
C2	205.02	1000.00	204.66	S05°58'48"W

PHASE 1 DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	LUR
PROPOSED ZONING	LUR
TOTAL SITE AREA	35.869 ACRES
LOTS	87
TOTAL LENGTH OF PUBLIC STREET	5,095 LINEAR FEET
OPEN SPACE / PARK / STORMWATER MANAGEMENT	16.17 ACRES (45%)
RIGHT OF WAY	5.58 ACRES
DENSITY	2.43 LOTS/ACRE
AVERAGE LOT AREA	7,069 SQFT (0.16 ACRES)
SETBACKS	
FRONT	20 FEET
SIDE	5 FEET
SIDE (CORNER)	5 FEET
REAR	20 FEET

TOPOGRAPHIC BOUNDARY SURVEY, DATED 6/30/2006, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
ROCHESTER AND ASSOCIATES
425 OAK STREET, NW
GAINESVILLE, GA 30501
PHONE: 770.718.0600



24 HR CONTACT: JASON GARRETT (770) 616-8668

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.329.6236
MIKE HAPONSKI, P.E. DIRECT 404.557.2400

CONSTRUCTION DOCUMENTS

everton
AT VILKSMOOR EST 2013
LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

OWNER / DEVELOPER

Owner/Developer:
JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770/703-1646

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

30407 PROFESSIONAL ENGINEER MICHAEL A. HAPONSKI

REVISIONS

PRELIMINARY PLAT
PHASE 1

C101

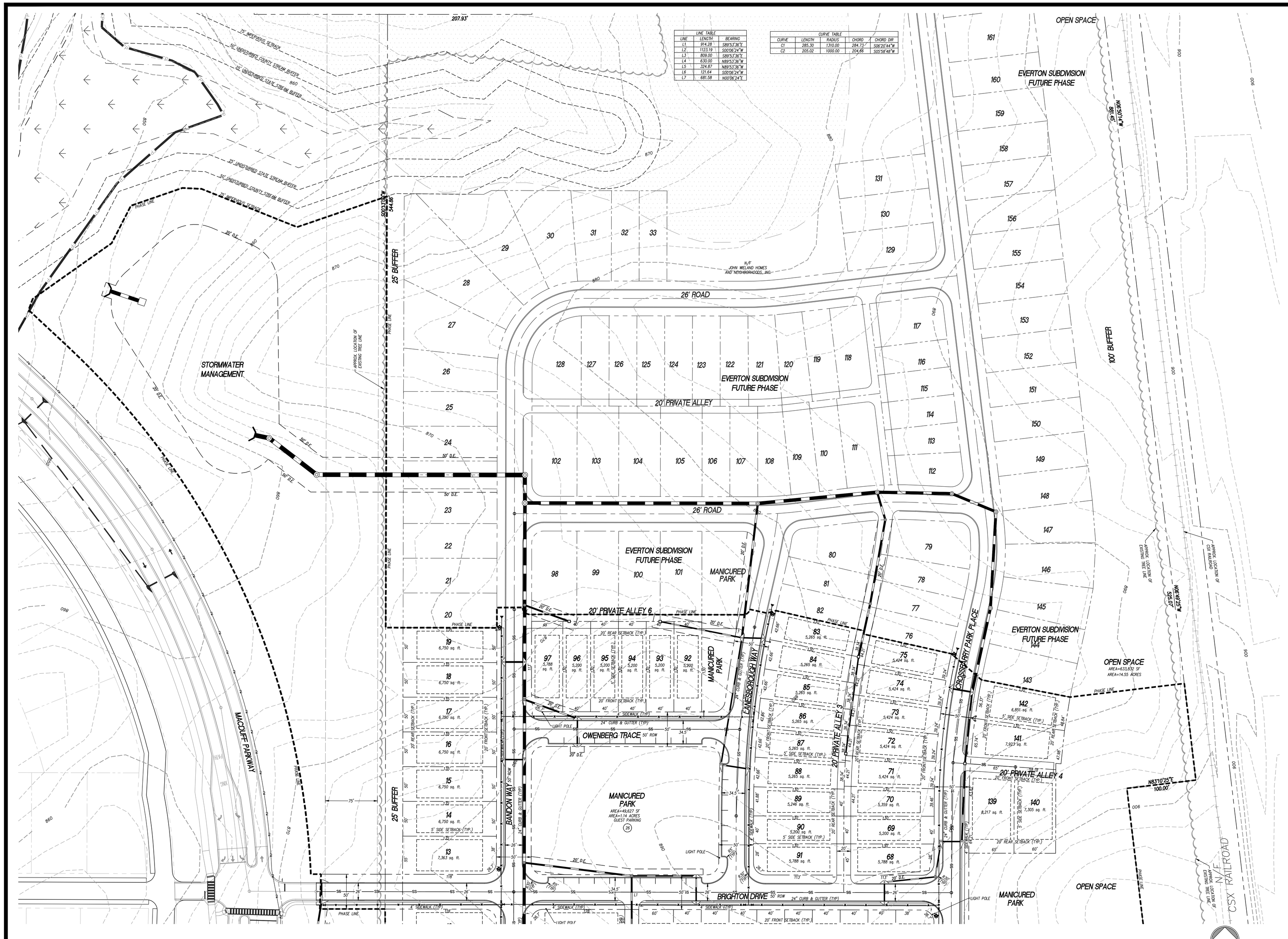
14001c

08.29.14

Copyright ©2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	914.28	S89°53'36"E
L2	1123.19	S00°06'24"W
L3	809.00	S89°53'36"E
L4	630.00	N89°53'36"W
L5	324.87	N89°53'36"W
L6	121.64	S00°06'24"W
L7	681.58	N00°06'24"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	285.30	1310.00	284.73	S06°20'44"W
C2	205.02	1000.00	204.66	S05°58'48"W



24 HR CONTACT: JASON GARRETT (770) 616-8668

50 25 0 50 100
(IN FEET)
1 inch = 50 ft.

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.325.6229
MIKE HAPONSKI, P.E. DIRECT 404.557.2400

CONSTRUCTION DOCUMENTS

everton
AT WILKSMOOR · EST 2015

LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

OWNER / DEVELOPER

Owner/Developer:
JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770-703-1646

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

30407 PROFESSIONAL ENGINEER
MICHAEL A. HAPONSKI

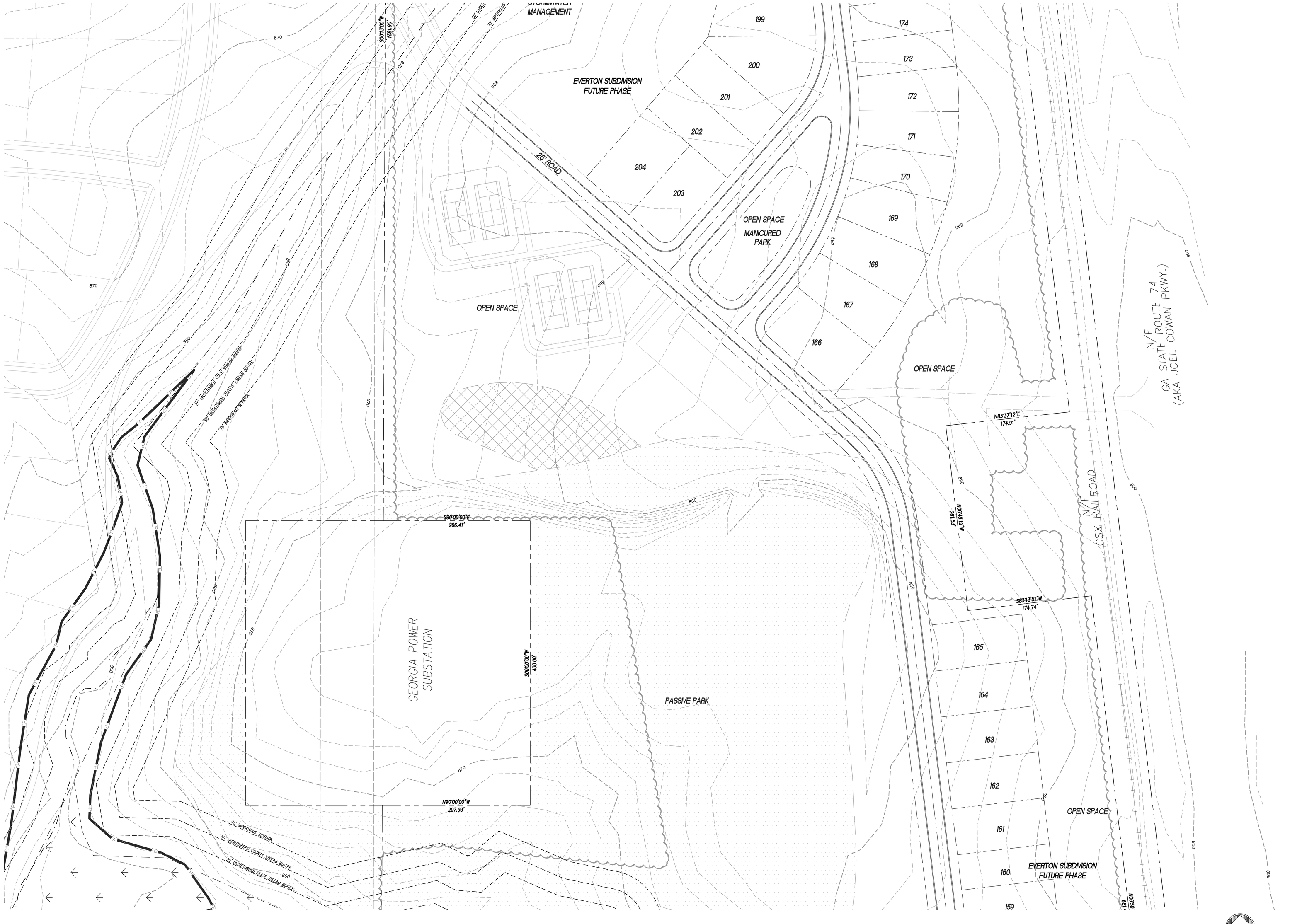
REVISIONS

PRELIMINARY PLAT
PHASE 1

C102

14001c 08.29.14

Copyright © 2014



24 HR CONTACT: JASON GARRETT (770) 616-8668

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.328.6236
MIKE HAPONSKI, P.E. DIRECT 404.557.2400

CONSTRUCTION DOCUMENTS

everton
AT WILKSMOOR · EST 2015

LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

OWNER / DEVELOPER

Owner/Developer:

JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770-703-1646

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

30407 PROFESSIONAL ENGINEER MICHAEL A. HAPONSKI

REVISIONS

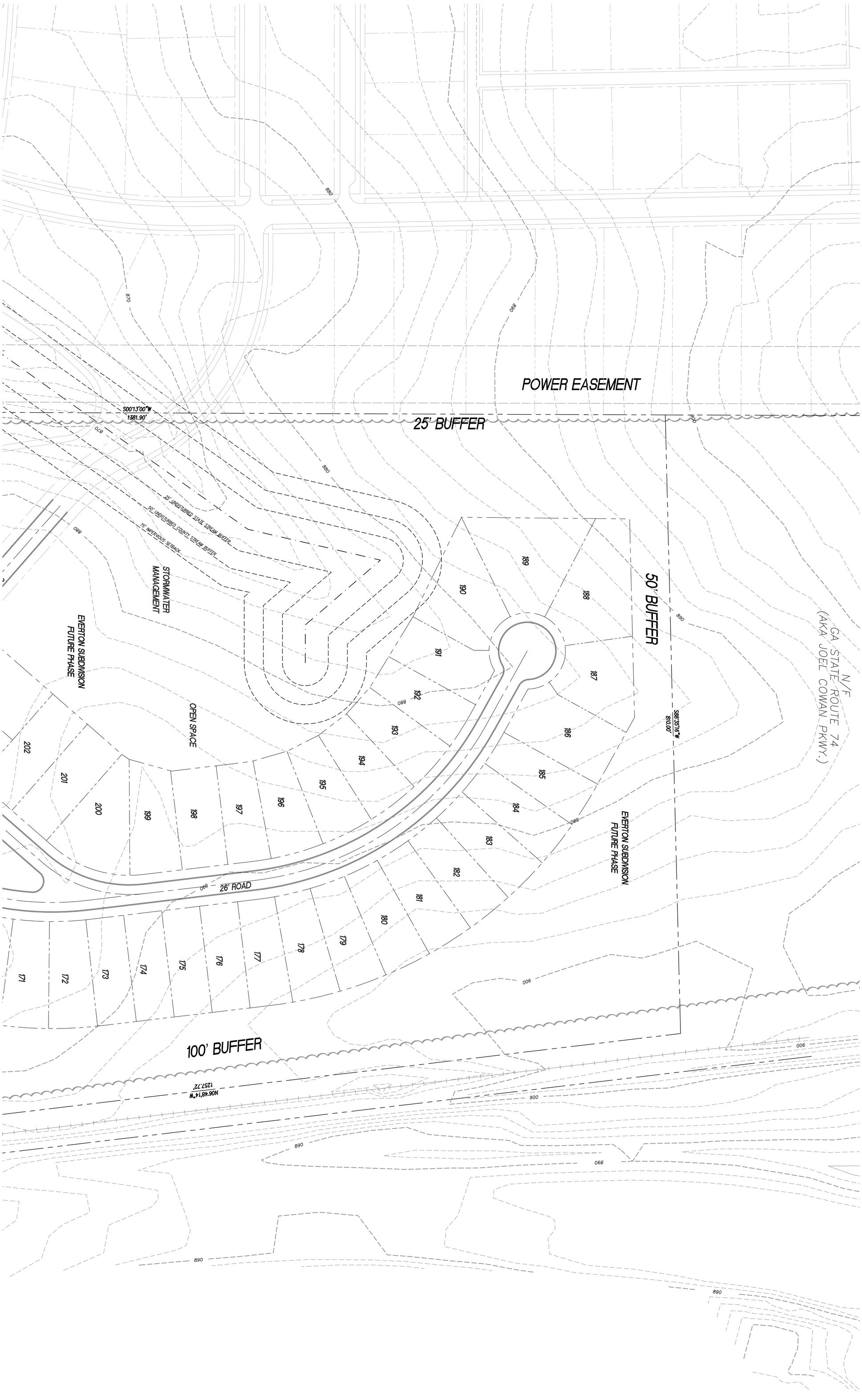
PRELIMINARY PLAT
PHASE 1

C103

14001c

08.29.14

Copyright © 2014



24 HR CONTACT: JASON GARRETT (770) 616-8668

REVISIONS

PRELIMINARY PLAT
PHASE 1

C104

14001c

08.29.14

Copyright ©2014

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

MICHAEL A. HAPONSKI
30407
PROFESSIONAL ENGINEER

OWNER / DEVELOPER

Owner/Developer:

JOHN WIELAND HOMES
AND NEIGHBORHOODS
jwhomes.com

4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Garrett 770-703-1646

CONSTRUCTION DOCUMENTS

everton
AT WILKSMOOR · EST 2015

LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

RIDGE PLANNING AND ENGINEERING

1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.328.6280
MIKE HAPONSKI, P.E. DIRECT 404.557.2400