



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

June 21, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of May 17, 2023

Documents:

1. DRC Minutes May 17, 2023

4. New Business

4.I. 741 North Central Avenue Addition

Background:

AbdulSattar Khan has submitted an application seeking approval to construct a rear and front addition (closing in a portion of the front porch) to accommodate a bathroom and closet on the existing building at 741 North Central Avenue. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 741 North Central Avenue
2. Application - 741 North Central Avenue_Redacted

4.II. 522 Oak Drive Addition

Background:

Beaty Capital Group has submitted an application seeking approval to construct a 350-square foot rear addition to the existing single-family dwelling at 522 Oak Drive. Other renovations include replacing existing shutters, removing gable face boards, adding a beadboard ceiling to the porch and adding a porch pendant light. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 522 Oak Drive
2. Application - 522 Oak Drive_Redacted

4.III. 3034 Springdale Road New Townhome Development

Background:

Christian J. Lessard on behalf of Lessard Design Inc. has submitted an application seeking approval to construct 59 attached single-family homes (11 buildings) to be located on a newly consolidated parcel at 3034 Springdale Road. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3034 Springdale Road
 2. Application - 3034 Springdale Road_Redacted
 3. 3034 Springdale Road - Site Drawings
 4. 3034 Springdale Road - Elevations
 5. 3034 Springdale Road - Elevations and Floor Plans
5. **Next Meeting Date - Wednesday, July 19, 2023**
 6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 17, 2023, 6:00 PM**

MINUTES

1. Call to Order

John Stalvey called the meeting to order at 6:00PM.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to appoint John Stalvey as Chairman Pro Tem. Motion Carried: 4-0

2. Roll Call

Jonathan Love - absent
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to add two items to the beginning of the agenda. Motion Carried: 4-0

3. Approval of Minutes

3.I Minutes of April 19, 2023

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of April 19, 2023, as submitted. Motion Carried: 3-0; Jacquie Smyth abstained

4. New Business

5.I 817 Custer Street

Design Modification

Background

Roger Fisher has submitted a request for a design modification for the as-built windows on the single-family dwelling at 817 Custer Street.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification as submitted. Motion Carried: 4-0

5.II 901 Willingham Drive

Design Modification

Background

Ryan Richmond on behalf of Artisan Homes has submitted a request for a design modification for the as-built windows on the new townhome development at 901 Willingham Drive.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification with the recommendation to add windowsill and trim to simulate depth of the windows. Future buildings on the development will follow the plans as originally approved. Motion Carried: 4-0

5.III 801 North Central Avenue

Elevation Change

Background

Matt Vyverberg has submitted a request for an elevation change on the townhomes at 801 North Central Avenue.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the elevation change to allow for the Georgia Power guy wire with the recommendation to remove the middle herringbone window from side elevation B. Motion Carried: 4-0

5.IV 3538 South Fulton Avenue

Front Porch Modification

Background

Timothy Thomas has submitted an application seeking approval of a front porch modification on the existing single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan abstained

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to move 3303 Sims Street to the end of the agenda. Motion Carried: 4-0

5.V 260 Birch Street

New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval for the construction of a new 2,305-square foot single-family dwelling at 260 Birch Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. The Committee also granted the following design exceptions:

- Minimum window height above the finished floor elevation.
- Minimum front porch post width.

Motion Carried: 4-0

5.VI 3356 Colville Avenue

New SF Dwelling

Background:

Shanon Hudson has submitted an application seeking approval for the construction of a new 2,555-square foot single-family dwelling at 3356 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application with the following design exceptions:

- Front porch is at grade
- Front porch is less than 6-feet
- Front porch columns exceed maximum spacing width

- Windowless wall on the lower elevation due to interior configuration and relationship to neighboring property
- Second story windows less than required façade coverage
- First story windows on front elevation exceed the maximum height above the finished floor elevation

Motion Carried: 3-0; Gregory Morgan abstained

5.VII 3637 Elm Street

Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to table the application until July 19, 2023. Motion Carried: 4-0

5.VIII 3303 Sims Street

Deck Addition

Background

Joydi Ovalle has submitted an application seeking approval for the construction of a 588-square foot deck at 3303 Sims Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan abstained

6. Next Meeting Date – Wednesday, June 21, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to adjourn the meeting at 7:26 PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

John Stalvey, Chairman Pro Tem



PLANNER'S REPORT

DATE: June 15, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 741 North Central Ave rear and front addition

Key:
Compliant ✓
Not Compliant ✗
Incomplete: ✎
Not Applicable: ⊖

BACKGROUND

The City of Hapeville has received a design review application from Abdulsattar Khan to build a rear and front addition (closing in a portion of the front porch) to accommodate a bathroom and closet at 741 N Central Ave. Building materials listed on the application are siding and brick.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

CODE

Chapter 81 - Architectural Design Standards

Sec. 81-1-6 Commercial/mixed-use area.

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✗ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊖ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✓ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ✓ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⊖ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ⊖ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✗ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
- ✓ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. 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 two and one-half 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. Variations to this may be reviewed as approved by the city planning commission.
- ✓ 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. No awning or canopy shall extend more than five feet over the clear area.

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

NOTES: *The building likely encroaches in the setback. A variance is required.*

(c) Supplemental area and fence standards.

- Supplemental areas in the commercial/mixed-use area shall limited to the treatments identified in Figure 3 and as otherwise identified in this section.
- ✓ All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
 - The supplemental area shall be hardscaped.
 - Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
- ⊖ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- ⊖ All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- ✗ "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- ⊖ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:
 - Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
 - Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.
 - All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
- ⊖ Chain link fencing is not permitted in areas visible from a public right-of-way.
- Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
 - ✗ A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. 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 a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - ✗ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - ⊖ Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: *A street tree is not present.
There is no buffer to the rear of the property where it adjoins a neighborhood conservation area district.*

(d) Utility standards.

- ✗ Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.
- ⊖ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊖ Skylights are not permitted facing a public right-of-way.
- ⊖ Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊖ Trees shall not be planted on top of storm drains.
- ⊖ Service areas and dumpsters:
 - Shall be in the rear or side yard of the development; and
 - Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section

NOTES: *Mechanical not shown. Must be screened.*

(e) Parking and traffic standards.

- ⊗ Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- ⊗ Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- ⊗ New public streets shall not count as curb cuts.
- ✓ Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ✓ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- Driveways shall have widths of:
 - ⊗ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✓ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- Carports are only permitted subject to the following requirements:
 - ⊗ Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - ⊗ Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - ⊗ The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above
 - ✓ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ⊗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of

NOTES:

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ✗ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ✗ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✗ Downspouts shall match gutters in material and finish.
- ✗ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building
- ⊗ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊗ Chimneys located on an exterior building wall shall begin at grade.
- ⊗ Flat roofs shall be permitted.
- ⊗ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊗ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊗ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: *Gutters, downspouts and roofing material detail not provided.*

(g) Facade and style standards.

- Exterior facade materials shall be limited as follows:
 - ⊗ Subarea A. Unpainted full-depth brick.
 - ⊗ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - ✗ Subarea C. See neighborhood conservation area.
 - ⊗ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

- ⊖ Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- ⊖ Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊖ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊖ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊖ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ✓ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - ⊖ The first 20 feet of said facade meets the above requirements, and
 - ⊖ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar
- ⊖ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ✓ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊖ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊖ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES:

(h) Door and window standards.

- ✗ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊖ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✓ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent
- Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ⊖ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊖ Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

- ⓪ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
- ⓪ A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
- ⓪ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
- ⓪ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
- ⓪ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
- ⓪ No linear distance of more than ten feet without intervening glass display windows or glass doors.
- ⓪ First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- ⓪ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
 - ⓪ Awnings shall be at least five feet deep as measured from the building's front facade.
 - ⓪ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ⓪ Valance width and height must align horizontally.
 - ⓪ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ⓪ Valance on awnings should always be loose as valances should not be rigidly framed.
 - ⓪ Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by
 - ⓪ Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - ⓪ Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - ⓪ Signs on awning must meet all requirements of the sign ordinance.

NOTES: *The proposed enclosure of the porch blocks the door from visibility to the sidewalk.*

FINDINGS

The following are not compliant with the Standards

- Street tree is not present.**
- Missing buffer between residential and commercial uses (north end of property)**
- Provide building numbers at the front entrance.**
- Provide location of mechanical screening**
- Front door obscured by enclosure of porch on prominent corner lot.**
- Intersection of planter and enclosure not clear given these drawings.**
- Gutters, downspouts, roofing material and overhangs not detailed. Please provide.**
- Existing building located in the setback.**

The existing building is located in the setback and cannot be approved until Board of Appeals reviews variance request.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAY 16, 23

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: ABDULSATTAH KHAN Contact Number: [REDACTED]

Applicants Address: 741 N. CENTRAL AVE. HAPEVILLE GA 30354

E-Mail Address: INFO@AKSONSINC.COM Zoning Classification: V-Village

Address of Proposed Work: 741 North Central Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800150015

Property Owner: ABDULSATTAH KHAN Contact Number: SAME

Project Description (including occupancy type): Adding Bathroom and closet on front & back of building.

Contractors Name: Alfredo Contact Number: [REDACTED]

Contact Person: " Contact Number: "

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to 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 to. 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 violation thereof.

[Signature]
Applicants Signature

MAY 17, 23
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☒ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 150 Sq ft.

Total Square Footage of existing building: 2675

Estimated Cost of Construction: \$5000.⁰⁰ - \$7500.⁰⁰

List/Describe Building Materials on the exterior of the **existing** structure: _____

Siding, brick.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Siding, brick.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I ABDULSATTAH KHAN swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOR CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☐ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☐ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☐ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

ABDULSATTAR KHAN [Signature] MAY 16, 23
Printed Name Signature Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.





NOTES:
1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3.) STATE PLANE COORDINATES ARE GEORGIA WEST ZONE NAD83 AS ESTABLISHED BY RTK METHODS USING A LEICA 1200 GPS UNIT CONNECTED TO A BASE STATION ON THE LEICA SMARTNET AND ARE BASED ON GEOID 2012B, USING AN AVERAGE OF TWO READINGS TAKEN 4 HOURS APART.
4.) UNDERGROUND UTILITIES ARE BASED ON SURFACE FIELD INVESTIGATION AND UTILITY COMPANY RECORDS. THERE MAY BE OTHER UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES SHOULD BE MARKED BY A QUALIFIED UNDERGROUND UTILITY LOCATION SERVICE.
5.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS NEIL W. PUTNAM, TAX PARCEL # 14 009000100105.

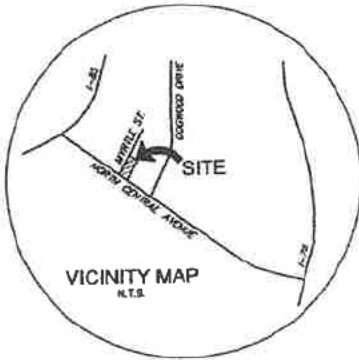
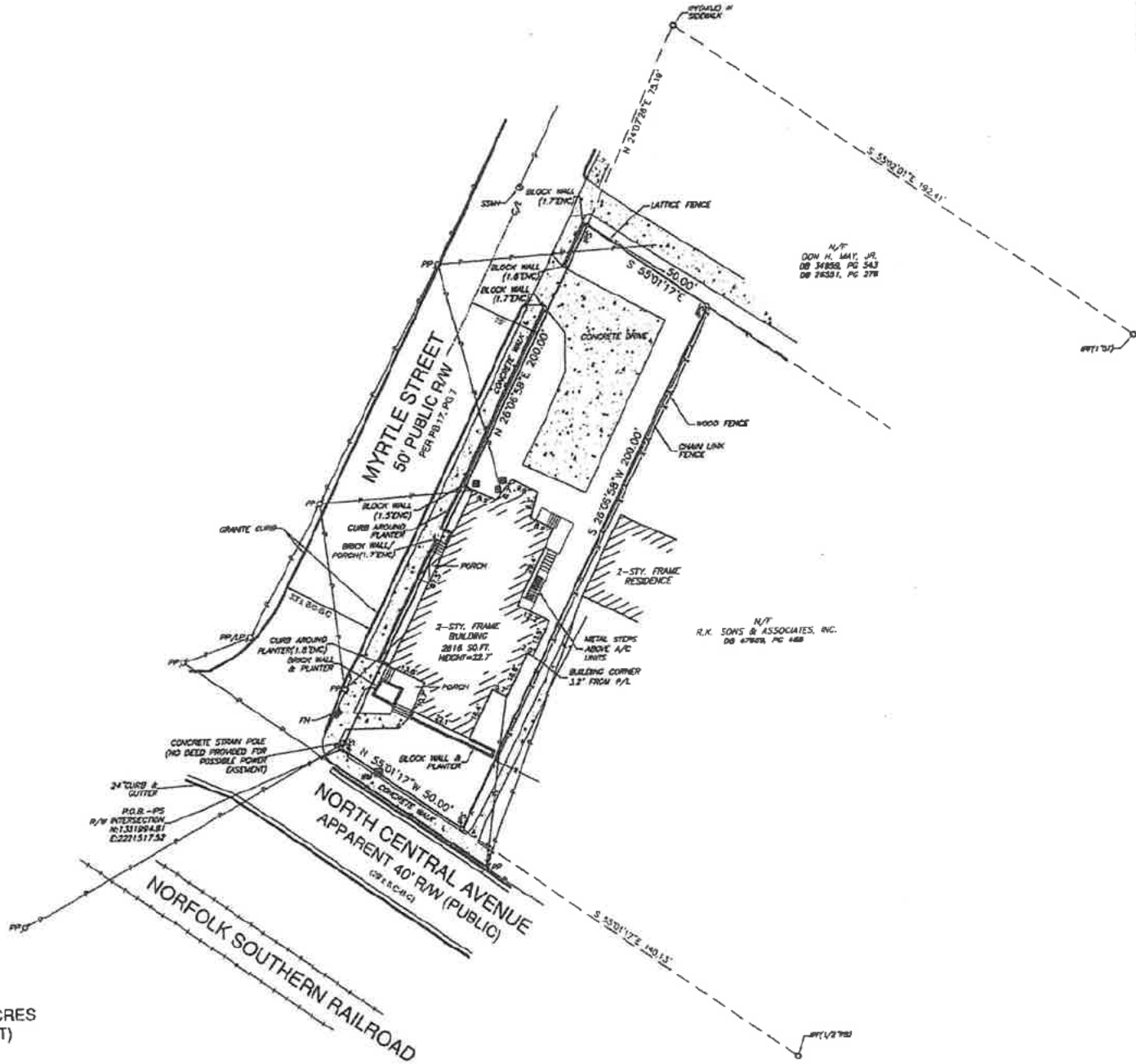
PLAT REFERENCES:
1.) PLAT OF J. S. BASS PROPERTY RECORDED IN PLAT BOOK 17, PAGE 7, FULTON COUNTY GEORGIA RECORDS.

DEED REFERENCES:
1.) QUIT-CLAIM DEED FROM JAMES H. KIMBROUGH TO NEIL W. PUTNAM, RECORDED IN DEED BOOK 11130, PAGE 349, FULTON COUNTY GEORGIA RECORDS.

FLOOD NOTE:
ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13121C0366P OF FULTON COUNTY, GEORGIA DATED 9/16/2013, THIS PROPERTY IS LOCATED WITHIN ZONE "X", AN AREA OF USUAL FLOOD HAZARD.

LEGEND	
PPF	IRON PIPE FOUND
PPS	IRON PIPE SET (1/2" HOLE)
OT	OPEN TOP PIPE
CT	CORNER TOP PIPE
CMF	CONCRETE MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
C/L	CENTERLINE
LL	LAND LOT
LL	LAND LOT LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
DB	DEED BOOK
PL	PLAT BOOK
F	FENCE LINE
P	POWER POLE - 1P
Q	LIGHT POLE - UP
W	WIRE ANCHOR
TP	TELEPHONE POLE
T	TRANSFORMER
OP	OVERHEAD POWER
OT	OVERHEAD TELEPHONE
PT	OVERHEAD POWER & TELE
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE
UG	UNDERGROUND GAS
A	WATER VALVE
B	WATER VALVE - 1/2"
W	WATER VALVE - 1/2"
W	WATER VALVE - 1/2"
E	ELECTRIC BOX
AC	AIR CONDITIONER UNIT
SB	SEWER SANITARY SEWER MANHOLE
CO	CURB
DI	DRAIN INLET
GI	GRATE INLET
CI	CURB INLET
Y	YARD
JE	JUNCTION BOX
CMF	CORRUGATED METAL PIPE
CCP	CORRUGATED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
CP	CURB
CP	DUCTILE IRON PIPE
B/C	BACK OF CURB
ENC	ENCROACHMENT

TOTAL AREA = 0.227 ACRES
(9881 SQUARE FEET)



THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 1000 FEET AND AN ANGLE OF 1/2\"/>

Moreland Atobelli Associates, LLC
Engineering • Planning • Land Acquisition • Surveying
L3F000334, EXP. 09/30/2020
830 Inman Park Drive, Suite 100
Marietta, Georgia 30066
PHONE: (770) 335-4021 FAX: (770) 335-4023

NEIL W. PUTNAM,
BRANCH BANKING AND TRUST COMPANY
& CHICAGO TITLE INSURANCE COMPANY
LAND LOT 10, 1st DISTRICT
CITY OF HARTWELL, FULTON COUNTY, GEORGIA

SURVEY FOR:

SHEET 1
of
1 SHEETS

GRAPHIC SCALE:
1" = 20'
DATE: 10/16/2019
DRAWN BY: SA
CHECKED BY: (blank)
JOB NO: 190223

NOTES:

- 1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
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PLAT REFERENCES:

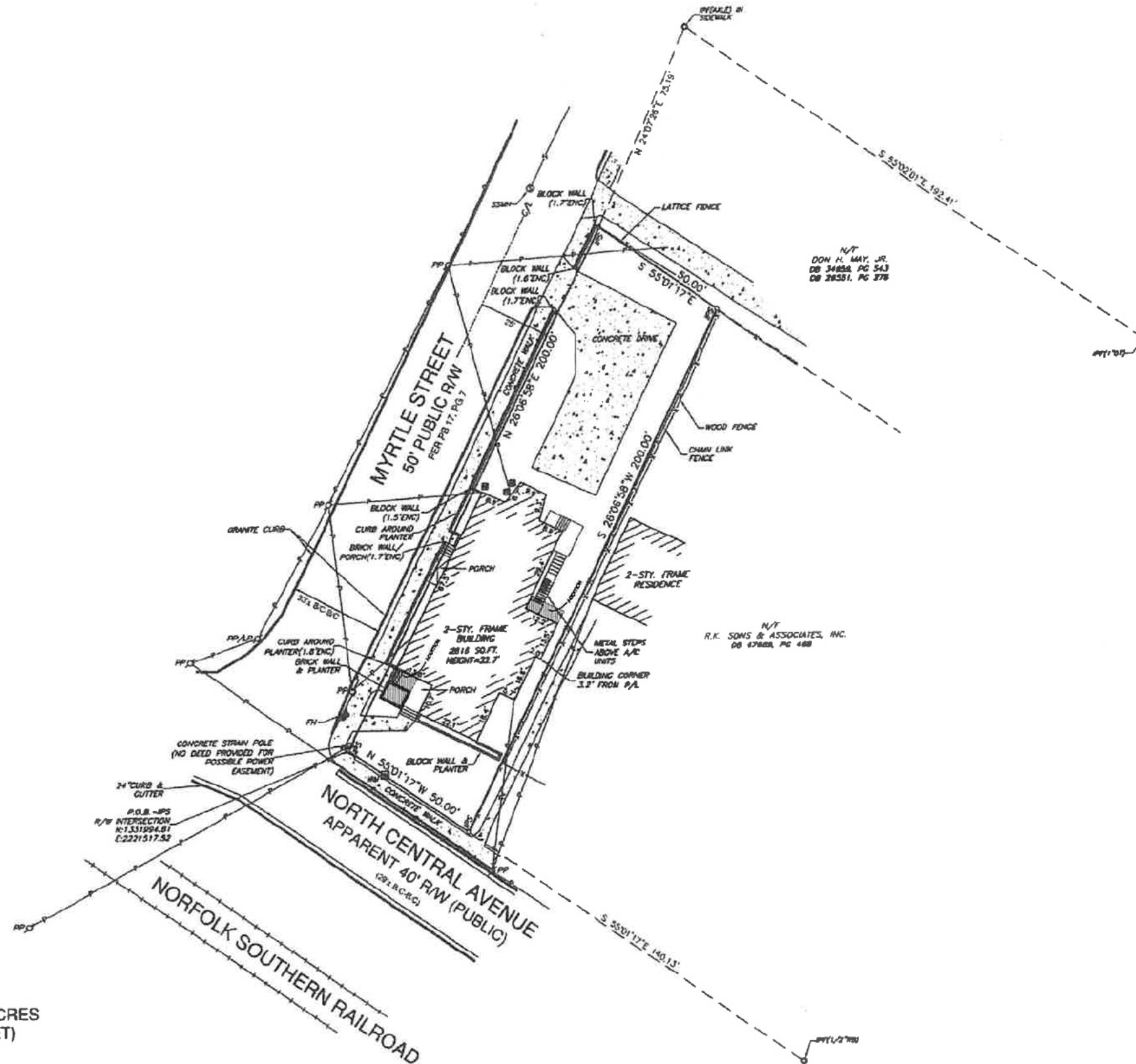
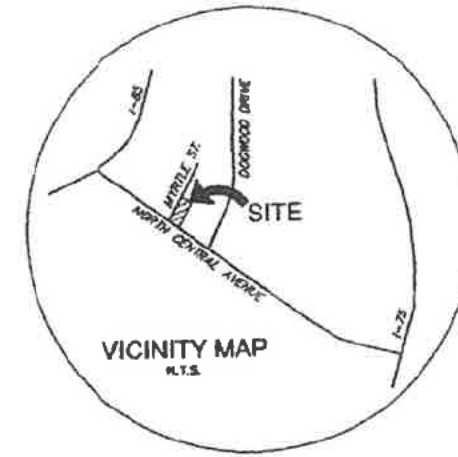
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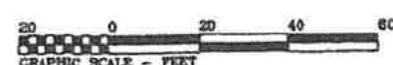


N/T
DON H. MAY, JR.
DB 34852, PG 543
DB 28581, PG 376

N/T
R.K. SIMS & ASSOCIATES, INC.
DB 17808, PG 488



TOTAL AREA = 0.227 ACRES
(9881 SQUARE FEET)



LEGEND	
BP	IRON PIN FOUND
OP	IRON PIN SET (1/2" REBAR)
OT	OPEN TOP PIPE
CT	CORR TOP PIPE
CM	CONCRETE MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
C/L	CENTERLINE
LL	LAND LOT
LL	LAND LOT LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PLAT BOOK
-K-	FENCE LINE
P	POWER POLE - PP
Q	LIGHT POLE - LP
-	GUY WIRE ANCHOR
TP	TELEPHONE POLE
T	TRANSFORMER
-P-	OVERHEAD POWER
-T-	OVERHEAD TELEPHONE
-P/T-	OVERHEAD POWER & TELE
-UP-	UNDERGROUND POWER
-UT-	UNDERGROUND TELEPHONE
-G-	UNDERGROUND GAS
-S-	SEWER
-F-	FIRE HYDRANT
W	WATER VALVE - CM
W	WATER VALVE - RM
W	WATER VALVE - RV
W	ELECTRIC BOX
AC	AIR CONDITIONER UNIT
SM	SEWAGE SEWER MANHOLE
CO	CLEANOUT
DI	DRAIN INLET
GI	GRATE INLET
CI	CURB INLET
YI	YARD INLET
JB	JUNCTION BOX
CM	CORRUGATED METAL PIPE
RC	REINFORCED CONCRETE PIPE
CP	CORRUGATED PLASTIC PIPE
CI	CAST IRON PIPE
OP	DUCTILE IRON PIPE
B/C	BACK OF CURB
ENC	ENCROACHMENT

Moreland Altobelli Associates, LLC
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LSF000334, EXP. 03/30/2020
830 Interstate Ridge Drive, Suite 7
Gainesville, Georgia 30601
PHONE: (770) 532-4021 FAX: (770) 532-4023

NEIL W. PUTNAM,
BRANCH BANKING AND TRUST COMPANY
& CHICAGO TITLE INSURANCE COMPANY
LAND LOT 88 - 1st DISTRICT
CITY OF HAWPEVILLE, FULTON COUNTY, GEORGIA

SURVEY FOR:

SHEET	1
of	1 SHEETS
RECORD SCALE	N/A
GRAPHIC SCALE	1" = 20'
DATE	10/16/2019
DATE OF THIS SURVEY	10/12/2019
DRAWN BY	SA
CHECKED BY	DRL
DATE	10/22/20

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 0.01 SECONDS PER ANGLE POINT, AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-1 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-9, 43-15-10, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GPS-313



EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING RIGHT ELEVATION

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



EXISTING LEFT ELEVATION

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

NOT FOR CONSTRUCTION

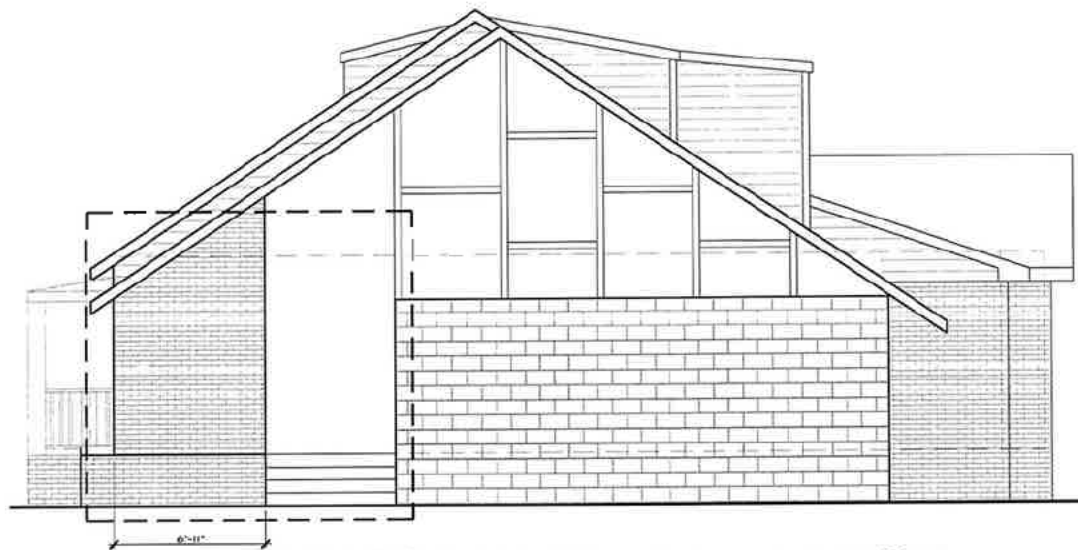
Designed By:
QAR Development Company, Inc.
Designer/Builder/Developer
PO BOX 1326 MABLETON, GA 30126
(678) 234 - 6094

Drawn By: R. BETHLEY
Date: 5/17/2023
Project No:
Scale: NOTED

Address:
**741 N CENTRAL AVE
HAPEVILLE, GA 30354**

Model Name:
N CENTRAL AVE
Sheet Title:
EXISTING EXTERIOR ELEVATIONS

Sheet:
A1.1



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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



PROPOSED LEFT ELEVATION

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

Designed By:
JAZ Development Company, Inc.
Designer - Builder - Developer
P.O. BOX 1326 MARLETON, GA 30126
(678) 234 - 8094

Drawn By: K. BETHLEY
Date: 5/17/2023
Project No:
Scale: NOTED

Address:
**741 N CENTRAL AVE
HAPEVILLE, GA 30354**

Model Name:
N CENTRAL AVE
Sheet Title:
PROPOSED EXTERIOR ELEVATIONS

Sheet:
A1.2

NOT FOR CONSTRUCTION



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 14, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 522 Oak Drive, Revised**

Key:

Compliant:	✓
Not Compliant:	✗
Incomplete:	✋
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Beaty Capital Group to construct a 350 SF rear addition to an existing single family dwelling located at 522 Oak Drive. Per the application, the single family dwelling will be 1,295 SF with the addition. Other renovations include replacing existing shutters, removing gable face boards, adding a beadboard ceiling to the porch and adding a porch pendant light. Exterior siding will be cementitious fiber board.

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

*An incorrect site plan was submitted with the application. The correct site plan should be provided to the City as part of this application.

The existing structure front porch is in the required setback. This Board of Appeals approved the encroachment as an existing condition. The new addition will not encroach in any setback.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use

grandfathered under the zoning code.

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

✓ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.

⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.

✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.

✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: Existing sidewalk is shown on the plan.

(b) Supplemental Area and Fence Standards

👤 Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.

👤 Chain link fencing is not permitted in areas visible from a public right-of-way.

⊙ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.

⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

⊙ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.

⊙ All street-facing walls shall be faced with stone, brick, or smooth stucco.

⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT: A tree is required in the front yard. There is an existing 3' high chain link fence that extends into the supplemental area along the side yard (west property line)

(c) Utility Standards

✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.

- ⊖ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊖ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- 👉 Trees shall not be planted directly above storm drains.

STAFF COMMENT: Location of mechanical screening is not shown – provide details for screening. Light not shown on plans but indicated in application. Please show on plans.

(d) Parking and Traffic Standards

- ✗ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
 - Circular drives are permitted.
 - A grass strip in the middle of driveways is encouraged.
- ⊖ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊖ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✗ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ⊖ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: There is an existing parking pad in the supplemental area (dimensions not provided). The side setback is 13' which would allow for a driveway along the side of the house using most of the existing curb cut.

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ⊖ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✗ Gutters shall be copper, aluminum or galvanized steel.
- ✗ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: 30 year warranty for shingles should be specified on plans. Gutters and downspouts should be shown.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;

T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊗ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- 👉 Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ✗ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊗ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ⊗ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊗ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊗ Stoop stairs and landings shall be of similar width.
- ⊗ Stoops may be covered or uncovered.
- ⊗ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ⊗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊗ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Enfronting porches may have multistory verandas, living space, or balconies above.
- ⊗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊗ Front porch columns shall have foundation piers extending to grade.
- ⊗ All porches shall be covered.
- ⊗ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊗ Enfronting balconies shall have a minimum clear depth of four feet.

- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: All wood must be painted or stained on porches. Back porch railing should meet standards.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✗ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.
- ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ✓ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.
- ⊖ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✗ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Building numbers should be provided. Trim dimensions should be provided. Distinct sills should be provided.

(h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

✓

Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

RECOMMENDATIONS

The Design Review Committee may approve the application subject to the satisfaction of the following issues:

- An incorrect site plan was submitted with the application. The correct site plan should be provided to the City as part of this application.
- A tree is required in the front yard/supplemental area.
- Per the survey, there is an existing 3' high chain link fence that extends into the supplemental area along the side yard (west property line). This should be removed. The site plan shows the fence further back. Chain link should not be visible from the right of way.
- The location of mechanical screening should be shown. Provide details for screening.
- The light indicated in the application is not shown on plans.
- There is an existing parking pad in the supplemental area (dimensions not provided). The side setback is 13' which would allow for a driveway along the side of the house using most of the existing curb cut.
- Indicate 30 year warranty for shingles required on plans.
- Show gutters and downspouts on plans with specs.
- Show building numbers on plans should be provided.
- Detail trim dimensions on plans.
- Provide distinct sill on plans for all windows.
- Ensure all wood is painted or stained on porches.
- Modify back porch railing to meet standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: _____

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: _____ **Contact Number:** _____

Applicants Address: _____

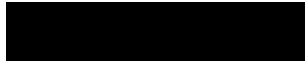
E-Mail Address: _____ **Zoning Classification:** _____

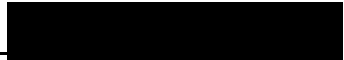
Address of Proposed Work: _____

Parcel ID# (INFORMATION MUST BE PROVIDED): _____

Property Owner: _____ **Contact Number:** _____

Project Description (including occupancy type): _____

Contractors Name: _____ **Contact Number:** 

Contact Person: _____ **Contact Number:** 

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to 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 to. 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 violation thereof.

Applicants Signature

Date

Project Class (check one):

_____Residential

_____Commercial

_____Mixed-Use Development

Project Type:

_____New Commercial Construction

_____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure

_____Accessory Structure

_____Site Plan, Grading & Landscaping

_____New Single-Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

List/Describe Building Materials on the exterior of the **existing** structure: _____

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I _____ swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ____ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ____ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ____ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ____ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ____ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ____ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Printed Name

Signature

Date

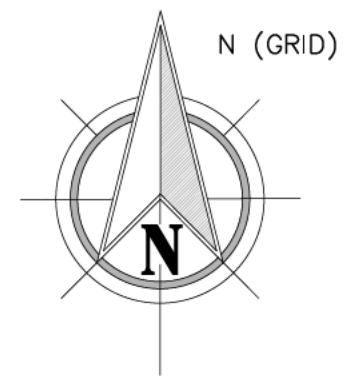
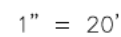
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

522 Oak Drive, Hapeville GA 30354



- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



CITY OF HAPEVILLE
ZONING: R-SF
MINIMUM FRONT SETBACK - 15' MAJOR
ARTERIAL & MINOR COLLECTOR
MINIMUM SIDE SETBACK - 5'
MINIMUM REAR SETBACK - 20'

DATE OF FIELD SURVEY 3-6-23.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN: 6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

CALCULATED PLAT CLOSURE: 1 FOOT IN 36,505 FEET

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 66222 PG 424-425
PROPERTY OWNER AT TIME OF SURVEY:
INGE HOOKS
PARCEL NUMBER: 14 009400050110

REFERENCE: PLAT BOOK 7 PG 58-59
DEED BOOK 66222 PG 424-425

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0367F EFFECTIVE DATE SEPTEMBER 18, 2013

CTIVE N/F
JANET MONSOUR
PARCEL ID:14 009400050276
DB:60724, PG:128
PB:7, PG:58-59

N/F
HALEY LASTER
PARCEL ID:14 009400050391
DB:62542, PG:12-14
PB:7, PG:58-59

N/F
MARNIE LYNCH
PARCEL ID:14 009400050219
DB:37979, PG:156
PB:7, PG:58-59

N/F
MACBUILT HOMES PARTNERS LLC
PARCEL ID:14 009400050409
DB:65759, PG:88-90
PB:7, PG:58-59

N/F
LYNN & MICHAEL BELCHER
PARCEL ID:14 009400050243
DB:63408, PG:507-508
PB:7, PG:58-59

- | | | |
|--|-----|-------------------------|
| | EOP | EDGE OF PAVEMENT (CURB) |
| | PP | POWER POLE |
| | R/W | RIGHT OF WAY |
| | IPF | IRON PIN FOUND |
| | IPS | 1/2" REBAR SET |
| | SW | SIDE WALK |
| | | BOLLARD |
| | OHP | OVERHEAD POWER |
| | FH | FIRE HYDRANT |
| | CB | CATCH BASIN |
| | MH | MANHOLE |
| | WM | WATER METER |
| | WV | WATER VALVE |
| | GV | GAS VALVE |
| | GM | GAS METER |
| | LP | LIGHT POLE |
| | | CONCRETE PAD |
| | TBX | TELEPHONE MARKER |
| | AC | AIR CONDITIONER UNIT |
| | MB | MAIL BOX |

TREE SYMBOLS
 X = DIAMETER IN INCHES

-  OAK
-  HARDWOOD
-  SWEETGUM
-  PINE
-  MAPLE
-  POPLAR
-  MAGNOLIA
-  DOGWOOD
-  HICKORY
-  CREPE MYRTLE
-  PECAN



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, plat, 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, OR 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 for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

REVISIONS		
Date	Description	By

BOUNDARY SURVEY FOR
BEATY CAPITAL GROUP
522 OAK DRIVE, HAPEVILLE, GEORGIA 30354

LOT 37 & 38, BLOCK 12, FOREST HILL PARK SUBDIVISION
LAND LOT 94 – 14TH DISTRICT, FULTON COUNTY, GEORGIA

Date:	3-13-2023
Scale:	1" = 20'
Drawn By:	JTF

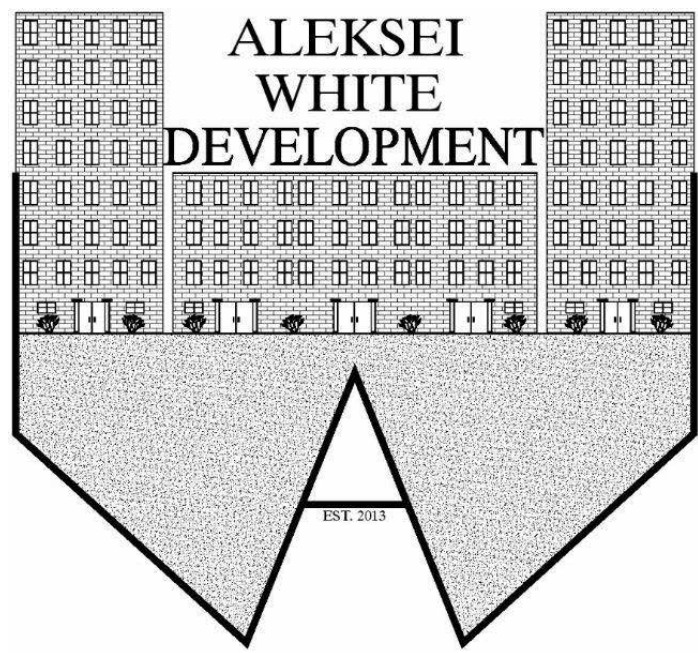
- FRAMING PLAN AND ACTUAL FRAMING TO BE DETERMINED BY BUILDER.
- ALL FRAMING LUMBER TO BE #2 SOUTHERN PINE OR BETTER, UNLESS OTHERWISE NOTED.
- STAIR RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN AN INCH. MINIMUM RUN SHALL BE 10" WITH NOSING NOT TO EXCEED 1 1/4".
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH. MINIMUM HEAD ROOM TO BE 6'-8".
- HANDRAILS SHALL BE LOCATED IN EACH STAIR SYSTEM WITH MORE THAN THREE RISERS AT A HEIGHT OF 33" MIN. AND 38" MAX. MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- STAIR TREADS: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST THE SMALLEST BY MORE THAN 3/8 OF AN INCH.
- A WEATHER RESISTANT BARRIER SHALL BE REQUIRED AS AN UNDERLAY BETWEEN ALL EXTERIOR SIDING OR VENEER. ALL EXTERIOR WOOD SURFACES AND FASTENER HOLES SPECIFICATIONS AND STANDARDS FOR THE SPECIFIC APPLICATION.
- ALL NEW WINDOWS AND DOORS SHALL BE INSTALLED WITH FLASHING TO CREATE A DRAIN PLAIN. ALL FLASHING SHALL BE CUT INTO ADJOINING SURFACES WHERE APPLICABLE. FLASHING AND CAULKING SHALL BE INSTALLED AT ALL EXTERIOR SURFACES AND ROOF OR APPURTENANCES THAT ARE CONNECTED TO ANOTHER SURFACE AND SUCH FLASHING AND CAULKING SHALL EXTEND TO ABUTTING STRUCTURE.
- EMERGENCY EGRESS: SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW TO PERMIT EMERGENCY EGRESS OR RESCUE.
- ALL ROOFING SHINGLES SHALL BE INSTALLED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS. ROFFING SHALL BE INSTILLED AND SLOPED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS USING FLASHING AND WATERPROOFING CAULKING TO PREVENTLEAKAGE AND MOISTURE ACCUMULATION.
- RESIDENTIAL GUTTERS SHALL BE CONTINUOUSLY SLOPED FOR PROPER DRAINAGE AND SHALL NOT CONTAIN DEPRESSIONS OR SWAGS TO COLLECT STANDING WATER. DRAINAGE FROM GUTTER OUTLETS SHALL BE DIRECTED TO A DESIGNATED OR NATURAL DRAINAGE SYSTEM THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTY OR BUILDINGS.
- ALL RESIDENTIAL BATHROOM WET FLOOR AREAS SHALL BE COVERED AND PROTECTED BY NON-ABSORBENT FLOOR COVERINGS. ALL SHOWER AND TUB WALLS AND CEILINGS SHALL BE HUNG WITH MOISTURE RESISTANT DRY WALL THAT SHALL EXTEND TO THE CEILING.
- APPLIANCE OUTLETS. APPLIANCE RECEPTACLE OUTLETS INSTALLED FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY APPLIANCES, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.
- LAUNDRY AREAS SHALL HAVE A MINIMUM OF ONE DUPLEX RECEPTACLE OUTLET LOCATED NEAR THE LAUNDRY EQUIPMENT AND INSTALLED ON AN INDEPENDENT CIRCUIT.
- THE TYPE OF LUMINARIES INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARIES WITH COMPLETELY ENCLOSED LAMPS AND SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IN ANY WALL SPACE IS MORE THAN 24 INCHES , MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.
- ATTICS, UNDER FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USE FOR STORAGE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

PT- PAINT
WD- WOOD FLOORING
BS- BASEBOARD
CN- CONCRETE
T- TILE

ROOM	WALL FINISH	CEILING FINISH	FLOOR FINISH	TRIM FINISH
DINING ROOM	PT	PT	WD	BS
LIVING ROOM	PT	PT	WD	BS
KITCHEN	PT	PT	T	BS
BEDROOMS	PT	PT	WD	BS
LAUNDRY	PT	PT	T	BS
BATHROOMS	PT	PT	T	BS
CORRIDOR	PT	PT	WD	BS
FOYER	PT	PT	WD	BS

Mark	Width	Height	ROOM NAME
18	3'-0"	6'-8"	FRONT DOOR
23	2'-6"	6'-8"	BTHRM #1
24	2'-6"	6'-8"	BTHRM #1
26	3'-0"	6'-8"	BDRM #2
45	2'-0"	6'-9"	UNUSED
46	2'-6"	6'-8"	MSTR BDRM
52	3'-0"	6'-8"	BACK DOOR
55	3'-0"	6'-8"	BDRM #1
60	2'-6"	6'-8"	CLOSET #1
61	3'-0"	6'-8"	MSTR CLOSET
63	3'-0"	6'-8"	MSTR 3
65	2'-6"	6'-8"	W/D
67	1'-6"	6'-9"	CLOSET #2

Mark	Width	Height
1	3'-0"	5'-0"
2	3'-0"	5'-0"
3	3'-0"	5'-0"
5	3'-0"	5'-0"
6	3'-0"	5'-0"
7	3'-0"	5'-0"
12	3'-0"	5'-0"
13	3'-0"	5'-0"
16	3'-0"	5'-0"
17	3'-0"	5'-0"
19	3'-0"	5'-0"
20	3'-0"	5'-0"
22	2'-6"	3'-10"
24	3'-0"	1'-0"



WWW.ALEKSEIWHITEDEVELOPMENT.COM

CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

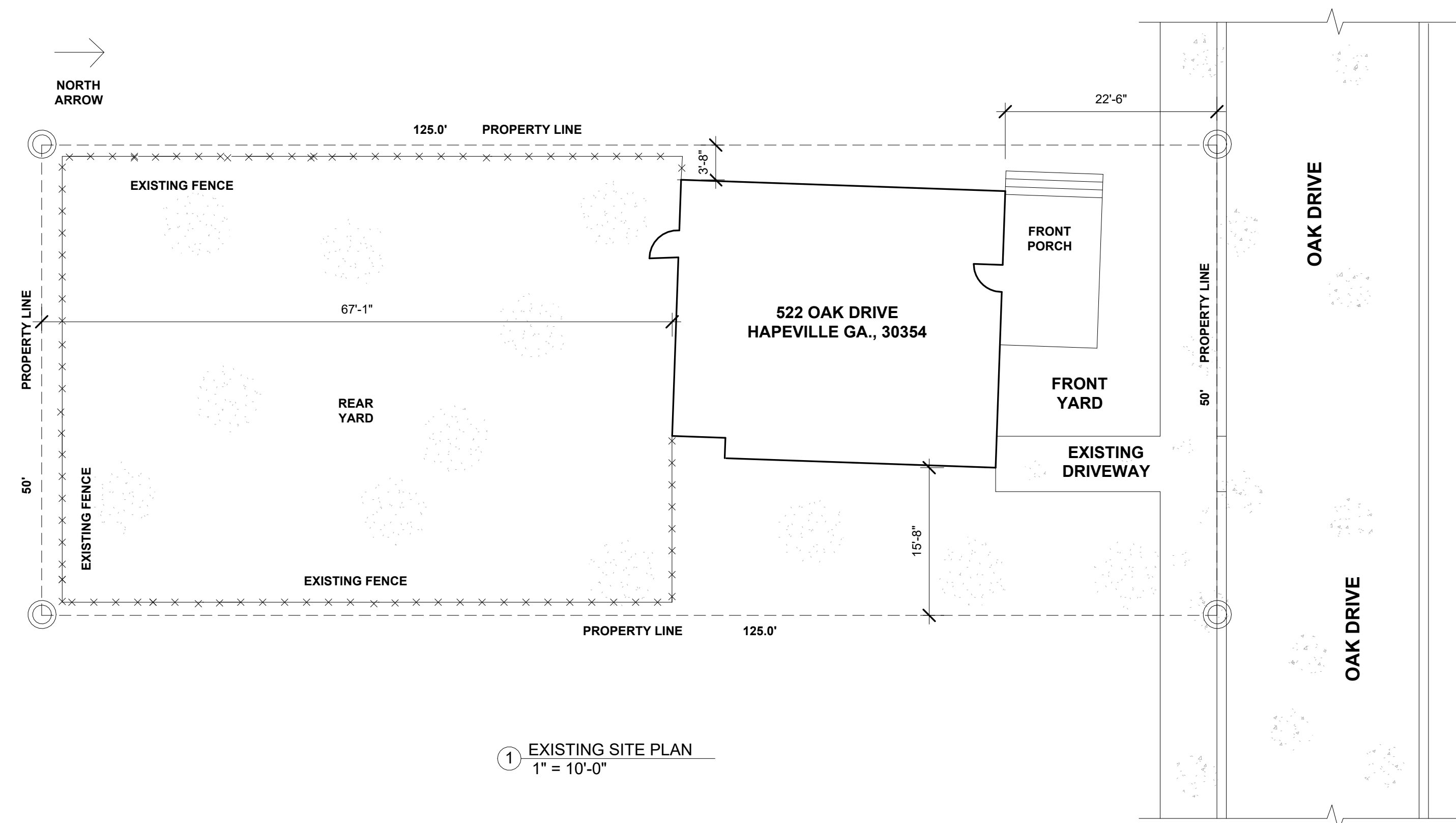
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SINGLE FAMILY RENOVATION GENERAL NOTES

PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-102

SCALE:



1 EXISTING SITE PLAN
1" = 10'-0"

PROPERTY INFORMATION:

PARCEL ID - 14 14009400050110

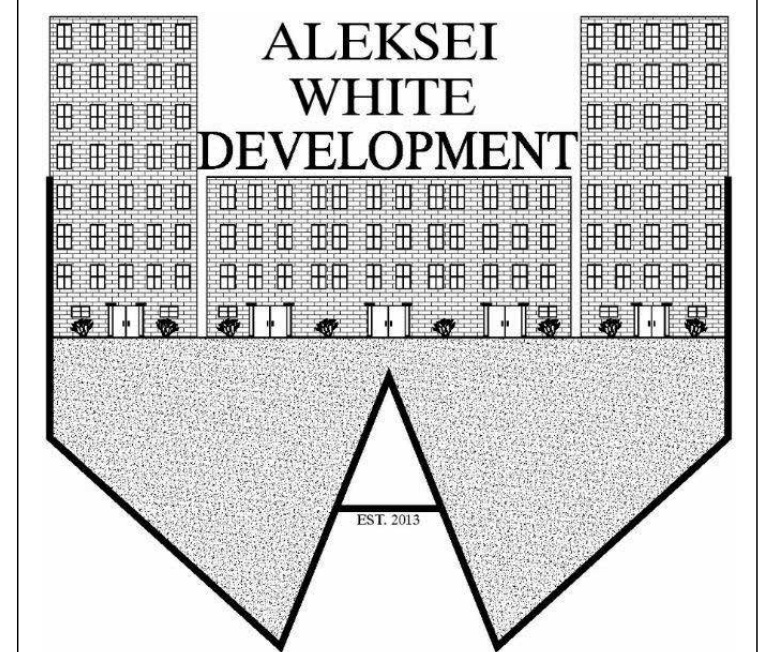
LOT SIZE - 25' x 150' = 3,750 FT²

PROPERTY CLASS - R3

FRONT SETBACK - 50' MINIMUM

SIDE SETBACK - 10' MINIMUM

REAR SETBACK - 20' MINIMUM



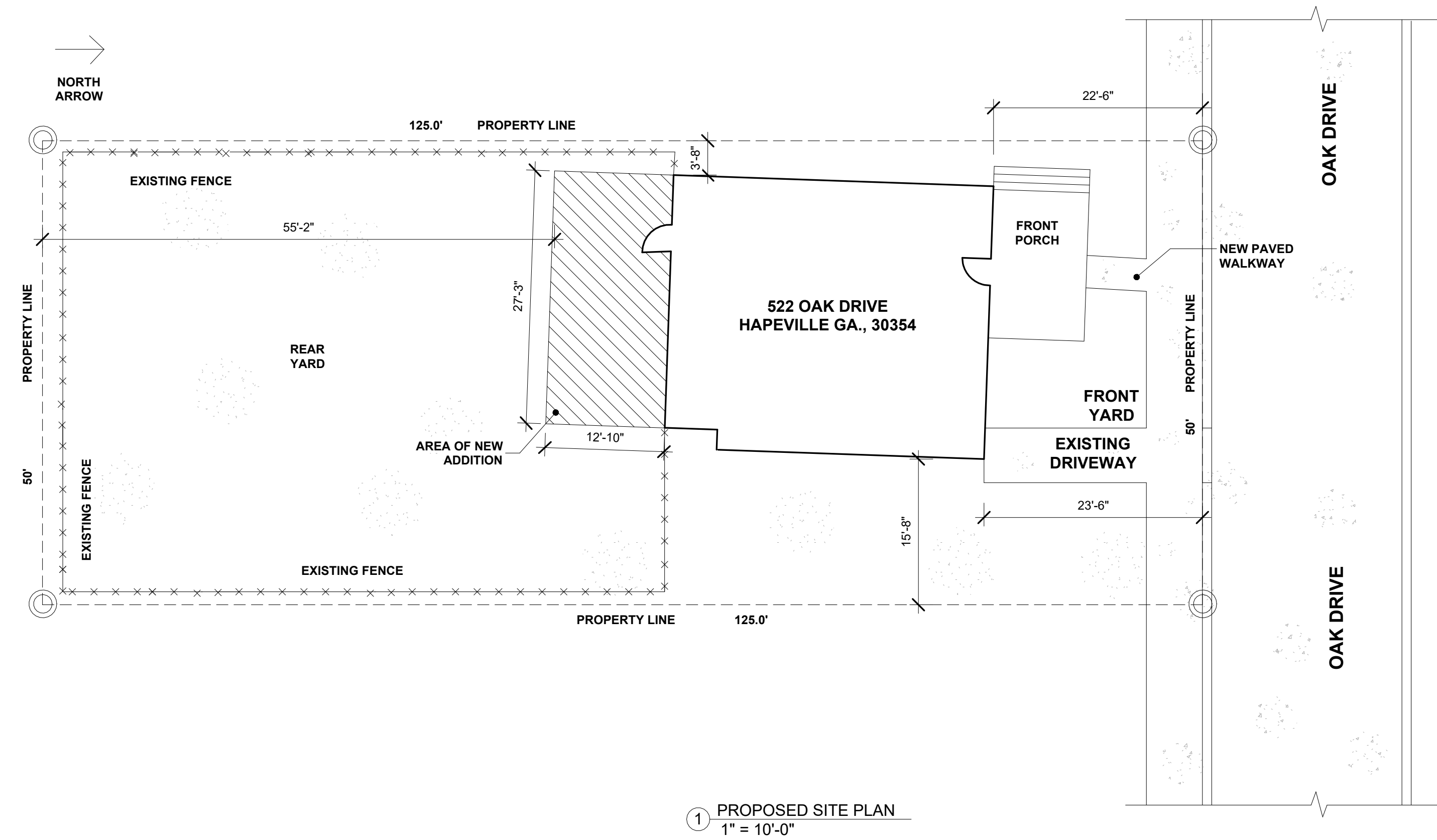
WWW.ALEKSEIWHITEDEVELOPMENT.COM

CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

SINGLE FAMILY RENOVATION EXISTING SITE PLAN	
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-
A-102.1	
SCALE:	1" = 10'-0"



PROPERTY INFORMATION:

PARCEL ID - 14 14009400050110

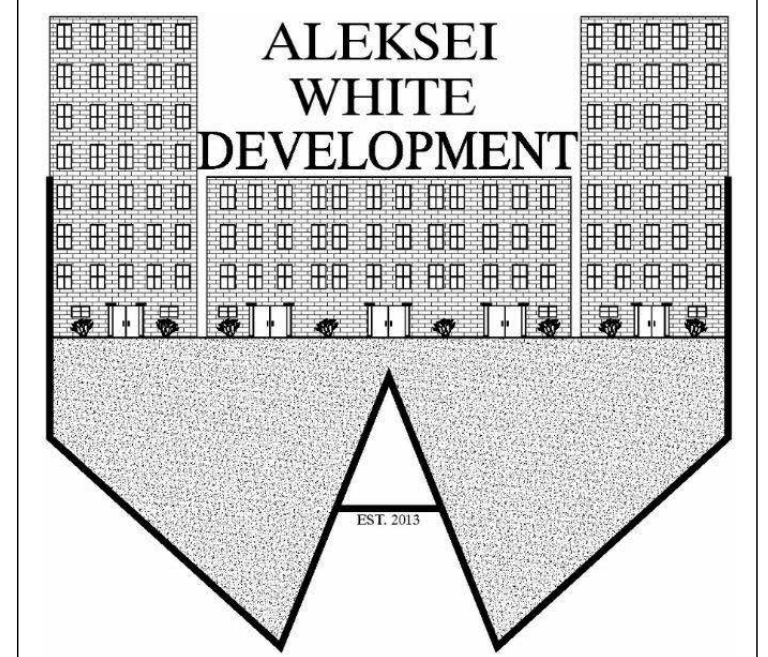
LOT SIZE - 25' x 150' = 3,750 FT²

PROPERTY CLASS - R3

FRONT SETBACK - 50' MINIMUM

SIDE SETBACK - 10' MINIMUM

REAR SETBACK - 20' MINIMUM



WWW.ALEKSEIWHITEDEVELOPMENT.COM

CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

SINGLE FAMILY RENOVATION PROPOSED SITE PLAN

PROJECT NUMBER:	OR20BE23
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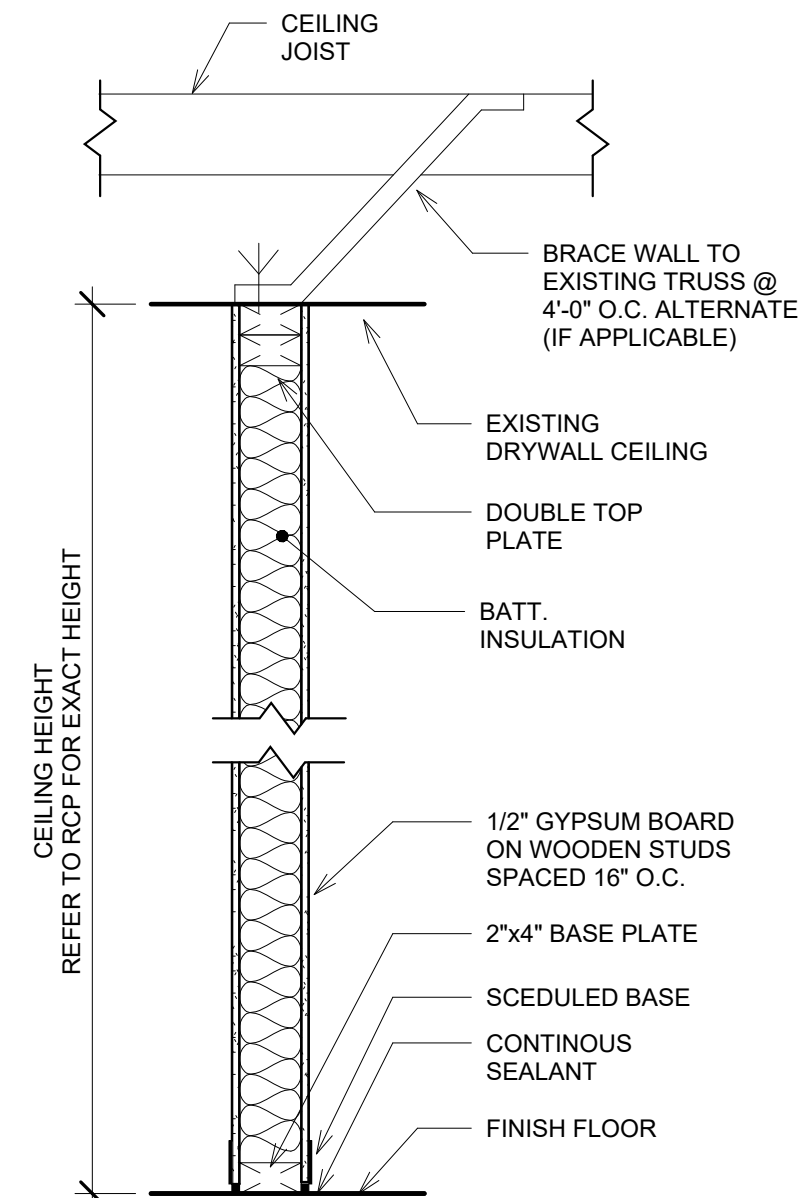
DATE:	MARCH 13, 2023
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DRAWN BY:	AW
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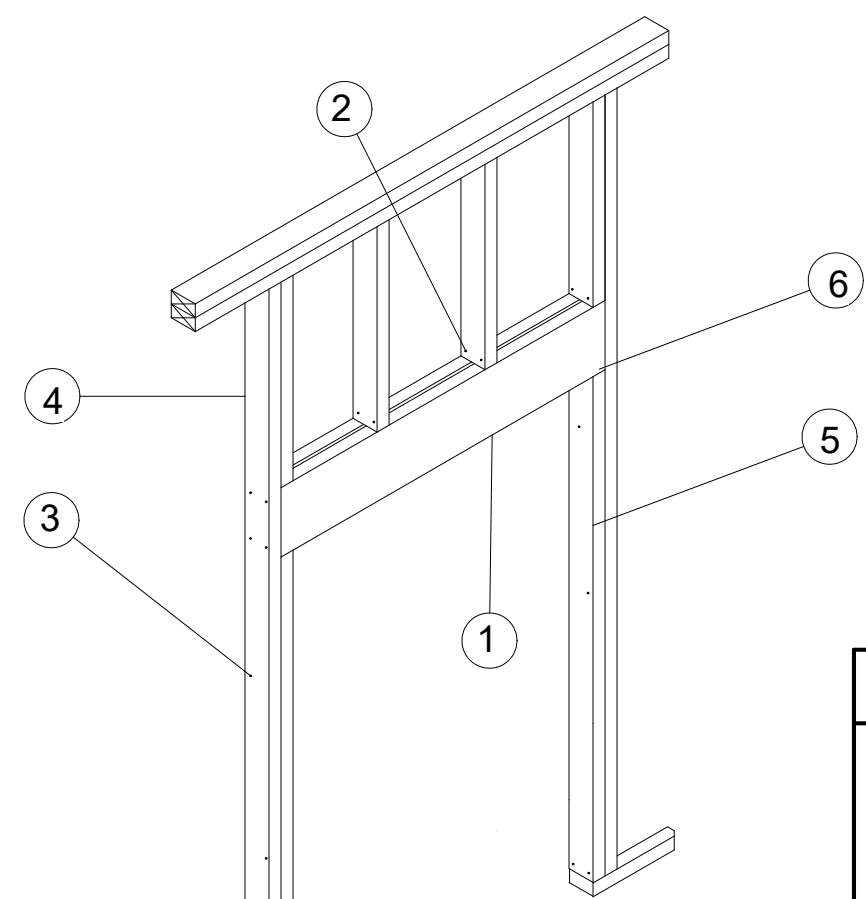
REVISION #:	-
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A-102.2

SCALE: 1" = 10'-0"



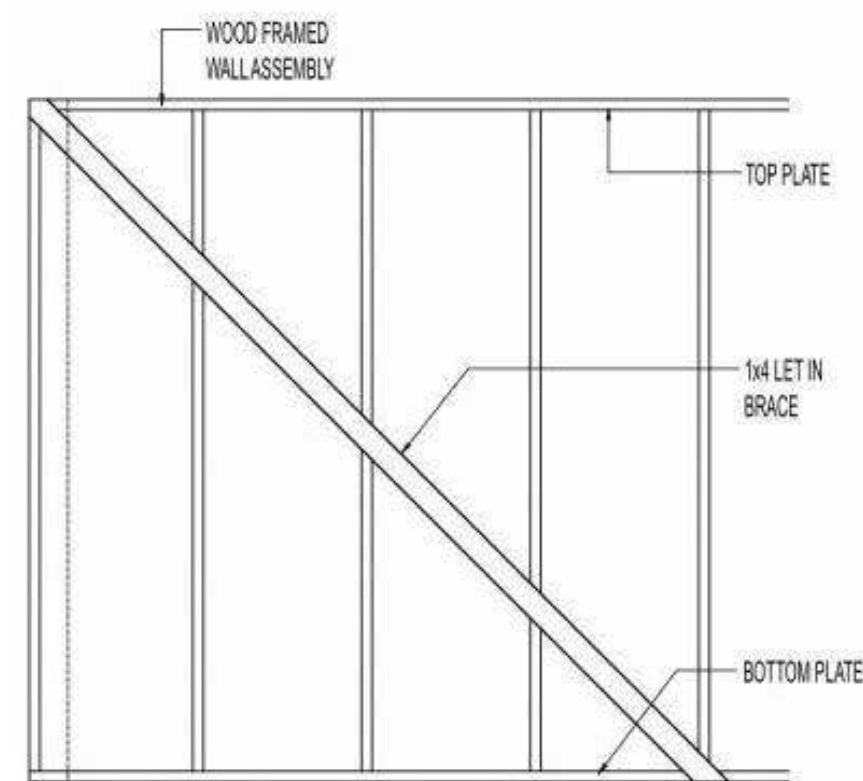
2 TYPICAL INTERIOR WALL SECTION
1" = 1'-0"



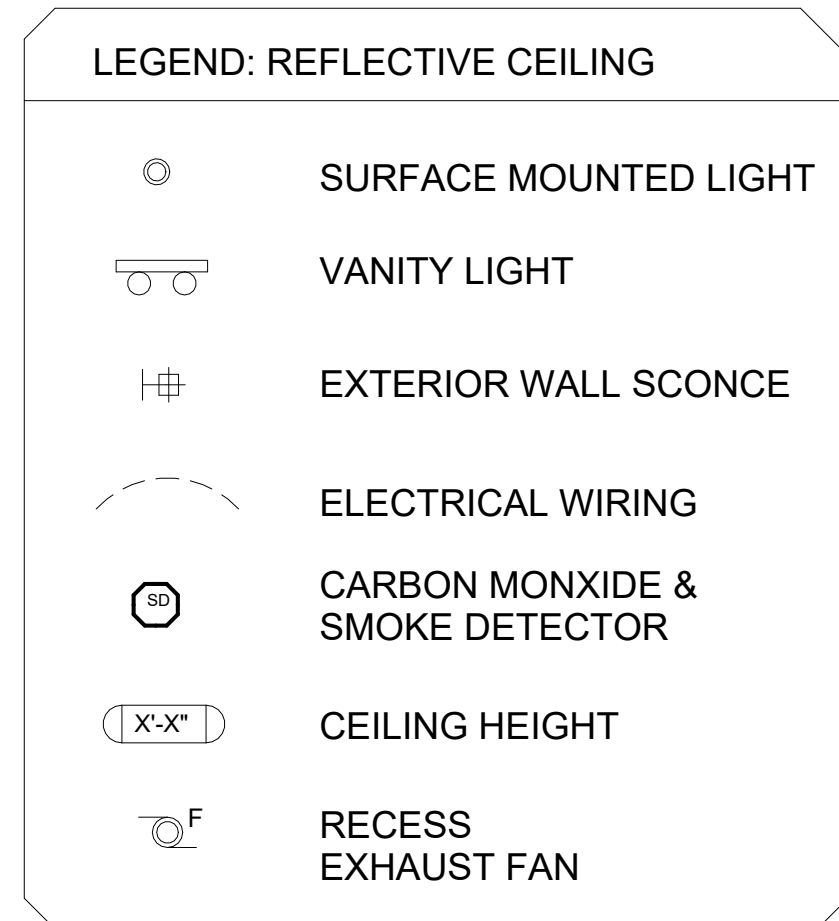
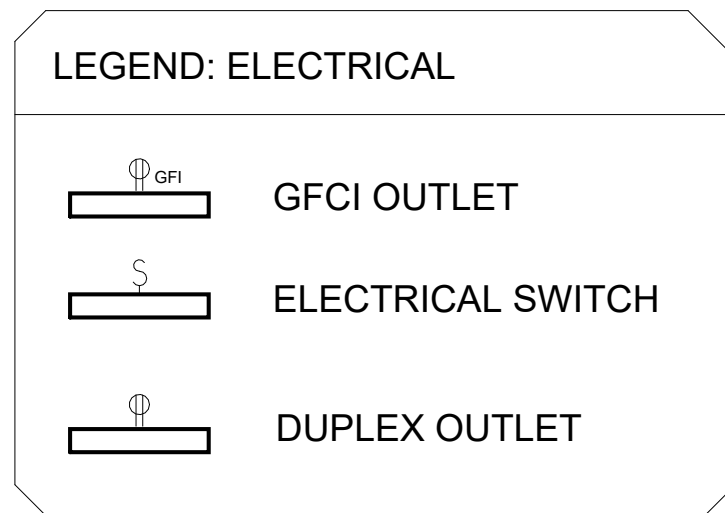
1 TYPICAL HEADER DETAIL
3/16" = 1'-0"

HEADER SIZE	MAX SPAN
(2) 2"X4"	4'-0"
(2) 2"X6"	6'-0"
(2) 2"X8"	8'-0"
(2) 2"X10"	10'-0"

BUILDING MATERIAL
1. DOUBLE HEADER / BEAM PER PLAN
2. TOE NAIL
3. 8" O.C. STAGGERED
4. 2"x4" KING STUD
5. 2"x4" TRIMMER STUD
6. SIMPSON STRONG-TIE Z-MAX 16" 12 GAUGE, EACH SIDE



3 TYPICAL CROSS BRACING DETAIL
SCALE: N.T.S.

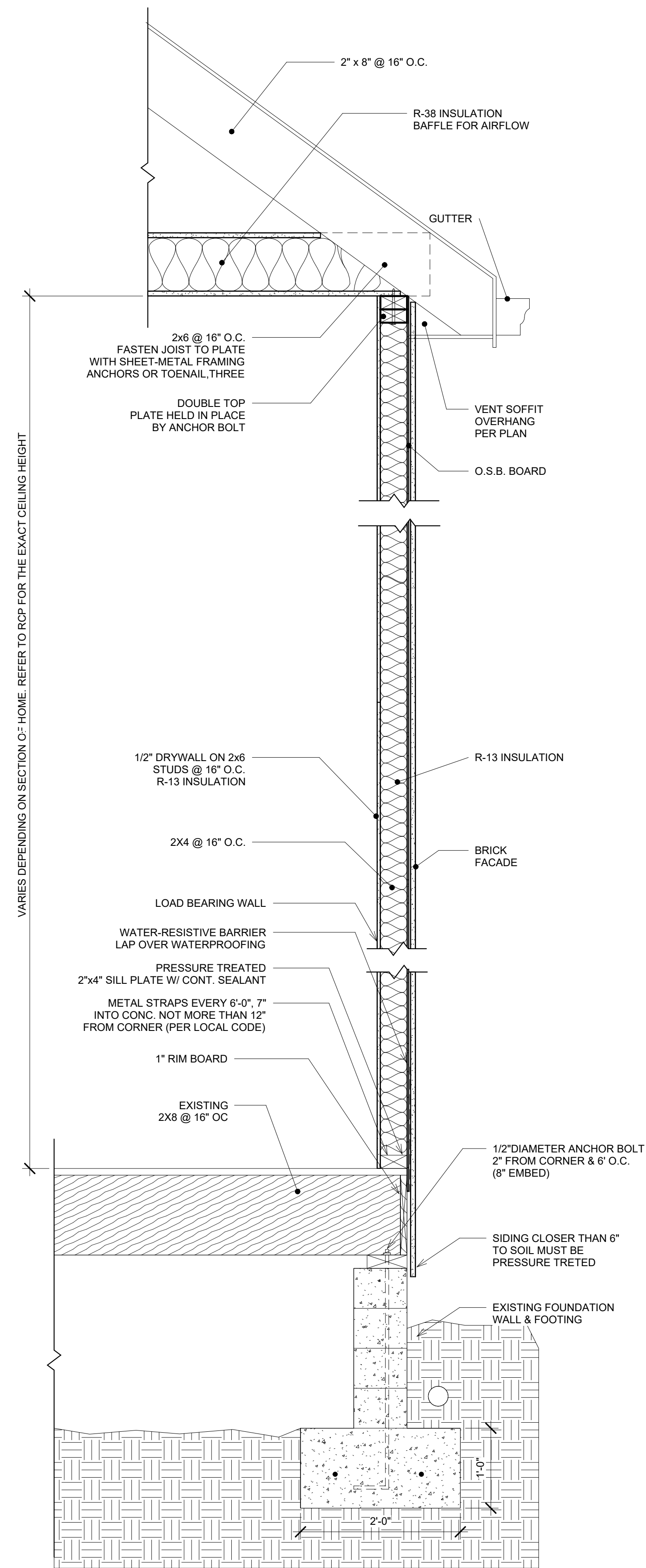
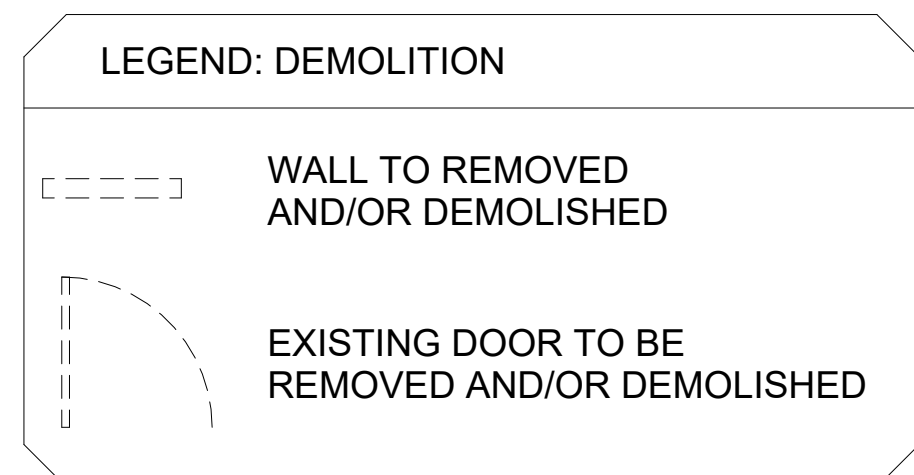


NOTES: ELECTRICAL

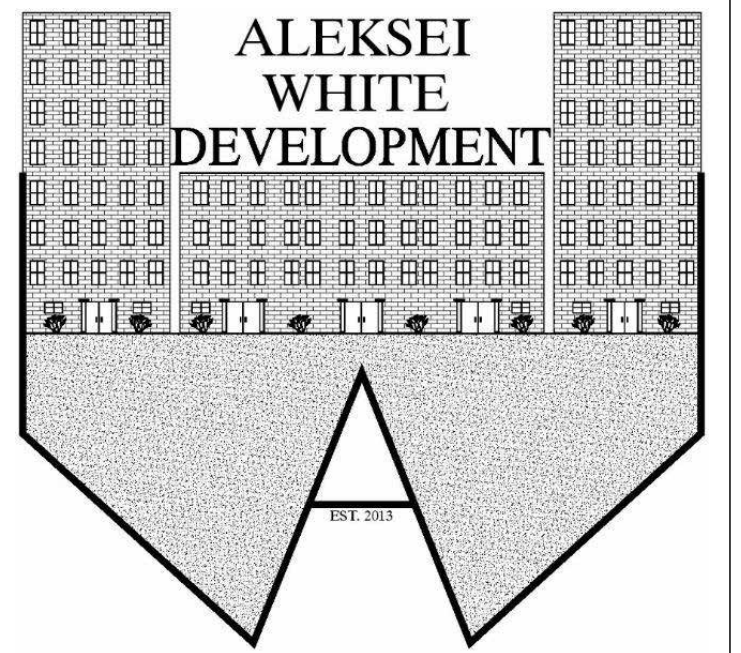
1. ELECTRICAL WORK IS INDICATED FOR THIS PROJECT. THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF FULTON. A SEPERATE INSTALLATION PERMIT IS REQUIRED. A SEPERATE LOW VOLTAGE PERMIT IS REQUIRED. COMPLY WITH ALL APPLICABLE CODES OF CITY OF HAPEVILLE ELECTRICAL AND FIRE INSPECTIONS AND APPROVALS.
2. DESIGN OF ANY REQUIRED MODIFICATIONS TO THE ELECTRICAL SYSTEM (POWER AND LIGHTING REQUIREMENTS) IS THE RESPONSIBILITY OF THE RESPECTIVE ELECTRICAL AND LOW VOLTAGE CONTRACTOR.
3. ALL ELECTRICAL OUTLETS WITHIN 48" OF A WATER SOURCE SHOULD BE GFCI

NOTES: DEMOLITION

1. ALL DEMOLISHED MATERIALS NOT REQUIRED FOR USE ON SITE SHALL BE STORED IN APPROVED CONTAINER AND REMOVED FROM JOBSITE TO AN APPROVED LAND FILL SITE BASED ON STANDARD PRACTICES FOR REMOVAL & TRANSPORTATION OF WASTE MATERIAL.
2. NO INDOOR STORAGE OF WASTE MATERIAL.
3. CONTRACTOR SHOULD VERIFY THAT ALL WALLS TO DEMOLISHED ARE NOT LOAD BEARING WHICH WILL NOT AFFECT THE STRUCTURAL INTERGRITY OF THE BUILDING ONCE REMOVED.
4. IF A LOAD BEARING WALL NEEDS TO BE DEMOLISHED THE CONTRACTOR SHOULD PROVIDE AQUEDUCT STRUCTURAL SUPPORT WHILE BEING CAREFUL NOT TO COMPROMISE THE STRUCTURAL INTERGRITY OF THE HOUSE.
5. ALL INTERIOR WALLS IN EACH BUILDING WILL BE STRIPPED AND REPLACED WITH NEW GYPSUM BOARD.
6. INTERIOR STUDS SHOULD BE INSECTED AND REPLACED DAMAGED OR TERMITE INFESTED MEMBERS



3 RESIDENTIAL SECTION
1" = 1'-0"



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CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

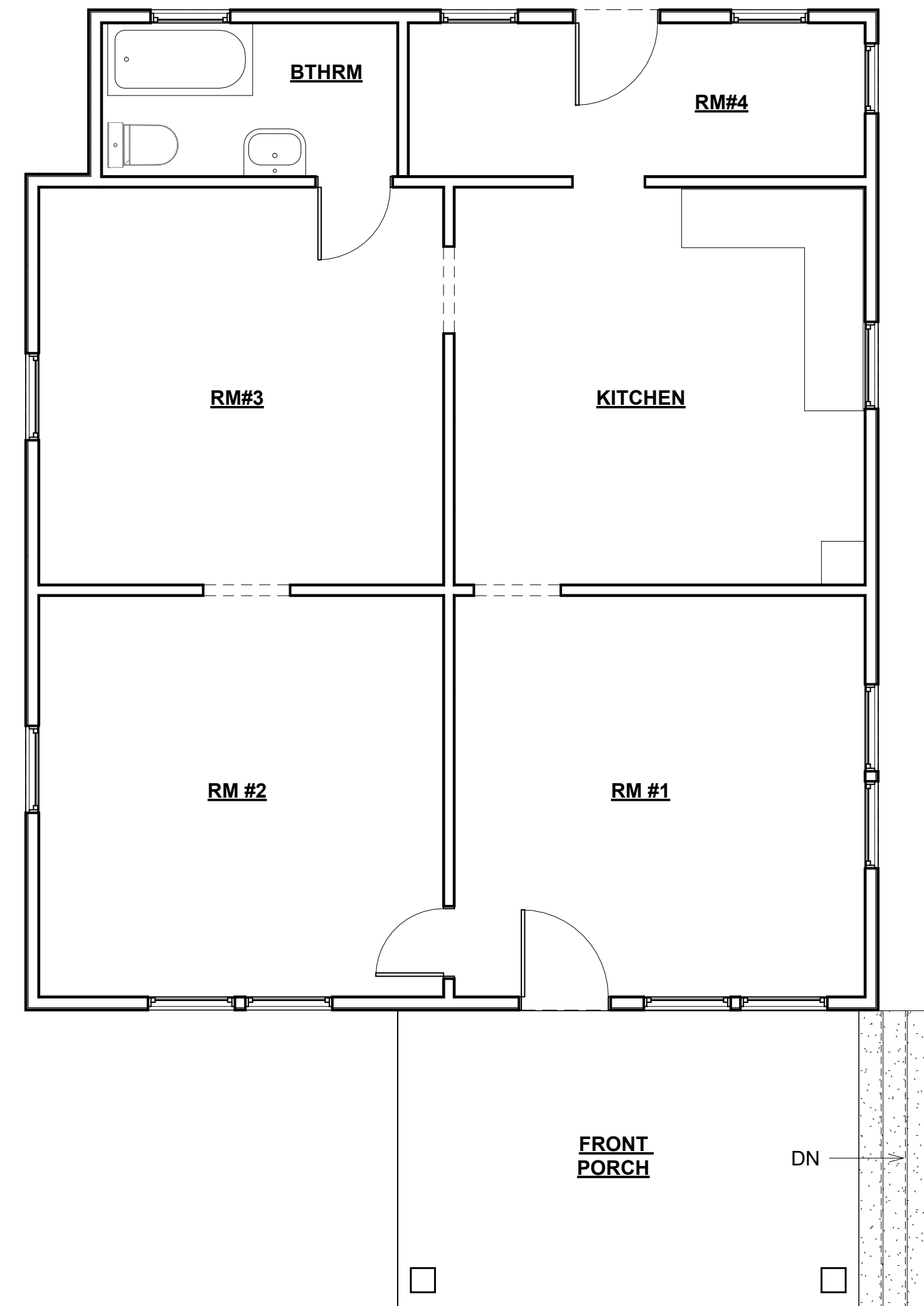
SINGLE FAMILY RENOVATION

LEGEND & NOTES

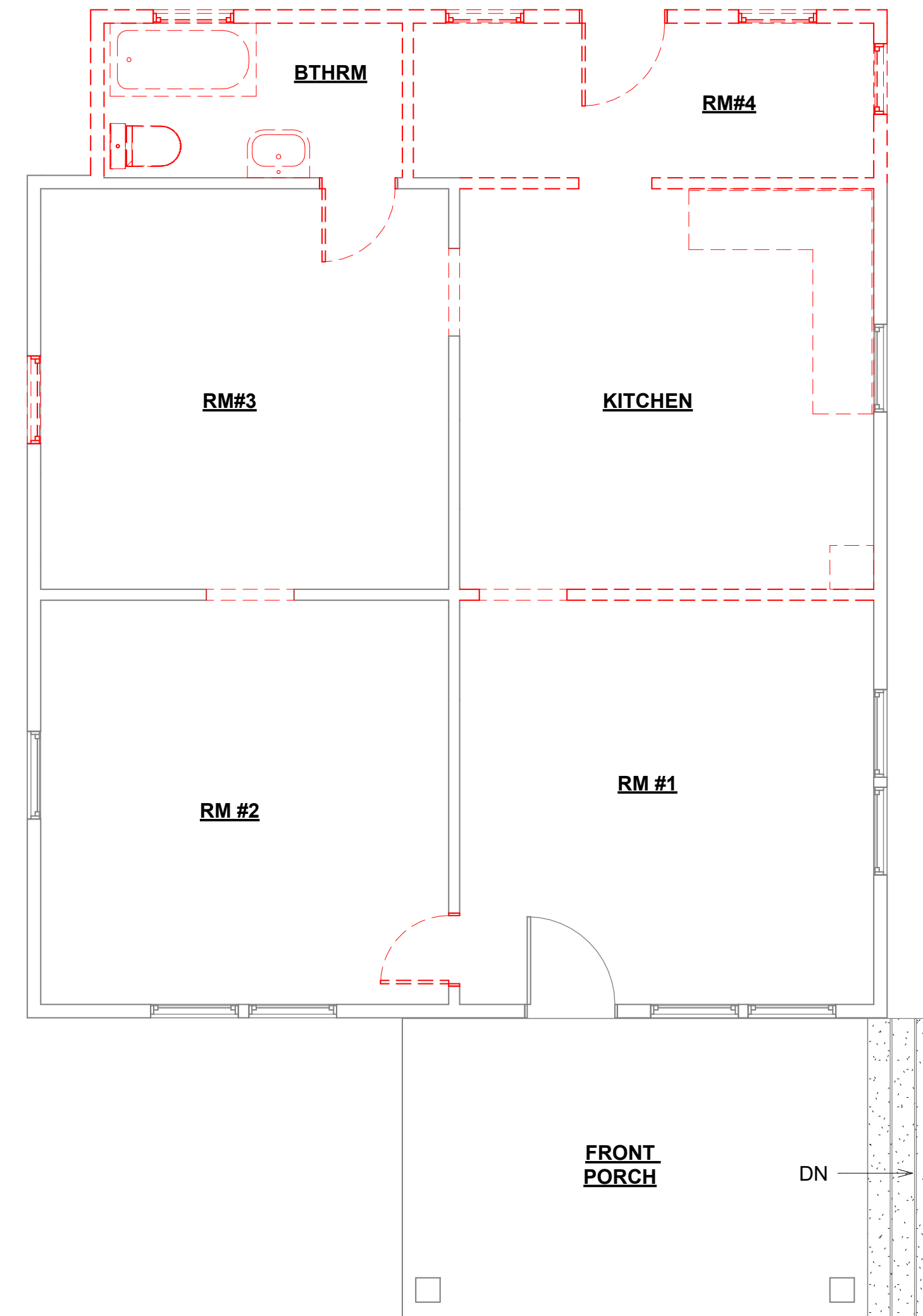
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-103

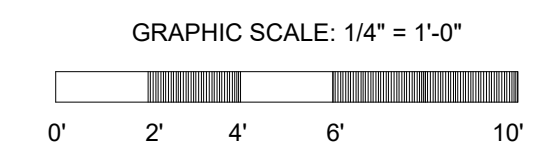
SCALE:	As indicated
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① EXISTING CONDITIONS
1/4" = 1'-0"



2 DEMOLITION PLAN
1/4" = 1'-0"



CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
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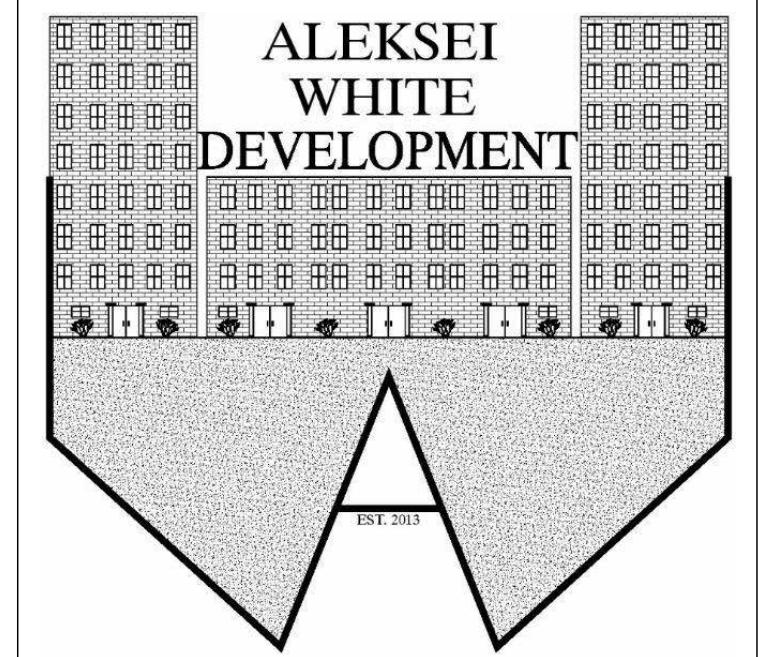
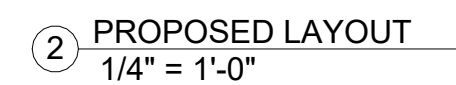
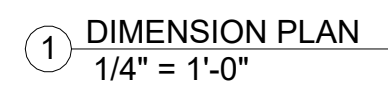
SINGLE FAMILY
RENOVATION
EXIST &
DEMOLITION PLAN

PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-104

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

RELEASED FOR CONSTRUCTION



CLIENT:
BEATY CAPITOL GROUP LLC
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CONTACT #: (404) 421-0680

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LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

SINGLE FAMILY RENOVATION DIMENSION & PROPOSED LAYOUT

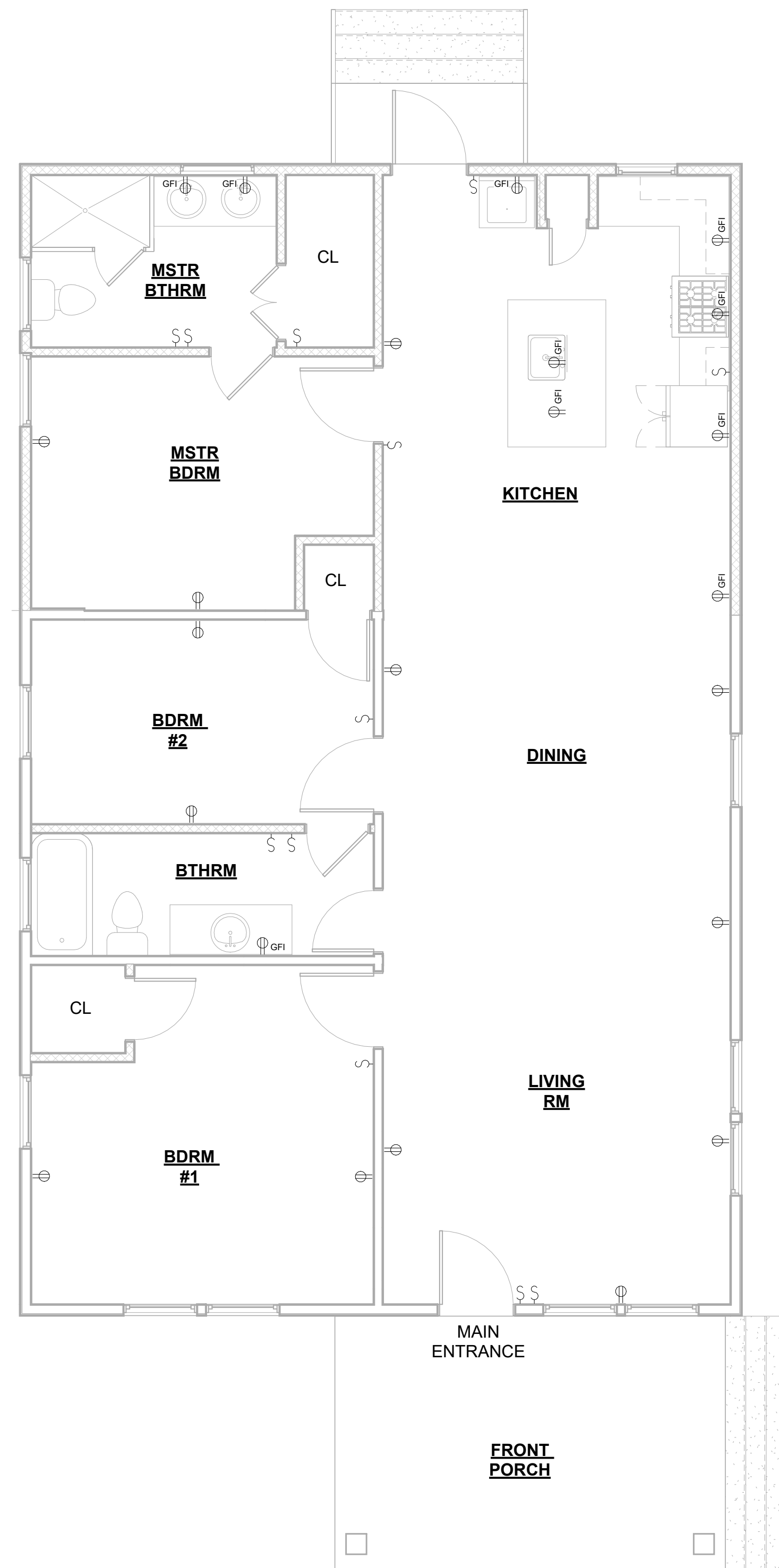
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-105

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

REF ID: A66342

RELEASED FOR CONSTRUCTION



This floor plan shows a ranch-style house with a main entrance leading into a large living room. The living room features a fireplace and opens up into a dining room. The kitchen is equipped with a refrigerator, sink, and stove, and includes a pantry. A 2'-6" x 4'-0" attic access door is located near the kitchen. The house contains two bedrooms (BDRM #1 and BDRM #2), two bathrooms (BTHRM), and a master bedroom (MSTR BTHRM) with a closet. There are also two additional closets (CL) and a front porch. The overall dimensions of the house are 28'-0" wide by 36'-0" deep.

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



A horizontal graphic scale bar with a total length of 10 feet. It is divided into four equal segments of 2 feet each. The segments are colored in a repeating pattern: white, light gray, dark gray, and medium gray. Below the bar, the markings 0', 2', 4', 6', and 10' are printed.

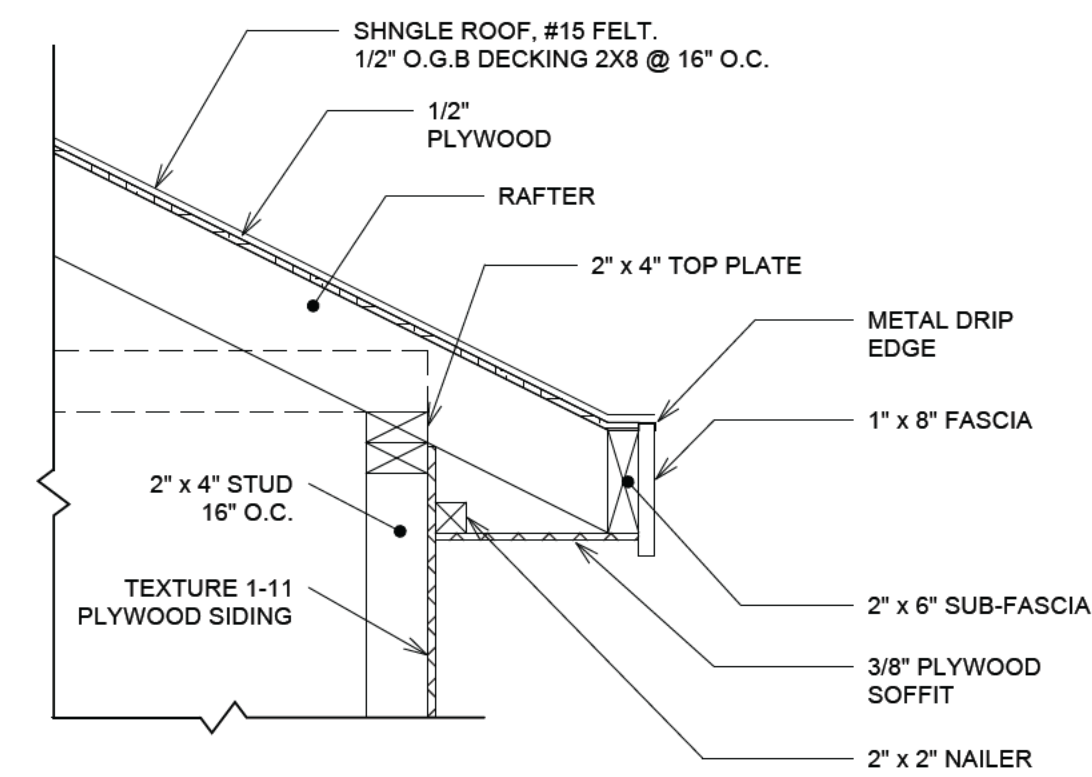
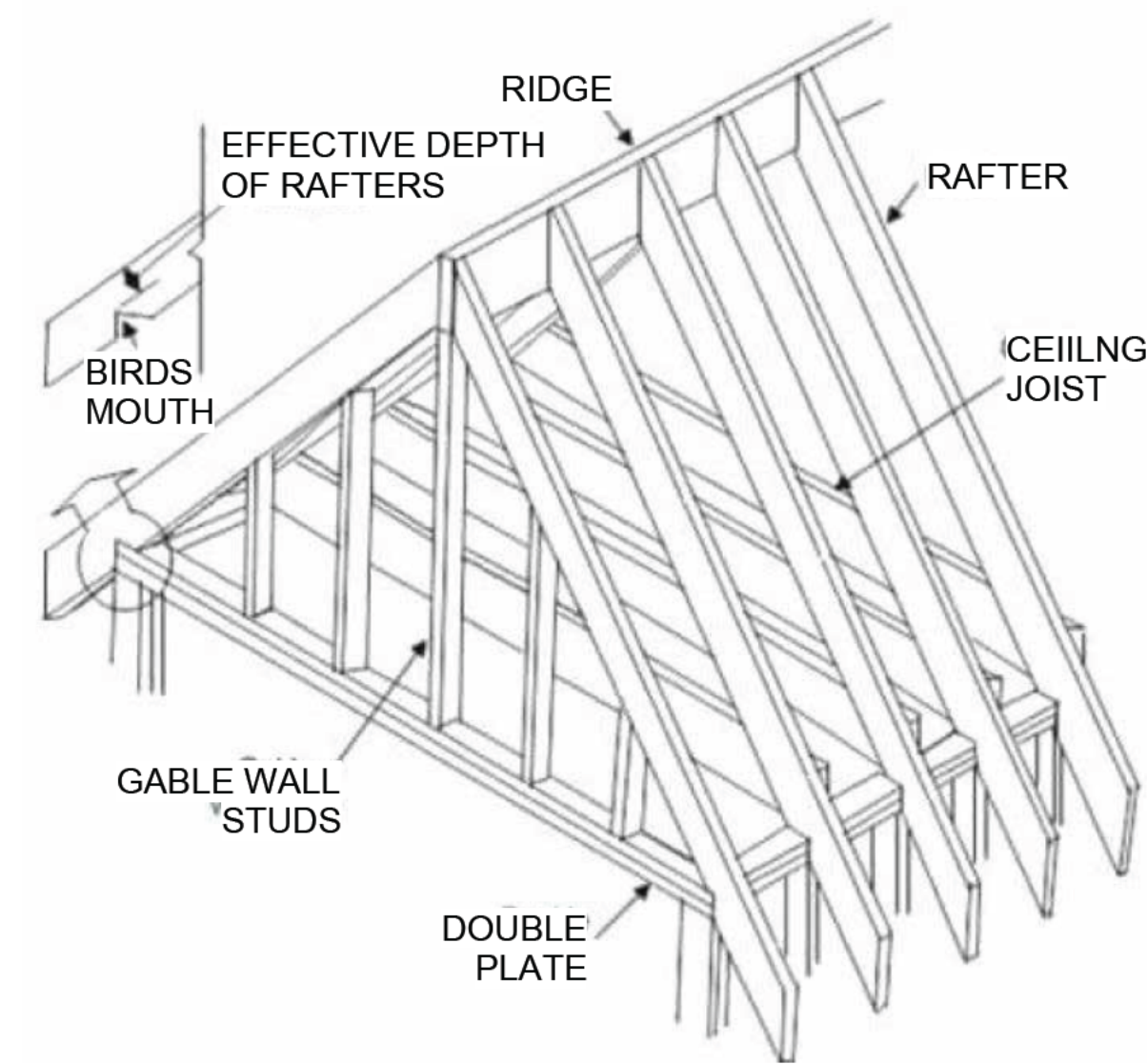
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SCALE: $1/4" = 1'-0"$

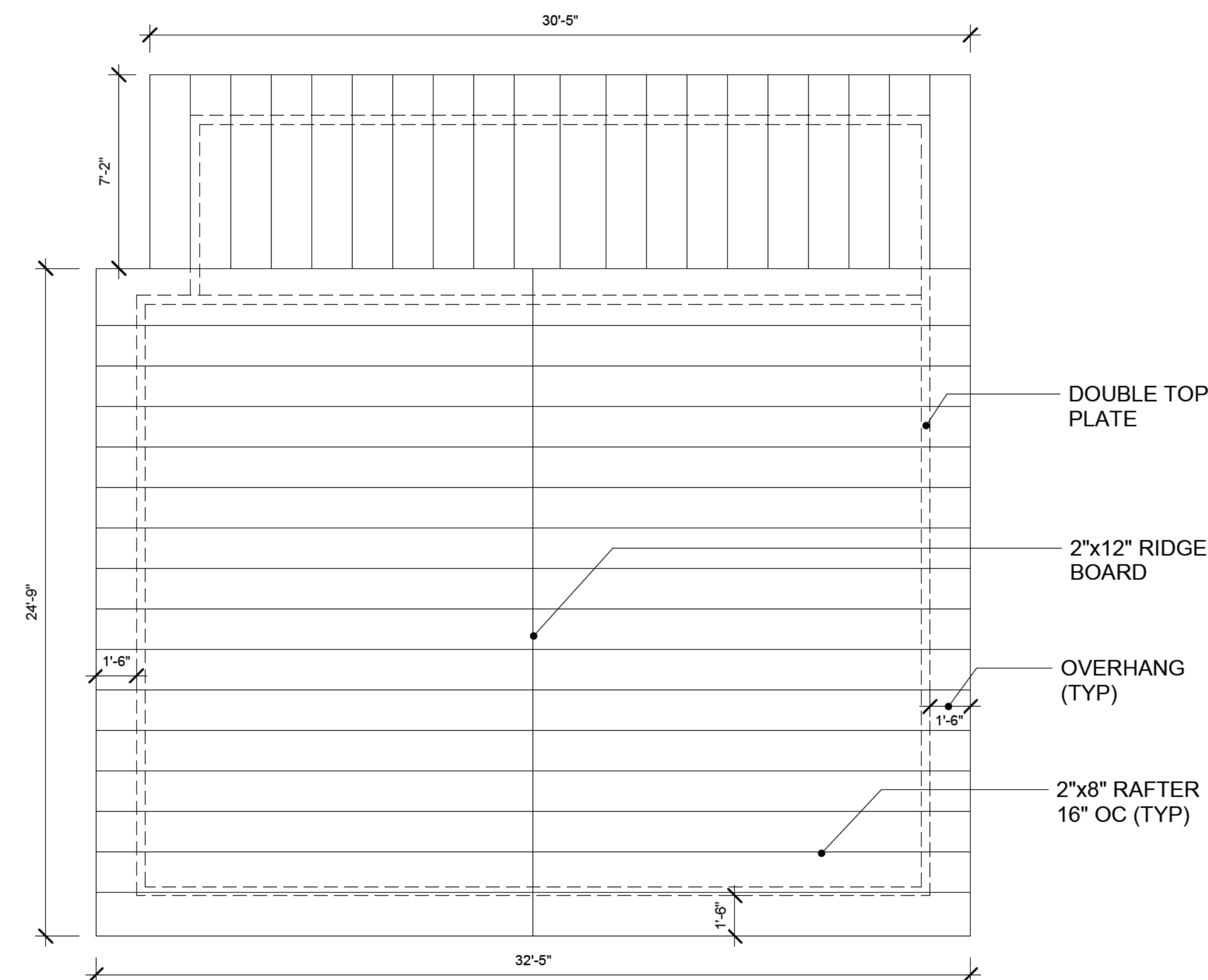
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RELEASED FOR CONSTRUCTION

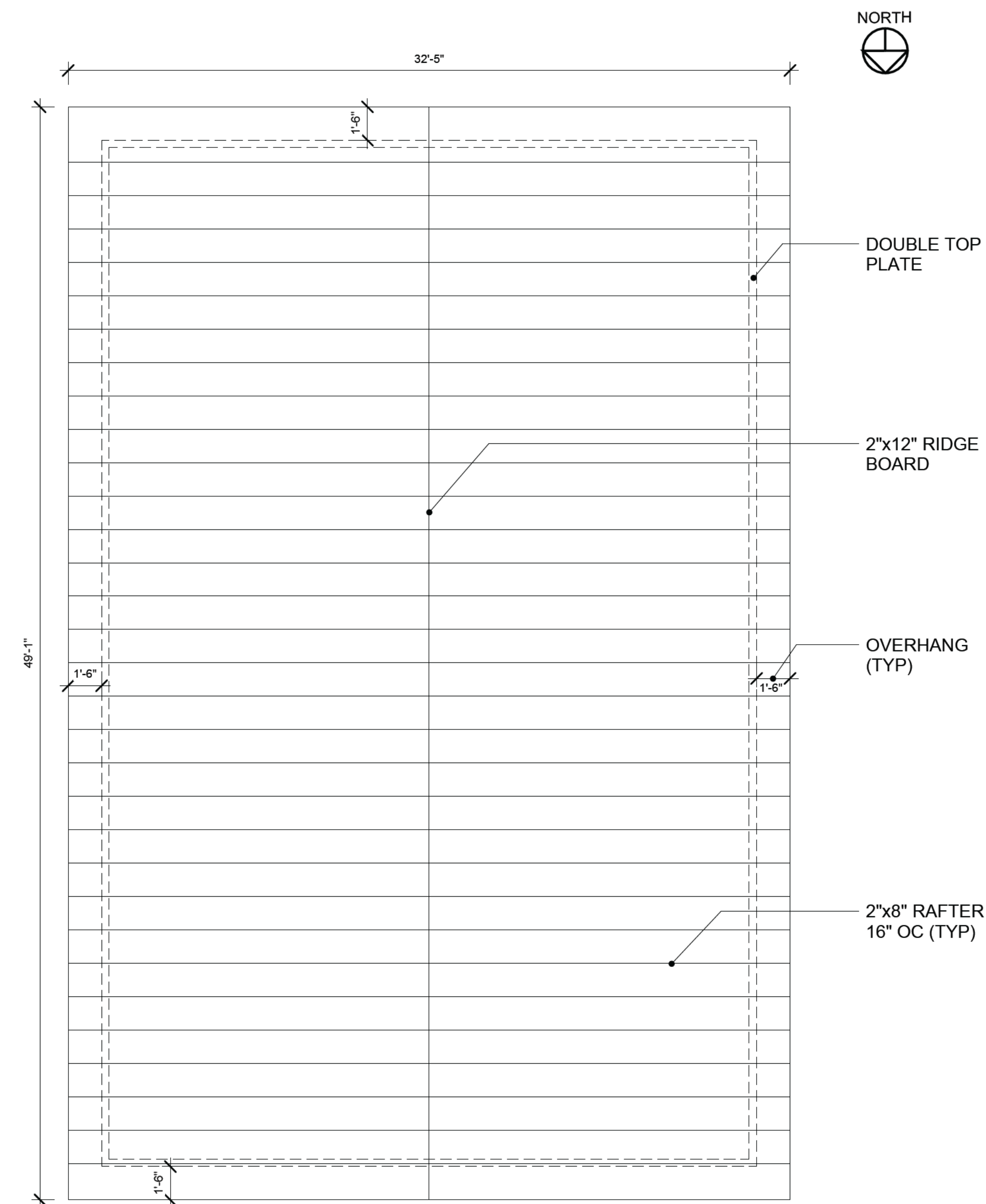
RELEASED FOR CONSTRUCTION



③ ROOF EAVE DETAIL
1" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"



② PROPOSED ROOF PLAN
1/4" = 1'-0"

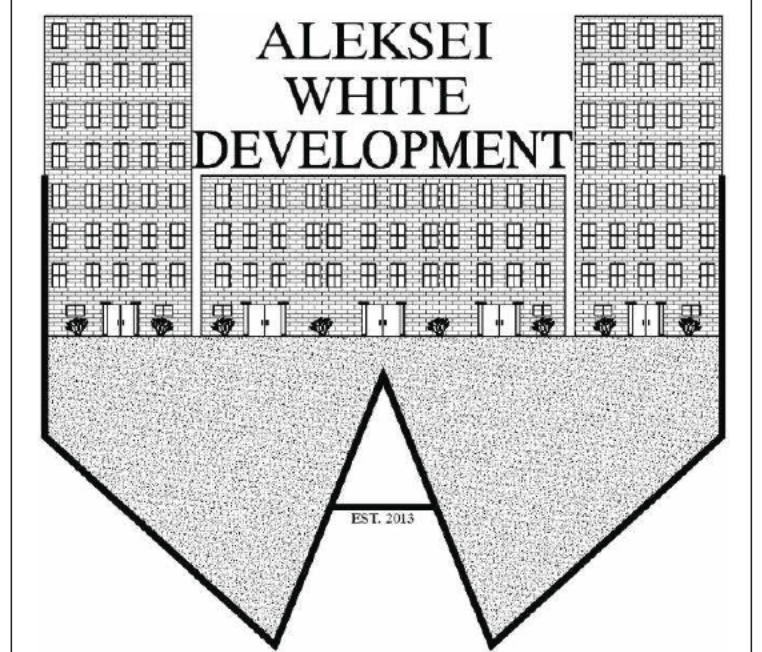
NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is labeled 'NORTH' and the bottom half is labeled 'SOUTH'. The right half is labeled 'EAST' and the left half is labeled 'WEST'. The lines are drawn with a slightly irregular, hand-drawn style.

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



A horizontal graphic scale bar with a white background and black markings. The bar is divided into four equal segments, each representing 2 feet. The segments are labeled 0', 2', 4', 6', and 10' at the bottom. The bar is composed of a series of vertical lines of varying thicknesses, creating a striped effect.



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[illegible]

SINGLE FAMILY RENOVATION
EXIST & PROP ROOF FRAMING PLAN

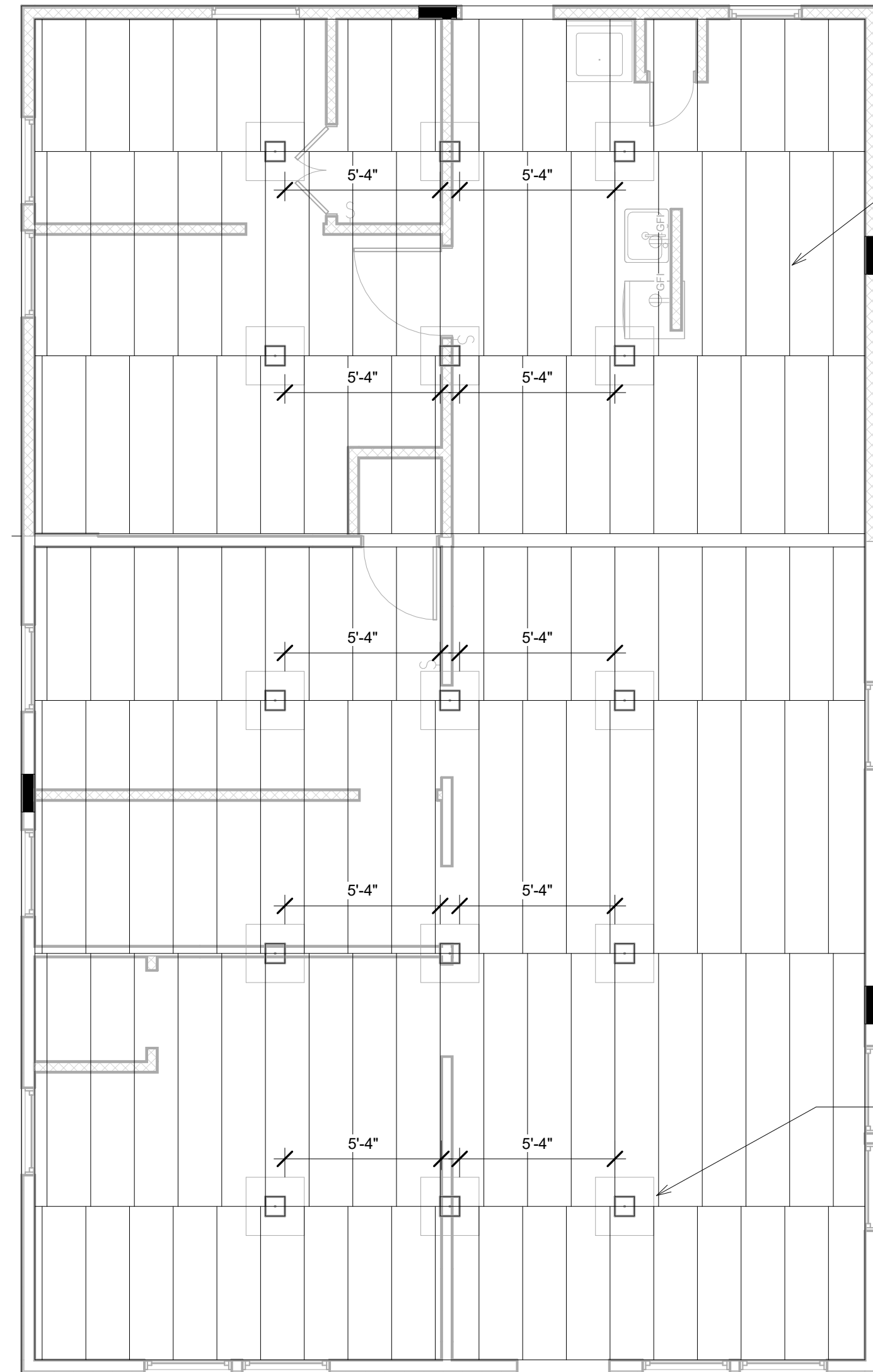
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-107

SCALE:	As indicated
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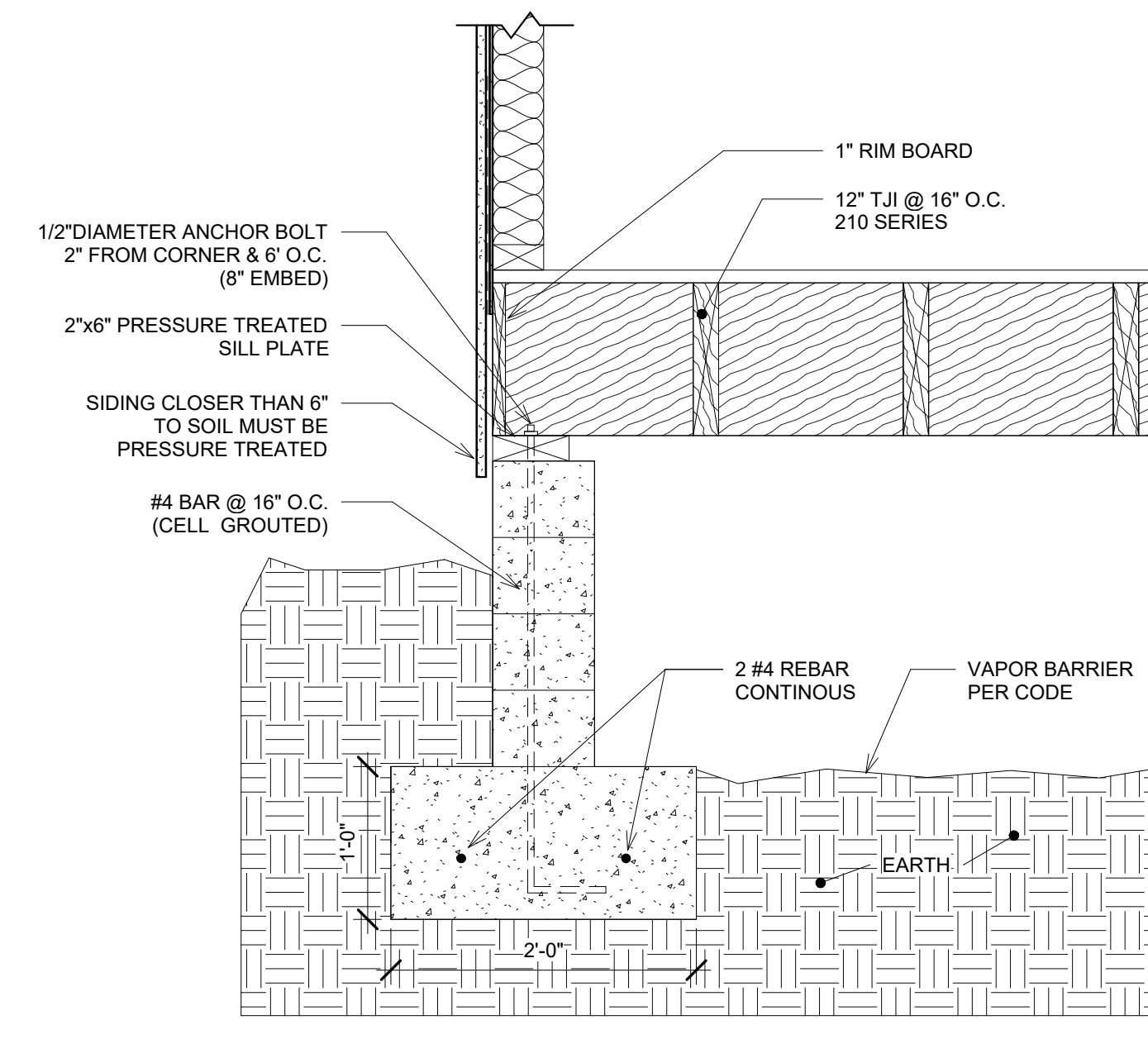
RELEASED FOR CONSTRUCTION

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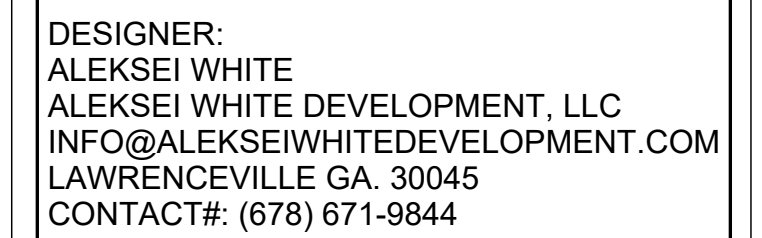
— 16" CMU FOUNDATION
PIER ON 2x2x1 THICK
PAD. FOUNDATION
PIER 6' O.C.

1. CONTRACTOR TO VERIFY EXISTING AND ACTUAL DIMENSIONS AND CONDITIONS, AND JOIST FRAMING PER CODE REQUIREMENTS.
2. FLOOR JOIST EXISTING / NEW FRAMING 2X10, & 2X12 AS REQUIRED (TYP.) SPAN AT 12" MAX @ 16" O.C. FLOOR GIRDER 2X12 AT 6" MAX SPAN ON FOUNDATION SUPPORT
3. CEILING JOIST EXISTING / NEW FRAMING 2X8, & 2X10 AS REQUIRED (TYP.) SPAN AT 12" MAX @ 16" O.C.
4. TJI CEILING JOIST FRAMING 2X12 AS REQUIRED (TYP.) SPAN @ 17" MAX @ 16" O.C.
5. ROOF RAFTER EXISTING / NEW FRAMING 2X8, & 2X12 AS REQUIRED (TYP.) SPAN AT 6" MAX @ 16" O.C.



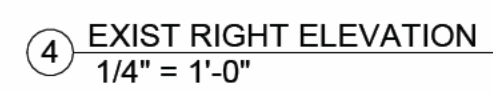
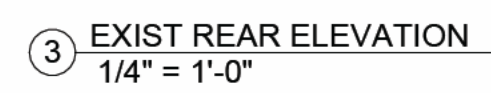
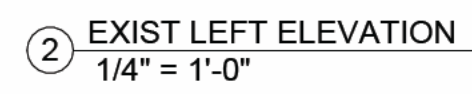
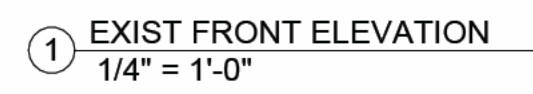
② CRAWL SPACE FOUNDATION DETAIL
1" = 1'-0"

① FOUNDATION PLAN
1/4" = 1'-0"

[illegible]

PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

SCALE:	As indicated
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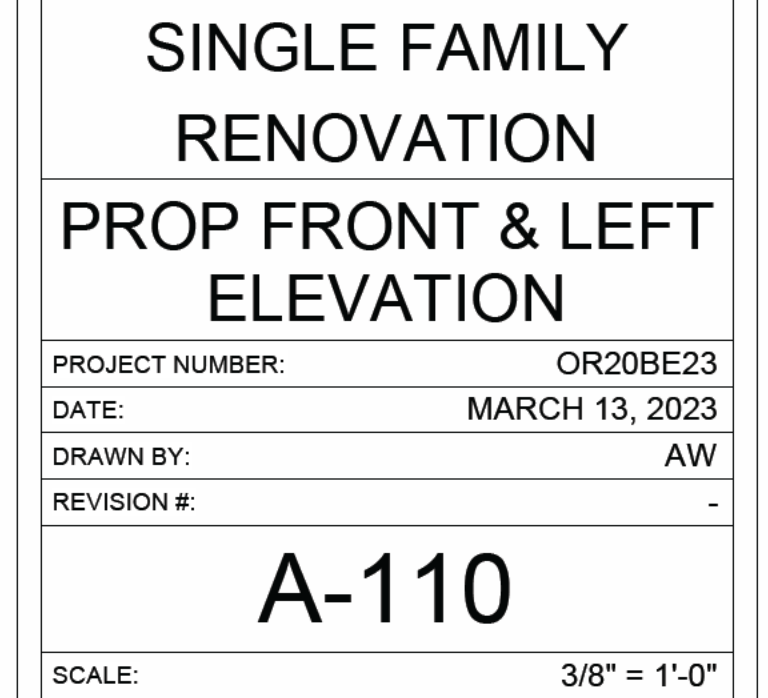
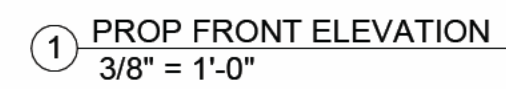
DESIGNER:
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ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

PROJECT NUMBER:	OR20BE23
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SCALE: $1/4" = 1'-0"$

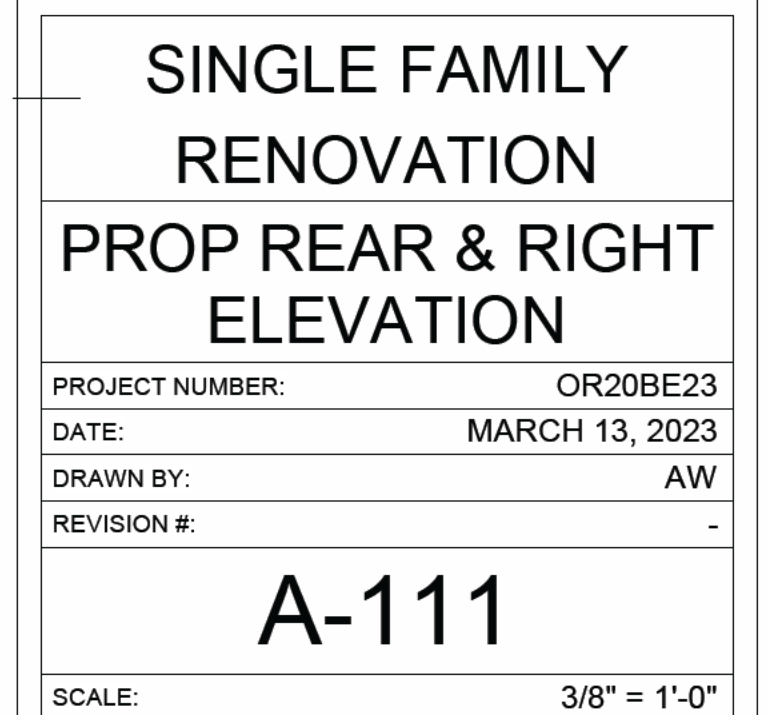
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RELEASED FOR CONSTRUCTION

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RELEASED FOR CONSTRUCTION



RELEASED FOR CONSTRUCTION

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PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: June 15, 2023
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Springdale Townhomes, Bellwood

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	⚡
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a Design Review Application from Christian Lessard on behalf of Lessard Design Group and Bellwood Homes & Bellwood Investments R for construction of 59 attached single family homes (11 buildings) to be located at a newly consolidated parcel at 3034 Springdale Road. The exteriors are a combination of cementitious panels, siding and board and batten and shingle and metal roofs (over stoops).

The property is within the V, Village Zoning District and is subject to the Architectural Design Standards.

CODE

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81-1-7. The section elected shall be applied to said structures in its entirety.

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - ✓ Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14 .
- ⊗ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊗ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊗ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- ⊗ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊗ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊗ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ✗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Mechanical screening not shown.**
Interior landscape / pedestrian lighting should be shown.

(d) Parking and Traffic Standards

- ⊗ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
 - Circular drives are permitted.
 - A grass strip in the middle of driveways is encouraged.
- 👉 All other buildings shall meet the following requirements:
 - ✓ Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - 👉 Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊗ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ⊗ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: **Driveway of 26' required by Fire Marshal**

(e) Roof and Chimney Standards

- ⊙ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ⊙ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Metal roofs are:
 - Permitted on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ⊙ Roof forms shall be based on architectural style.
- ⊙ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.
- Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✗ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ⊙ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
 - Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✗ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✗ Porch and stoop foundations shall be enclosed.

- ⊖ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊖ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ⊖ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ✗ Stoops shall provide a minimum top landing of four feet by four feet.
- ✓ Stoop stairs and landings shall be of similar width.
- ✓ Stoops may be covered or uncovered.
- ⊖ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ⊖ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Enfronting porches may have multistory verandas, living space, or balconies above.
- ⊖ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊖ Front porch columns shall have foundation piers extending to grade.
- ⊖ All porches shall be covered.
- ⊖ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

Some painted concrete for the foundation. Others are cementitious siding to grade.

Some steps are shown parallel to buildings but no detail provided.

STAFF COMMENT:

Stoop dimensions not provided.

Stoop height from grade not provided.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✗ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.
- ✗ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ✗ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.
- ✗ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✗ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✗ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

Building numbers should be provided.
Window recess detailed should be provided.
No GBG allowed.
Trim detail should be provided.
Façade percentage should be provided.
Sills should be shown.

STAFF COMMENT:

(h) Detached one-family dwellings/ two-family dwellings . In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ⊙ *First Stories* . First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
 - ⊙ *Window Sills*. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
 - ⊙ *Wheelchair access* . Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- Architectural style* . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Multifamily/townhome. In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-
9. family attached (townhome) or multifamily buildings.

- ✓ i. **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
- ✓ ii. **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
- ⊙ iii. **Landscape buffers.** A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
- iv. **Architectural style.** Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:
- ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.

- ✓ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
- ✗ No more than three adjacent one-family attached units shall have the same roof form.
- ⊖ The minimum slope for gabled or hipped roof forms shall be 8:12.

Roof form is the same for all units.

STAFF COMMENT:

FINDINGS

Missing Information or Non Compliance with Standards

Mechanical screening not shown. Please provide detail.
 Interior landscape / pedestrian not shown. Please provide locations and detail of lighting.
 26' Driveway required by Fire Marshal - Design Exception required.
 Some painted concrete for the foundation. Others are cementitious siding to grade. Committee to review.
 Some steps are shown parallel to buildings but no detail provided. Please provide detail.
 Stoop dimensions not provided. Please provide detail.
 Stoop height from grade not provided. Please provide detail.
 Building numbers nor provided. Please show on plans.
 Window recess detail not be provided. Please show window detail.
 No GBG allowed. Please specify on plans.
 Trim detail not provided. Please provide.
 Façade percentage of fenestration not provided. Please provide
 Sills not shown. Please modify.
 Roof form is the same for all units. Committee to review.

Upon satisfaction of the above criteria, the proposed project is compliant with Architectural Design Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAY 17TH, 2023 for the In-person meeting on June 21st.

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Christian J. Lessard on behalf Lessard Design Inc. **Contact Number:** (571) 830-1800

Applicants Address: 8521 Leesburg Pike # 700, Vienna, VA 22182

E-Mail Address: clessard@lessarddesign.com **Zoning Classification:** V

Address of Proposed Work: Springdale 3034, 3038, & 3044 Springdale Rd, Hapeville, GA 30354)

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900010234, 14 009900010887, 14 009900010226

Property Owner: Bellwood Homes & Bellwood Investments **Contact Number:** 404-988-8990

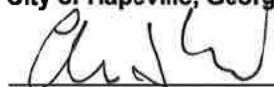
Project Description (including occupancy type): _____

New construction of Eleven (11) Single-Family TH buildings. 59 Units in total. Each building is comprised of 2 unit types : Unit A for the End units & Unit B for the interior units. Each TH is separated by 2hr firewalls at either side. Each TH houses one (1) dwelling unit with (2) two individual parking. Construction materials consist of wood stud walls and wood framed roofs. Exterior materials will be a mix of siding, Board & Batten siding and Cementitious panels. Occupancy Type is R-3, Construction type is V-B. Sprinkler system: NFPA 13-R. Number of Stories: 3.

Contractors Name: Kenneth Gregory Shiflett **Contact Number:** [REDACTED]

Contact Person: Almarie Brennan **Contact Number:** [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to 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 to. 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 violation thereof.


Applicants Signature

MAY 17TH, 2023
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☒ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 119,164 sq ft

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$14,300,000

List/Describe Building Materials on the exterior of the **existing** structure: N/A

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Exterior materials will be a mix of siding, Board & Batten siding and Cementitious panels. And Metal canopies.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I Chris Lessard ^{cn} swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Christian J. Lessard

MAY 17TH, 2023

Printed Name

Signature

Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

All that tract or parcel of land lying and being in LL99 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Cofield drive(40' right-of-way) and the eastern right of way of Springdale Road(50'right-of-way); Thence North 03 Degrees 36 Minutes 10 Seconds East a distance of 343.20 feet to an Iron pin Set; Thence leaving said right of way along property now or formerly Lieu Corporation, Deed Book 58260, Page 264, Traveling South 89 Degrees 57 Minutes 25 Seconds East a distance of 476.38 feet to an iron pin set; Thence South 03 Degrees 49 Minutes 18 Seconds West a distance of 100 feet to an Iron Pin Set; Thence South 03 Degrees 35 Minutes 37 Seconds West a distance of 269 feet Iron Pin Set; Thence along the right of way of Cofield Drive North 86 Degrees 51 Minutes 11 Seconds West a distance of 475.14 feet to an Iron Pin Set and the Point of Beginning.

Said tract or parcel containing 169,195 Square Feet or 3.8842 Acres.

3038 Springdale Rd Photo Log



Intersection of Springdale Rd and Cofield Dr



Existing homes, facing east.



Northern boundary, dead end at end of Springdale Rd.



Existing curb cut on Cofield Dr.

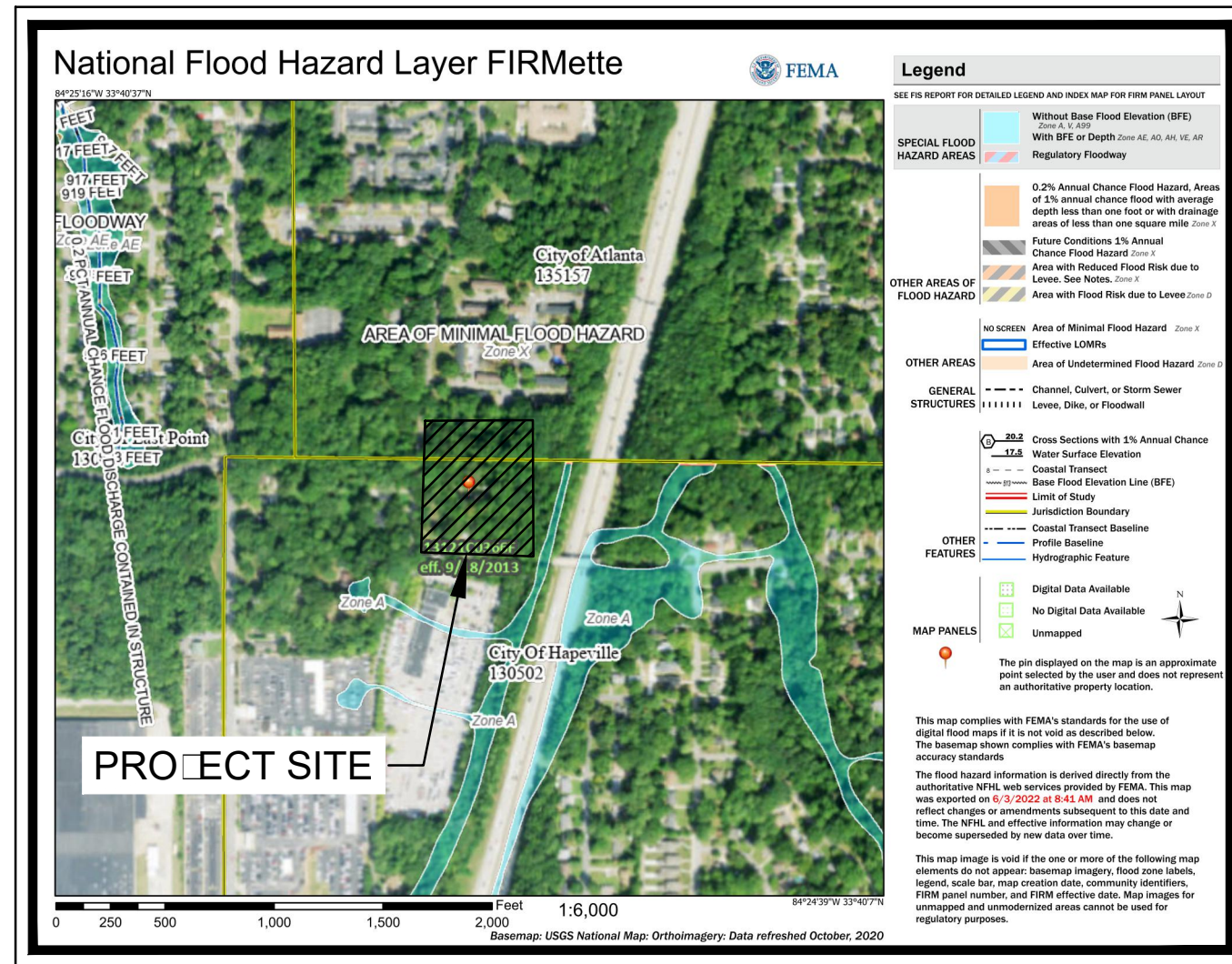


Existing wooded area on eastern boundary.



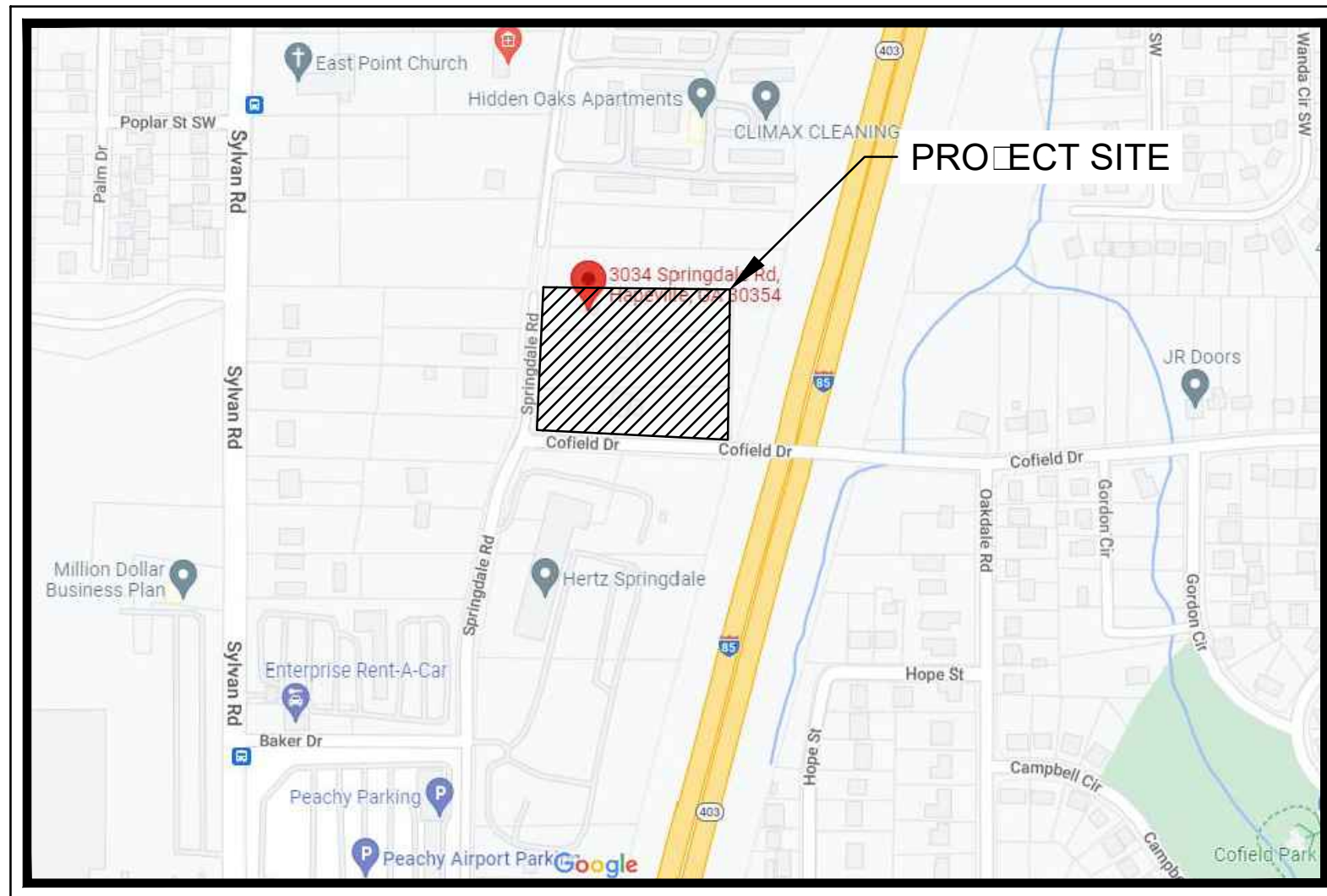
Aerial image (January 5, 2023)

SCHEMATIC DESIGN DRAWINGS
FOR
BELLWOOD SPRINGDALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 09/18/2013.

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.

PROJECT CONTACTS

OWNER: BELLWOOD HOMES
736 EFFEYSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990
CONTACT: LA WILLIAMS

ARCHITECT: LESSARD DESIGN
8521 LEESBURG PLE, SEVENTH FLOOR
VIENNA, BA 22182
PHONE: 571.830.1839
CONTACT: CHRIS LESSARD

CIVIL ENGINEER: □IMLEY HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GA 30309
PHONE: 404.419.8700
CONTACT: BEN SQUIMORE, P.E.

SURVEYOR: GRANT SHEPHERD & ASSOCIATES
735 LONGLEAF BLVD, SUITE A
LA WRENCEVILLE, GA 30046
PHONE: 770.418.9823
CONTACT: MICHAEL R. SHEPHERD, R.L.S.

24 HR CONTACT: LA WILLIAMS
BELLWOOD HOMES
404.988.8990
LA □ ATL BELLWOOD.COM

LAND LOT 99 □14TH DISTRICT
PARCEL NO.: 14□010000030452, 14□009900010234 & 14□009900010887
□ TO BE CONSOLIDATED □
EXISTING □ONING: 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 □ □

NOTES:

1. 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 JIMLEY HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO JIMLEY HORN AND ASSOCIATES, INC.
2. 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.
3. 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.

CIVIL INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.10	SURVEY
C0.20	CONSOLIDATION PLAT
C2.00	SITE PLAN
C3.00	GRADING AND DRAINAGE PLAN
C4.00	UTILITY PLAN
L1.00	TREE PROTECTION PLAN
L2.00	LANDSCAPE PLAN
L2.10	LANDSCAPE DETAILS

BELLWOOD
SPRINGDALE

33038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14 010000030452, 14 009900010234 &
14 009900010887



04/11/2023

GSWCC NO. LEVEL II	0000068765
DRAWN BY	☐
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	

COVER SHEET

SHEET NUMBER
C0-00

BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANE -
WEST ZONE (NAD83)

	POWER POLE	(R) RECORD DATA
	GUY WIRE	(M) MEASURED DATA
	LIGHT POLE	(C) CALCULATED DATA
	STREET LIGHT POLE	R/W RIGHT OF WAY
	ELEC. TRANSFORMER	BSL BOLD SETBACK LINE
	OVERHEAD ELECTRIC	BC BACK OF CURB
	WATER VALVE	EP EDGE OF PAVEMENT
	WATER METER	EC EDGE OF CONCRETE
	FIRE HYDRANT	R PROPERTY LINE
	SANITARY SEWER PIPING	D.E. DRAINAGE EASEMENT
	SEWER MANHOLE	L.S. LANDSCAPE EASEMENT
	CLEAN OUT	S.S.E. SANITARY SEWER ESMT
	STORM DRAIN PIPING	IRF IRON PIN SET
	STORM DRAIN MANHOLE	RFB REBAR FOUND
	STORM INLET	CTP CRIMP TOP PIPE
	CURB INLET	OTF OPEN TOP PIPE
	DROP INLET	P.O.C. POINT OF COMMENCEMENT
	FENCE LINE	P.O.B. POINT OF BEGINNING
	SW SIDEWALK	
	TREE	
	TEMPORARY BENCH MARK	
		● IRON PIN FOUND
		● IRON PIN SET
		○ P.K. NAIL FOUND
		○ P.K. NAIL SET
		⊗ FND X MARK / SCRIBE
		⊗ SET X MARK / SCRIBE

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,329 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" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYOR'S REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, 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 OR PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR'S CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE 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.

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, 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 14TH DAY OF FEBRUARY IN THE YEAR OF 2022

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

Michael R. Shepherd
GA PLS No. 3349
LAND SURVEYOR
MICHAEL R. SHEPHERD

[illegible][illegible]

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 13121C0236F, 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.

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

SETBACKS

SINGLE FAMILY DETACHED:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
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: 1000 SQ.FT
MAXIMUM LOT COVERAGE: 70

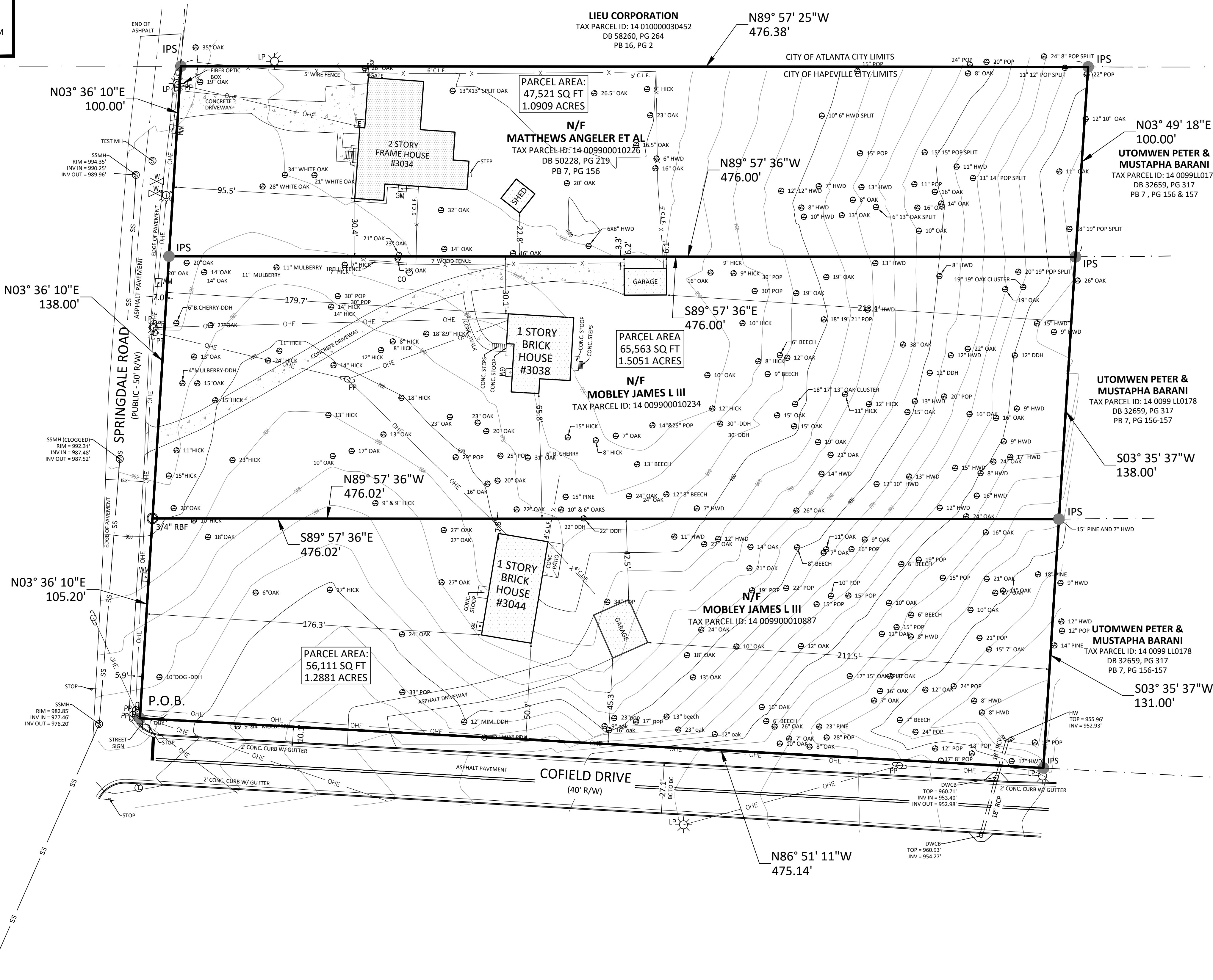
SINGLE FAMILY ATTACHED (4 TO 8 UNITS):
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 8
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

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: 1000 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: 10,000 SQ. FT.
FLOOR AREA / DWELLING UNIT: 1000 SQ. FT.
MAXIMUM LOT COVERAGE: 70

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.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY," AND COMPLETED ON "08/02/2021" UTILIZING A GEMOX ZOOM 900 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINETIC) ROVER, CORRECTED IN REAL-TIME VIA the eGPS 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 BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.



BOUNDARY, TOPOGRAPHIC & TREE FOR:
BELLWOOD DEVELOPERS
034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE
AND LOT 99 OF THE 14TH LAND DISTRICT
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale 1" = 30' *Unless Otherwise Noted*	
GSA Project No. 21-04-380.4	
Drawn By / Field Crew JWW Crew No.	
Sheet No. 02 OF 02	

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

- PP

POWERPOLE
- GW

GUY WIRE
- LP

LIGHT POLE
- SLP

STREET LIGHT POLE
- ET

ELEC. TRANSFORMER
- OHE

OVERHEAD ELECTRIC
- WV

WATER VALVE
- WM

WATER METER
- FH

FIRE HYDRANT
- SS

SANITARY SEWER PIPING
- SM

SEWER MANHOLE
- CO

CLEAN OUT
- SD

STORM DRAIN PIPING
- SDM

STORM DRAIN MANHOLE
- SI

STORM INLET
- CI

CURB INLET
- DI

DROP INLET
- SW

SIDEWALK
- T

TREE
- T.B.M.

TEMPORARY BENCH MARK
- (R)

RECORD DATA
- (M)

MEASURED DATA
- (C)

CALCULATED DATA
- R/W

RIGHT OF WAY
- BSL

BLDG SETBACK LINE
- BC

BACK OF CURB
- EP

EDGE OF PAVEMENT
- EC

EDGE OF CONCRETE
- P

PROPERTY LINE
- D.E.

DRAINAGE EASEMENT
- L.E.

LANDSCAPE EASEMENT
- S.S.E.

SANITARY SEWER ESMT
- IPS

IRON PIN SET
- RBF

REBAR FOUND
- CTP

CRIMP TOP PIPE
- OTF

OPEN TOP PIPE
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- IPF

IRON PIN FOUND
- IPN

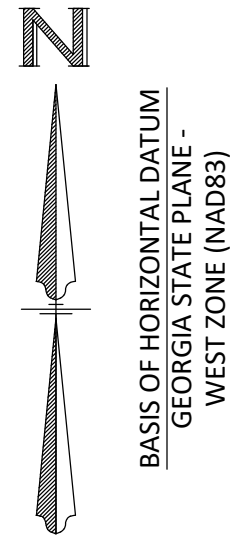
IRON PIN SET
- P.K.

P.K. NAIL FOUND
- P.K.

P.K. NAIL SET
- FND X

FND X MARK / SCRIBE
- SET X

SET X MARK / SCRIBE



Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

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.

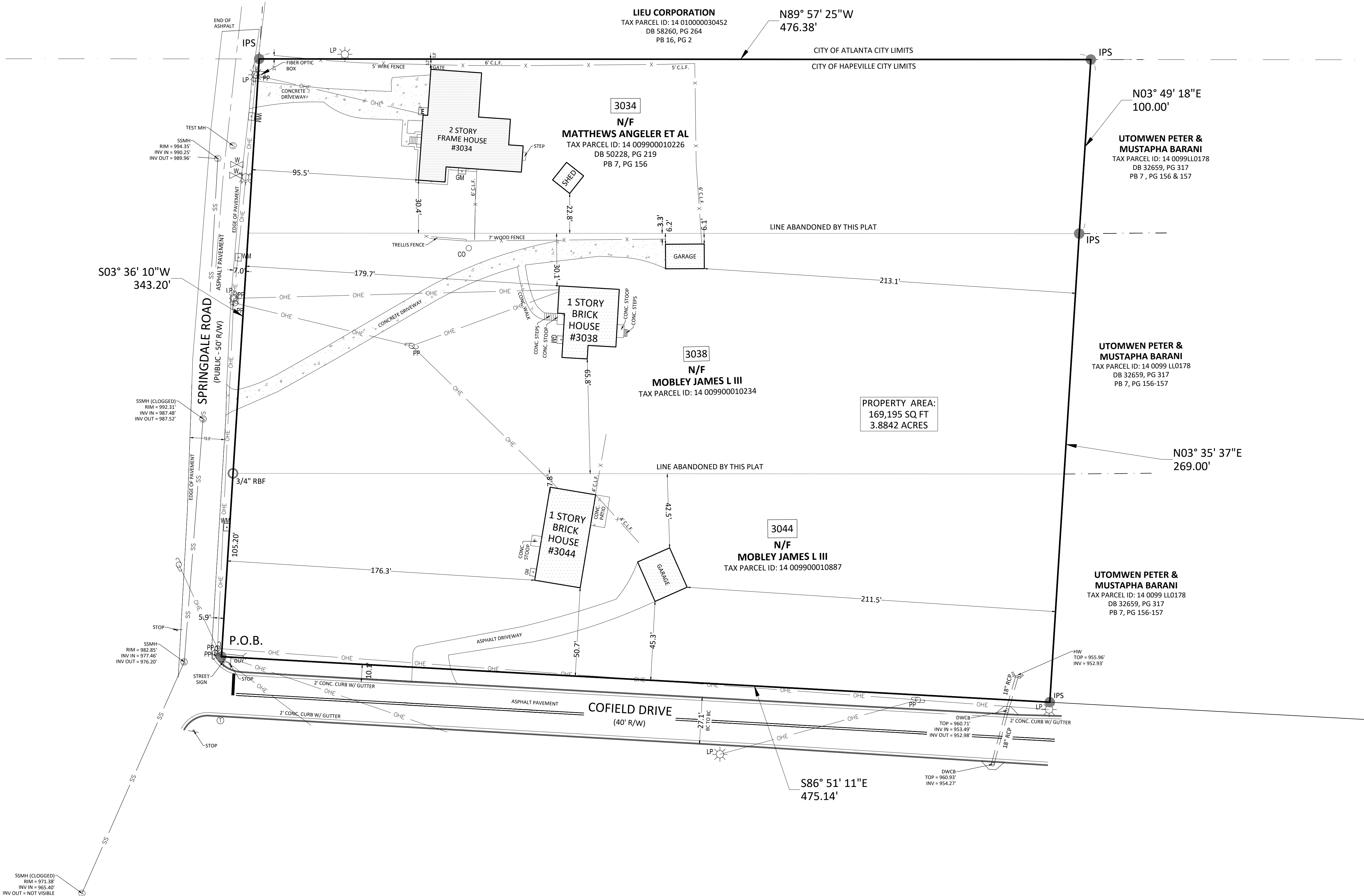
PRESENTED BEFORE ME THIS 15TH DAY OF JUNE IN THE YEAR OF 2022.

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

Michael R. Shepherd
MICHAEL R. SHEPHERD
LAND SURVEYOR
No. 3349

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

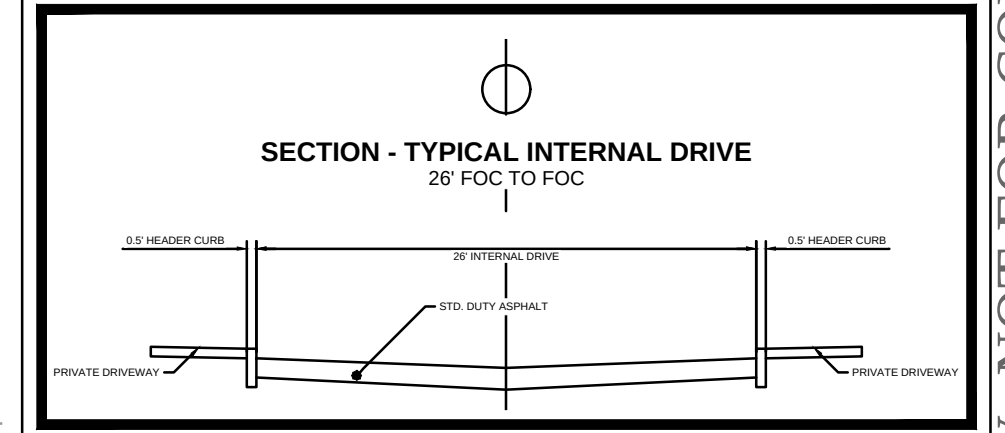
SSMH (CLOGGED)
RIM = 971.38'
INV IN = 965.40'
INV OUT = NOT VISIBLE

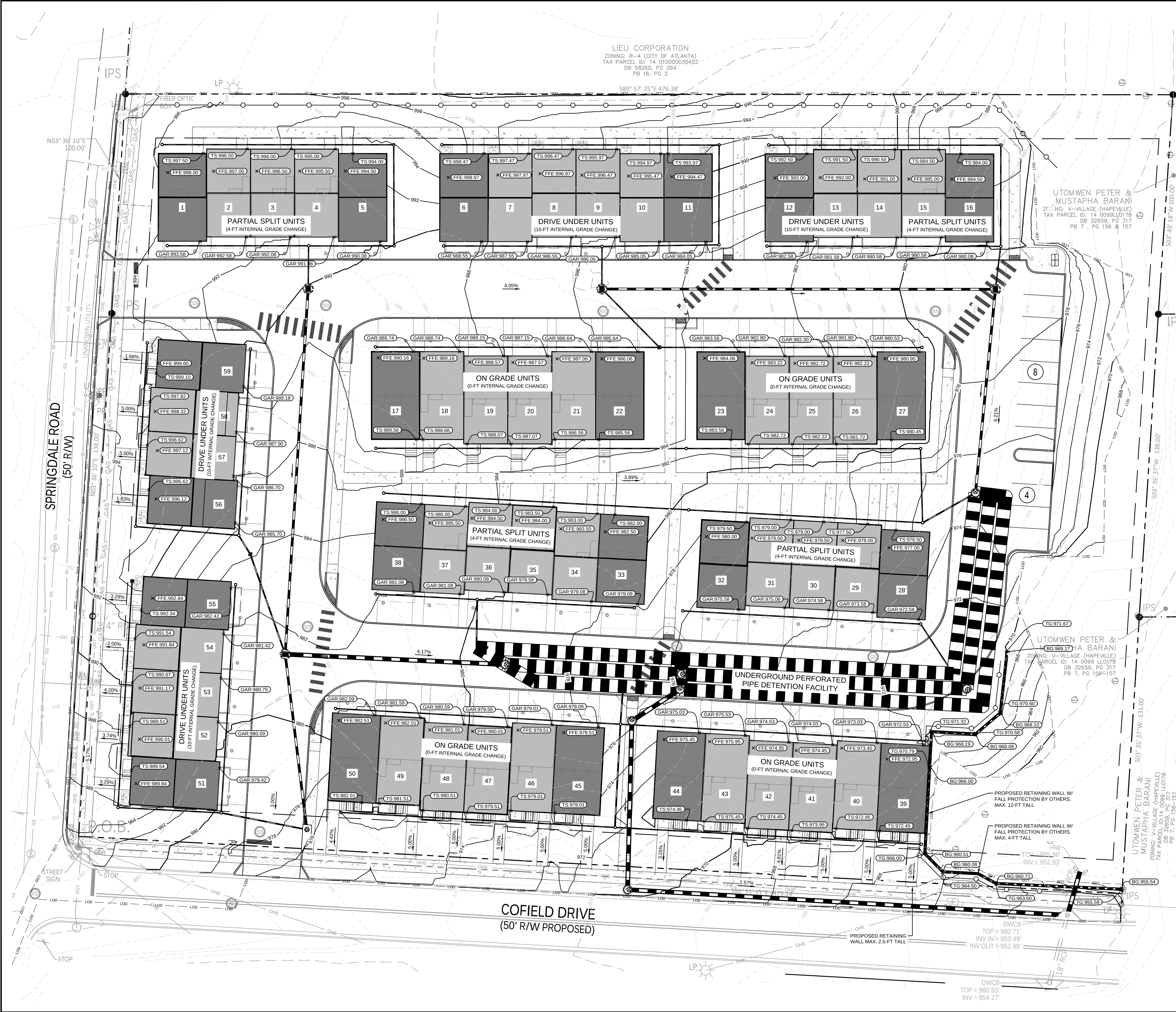


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C.O.A./LSF 000459

CONSOLIDATION PLAT FOR:
BELLWOOD DEVELOPERS
SITE ADDRESS: 3034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE, GEORGIA 30354
LAND LOT 99 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale	
1" = 30'	
Unless Otherwise Noted	
GSA Project No.	
21-04-380.4	
Drawn By / Field Crew	
Crew No. 1	
JWW	
Sheet No. 02 OF 02	





- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.73 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 09/18/2013.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 - THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

- ### GRADING LEGEND:
- | | |
|-------------|--------------------------------|
| 950 | EXISTING MAJOR CONTOUR |
| 948 | EXISTING MINOR CONTOUR |
| 945 | PROPOSED MAJOR CONTOUR |
| 944 | PROPOSED MINOR CONTOUR |
| × 945.00 | PROPOSED SPOT GRADE |
| × TG 945.00 | PROPOSED TOP GRADE AT WALL |
| × BG 945.00 | PROPOSED BOTTOM GRADE AT WALL |
| × TS 945.00 | PROPOSED TOP OF STAIR GRADE |
| × BS 945.00 | PROPOSED BOTTOM OF STAIR GRADE |
| × HP 945.00 | PROPOSED HIGH POINT GRADE |
| × LP 945.00 | PROPOSED LOW POINT GRADE |
| × TC 945.00 | PROPOSED TOP OF CURB GRADE |
| × BC 945.00 | PROPOSED BOTTOM OF CURB GRADE |
| → | DRAINAGE FLOW ARROW |

- ### STORM DRAINAGE LEGEND:
- | | |
|------|--|
| JB | JUNCTION BOX |
| CI | HOODED GRATE CURB INLET (GDOT 1019A, TYPE E) |
| GI | GRATE INLET (GDOT 1019A, TYPE A) |
| SWCB | SINGLE WING CATCH BASIN (GDOT 1033D) |
| DWCB | DOUBLE WING CATCH BASIN (GDOT 1034D) |
| YD | YARD DRAIN (NDS CATCH BASIN OR COMPARABLE) |
| CO | CLEAN OUT |
| WQ | WATER QUALITY DEVICE |
| OCS | OUTLET CONTROL STRUCTURE (CAST-IN-PLACE) |
| TD | TRENCH DRAIN |
| — | PROPOSED ROOF DRAIN PIPE |
| — | PROPOSED STORM PIPE |

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GRAPHIC SCALE IN FEET
0 10 20 40

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WWW.KIMLEY-HORN.COM

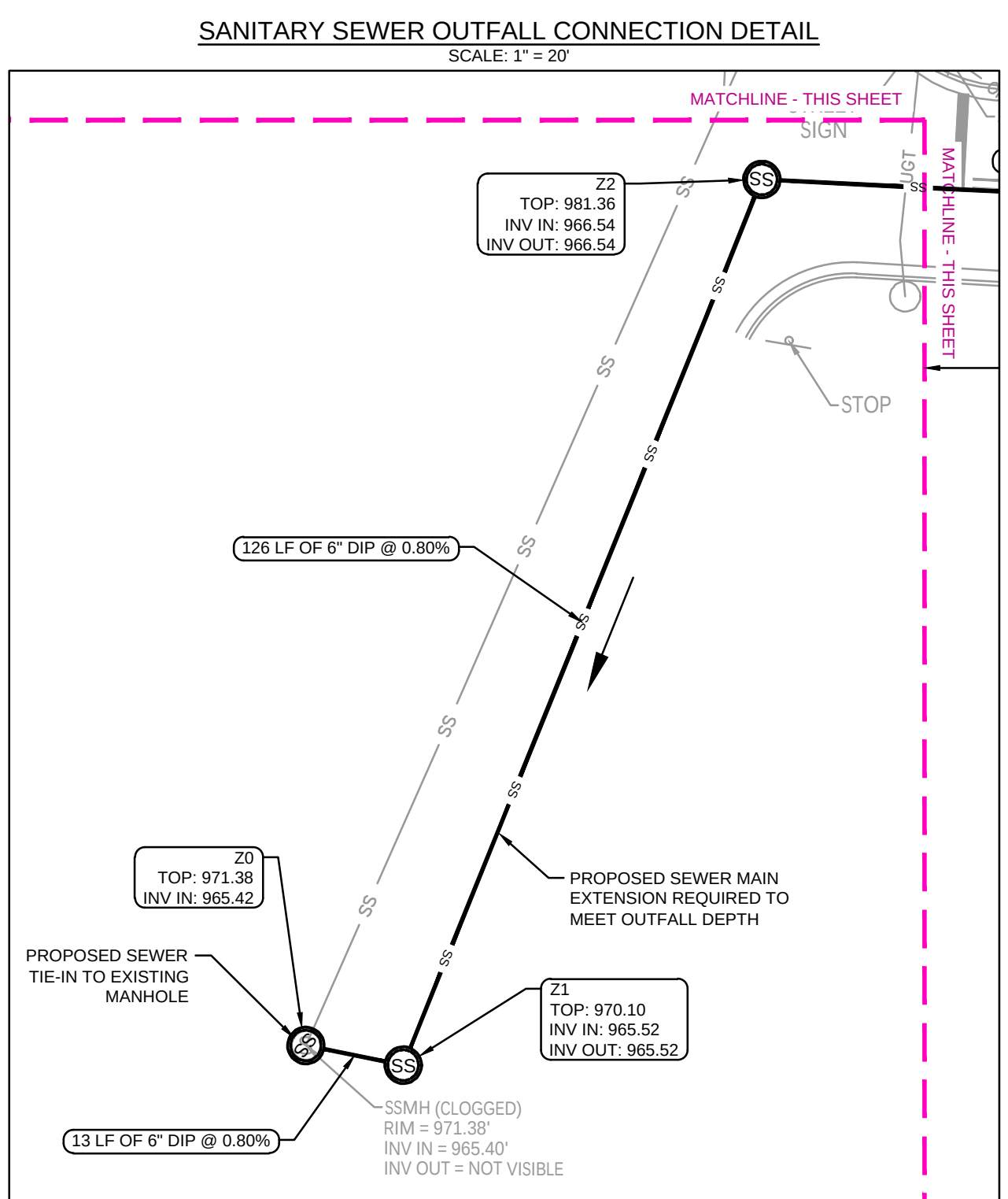
BELLWOOD HOMES
726 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

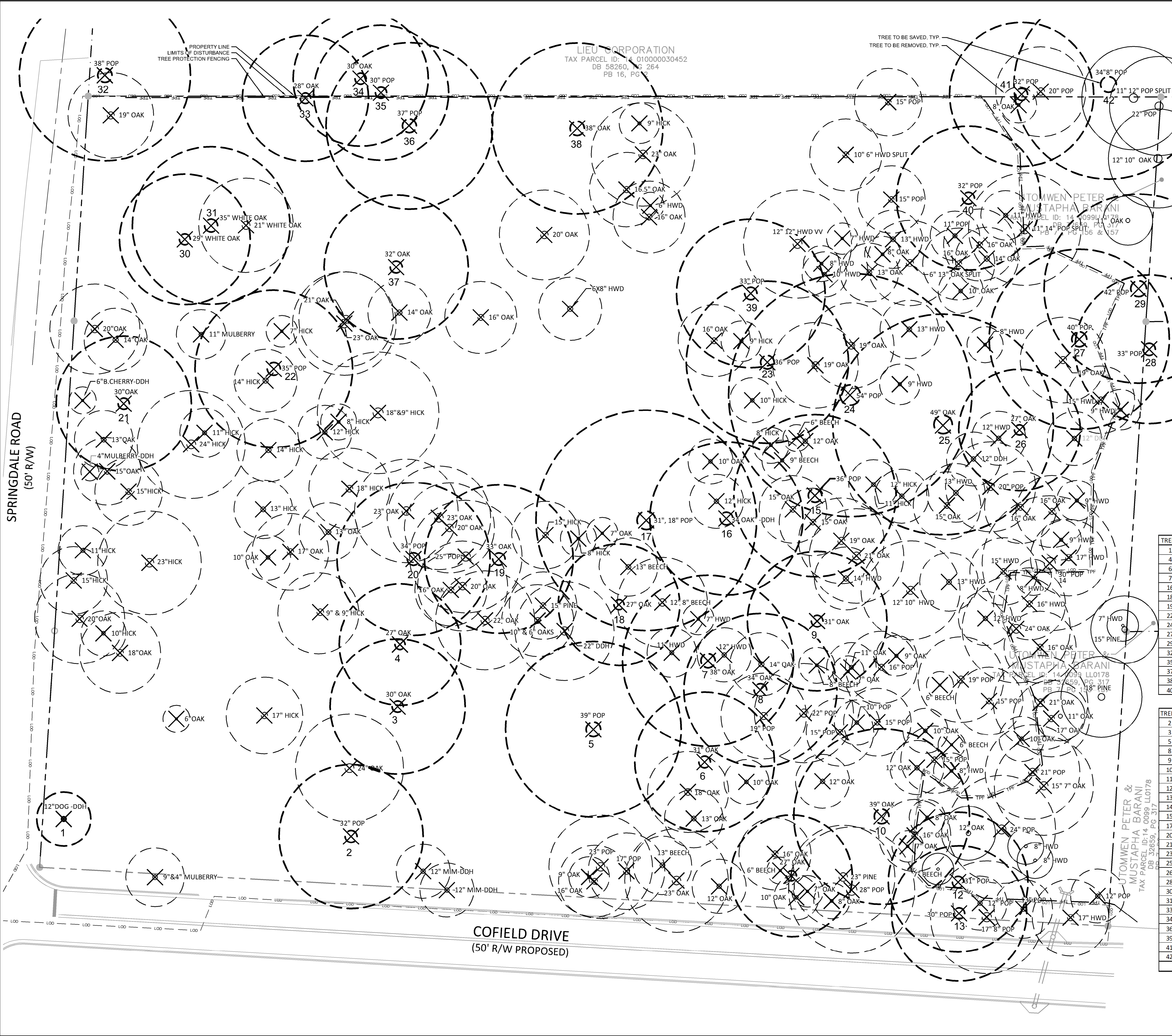
NO.	DATE	BY
1	02/14/2023	ZAF
2	04/11/2023	ZAF
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE

BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, Hapeville, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

04/11/2023

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 02/14/2023
PROJECT NO. 013709001
TITLE GRADING AND DRAINAGE PLAN
SHEET NUMBER C3-00





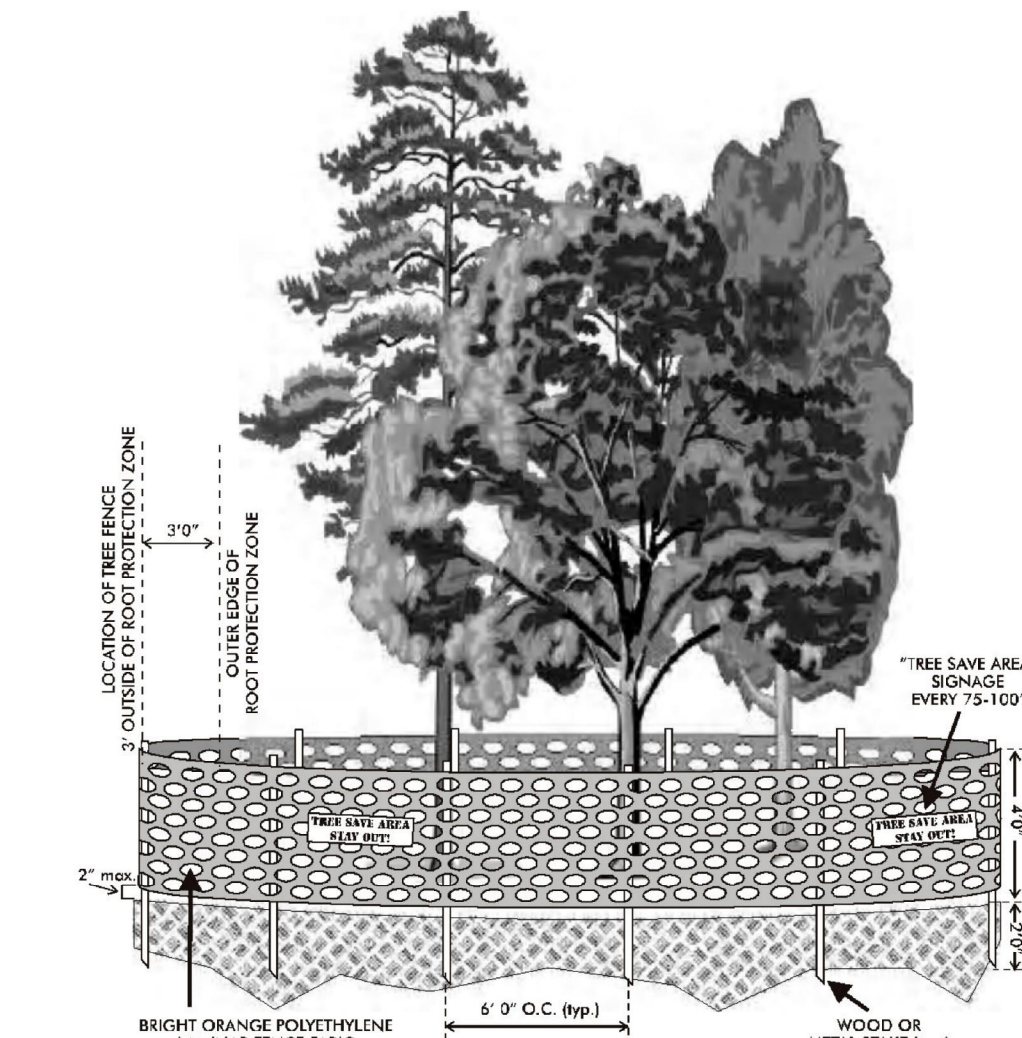
Tree Conservation Plan Notes:

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

Note:

- Arboret assessment of specimen trees submitted under separate cover.
- Trees to be removed outside of the Limits of Disturbance to be removed by hand to stump. No heavy machinery outside of Limits of Disturbance.
- Final construction and staging plan (staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes) to be provided by Contractor at pre-con meeting with City of Hapeville prior to start of demolition activities.

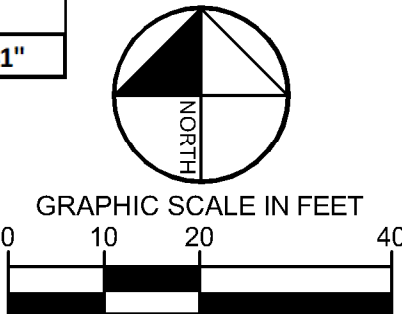
Figure 1. Tree Protection Fencing



TREES NOT IN LANDMARK CONDITION					PRESERVED SITE DENSITY INCHES		
TREE #	DBH	SPECIES	IMPACT %	STATUS	DBH	SPECIES	DENSITY IN.
1	12	Dogwood	100	Destroy	8	Hardwood	8
4	27	Northern Red Oak	100	Destroy	12	Oak	12
6	31	Northern Red Oak	100	Destroy	7	Beech	7
7	38	Tulip Poplar	100	Destroy	8	Hardwood	8
16	34	Southern Red Oak	100	Destroy	11	oak	11
18	27	Northern Red Oak	100	Destroy	18	Pine	18
19	33	Northern Red Oak	100	Destroy	15	Pine	15
22	35	Tulip Poplar	100	Destroy	7	Hardwood	7
24	54	Tulip Poplar	100	Destroy	11	Oak	11
27	40	Tulip Poplar	100	Destroy	12,10	Oak	22
29	42	Tulip Poplar	100	Destroy	22	Poplar	22
32	38	Tulip Poplar	100	Destroy	11,12	Poplar	23
35	30	Tulip Poplar	100	Destroy	TOTAL: 164		
37	32	Southern Red Oak	100	Destroy			
38	38	Southern Red Oak	100	Destroy			
40	32	Tulip Poplar	100	Destroy			

TREES IN LANDMARK CONDITION					Rcmp.DBH
TREE #	DBH	SPECIES	IMPACT %	STATUS	Rcmp.DBH
2	32	Tulip Poplar	100	Removed	32
3	30	Northern Red Oak	100	Removed	30
5	39	Tulip Poplar	100	Removed	39
8	34	Tulip Poplar	100	Removed	34
9	31	Southern Red Oak	100	Removed	31
10	39	White Oak	100	Removed	39
11	27	Southern Red Oak	100	Removed	27
12	31	Tulip Poplar	100	Removed	31
13	30	Tulip Poplar	100	Removed	30
14	30	Tulip Poplar	100	Removed	30
15	36	Tulip Poplar	100	Removed	36
17	31,18	Tulip Poplar	100	Removed	49
20	34	Tulip Poplar	100	Removed	34
21	30	Southern Red Oak	100	Removed	30
23	36	Tulip Poplar	100	Removed	36
25	49	Northern Red Oak	100	Removed	49
26	27	Northern Red Oak	100	Removed	27
28	33	Tulip Poplar	100	Removed	33
30	29	White Oak	100	Removed	29
31	35	White Oak	100	Removed	35
33	28	Northern Red Oak	100	Removed	28
34	30	Northern Red Oak	100	Removed	30
36	37	Tulip Poplar	100	Removed	37
39	33	Tulip Poplar	100	Removed	33
41	32	Tulip Poplar	100	Removed	32
42	34,8	Tulip Poplar	0	Preserved	
TOTAL:					841"

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723 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

GEORGIA811
REGISTERED
PROFESSIONAL ARCHITECT
JOY L. ZAIANI
04/11/2023

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 00/00/0000
PROJECT NO. 013709001
TITLE **TREE PROTECTION PLAN**
SHEET NUMBER **L1-00**

PREPARED BY
DATE
BY



LIEU CORPORATION
TAX PARCEL ID: 14 010000030452
DB 58260, PG 264
PB 16, PG 2

UTOMWEN PETER &
MUSTAFA BARANI
TAX PARCEL ID: 14 00991 L0178
DB 32659, PG 317
PB 7, PG 156 & 157

UTOMWEN PETER &
MUSTAFA BARANI
TAX PARCEL ID: 14 0099 L0178
DB 32659, PG 317
PB 7, PG 156 & 157

UTOMWEN PETER &
MUSTAFA BARANI
TAX PARCEL ID: 14 0099 L0178
DB 32659, PG 317
PB 7, PG 156 & 157

TREE DENSITY:

SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.53 ACRES
3.88 AC X 100 INCHES PER ACRE = 388 INCHES REQUIRED
EXISTING INCHES TO REMAIN: 164"
PROPOSED INCHES TO PLANT: 496"
164" + 496" = 660" TOTAL INCHES ON SITE
SITE DENSITY OF 388" MET
SURPLUS OF 272" TO BE PUT TOWARDS LANDMARK RECOMPENSE.
841" LANDMARK INCHES REMOVED
- 272" SURPLUS INCHES PLANTED
= 569" DEFICIT LANDMARK RECOMPENSE
569" x \$200 = \$113,800 OWED TO TREE BANK

PARKING:

12 PARKING SPACES
SEE PLAN FOR 50 FT RADIUS DASHED CIRCLE

NOTE:

1. SEE PLANT SCHEDULE, DETAILS, AND SPECIFICATIONS ON L2-10.
2. FINAL CONSTRUCTION AND STAGING PLAN (STAGING AREAS FOR PARKING, MATERIALS STORAGE, CONCRETE WASHOUT, DEBRIS BURN, TUB GRINDING, AND BURIAL HOLES) TO BE PROVIDED BY CONTRACTOR AT PRE-CON MEETING WITH CITY OF HAPEVILLE PRIOR TO START OF DEMOLITION ACTIVITIES.

PLANT WATERING NOTES:

All trees to have gator watering bags and be watered for the first two years or until established. All shrubs, groundcover and trees need to be monitored 2-3 per week for watering needs. The root zones of all trees, shrubs and groundcover need to maintain a soil moisture level of 20-60%. Contractor to check the soil moisture level at the root zone three times per week to determine whether the shrubs and groundcover need water. If it rains .5 inches in a week contractor can check the soil moisture levels and monitoring watering twice per week. Contractor to monitor gator bags on trees 2-3 times per week and ensure that the bags are filled with water until trees are established.

Final location of hose bibs, water, faucets, or quick couplers for hand-watering plants will be provided in final tree plans to City of Hapeville.

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WWW.KIMLEY-HORN.COM

BELLWOOD HOMES
723 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

NO.	DATE	BY	DESCRIPTION
1	00/00/0000	ZAF	PLANNING COMMISSION SET
2	04/11/2023	ZAF	ISSUANCE AND REVISION DESCRIPTIONS

BELLWOOD SPRINGDALE
3038 SPRINGDALE ROAD SW, HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010687

GEORGIA 811
REGISTERED PROFESSIONAL ARCHITECT
BY L. ZAINI
04/11/2023

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 00/00/0000
PROJECT NO. 013709001
TITLE
LANDSCAPE PLAN
SHEET NUMBER
L2-00

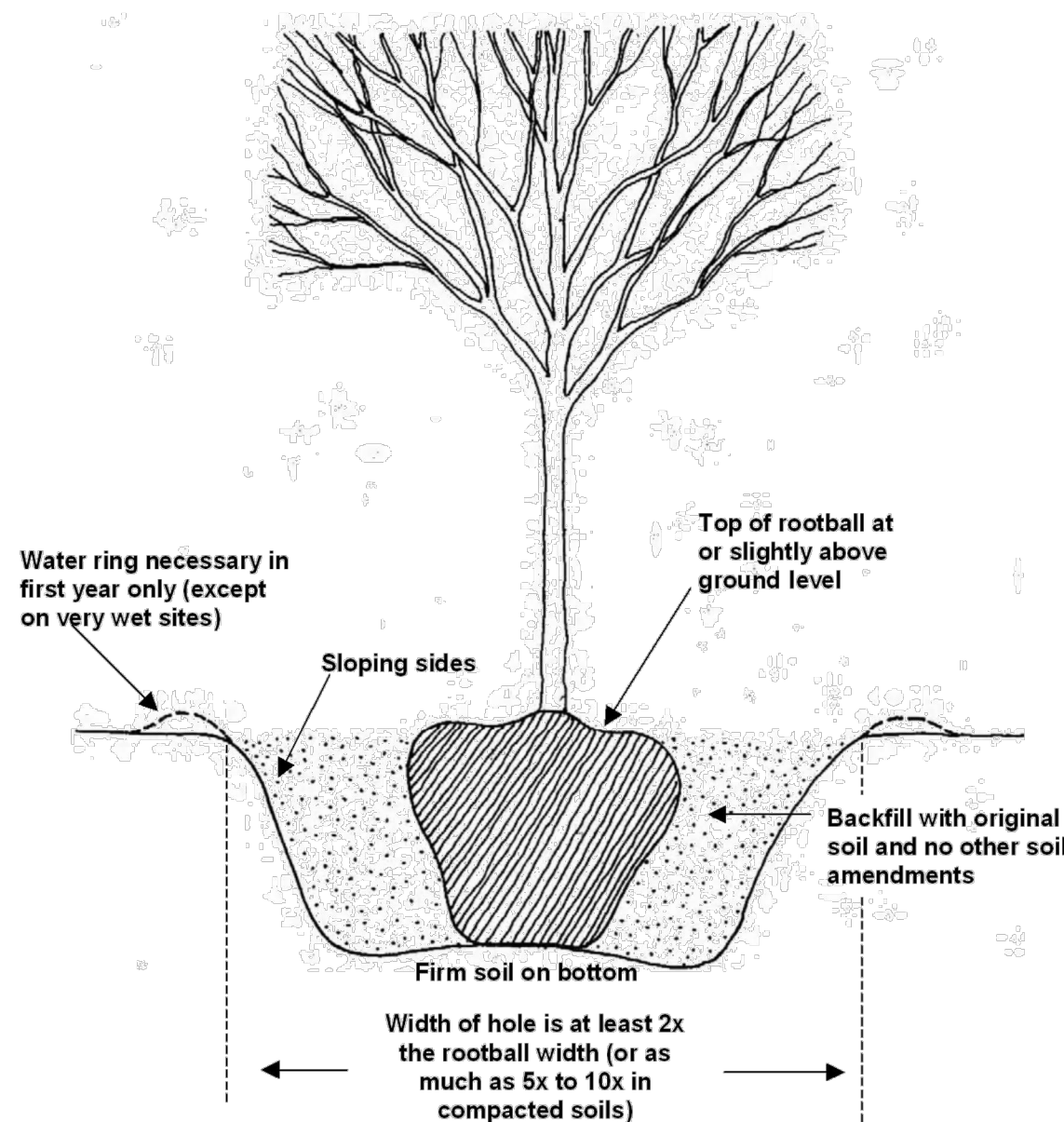
PRELIMINARY: NOT FOR CONSTRUCTION

PLANT SCHEDULE

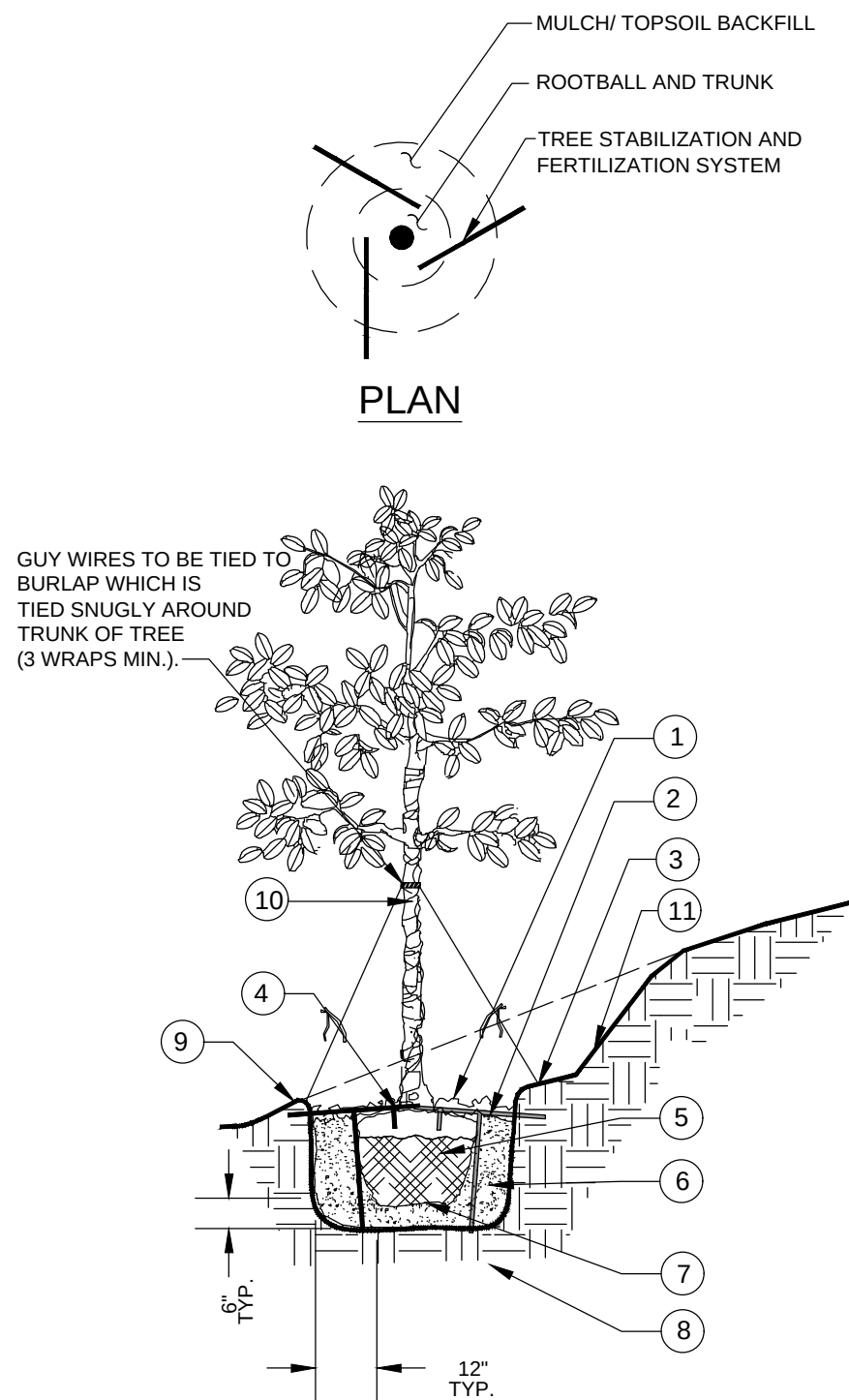
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LANDSCAPE NOTES

- REFER TO CIVIL SHEETS FOR GRADING AND DRAINAGE WITHIN LANDSCAPE AND HARDSCAPE AREAS.
- ALL PLANT MATERIAL MUST MEET THE MINIMUM STANDARDS AS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL. STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AT A MINIMUM OF 3 INCHES. THE MULCH SHALL BE FREE FROM MOLD, STICKS, CONES, WEEDS AND OTHER DEBRIS. COMPACTION OF THE MULCH SHALL OCCUR NATURALLY OVER A TWO WEEK PERIOD DURING WHICH AT LEAST ONE SIGNIFICANT RAINFALL HAS OCCURRED. ADDITIONAL MULCH SHALL BE PLACED IN ORDER TO MAINTAIN THE MINIMUM DEPTH UNTIL DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND 811 TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING UNTIL THE WORK IS ACCEPTED BY THE OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION FROM THE OWNER)
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING MIX: 50% ORGANIC SOIL ADDITIVES AND 50% TOPSOIL.
- THE AREA TO BE PLANTED SHALL BE SPRAYED WITH HERBICIDE ONE WEEK PRIOR TO TILLING AND PLANTING. ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF OR PLANT MATERIAL.
- CONTRACTOR TO VERIFY THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES, STRUCTURES, EASEMENTS OR DRAINAGE PATTERNS.
- CONTRACTOR TO REFER TO THE EROSION CONTROL PLANS FOR ALL TEMPORARY AND PERMANENT SEEDING AREAS.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. CONTRACTOR IS RESPONSIBLE TO INSTALL THE PLANT MATERIAL QUANTITIES THAT ARE SHOWN IN THE LANDSCAPE PLANS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE (INCLUDING, BUT NOT LIMITED TO WEEDING, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL WARRANTY OF ALL THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL SLOPES THAT ALL GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC PRIOR TO PLANTING. EROSION CONTROL FABRIC SHALL BE OF THE TYPE THAT DECOMPOSES AFTER 18 MONTHS TO 2 YEARS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT, AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD, ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HEREIN AND IN THE PLANT SCHEDULE.



CITY OF HAPEVILLE TREE PLANTING STANDARD DETAIL



○ TREE PLANTING ON MAX. 3:1 SLOPE
NTS

1. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
2. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR ALL MATERIALS AND INSTALLATION REQUIREMENTS. USE GUY WIRE (W/ FLAGGING) IN WINDY CONDITIONS WHEN NECESSARY.
3. 4" MINIMUM OF MULCH TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
4. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
5. BAB OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
6. PREPARE PLANTING SOIL MIX AS SPECIFIED.
7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON WOUND UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
8. UNDISTURBED SUBSOIL
9. 3" HIGH SOIL BERM TO HOLD WATER.
10. TREE WRAP
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

[illegible]



KEY PLAN



UNIT A HIGH VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT A LOW VIS.

REAR ELEVATION



UNIT A LOW VIS.

LEFT SIDE ELEVATION



UNIT A LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT A HIGH VIS.

FRONT ELEVATION



UNIT A HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



LOT 12
UNIT A
LOW VIS.

LOT 13
UNIT B
LOW VIS.

LOT 14
UNIT B
LOW VIS.

LOT 15
UNIT B
LOW VIS.

LOT 16
UNIT A
LOW VIS.

REAR ELEVATION



LOT 16
UNIT A
LOW VIS.

LEFT SIDE ELEVATION



LOT 16
UNIT A
LOW VIS.

LOT 15
UNIT B
LOW VIS.

LOT 14
UNIT B
LOW VIS.

LOT 13
UNIT B
LOW VIS.

LOT 12
UNIT A
LOW VIS.

FRONT ELEVATION



LOT 12
UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



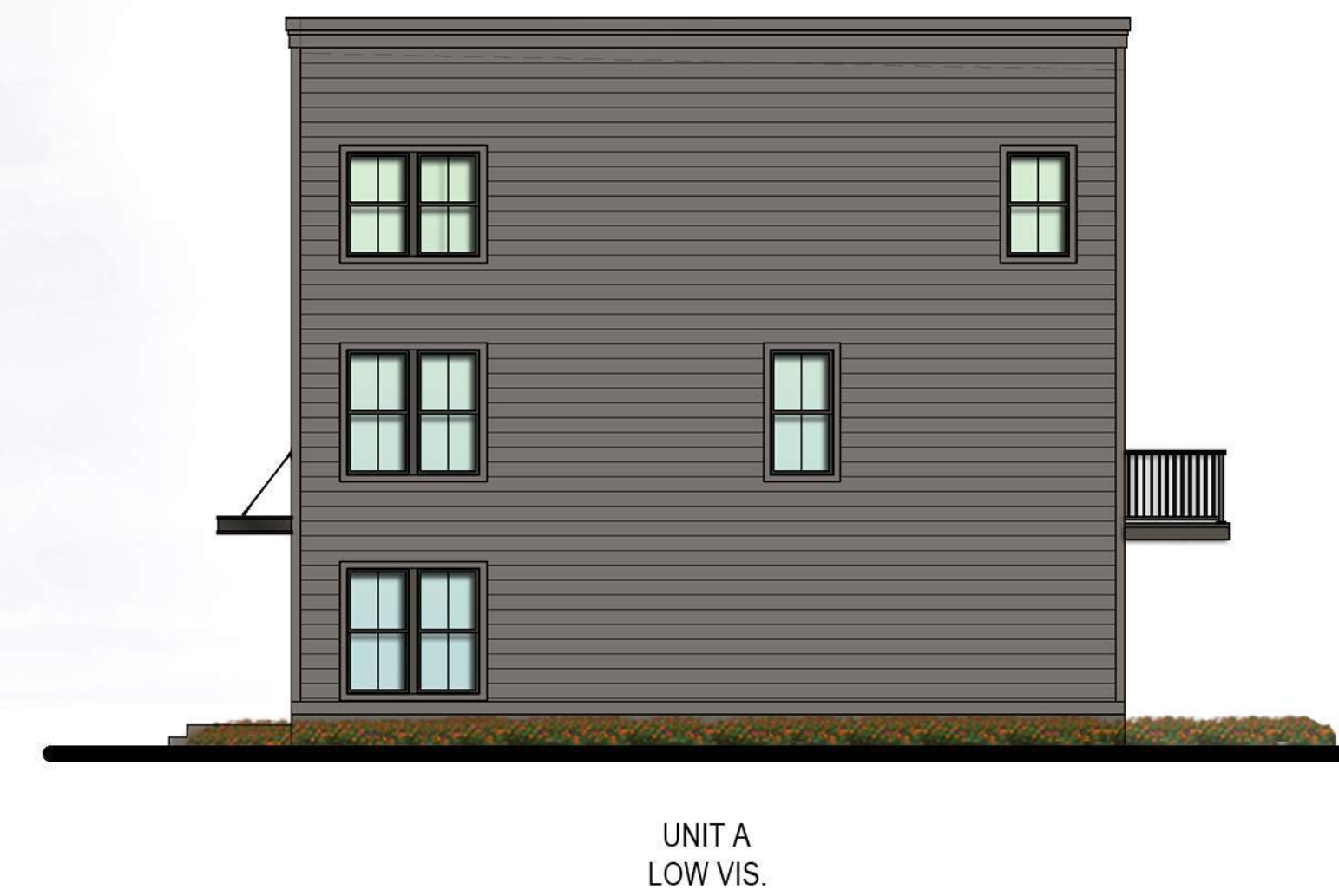
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

REAR ELEVATION



UNIT A
HIGH VIS.

LEFT SIDE ELEVATION



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

FRONT ELEVATION



UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

REAR ELEVATION



UNIT A
HIGH VIS.

LEFT SIDE ELEVATION



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

FRONT ELEVATION



UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



LOT 51
UNIT A
HIGH VIS.

LOT 52
UNIT B
HIGH VIS.

LOT 53
UNIT B
HIGH VIS.

LOT 54
UNIT B
HIGH VIS.

LOT 55
UNIT B
HIGH VIS.

REAR ELEVATION



LOT 55
UNIT A
HIGH VIS.

LEFT SIDE ELEVATION



LOT 55
UNIT A
HIGH VIS.

LOT 54
UNIT B
HIGH VIS.

LOT 53
UNIT B
HIGH VIS.

LOT 52
UNIT B
HIGH VIS.

LOT 51
UNIT A
HIGH VIS.

FRONT ELEVATION



LOT 51
UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS. UNIT B
HIGH VIS. UNIT B
HIGH VIS. UNIT A
HIGH VIS.

REAR ELEVATION



LEFT SIDE ELEVATION



UNIT A
HIGH VIS. UNIT B
HIGH VIS. UNIT B
HIGH VIS. UNIT A
HIGH VIS.

FRONT ELEVATION



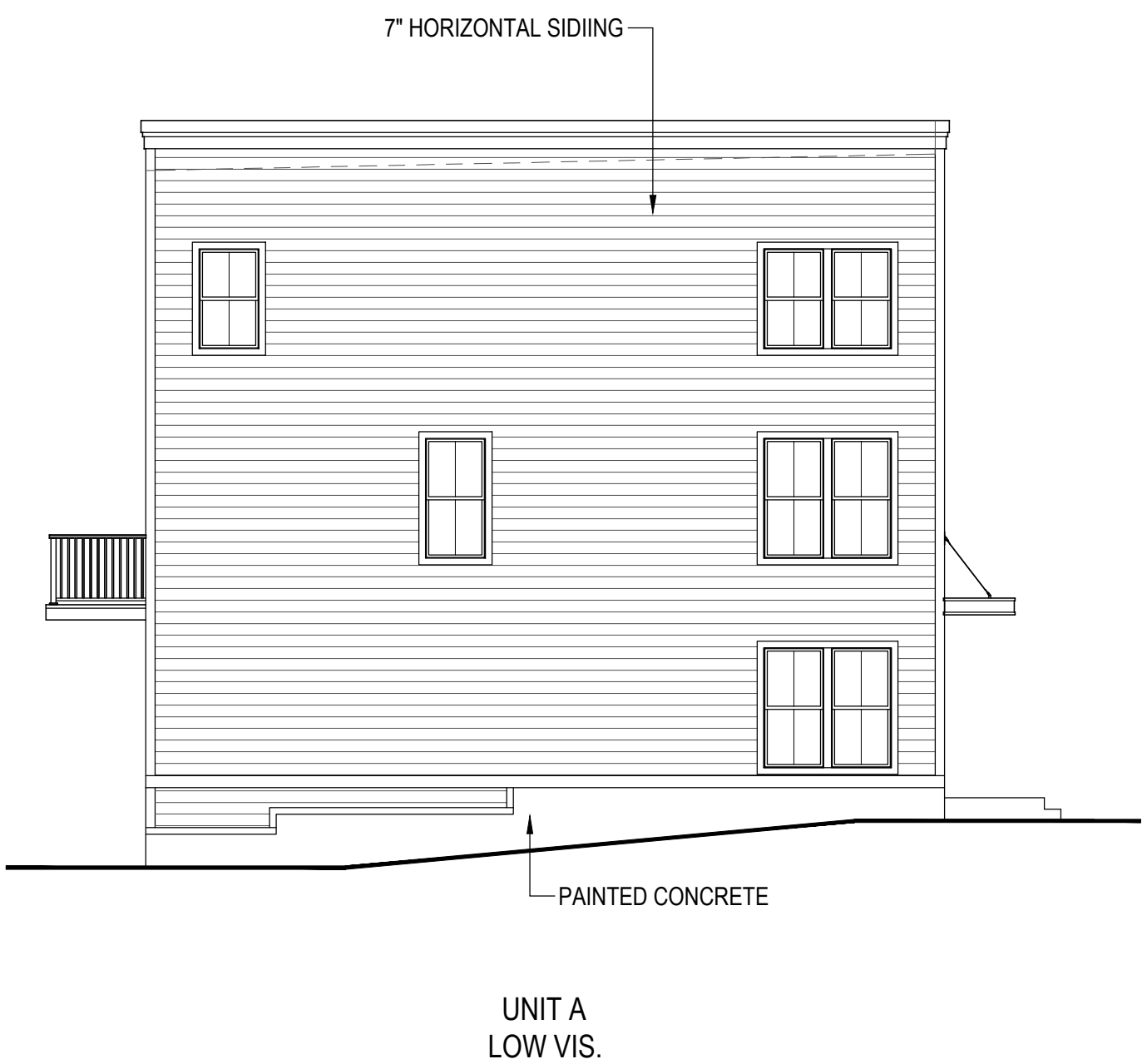
UNIT A
HIGH VIS.
RIGHT SIDE ELEVATION



KEY PLAN



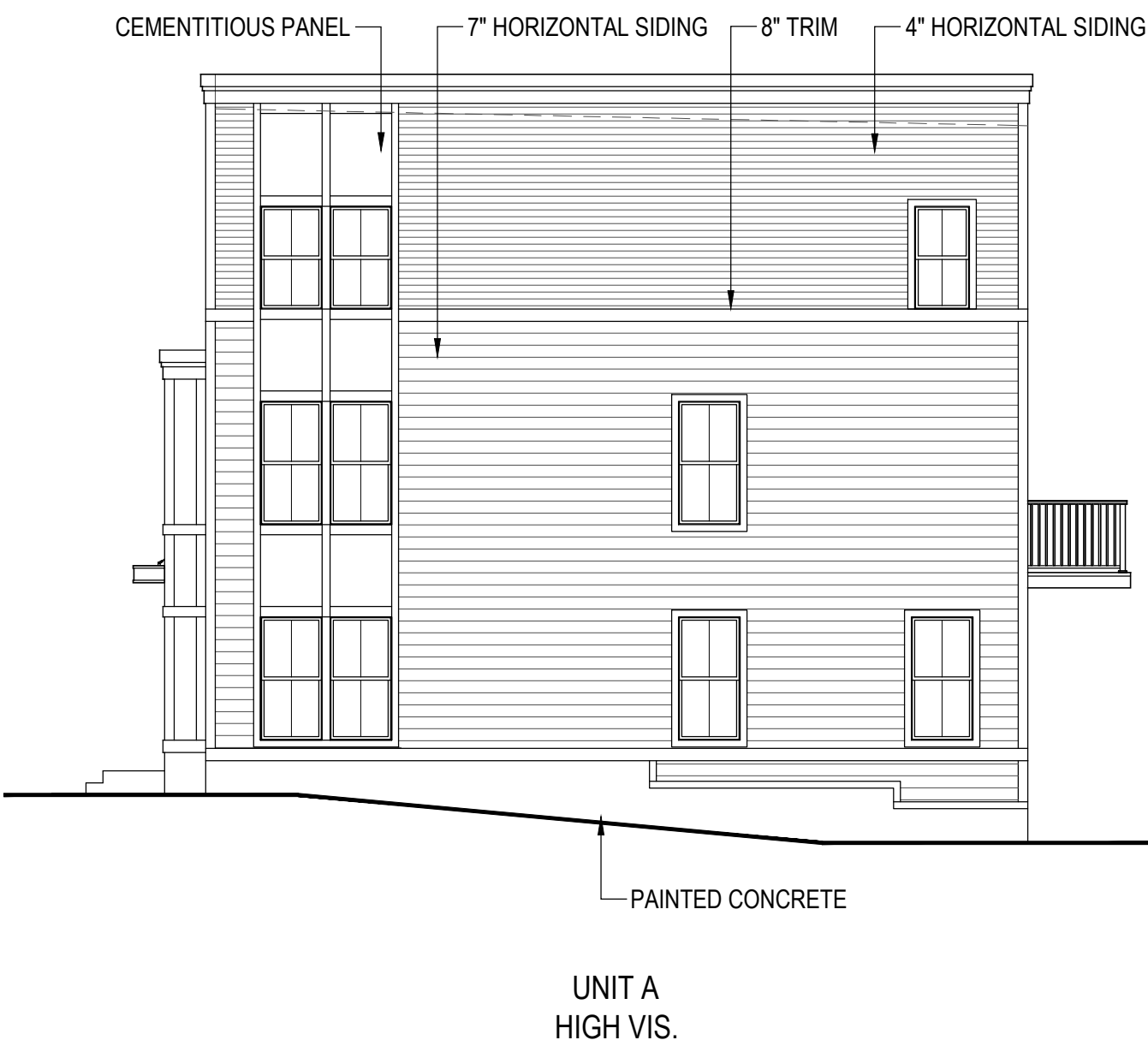
REAR ELEVATION



LEFT SIDE ELEVATION



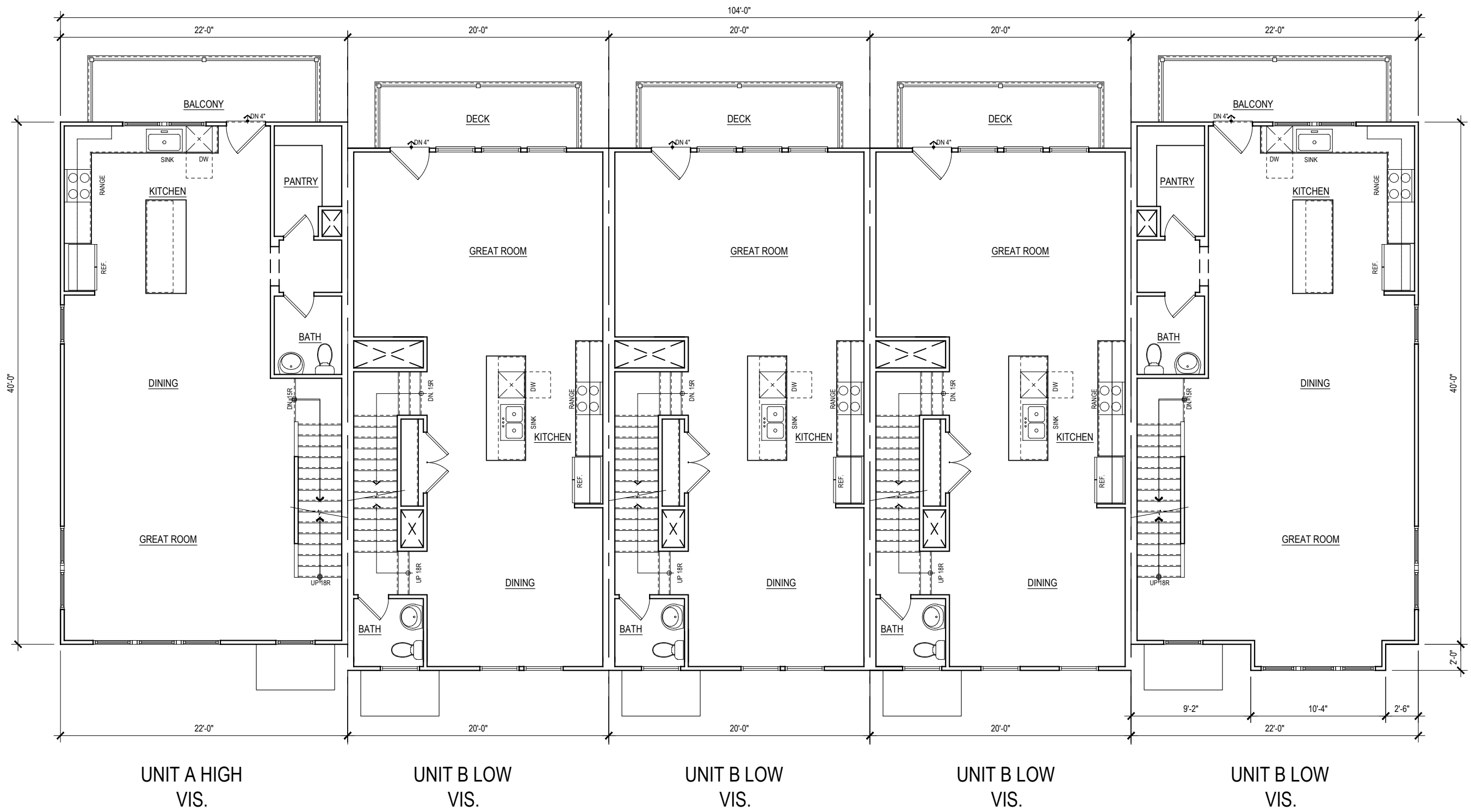
FRONT ELEVATION



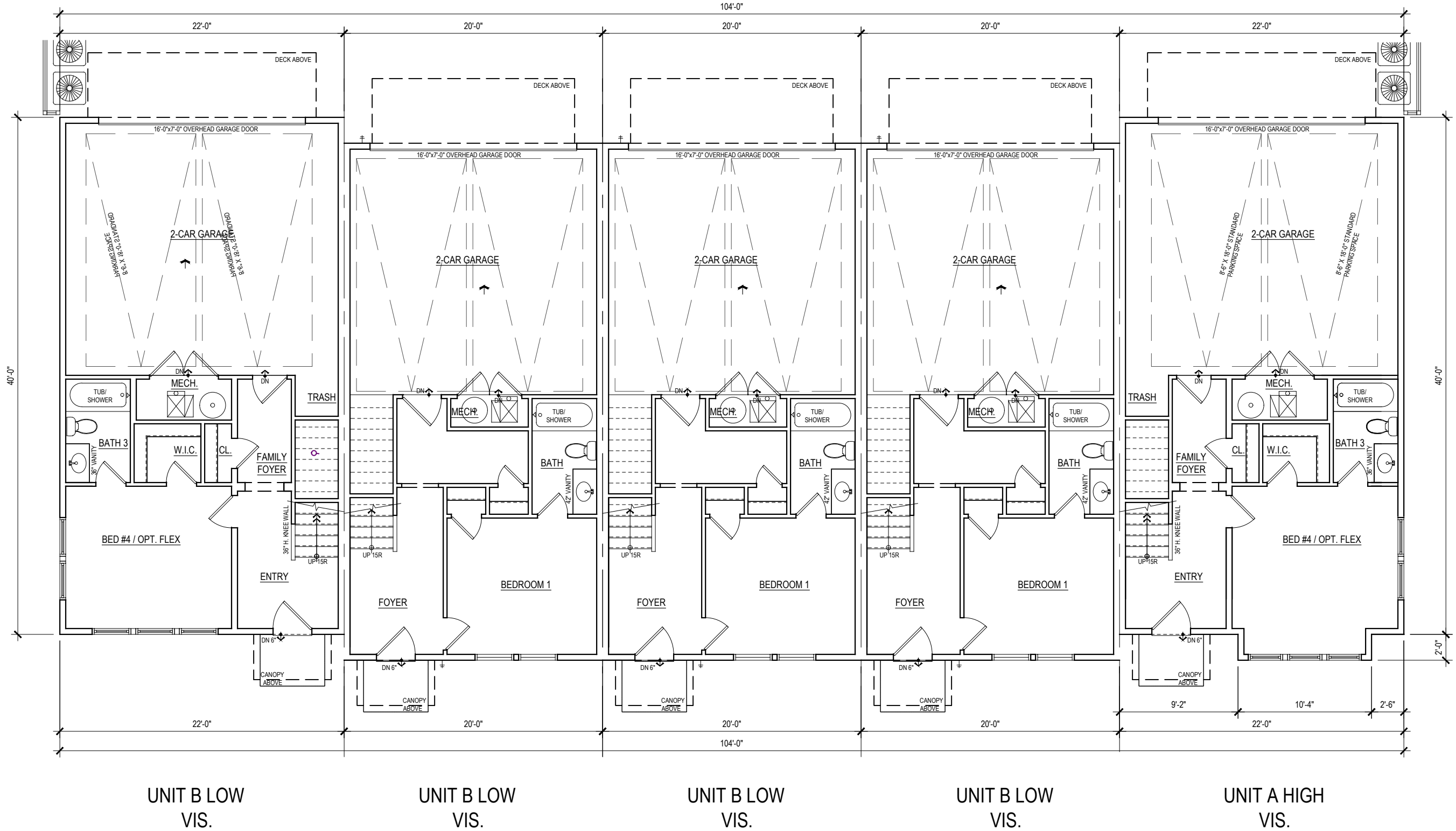
RIGHT SIDE ELEVATION



KEY PLAN



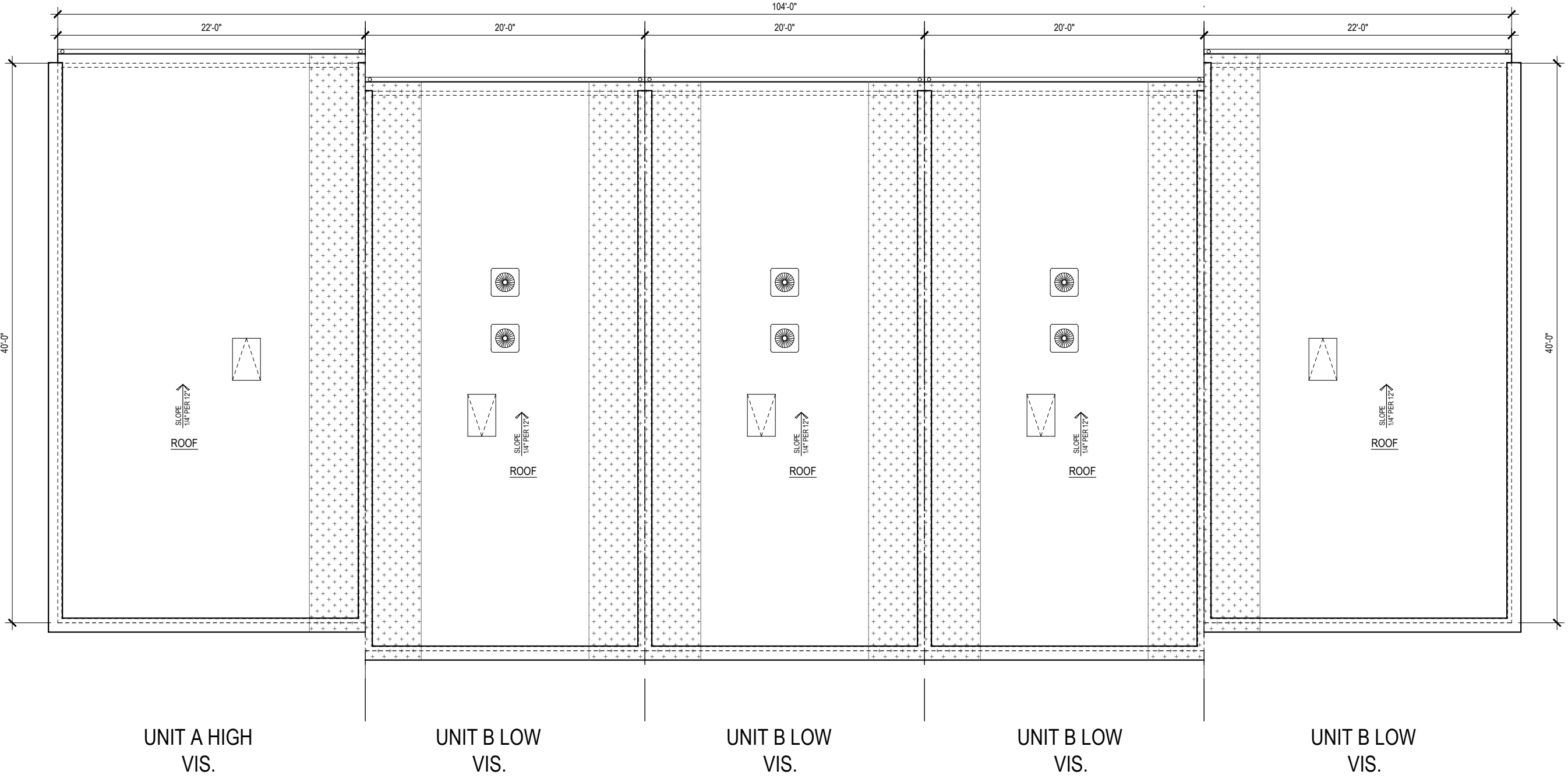
SECOND FLOOR PLAN



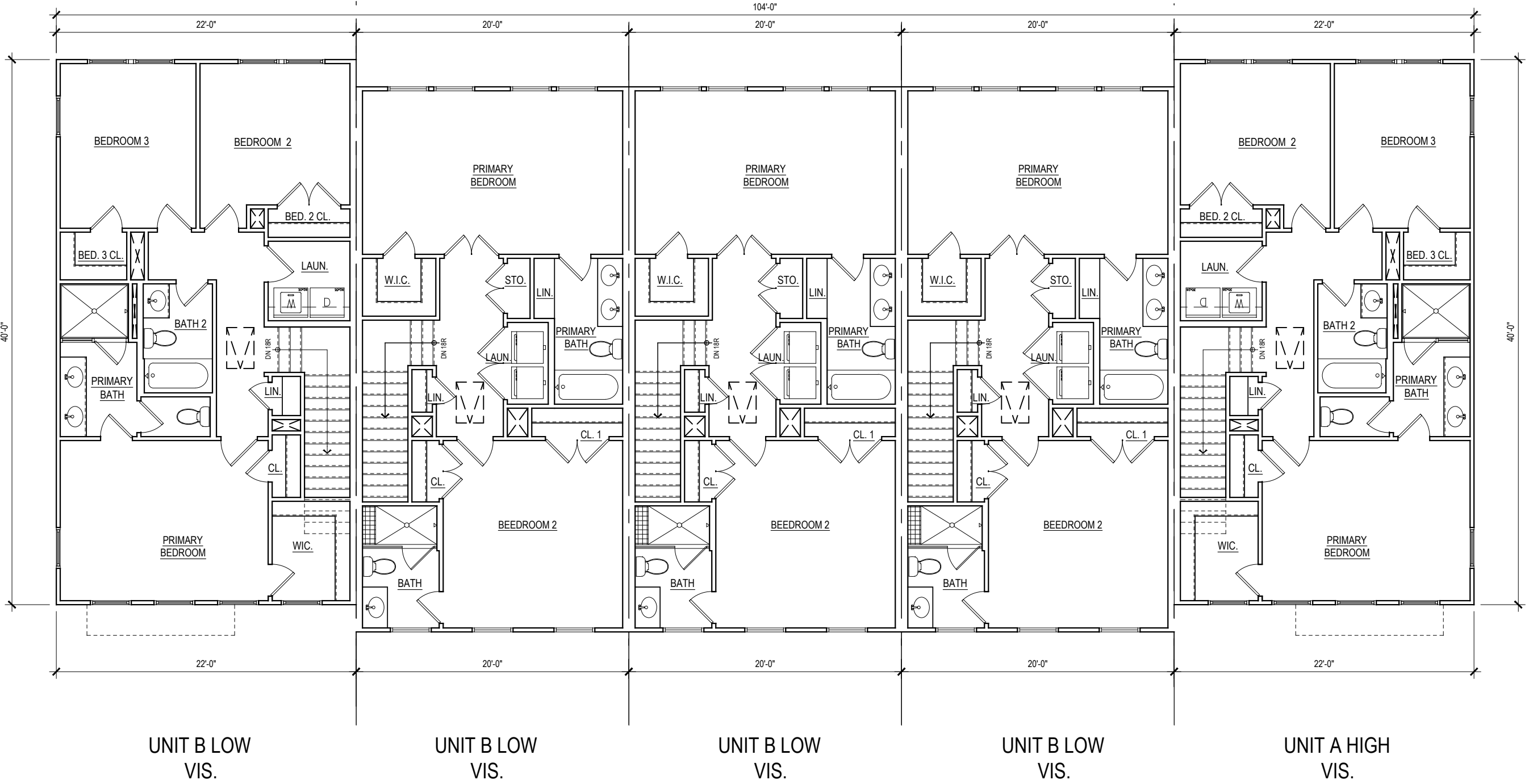
FIRST FLOOR PLAN



KEY PLAN



ROOF PLAN



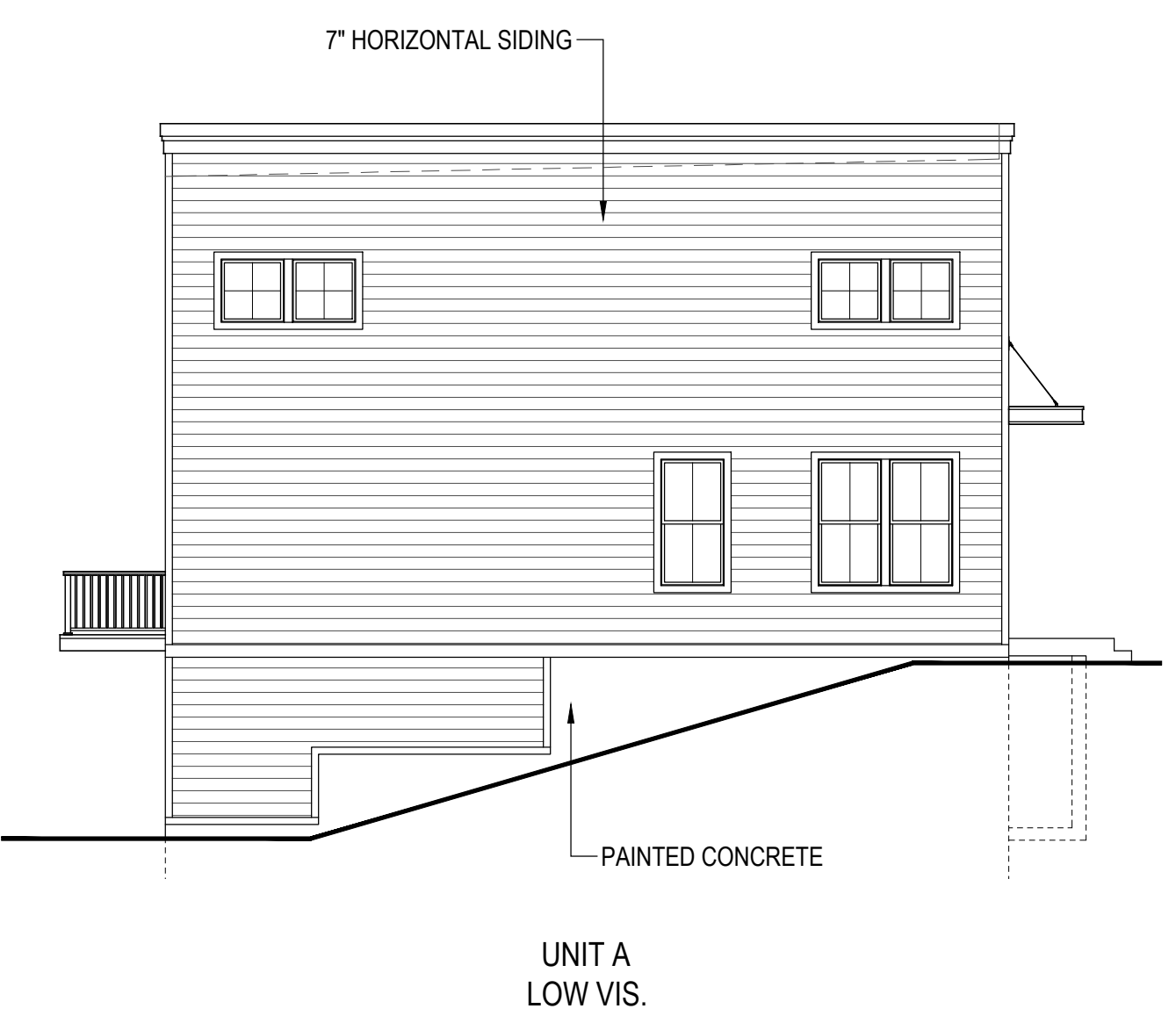
THIRD FLOOR PLAN



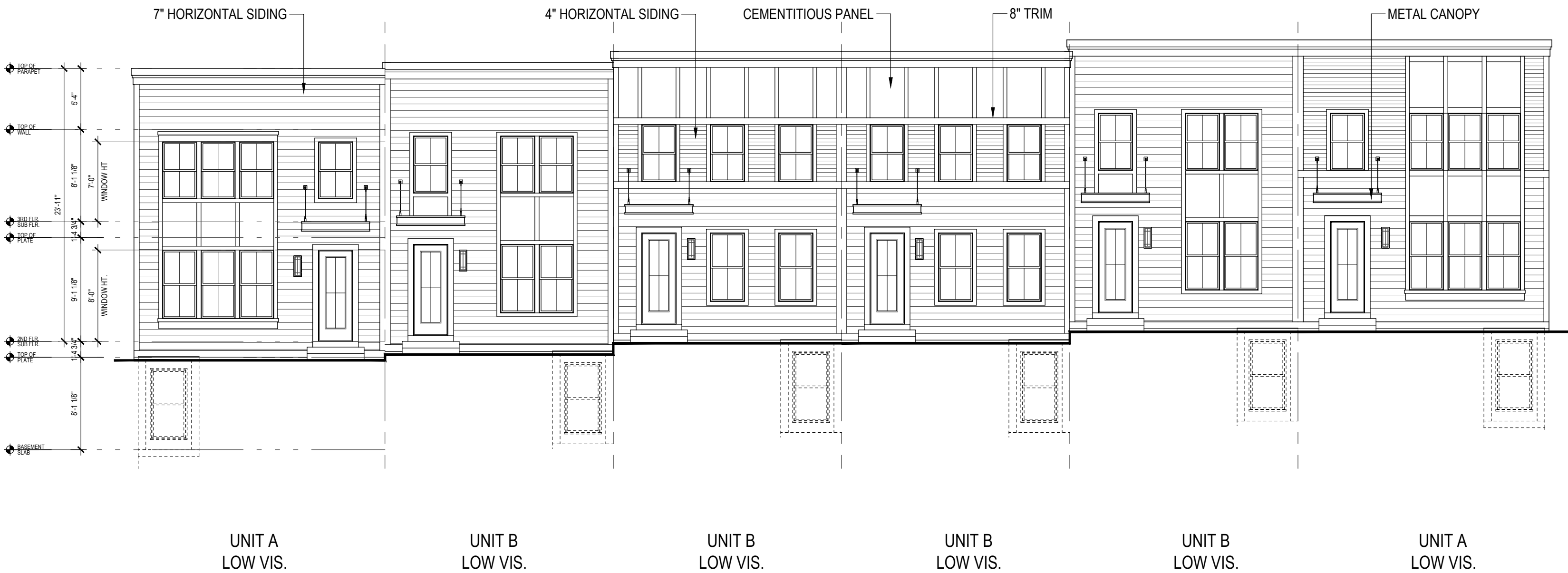
KEY PLAN



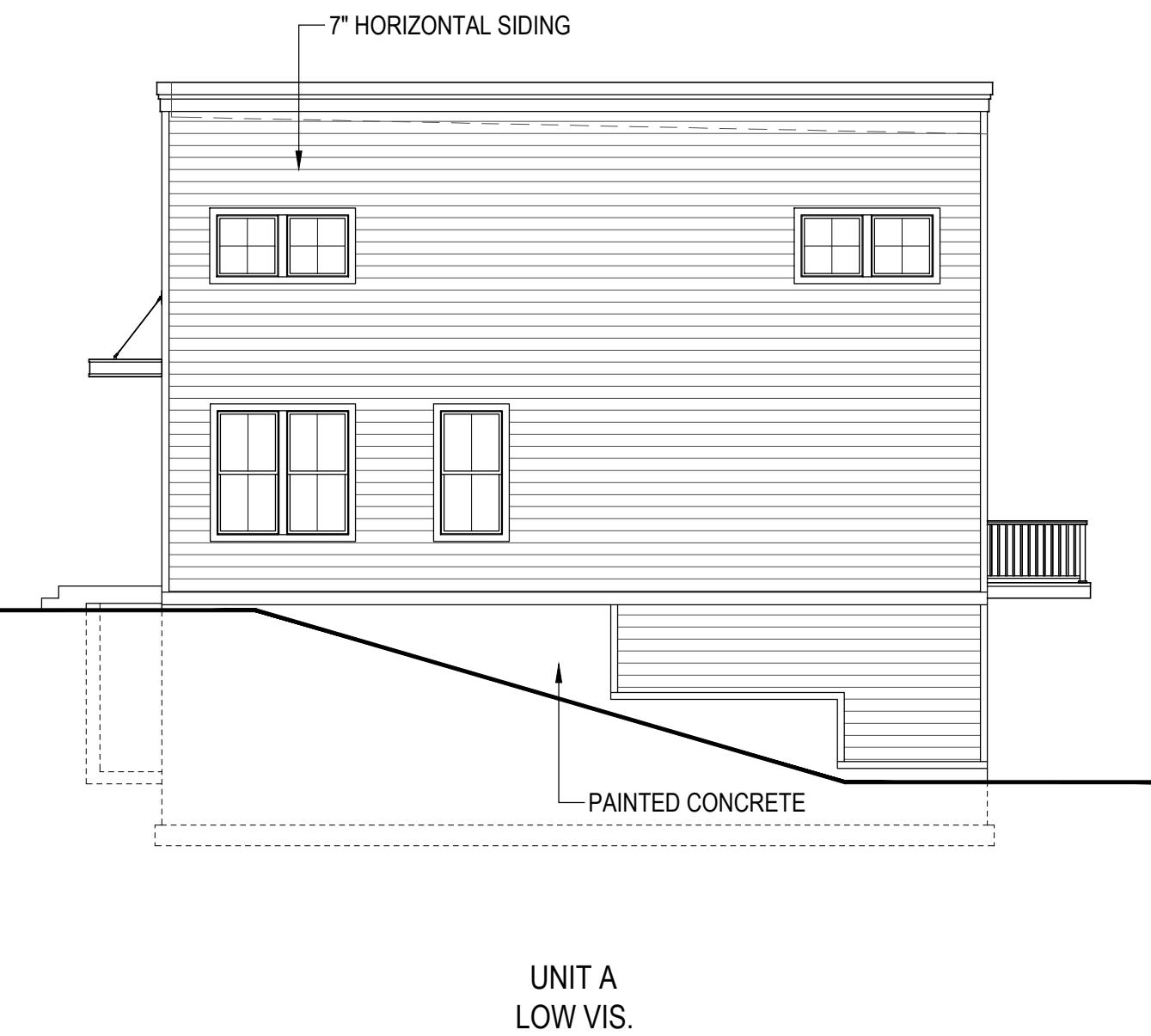
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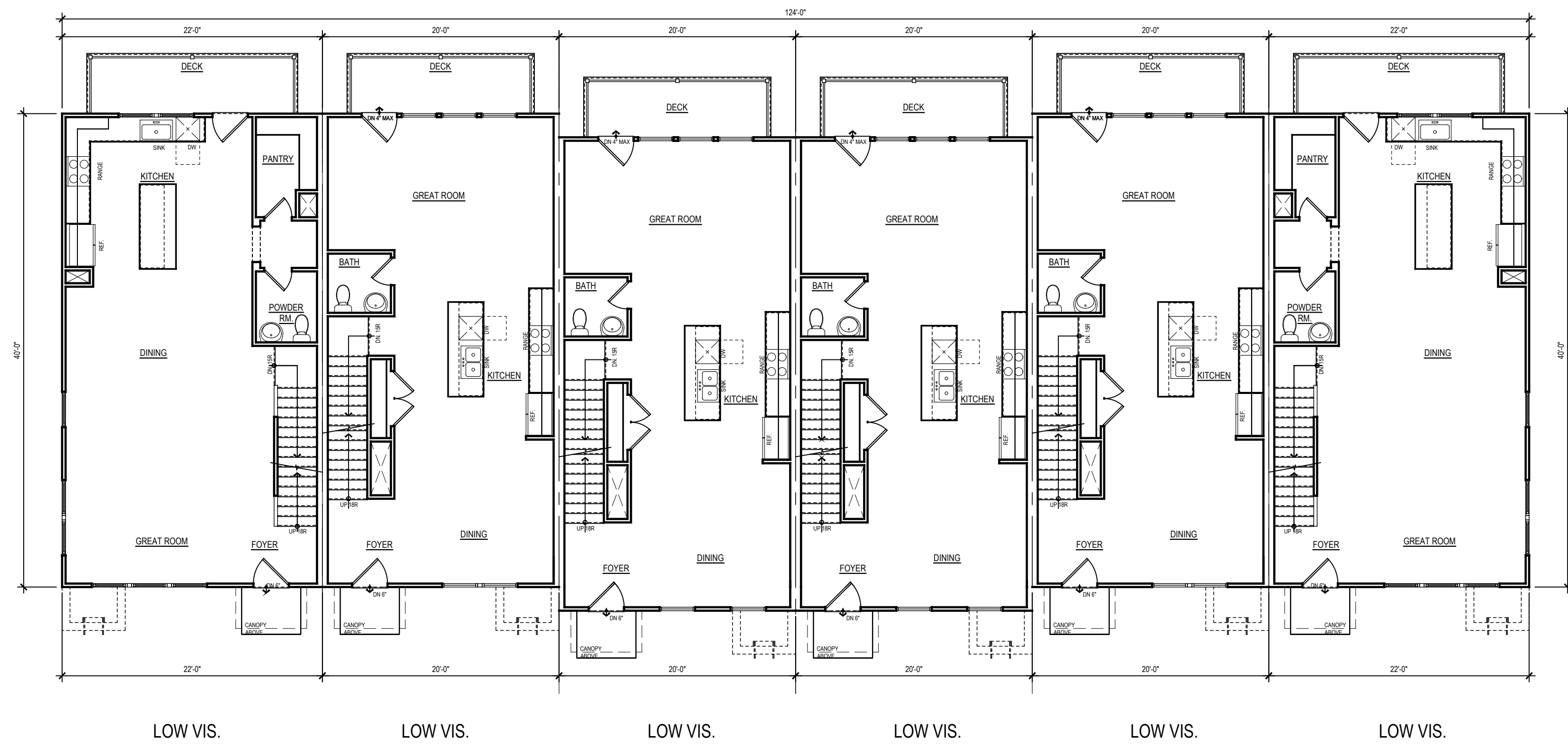
LEFT SIDE ELEVATION



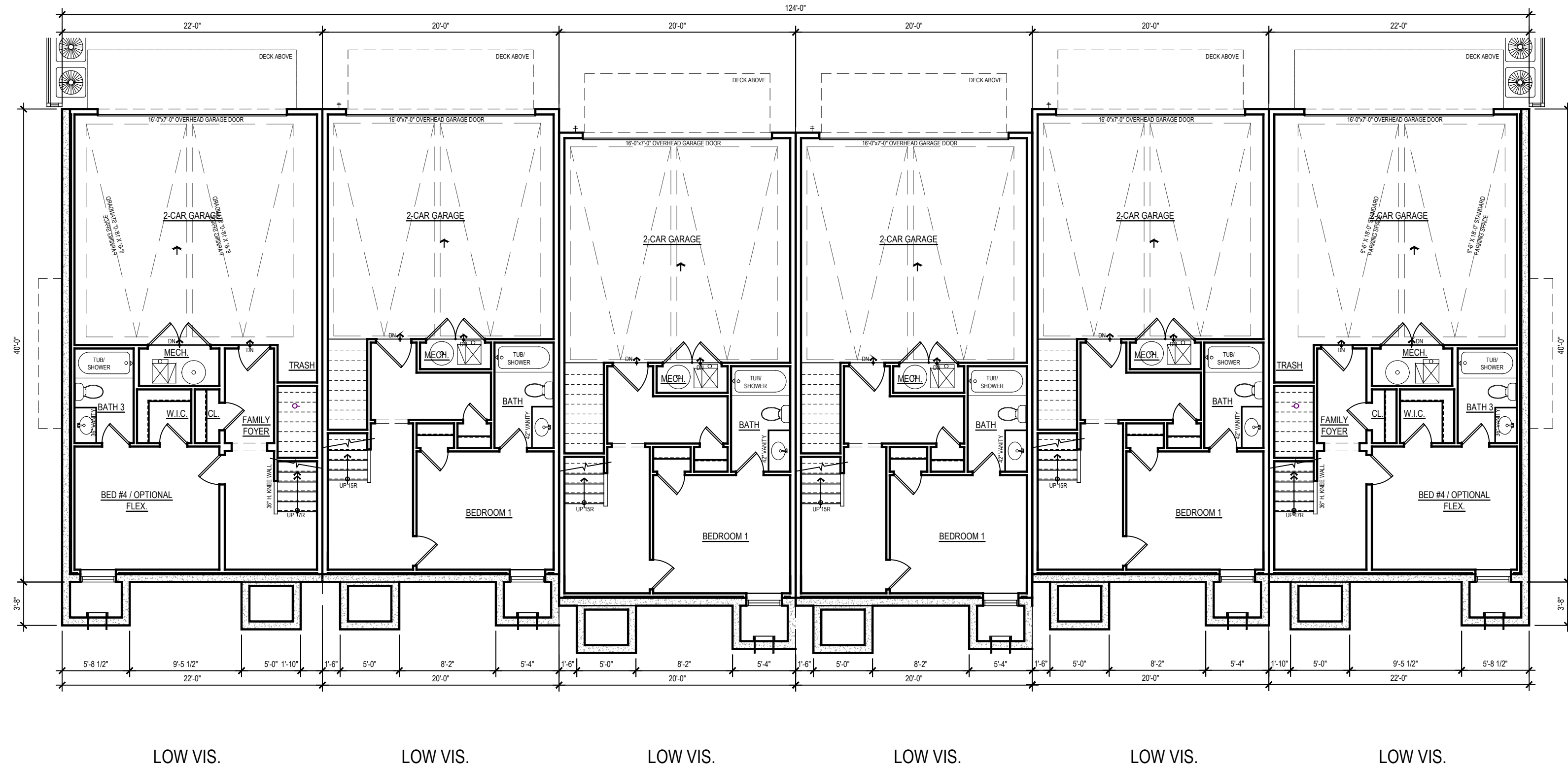
FRONT ELEVATION



RIGHT SIDE ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

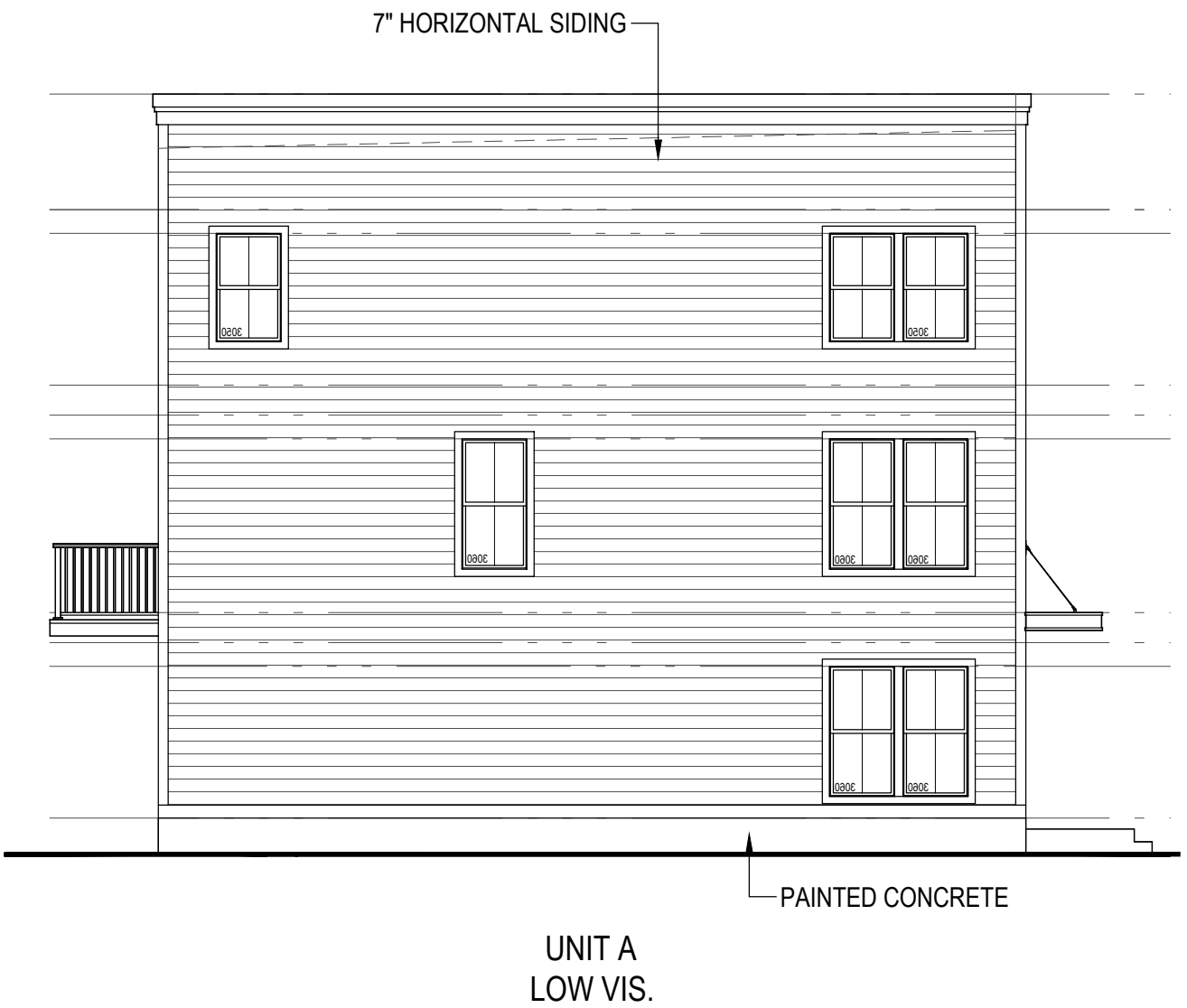




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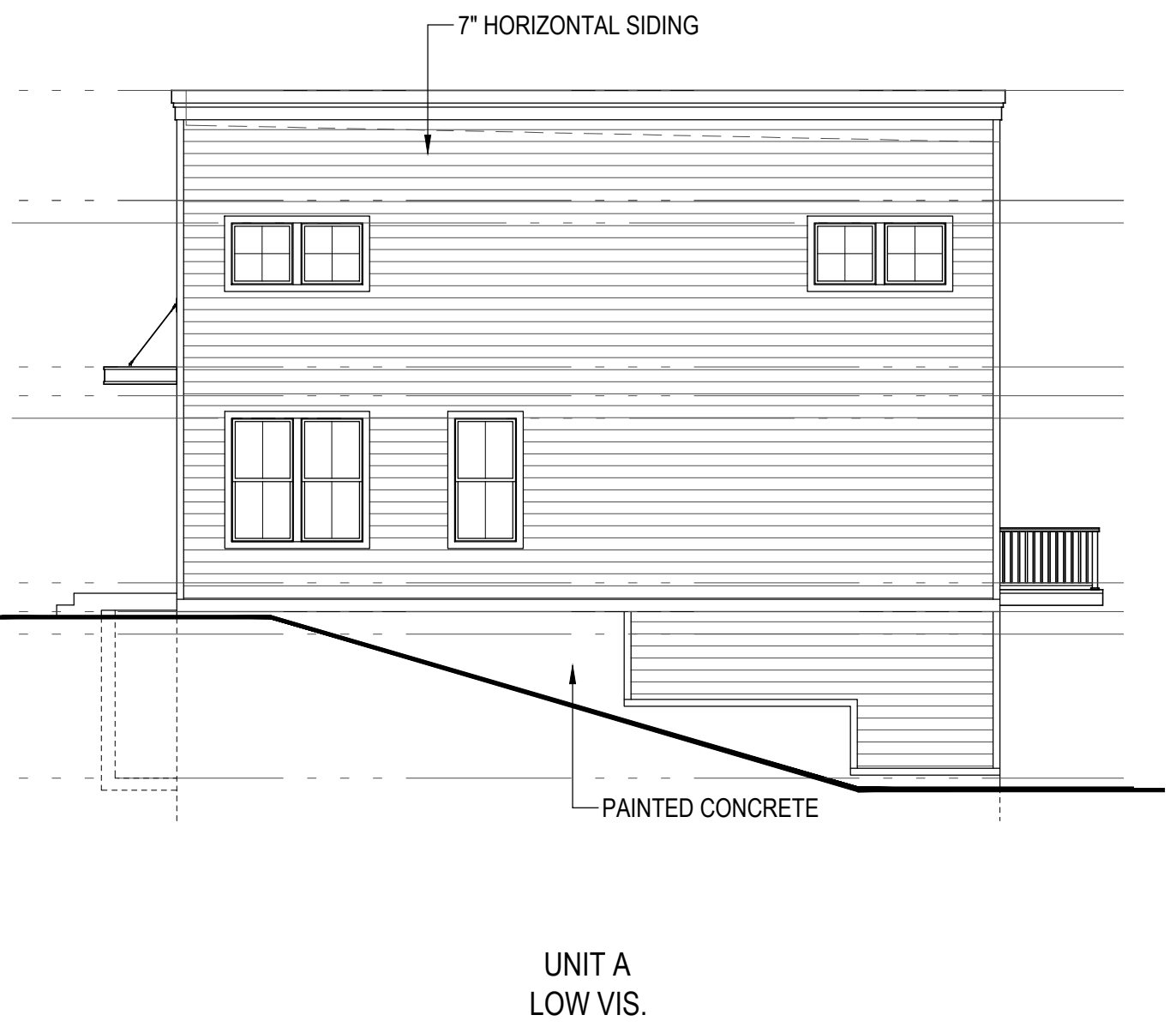
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



LOW VIS.

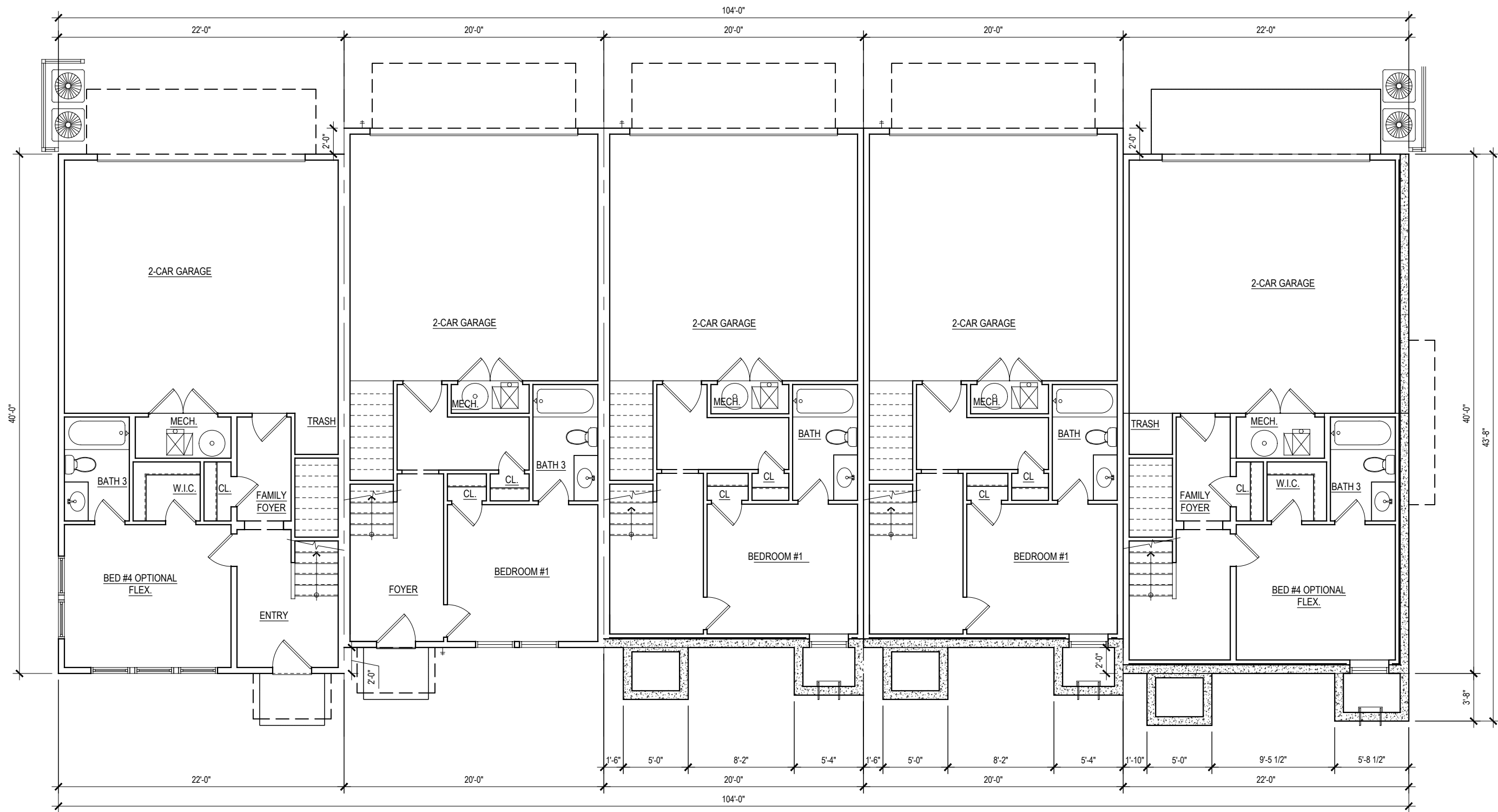
LOW VIS.

LOW VIS.

LOW VIS.

LOW VIS.

SECOND FLOOR PLAN



LOW VIS.

LOW VIS.

LOW VIS.

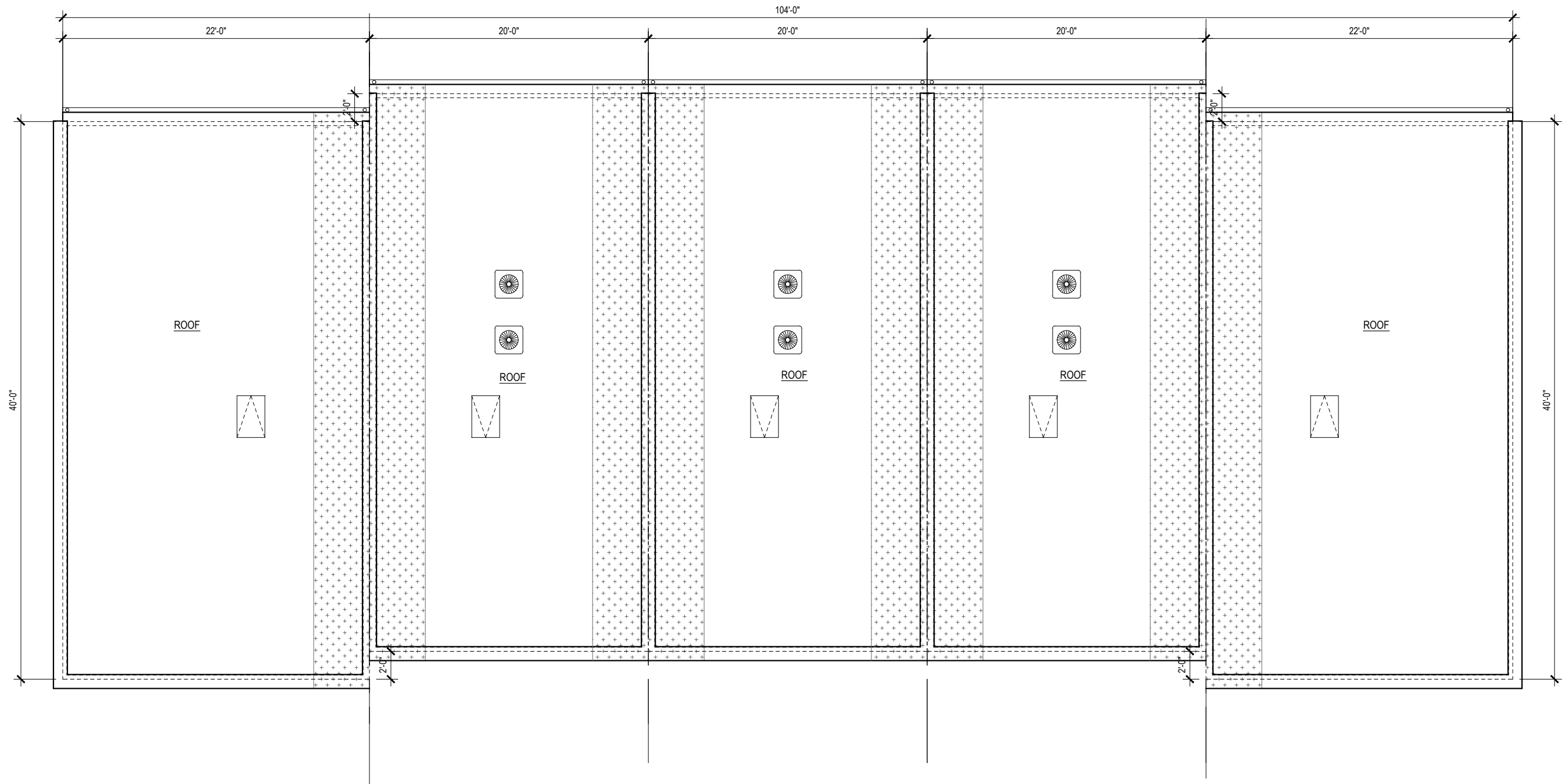
LOW VIS.

LOW VIS.

FIRST FLOOR PLAN

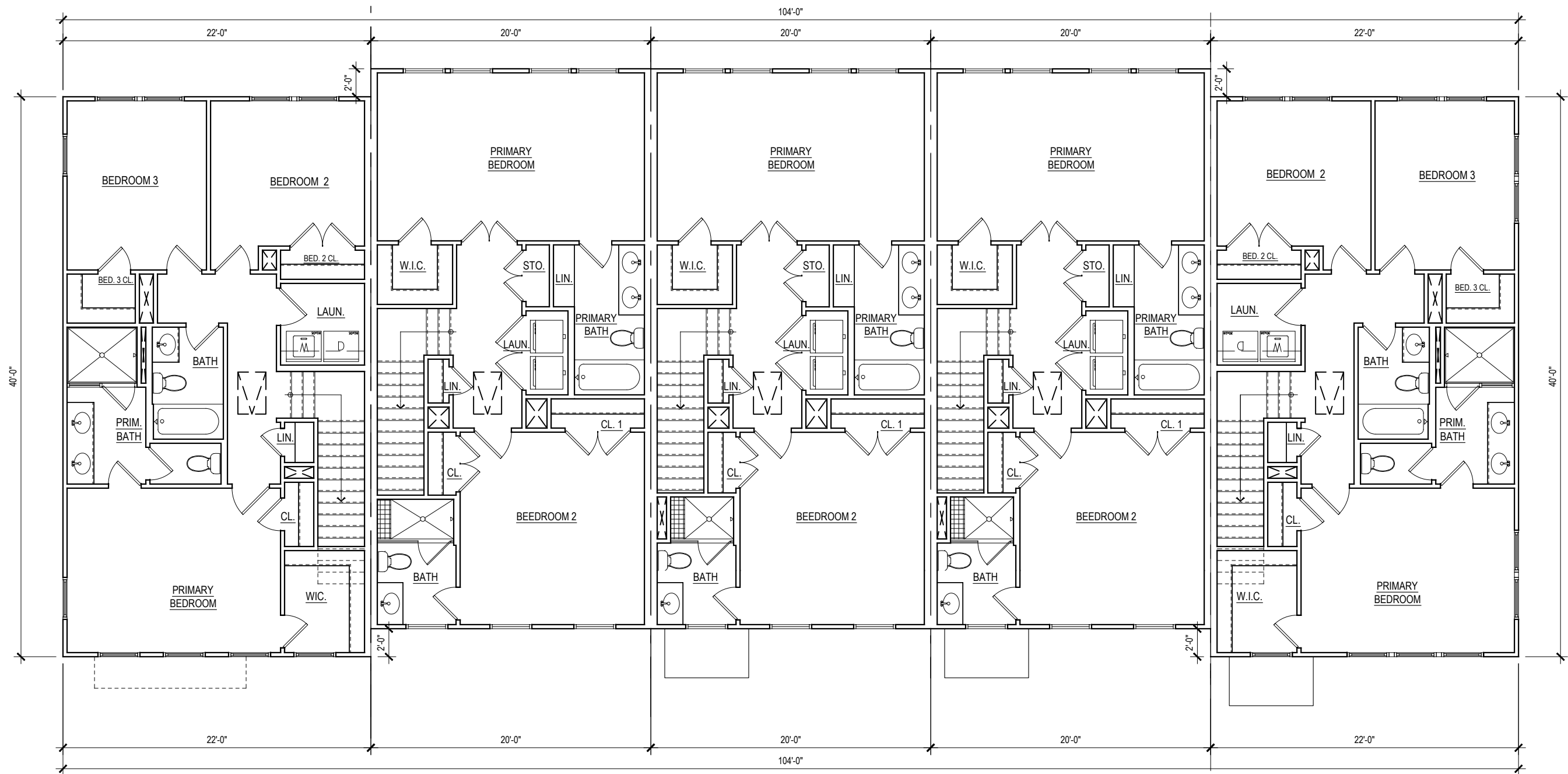


KEY PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

ROOF PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

THIRD FLOOR PLAN



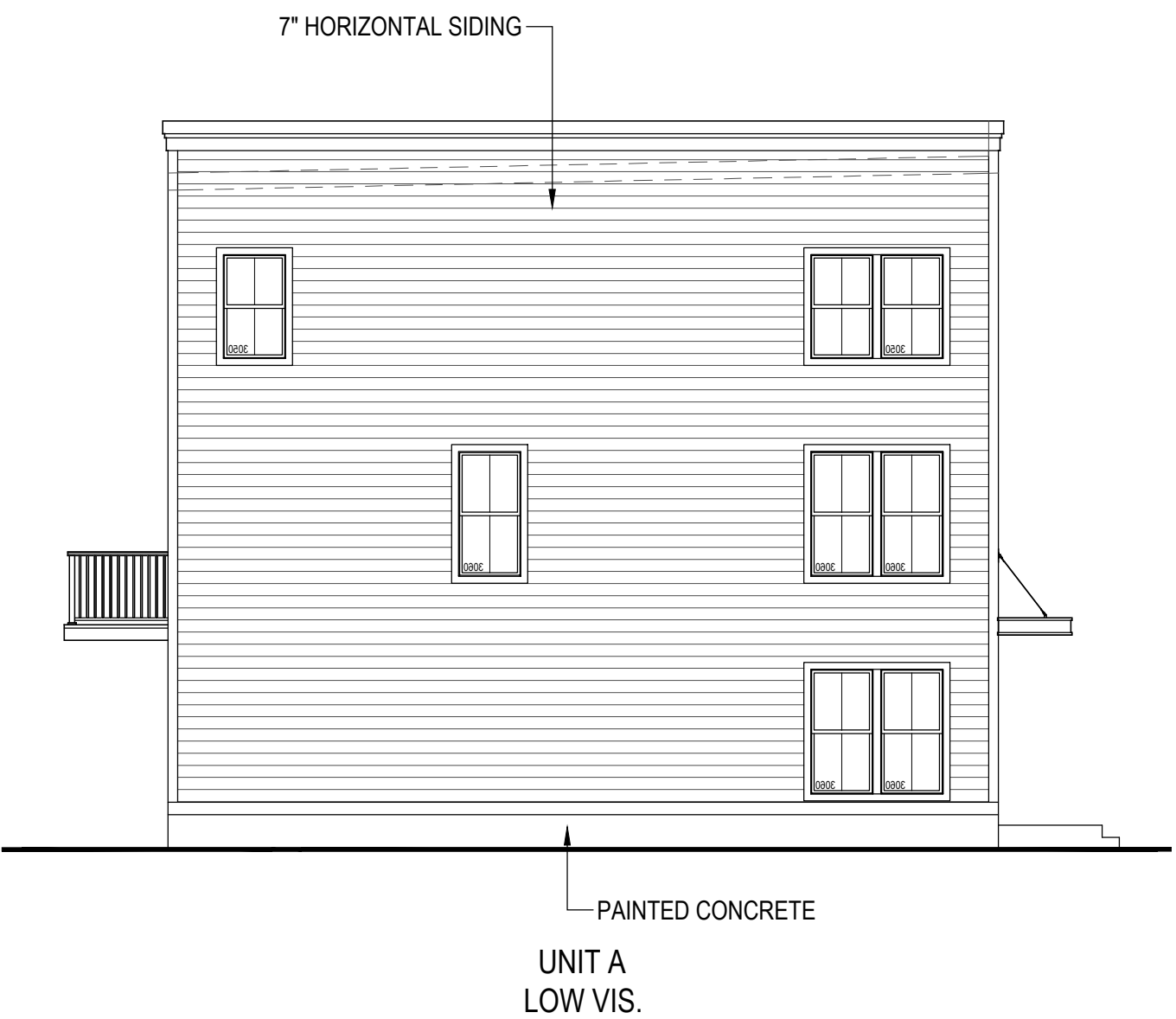
KEY PLAN



KEY PLAN



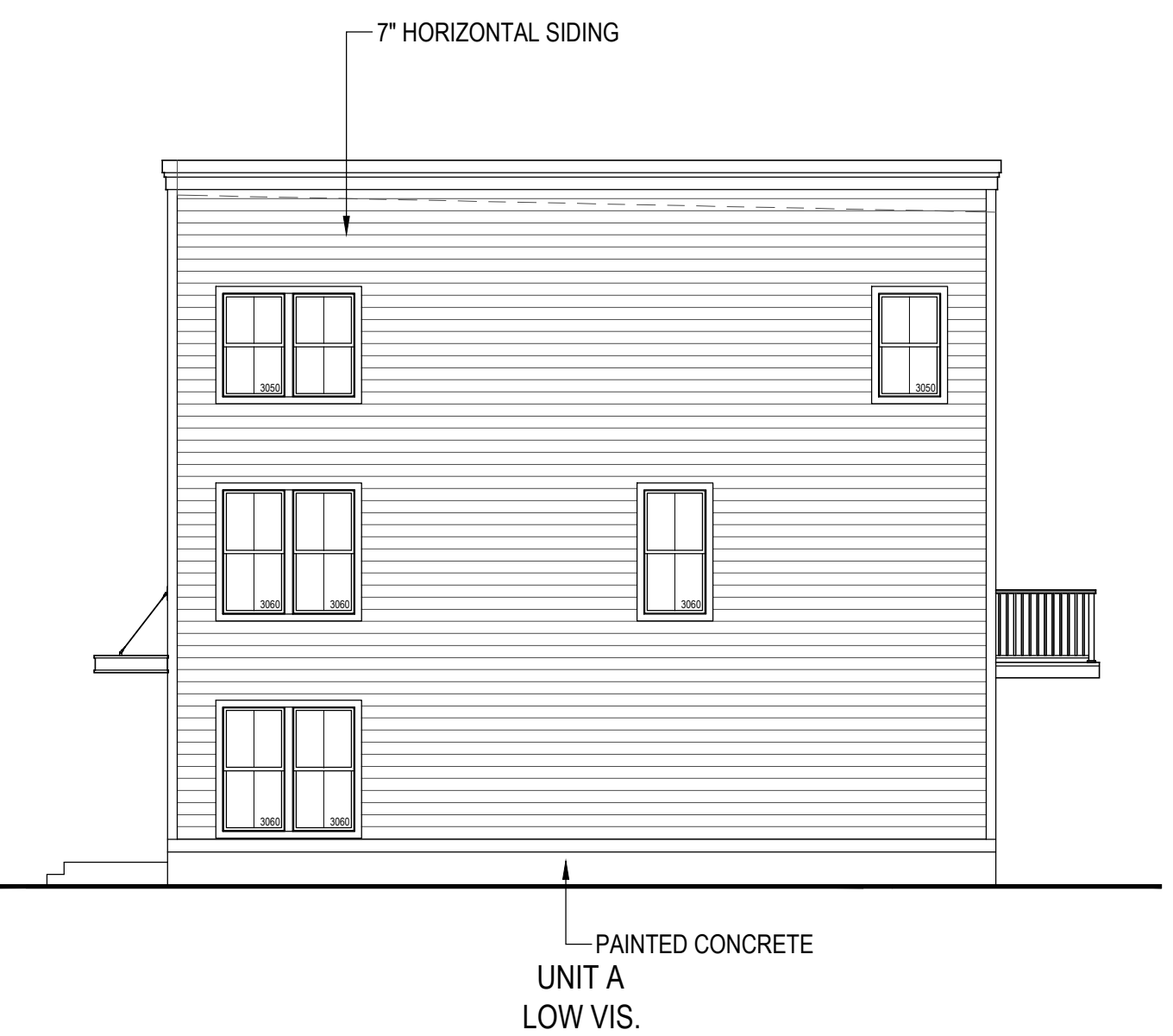
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

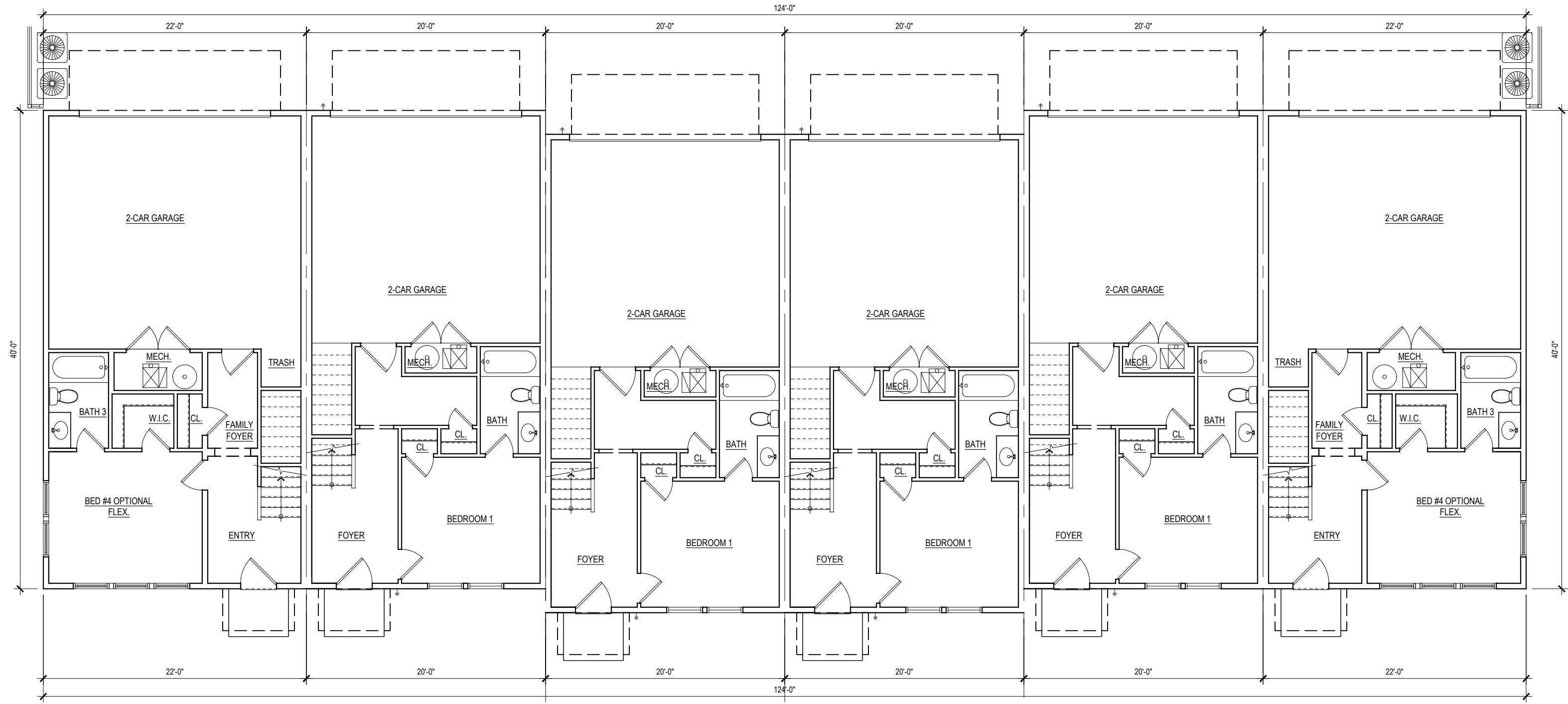


KEY PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

SECOND FLOOR PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

FIRST FLOOR PLAN

BUILDING PLANS - LOTS 17-22

PRE-PLAT B&W ELEVATIONS

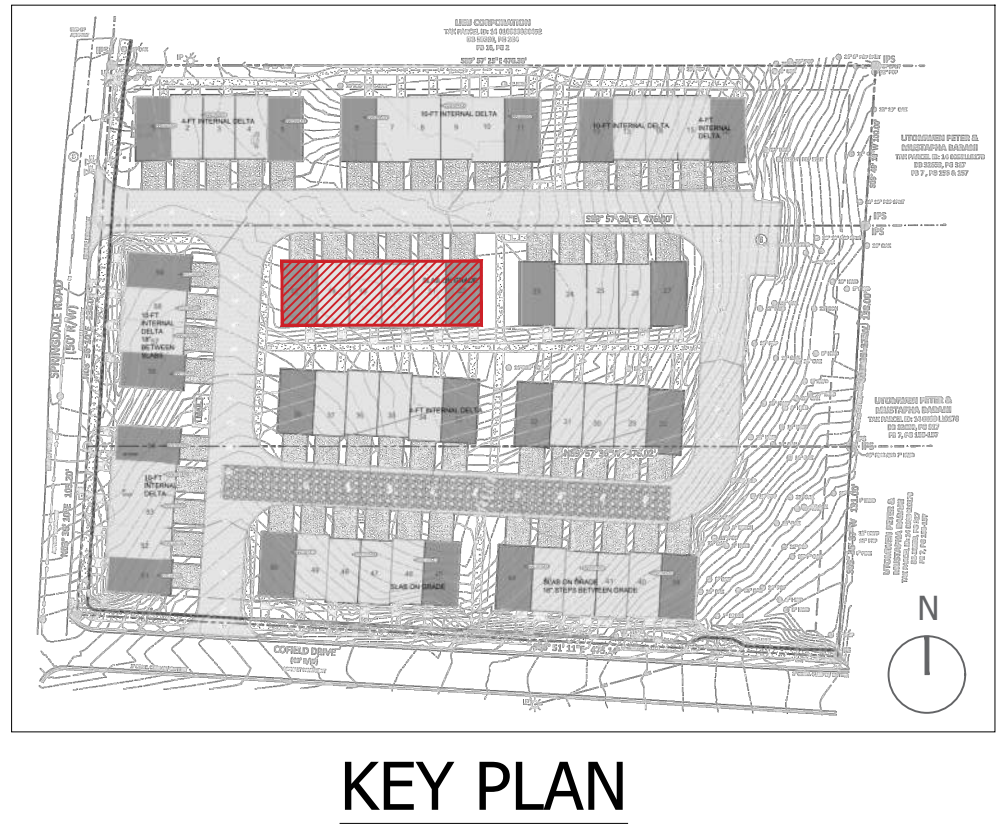
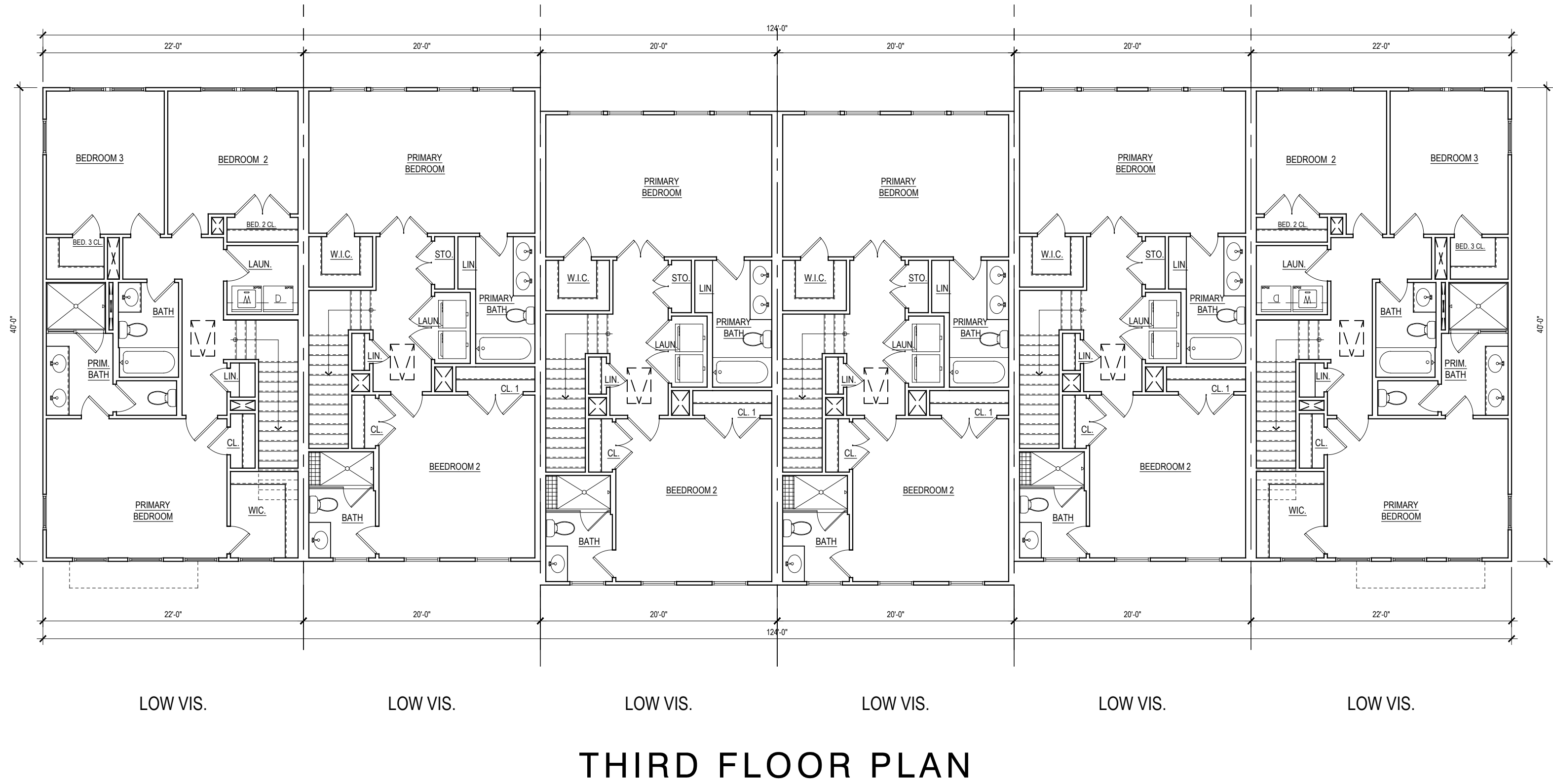
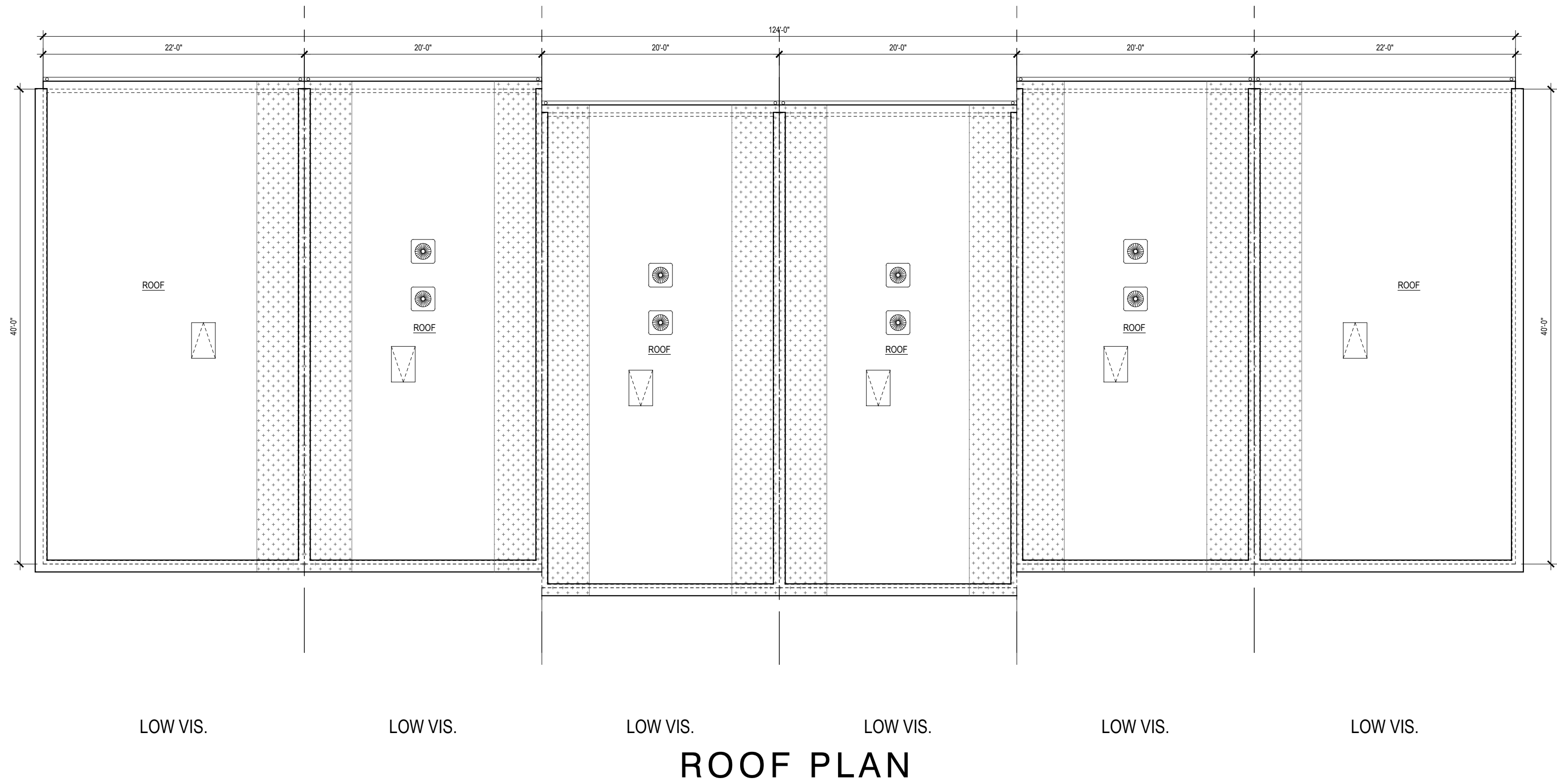
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SPRINGDALE
ATLANTA, GA
Bellwood Homes

09.08.2022
BWH.004.A00D

0 4' 8' 16'
SCALE: 1/8"=1'-0"

A.04b

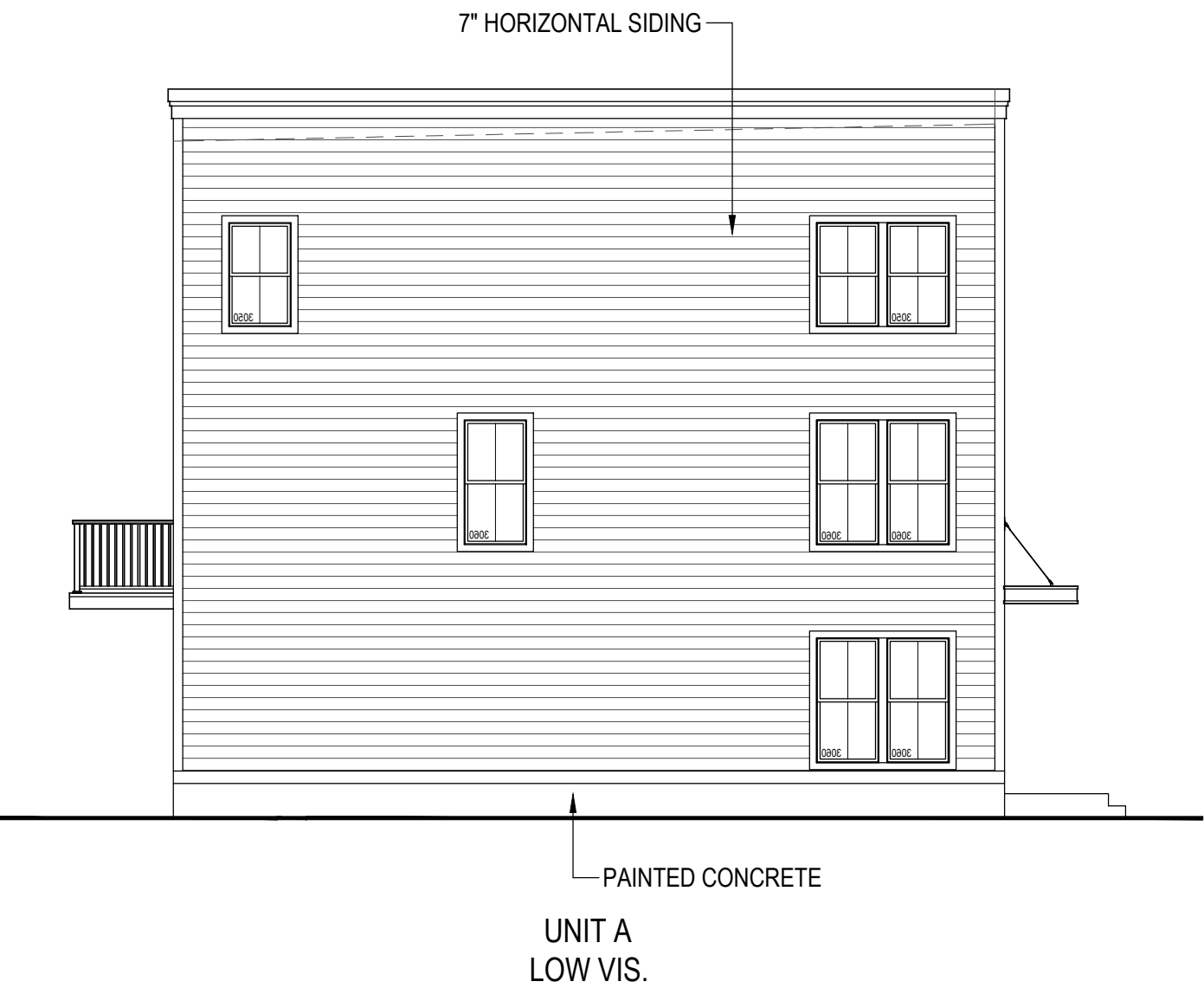




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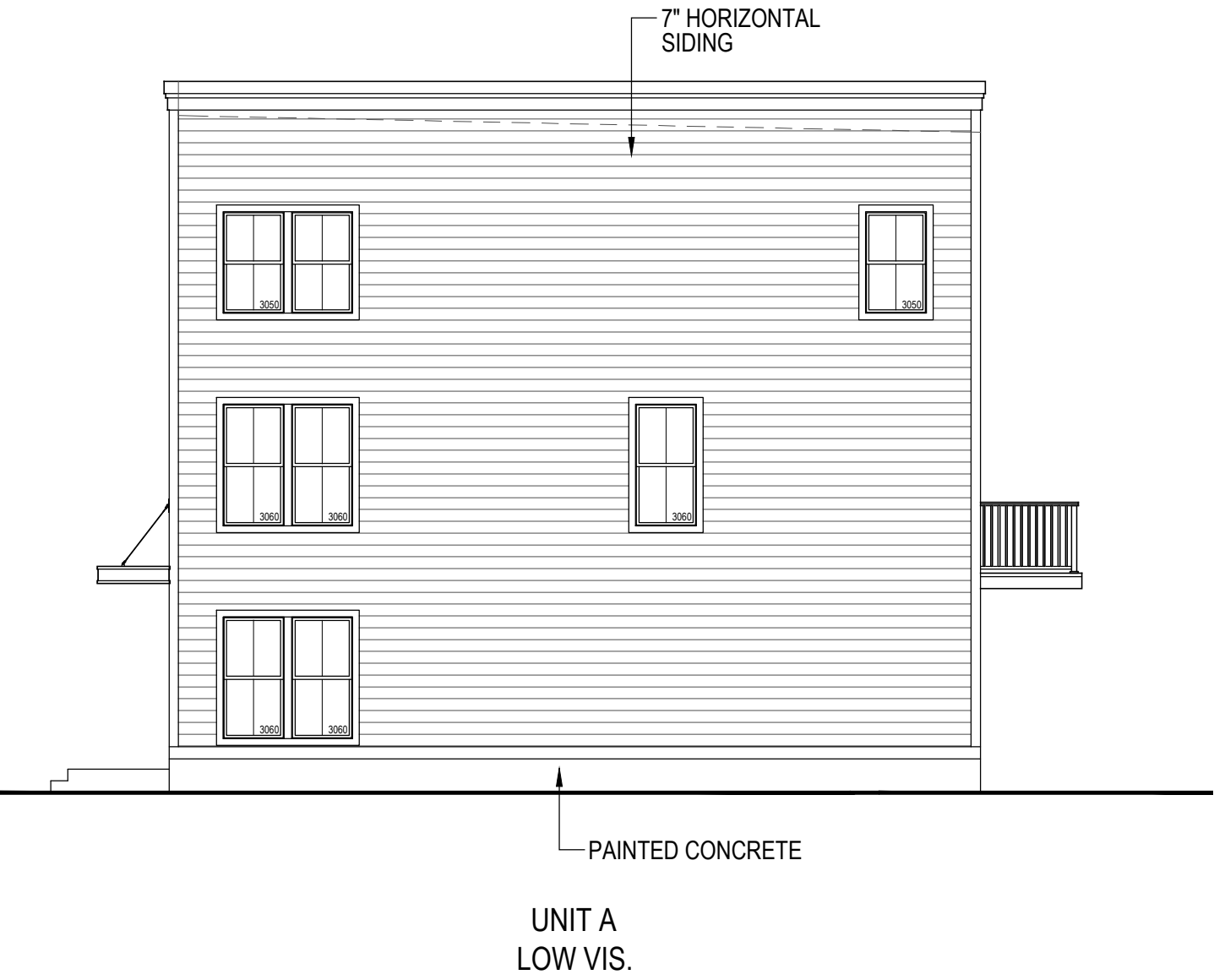
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

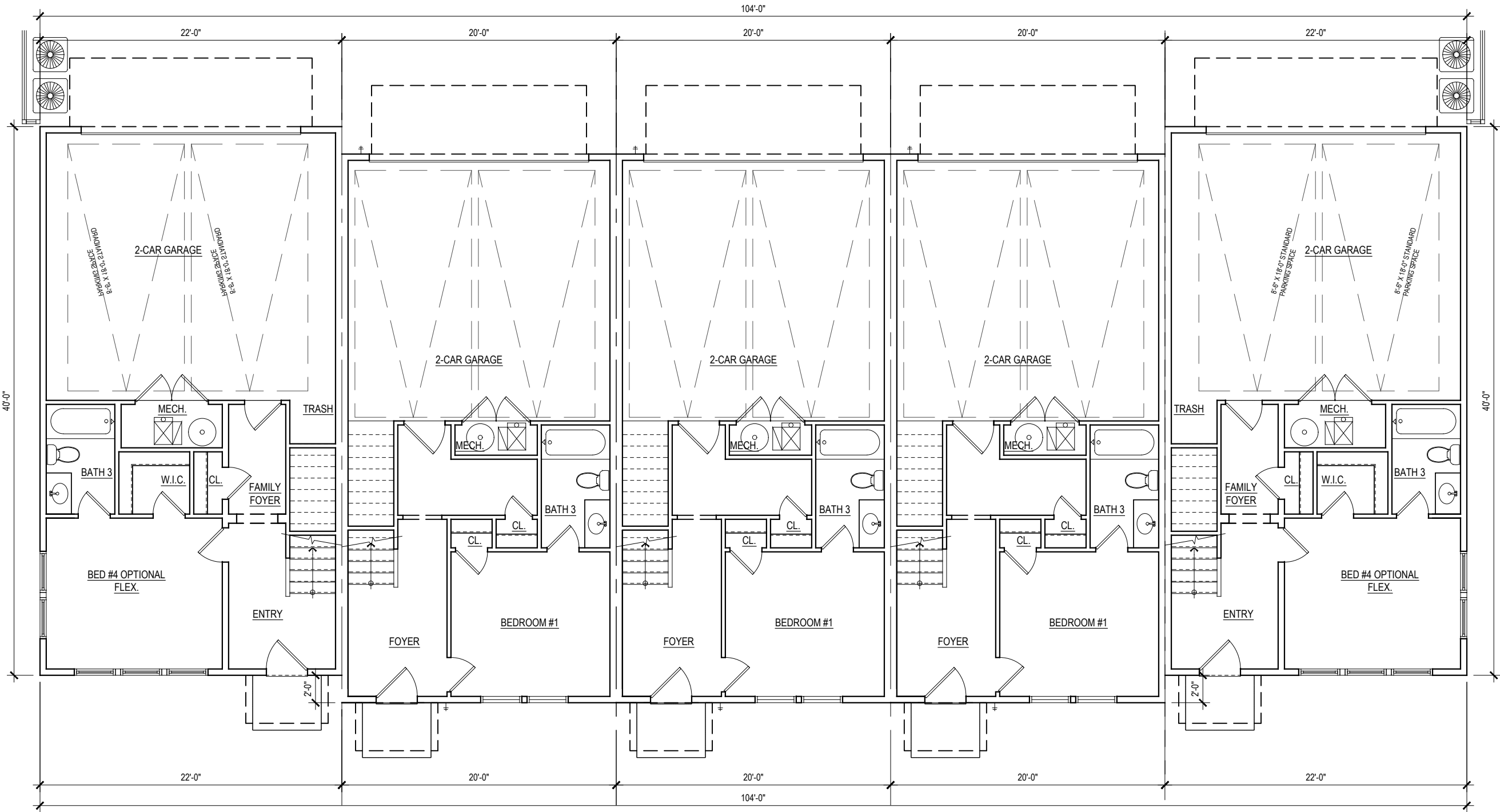


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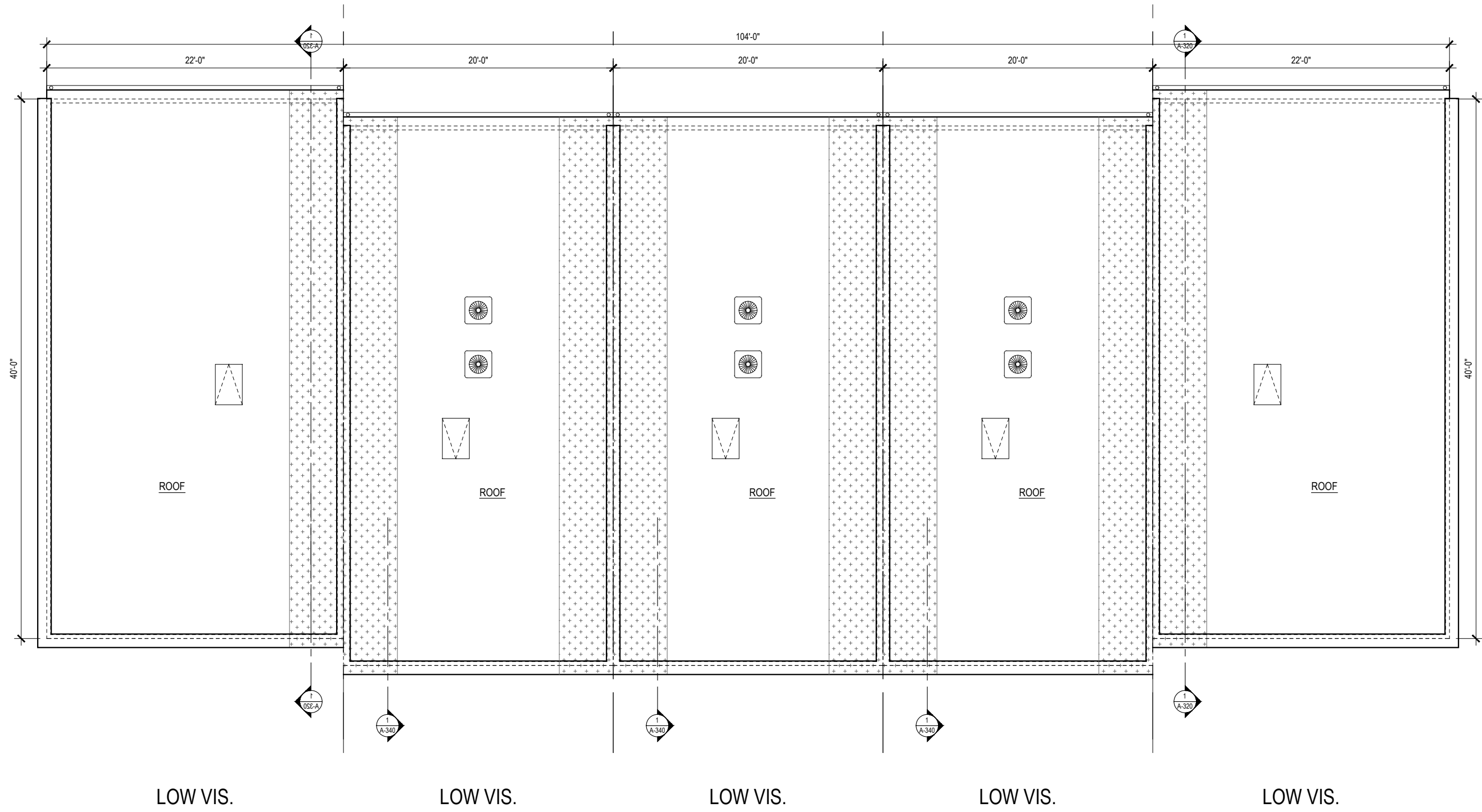
LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

SECOND FLOOR PLAN

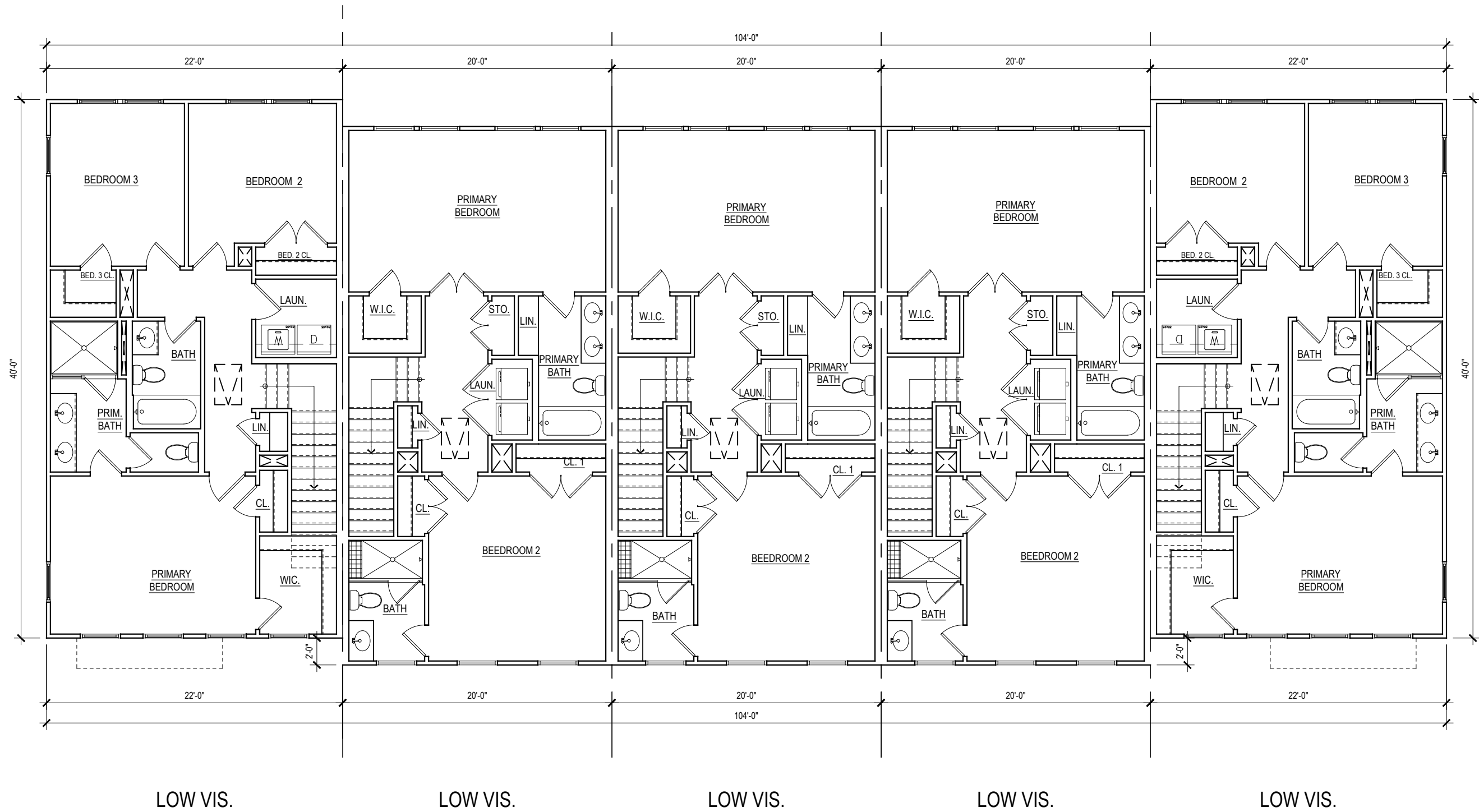


LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

FIRST FLOOR PLAN



ROOF PLAN



THIRD FLOOR PLAN



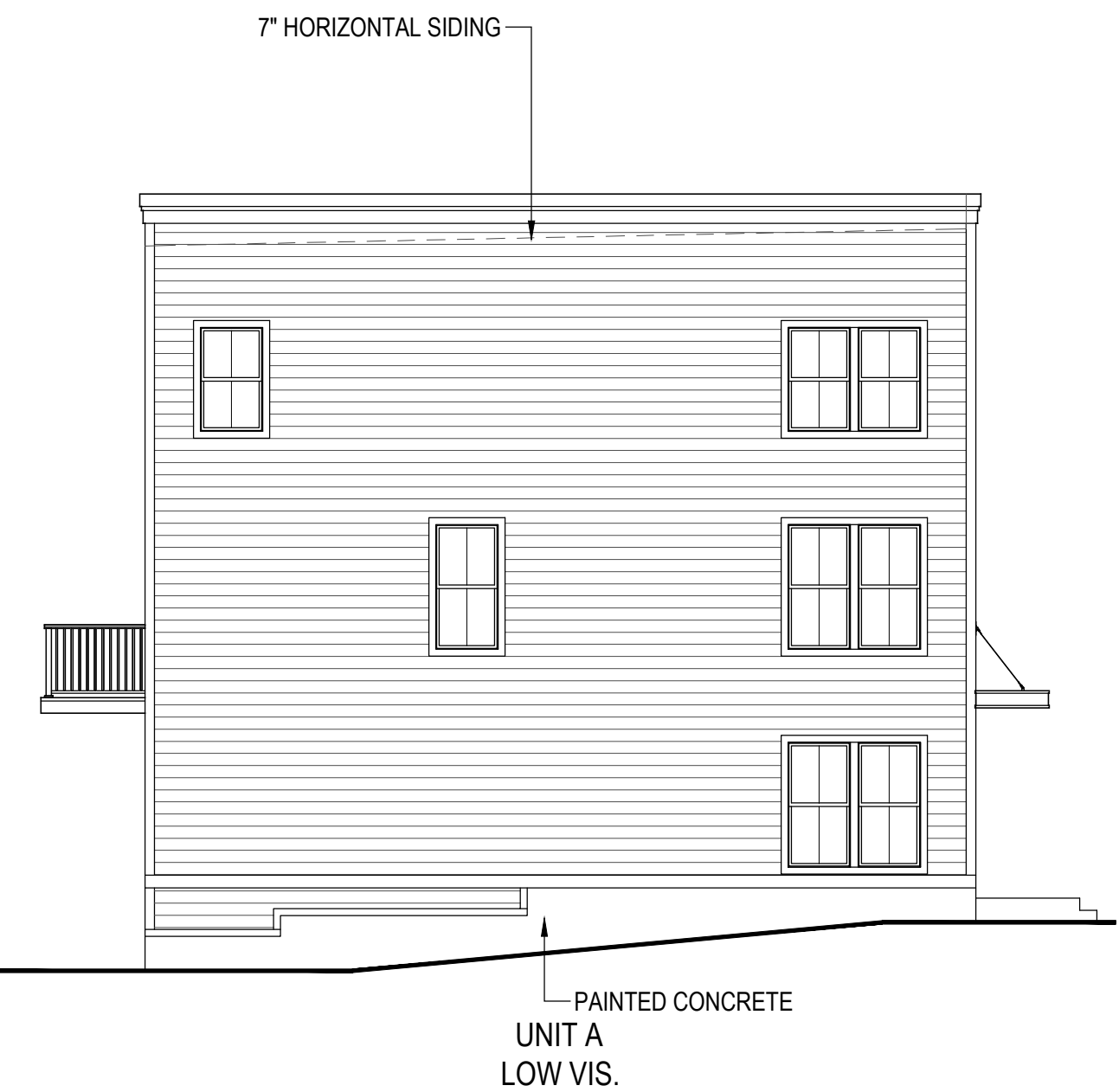
KEY PLAN



KEY PLAN



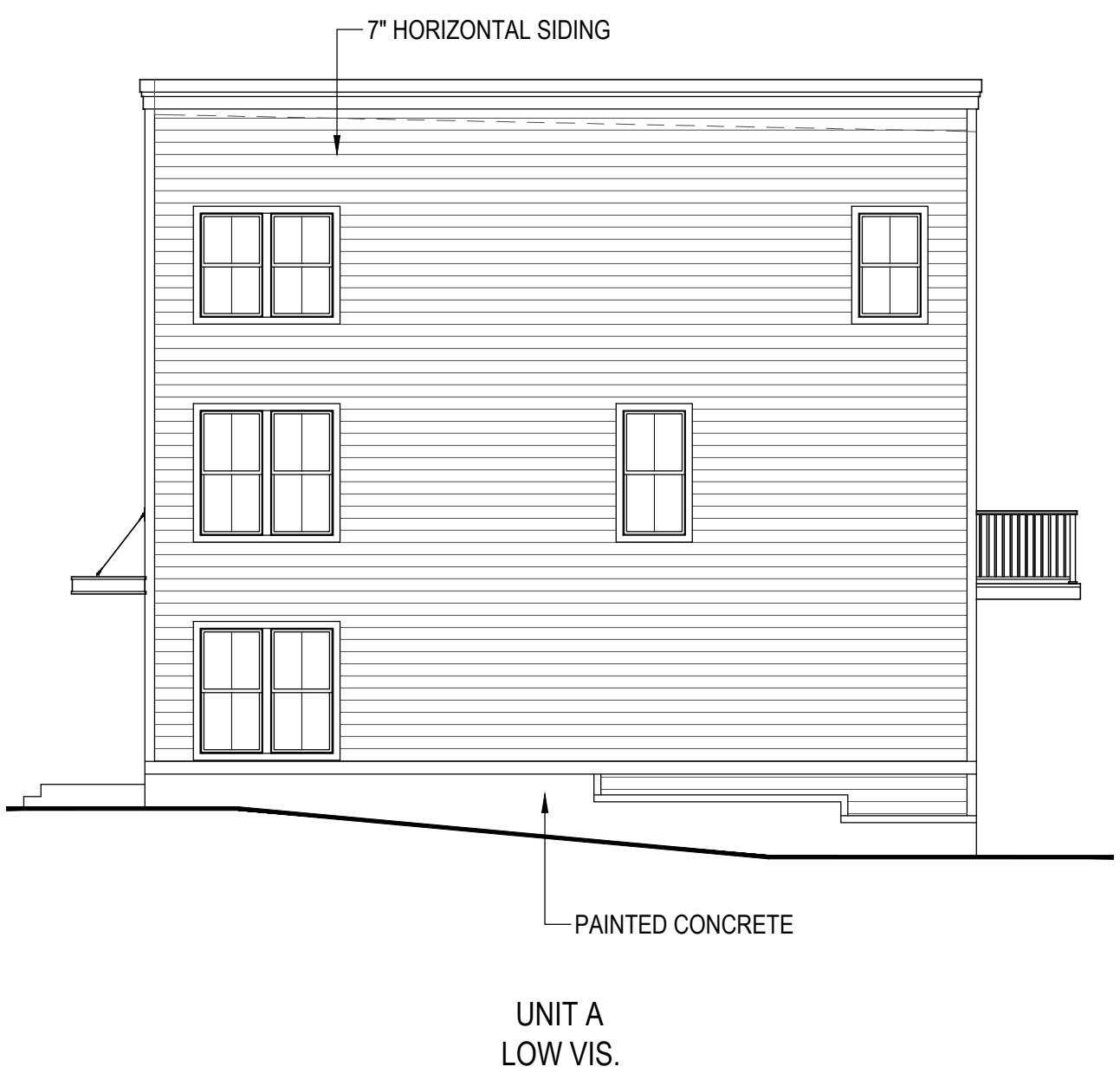
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

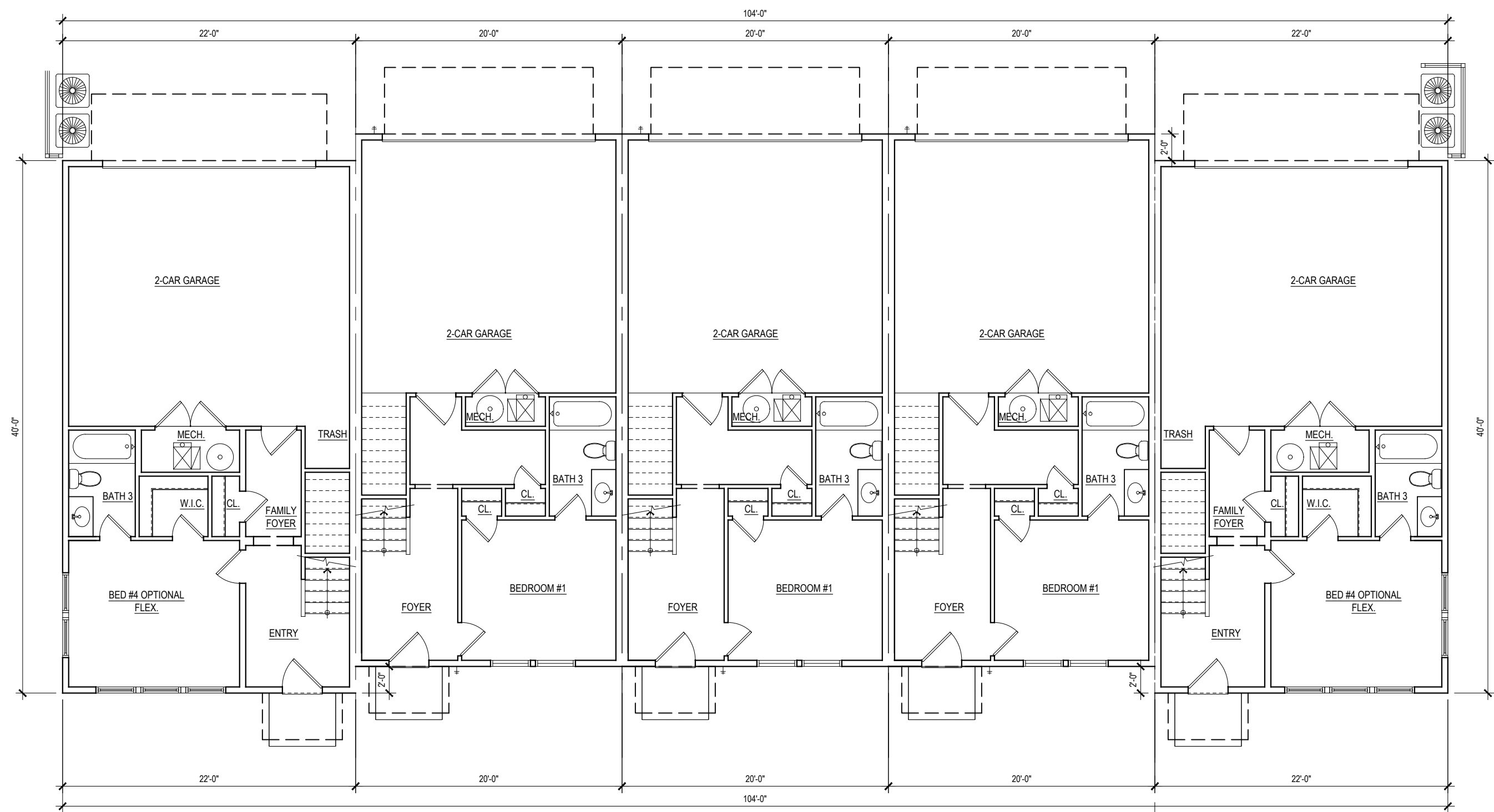


RIGHT SIDE ELEVATION



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

SECOND FLOOR PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

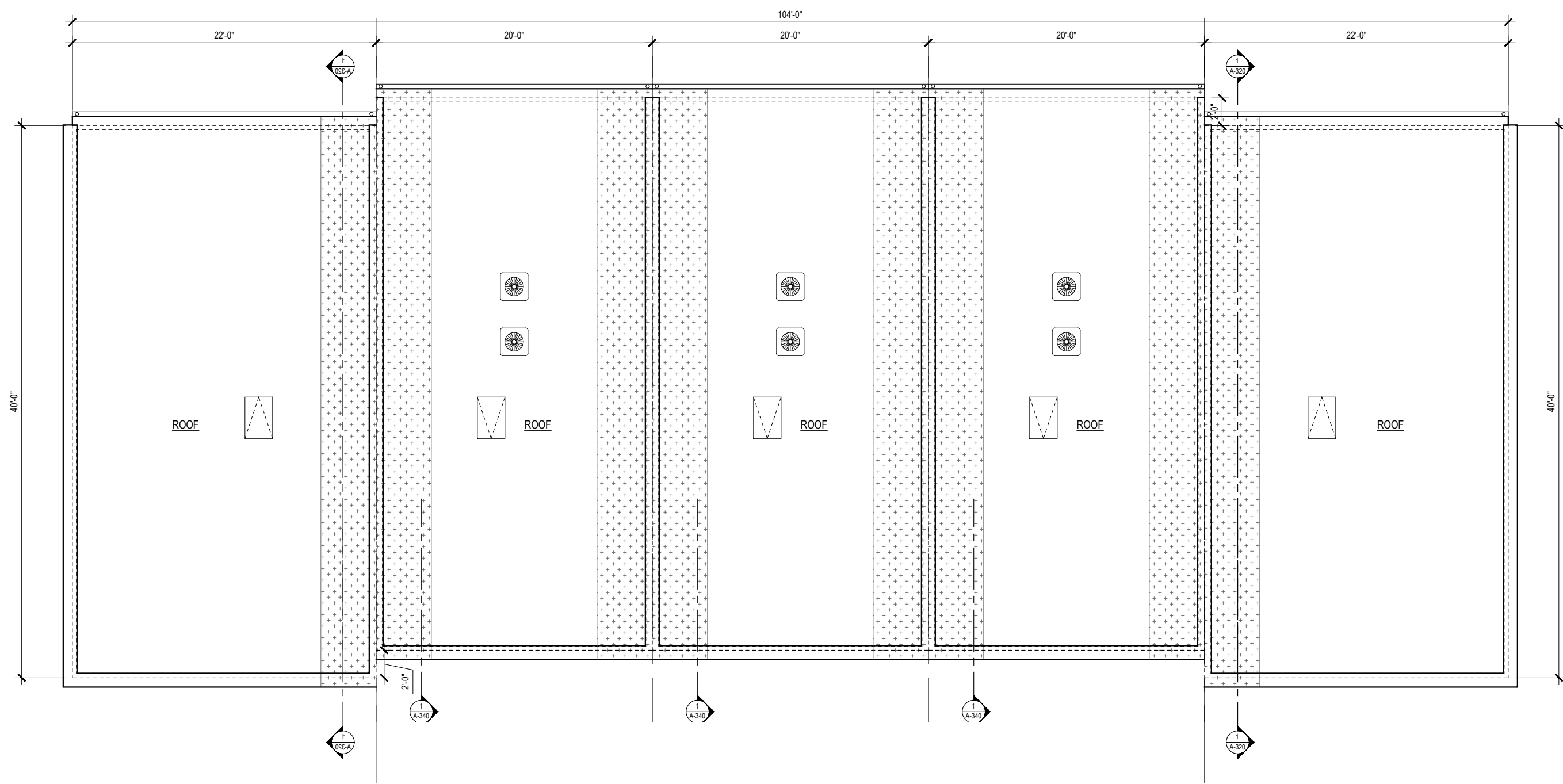
FIRST FLOOR PLAN

BUILDING PLANS - LOTS 28-32

PRE-PLAT B&W ELEVATIONS



KEY PLAN



LOW VIS.

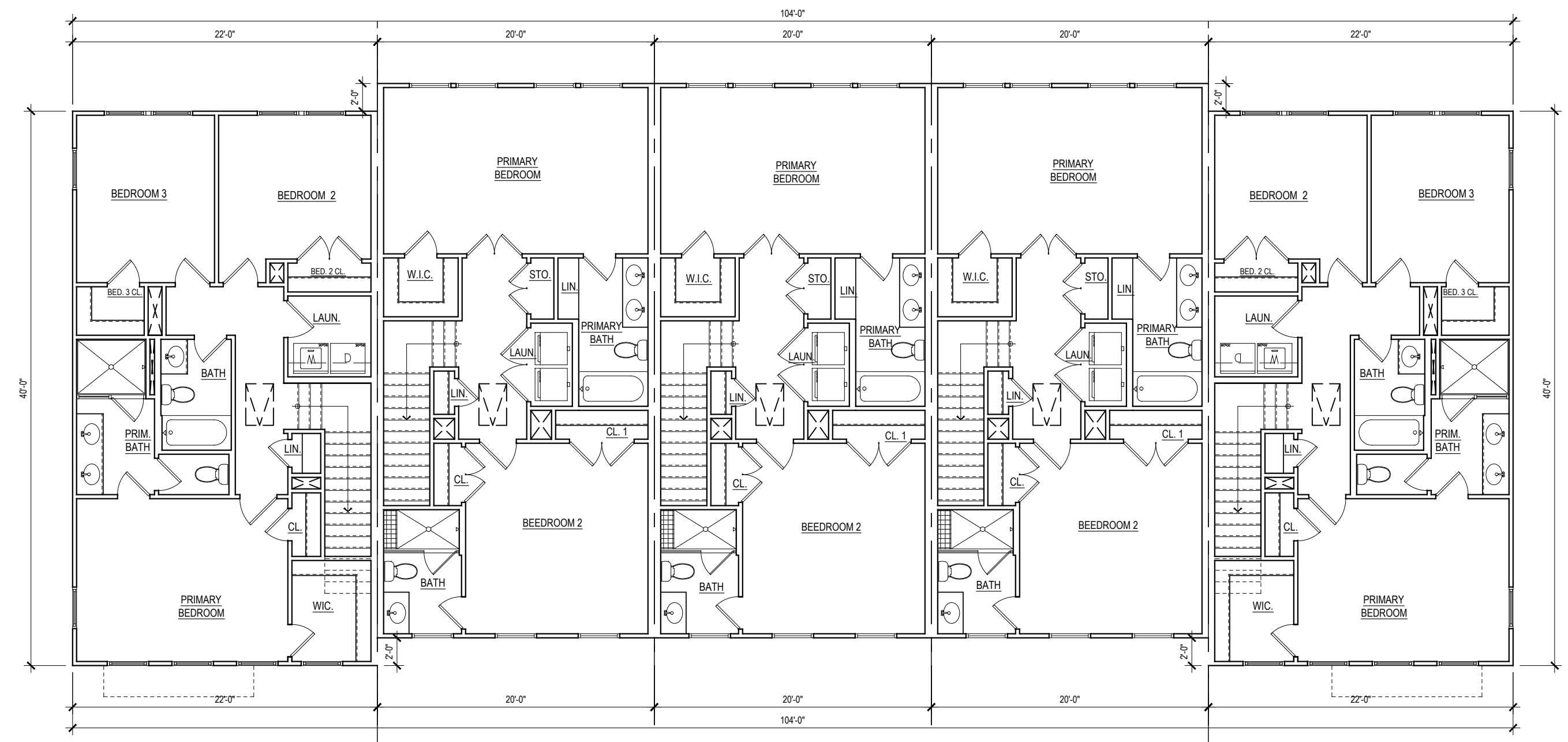
LOW VIS.

LOW VIS.

LOW VIS.

LOW VIS.

ROOF PLAN



LOW VIS.

LOW VIS.

LOW VIS.

LOW VIS.

LOW VIS.

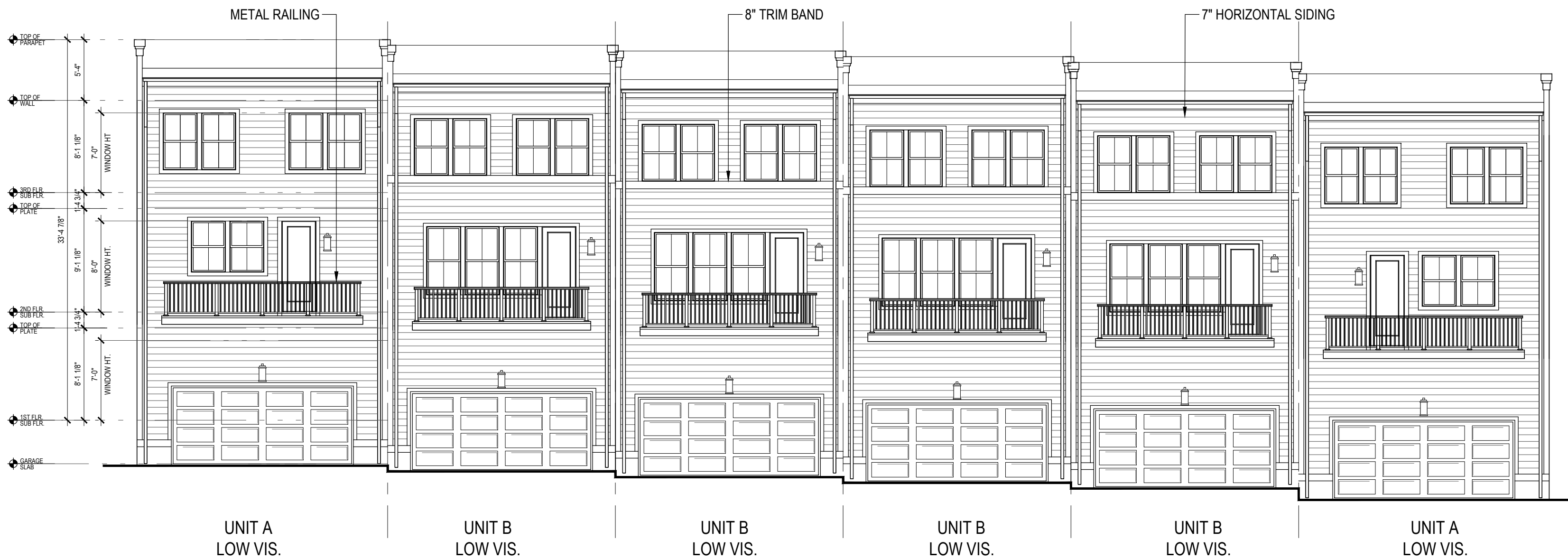
THIRD FLOOR PLAN



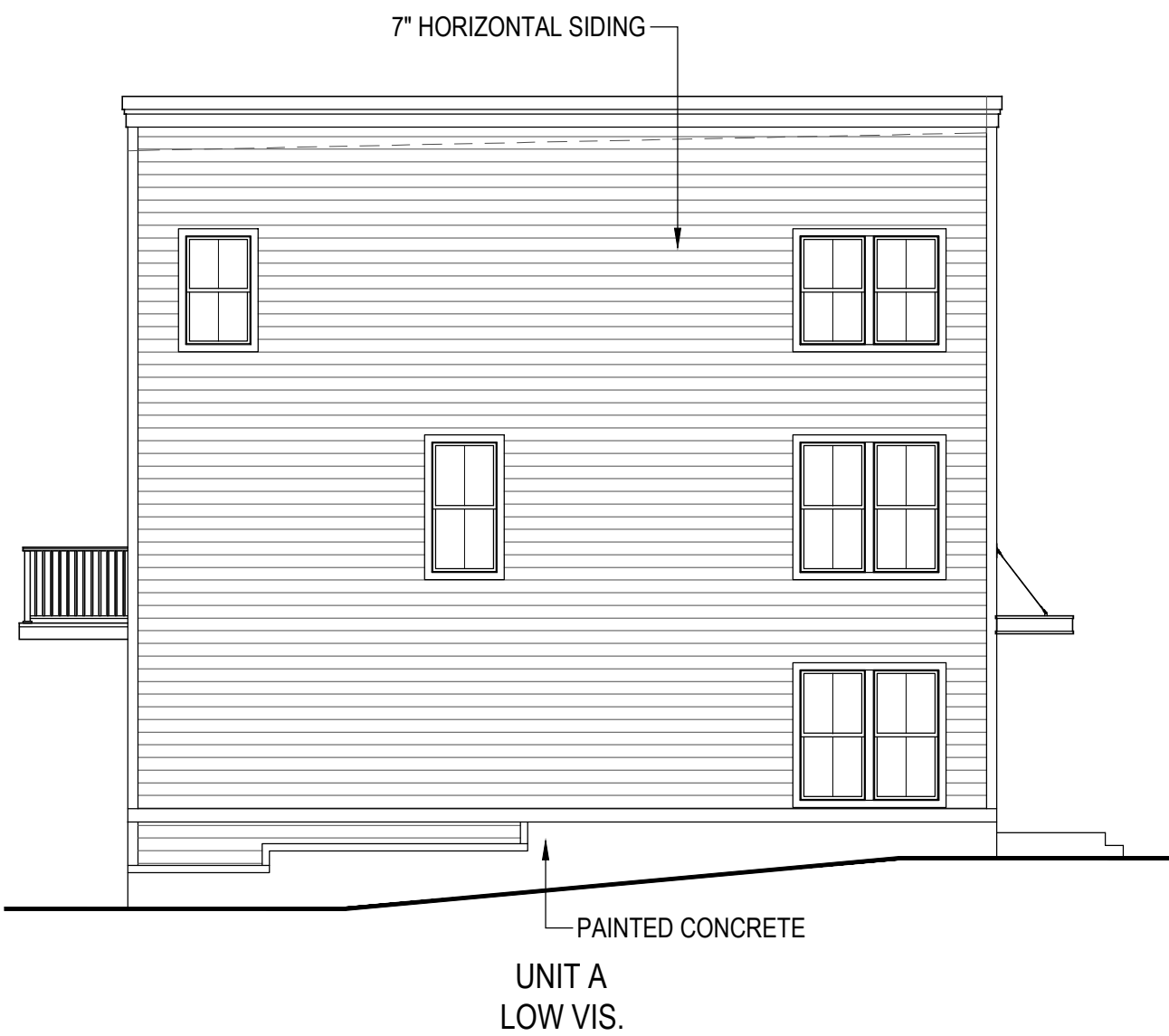
KEY PLAN



KEY PLAN



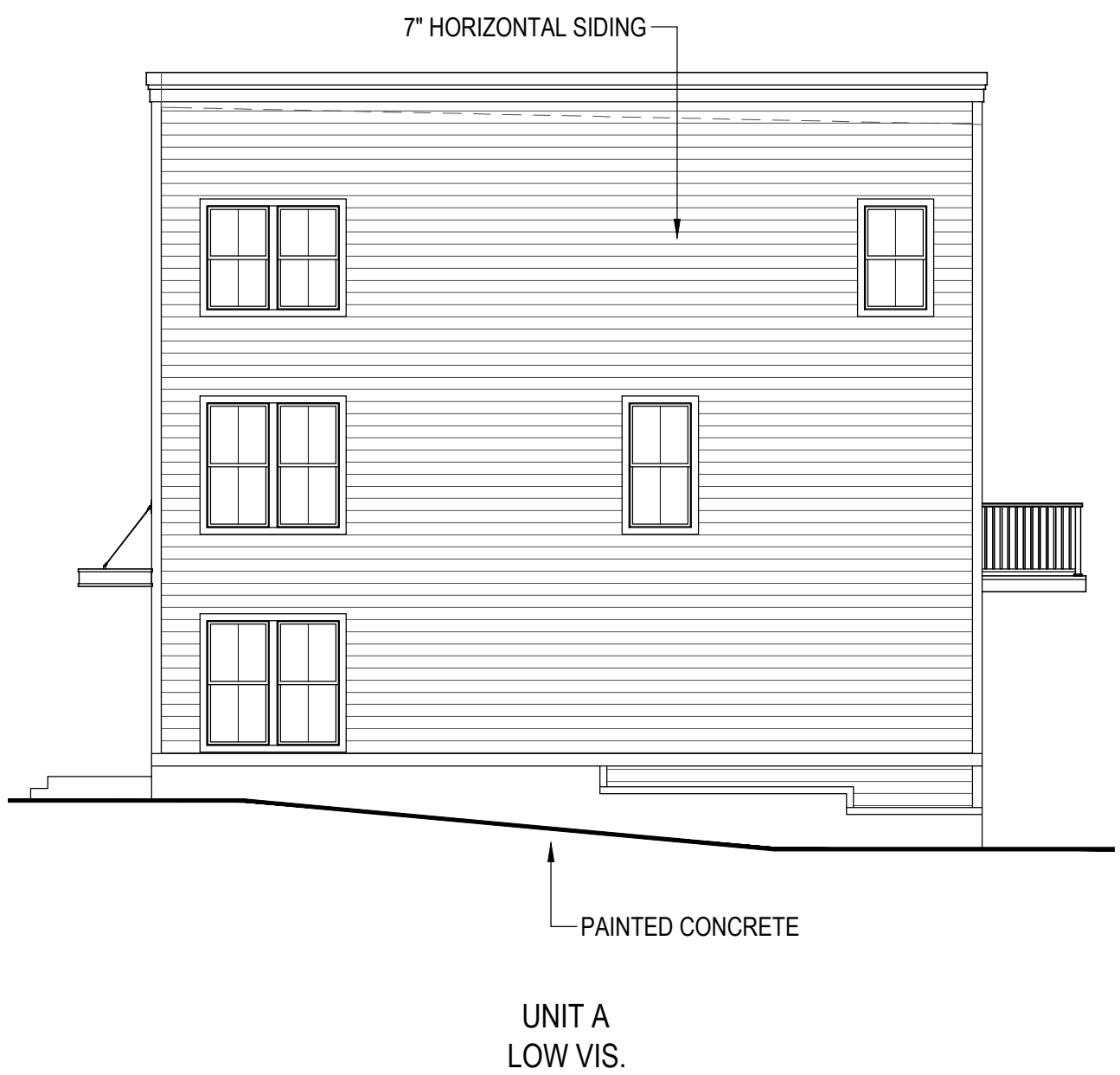
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



LOW VIS.

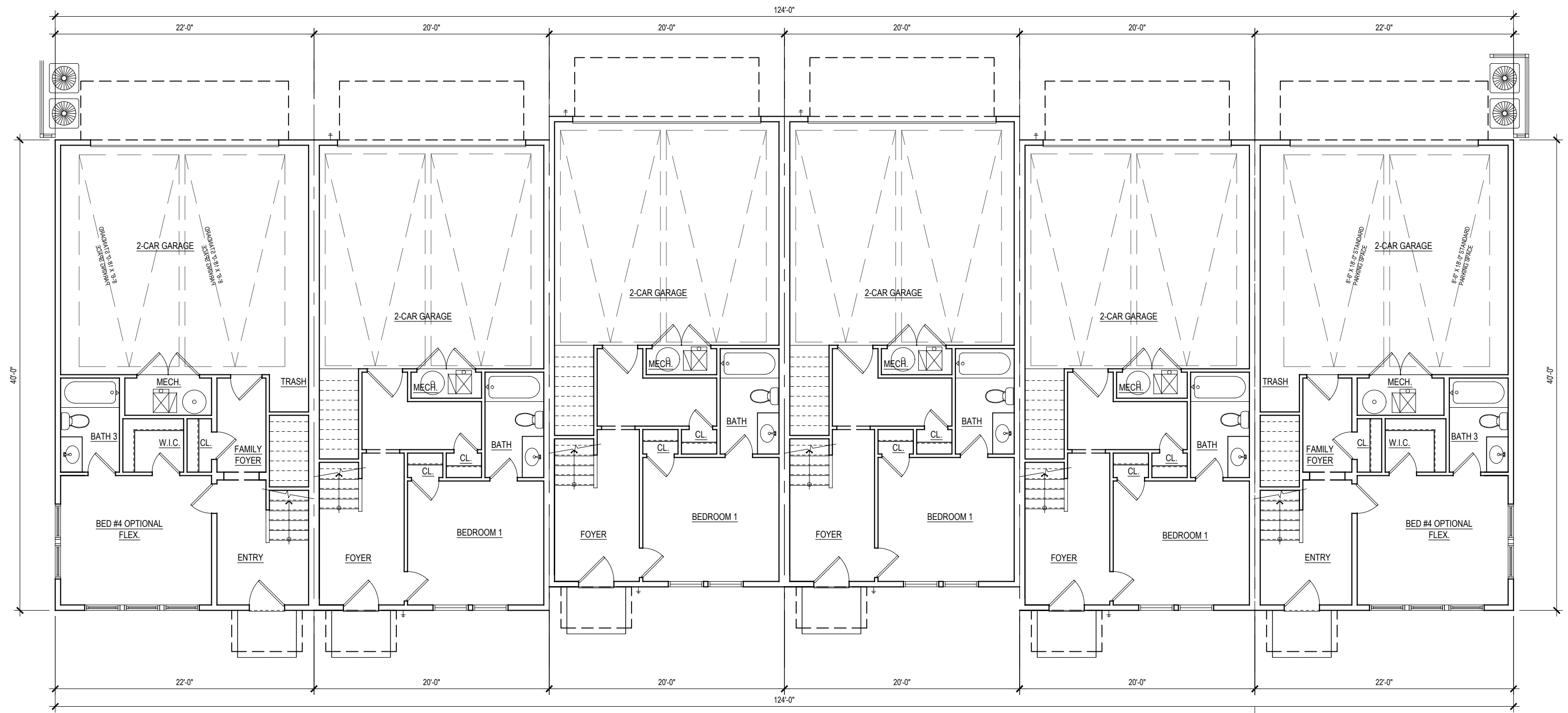
LOW VIS.

LOW VIS.

LOW VIS.

LOW VIS.

SECOND FLOOR PLAN



LOW VIS.

LOW VIS.

LOW VIS.

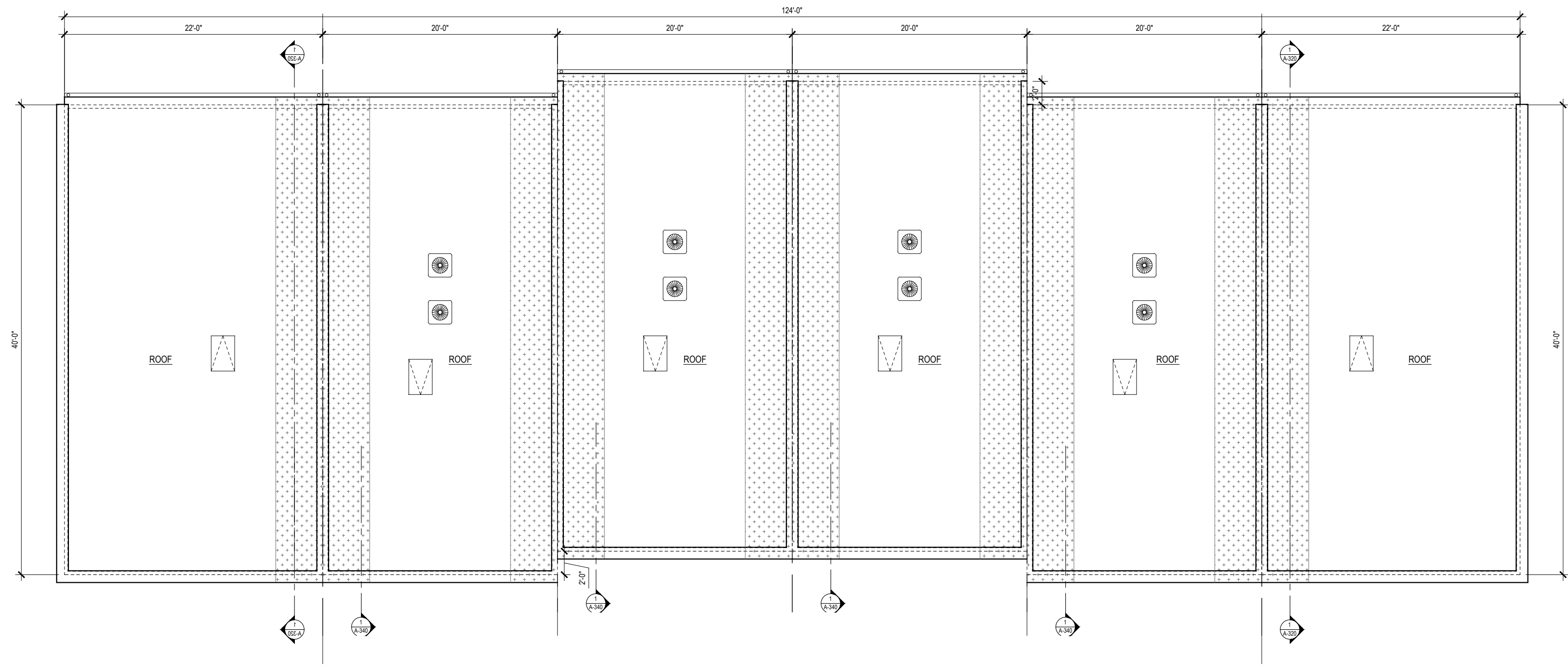
LOW VIS.

LOW VIS.

FIRST FLOOR PLAN

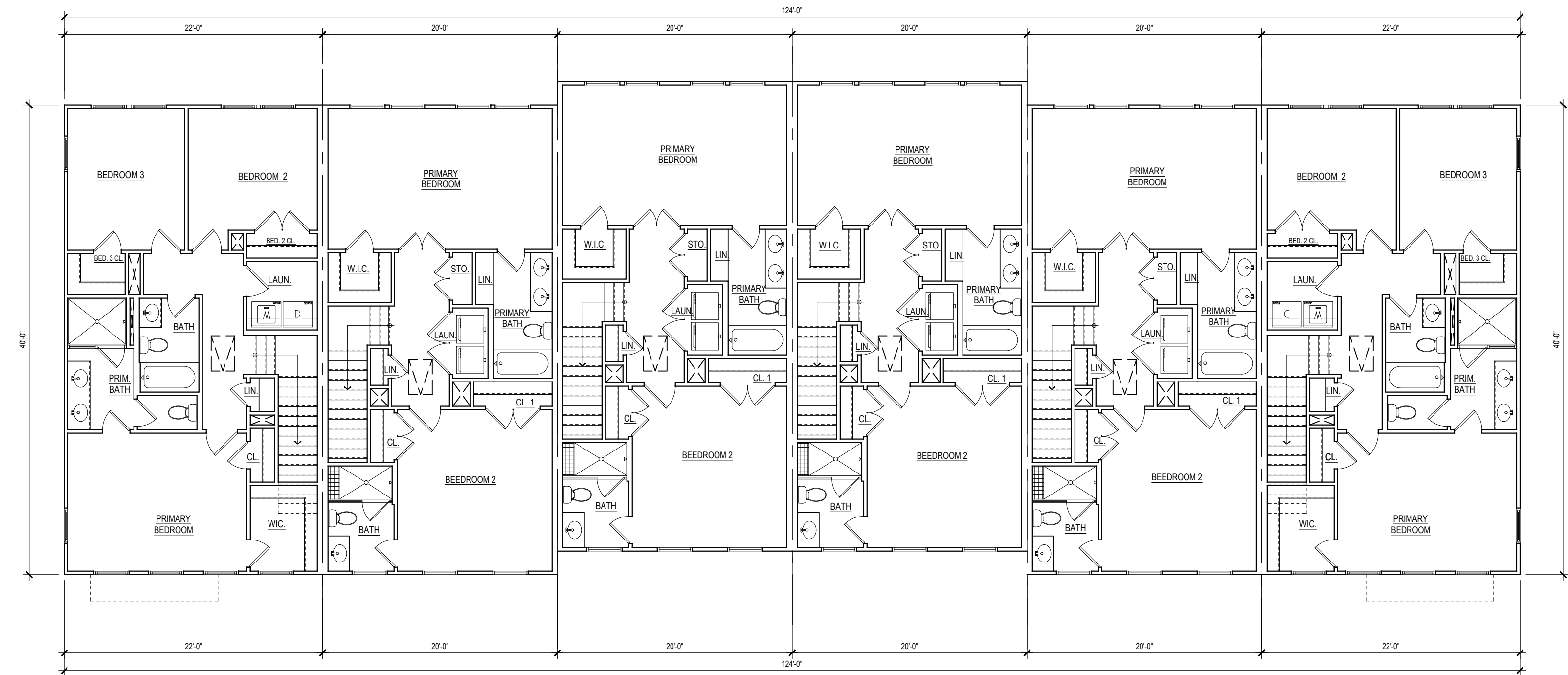


KEY PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

ROOF PLAN



LOW VIS. LOW VIS. LOW VIS. LOW VIS. LOW VIS.

THIRD FLOOR PLAN



KEY PLAN



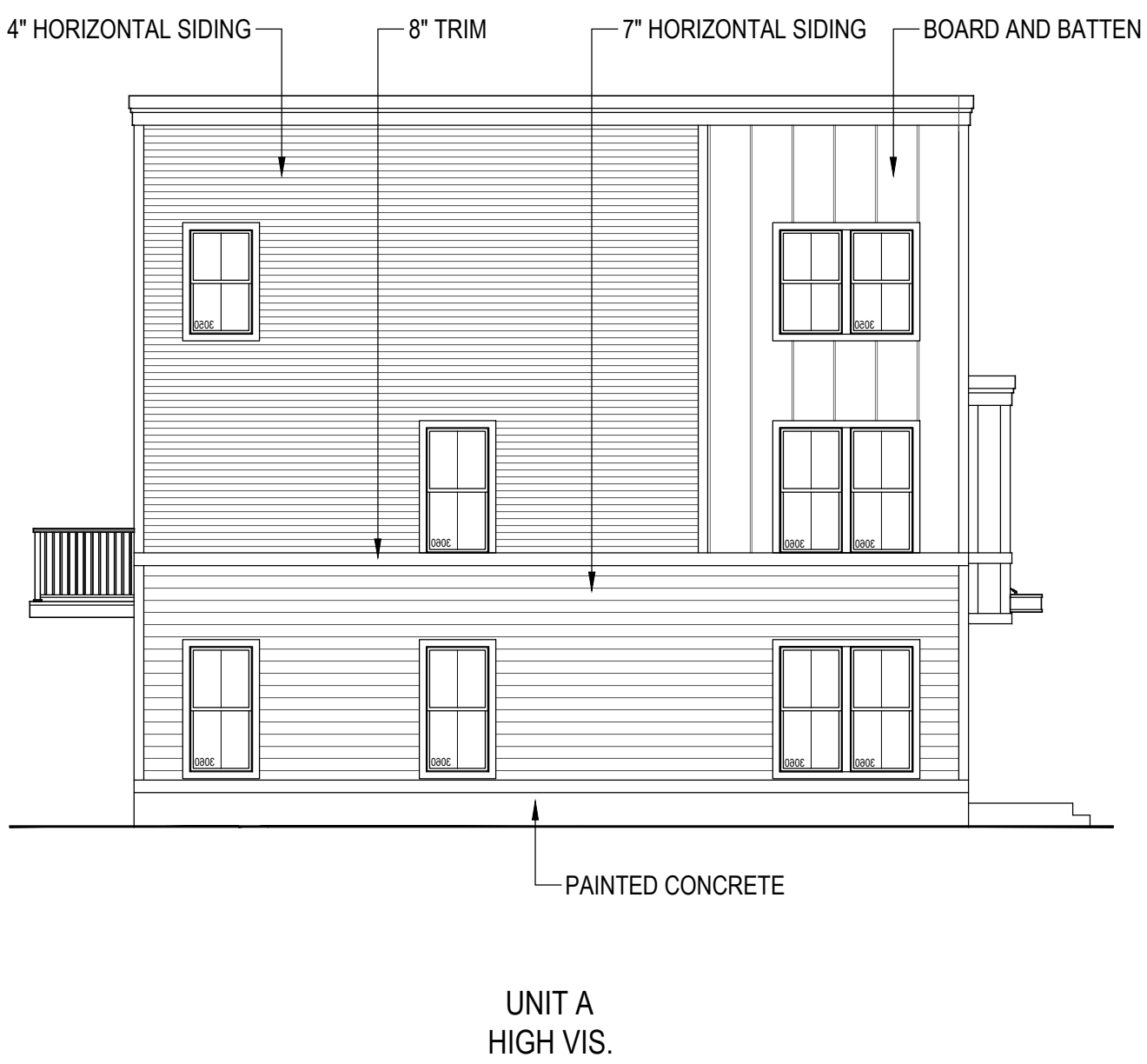
KEY PLAN



REAR ELEVATION



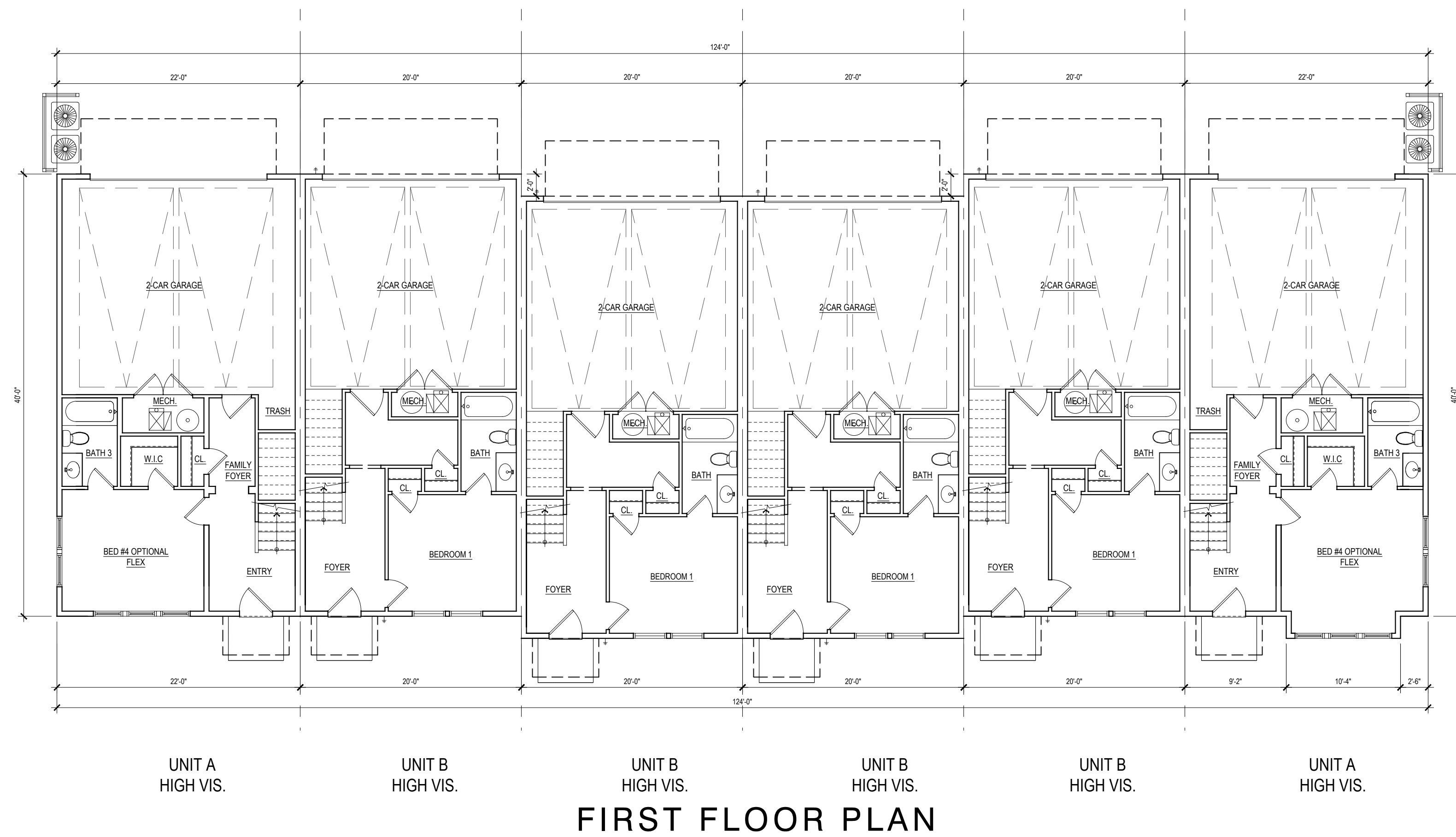
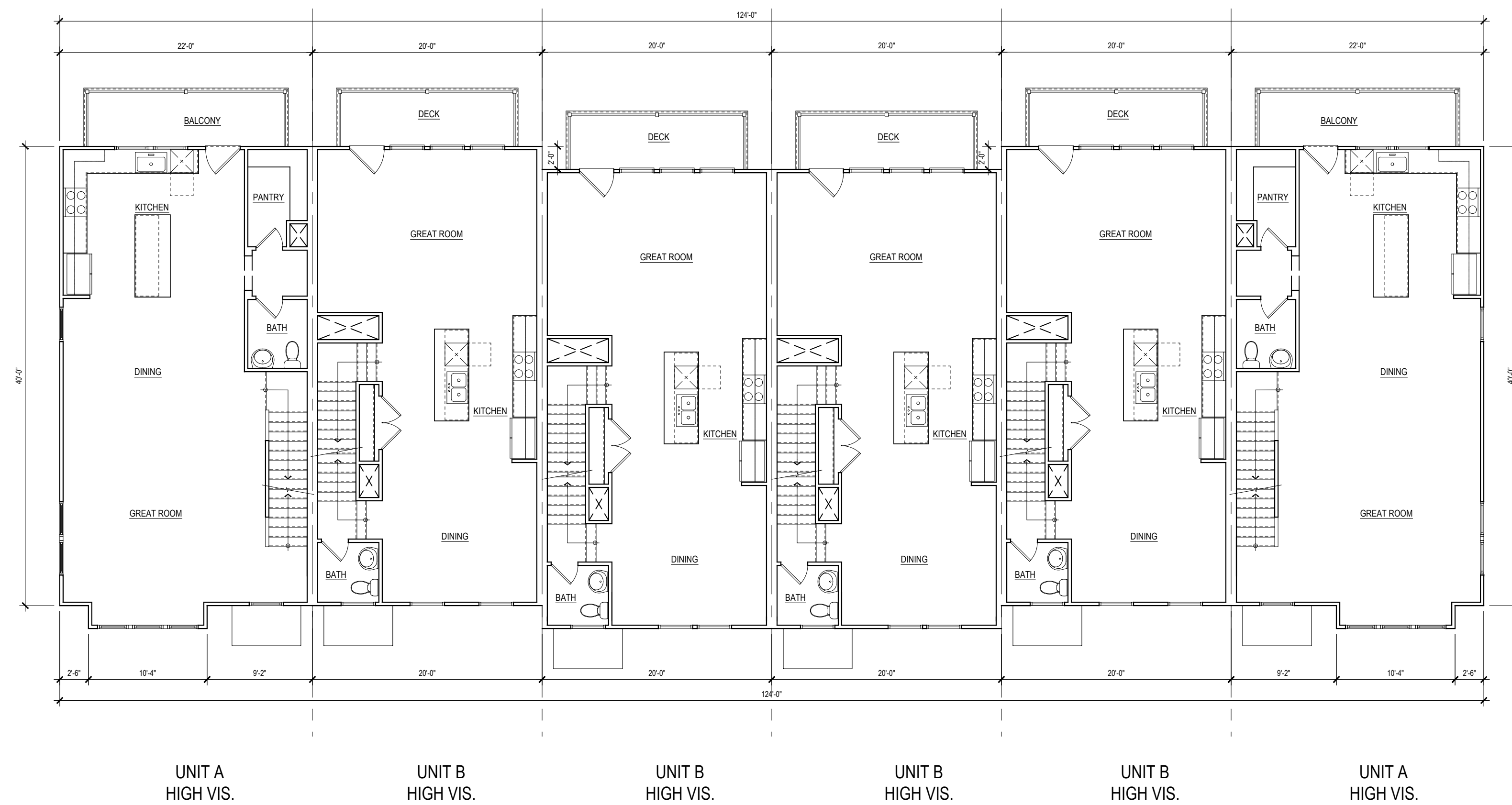
FRONT ELEVATION

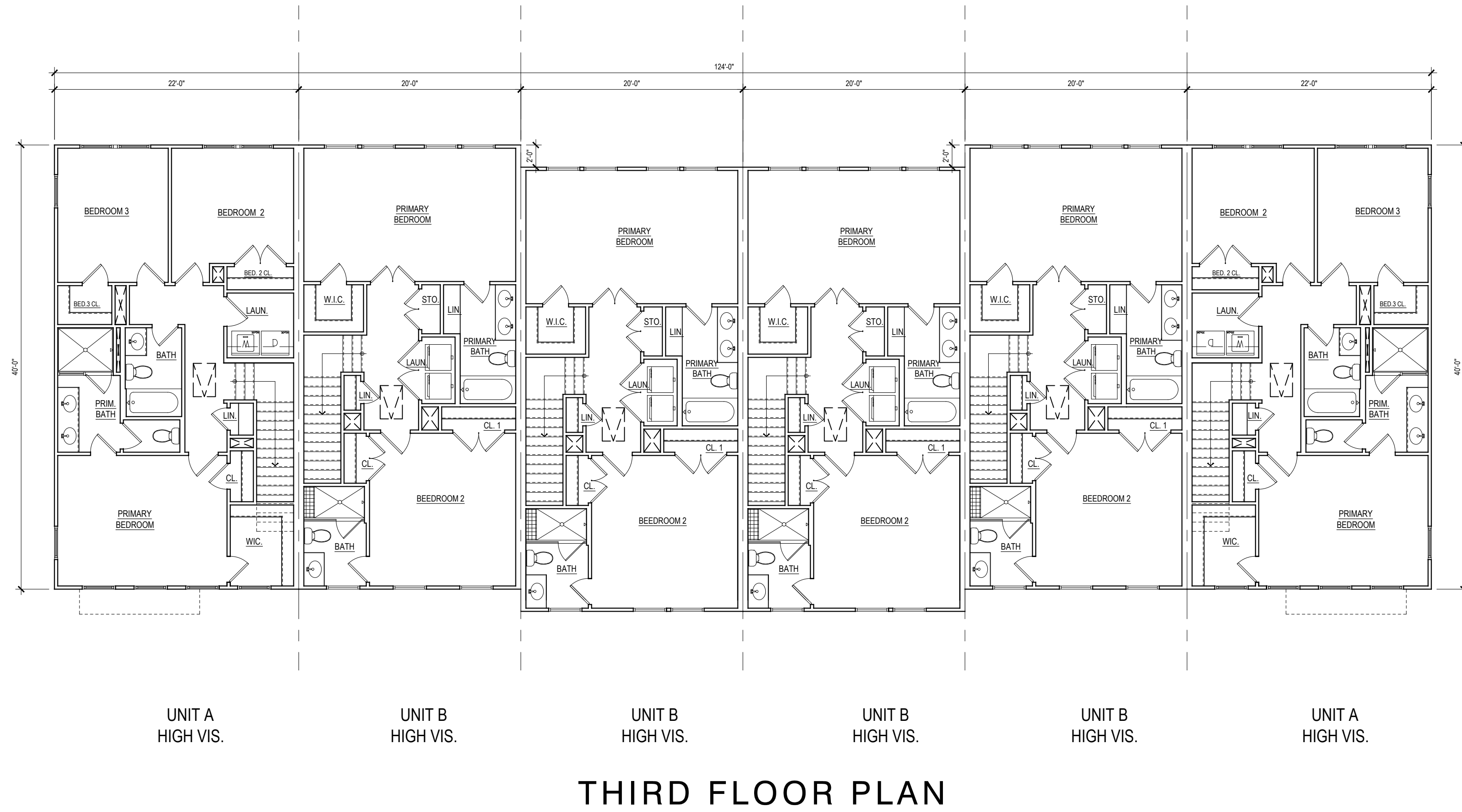
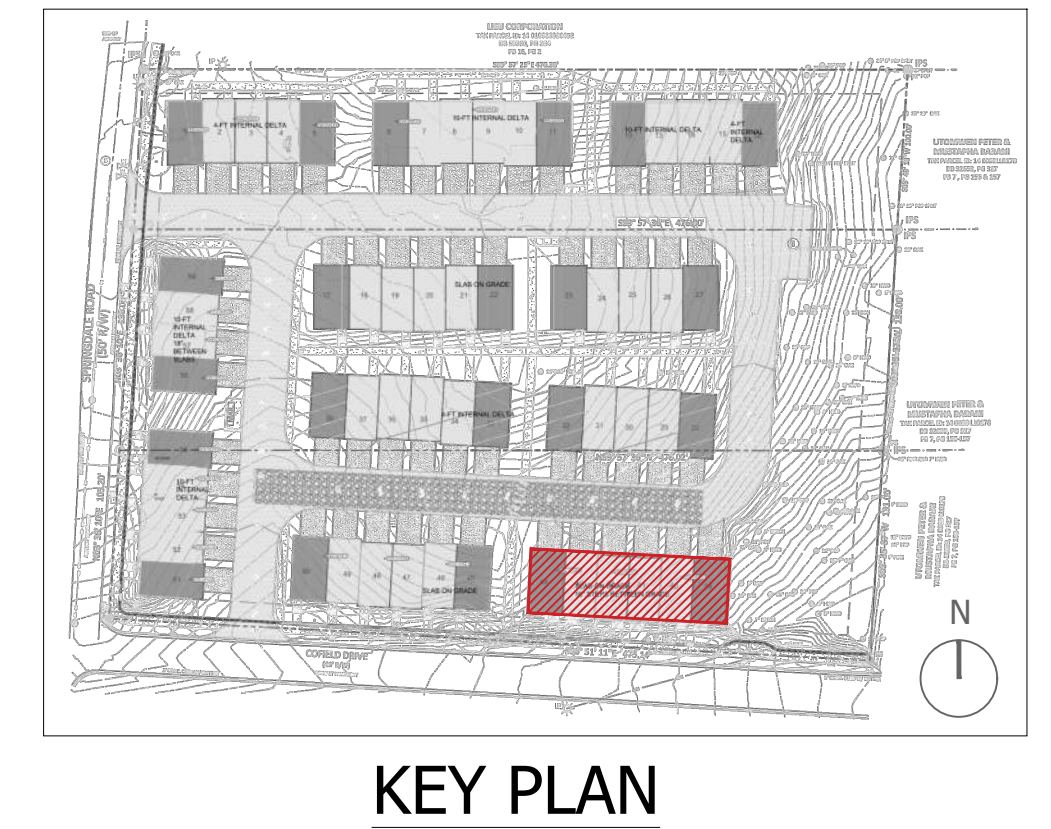
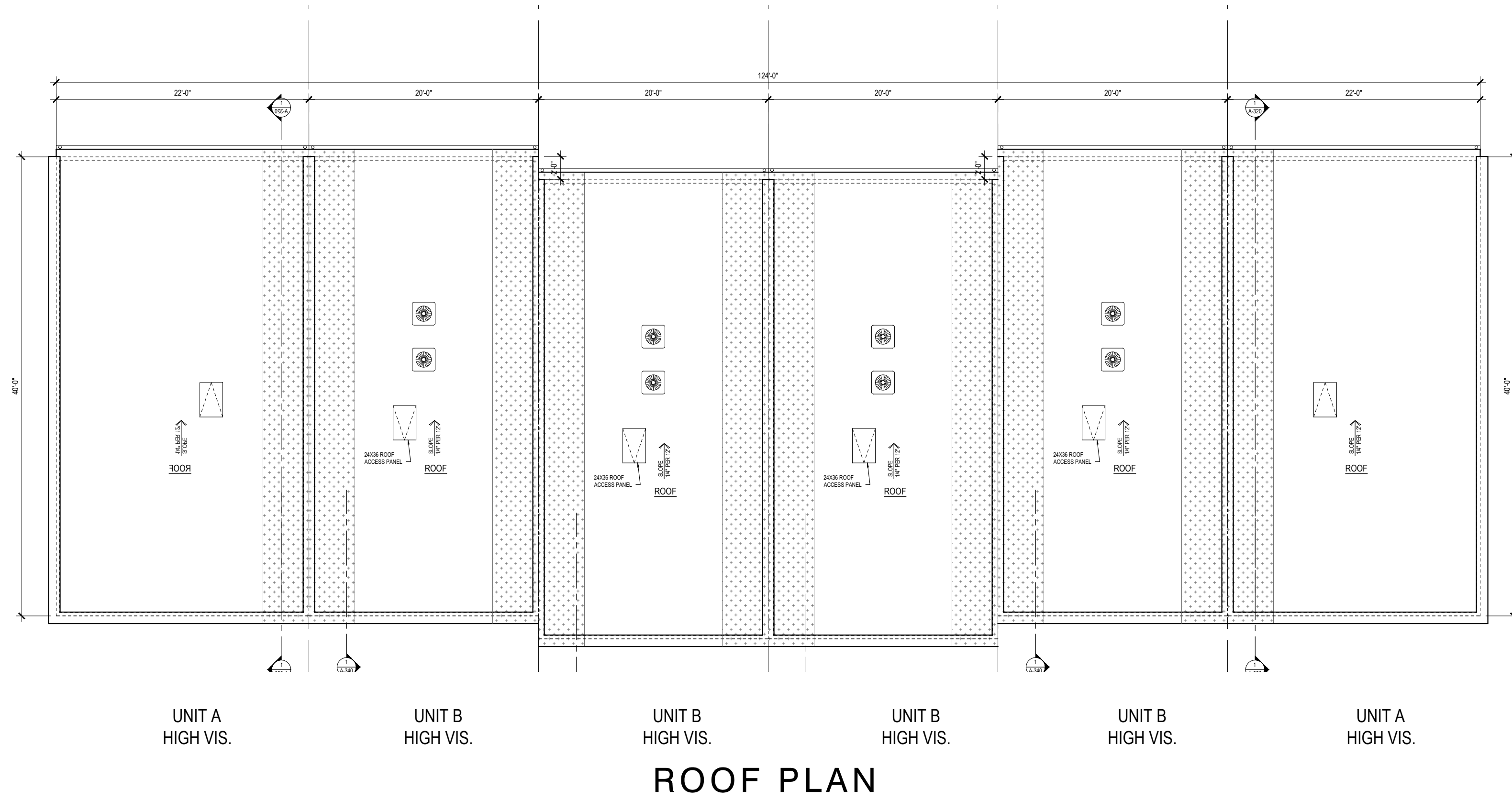


LEFT SIDE ELEVATION



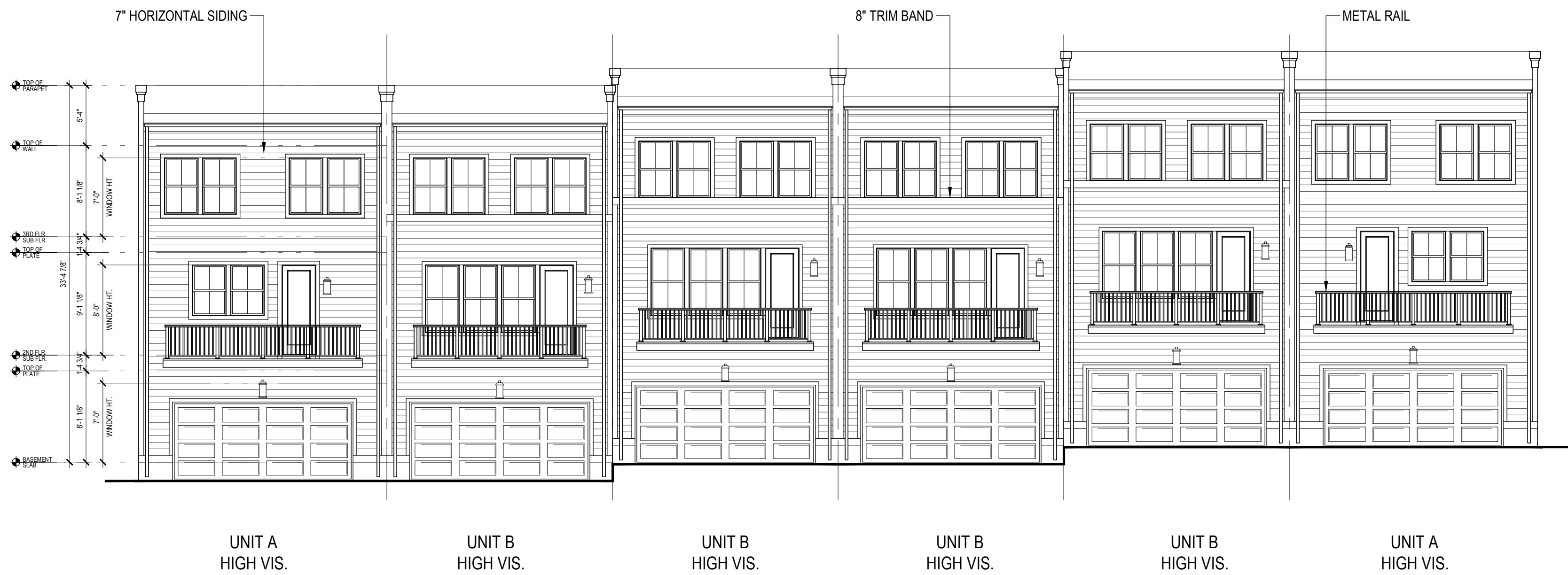
RIGHT SIDE ELEVATION







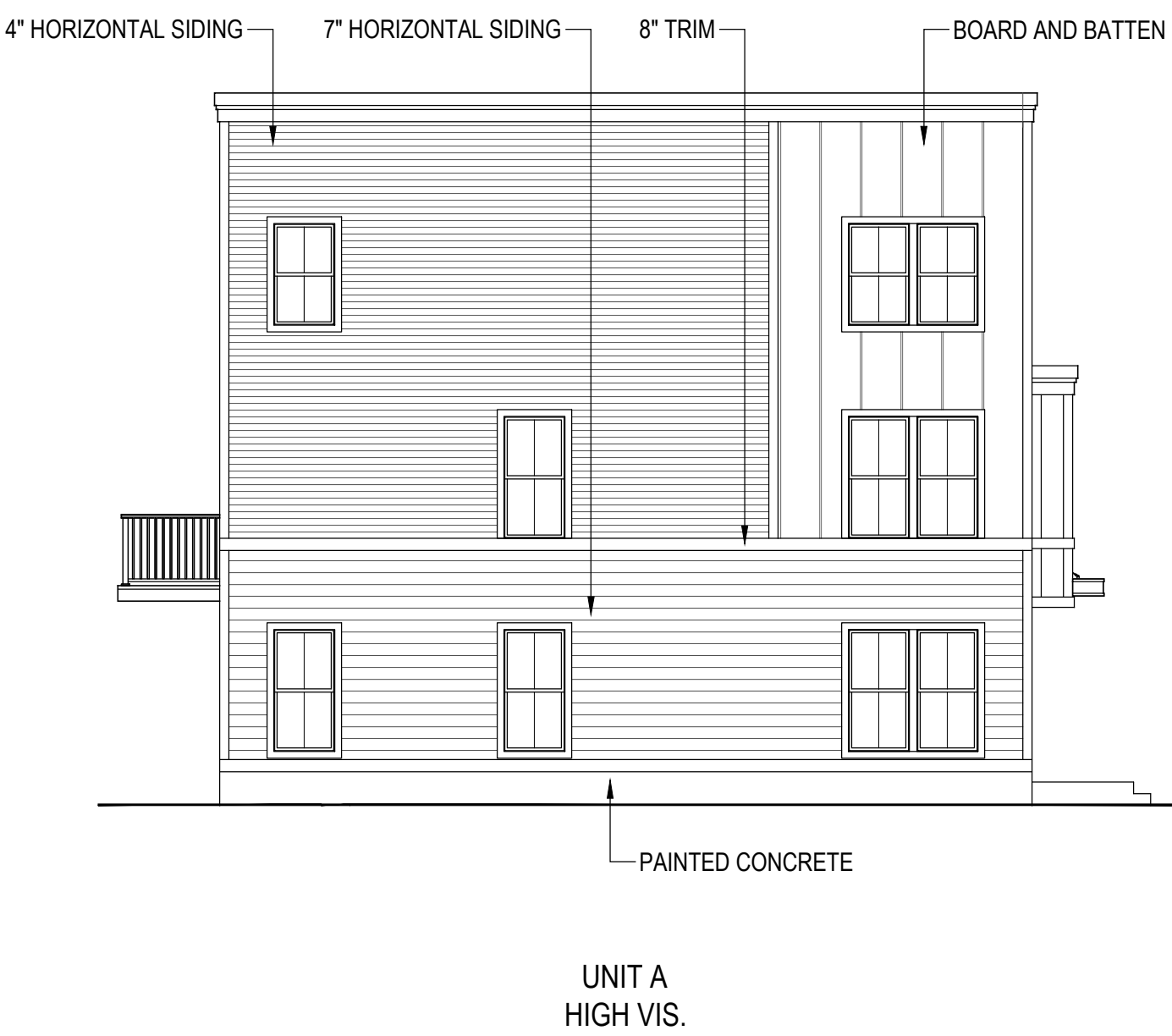
KEY PLAN



REAR ELEVATION



FRONT ELEVATION



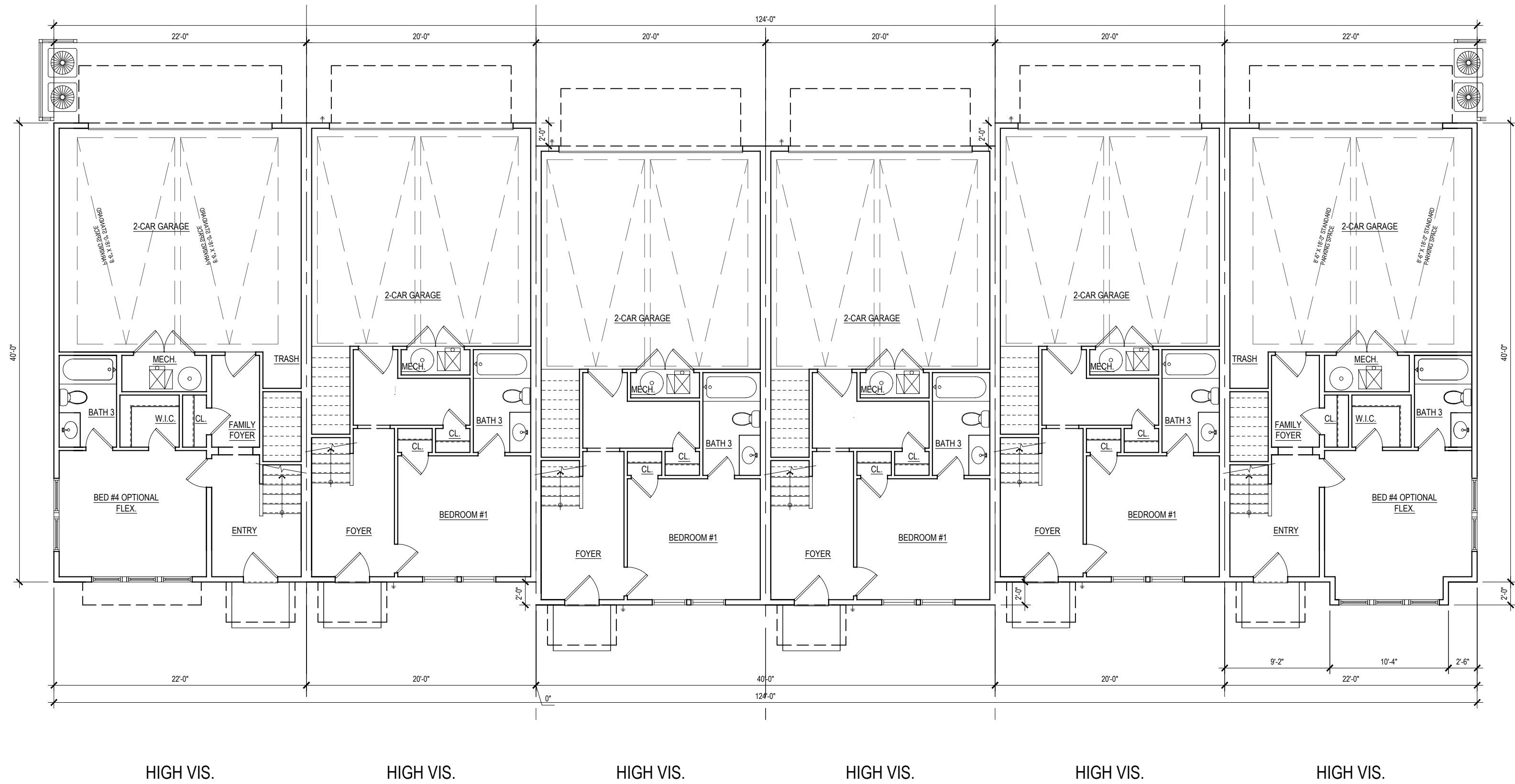
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



SECOND FLOOR PLAN



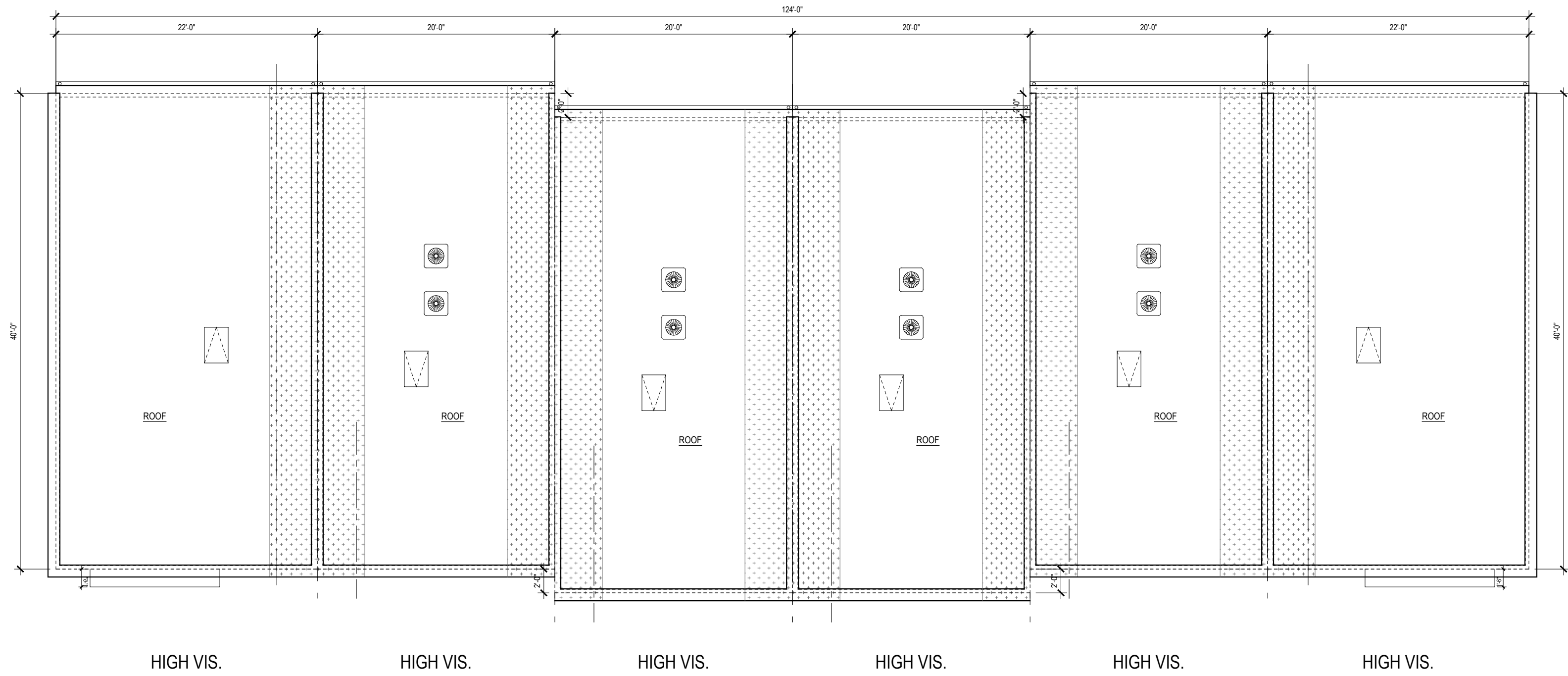
FIRST FLOOR PLAN



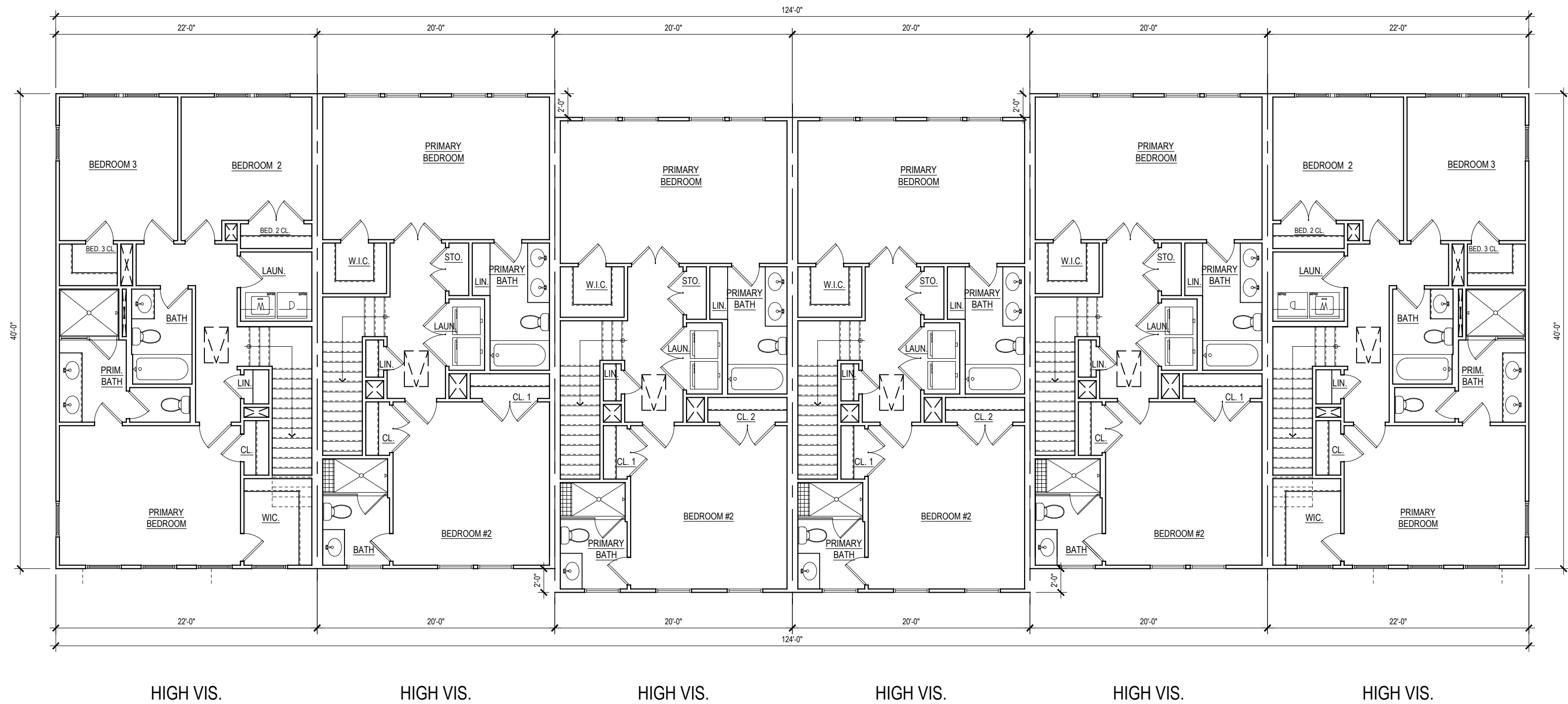
KEY PLAN



KEY PLAN



ROOF PLAN



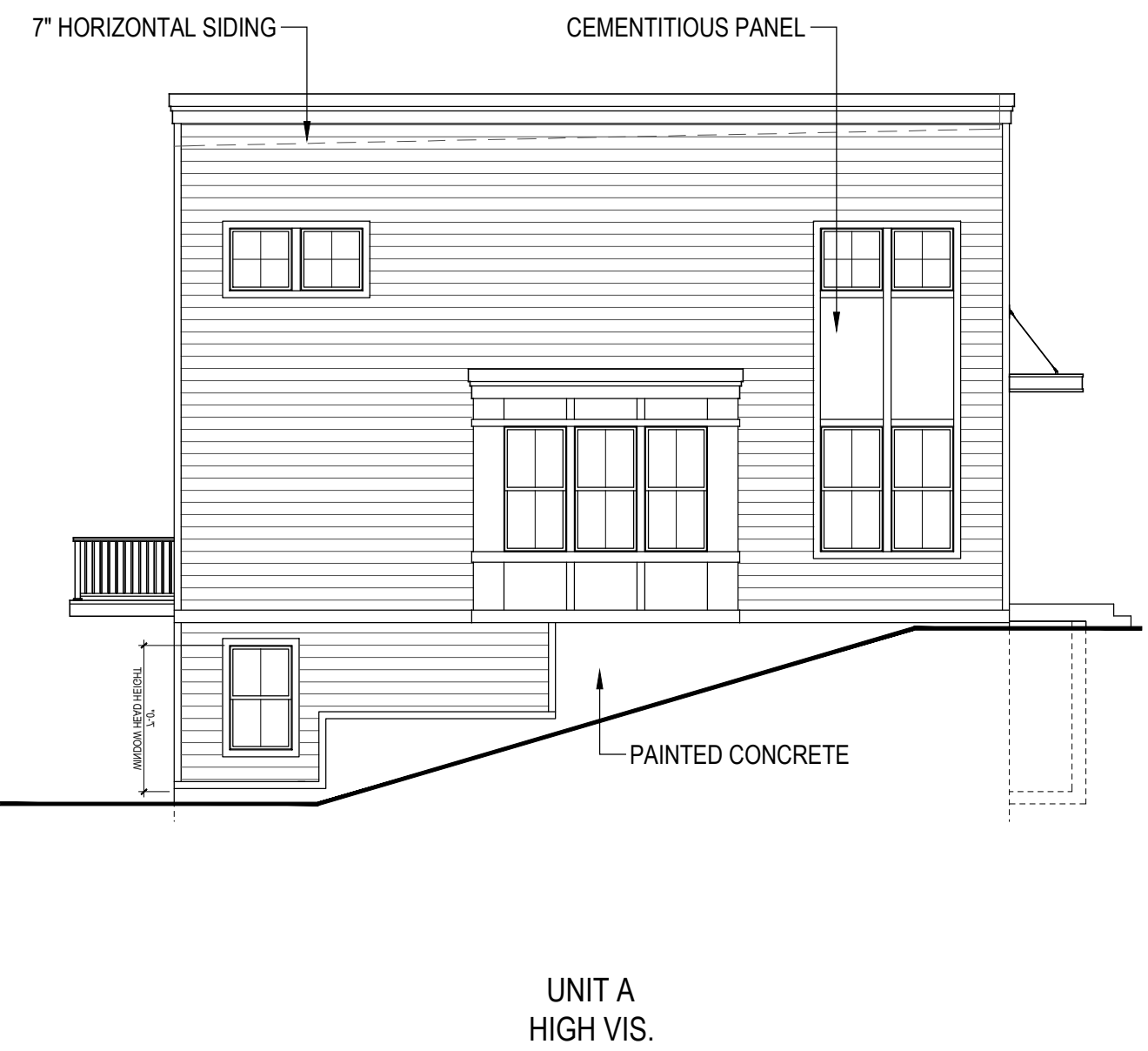
THIRD FLOOR PLAN



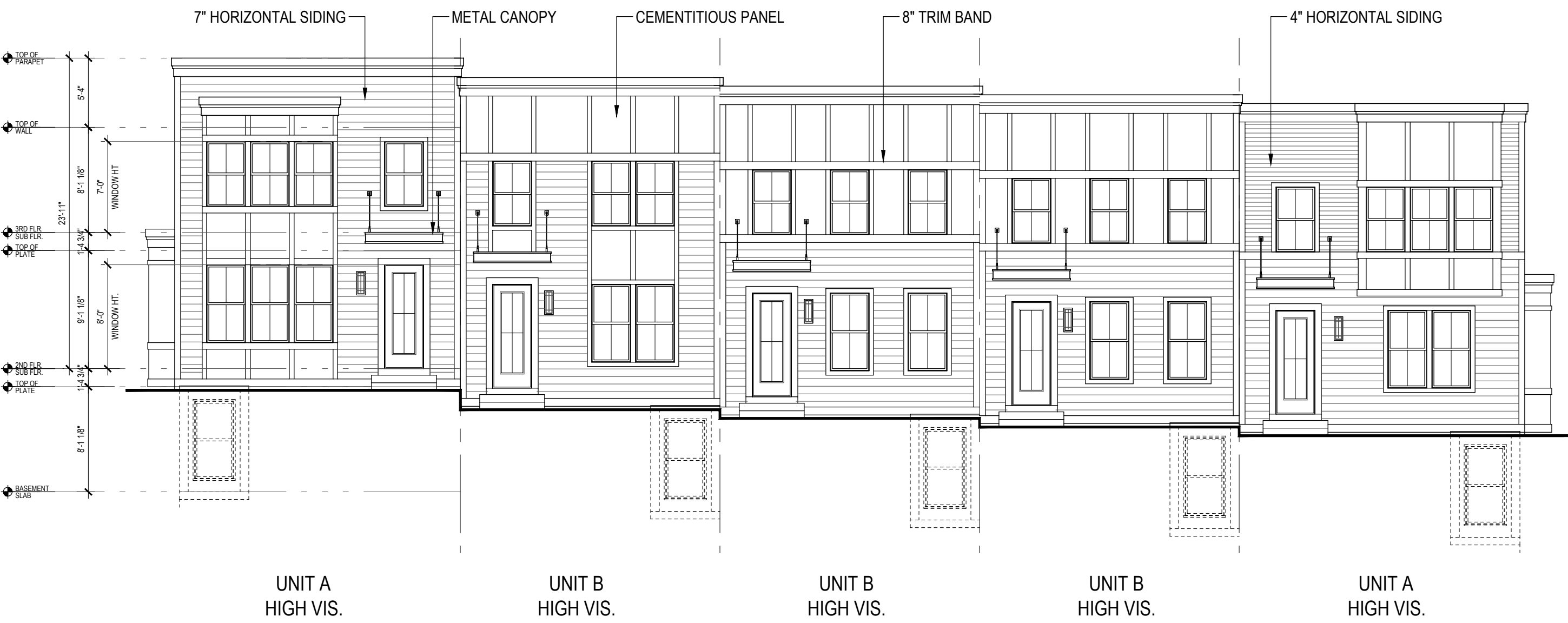
KEY PLAN



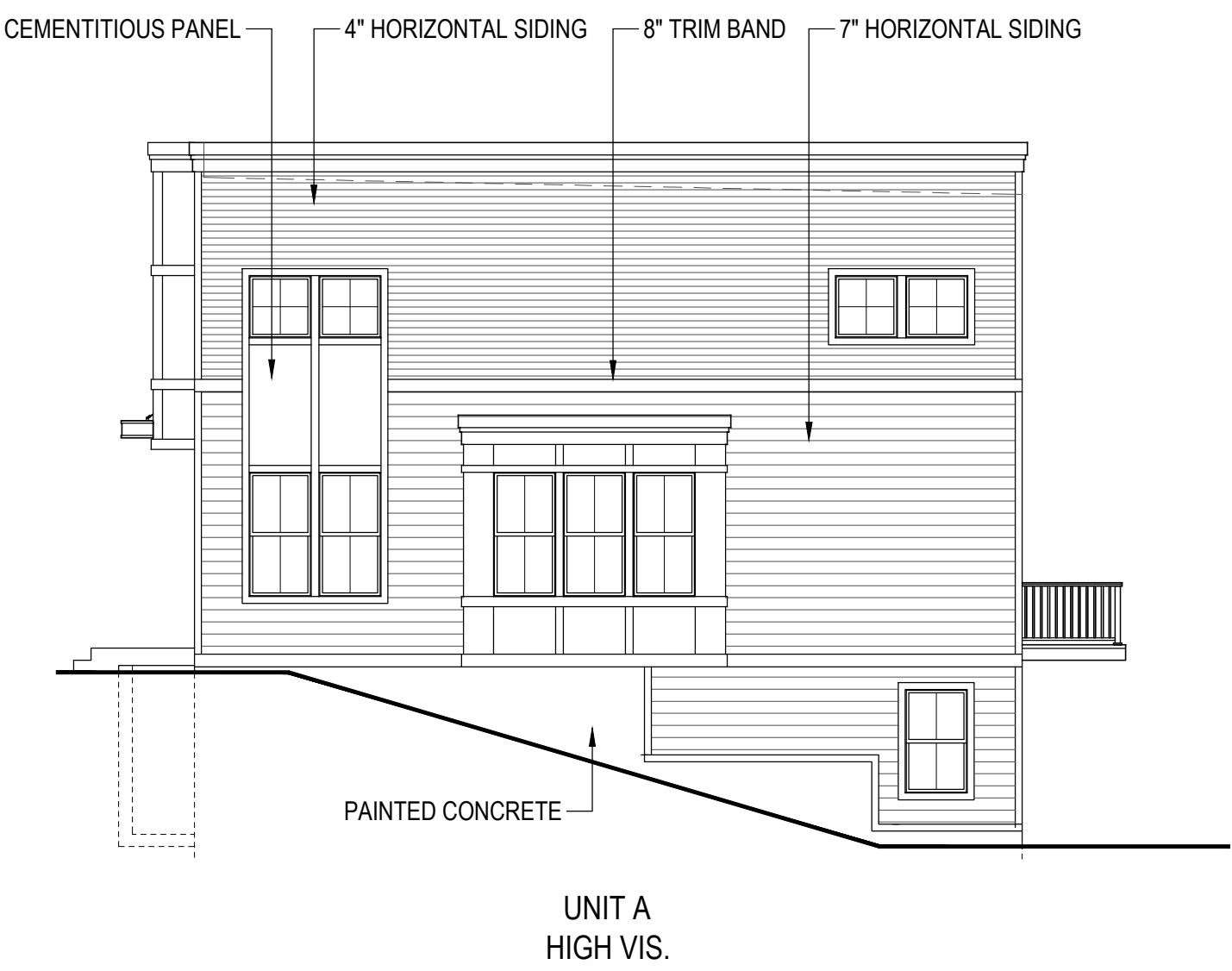
REAR ELEVATION



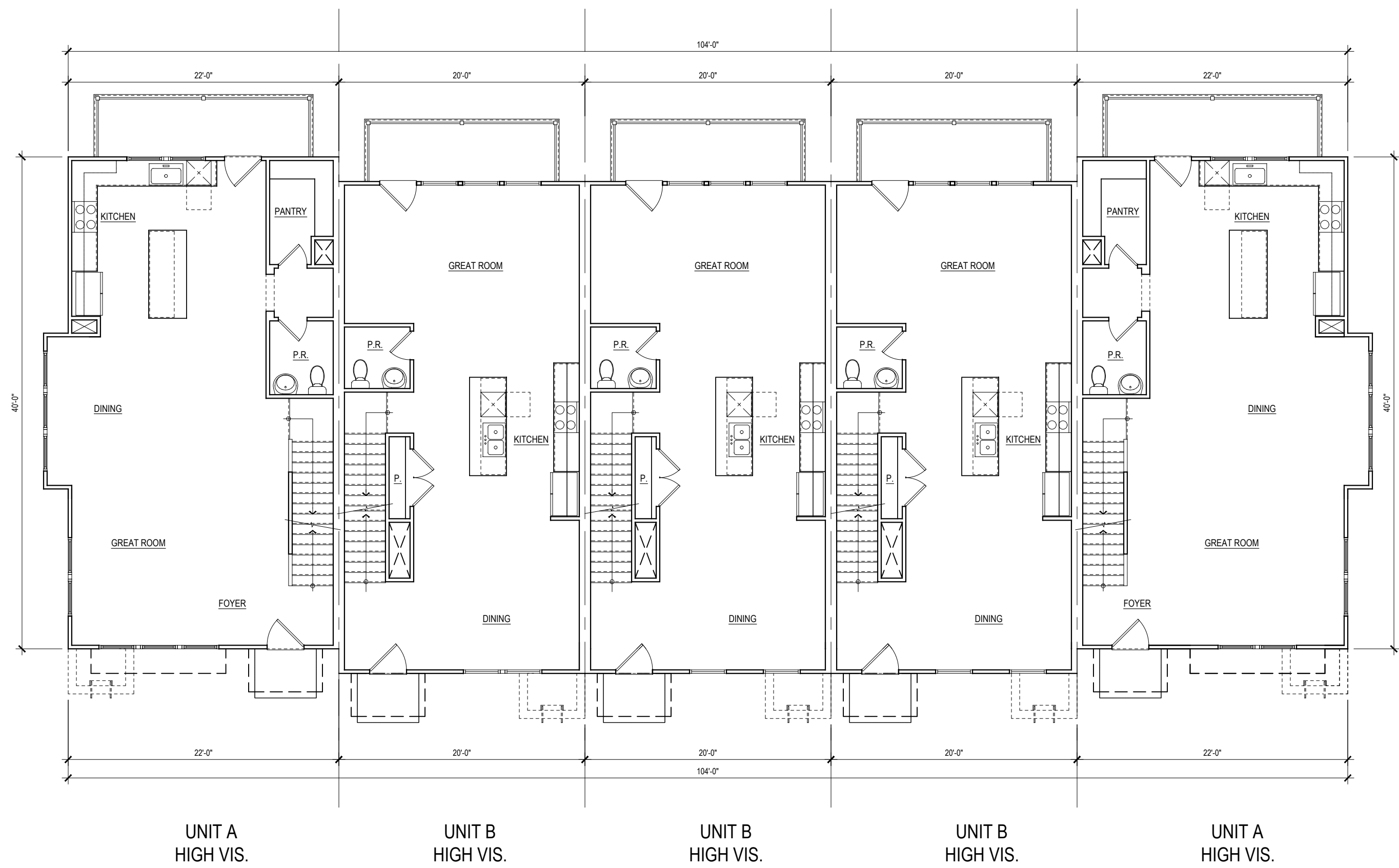
LEFT SIDE ELEVATION



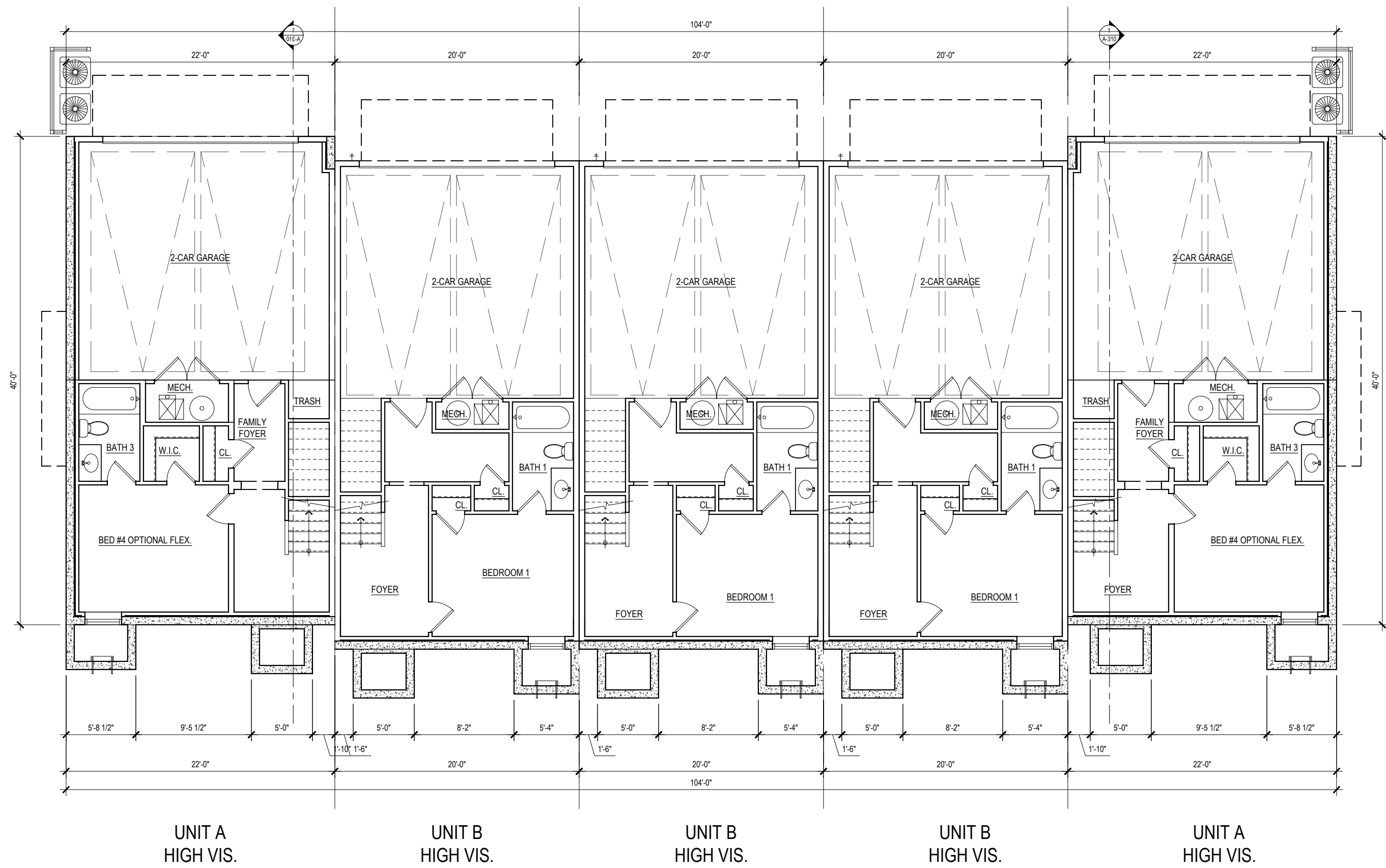
FRONT ELEVATION



RIGHT SIDE ELEVATION



SECOND FLOOR PLAN

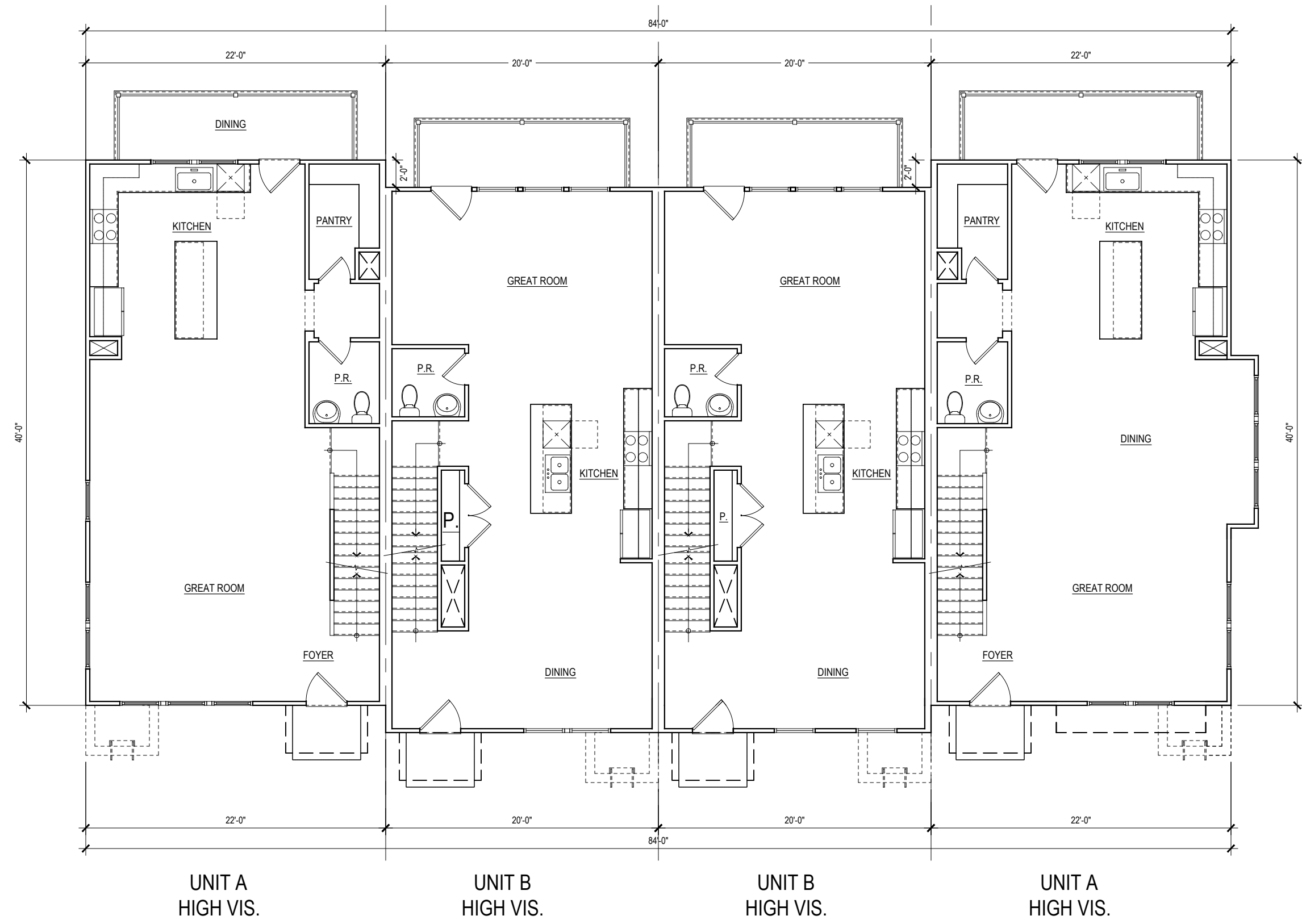


FIRST FLOOR PLAN

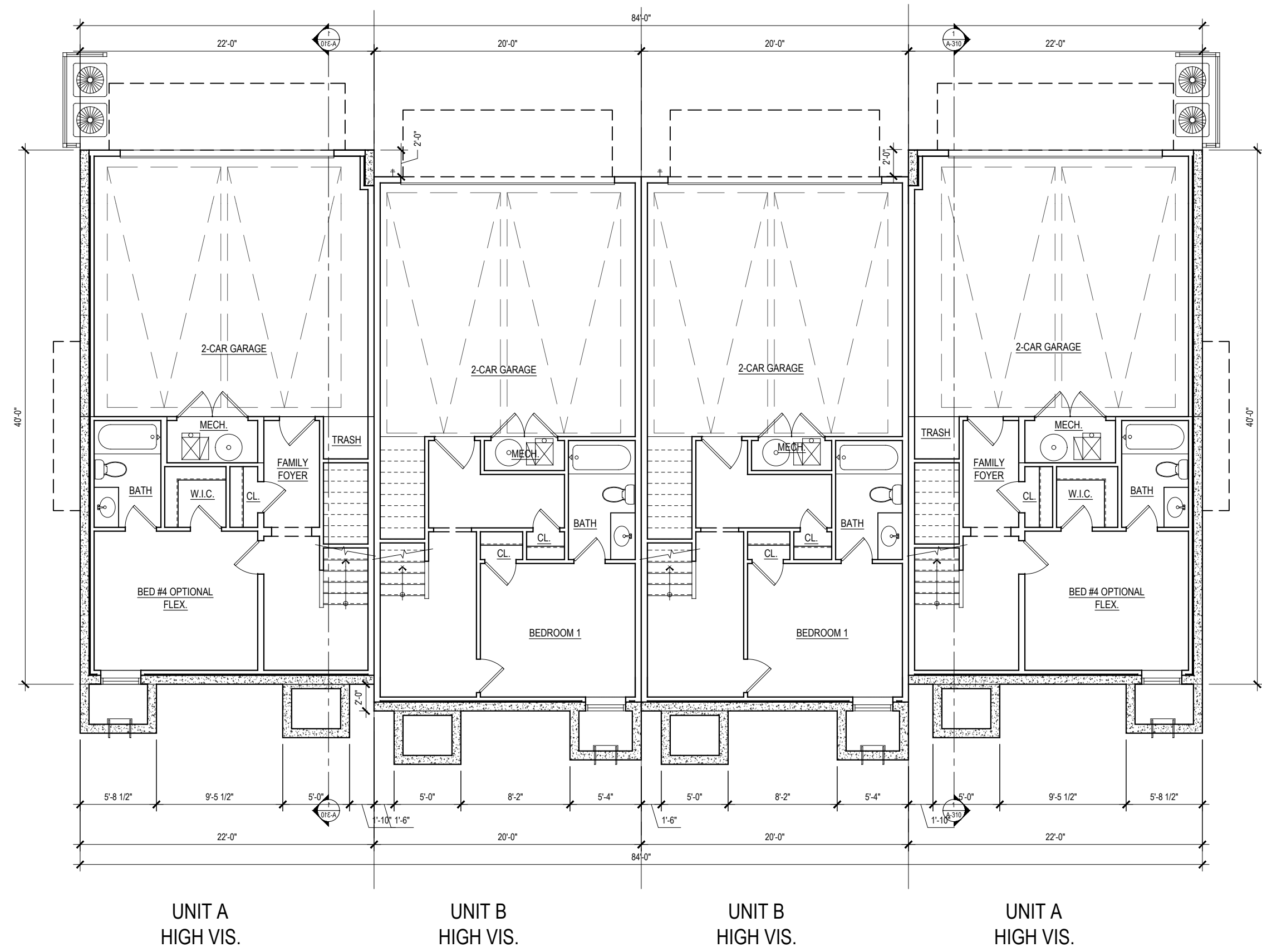


KEY PLAN





SECOND FLOOR PLAN



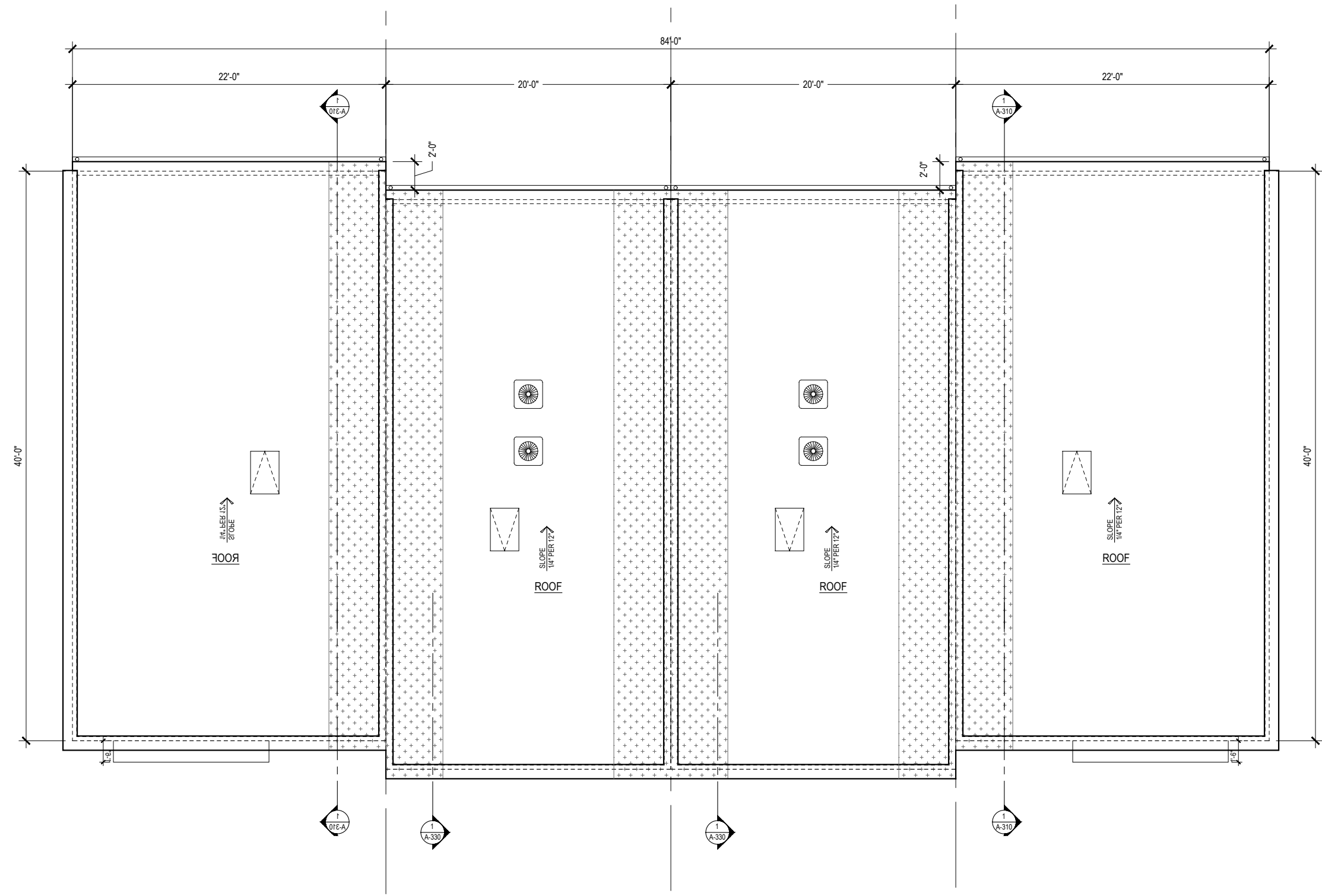
FIRST FLOOR PLAN

BUILDING PLANS - LOTS 56-59

PRE-PLAT B&W ELEVATIONS



KEY PLAN



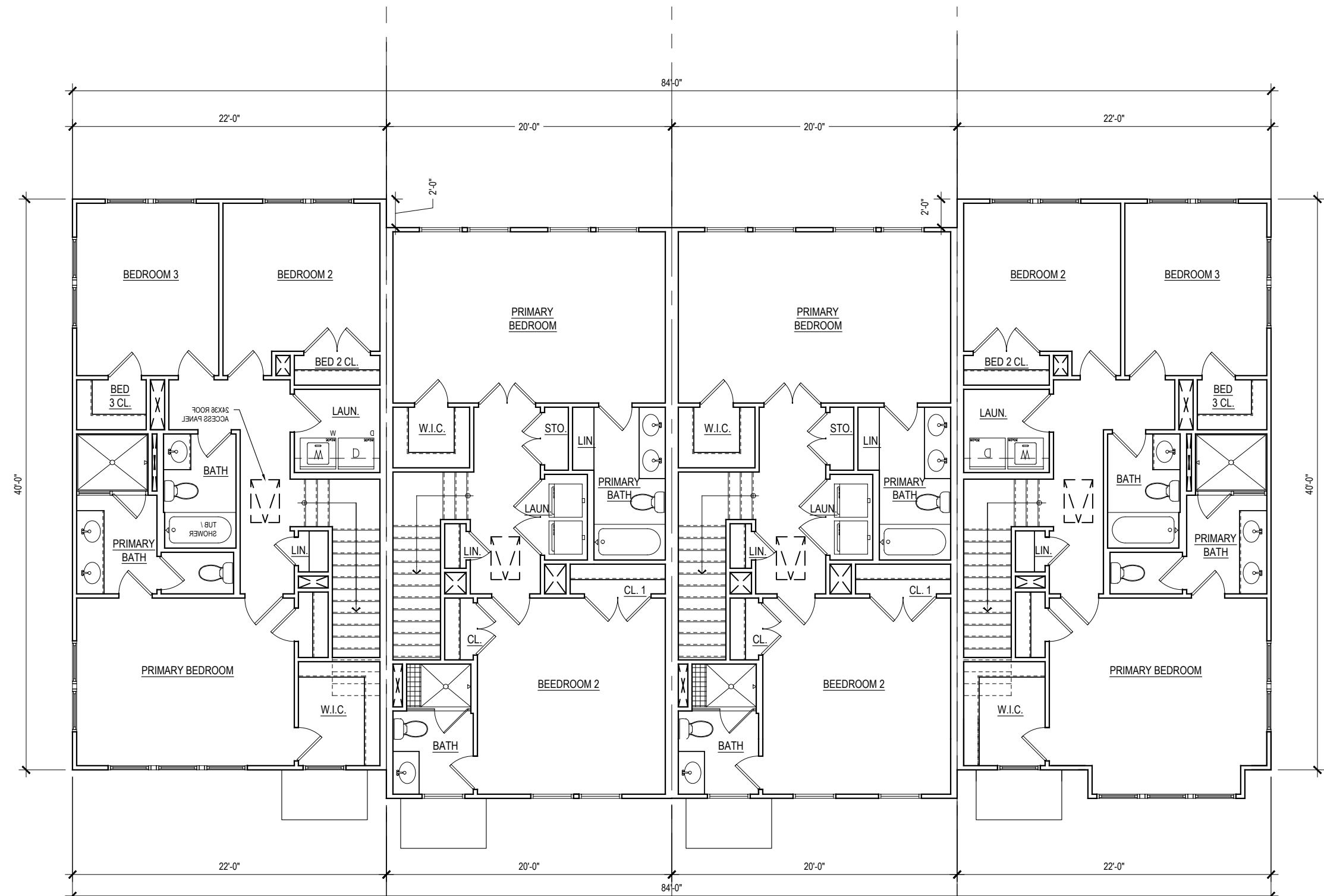
UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

ROOF PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

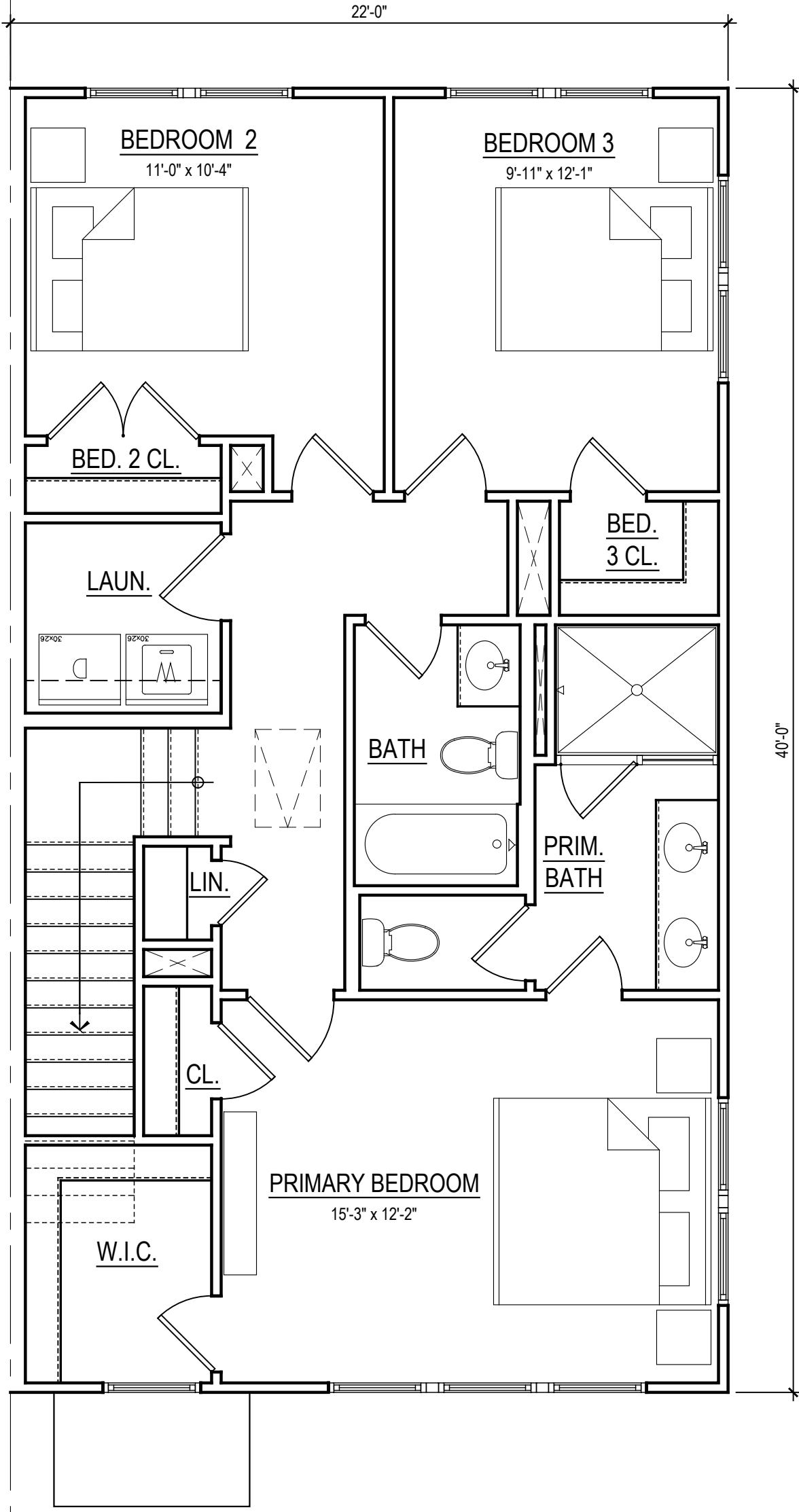
UNIT A
HIGH VIS.

THIRD FLOOR PLAN

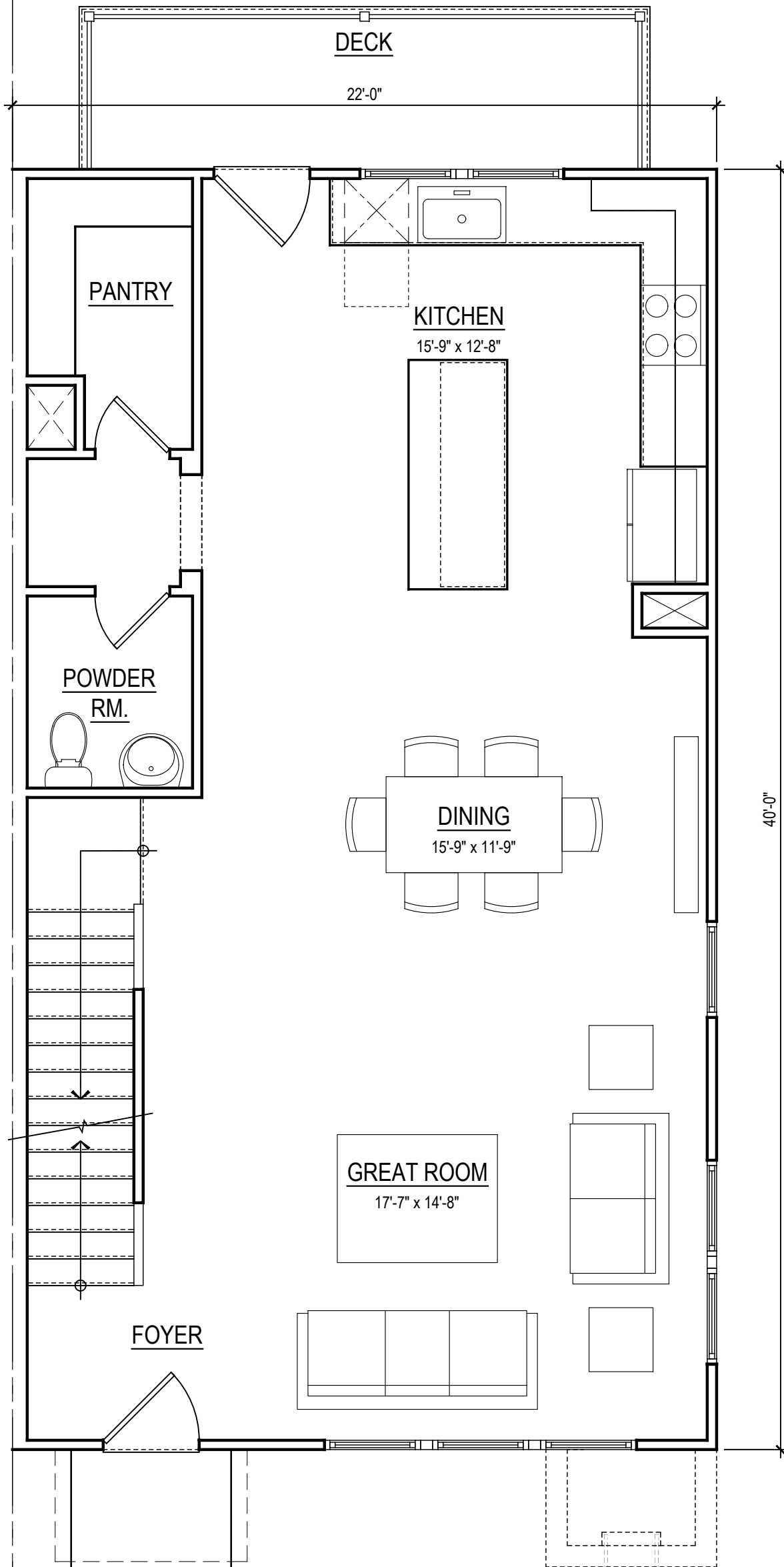


KEY PLAN

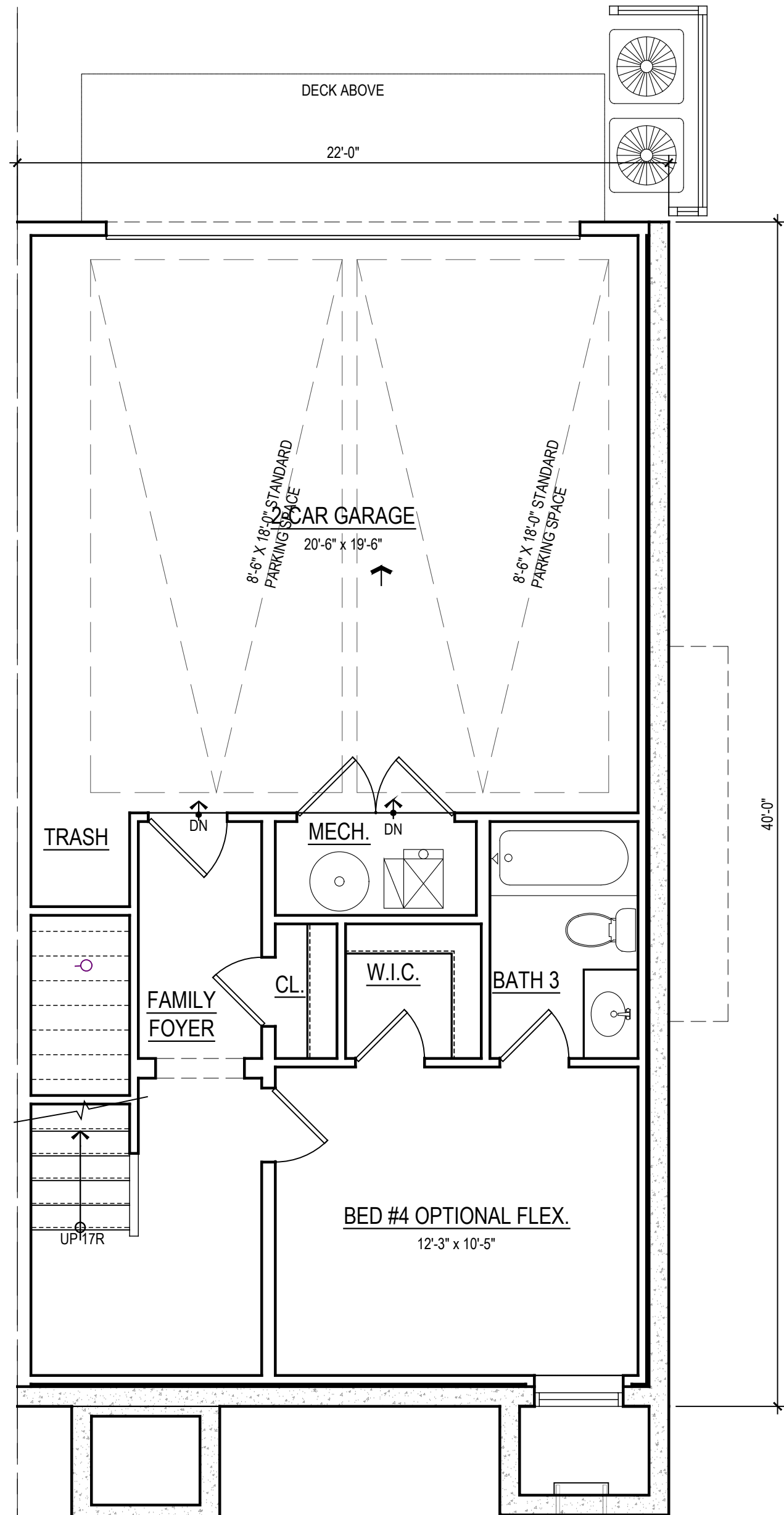
NOTE
FLOOR PLANS DEPICTED FOR ILLUSTRATIVE PURPOSES.
WINDOW AND BAY CONFIGURATIONS DIFFER SLIGHTLY PER ELEVATION
AND LOW VIS. VS. HIGH VIS. CONDITIONS.
SEE ELEVATIONS FOR REFERENCE.



LEVEL 03
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

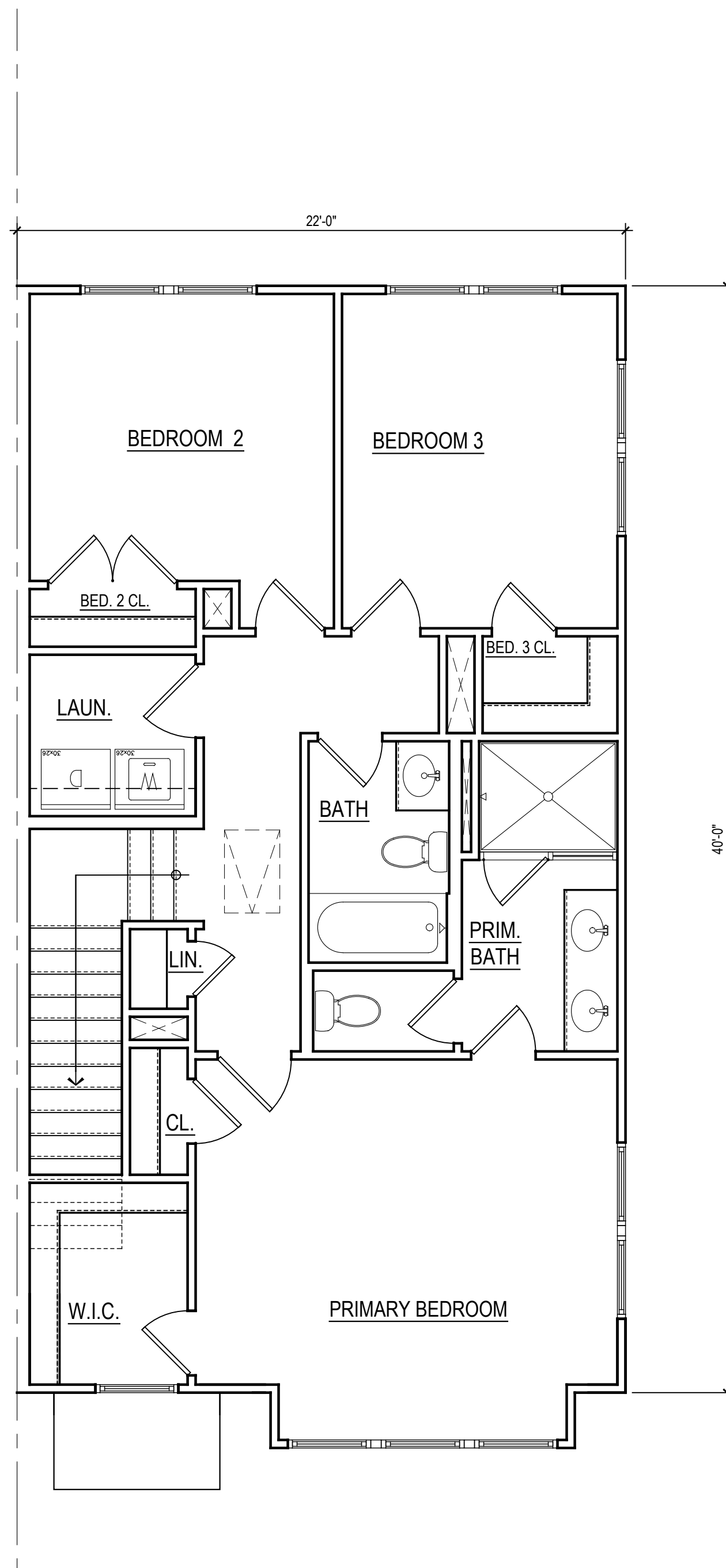


LEVEL 02
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

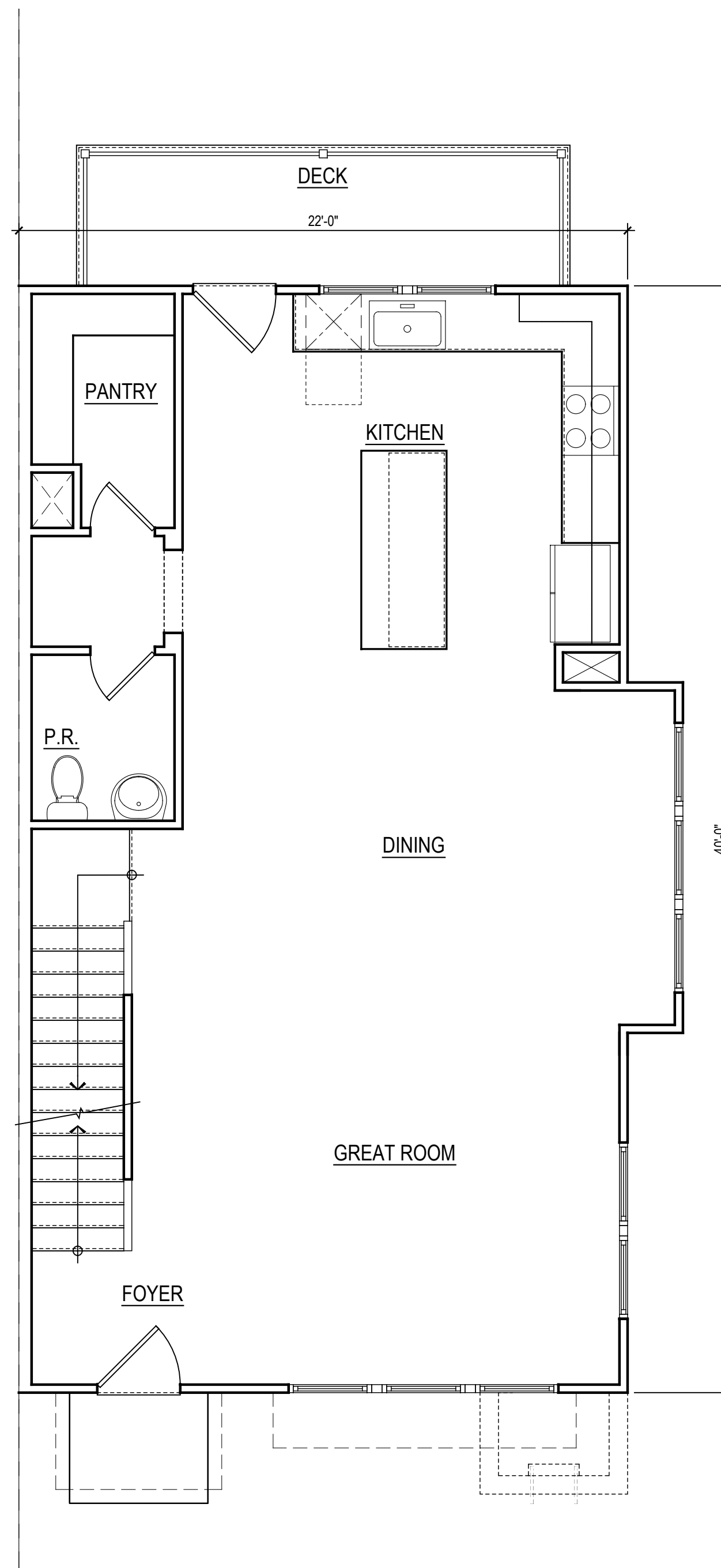


LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

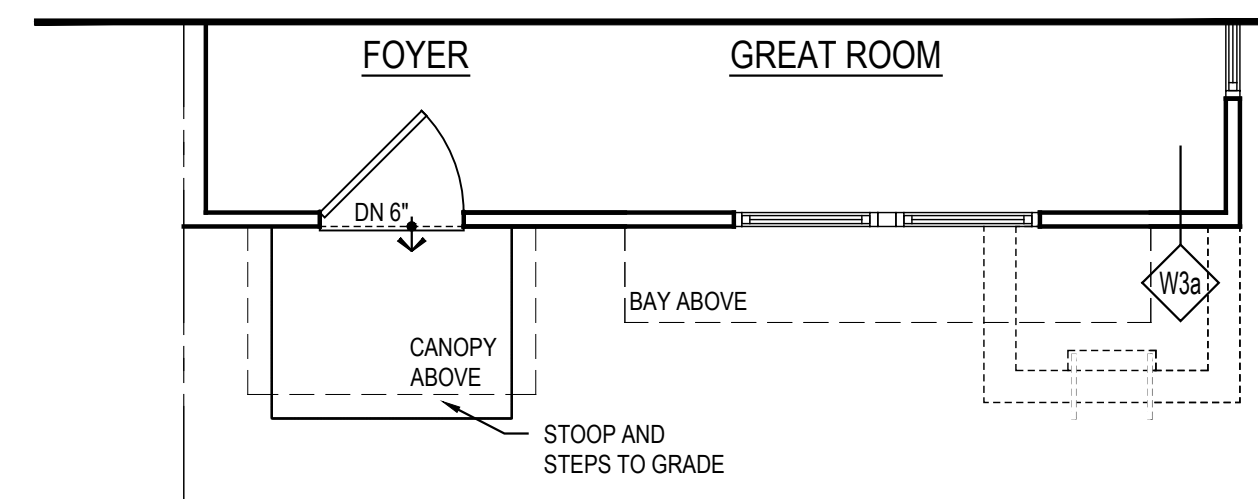
UNIT A - 2 STORY	
LEVEL 01	429
LEVEL 02	880
LEVEL 03	838
LEVEL 02 W / BAY	905
LEVEL 03 W / BAY	860
TOTAL	2147
2-CAR GARAGE	451



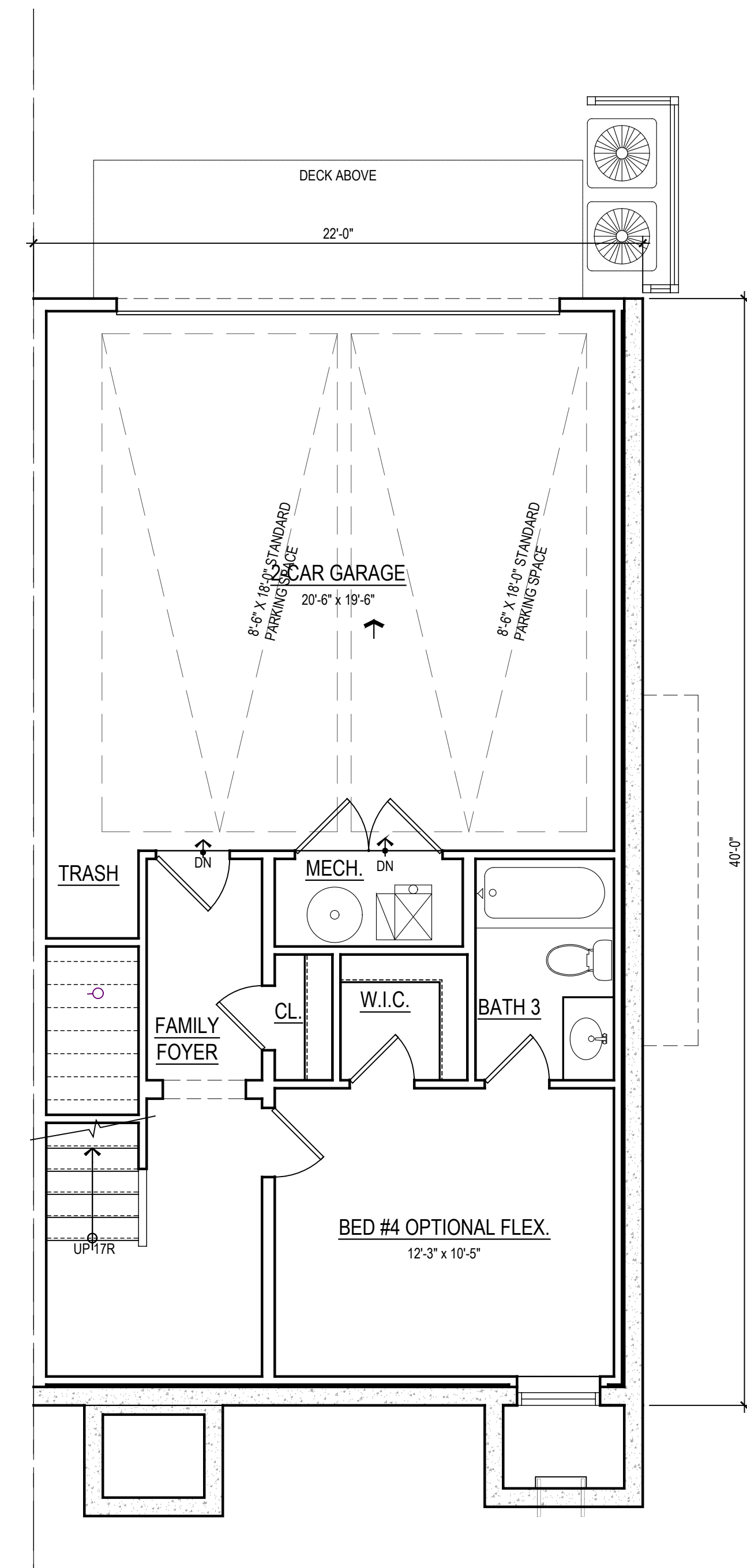
LEVELS 03 - ELEV #1



LEVEL 02 - ELEV #1

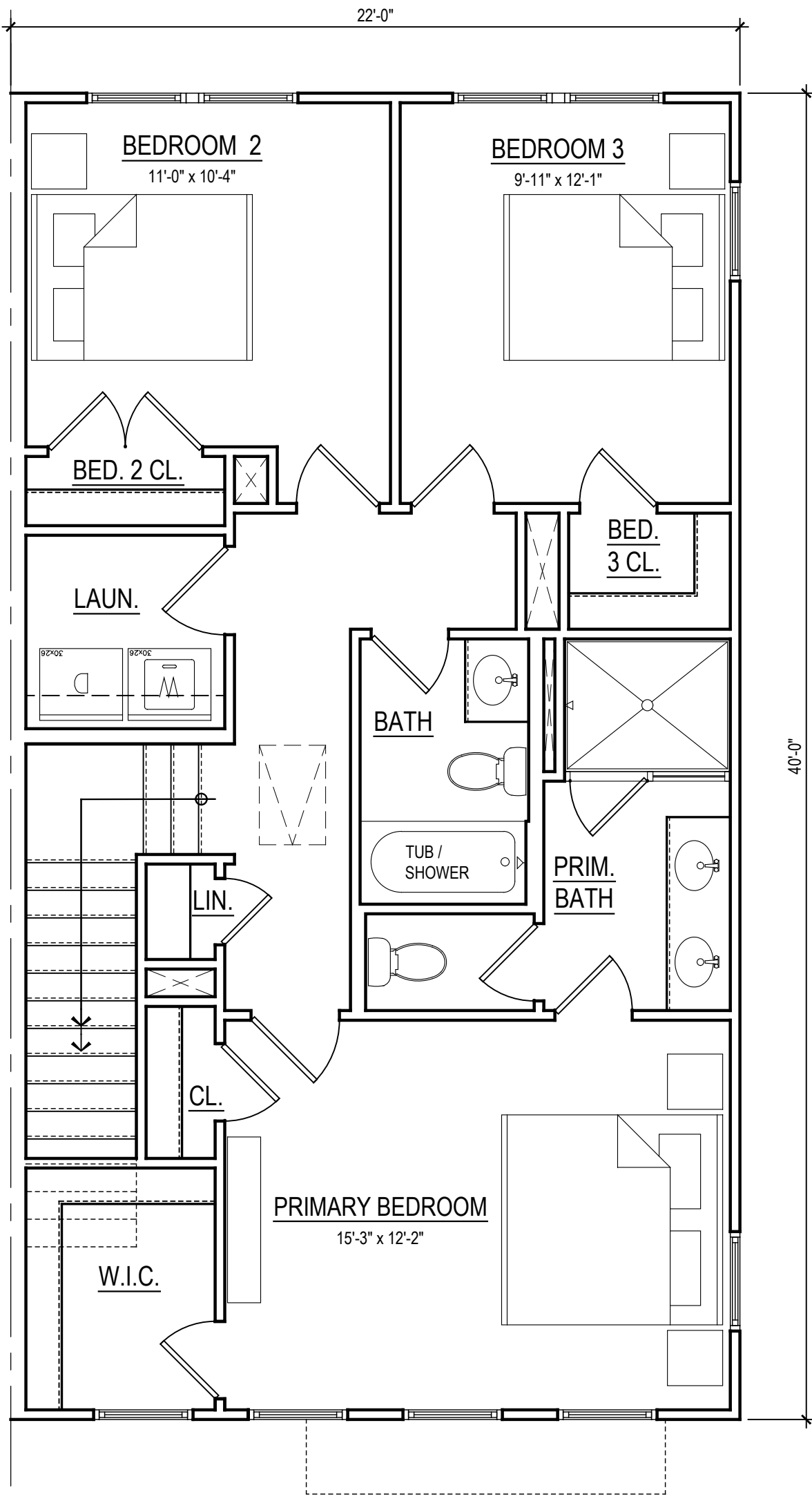


LEVEL 02 - ELEV #2

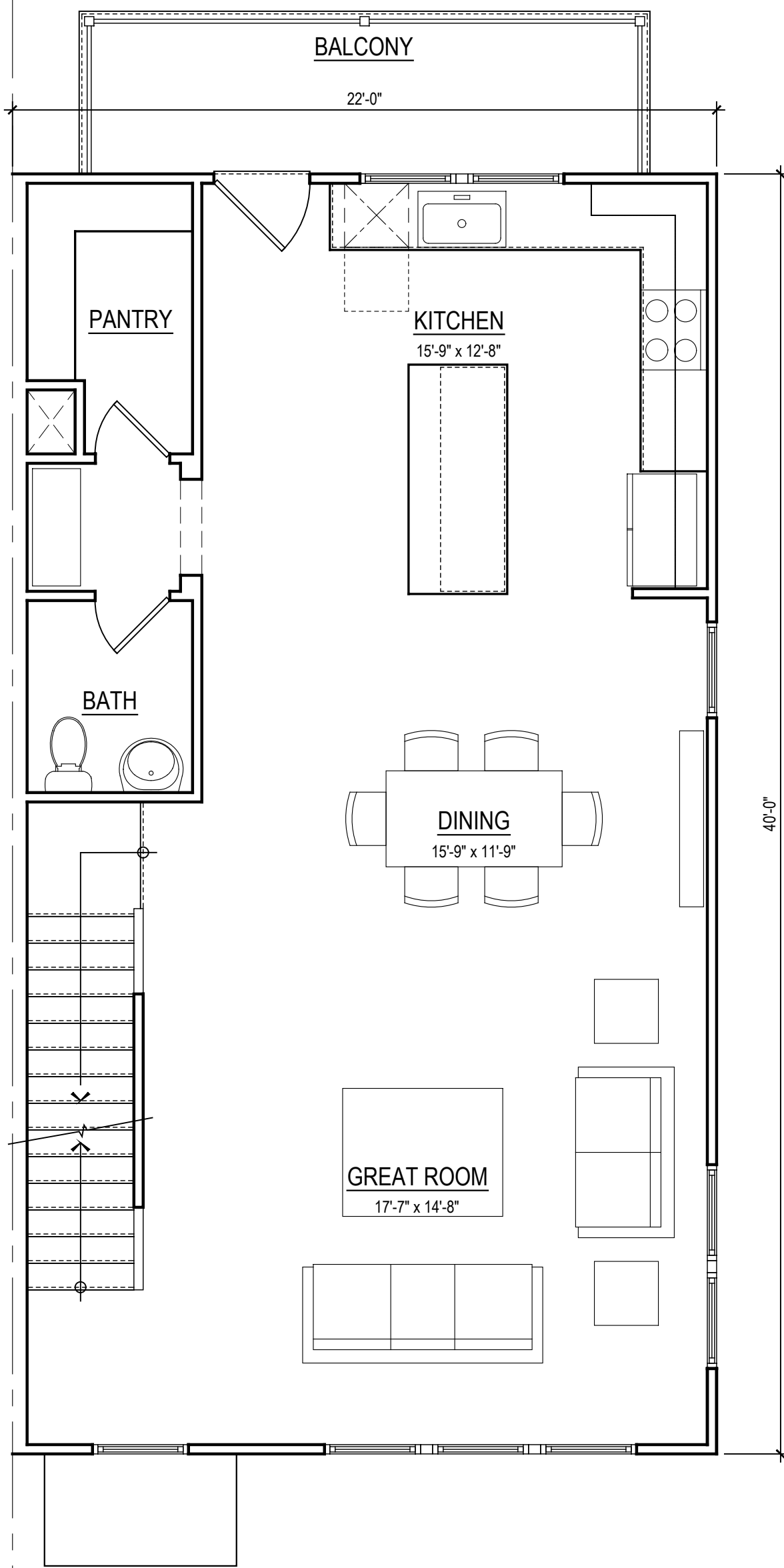


LEVEL 01 - ELEV #1&2

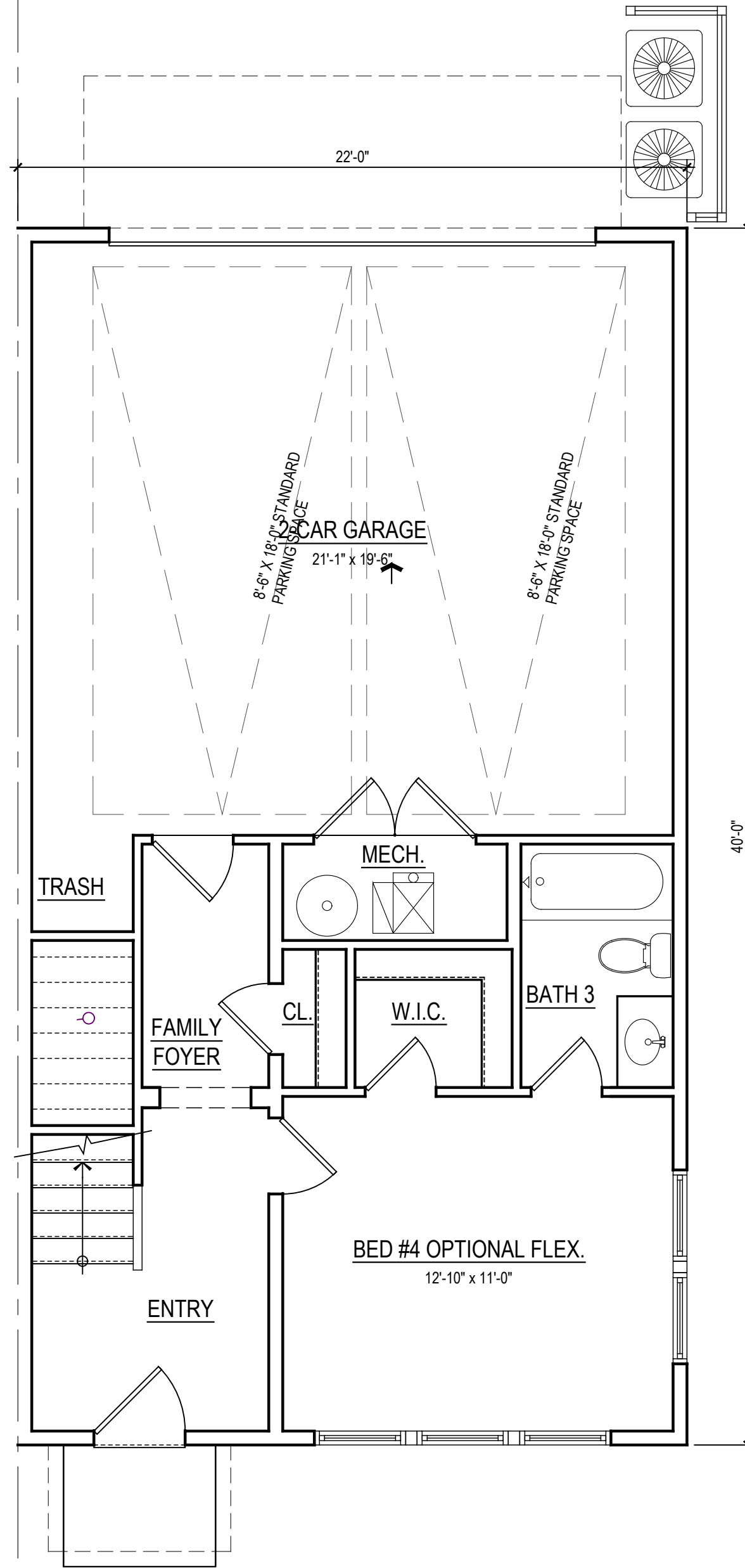
NOTE
FLOOR PLANS DEPICTED FOR ILLUSTRATIVE PURPOSES.
WINDOW AND BAY CONFIGURATIONS DIFFER SLIGHTLY PER ELEVATION
AND LOW VIS. VS. HIGH VIS. CONDITIONS.
SEE ELEVATIONS FOR REFERENCE.



LEVEL 03
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

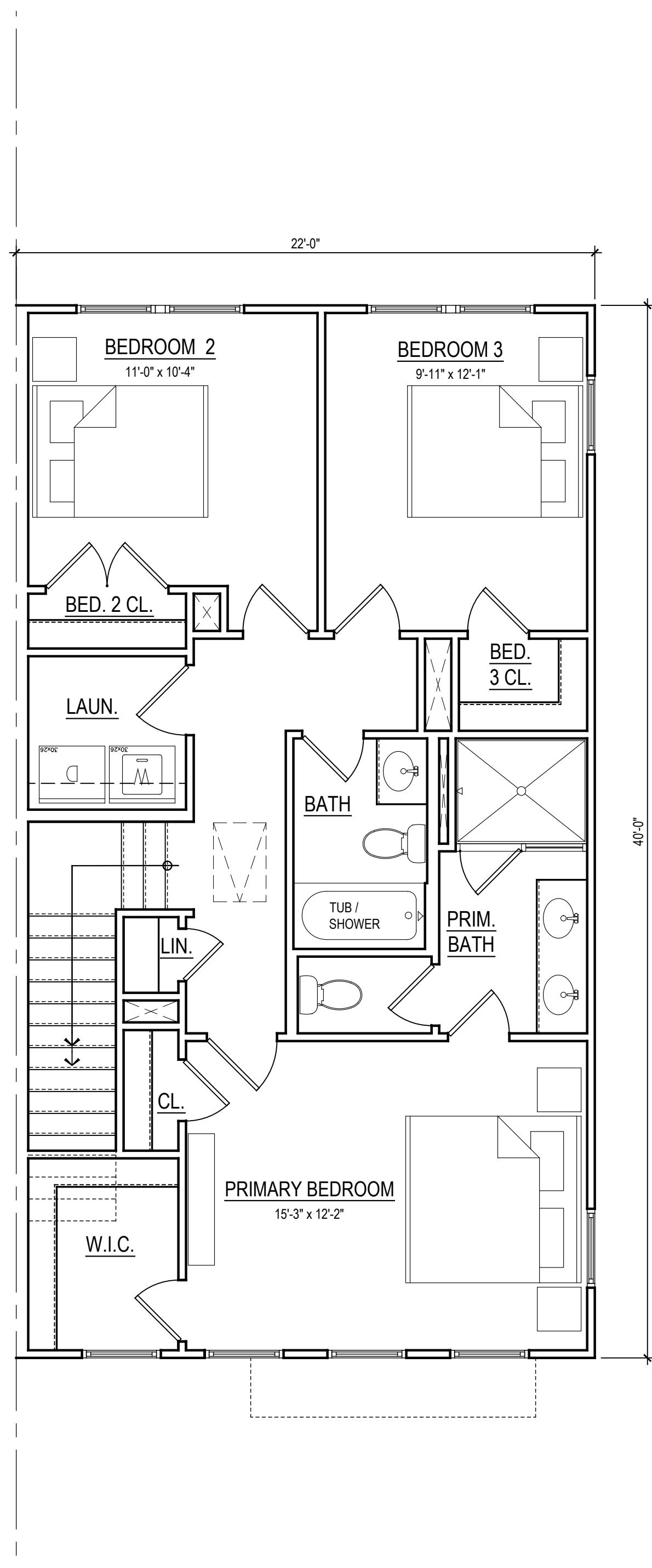


LEVEL 02
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

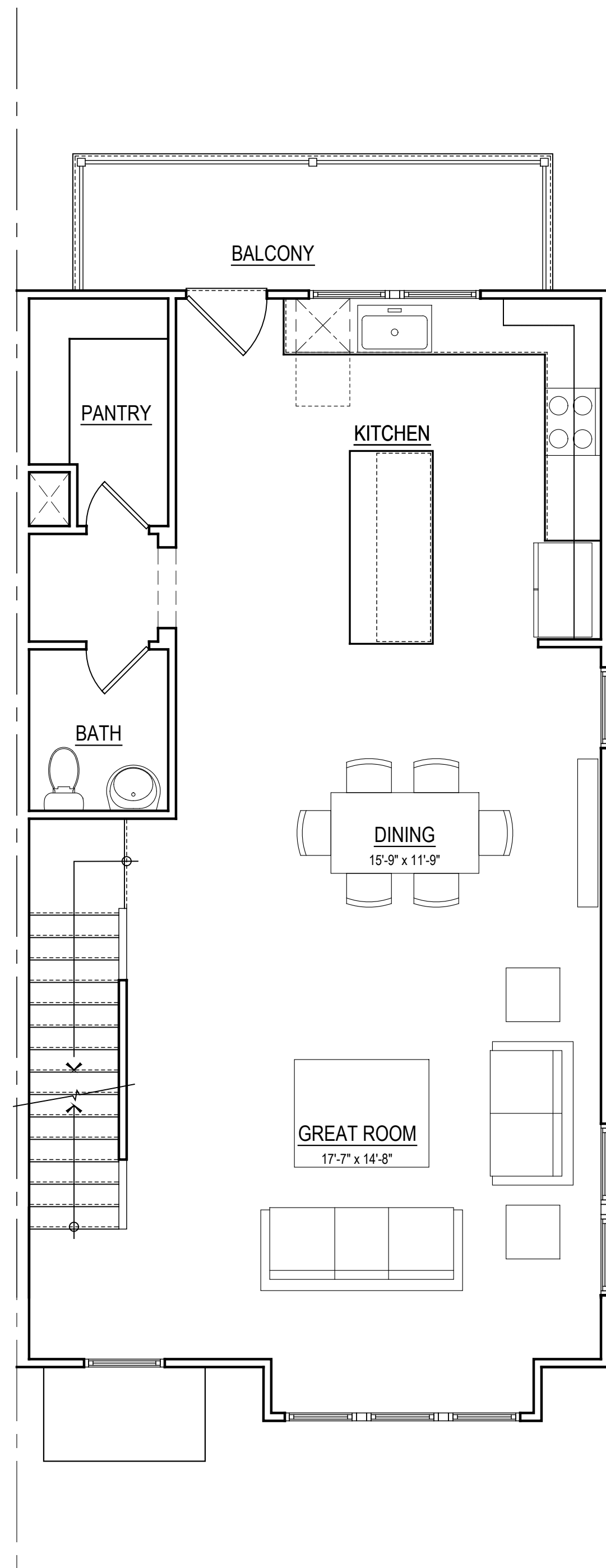


LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

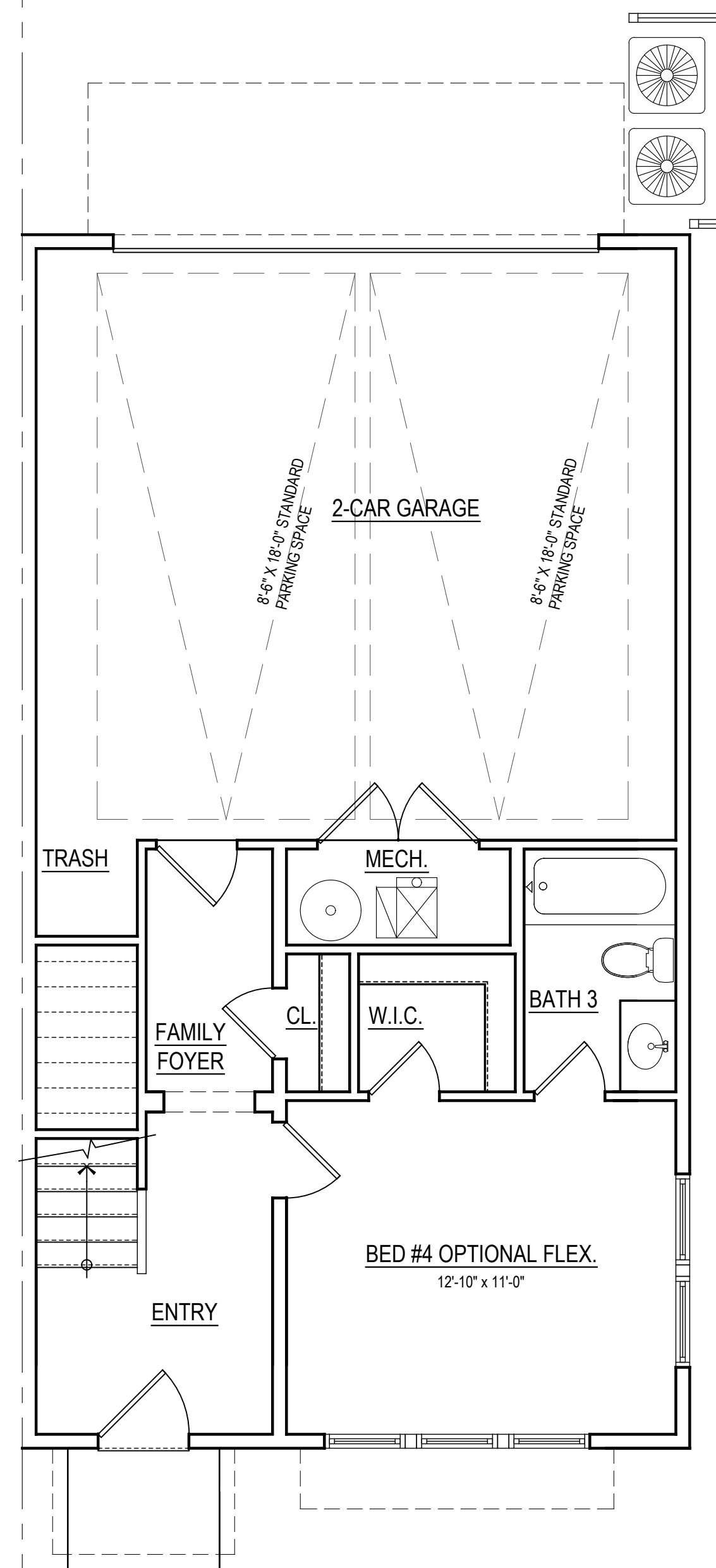
UNIT A - 3 STORY	
LEVEL 01	429
LEVEL 02	880
LEVEL 03	838
LEVEL 01 W / BAY	449
LEVEL 02 W / BAY	900
TOTAL	2147
2-CAR GARAGE	451



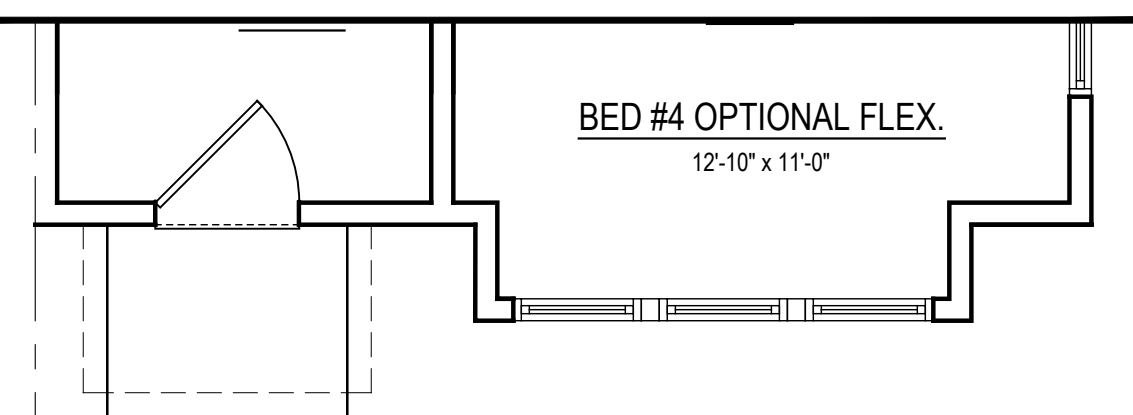
LEVEL 03 - ELEV #1&2



LEVEL 02 - ELEV #1&2

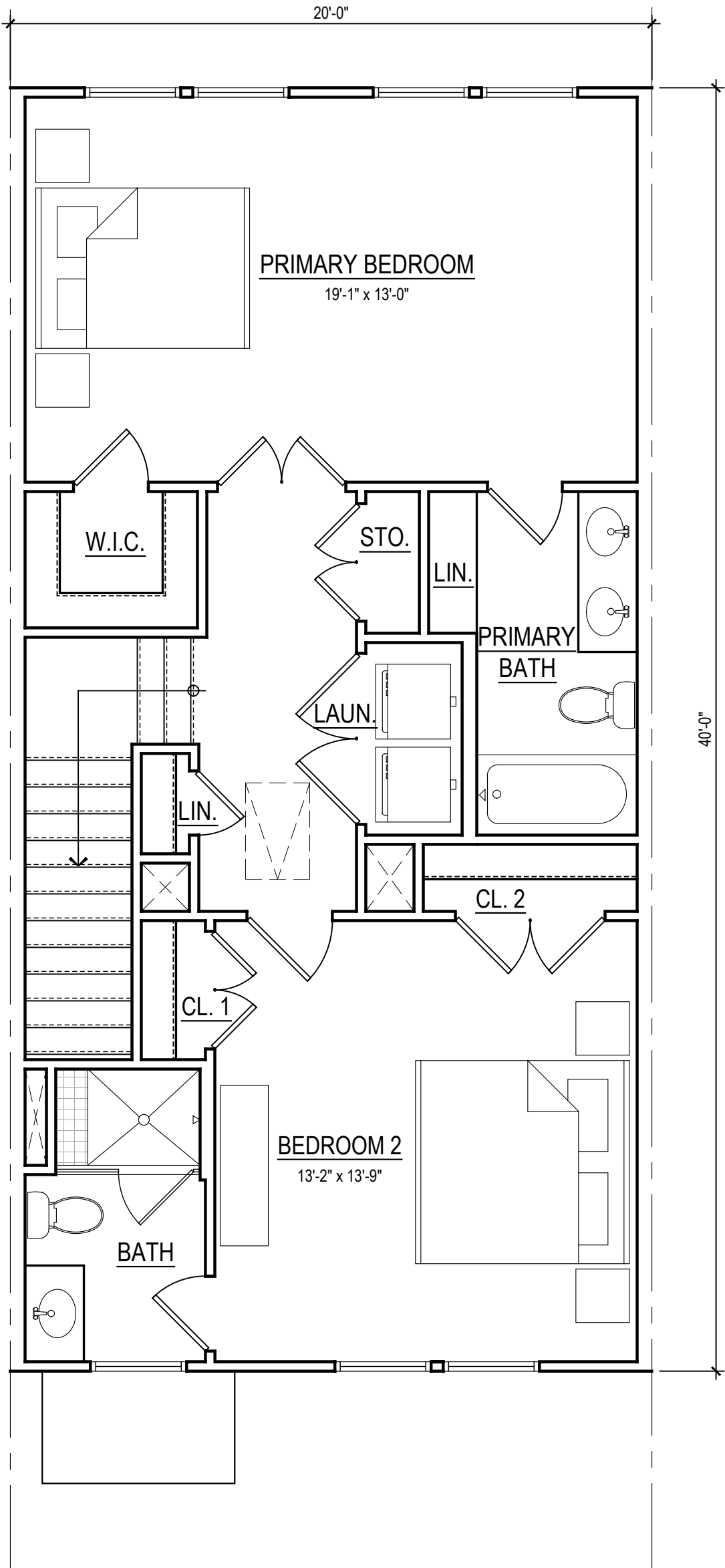


LEVEL 01 - ELEV #1

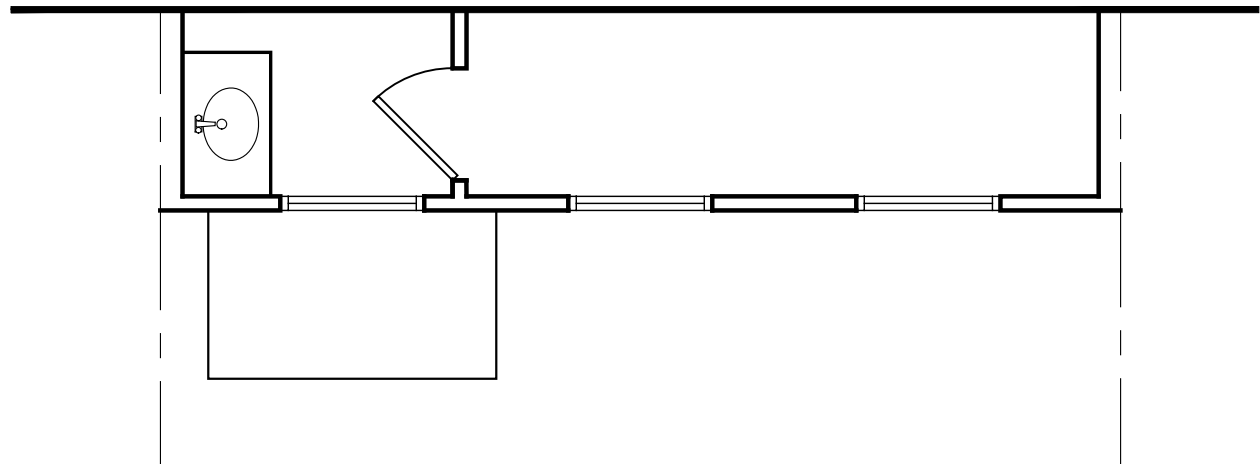


LEVEL 01 - ELEV #2

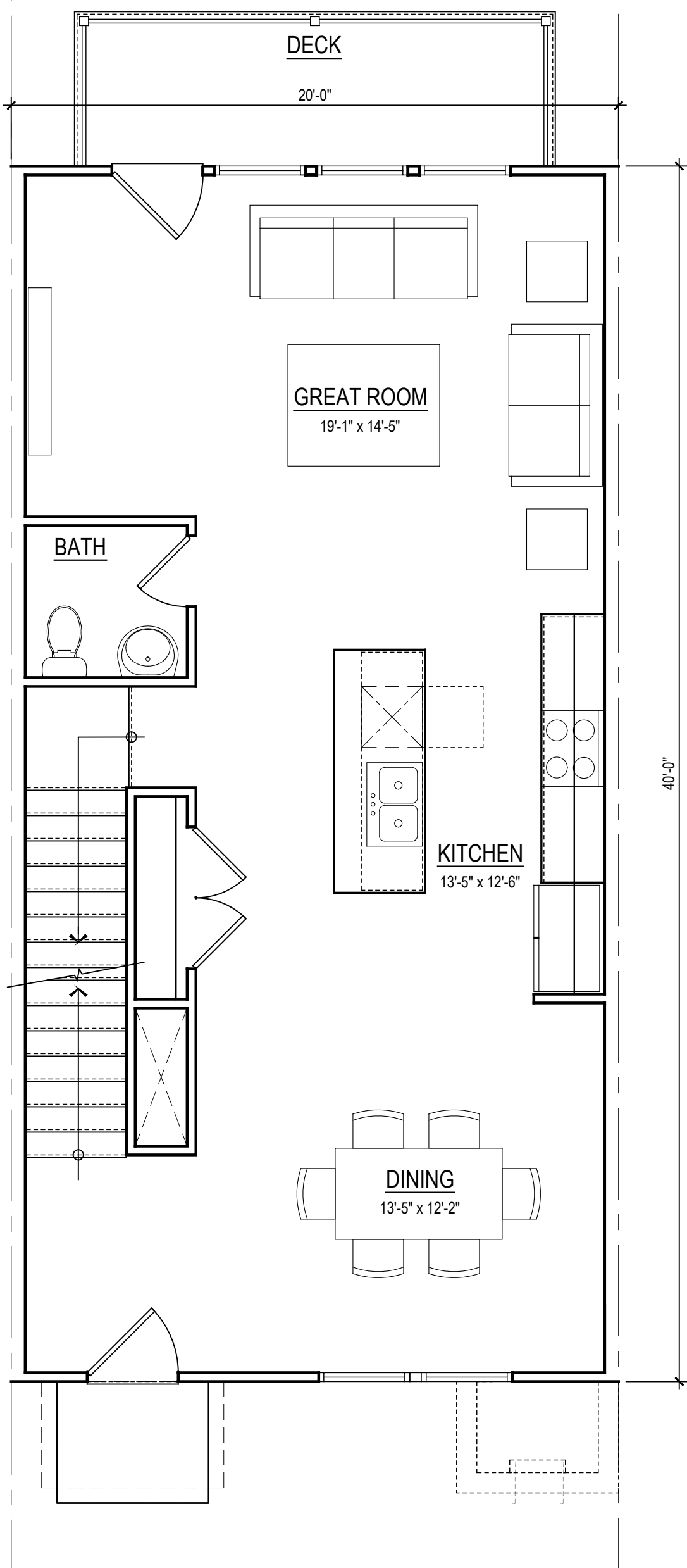
NOTE
FLOOR PLANS DEPICTED FOR ILLUSTRATIVE PURPOSES.
WINDOW AND BAY CONFIGURATIONS DIFFER SLIGHTLY PER ELEVATION
AND LOW VIS. VS. HIGH VIS. CONDITIONS.
SEE ELEVATIONS FOR REFERENCE.



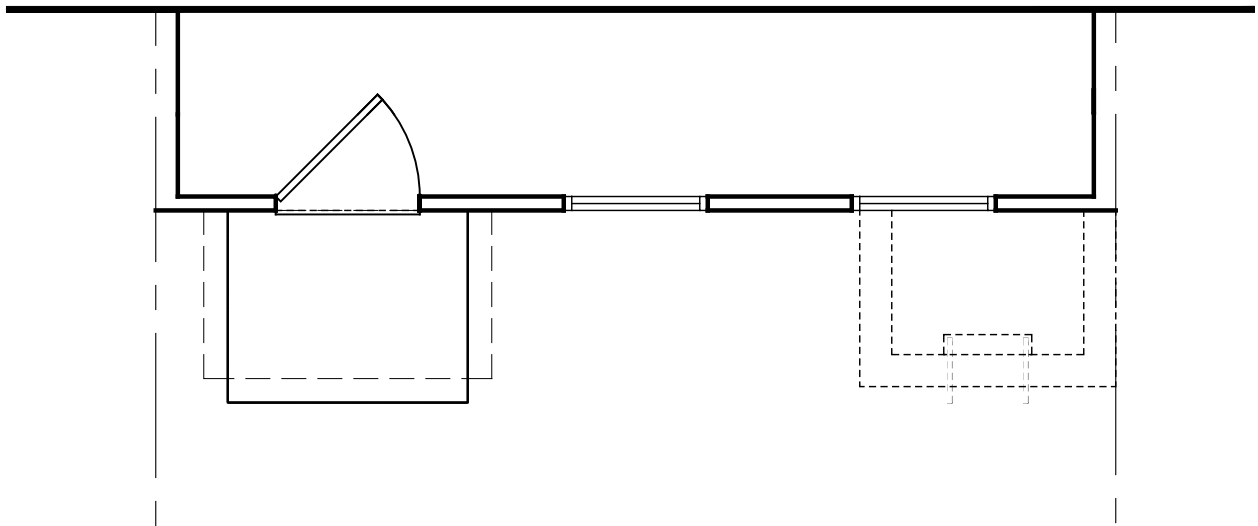
LEVEL 03
ELEVATION 1 - LOW VIS.



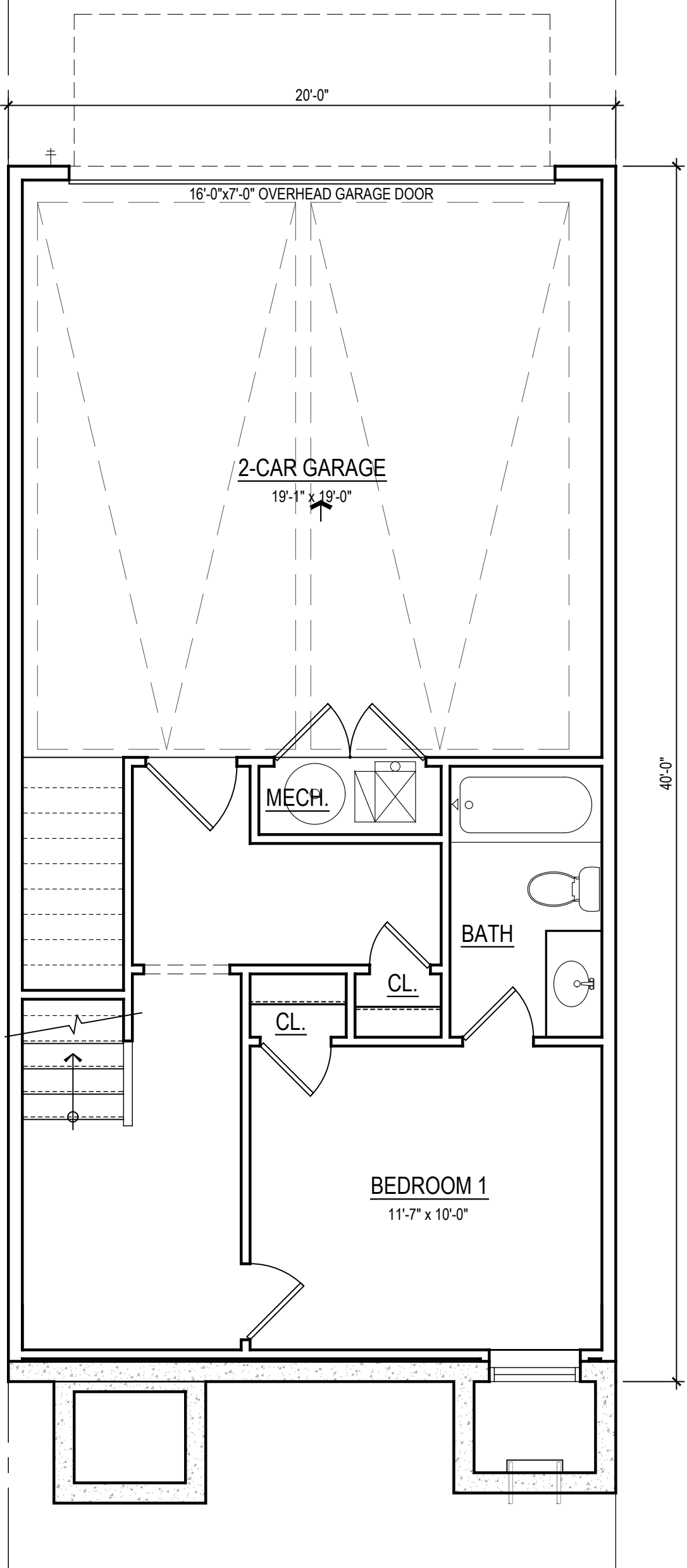
LEVEL 03
ELEVATION 2 - LOW VIS.



LEVEL 02
ELEVATION 1 - LOW VIS.



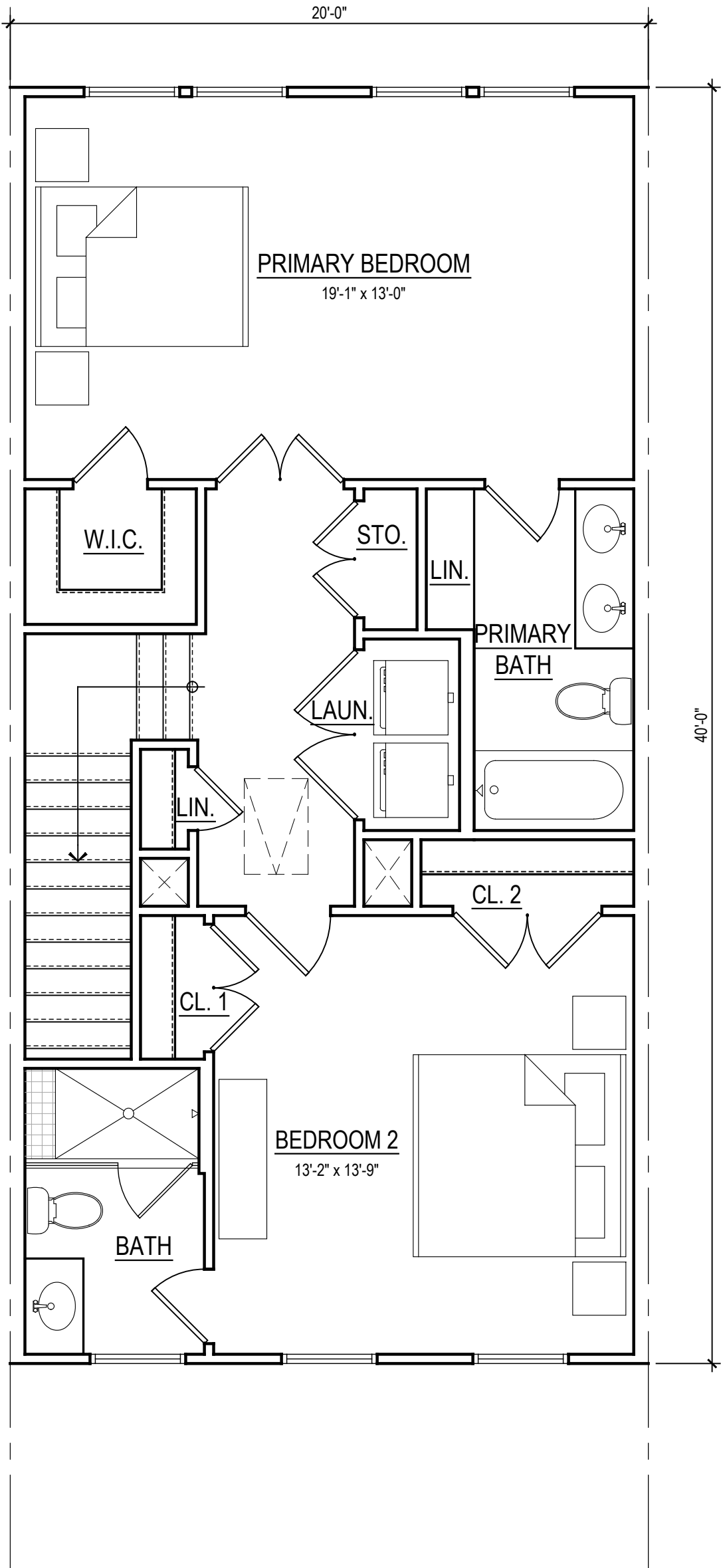
LEVEL 02
ELEVATION 2 - LOW VIS.



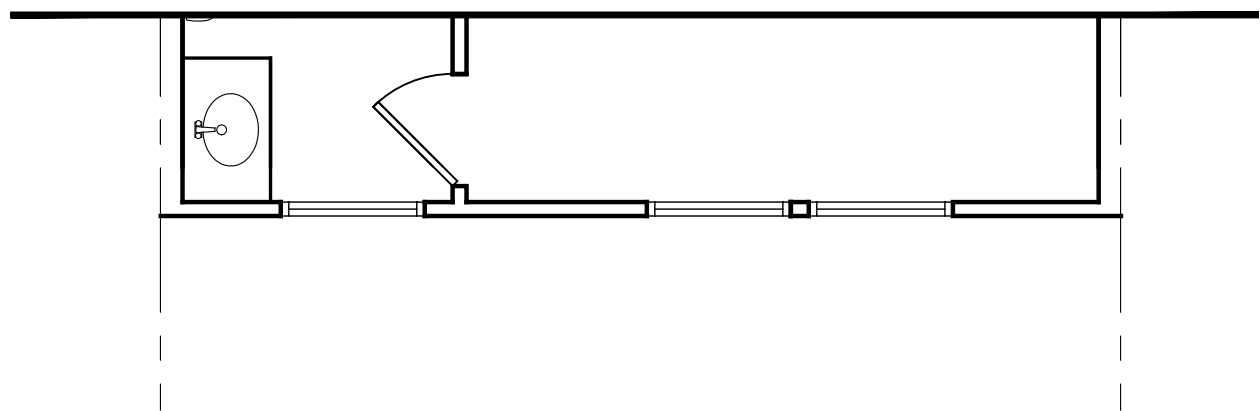
LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

UNIT B - 2 STORY	
LEVEL 01	380
LEVEL 02	800
LEVEL 03	756
TOTAL	1936
2-CAR GARAGE	420

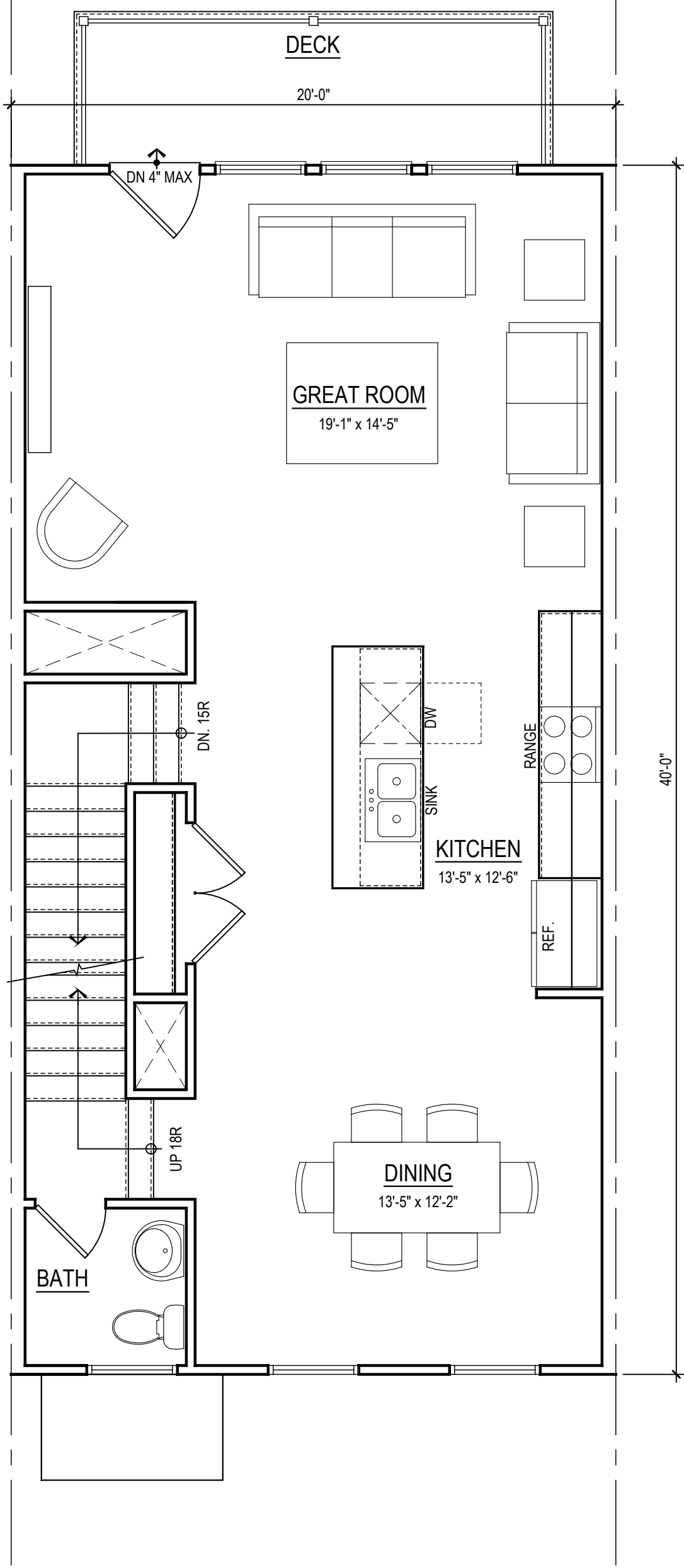
NOTE
FLOOR PLANS DEPICTED FOR ILLUSTRATIVE PURPOSES.
WINDOW AND BAY CONFIGURATIONS DIFFER SLIGHTLY PER ELEVATION
AND LOW VIS. VS. HIGH VIS. CONDITIONS.
SEE ELEVATIONS FOR REFERENCE.



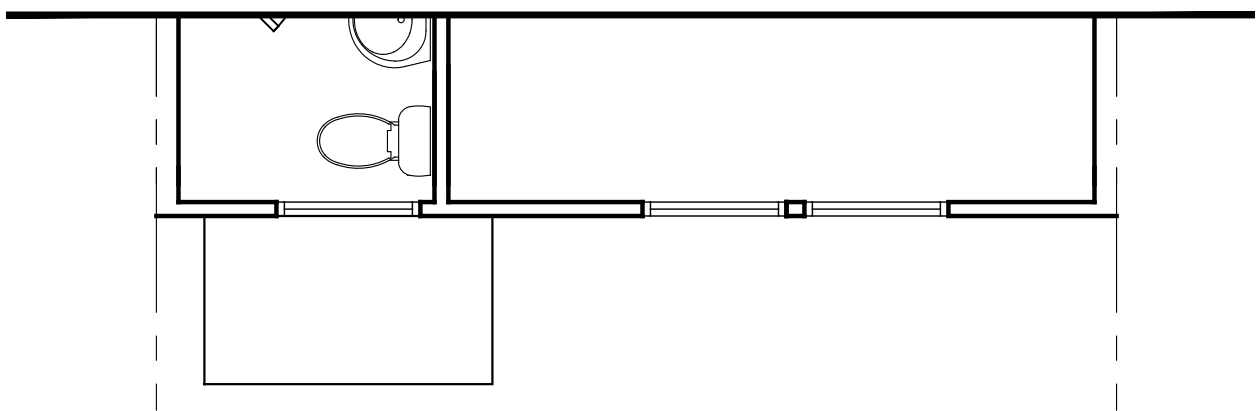
LEVEL 03
ELEVATION 1 - LOW VIS..



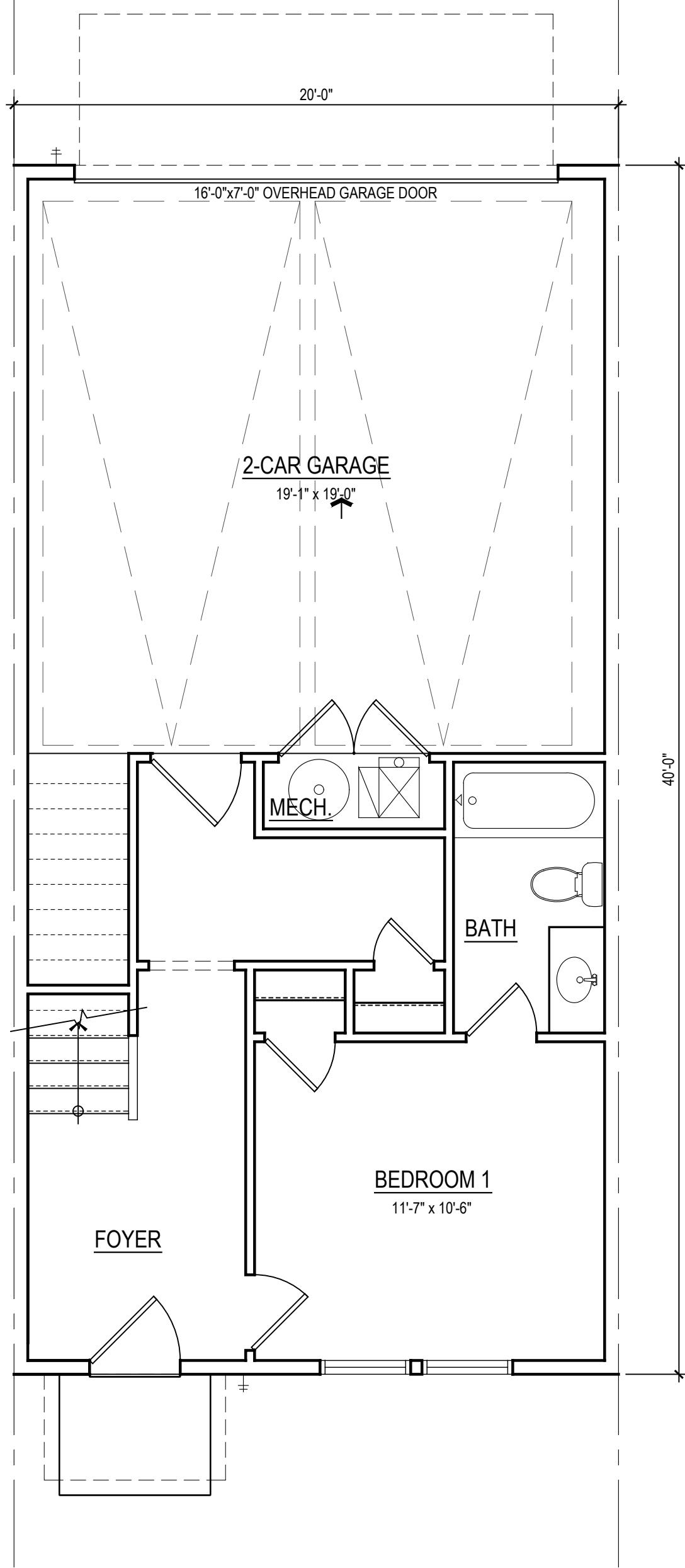
LEVEL 03
ELEVATION 2 - LOW VIS.



LEVEL 02
ELEVATION 1 - LOW VIS.



LEVEL 02
ELEVATION 2 - LOW VIS.



LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

UNIT B - 3 STORY	
LEVEL 01	380
LEVEL 02	800
LEVEL 03	756
TOTAL	1936
2-CAR GARAGE	420