



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

January 15, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Election of Officers

4. Approval of Minutes

4.I. Minutes of December 18, 2024

Documents:

1. DRC Minutes December 18, 2024

5. New Business

5.I. 240 Maple Street Detached Garage

Background: Tanisha Lewis has submitted an application seeking approval for the construction of a new 400-square foot detached garage to the rear of the existing single-family dwelling located at 240 Maple Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 240 Maple Street
2. Application - 240 Maple Street_Redacted

6. Next Meeting Date - Wednesday, February 19, 2025

7. Adjourn



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
December 18, 2024, 6:00 PM**

MINUTES

1. Call to Order

Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of November 20, 2024

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 4-0

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the minutes of November 20, 2024, as submitted. Motion Carried: 4-0

4. Old Business

4.I Kings Landing Subdivision

Window Design Change

Background:

Alex Popham of Epic Development has submitted a revised design review request to change the windows from wood to vinyl and install a thicker trim to accomplish the intent of the window relief. The property is zoned P-D, Planned Unit Development 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 design changes as submitted. Motion Carried: 5-0

4.II 613 Spring Street

Addition

Background:

Joshua Crook has submitted a revised design review request to construct a 900-square foot addition to the existing single-family dwelling at 613 Spring Street. The property is located within the R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application with conditions noted in the Planners Report. Motion Carried: 4-0

5. New Business

5.I 3301 Sims Street

New SF Dwelling

Background:

Victoria Cole and Leland Robbins-Murphy have submitted an application seeking approval for the construction of a new 1,742-square foot single-family dwelling with a detached accessory structure at 3301 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: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition that the applicant resubmit the plans addressing the outstanding items identified in the Planners Report.

The Committee granted the following design exceptions:

- Design exception for 6.5' driveway
- Design exception for 10' accessory structure
- Design exception request for trim and sill was denied

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, January 15, 2025, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:30PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro-Tem

Jonathan Love, Chairman



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: November 14, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 240 Maple Street**

BACKGROUND

The City of Hapeville has received a design review application from Tanisha Lewis for the addition of a new 400 sf detached garage on the property with an existing single-family dwelling located at 240 Maple Street. The garage is 12' 1 1/8" and has a lower pitched roof to match the single-family dwelling. The garage will be clad with fiber cement siding. The garage will have electricity run to it but no other utilities.

The property is zoned R-1, One Family Residential and is subject to the Sub Area E Section of Neighborhood Conservation Area requirements of the City's Architectural Design Standards.

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.

STAFF COMMENT: The proposed detached garage is to be located 15' from the east property line. The rear setback has not been provided nor has distance from the dwelling to the garage. It is estimated the distance will be 10' from the house and 35' from the rear property line but this should be confirmed.

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.

Compliant

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.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

Compliant. Materials are hardiplank and design is similar to dwelling.

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.

Not Compliant. Garage roof pitch is similar to the main house and therefore the height of the garage is similar Recommend Design Exception

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Compliant

Sec. 93-2-5. - Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences.

1) Accessory uses.

a) Where allowed by Code, accessory structures may be used for storage.

b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26, accessory dwelling units (ADU).

c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2) Permanent accessory structures.

a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

c) Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

i) Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-1, R-SF, V, U-V, RMU or C-R zoning districts.

ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.

iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

v) General restrictions; restrictions on number, size and height.

(a) No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory Building Allowance Based on Dwelling Unit Size, or Table B—Accessory Building Allowance Based on Lot Size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Lot is 7416 square feet. The proposed garage is 400 square feet and compliant.

(b)Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. (c)The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Not applicable

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

(d)The height of an accessory building shall not exceed 25 feet, or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Compliant

vi)Permitting.

(a)No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

(b)A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.

(c)A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.

Not applicable

(d)All accessory structures must meet all applicable fire, building, and safety codes.

vii)Construction and design requirements.

(a)Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet architectural design standards.

Compliant

(b)All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.

Compliant

(c)All accessory structures must meet all applicable building, fire, and safety codes.

d)Second story access. Where applicable, access to the second story of an accessory building must

be located within the interior of the ground floor space.

Not applicable

(e)When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

Not applicable

(f)Additional construction and design requirements for accessory dwelling units requirements are found in section 93-2-26, accessory dwelling units (ADUs).

Not applicable

viii)Placement.

(a)Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.

Compliant

(b)Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory.

Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

(c)Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d)All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Compliant

(e)Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in

Table D—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.

Table D—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet

(f)Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

SUMMARY OF FINDINGS

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

Provide the distance of the garage from the dwelling.

Provide the square footage of the dwelling to ensure the distance requirement is met.

Provide detail for the roof warranty of the garage.

No detail is provided for the roof warranty. (min 30 years).

Design Exception is recommended for the building height.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

paid 10/15/24
\$100

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 15, 2024

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: Tanisha Lewis Contact Number: [REDACTED]

Applicants Address: 240 Maple St.

E-Mail Address: [REDACTED] Zoning Classification: R-1

Address of Proposed Work: 240 Maple St.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400090900

Property Owner: Tanisha Lewis Contact Number: [REDACTED]

Project Description (including occupancy type): 2 car detached garage in backyard with electricity. One garage door, and one window.

Contractors Name: Lance Halick Contact Number: [REDACTED]

Contact Person: Lance Halick 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.

Tanisha Lewis
Applicants Signature

10/15/24
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: 400 sq. ft

Total Square Footage of existing building: 1,059 sq. ft

Estimated Cost of Construction: \$31,400.00

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

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

LP engineered siding

Will any trees be removed to accommodate the project? no

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 Tanisha Lewis  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=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.

Tanisha Lewis

Printed Name

Tanisha Lewis

Signature

10/15/24

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.











Maple Street

40' Right of Way

499.80' to the 40' Right of Way
of Fifth Street as per
Deed Book 28292 Page 212



AREA
7416 SQ. FT.
0.170 ACRES

4° 35'
Declination
Magnetic
Reading Held

LEGEND

These standard symbols may
be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Light Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Air Conditioning Unit
- Fence Post
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer
(Not Field Located)

ZONING

[City of Hapeville]

(Zoning) (Single Family Residential)

Front yard setback-xx'

Side yard setback-xx'

Rear yard setback-xx'

Note: Graphic depiction of setback lines are
the interpretation of the Surveyor and should
be verified with a zoning official prior to
design work.

SURVEY NOTES

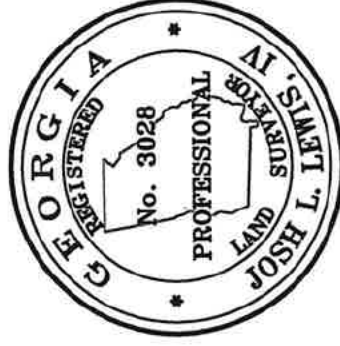
- Equipment used: Leica 1200 robotic total
station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and
Carlson Survee.

CLOSURE STATEMENT

The field data used to compile this plat was gathered
by radial survey measurements and has a positional
tolerance of 0.1 feet.
This map or plat has been calculated for closure and is
found to be accurate within one foot in 130,720 feet.

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 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.

By: Josh Lewis N, Registered Land Survey Number 3028



SURVEY PLAT FOR:

240 Maple Street, Hapeville Georgia 30354

AUGUST HOLDINGS, LLC
OLIVE TREE HOMES, LLC

DATE: 8/20/20 SCALE: 20'

DRAWING
NUMBER

F37-84

JOB
NUMBER

202070

LAND LOT: 94

LOT:

SUBDIVISION:

PLAT BOOK

DEED BOOK 28298

PAGE 212

PAGE

PAGE 212

PARTY CHIEF: D.R.

BLOCK:

UNIT:

PHASE:

DRAFTER: BJC

REVISION DATE:

FIELD DATE: 9/3/20

SHEET 1 OF 1

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



Maple Street

40' Right of Way

499.80' to the 40' Right of Way
of Fifth Street as per
Deed Book 28292 Page 212



AREA

7416 SQ. FT.
0.170 ACRES

4' 35' Declination
Magnetic
Reading Held

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Light Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Air Conditioning Unit
- Fence Post
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer (Not Field Located)

ZONING

[City of Hapeville]

(Zoning) (Single Family Residential)

Front yard setback-xx'

Side yard setback-xx'

Rear yard setback-xx'

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

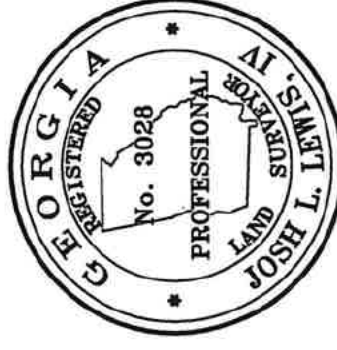
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 130,720 feet.

This plat is a retracement of an existing parcel 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 herein. 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 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.

By: Josh Lewis N, Registered Land Survey Number 3028



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR:

240 Maple Street, Hapeville Georgia 30354

AUGUST HOLDINGS, LLC
OLIVE TREE HOMES, LLC

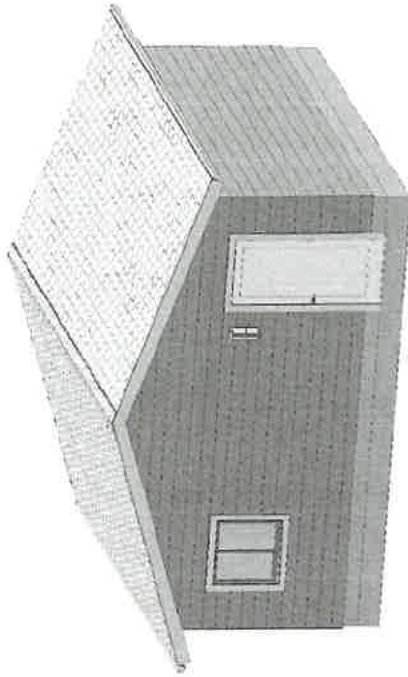
DATE: 8/20/20 SCALE: 20'

DRAWING NUMBER F37-84
JOB NUMBER 202070

LAND LOT: 94
LOT:
SUBDIVISION:
PLAT BOOK , PAGE
DEED BOOK 28298 , PAGE 212
BLOCK:
UNIT:
SECTION
14th DISTRICT
Fulton COUNTY, GA
PHASE:
DRAFTER: BJC
PARTY CHIEF: D.R.
REVISION DATE:
FIELD DATE: 9/3/20
SHEET 1 OF 1



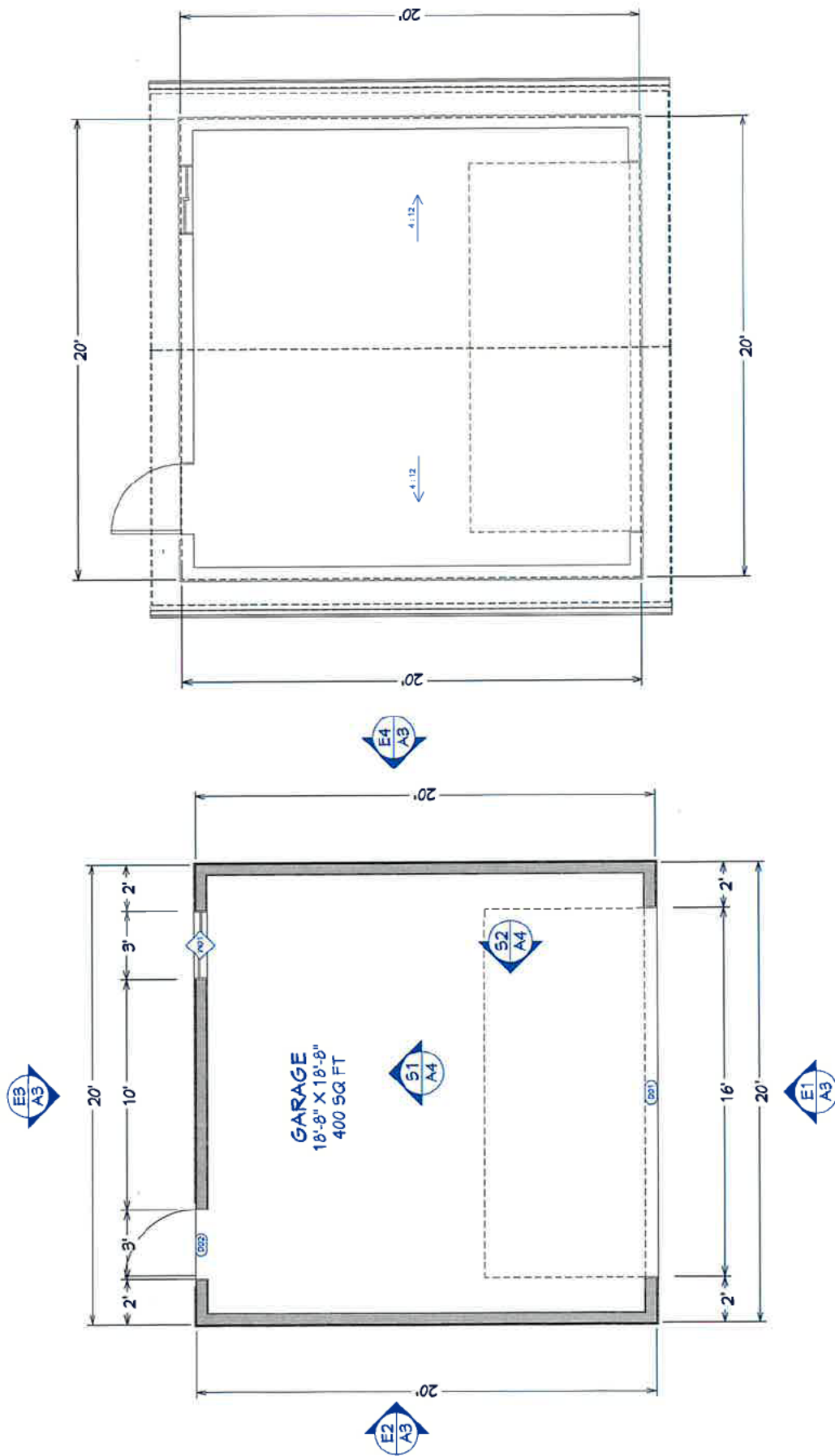
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



THE BUILDING CANNOT BE MORE THAN ONE STOREY IN HEIGHT, HOWEVER IT IS ALLOWED TO HAVE AN ATTIC

[illegible][illegible]

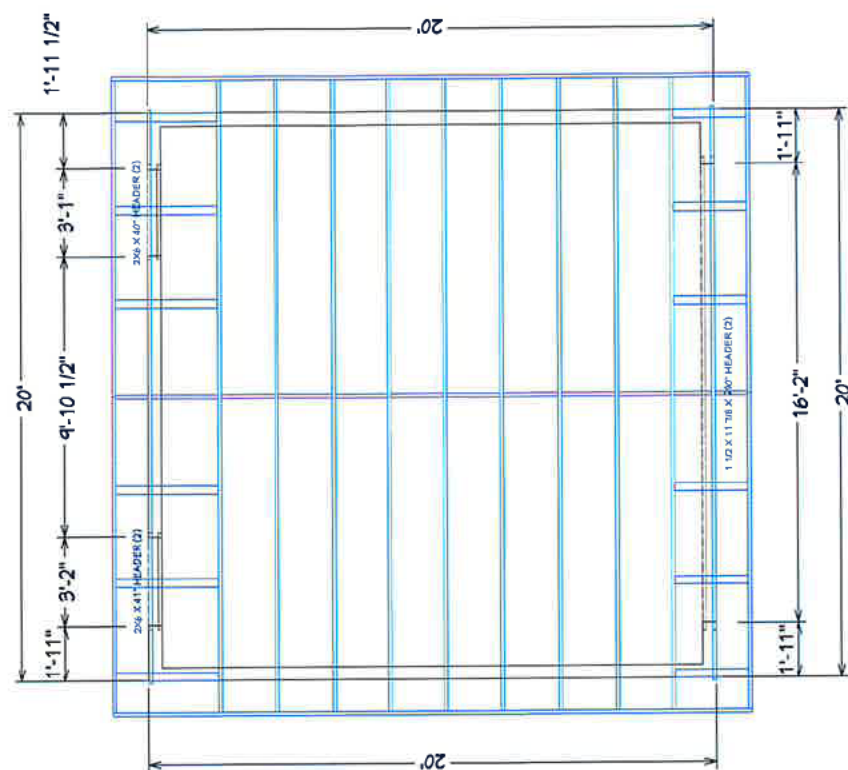
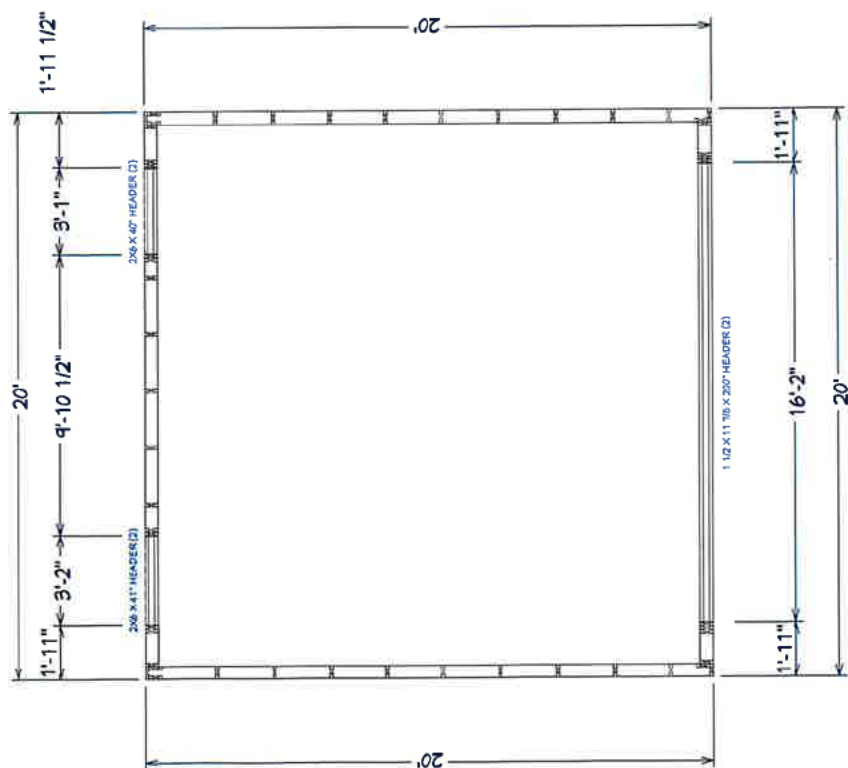
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		AD				

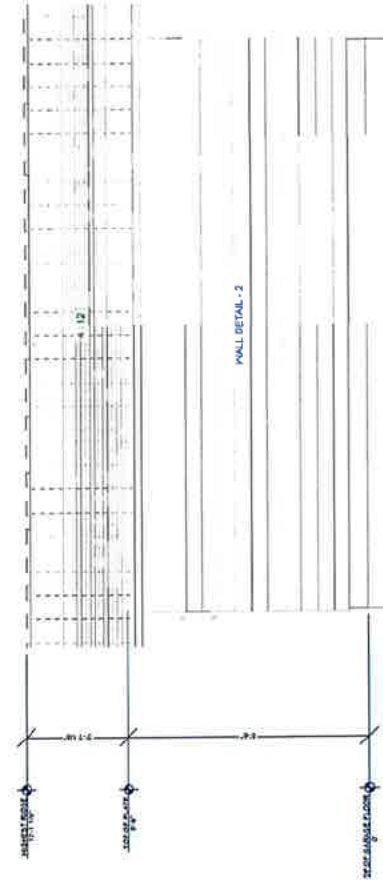
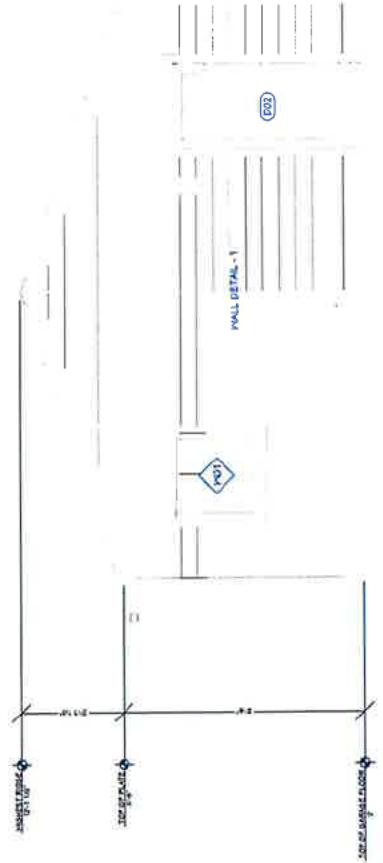
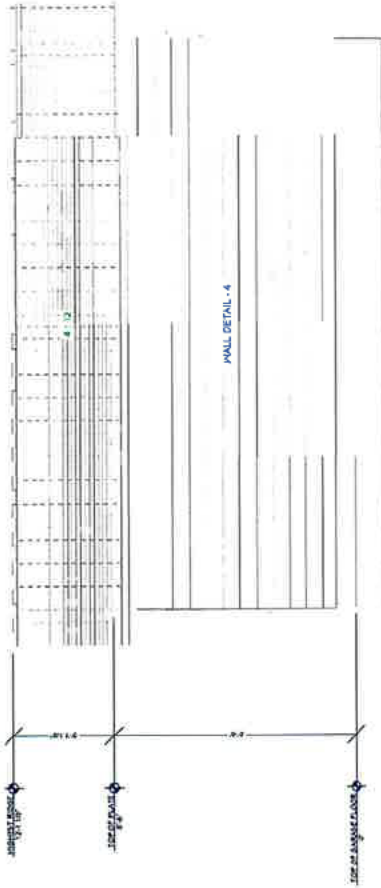
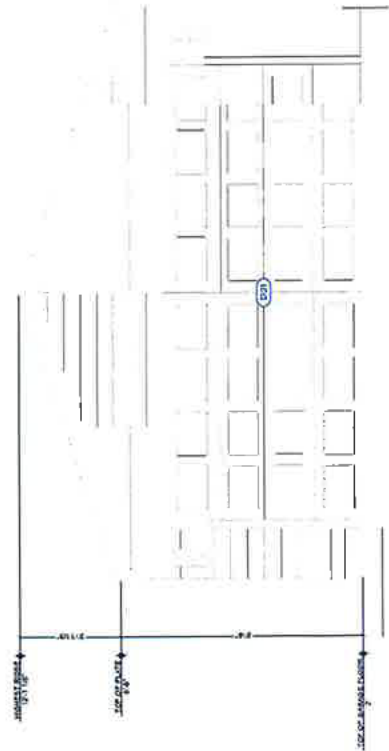


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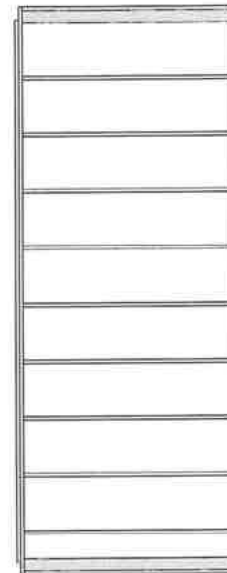
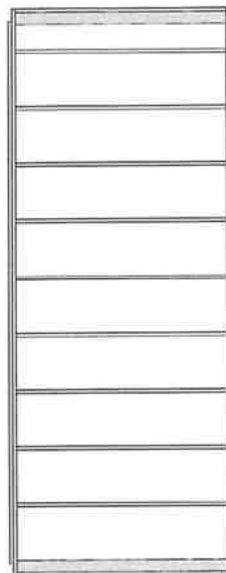
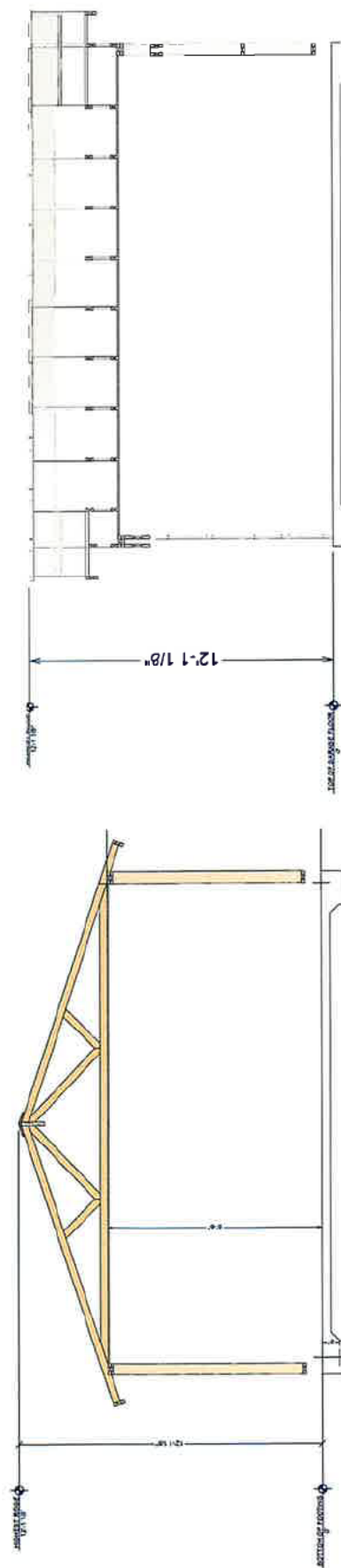
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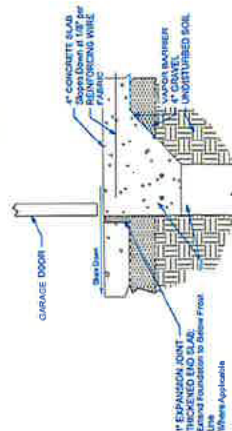
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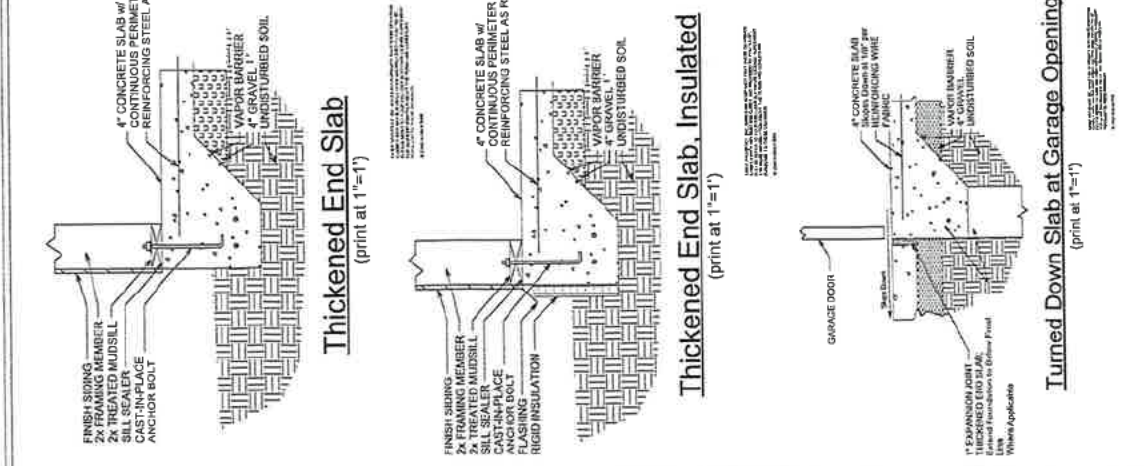
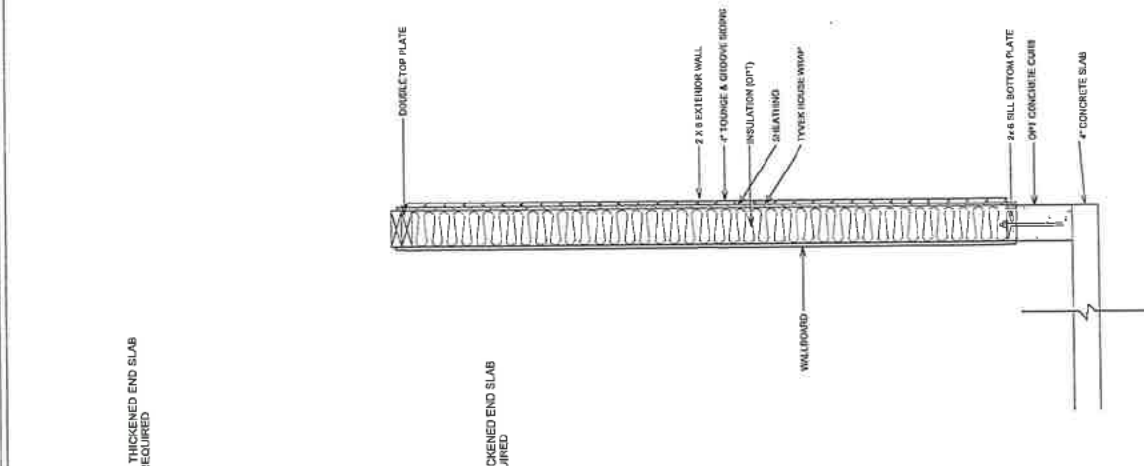
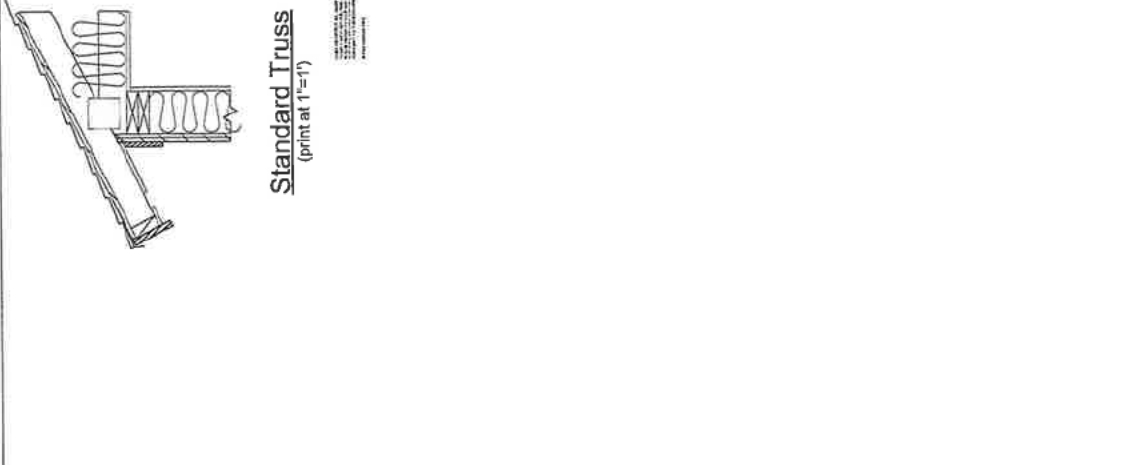
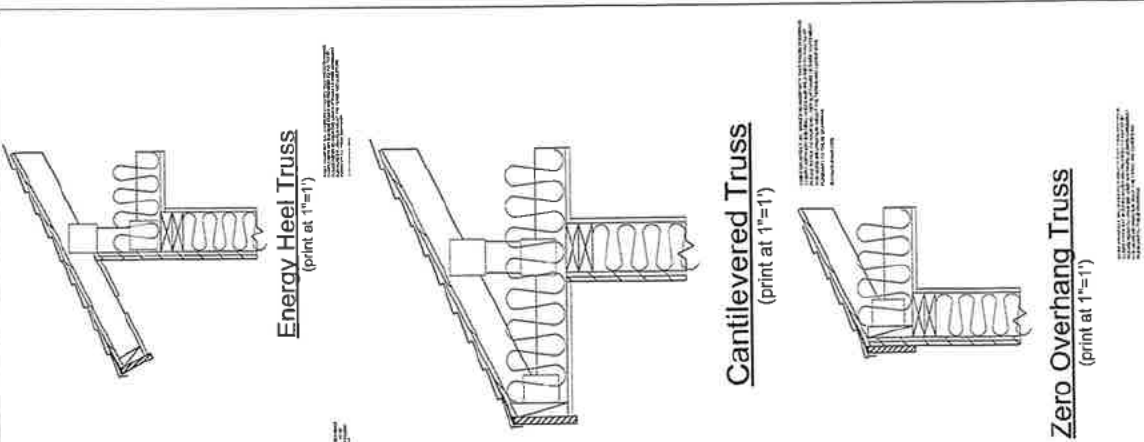
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