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.

Hapeville georgia

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

August 20, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Jacquie Smyth
John Stalvey
Gregory Morgan
Sophie Brooks

3. Approval of Minutes

3.I. Minutes of June 18, 2025

Documents:
1. DRC Minutes 6-18-2025_Draft

4. Old Business

4.I. Towns at Asbury Park (Pods D, E, F) Design Change

Background: Jason Braga of D.R. Horton, Inc. is requesting approval for the townhomes in Pods D, E, and F to modify the exterior facades in accordance with a reduction in depth for the townhomes. The properties are zoned RMU, Residential Mixed Use and subject to the Neighborhood Conservation section of the Architectural Design Standards.

Documents:
1. Planners Report Towns at Asbury Park Pods D E and F
2. Towns at Asbury - Pod D
3. Towns at Asbury - Pod E
4. Towns at Asbury - Pod F

4.II. 422 Walnut Street Design Change

Background: Victoria Vogt Clark has submitted a request seeking approval to modify the previously approved application to relocate the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Documents:
1. Planners Report 422 Walnut Street
2. Application - 422 Walnut Street_Redacted

4.III. 629 Cofield Drive Accessory Structure & Addition

Background: Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Documents:

1. Planners Report 629 Cofield Drive
2. Application - 629 Cofield Drive_Redacted

5. New Business

5.I. 831 Custer Street New Construction

Background: Greg Patel has submitted an application seeking approval for the construction of a 6,500 square-foot single-family dwelling with 3 bedrooms, 3 full baths, and 2 ½ baths with an attached side entry garage on a vacant lot located at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 831 Custer Street
2. Application - 831 Custer Street_Redacted

5.II. Text Amendment Architectural Design Standards

Background: Consideration of an amendment to the Code of Ordinances, Section 81-1-4 (Membership), Section 81-1-6 and Section 81-1-7 for the purpose of updating the Design Review Committee.

Documents:

1. Planners Report DRC Membership
2. Sec._81_1_4.___Design_Review_Committee

5.III. Text Amendment Architectural Design Standards

Background: Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/Mixed-Use Area) and Section 81-1-7 (Neighborhood Conservation Area) for the purpose of updating the Architectural Design Standards.

Documents:

1. Planners Report Landscape Materials

6. Next Meeting Date - Wednesday, September 17, 2025

7. Adjourn

DRAFT

Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
June 18, 2025, 6:00 PM

MINUTES

1. **Call to Order**
   John Stalvey called the meeting to order at 6:05PM.

   MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded elect John Stalvey as Chairman Pro Tem. Motion Carried: 3-0

2. **Roll Call**
   Jonathan Love - absent
   Brian Gregory
   John Stalvey
   Gregory Morgan
   Jacquie Smyth

3. **Approval of Minutes**

   3.l Minutes of May 21, 2025

   MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the minutes of May 21, 2025, as submitted. Motion Carried: 4-0

4. **Old Business**
   4.I 3166 Dogwood Drive **Elevation Change**
   Background:
   Darrell Harris has submitted a request seeking approval for a design modification of a previously approved law office to be located at 3166 Dogwood Drive. The property is zoned V, Village and is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

   MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the elevation change with the condition that the revision date is added to the plans and grant a design exception for the rear canopy. Motion Carried: 4-0

5. **New Business**
   5.I 422 Walnut Street **Stair Change**
   Background:
   Victoria Vogt Clark has submitted an application seeking approval to modify the location of the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

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

4.II 3538 South Fulton Avenue **Accessory Structure**

Background:

Timothy Thomas has submitted an application seeking approval to construct an accessory structure at 3538 South Fulton Avenue. The accessory structure is a 270-square foot wooden pergola with a brick floor. The property is zoned U-V, Urban Village and A-D, Arts District Overlay.

MOTION ITEM: Sophie Brooks made a motion, Gregory Morgan seconded to approve the application pending the approval of the location of the pergola in the side yard setback and the reduction in parking by the Board of Appeals. Motion Carried: 4-0

4.III 629 Cofield Drive **Accessory Structure**

Background:

Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to table the garage until August 20, 2025, and approve the rear addition, and the enclosure of the side patio with the addition of a window. The applicant must also address the following outstanding items:

- **Roof Shingles should have a 30-year warranty. Please call out on plans.**
- **Roof overhang dimension should be provided. Unless matching existing (with approved Design Exception), overhangs should be 1'.**
- **Window recess of at least 2" should be shown on plans.**
- **Fenestration percentage calculation should be provided.**
- **Trim detail should be provided and meet requirements.**
- **Distinct sills should be provided.**
- **Verify the painting or staining of the porch.**
- **Railing does not meet standard. Please revise.**
- **Provide height of accessory structure.**
- **Applicant should schedule inspections to comply with accessory structure zoning code regulations.**

Motion carried: 4-0

5.IV 493 Woodrow Avenue **New SF Construction**

Background:

Charles Askew, on behalf of Heritage Properties, has submitted an application seeking approval for the construction of a 2,973 square-foot single-family home with 4 bedrooms, 3 baths with an attached side entry garage on a vacant lot located at 493 Woodrow Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to approve the application with the condition that the following outstanding items are addressed:

- **Replace birdbox returns with sloped soffit.**
- **Provide building height.**
- **Provide overhang dimensions.**
- **Provide window detail including window recess (min 2").**
- **Provide calculations to confirm window percentage of façade for each story compliance.**
- **Provide trim detail for compliance with requirements.**
- **Provide sill detail per above requirements.**
- **Specify 30-year warranty for roof shingles**
- **Show location of mechanical and screening if required.**
- **Provide overhang dimensions.**
- **Show building numbers**
- **Show front light at door.**
- **Provide gutters and downspouts details and locations**
- **Submit Tree Conservation Plan to City for approval by City Arborist.**
- **If porch is elevated, stair risers must be enclosed, and railings must meet design standards.**
- **Provide sill height.**
- **Committee recommended no water table/foundation to be parged**

The Committee also granted the following design exceptions:

- **Installation of a sidewalk**
- **Porch depth**
- **Turn down grade for required elevation and porch at grade**

Motion Carried: 4-0

5.V 481 Walnut Street **New SF Construction**

Background:

Anthony Hansen on behalf of JG Anderson LLC has submitted an application seeking approval for the construction of a 2,000 square-foot single-family home with 3 bedrooms, and 2.5 baths with parking pad (no garage) on a vacant lot located at 481 Walnut Street. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the application as submitted. The Committee also granted a design exception for the width of the front porch (46% of the front façade). Motion Carried: 4-0

5.VI 651 North Avenue **Renovation**

Background:

Abdul Khan has submitted an application seeking approval for the renovation of a 1,031 square-foot 3-bedroom, 3-bathroom single-family dwelling with a detached garage located at 651 North Avenue. The property is zoned R-SF, Single Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

DRAFT

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the application pending the approval of the location of the proposed addition in the side yard setback by the Board of Appeals and the following outstanding items are addressed:

- **Height for dwelling missing.**
- **Driveway width missing**
- **Specification 30-year roof shingles missing.**
- **Mechanical not shown. Must be properly screened.**
- **Window recess of minimum of 2in missing**
- **Window trim detail is missing**
- **Sill detail missing.**
- **Fenestration calculation to show 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, including west elevation missing**
- **Sill height missing**
- **Sidewalk along Lake Avenue not indicated.**
- **No detail has been provided for the garage renovations. The garage appears to be encroaching on the neighbor's property.**
- **Stoop dimensions not provided.**
- **Painting or staining of wood on stoops not indicated.**
- **Railing detail not provided.**
- **The existing wall is concrete block and should be faced with stone, brick or smooth stucco unless a Design Exception is granted.**

Motion Carried: 4-0

6. **Next Meeting Date – Wednesday, July 16, 2025, at 6:00PM**

7. **Adjourn**
   MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to adjourn the meeting at 7:10 PM. Motion Carried: 4-0

Respectfully submitted by,

_____
Jacquie Smyth, Secretary

_____
John Stalvey, Chairman Pro Tem

DATE: August 15, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – DR Horton Townhomes

BACKGROUND

The City of Hapeville had received revisions for the townhomes in Pods D, E, and F to modify the exterior facades in accordance with a reduction in depth for the townhomes.

For Pod D Units 1-6, the left elevation (B2) would reduce the number of windows on the third floor from 4 (four single) to 2 (single), 2nd floor from 3 (2 single and 1 double) to 1 (single), and first floor from 2 (one double and one single) to 1 (double) and remove the attic window.

The right elevation (B) would relocate the window on the 3rd windows from the center to the rear, reduce the number of windows on the 2nd floor from 5 (5 single) to 2 (2 single) and remove the window on the first floor entirely. The attic window is also removed.

The reduced depth for Pods E and F have been requested but new elevations for those townhomes were not provided.

T

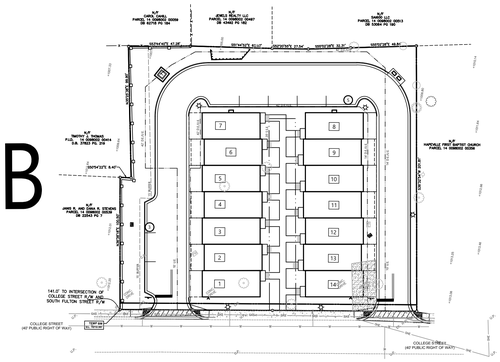
FINDINGS

The proposed elevation changes to the reduced depth townhomes remove a significant amount of fenestration and in one case, include a blank windowless wall entirely on the first floor.

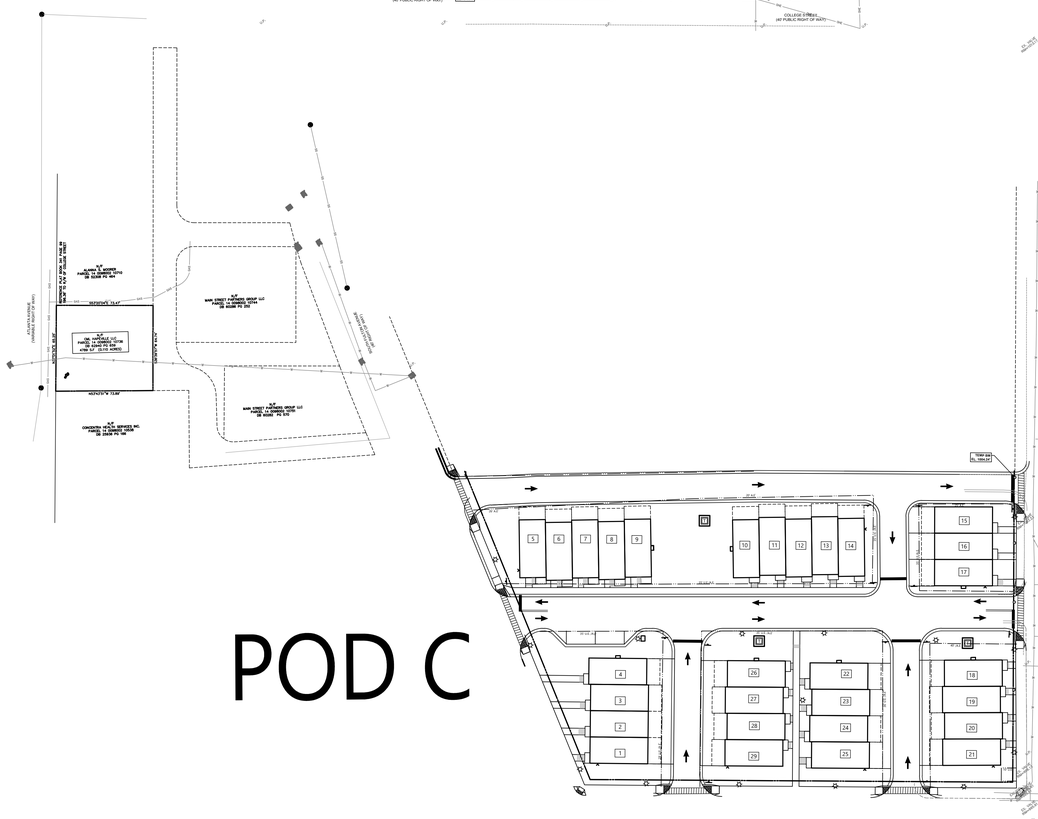
The applicant should provide proposed elevations for all previously approved plans. A side by side approved and proposed elevation would be best for demonstrative purposes as well as the site map showing the location of each affected unit and a corresponding label.

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

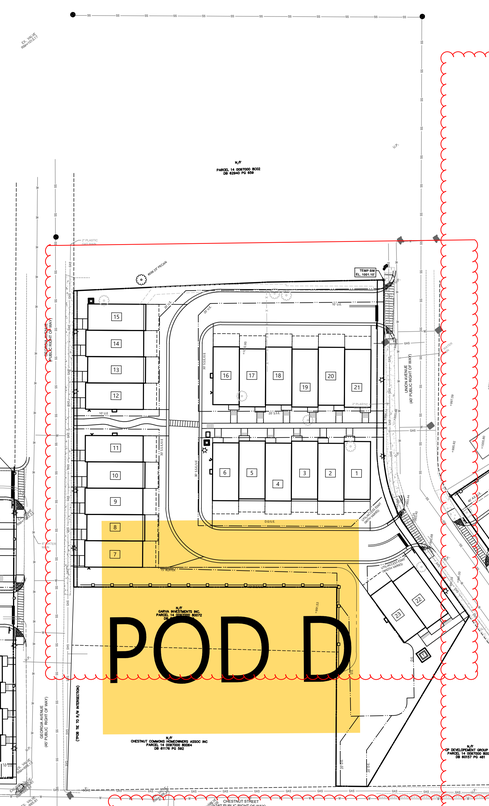
POD B



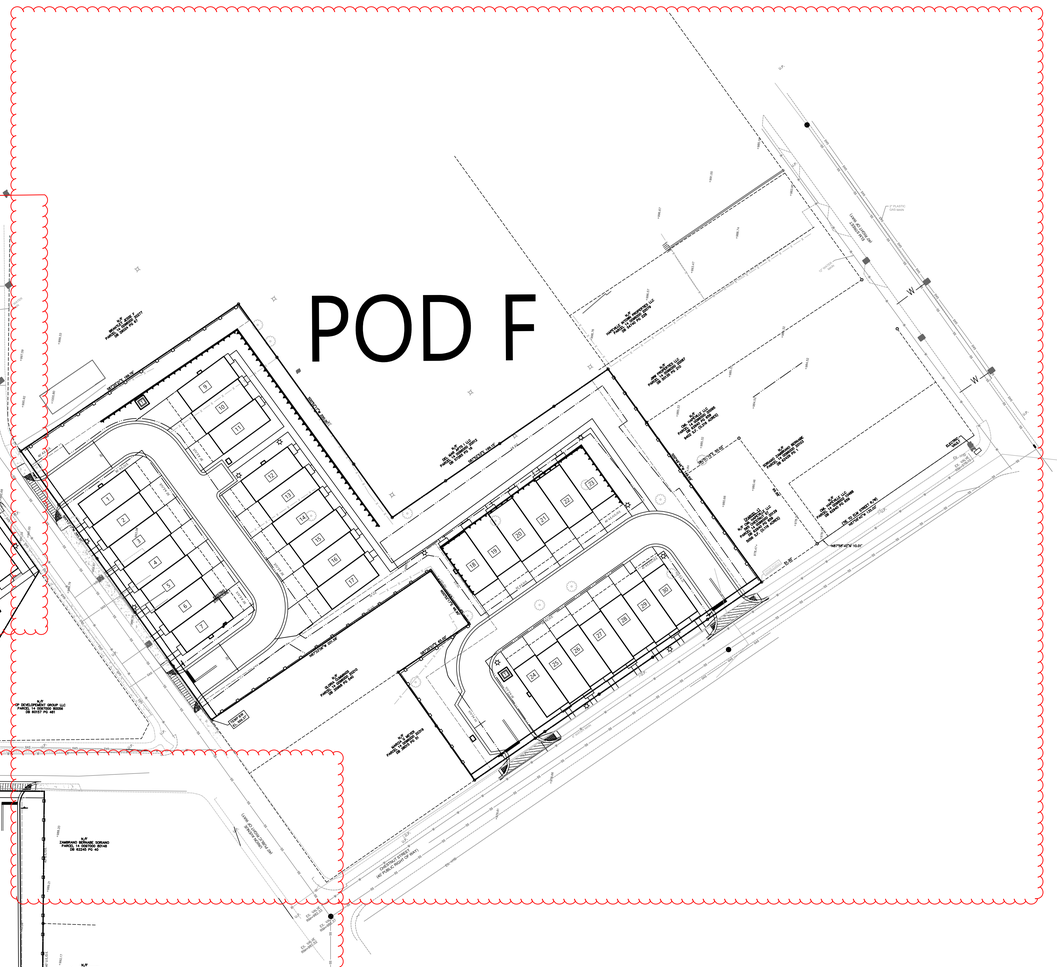
POD C



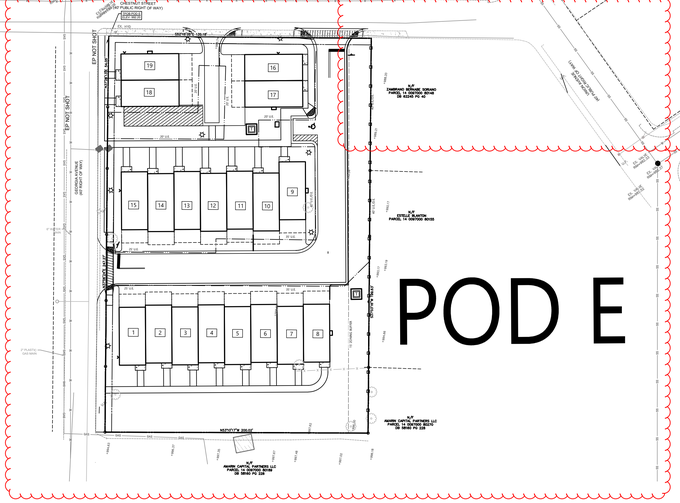
POD D



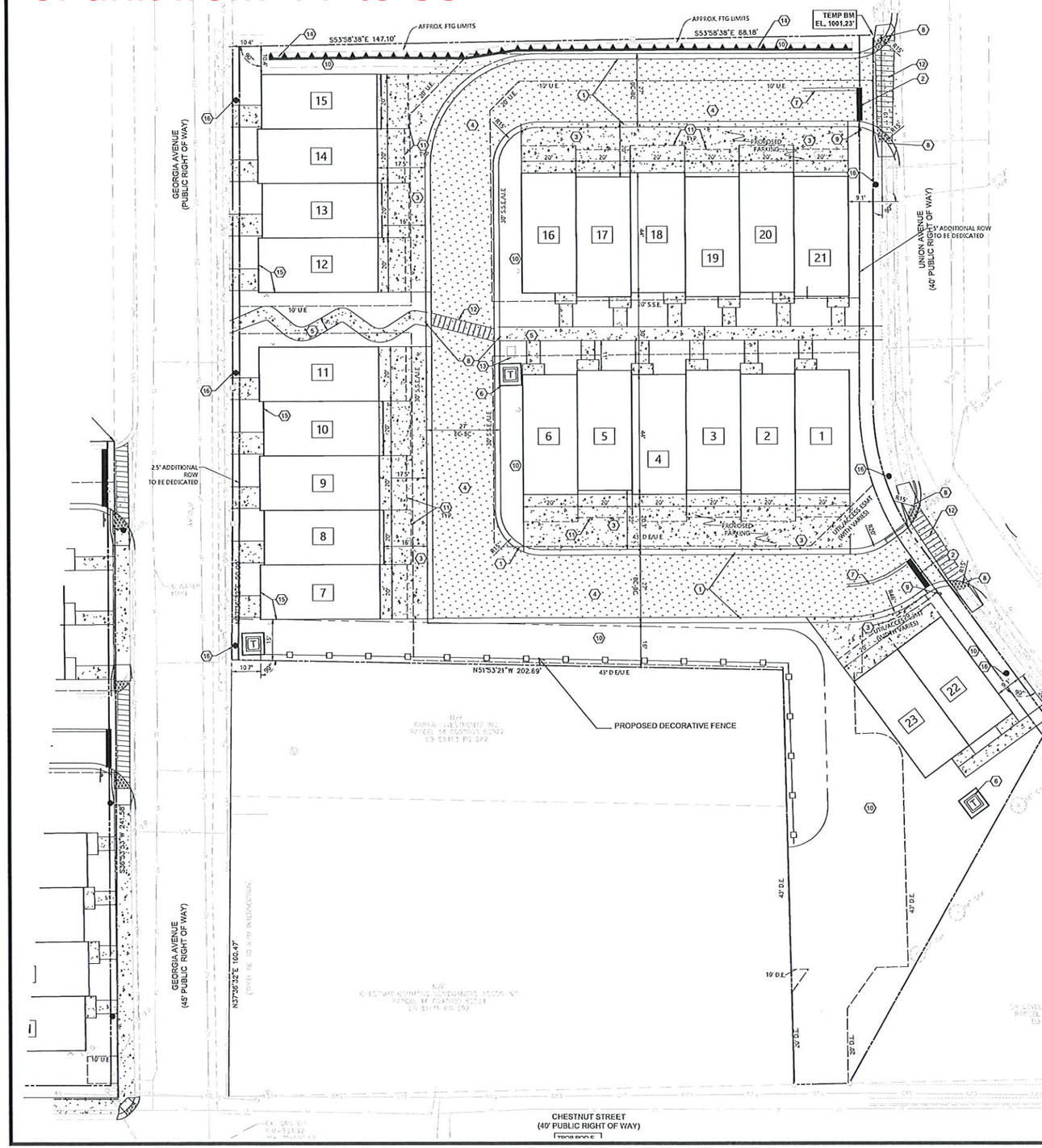
POD F



POD E



Pod D: Change Depth of unit from 44' to 38'



KEY NOTES	
1	24" ROLL BACK CURB , SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP WITH DETECTABLE WARNING STRIP. SEE SHEET C-7.0 FOR DETAILS
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.2
13	PROPOSED MAIL KIOSK
14	PROPOSED RETAINING WALL. (SEE DETAILS)
15	PROPOSED FOUNDATION WALL. SEE ARCHITECTURAL PLAN FOR FURTHER DETAILS.
16	PROPOSED STREET LIGHTS. SEE LIGHTING PLAN BY OTHERS.

NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG UNION AVE AND GEORGIA AVENUE.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

NOTE

IN THE EVENT FUTURE MAINTENANCE, REPAIR OR REPLACEMENT OF THE UNDERGROUND STORMWATER DETENTION FACILITY OCCURS, THE OCCUPANTS OF UNITS 1-6, 23 & THE HOA WILL NEED TO COORDINATE WITH THE SURROUNDING PROPERTIES FOR TEMPORARY PARKING. ALSO, THE CONTRACTOR WILL NEED TO COORDINATE THE CONSTRUCTION SEQUENCE WITH TENANTS OF THE DEVELOPMENT TO MINIMIZE ANY INCONVENIENCES DURING FUTURE REPAIRS AND REPLACEMENTS OF THESE CONCRETE STRUCTURES.

VICINITY MAP
NTS.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
D.E. DRAINAGE EASEMENT	OVERLAY EXISTING PAVEMENT
U.E. UTILITY EASEMENT	

SITE DATA

POD D	1.26 AC
POD D IMPERVIOUS AREA	1.06 AC (84.1%)
POD D PERVIOUS AREA	0.20 AC (15.9%)
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 U/4 (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SPACES PER UNIT
PARKING PROVIDED	2 SPACES PER UNIT

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A PLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE PLAN.
5. THE PROPOSED TOWN HOME UNITS WILL BE CONDOMINIUM DEVELOPMENT WITH A H.O.A. THE H.O.A. WILL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES AND OPEN SPACE AREAS.

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JASON ERAGA
470-771-0829

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA.PEF005934

LL 98, 14TH DISTRICT
UNION AVE
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD D
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 04-15-2022

08/19/2022 CITY COMMENTS

REVISIONS

GEORGIA REGISTERED No. 30188 PROFESSIONAL ENGINEER RAFAEL ROBERT GUERRA

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD D

FILE NAME: N:\21002729\engineering\civil production and ACAD\C200 SITE PLAN POD D.dwg LAST SAVED BY: dwest 8/19/2022 10:03 AM PLOTTED BY: Dustin Ward

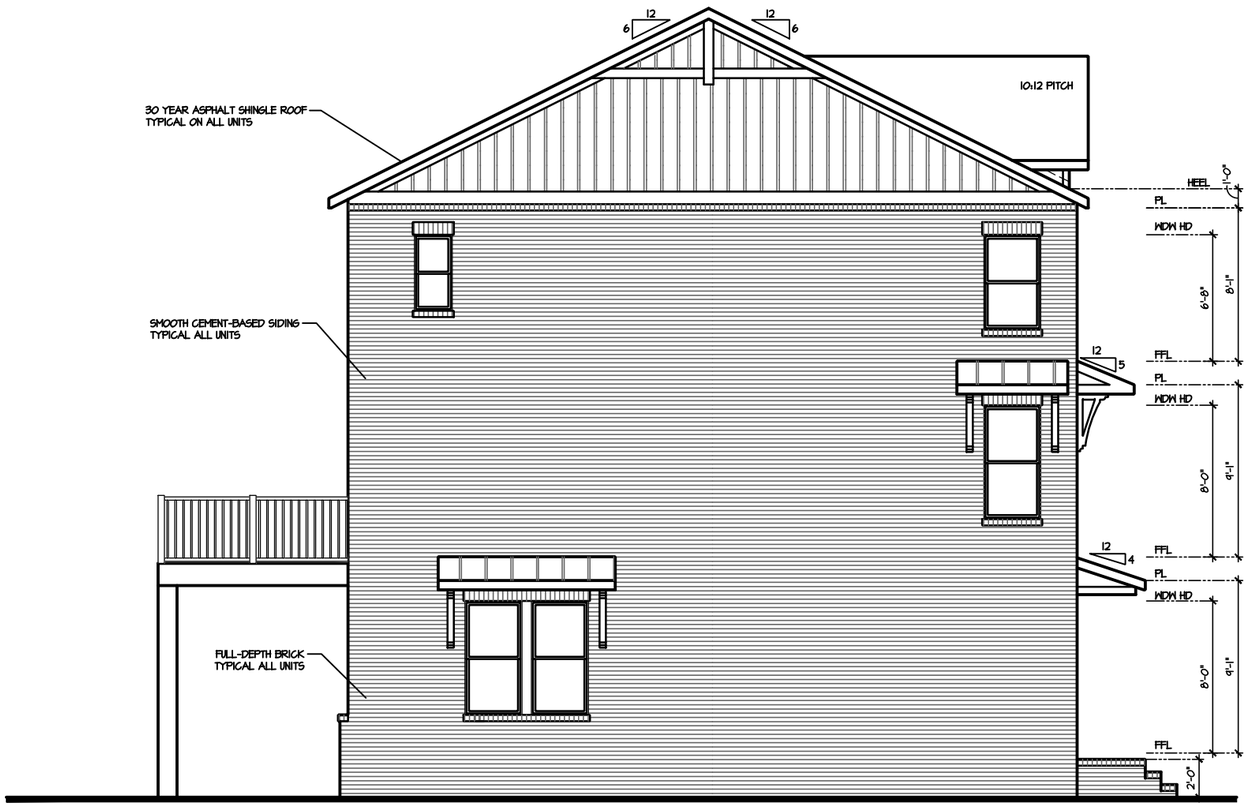
Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

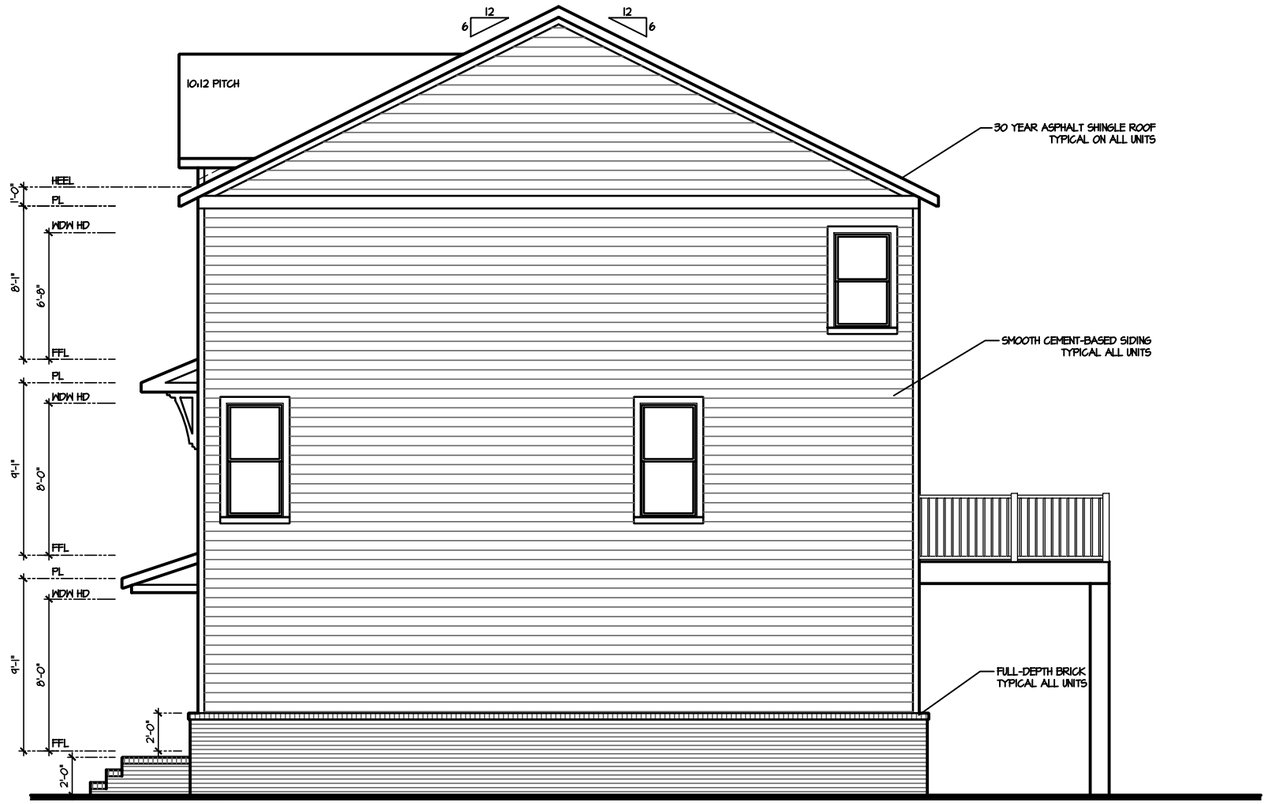
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

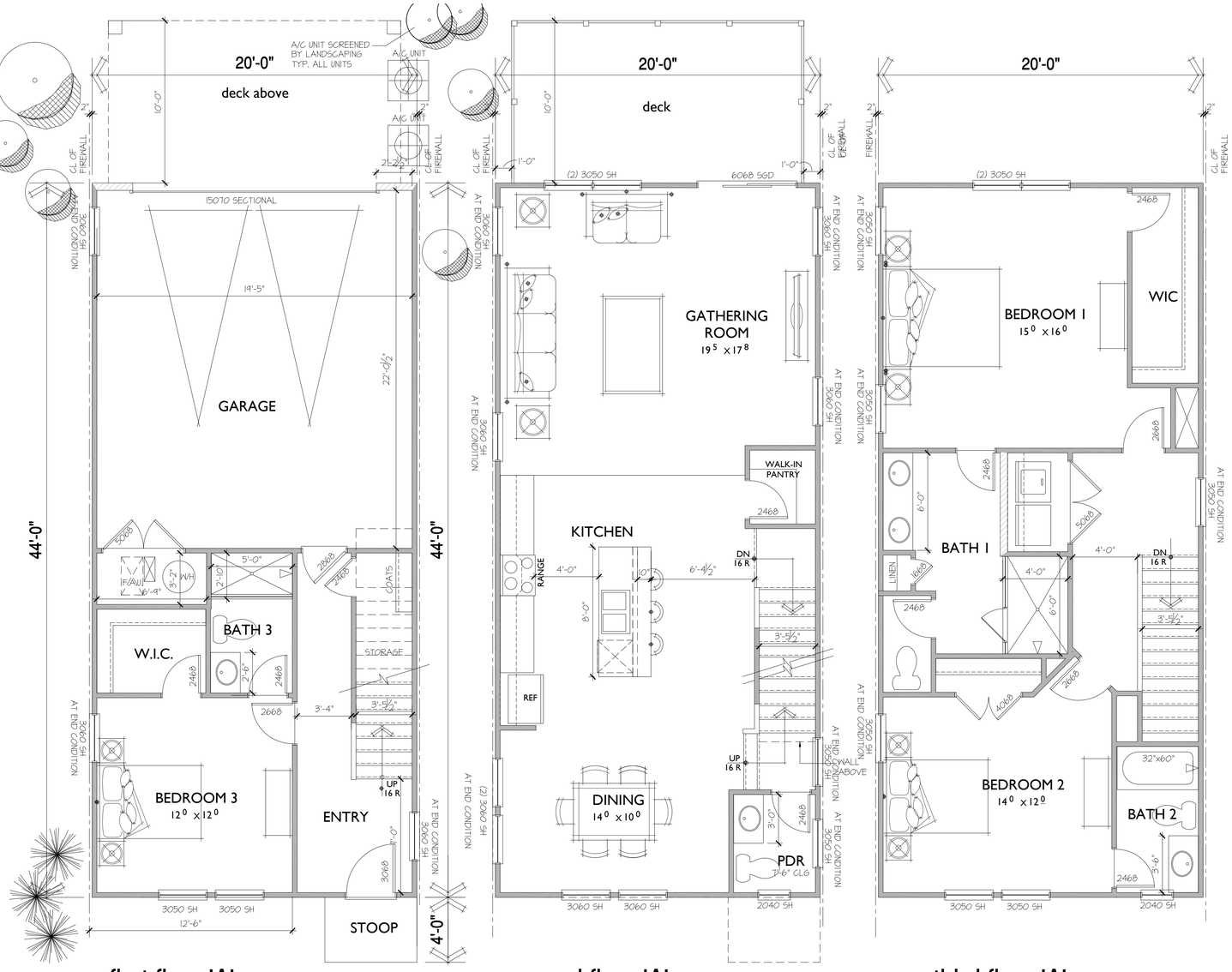
TITLE SHEET

PRINT DATE:

Jan 04, 2022

SHEET NO:

0



area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

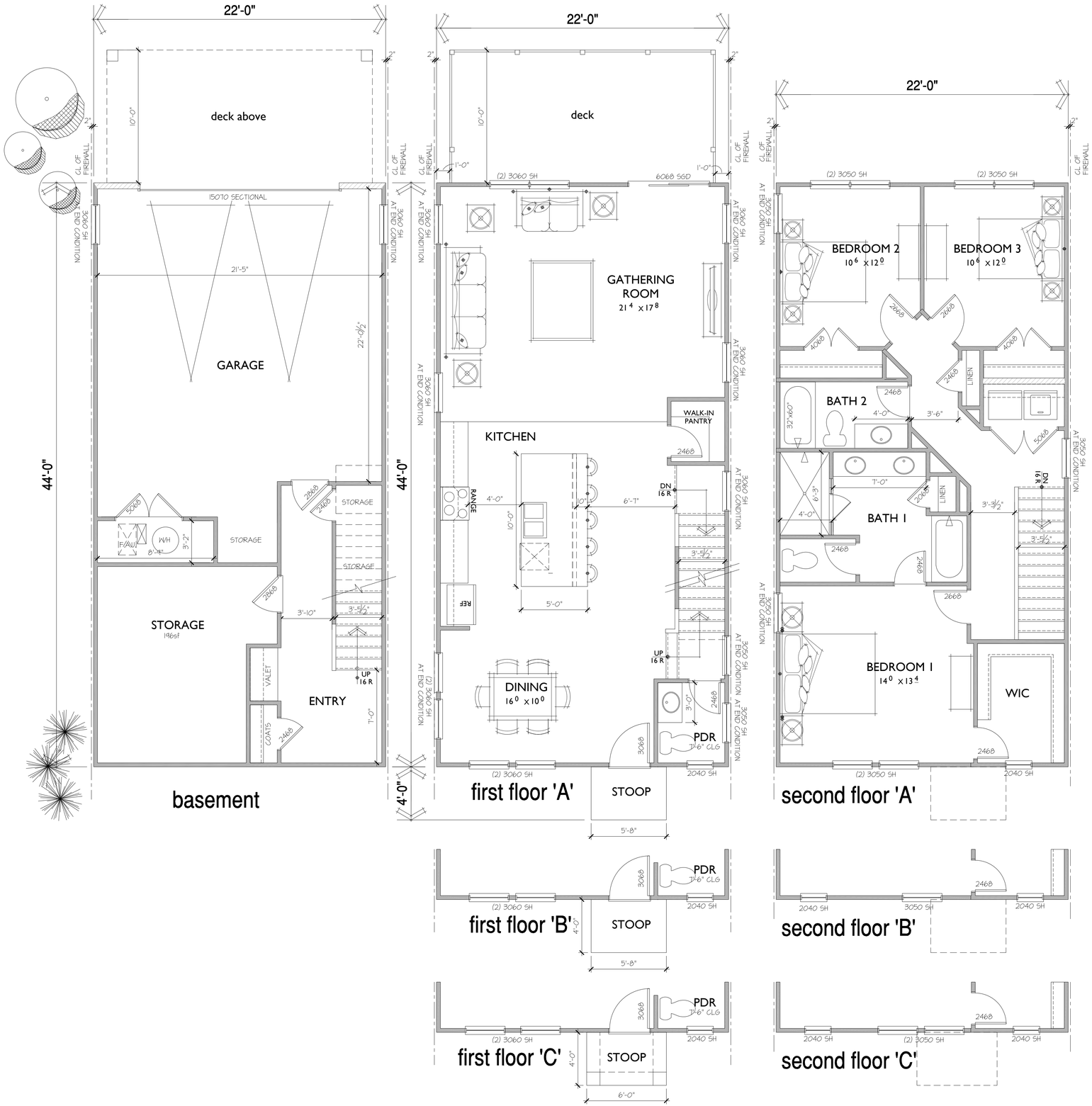
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1 FLOOR PLANS

PRINT DATE:
Jan 04, 2022

SHEET NO:
F.P.



area calc:

bsmnt:	202 sq ft
ffl:	920 sq ft
sfl:	968 sq ft
total:	2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement

flr: 14" open web

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

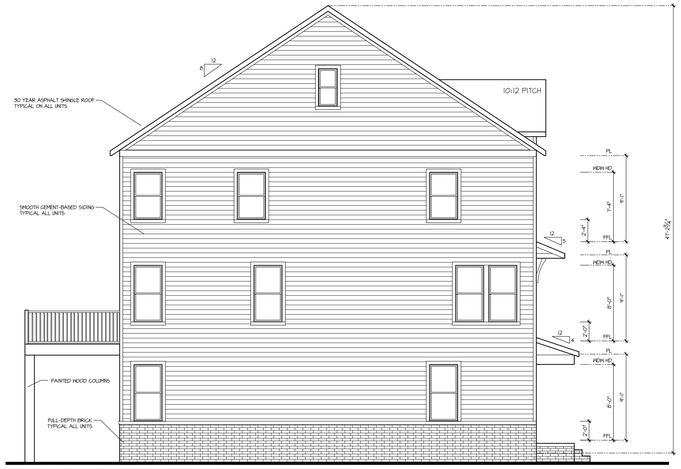
SHEET TITLE:

PLAN 2 FLOOR PLANS

PRINT DATE: Jan 04, 2022

SHEET NO:

F.P.1



left - B

Hapeville Town Homes
DR Horton
Pod D Units 12-15

right -B

Hapeville Town Homes
DR Horton
Pod D Units 12-15

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

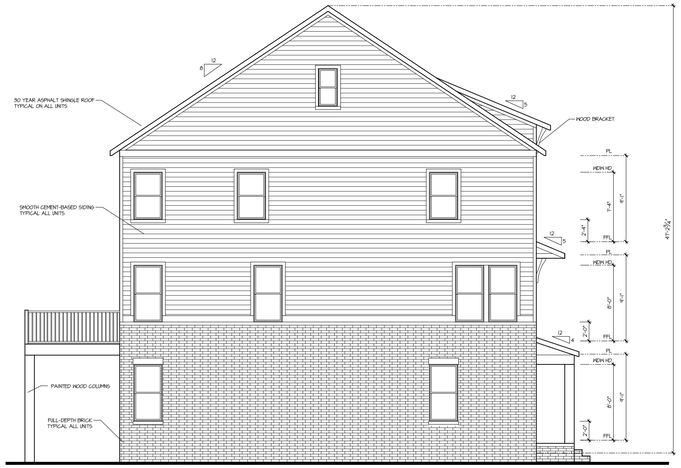
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

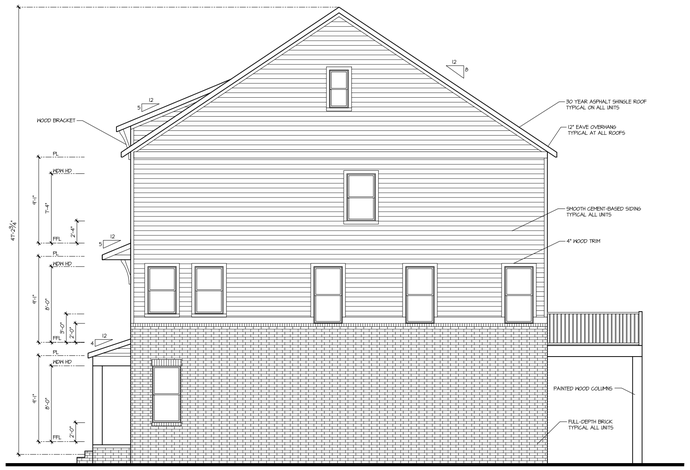
PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD



left - C

Hapeville Town Homes
DR Horton
Pod D Units 7-11



right - C

Hapeville Town Homes
DR Horton
Pod D Units 7-11

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
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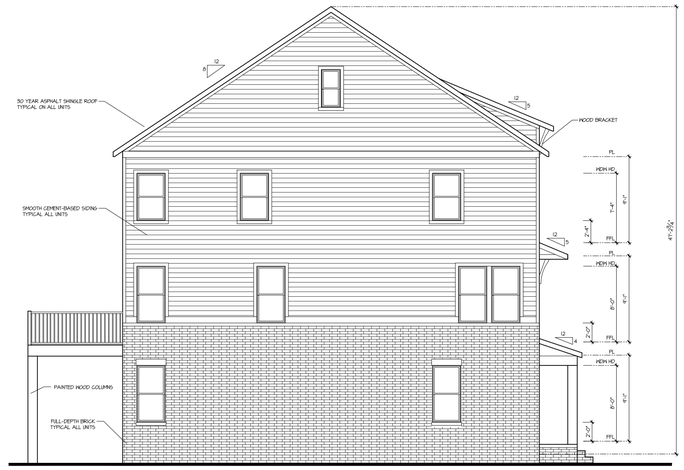
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.1



left - C

C A2 C A B C

Hapeville Town Homes
DR Horton
Pod D Units 16-21

right - C - street

C B A C A C

Hapeville Town Homes
DR Horton
Pod D Units 16-21

NO:	DATE:	REVISION:
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2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

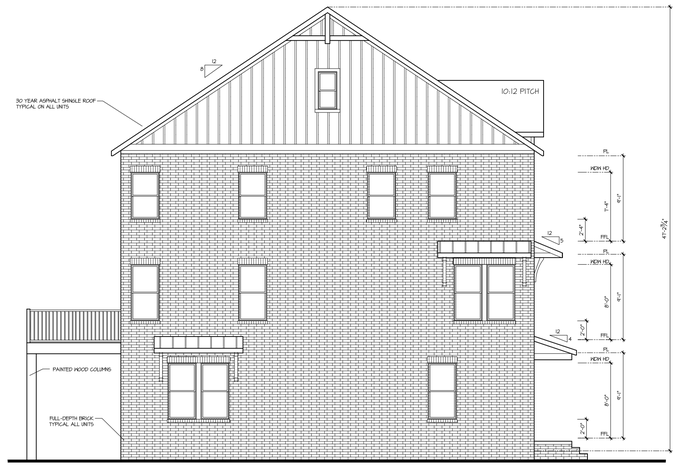
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.2



left - B2 - street

Hapeville Town Homes
DR Horton
Pod D Units 1-6

right -B

Hapeville Town Homes
DR Horton
Pod D Units 1-6

NO:	DATE:	REVISION:
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2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

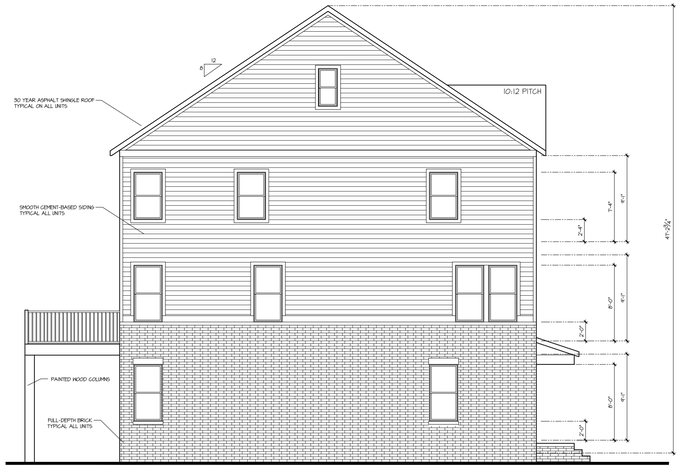
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.3



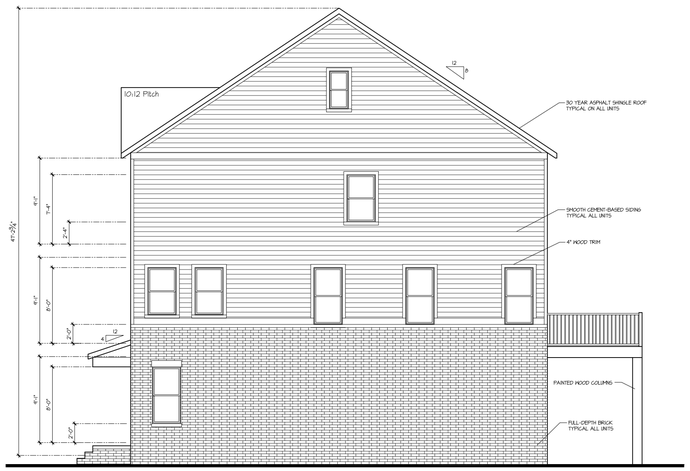
left - A2

A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23



right - A2

A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:

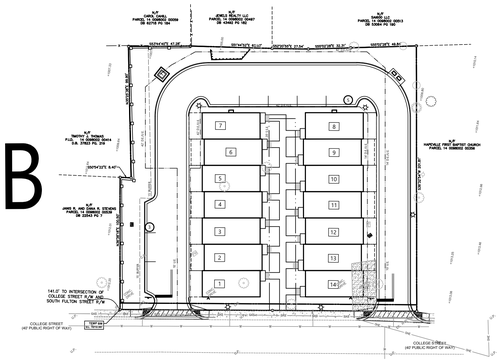
Jan 04, 2022

SHEET NO:

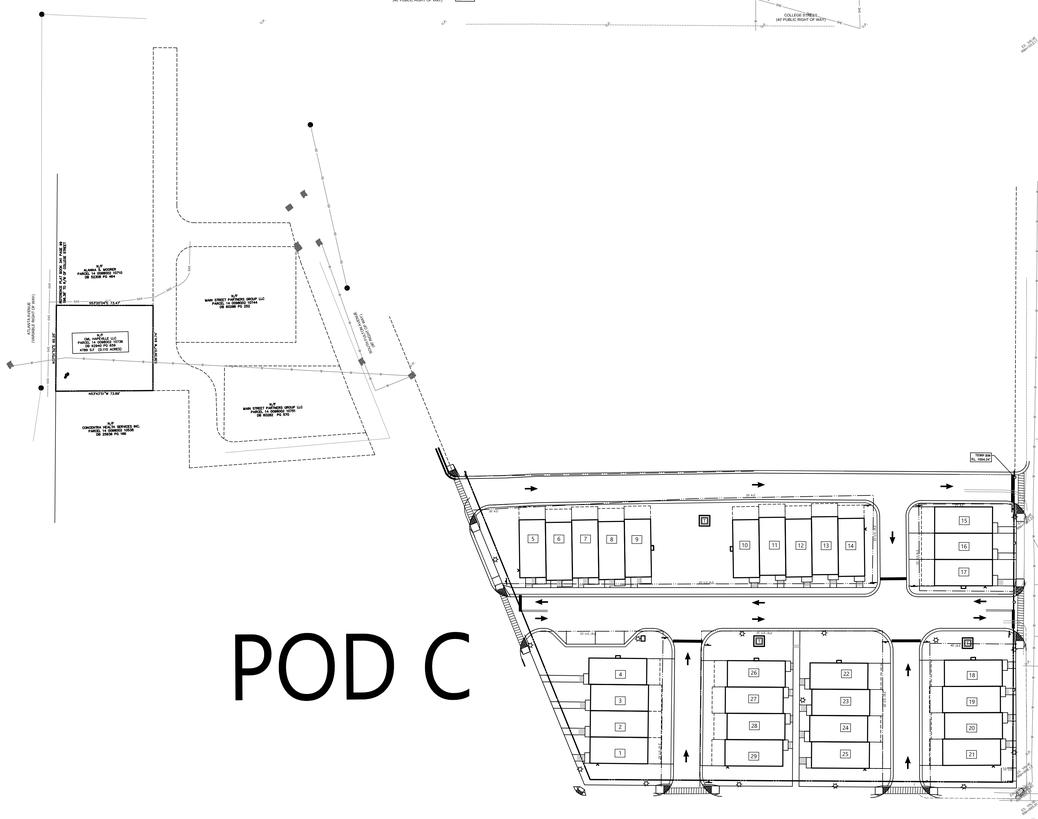
PODD.4

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

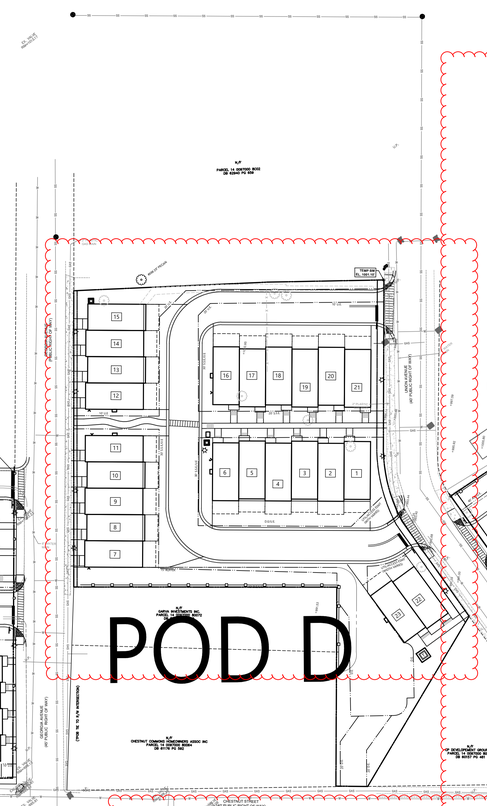
POD B



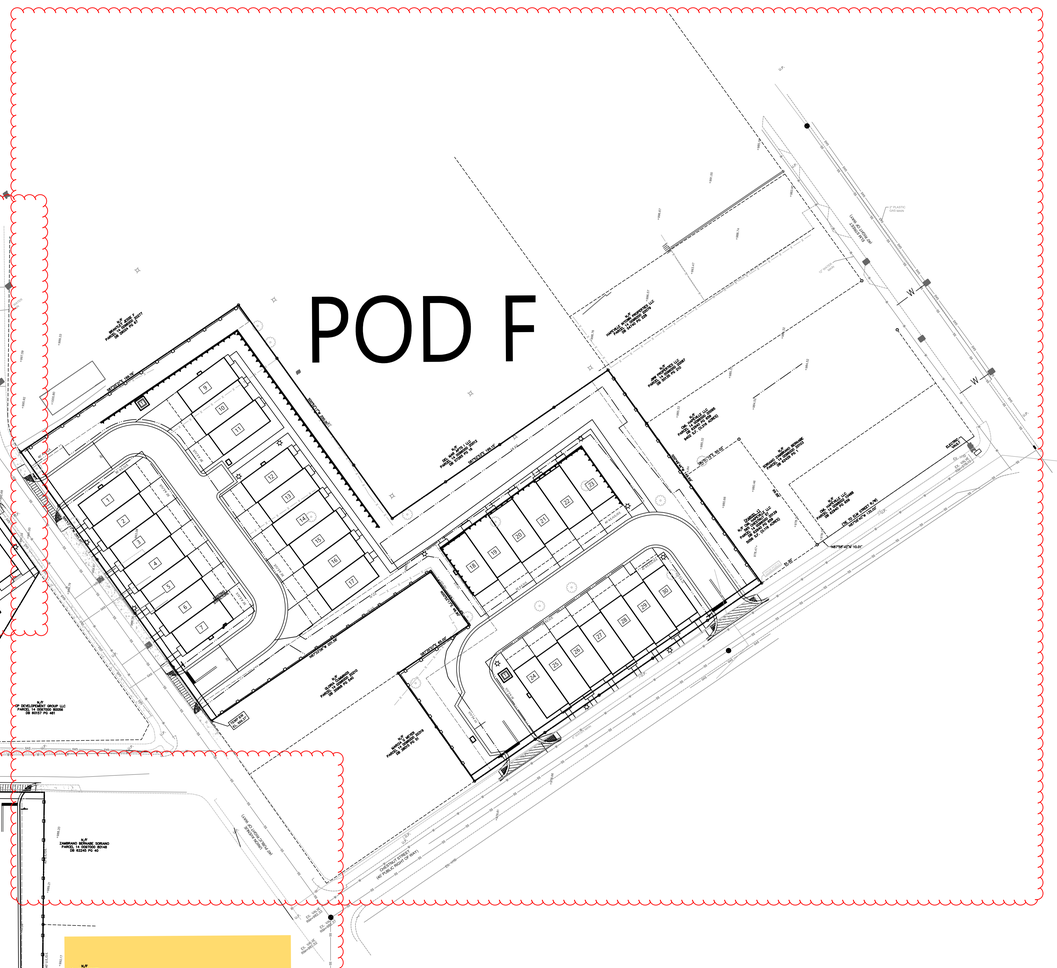
POD C



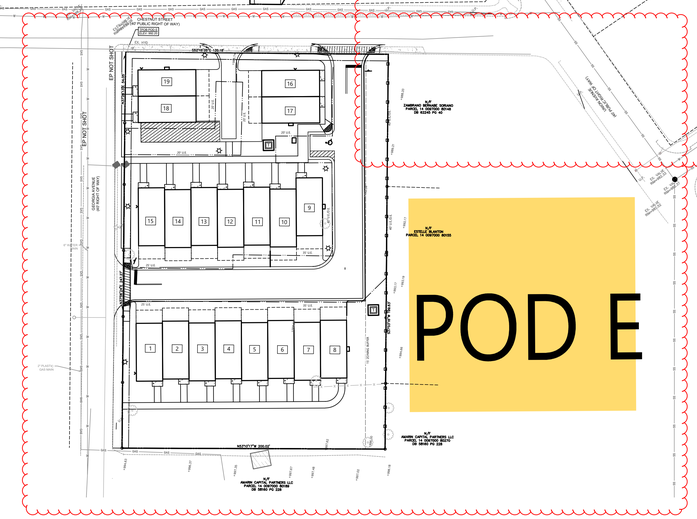
POD D

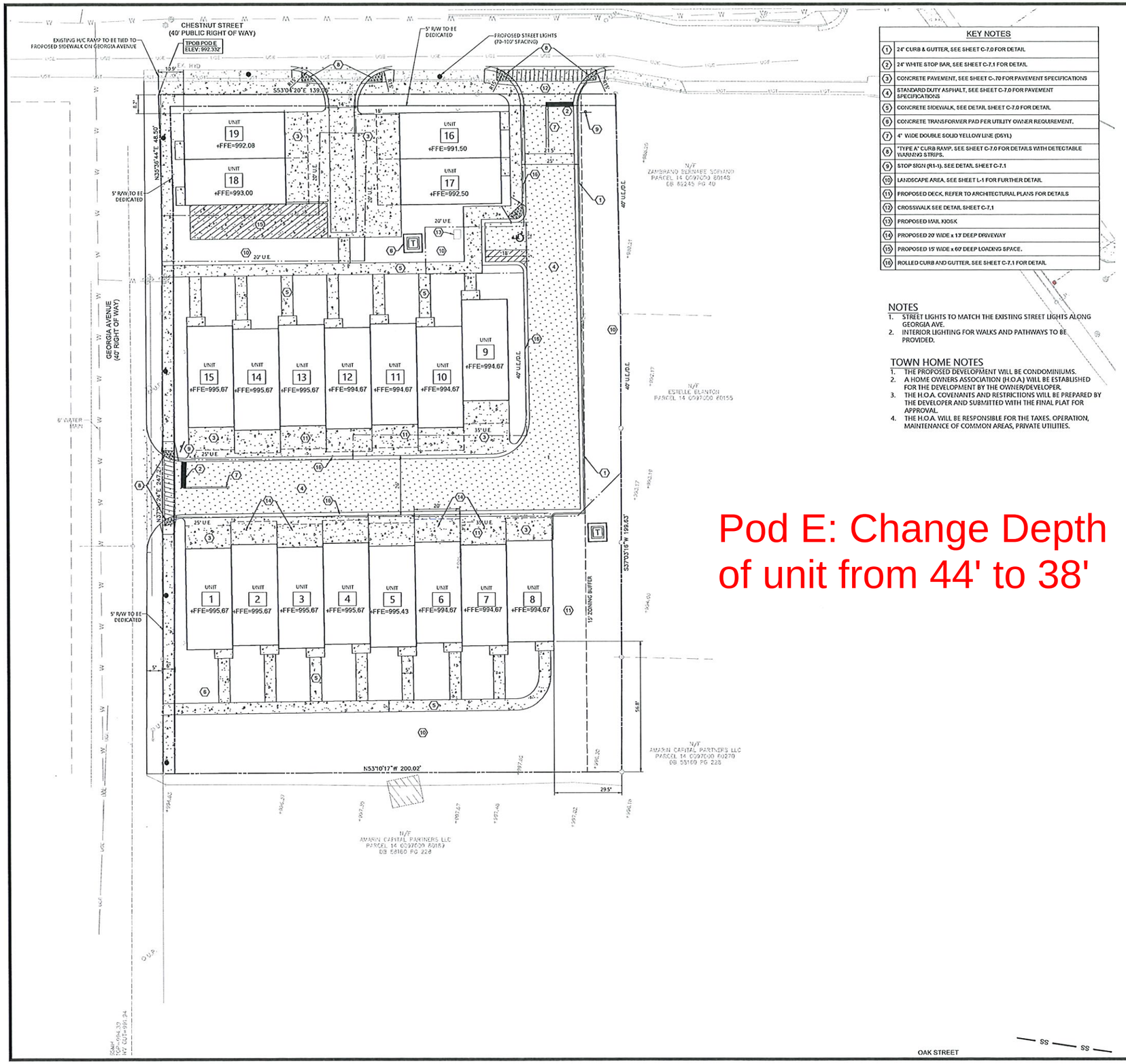


POD F



POD E





KEY NOTES	
1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP. SEE SHEET C-7.0 FOR DETAILS WITH DETECTABLE WARNING STRIPS.
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA, SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.1
13	PROPOSED MAIL KIOSK
14	PROPOSED 20' WIDE x 13' DEEP DRIVEWAY
15	PROPOSED 15' WIDE x 60' DEEP LOADING SPACE.
16	ROLLED CURB AND GUTTER. SEE SHEET C-7.1 FOR DETAIL

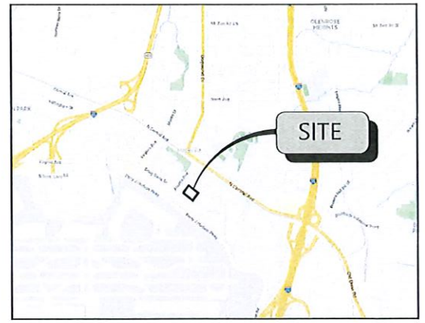
NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG GEORGIA AVE.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A.) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

Pod E: Change Depth of unit from 44' to 38'



VICINITY MAP
NTS

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD E	1.35 AC
POD E OPEN SPACE REQU	N/A
POD E DENSITY:	19 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A PLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE PLAN.
5. THE PROPOSED TOWN HOME UNITS WILL BE CONDOMINIUM DEVELOPMENT WITH A H.O.A. THE H.O.A. WILL BE RESPONSIBLE FOR ALL PRIVATE UTILITIES AND OPEN SPACE AREAS

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY MARINE STRUCTURES, OR OF ANY OTHER PERSONS

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24 HOUR EMERGENCY CONTACT
JASON ERAGA
470-771-0829

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA.PEFO05804

LL 98, 14TH DISTRICT
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 09-28-22
08/02/2022 City Comments

REVISIONS

GEORGIA REGISTERED No. 30188 PROFESSIONAL ENGINEER NEIL ROBERT GIBBS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD E

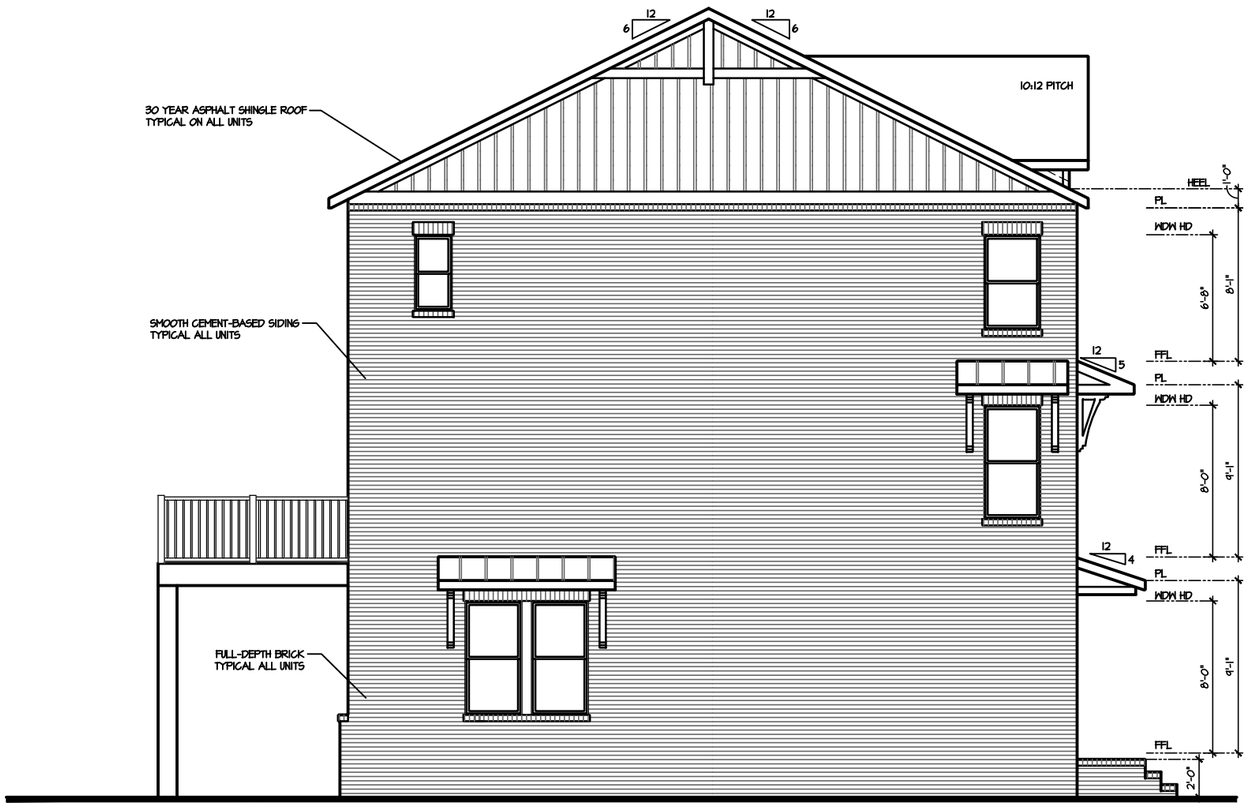
Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

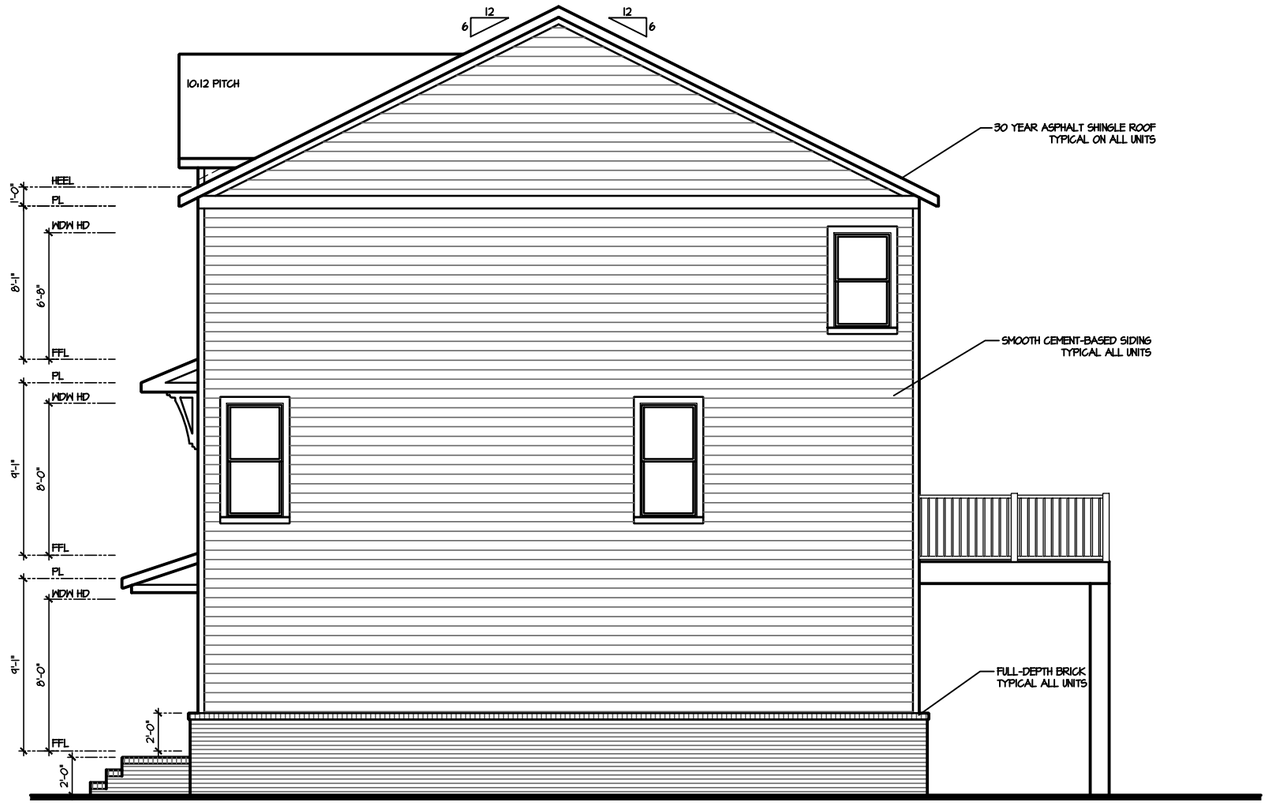
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

TITLE SHEET

PRINT DATE:

Jan 04, 2022

SHEET NO:

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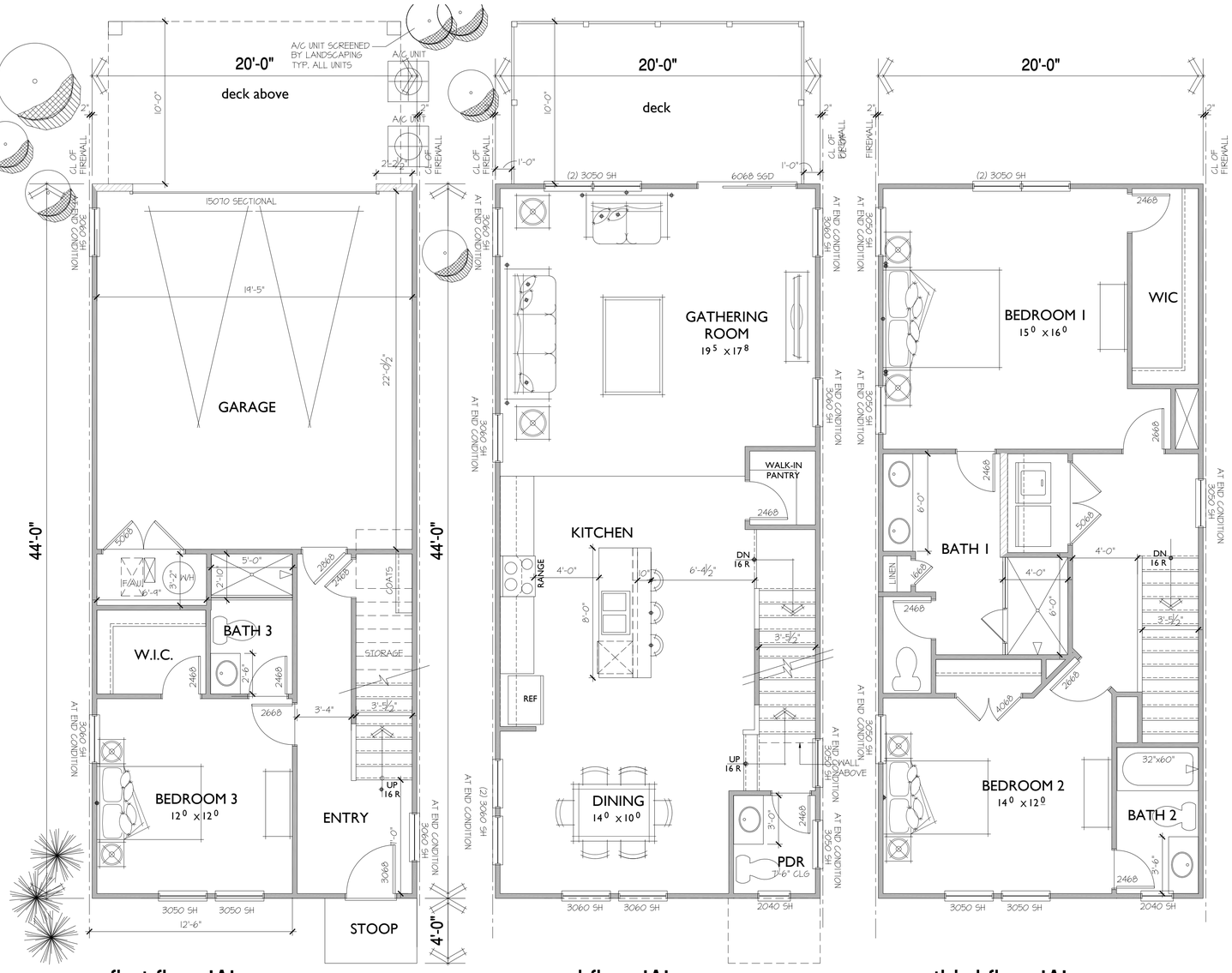
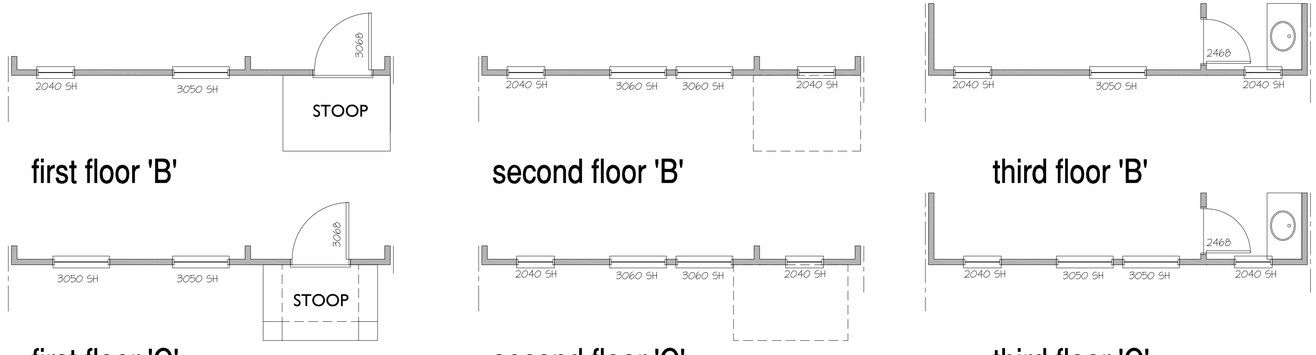


first floor 'A'

second floor 'A'

third floor 'A'



first floor 'B'

second floor 'B'

third floor 'B'

first floor 'C'

second floor 'C'

third floor 'C'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
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PLAN 1 FLOOR PLANS

PRINT DATE:
Jan 04, 2022

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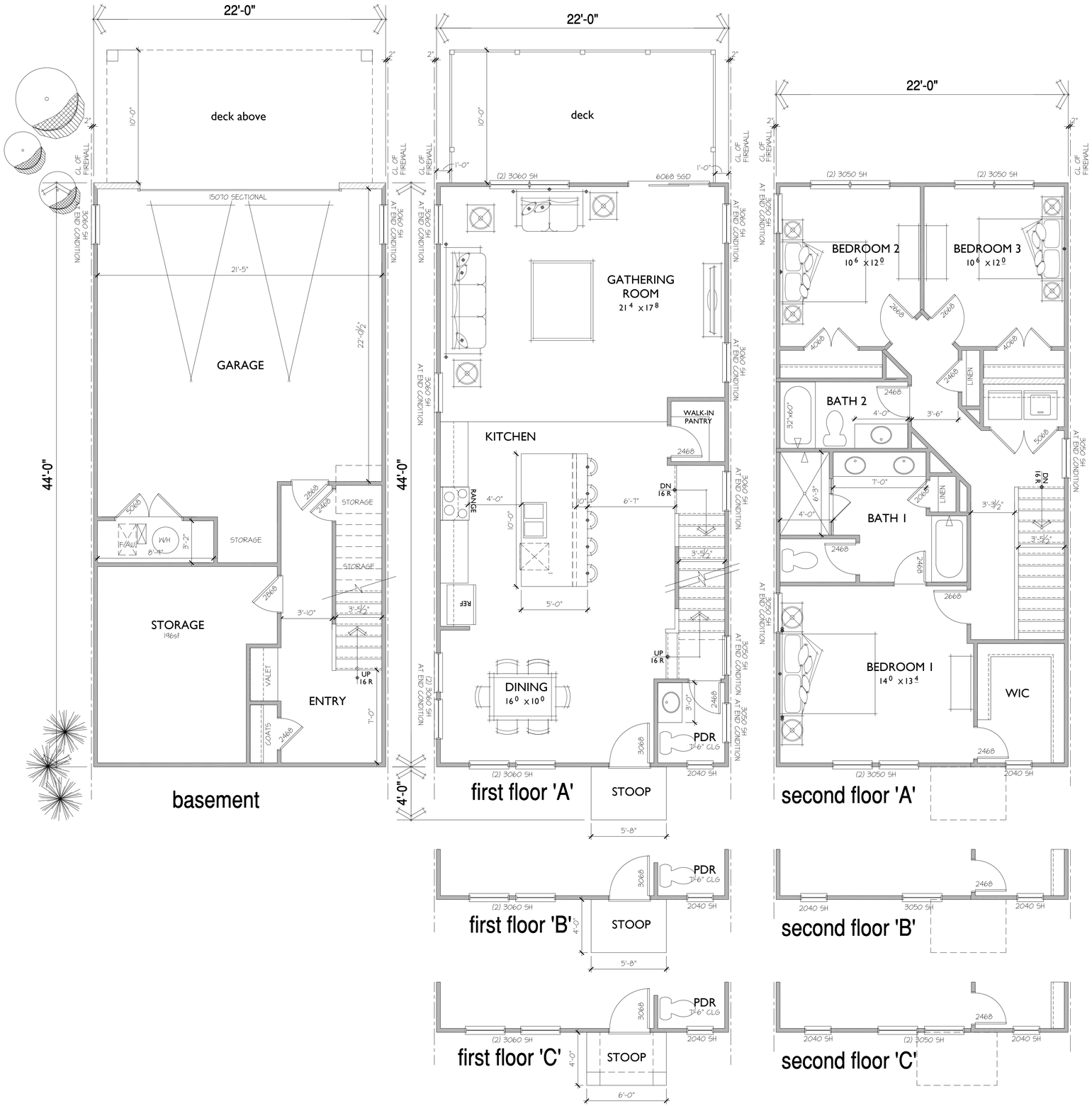
F.P.



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bsmnt:	202 sq ft
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sfl:	968 sq ft
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1st = 9'-1"
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flr: 14" open web

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Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

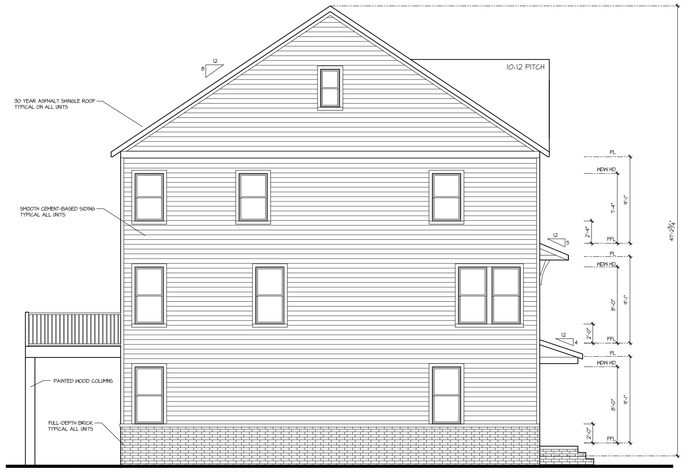
SHEET TITLE:

PLAN 2 FLOOR PLANS

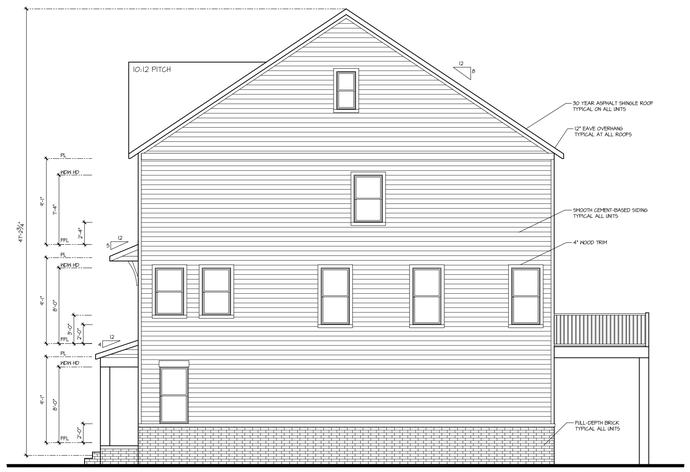
PRINT DATE: Jan 04, 2022

SHEET NO:

F.P.1



left - A



right - A

A A

Hapeville Town Homes

DR Horton

Pod E Units 16-17

A A

Hapeville Town Homes

DR Horton

Pod E Units 16-17

NO:	DATE:	REVISION:
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Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

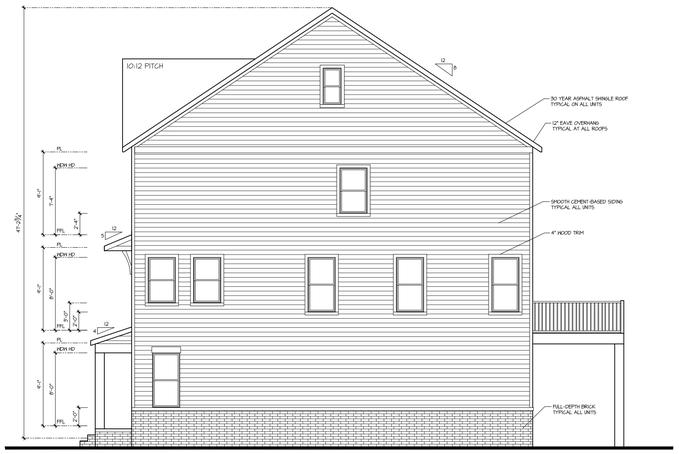
PRINT DATE:

Jan 04, 2022

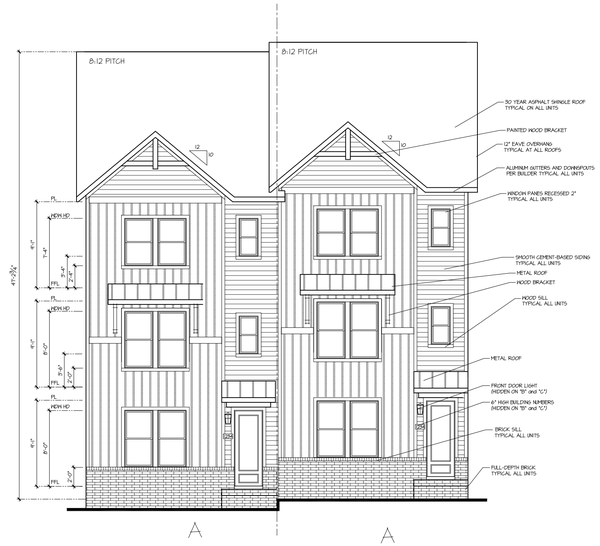
SHEET NO:

PODE

left - A



right - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19

Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

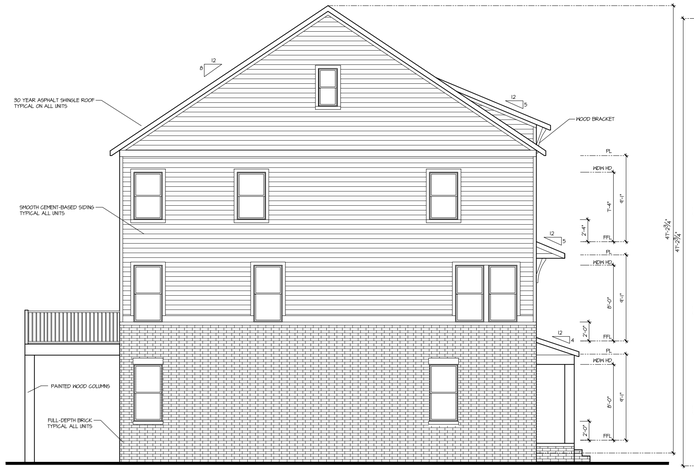
PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

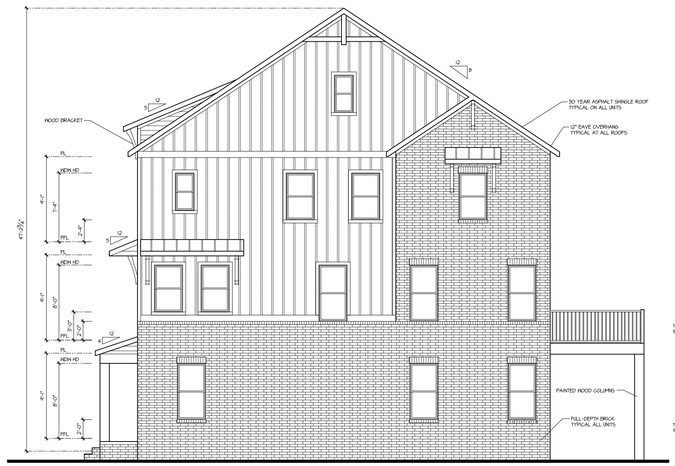
PRINT DATE:
Jan 04, 2022

SHEET NO:
PODE.1



left - C

Hapeville Town Homes
DR Horton
Pod E Units 9-15



right - C - street

Hapeville Town Homes
DR Horton
Pod E Units 9-15

NO:	DATE:	REVISION:
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2	12.23.21	
3	01.04.22	

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PROJECT NO: GMD21025

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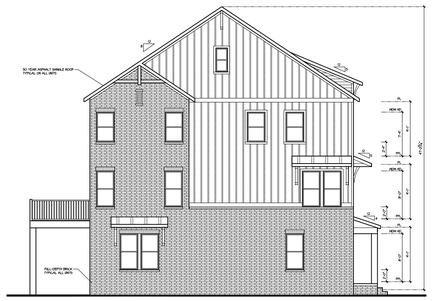
PLAN 1
EXTERIOR ELEVATIONS

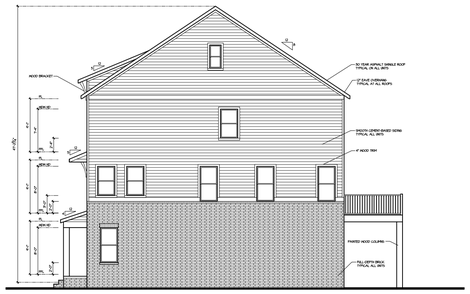
PRINT DATE:
Jan 04, 2022

SHEET NO:
PODE.2



left - C - street

Hapeville Town Homes
DR Horton
Pod E Units 1-8



right - C

Hapeville Town Homes
DR Horton
Pod E Units 1-8

NO:	DATE:	REVISION:
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PROFESSIONAL SEAL:

PROJECT TITLE:
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CLIENTS NAME:
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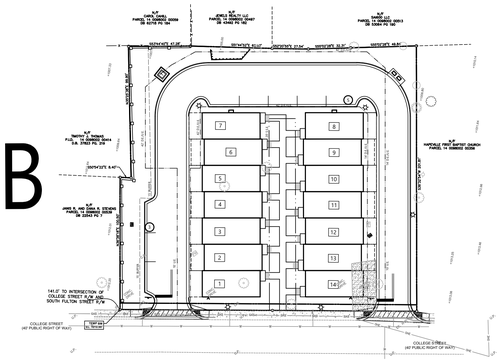
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

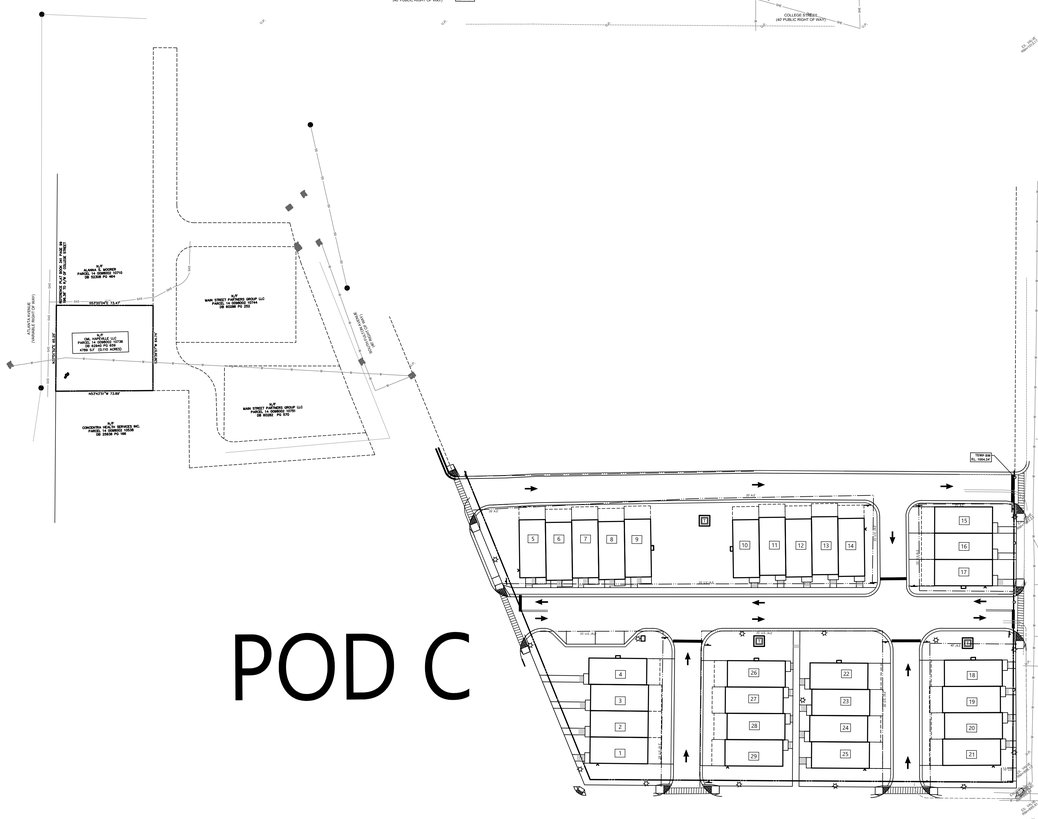
SHEET NO:
PODE.3

Only Change would be to Pods D, E & F.
Depth of unit would change from 44' to 38'.

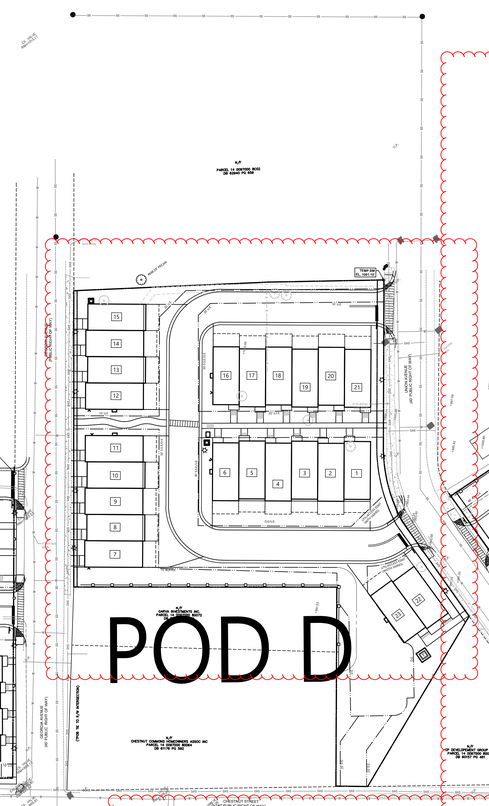
POD B



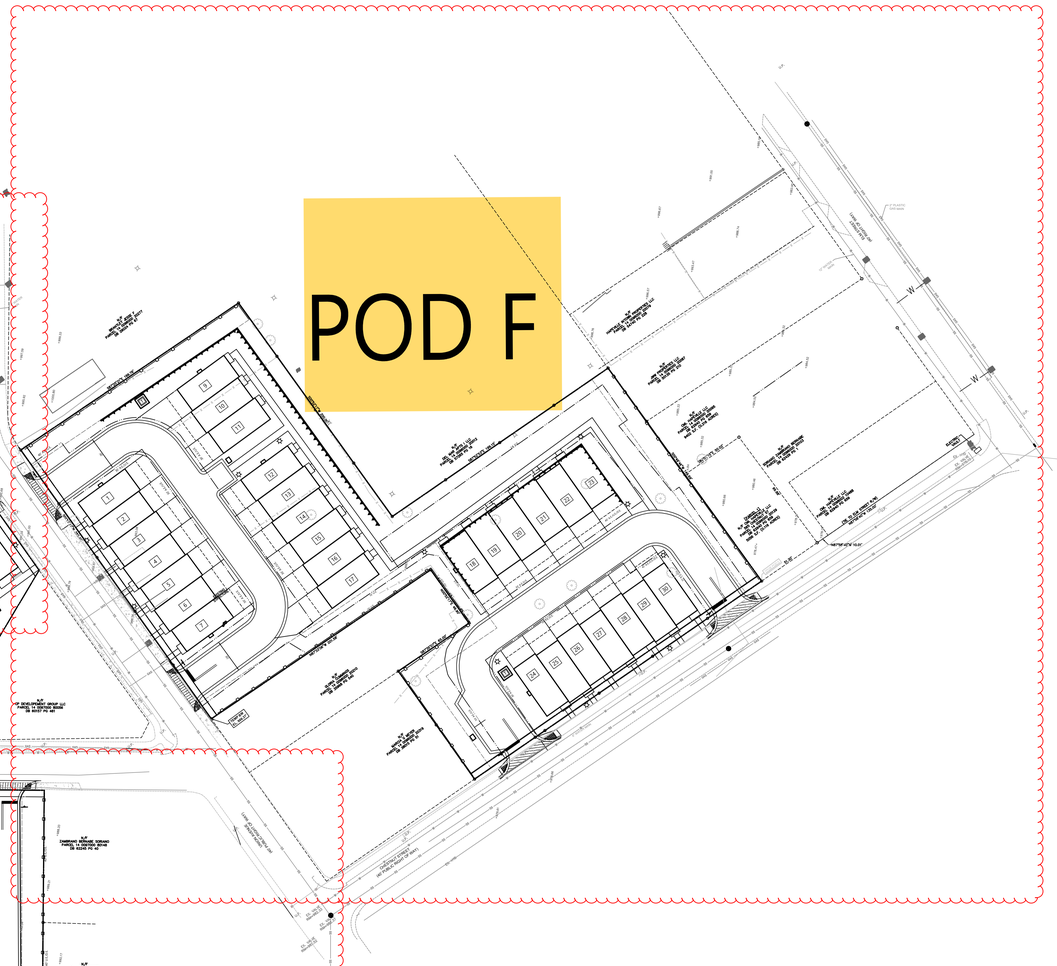
POD C



POD D



POD F



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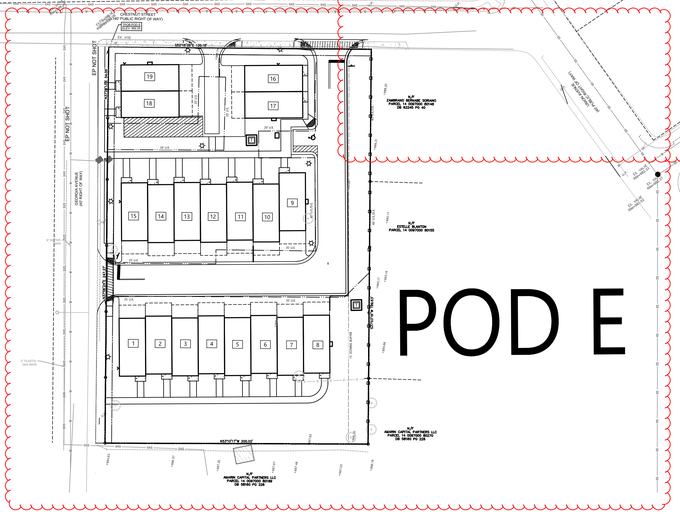

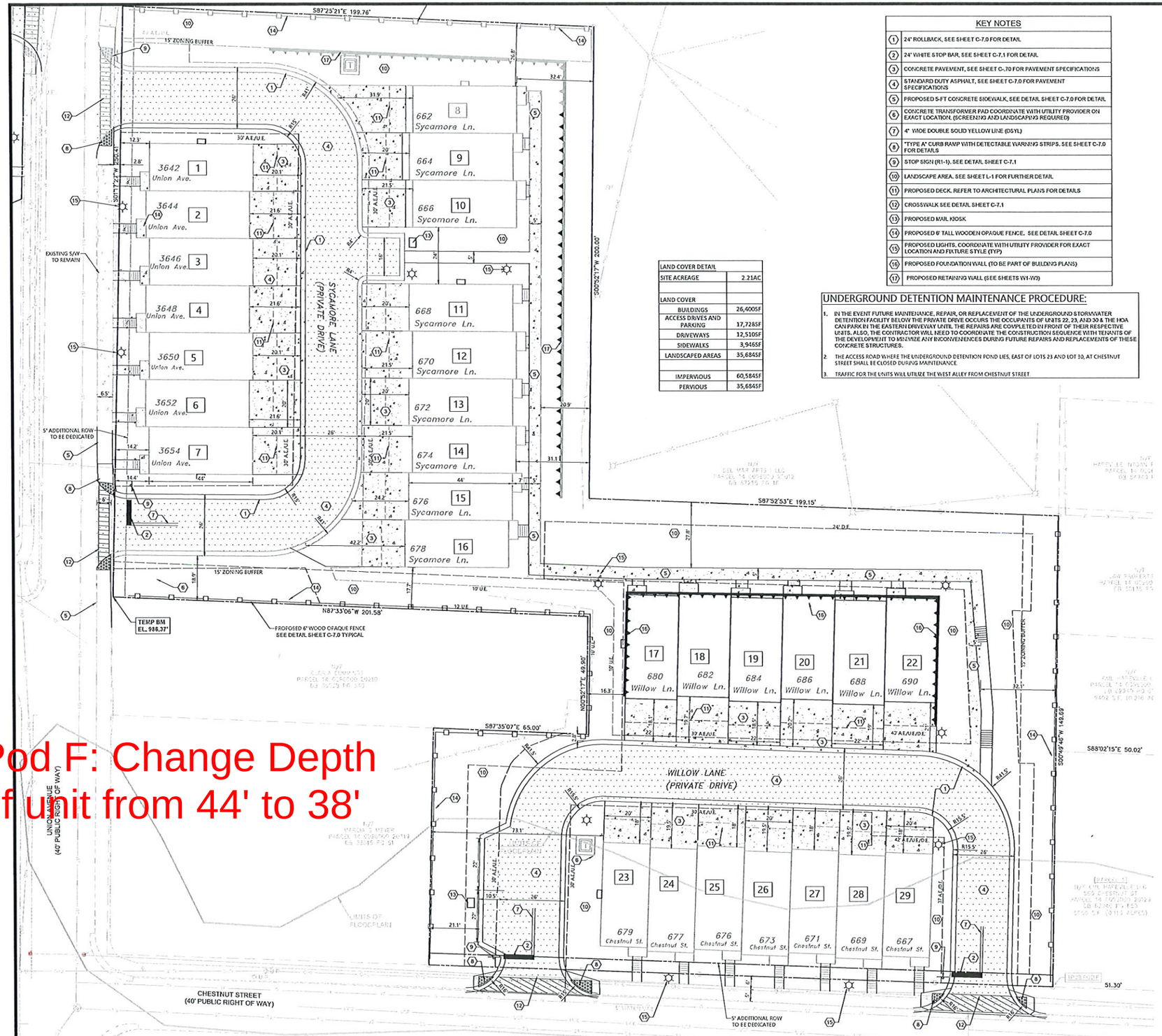

Pod F: Change Depth of unit from 44' to 38'

LAND COVER DETAIL	
SITE ACREAGE	2.21AC
LAND COVER	
BUILDINGS	26,400SF
ACCESS DRIVES AND PARKING	17,728SF
DRIVEWAYS	12,510SF
SIDEWALKS	3,946SF
LANDSCAPED AREAS	35,684SF
IMPERVIOUS	60,584SF
PERVIOUS	35,684SF

KEY NOTES

1	24" ROLLBACK, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET C-.70 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	PROPOSED 5-FT CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD COORDINATE WITH UTILITY PROVIDER ON EXACT LOCATION, (SCREENING AND LANDSCAPING REQUIRED)
7	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
8	"TYPE A" CURB RAMP WITH DETECTABLE WARNING STRIPS. SEE SHEET C-7.0 FOR DETAILS
9	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
10	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
11	PROPOSED DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.1
13	PROPOSED MAIL KIOSK
14	PROPOSED 6' TALL WOODEN OPAQUE FENCE. SEE DETAIL SHEET C-7.0
15	PROPOSED LIGHTS, COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND FIXTURE STYLE (TYP.)
16	PROPOSED FOUNDATION WALL (TO BE PART OF BUILDING PLANS)
17	PROPOSED RETAINING WALL (SEE SHEETS W1-W3)

UNDERGROUND DETENTION MAINTENANCE PROCEDURE:

1. IN THE EVENT FUTURE MAINTENANCE, REPAIR, OR REPLACEMENT OF THE UNDERGROUND STORMWATER DETENTION FACILITY BELOW THE PRIVATE DRIVE OCCURS THE OCCUPANTS OF UNITS 22, 23, AND 30 & THE HOA CAN PARK IN THE EASTERN DRIVEWAY UNTIL THE REPAIRS ARE COMPLETED IN FRONT OF THEIR RESPECTIVE UNITS. ALSO, THE CONTRACTOR WILL NEED TO COORDINATE THE CONSTRUCTION SEQUENCE WITH TENANTS OF THE DEVELOPMENT TO MINIMIZE ANY INCONVENIENCES DURING FUTURE REPAIRS AND REPLACEMENTS OF THESE CONCRETE STRUCTURES.
2. THE ACCESS ROAD WHERE THE UNDERGROUND DETENTION POND LIES, EAST OF LOTS 23 AND LOT 30, AT CHESTNUT STREET SHALL BE CLOSED DURING MAINTENANCE.
3. TRAFFIC FOR THE UNITS WILL UTILIZE THE WEST ALLEY FROM CHESTNUT STREET.

VICINITY MAP
N.T.S.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- ADA STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- OVERLAY EXISTING PAVEMENT

SITE DATA

POD F	2.21 AC
POD F IMPERVIOUS AREA	1.39 AC (62.93%)
POD F PERVIOUS AREA	0.82 AC (37.07%)
POD F OPEN SPACE REQU	20% (0.442 AC)
POD F OPEN SPACE PROVIDED	20% (0.442 AC)
POD F DENSITY:	30 UN (13.5 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF AFFROXIMATELY 8. 3 ACRES TO EE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT FROFERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL EE FROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEOGGIA STORMWATER MANUAL GUIDELINES AND WILL EE CONTAINED VIA UNDERGROUND STORAGE.
4. AREA ADJACENT TO THE PUBLIC R/W SIDEWALK WILL HAVE A FLANTED HEDGE ROW TO DIFFERENTIATE. SEE LANDSCAPE FLAN.
5. THE FROFOSED TOWN HOME UNITS WILL EE CONDOMINUM DEVELOFMENT WITH A H.O.A. THE H.O.A. WILL EE RESFONSIBLE FOR ALL FRIVATE UTILITIES AND OFEN STACE AREAS.

TOWN HOME NOTES

1. THE PROPOSED DEVELOPMENT WILL BE CONDOMINIUMS.
2. A HOME OWNERS ASSOCIATION (H.O.A.) WILL BE ESTABLISHED FOR THE DEVELOPMENT BY THE OWNER/DEVELOPER.
3. THE H.O.A. COVENANTS AND RESTRICTIONS WILL BE PREPARED BY THE DEVELOPER AND SUBMITTED WITH THE FINAL PLAT FOR APPROVAL.
4. THE H.O.A. WILL BE RESPONSIBLE FOR THE TAXES, OPERATION, MAINTENANCE OF COMMON AREAS, PRIVATE UTILITIES.

NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG UNION AVENUE AND CHESTNUT STREET.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JASON ERASA
470-771-0829

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA #PEO01854

LL 98, 14TH DISTRICT
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWN HOMES POD F
SITE DEVELOPMENT PLANS
SITE PLAN POD F

DATE 11-16-22
8-18-23 PLANNING COMMENTS
REVISIONS

REGISTERED No. 29168 PROFESSIONAL ENGINEER RAFAEL ROBERT GIBBS GEORGIA

0 10' 20'
SCALE 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD F

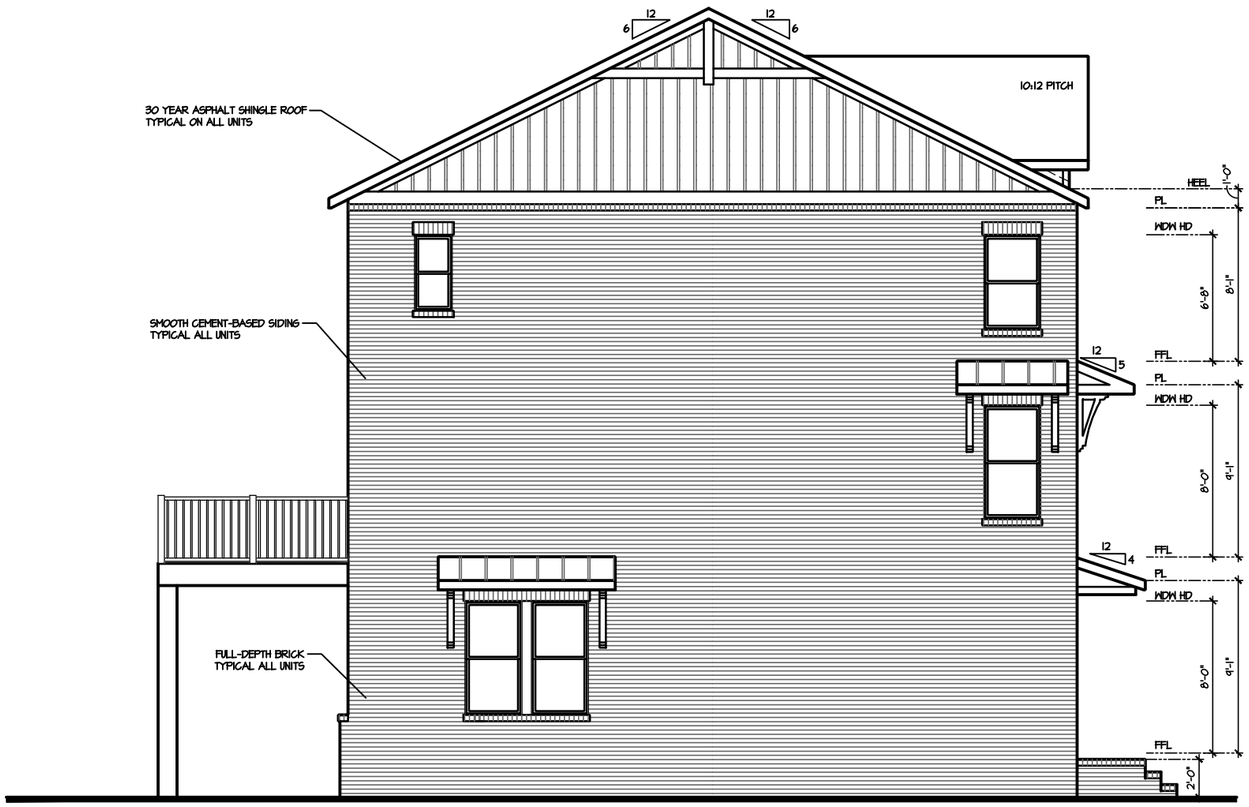
Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
Asbury I - B2 Enhanced	Asbury I - C	Asbury I - A2	Asbury I - B	Asbury I - C	Asbury I - B

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 1
Asbury I - B2 Enhanced

Left Elevation - 6-Plex (Lots 1-6)

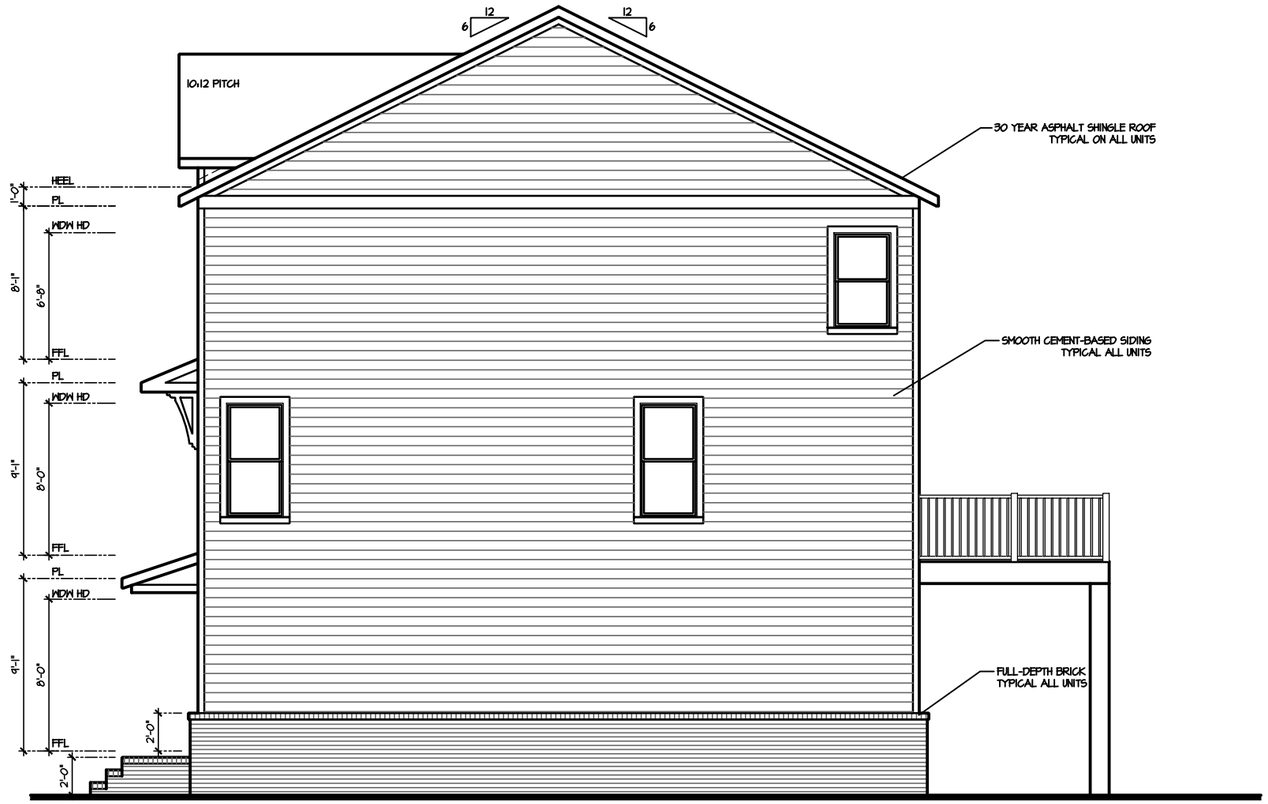
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.

Front Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

Proposed elevation change would only be to depth of unit. All other architectural requirements as approved by City will be followed per design.



LOT 6
Asbury I - B

Right Elevation - 6-Plex (Lots 1-6)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
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TITLE SHEET

PRINT DATE:

Jan 04, 2022

SHEET NO:

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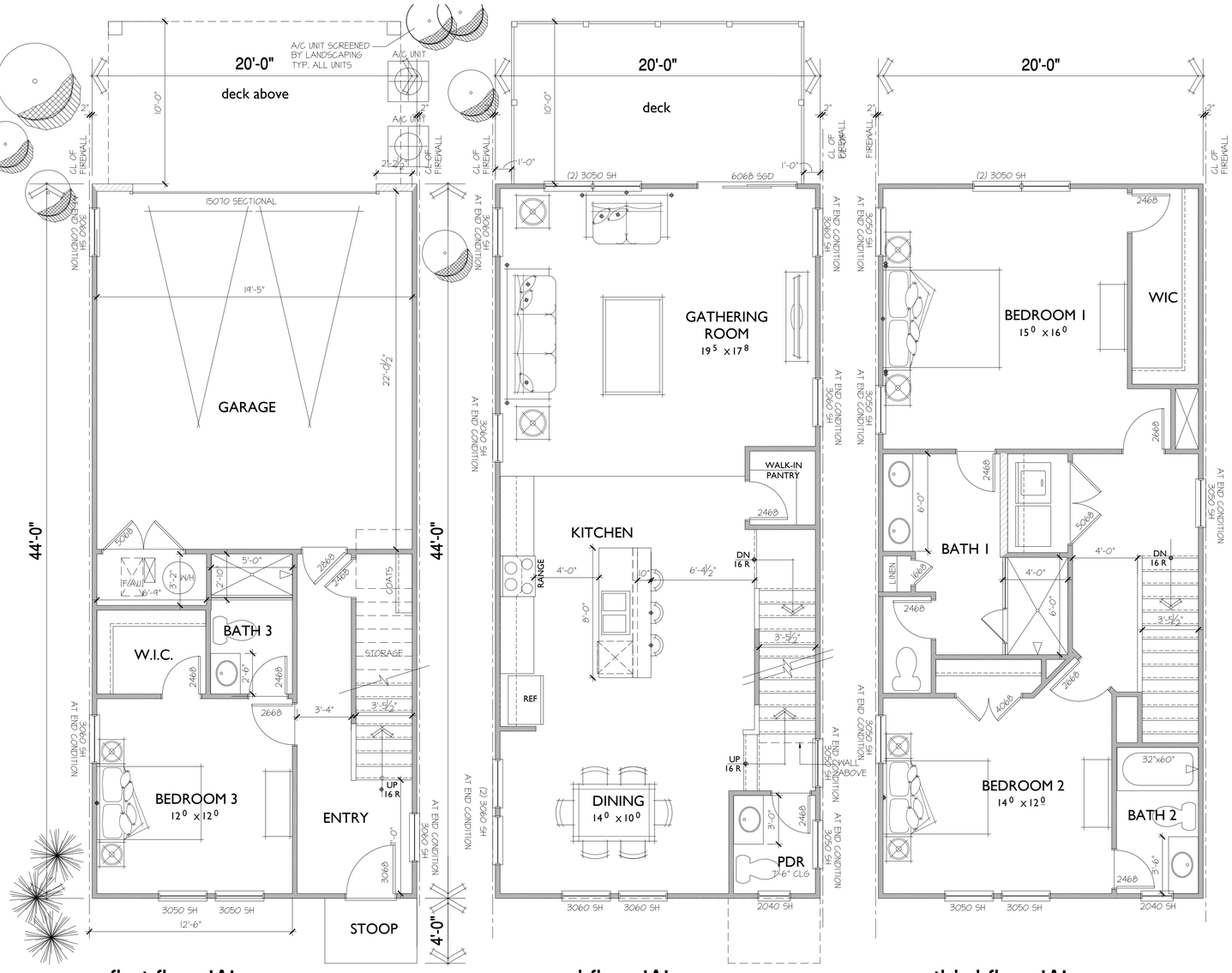
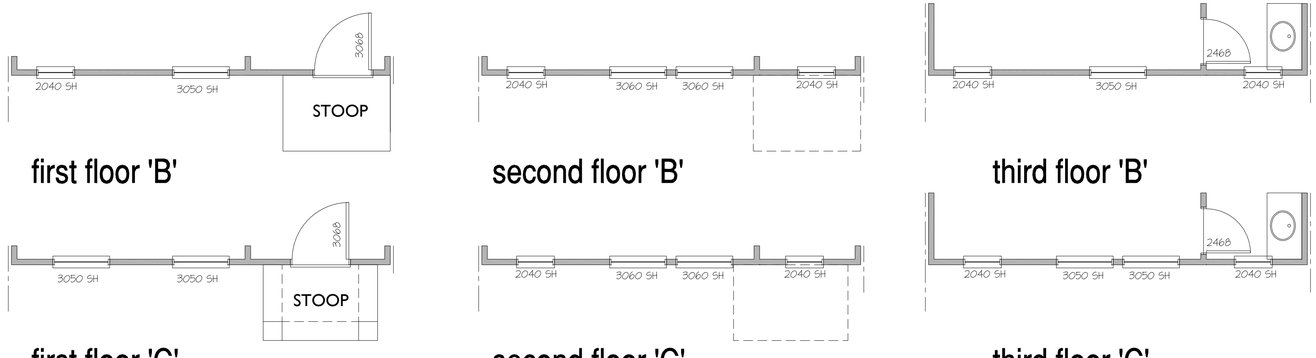


first floor 'A'

second floor 'A'

third floor 'A'



first floor 'B'

second floor 'B'

third floor 'B'

first floor 'C'

second floor 'C'

third floor 'C'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

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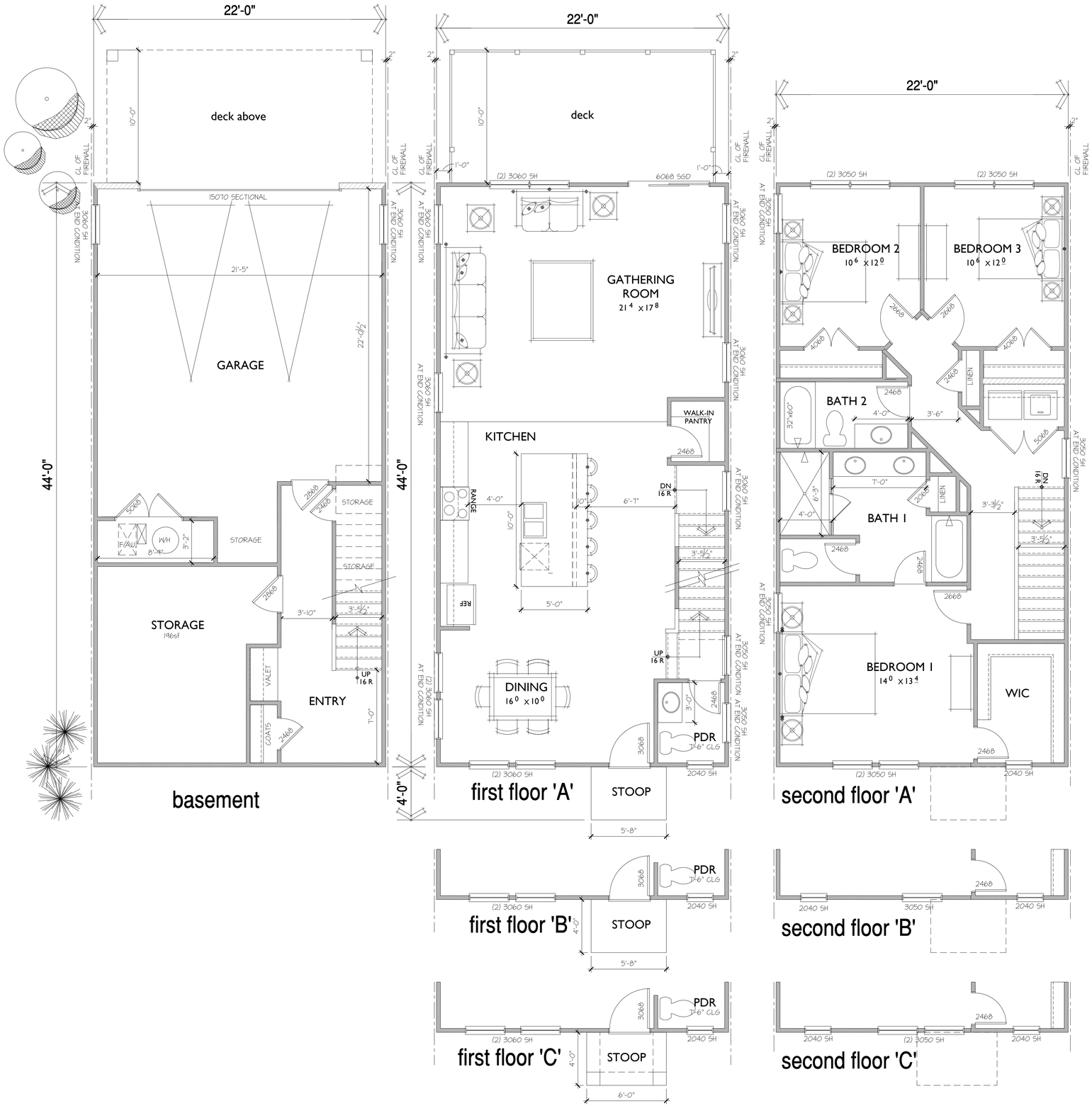
PLAN 1 FLOOR PLANS

PRINT DATE:
Jan 04, 2022

SHEET NO:
F.P.



area calc:

bsmnt:	202 sq ft
ffl:	920 sq ft
sfl:	968 sq ft
total:	2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement

flr: 14" open web

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Atlanta Div.

CLIENTS NAME:

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PROJECT NO: GMD21025

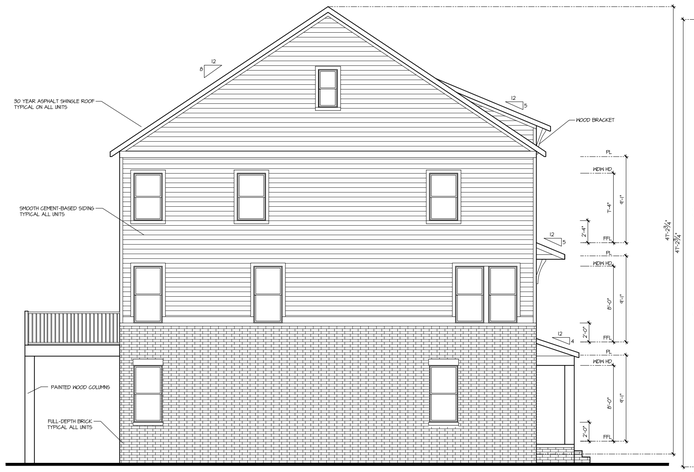
SHEET TITLE:

PLAN 2 FLOOR PLANS

PRINT DATE: Jan 04, 2022

SHEET NO:

F.P.1



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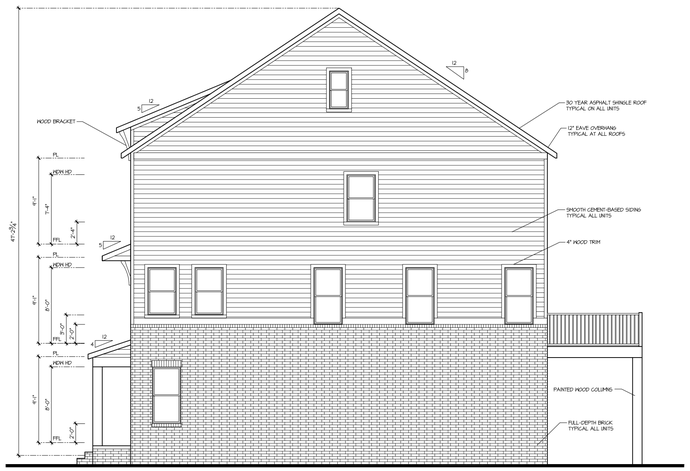
Hapeville Town Homes
DR Horton
Pod F Units 1-4



right - C

Hapeville Town Homes
DR Horton
Pod F Units 1-4

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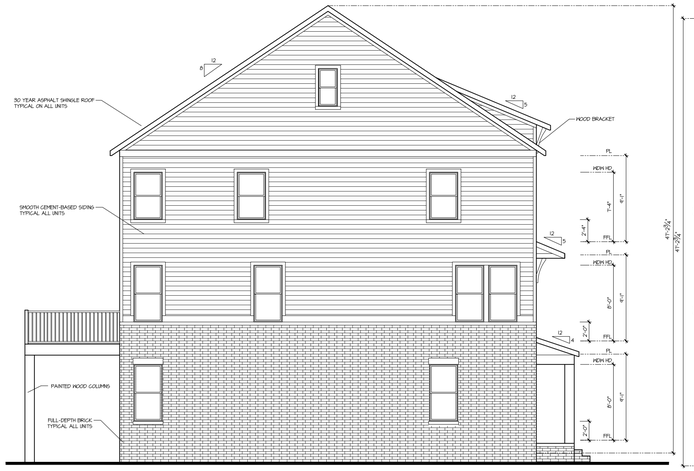
PODF



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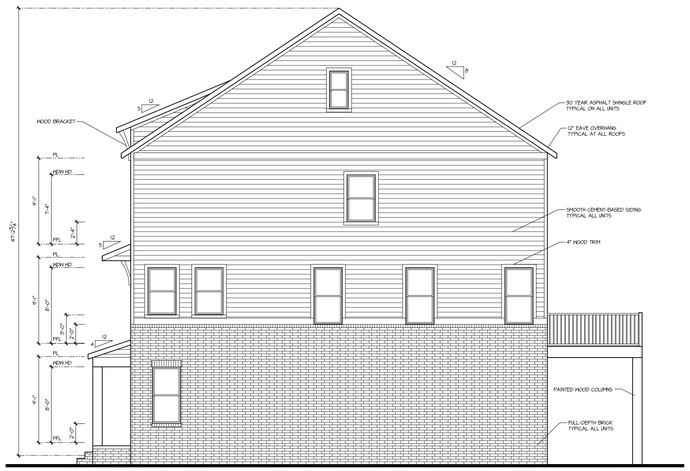
Hapeville Town Homes
DR Horton
Pod F Units 10-13



right - C

Hapeville Town Homes
DR Horton
Pod F Units 10-13

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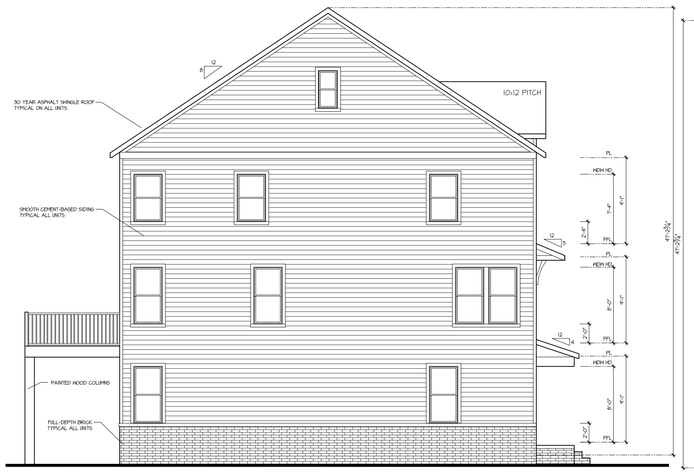

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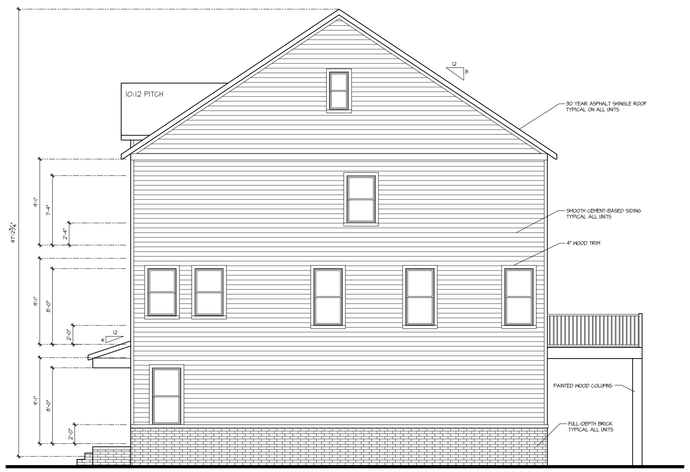
Hapeville Town Homes
DR Horton
Pod F Units 5-9



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Hapeville Town Homes
DR Horton
Pod F Units 5-9

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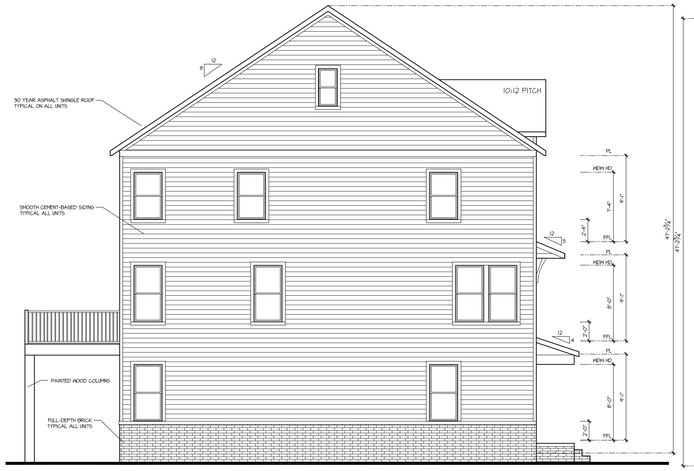
PODF.2



left - B

Hapeville Town Homes
DR Horton
Pod F Units 14-19

right -B

Hapeville Town Homes
DR Horton
Pod F Units 14-19

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

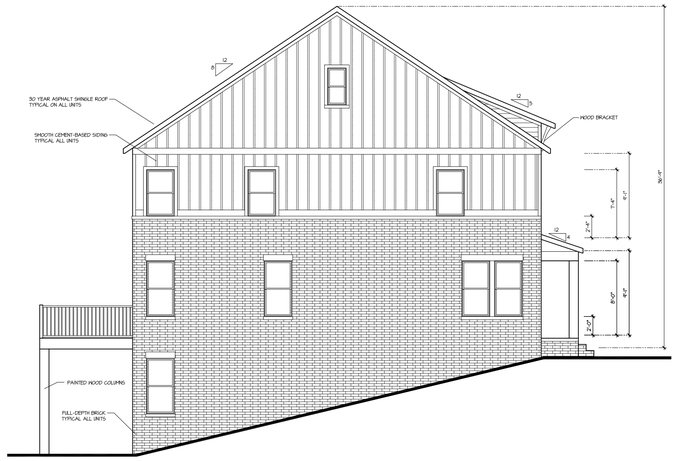
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

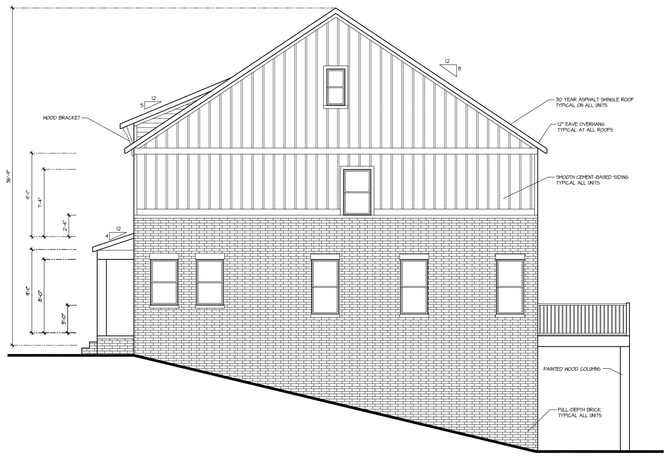
PRINT DATE:
Jan 04, 2022

SHEET NO:
PODF.3



left - C

Hapeville Town Homes
DR Horton
Pod F Units 20-25



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Hapeville Town Homes
DR Horton
Pod F Units 20-25

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

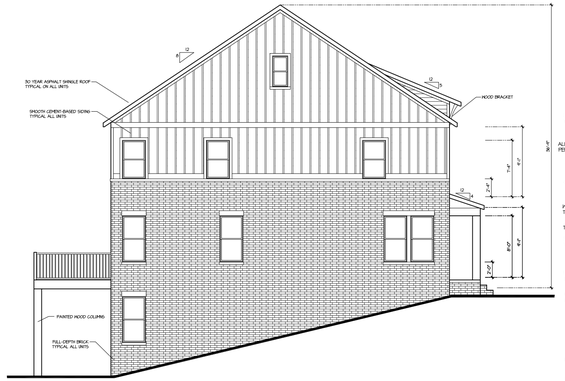
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 2
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODF.4



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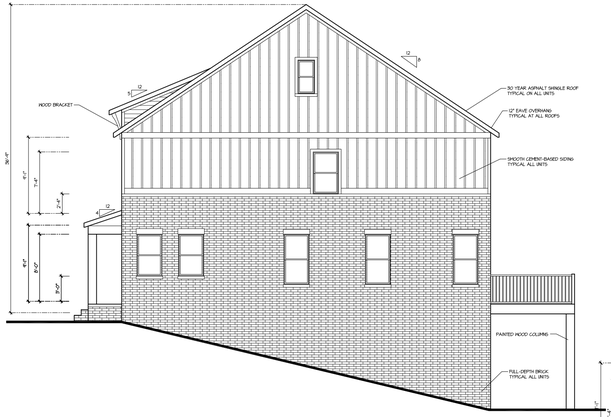
Hapeville Town Homes
DR Horton
Pod F Units 26-32



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Hapeville Town Homes
DR Horton
Pod F Units 26-32

NO:	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 2 EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODF.5

DATE:	July 28, 2025
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 422 Walnut Stair Revision to May**

Key:	
Compliant:	✓
Not Compliant:	×
Incomplete:	✋
Not Applicable:	⊘

BACKGROUND

The City of Hapeville had received a revised design review application from Victoria Vogt Clark to modify the location of the front staircase from the left of the house to the right of the 2,200 SF single family dwelling located at 422 Walnut Street. Proposed materials are waterproof stair treads, composite or railing with iron spindles and a brick vent insert for the foundation. Relocation of the stairway was previously approved. Further modifications are being requested. The approved changes and proposed changes are:

Approved:

1. Construct stairs using solid, waterproof treads.
2. Install composite or PVC railing with iron spindles.
3. Integrate a brick vent insert under the stair structure for airflow.
4. Grade the surrounding area to ensure drainage away from the foundation.
5. Comply with all municipal codes for setback, material, and design standards.

Proposed Changes:

1. Increase width of steps from 36”to 48”*
2. Substitute brick vent insert with composite or wood slats
3. Reduce size of concrete pad to required minimum
4. Remove stairs from base of stairs to sidewalk
5. Add a path from the bottom of the stairs around the side to the driveway

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

T

FINDINGS

Submitted plans show 42” wide stairs. Please confirm if they will be 42” or 48” wide.
Risers must be closed for stairs (not clear if this is the case).
Architectural Standards require a connection from the front door to the sidewalk. The original layout and approved plan connect the stairs to the sidewalk. The new plan removes the connection and calls for steppingstones across river rock to the driveway.
It is not clear if the wall is being repaired and the existing stairs will be removed. Please clarify.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 23, 2025

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: VICTORIA VOGT CLARK **Contact Number:** [redacted]

Applicants Address: 422 WALNUT ST, HAPEVILLE, GA, 30354

E-Mail Address: [redacted] **Zoning Classification:** R-SF

Address of Proposed Work: 422 WALNUT ST, HAPEVILLE, GA, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060309

Property Owner: VICTORIA VOGT CLARK **Contact Number:** [redacted]

Project Description (including occupancy type): Staircase + Landing Installation: Installation of new stairs, landing pad, and site grading. Construction to comply with R-SF zoning requirements + City of Hapeville building code and design standards.

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.

Victoria Vogt Clark
Applicants Signature

April 23, 2025
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: 2,200

Estimated Cost of Construction: $7,500

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

Hardiplank, Brick + Wood

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

Construction of new exterior stairs and landing pad with site grading + stabilization. Installation of waterproof stair treads, composite or PVC railing with iron spindles, and integration of a brick vent insert for foundational air flow

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 VICTORIA FOUT CLARK VFC 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:

VMC ___ 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

VMC ___ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

VMC ___ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

VMC ___ 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.

VMC ___ 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.

VMC ___ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

VMC ___ 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.

VICTORIA VOGT CLARK Victoria Vogt Clark April 24, 2025

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.

Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Front Elevation

Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Left Side Elevation

Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Right Side Elevation

Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Rear Elevation

Property: 422 Walnut Street, Hapeville, GA, 30354
Victoria Vogt Clark

Project Description: Staircase and landing installation and installation of new stairs, landing pad and site grading. Construction to comply with R-SF Zoning requirements and City of Hapeville building code and design standards.

Approved:

1. Construct stairs using solid, waterproof treads.
2. Install composite or PVC railing with iron spindles.
3. Integrate a brick vent insert under the stair structure for airflow.
4. Grade the surrounding area to ensure drainage away from the foundation.
5. Comply with all municipal codes for setback, material, and design standards.

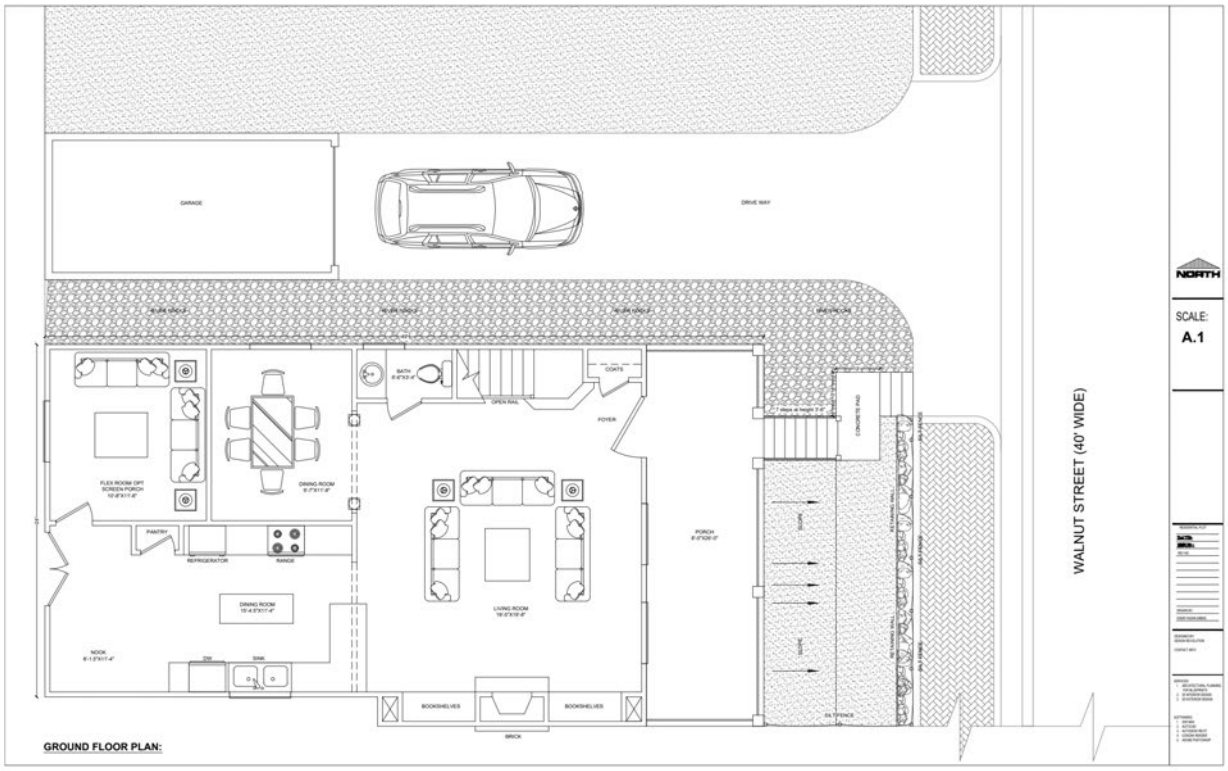
Proposed Changes:

1. Increase width of steps from 36”to 48”
2. Will cover sides of stairs with composite or wood slats
3. Will not insert brick vent insert under the stair structure for airflow, as above material will allow for airflow
4. Reduce size of concrete pad to required minimum
5. Will not add stairs from lawn to street
6. Will add a path from the bottom of the stairs around the side to the driveway

Approved Site Plan:
422 Walnut Street, Hapeville, GA, 30354
Victoria Vogt Clark

Annotations:

1. Landing: Code-compliant landing: solid treads, 3'x3' minimum, flush with threshold
2. Stairs: 7 solid waterproof treads at 3'-6" total rise
3. Railing: White composite railing with black iron spindles
4. Ventilation: Brick vent insert under stair to support airflow beneath structure
5. Grading: Natural grade to slope gently from halfway up foundation, tapering toward right-side swale
6. Drainage: Gravel-filled swale to continue along right side to driveway 7. Utilities: Stairs and landing to avoid city utility area; maintain clear access to water meter



Approved Elevation
422 Walnut Street, Hapeville, GA, 30354
Victoria Vogt Clark

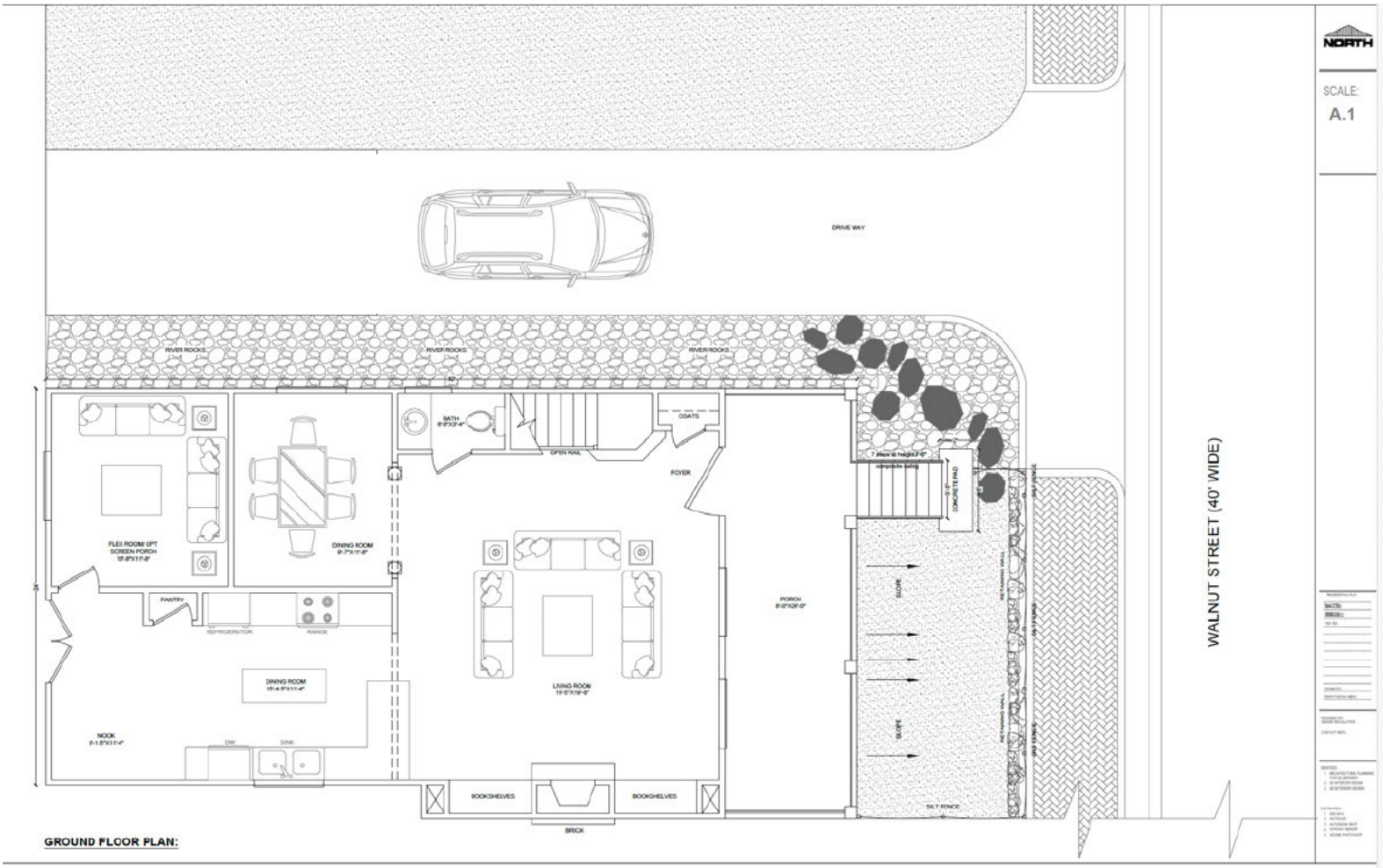
LEFT SIDE

Front

Proposed Site Plan
422 Walnut Street
Hapeville, GA, 30354
Victoria Vogt Clark

Annotations:

1. Landing: Code-compliant landing: solid treads, 3'x3' minimum, flush with threshold
2. Stairs: 7 solid waterproof treads at 3'-6" total rise
3. Railing: White composite railing with black iron spindles
4. Ventilation: Composite or wood planks under stairs to support airflow beneath structure
5. Grading: The existing grade will be maintained across the property
6. Drainage: The new stair installation will follow the natural grade without modifying existing swales, water flow, or stormwater discharge patterns. No additional impervious surface is being added beyond the stair tread footprint. Existing drainage paths will remain undisturbed.



Proposed Elevation – Color Renderings
422 Walnut Street, Hapeville, GA, 30354
Victoria Vogt Clark

FRONT

LEFT SIDE

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 13, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 629 Cofield Addition and Accessory Structure (2nd Detached Garage), August Revisions

BACKGROUND

The City of Hapeville has received a design review application from Nathan Smith to remove a rear deck, enclose a side patio (237 SF), and construct a 285 SF rear addition (19' 8" x 17 x 10.25") and a to an existing single-family dwelling and construct a second 1025 SF accessory building (garage) at 629 Cofield Drive. The accessory building (41'x 25') has already been constructed, is made of metal and placed on a concrete slab. Proposed materials for the addition are fiber cement siding and asphalt shingles.

The property is zoned R-SF, Single Family Residential and is subject to that zoning district regulations as well as the Neighborhood Conservation Area of the Architectural Design Standards.

Zoning standards allow for a second accessory structure for properties that are between one half and one acre. The property is .513 acres.

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: There is no sidewalk proposed. There are no sidewalks along Cofield on either side.

(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-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: The fence would block any mechanical located in the side or rear of the dwelling.

(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:

(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 form 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: Roof Shingles should have a 30 year warranty.
Roof overhang dimension will be 6" to match existing.

(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 the building façade to outside face of column.

⊘ Front porch widths shall be between 80 percent and 100 percent of the adjacent façade.

⊘ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent façade.

⊘ 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 façade.

⊘ Balconies may be covered or uncovered.

STAFF COMMENT: Railing details still missing. Page A0.6 indicates new vinyl siding. This is not allowed.

(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 façade, 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 façade 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 façade of the principal building, with each façade 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: Window recess should be provided and meet the 2" minimum recess. Since these are vinyl windows, please detail how this is accomplished with the hardiplank section.
Fenestration percentage calculation is provided as 6.3% should be provided as the side porch enclosure does not include a window (there is now the word window on the plans, but it is not clear what is meant by this. No trim or sills are shown on the drawings, please provide as required by standards.

(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.

ADU REVIEW

(a) Site development standards

Except where indicated, setbacks shall be established by zoning.

STAFF COMMENT: The proposed detached garage is to be located 9' from the west property line. The rear setback to the accessory structure is 84' to the rear property line.

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.
The accessory structure is a metal garage.

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.
Revision information - Height of 15', compliant.

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

(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.
A permit was not obtained before construction.

(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.
A certificate of occupancy is required.

(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.
Metal garage construction.

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

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

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.
Compliant

(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).
See below

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.
Compliant

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

(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.
Not applicable

(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.
Not applicable.

SUMMARY OF FINDINGS

Items successfully addressed in revision:

- Roof Shingles indicate a 30 year warranty.
- Roof overhang dimension stated to be 6” to match.
- Porch will finished gray.
- 15’ height of accessory structure.

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

- **Window recess of at least 2” is stated however bc the windows are vinyl, please detail how this will be accomplished where cementious fiber siding is used.**
- **The plans (A 0.6) indicate new vinyl siding while the application indicates hardy plank. Vinyl**

siding is NOT permitted.

- **Fenestration percentage calculation stats 6.33% - this is not accurate/does not meet requirements. What does "window" as typed on plans mean?**
- **Trim detail still not provided.**
- **Distinct sills still not provided.**
- **Railing detail still not provided.**

DRC should decide if design of accessory building is compatible with principal structure.
Applicant should schedule inspections to comply with accessory structure zoning code regulations.

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

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 29, 2025

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: Nathan Smith **Contact Number:**

Applicants Address: 629 Cofield Dr Hapeville GA 30354 United States

E-Mail Address: **Zoning Classification:** Zoned R-1

Address of Proposed Work: 629 Cofield Dr Hapeville GA 30354 United States

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020076

Property Owner: Nathan Smith **Contact Number:**

Project Description (including occupancy type): ~~Additions to Existing Home Structure~~ and accessory building

Contractors Name: Rene Rosas **Contact Number:**

Contact Person: Rene Rosas **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

31MAR2025
Date

Project Class (check one):

_x_ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_x_ Addition to Existing Residential Structure _x_ Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 552 sq ft 1000 sq ft

Total Square Footage of existing building: 1265 sq ft

Estimated Cost of Construction: 25,000

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

Wood #50 2x4x8: #20 2x4x16: 316 2X8X16; #40 2x6x16: #34 4x8x1/2 Plywood; #4 sheets of Hardy soth; #3 sheets o f Hardy soth ; 1 1 0 Sheets o f 4<12 x 1 z Drywall; 114 cans of compound; 952 sqtt Fleoring; 36 in Extiior Dror;#l bin AC Duet; Cancite, Center Blcks.

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

Roof Pitch on Triple Wide: 6/12 on a 40' Long Roof Color: Black Trim Color: BlackSide & End Color: Pewter Gray; Garage Door Color: Earth Brown;Galvanized or Colored Screws: Silver Galvanized Screws;Certified Triple Wide Options: Certified 150 mph and 35 psf 5' on center - 40' Long 29 GA or 26 GA Sheeting: Standard 29 GA; Leg Height on Triple Wide: 10' Leg Height on a 40' Long Left Side on Triple Wide: Left Side Closed with 10' Legs - 40' Long Side Right Side on Triple Wide: Right Side Closed with 10' Legs - 40' Long Side Horizontal or Vertical Sides: Horizontal SidesVertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Will ahy trees be removed to accommodate the project? None

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:

_x__ 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

_x__ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

_x__ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

_x__ 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.

_x__ 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.

_x__ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

_x__ 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.

Nathan Smith		31MAR2025
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.

Roof Pitch on Triple Wide: 6/12 on a 40' Long

Roof Color: Black

Trim Color: Black

Side & End Color: Pewter Gray

Garage Door Color: Earth Brown

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Triple Wide Options: Certified 150 mph and 35 psf 5' on center - 40' Long

29 GA or 26 GA Sheeting: Standard 29 GA

Leg Height on Triple Wide: 10' Leg Height on a 40' Long

Left Side on Triple Wide: Left Side Closed with 10' Legs - 40' Long Side

Right Side on Triple Wide: Right Side Closed with 10' Legs - 40' Long Side

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Triple Wide Metal Building Ends: 26' Wide - Close Both 10' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone

Garage Doors 9'x8': Three 9' Wide x 8' Tall Garage Doors - Colored

Installation Surface: Concrete

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 9'x8' Locations End: 2 Garage Doors 9'x8' on End

Garage Doors 9'x8' Locations Side: 1 Garage Door 9'x8' on the Side

SITE PLAN

Address:
629 Cofield Dr
Hapeville, GA 30354

Assessor's Parcel Number:
14 009900020076

Parcel Area:
0.50 Acres

Land Use:
RESIDENTIAL
SINGLE FAMILY RESIDENCE

Zoning: R-1

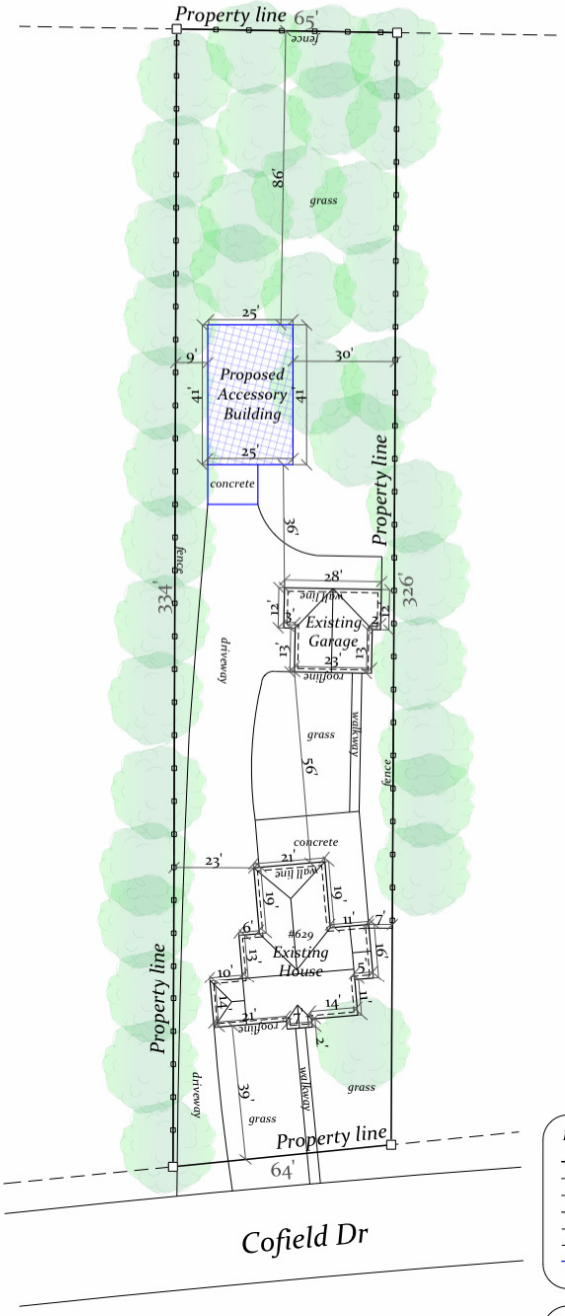
Legal Description: /

Subdivision: HAPPY HOMES

Owner: SMITH, NATHAN

Paper size & scale:
11"x 17"; 1"=30'

Date: May, 2025



Scale:
1"=30'
Paper size:
11"x 17"

Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

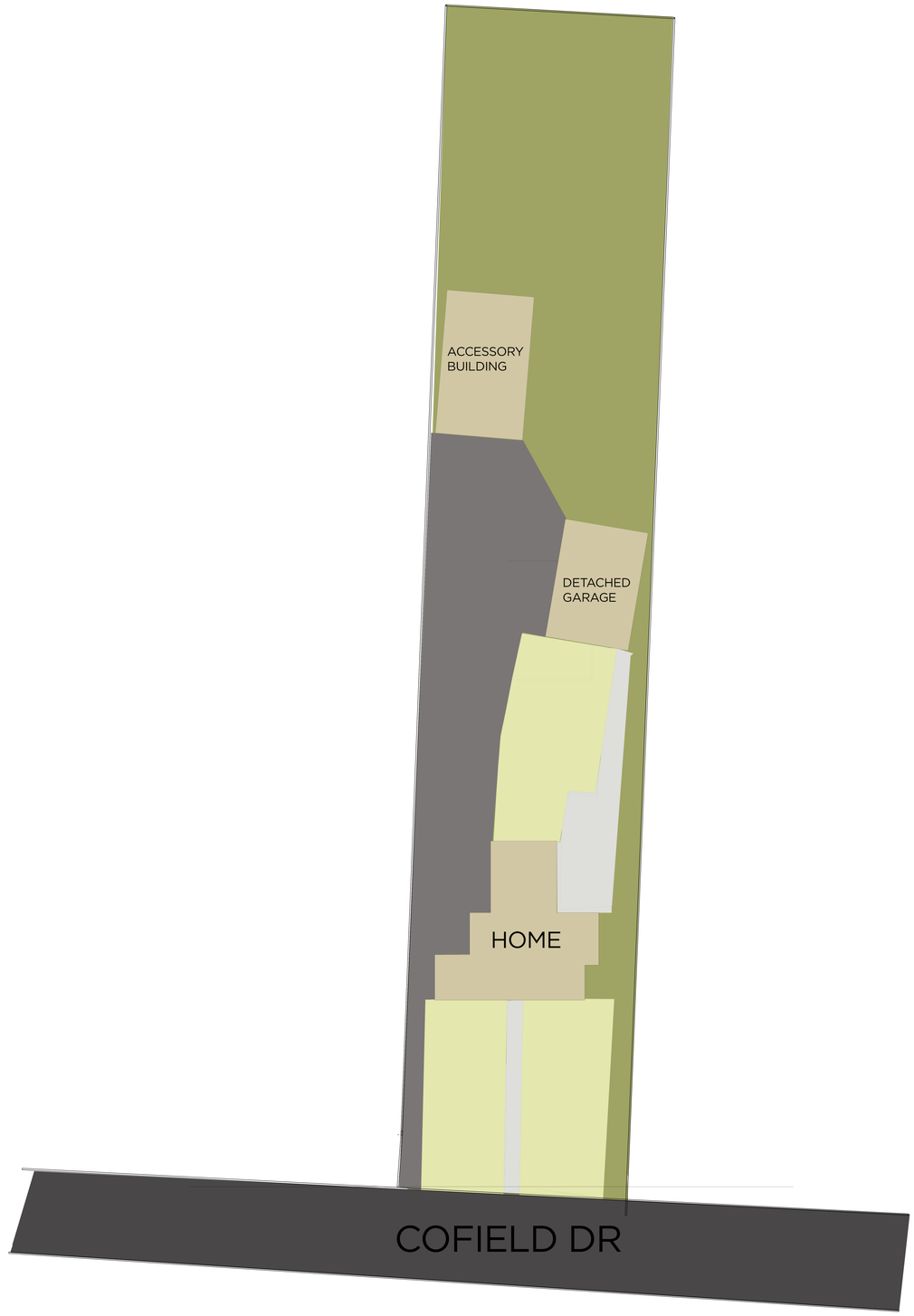
These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale

0 5' 10' 20'

SITEPLAN4YOU.com



1 / A0.7 AERIAL SITE PLAN VIEW

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

REVISIONS

NO.	DATE	DESCRIPTION

THESE DRAWINGS REMAIN THE PROPERTY OF ELAN DESIGN & REAL ESTATE, LLC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. THEY MAY NOT BE USED, IN WHOLE OR IN PART, ON OTHER PROJECTS NOR EXTENSIONS TO THIS PROJECT EXCEPT BY EXPRESS WRITTEN AGREEMENT.

Smith Residence Addition

629 Cofield Drive, Hapeville, GA 30354

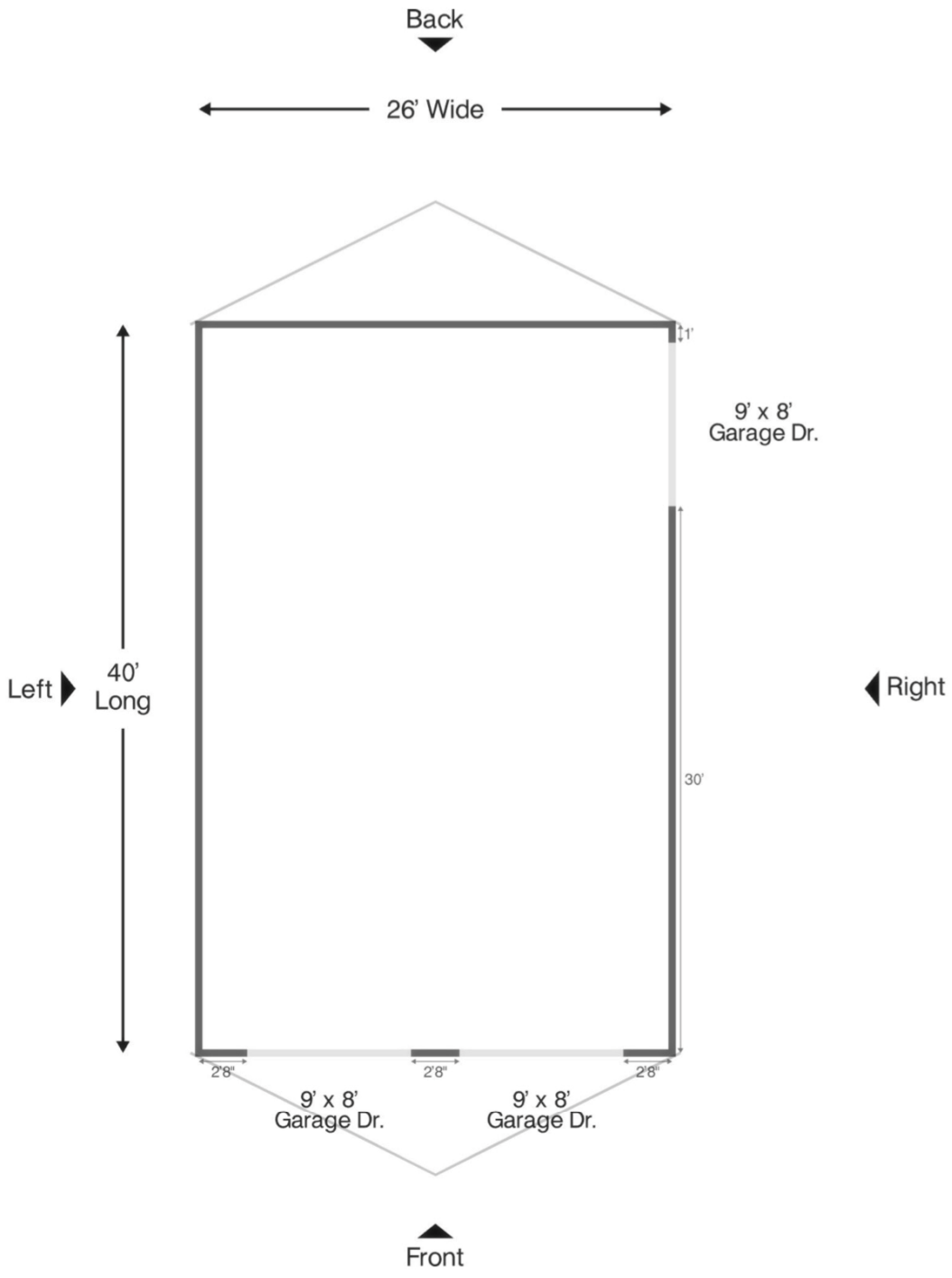
RELEASED FOR CONSTRUCTION

SEAL

ELAN DESIGN & REAL ESTATE, LLC.
1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

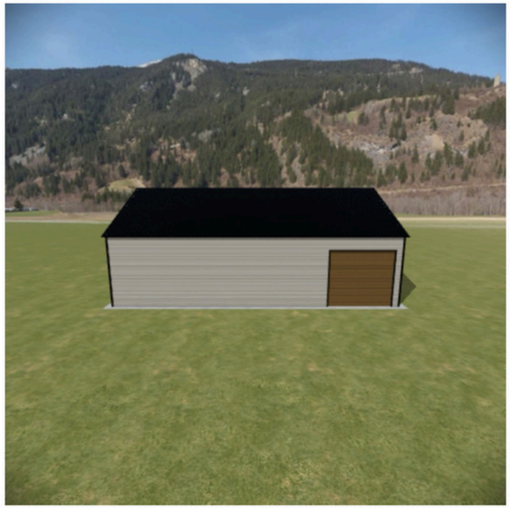
SHEET TITLE
SITE PLAN VIEW

PROJECT NO.	SHEET NUMBER
25-0004-01	A0.7
ISSUE DATE	OF
MARCH 28, 2025	


Back
26' Wide
1'
9' x 8'
Garage Dr.
Left
40'
Long
Right
30'
2'8"
2'8"
2'8"
9' x 8'
Garage Dr.
9' x 8'
Garage Dr.
Front

Floor Plan

Front



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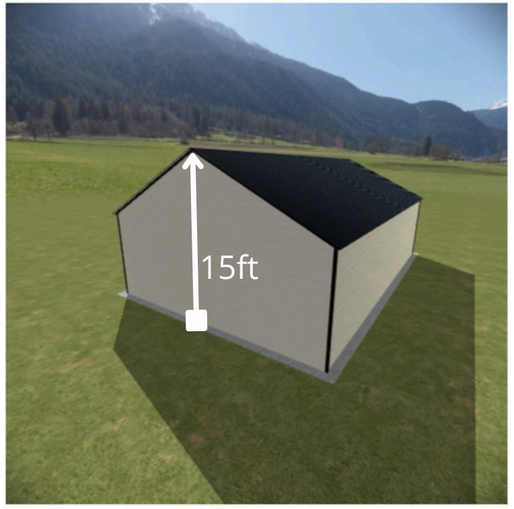
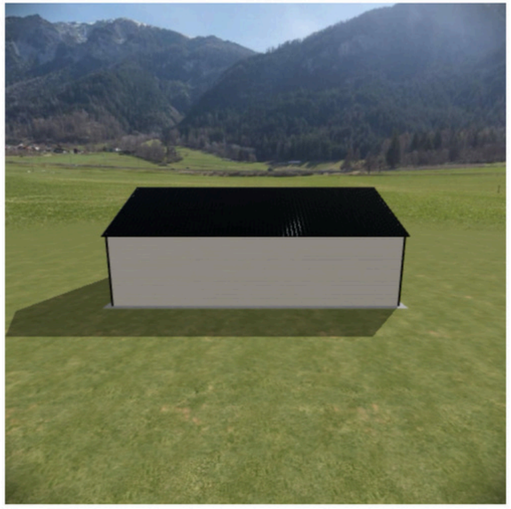


Back



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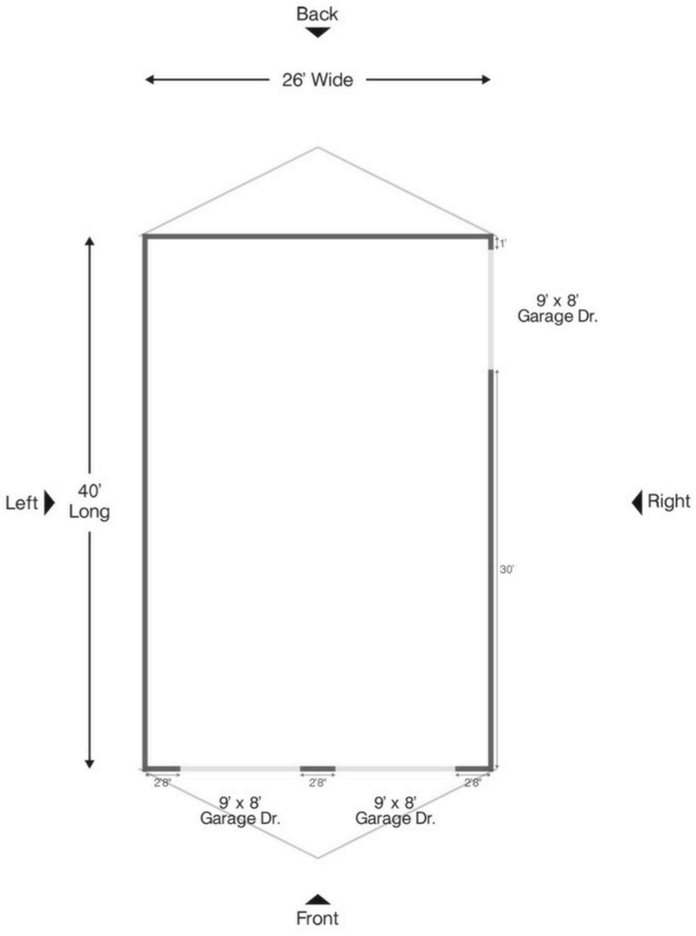

Floor Plan

26 × 40 Vertical Roof Metal Garage

Roof Pitch on Triple Wide: 6/12 on a 40' Long
Roof Color: Black
Trim Color: Black
Side & End Color: Pewter Gray
Garage Door Color: Earth Brown
Galvanized or Colored Screws: Silver Galvanized Screws
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Garage Doors 9'x8': Three 9' Wide x 8' Tall Garage Doors - Colored
Installation Surface: Concrete
Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft
Garage Doors 9'x8' Locations End: 2 Garage Doors 9'x8' on End
Garage Doors 9'x8' Locations Side: 1 Garage Door 9'x8' on the Side

Height at the Arch is 15ft
Height of base is 11 ft

Hardie siding will be added to the front and right side of structure to identically match existing house and garage on property

629 Cofield dr
Accessory Building

Smith Residence Addition

629 Cofield Drive
HAPEVILLE, GA 30354

GENERAL NOTES:

1. Contractor shall visit and inspect the site and familiarize himself with the extent of work described in these documents. The contractor is responsible for verifying all field conditions. Report any discrepancies between the existing conditions and these documents to the designer prior to proceeding with work.

2. The Contractor shall have sole responsibility for coordinating the sub-contractors and inspections, ensuring that all work is done in a timely and professional manner and in accordance with accepted industry standards and craftsmanship.

3. The Contractor shall have the responsibility for coordinating finish selections, paint color selections, appliance selections, light fixtures, light switch and low voltage locations, and gutter and downspout locations with the Designer and Owner.

4. Provide temporary support as required to maintain the structural integrity and safety of the project.

5. All interior dimensions are face of finish to of finish unless noted otherwise. For exterior wall thickness, refer to the wall section. All dimensions are to be field verified prior to construction.

6. The Contractor shall be responsible for the distribution of drawings to the subcontractors.

7. Notify the Owner or Designer with any discrepancies prior to proceeding with work.

8. Contractor to verify clearances for all proposed equipment and appliances.

9. Subcontractors are to inspect all substrates affecting their work prior to beginning work. Notify the Contractor of any unacceptable conditions before beginning work.

10. Doors and window sizes are provided for reference only. Verify actual rough opening sizes with manufacturer. Install according to manufacturer's published data.

11. All construction shall comply with applicable codes and local requirements.

12. Take necessary precautions to ensure the safety of all occupants and workers at all times.

13. A representative of the Contractor who is authorized to discuss the work and receive instructions shall be on the site at all times when work is in progress

14. The contractor is to provide all labor and materials in order to execute all work as shown on these drawings WITH THE EXCEPTION OF ITEMS OR AREAS MARKED "NOT IN CONTRACT", "N.I.C.", OR "BY OTHERS".

15. All fees, taxes, permits, applications, certificates of inspection, and the filing of all work with governmental agencies shall be the responsibility of the general contractor.

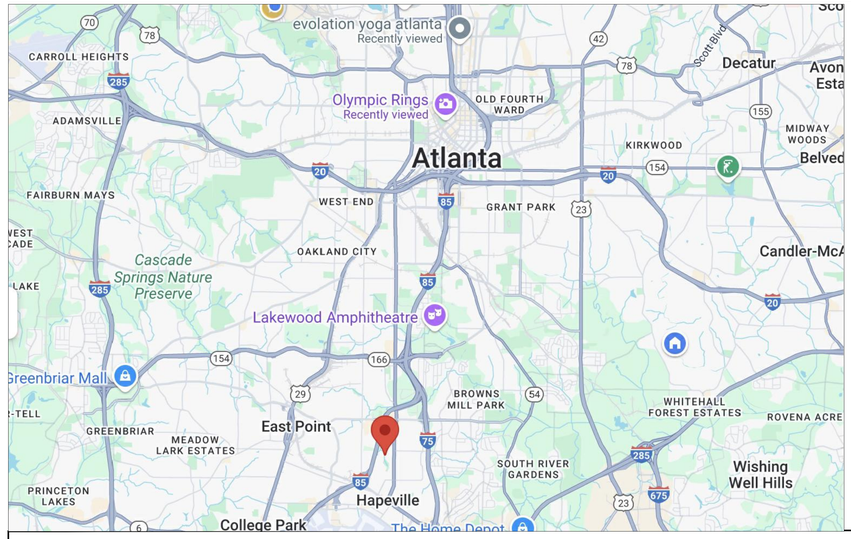
16. The contractor shall be answerable for his work and shall not accept instruction from local personnel without verification from the owner/owner's representative

17. Do not scale drawings. Dimensions shall govern, details shall govern over plan and elevation drawings.

PROJECT DESCRIPTION:

THIS PROJECT IS AN ENCLOSURE OF AN EXISTING PORCH, AND AN ADDITION TO THE REAR OF THE HOME. HOME IS IN THE CITY OF HAPEVILLE, GA.

PROJECT LOCATION:



ZONING INFORMATION:

REFERENCE TAX RECORDS

CONTRACTOR

RC CALEB CONSTRUCTION
CC: RENE ROSS

BUILDING CODES:

1. INTERNATIONAL BUILDING CODE, 2018 WITH GA AMENDMENTS 2020, 2022, 2024 AND 2025
2. INTERNATIONAL RESIDENTIAL CODE, 2018 WITH GA AMENDMENTS 2020 AND 2024
3. INTERNATIONAL ENERGY CODE, 2009 WITH GA SUPPLEMENTS AND AMENDMENTS 2014 AND 2015
4. 2018 NFPA 101– LIFE SAFETY CODE WITH GA AMENDMENTS 2020
5. INTERNATIONAL FIRE CODE, 2018 WITH NO GA AMENDMENTS
6. INTERNATIONAL PLUMBING CODE, 2018 WITH GA AMENDMENTS 2020, 2022, 2023 AND 2024
7. NATIONAL ELECTRIC CODE, 2023 WITH NO GA AMENDMENTS
8. INTERNATIONAL FUEL GAS CODE, 2018 WITH GA AMENDMENTS 2020 AND 2022
9. INTERNATIONAL MECHANICAL CODE, 2018 WITH GA AMENDMENTS 2020 AND 2024

SHEET INDEX:

A0.0 COVER SHEET
A0.1 EXISTING FLOOR PLAN WITH DEMOLITION
A0.2 EXISTING EXTERIOR ELEVATIONS WITH DEMOLITION
A0.3 PROPOSED FLOOR, FOUNDATION, CEILING PLANS
A0.4 PROPOSED ROOF FRAMING AND ROOF PLAN
A0.5 PROPOSED EXTERIOR ELEVATIONS
A0.6 WALL SECTION

SQUARE FOOTAGE CALCULATIONS:

USABLE (HEATED) SQUARE FOOTAGE IN SCOPE: 522 SF

REVISIONS

NO.	DATE	DESCRIPTION

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Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30345

RELEASED FOR CONSTRUCTION

SEAL

ELAN DESIGN & REAL ESTATE, LLC.
1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

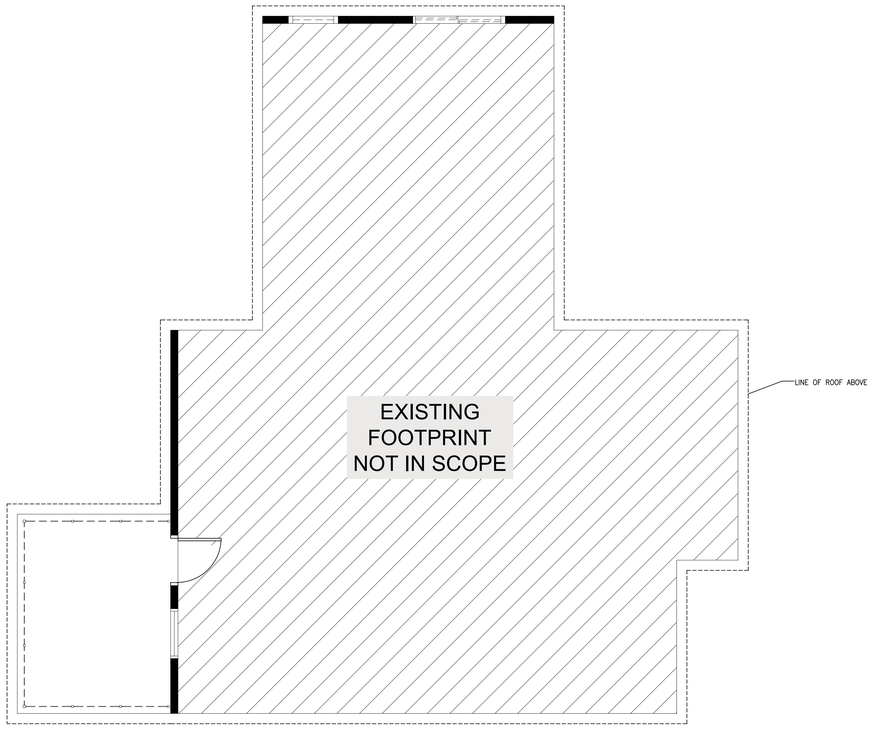
SHEET TITLE
COVER SHEET

PROJECT NO.
25-0004-01

SHEET NUMBER
A0.0

ISSUE DATE
MARCH 28, 2025

OF



1
A0.1
EXISTING FLOOR PLAN WITH DEMOLITION
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.
2. MAINTAIN INTEGRITY AND SECURITY OF HOUSE DURING CONSTRUCTION. DO NOT REMOVE EXISTING WINDOWS OR DOORS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED.
3. CONTRACTOR TO PATCH AND REPAIR WHERE DEMOLITION HAS OCCURRED TO ACCEPT NEW FINISHES
4. PROVIDE ALL TEMPORARY SHORING AND BRACING AS NECESSARY TO PROTECT THE INTEGRITY OF THE STRUCTURE.
5. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WEATHER INFILTRATION TO EXISTING STRUCTURE.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLITION DEBRIS OFF PICK-UP AND DISPOSE OF ALL LOOSE TRASH DAILY. BROOM SWEEP JOB DAILY.

DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- REMOVE AND DISCARD WALL
- ITEMS TO BE DEMOLISHED SHOWN AS DASHED, TYPICAL

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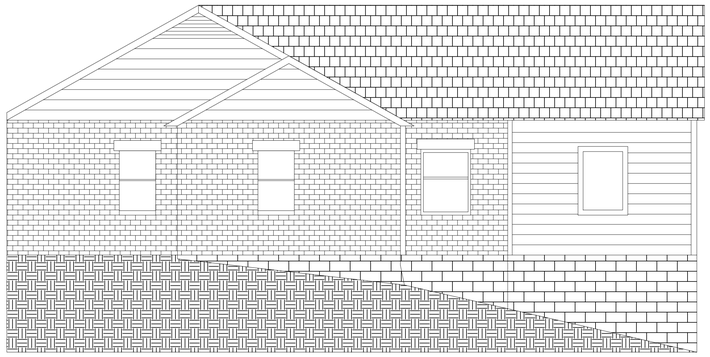
ELAN DESIGN & REAL ESTATE, LLC.
1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

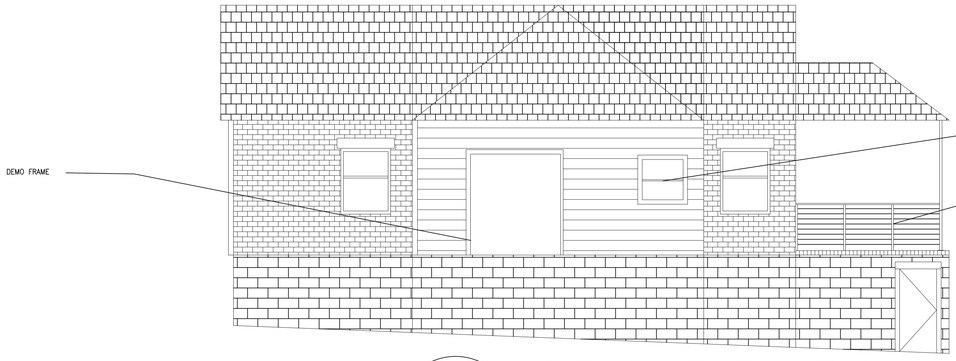
SHEET TITLE
EXISTING FLOOR PLAN WITH DEMOLITION

PROJECT NO.	SHEET NUMBER
25-0004-01	A0.1
ISSUE DATE	OF
MARCH 28, 2025	



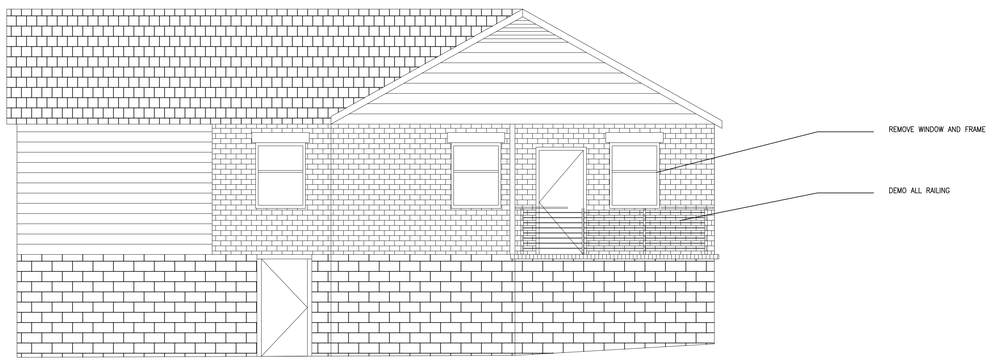
4 A0.2 RIGHT ELEVATION– EXISTING

SCALE: 1/4" = 1'–0"



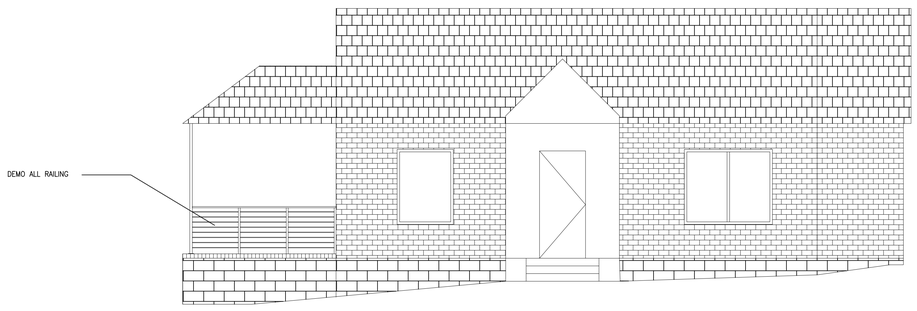
3 A0.2 REAR ELEVATION– EXISTING

SCALE: 1/4" = 1'–0"



2 A0.2 LEFT ELEVATION– EXISTING

SCALE: 1/4" = 1'–0"



1 A0.2 FRONT ELEVATION– EXISTING

SCALE: 1/4" = 1'–0"

REVISIONS

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1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

SHEET TITLE
EXISTING ELEVATIONS PLAN WITH DEMOLITION

PROJECT NO.	SHEET NUMBER
25–0004–01	A0.2
ISSUE DATE	OF
MARCH 28, 2025	

FLOOR PLAN LEGEND:

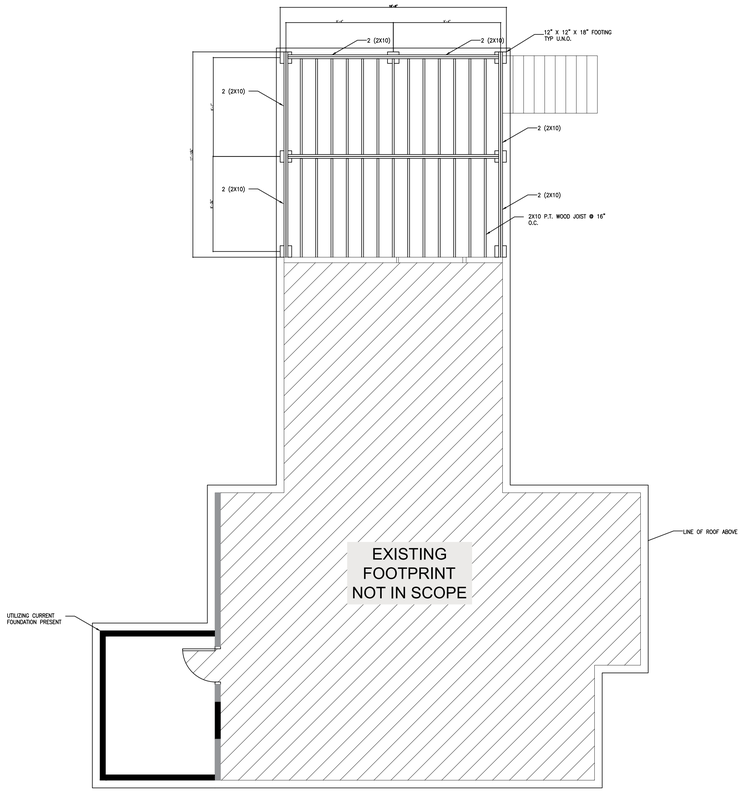
- EXISTING WALL TO REMAIN
- NEW WALL
- LINE ABOVE
- SD — SMOKE DETECTOR

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. VERIFY DOOR, WINDOW ROUGH OPENINGS WITH ACTUAL MANUFACTURER'S PRODUCT DATA.
3. CONTRACTOR TO PATCH AND REPAIR WHERE DEMOLITION HAS OCCURRED TO ACCEPT NEW FINISHES.
4. VERIFY ALL FINISHES AND COLORS WITH OWNER BEFORE INSTALLATION.
5. PROVIDE GFCI OUTLETS PER CODE.
6. ALL WALL AND FLOOR ELECTRICAL OUTLET, CABLE, AND LOW VOLTAGE LOCATIONS TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
7. TYPICAL INTERIOR WALL 4 $\frac{3}{4}$" (STUD, TWO SIDES $\frac{5}{8}$" GYP WALLBOARD) U.N.O.

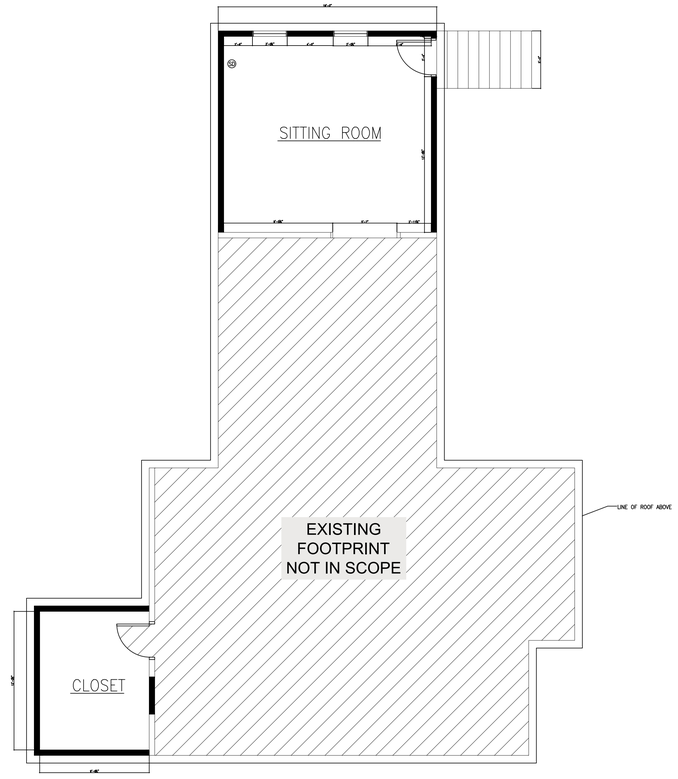
3 A0.3 PROPOSED REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



2 A0.3 PROPOSED FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



1 A0.3 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS		
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Smith Residence Addition

629 Cofield Drive, Hapeville, GA 30354

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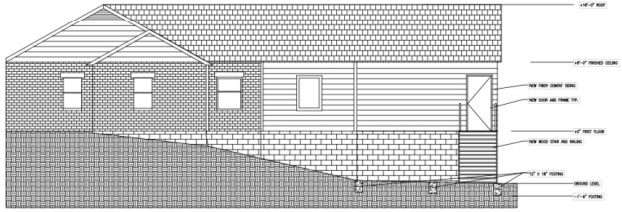
1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

SHEET TITLE
PROPOSED FLOOR PLAN

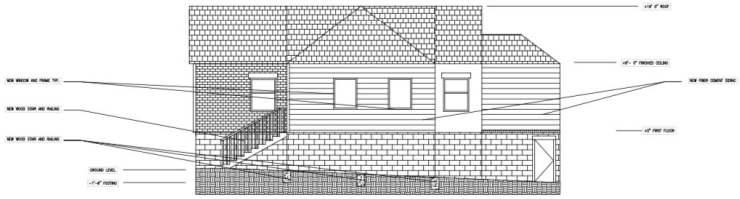
PROJECT NO.	SHEET NUMBER
25-0004-01	A0.3
ISSUE DATE: MARCH 28, 2025	OF

Window Notes:
Quanity: 1 Double Pane Transom Window 48" x 16" Fixed Window DP50 TEMPERED GLASS White
Quanity: 2 24 in. x 36 in. 50 Series White Single Hung Low-E Argon SC Glass Vinyl Fin Window, Screen
*Window Recess is Minimum of 2in
Total Wall: 19'8" x 10'
6.33% = 1,728/ 27360 x 100
Fenestration Percentage
Siding Notes:
Off white Horizental Hardie Plank
Grey Center Blocks

Railing Notes:
Material wood
Color Gray
Railing Height 38in

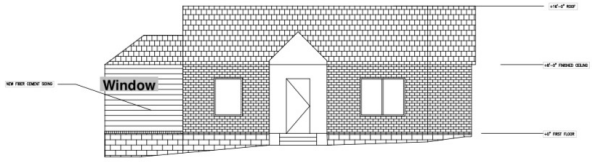


4 RIGHT ELEVATION– PROPOSED
A0.5 SCALE: 3/16" = 1'–0"



3 REAR ELEVATION– PROPOSED
A0.5 SCALE: 3/16" = 1'–0"

2 LEFT ELEVATION– PROPOSED
A0.5 SCALE: 3/16" = 1'–0"



1 FRONT ELEVATION– PROPOSED
A0.5 SCALE: 3/16" = 1'–0"

REVISIONS

NO.	DATE	DESCRIPTION

Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30354

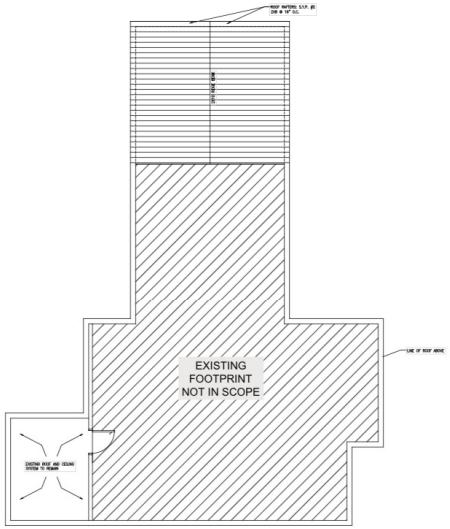
RELEASED FOR CONSTRUCTION

SEAL

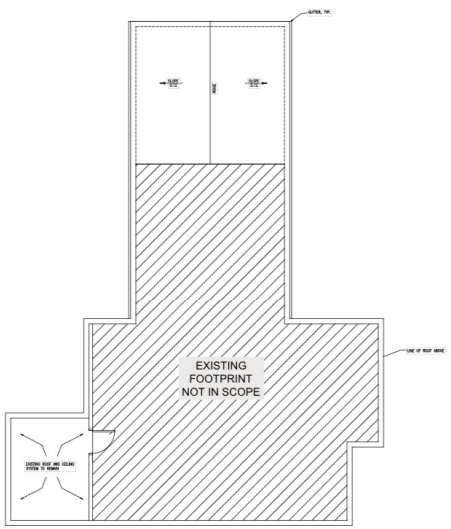
ELAN DESIGN & REAL ESTATE, LLC
1709 W CARIBBEA TRL SE
ATLANTA, GA 30316
757.384.2480

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	SHEET NUMBER
25-0004-01	A0.5
ISSUE DATE: MARCH 28, 2025	



2 A0.4 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 A0.4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

1. ROOF TO BE ASPHALT SHINGLES OVER FELT PER MANUFACTURER'S INSTRUCTIONS.
2. INSTALL CONTINUOUS SHINGLE OVER RIDGE VENT AND 2" CONTINUOUS SCREENS SOFFIT VENTS. PAINT SOFFIT VENTS TO MATCH.
3. PAINT ALL PLUMBING STACKS TO MATCH SHINGLES.
4. PROVIDED ALUMINUM GUTTER GUARDS W/ DOWNSPOUTS AS DIRECTED BY OWNER. PROVIDE CONCRETE SPLASHBLOCK AT EACH DOWNSPOUT.
5. PROVIDE A PREFINISHED DRIP EDGE AT ALL RAKE CONDITIONS.
6. PROVIDE COLLAR TIES.
7. **GAF Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles**
   All roofing shingles shall meet a minimum 30-year warranty standard.

FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION WOOD CONSTRUCTION, AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. LUMBER FOR BEAMS, HEADERS, JOISTS AND RAFTERS SHALL BE SOUTHERN PINE NO. 2 OR EQUAL, UNLESS NOTED OTHERWISE.
3. DESIGN STRENGTH FOR LAMINATED VENEER LUMBER SHALL BE Fb=2500 PSI AND E=1.7 X 10^6 PSI (1700 KSI)
4. PROVIDE INTERMEDIATE BLOCKING AT 8'-0" O.C. MAXIMUM IN ALL FLOOR JOISTS, OR PER MANUFACTURER'S PUBLISHED INSTRUCTIONS. GLUE AND SCREW 3/4" T&G PLYWOOD DECKING. CAULK ALL SILL PLATES TO THE FLOOR.
5. USE 2X4 STUDS FOR WALLS. USE 2X6 FRAMING AT ALL PLUMBING WALLS. PROVIDE BLOCKING AT MIDPOINT FOR ALL WALLS GREATER THAN 10'-0"
6. USE APA RATED 7/16" OSB OR PLYWOOD SHEATHING ON ALL FRAMED PORTIONS OF EXTERIOR WALLS. WRAP WITH TYVEK OR EQUAL HOUSEWRAP. WRAP WINDOW AND DOOR OPENINGS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
7. USE HURRICANE CLIPS TO SECURE ROOF FRAMING TO TOP PLATE. USE APA RATED 1/2" OSB OR PLYWOOD ROOF DECKING.
8. PROVIDE FASTENING OF STRUCTURAL MEMBER IN ACCORDANCE WITH IRC TABLE R602.3(3).
9. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
10. NOTIFY THE DESIGNER OF ANY DISCREPANCIES ARISING FROM THE USE OF THESE DOCUMENTS PRIOR TO CONSTRUCTION.

Roofing Notes: Roof Overhang Dimensions that roof overhang is less than 6 inches

Materials:#50 regular 2x4x8 #20 regular 2x4x16 #16 regular 2x8x16 #40 regular 2x6x16 #34 sheets of 4x8x1/2" osb plywood #4 sheets of hardy sofe with holes #3 pieces of hardy sofe without holes #70 pcs of hatdy sand #1 roll of house rap #10 sheets of 4x12x1/2" draywall #4 cans of compound #2 rolls of paper tape #256 sq ft of flooring #1 36" exterior door #1 window #16 singles brackets #1 6" ac duct #1 6" ac duct box #1 6" ac vent #1 8"x8"x6" ac T #256 sq ft floor squares #1 plastic roll #1 wall light box #1 such # 1 ceiling box #1 cylinder fan #1 box of staples # 1 box of large nails for framen #1 box of nails for saire

REVISIONS

NO.	DATE	DESCRIPTION

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Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30354

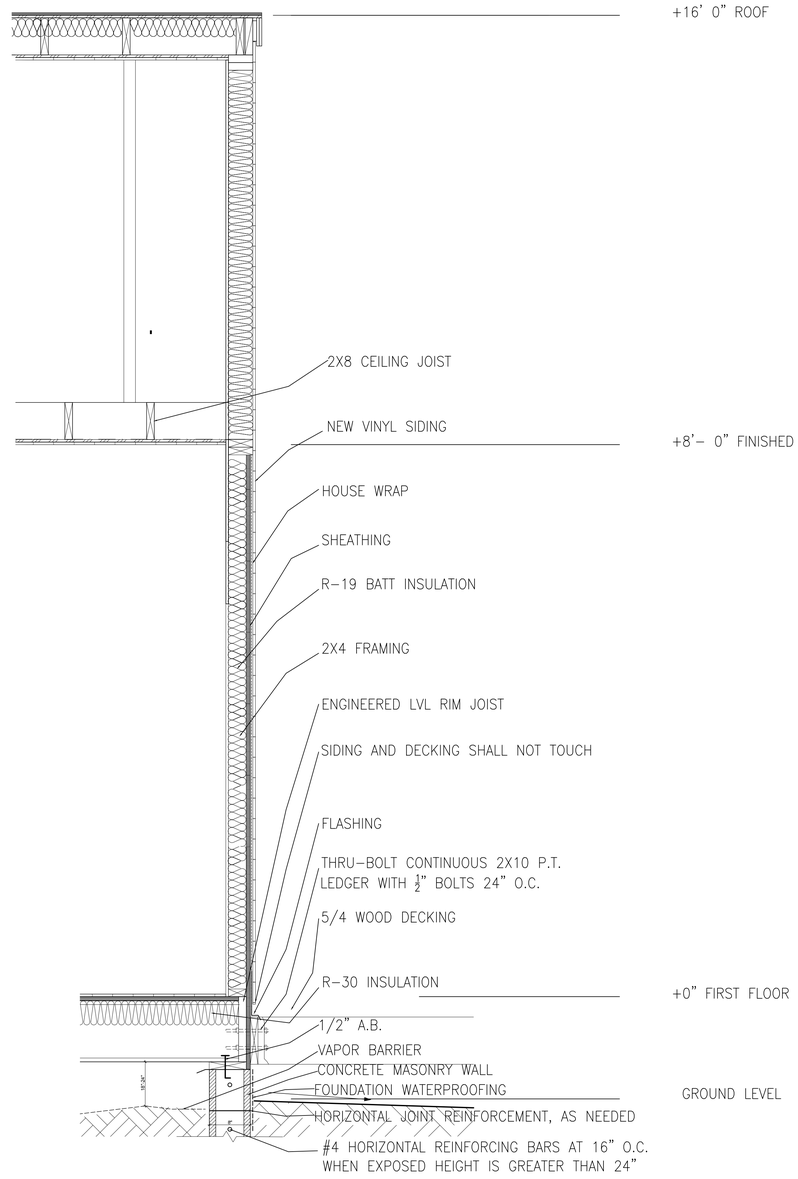
RELEASED FOR CONSTRUCTION

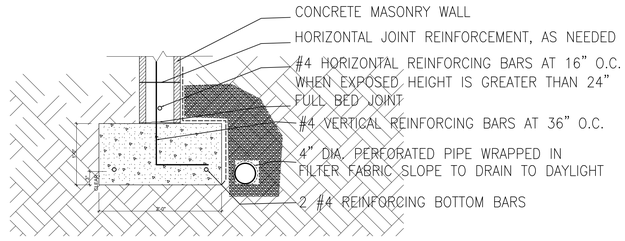
SEAL:

ELAN DESIGN & REAL ESTATE, LLC.
1709 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

SHEET TITLE: PROPOSED ROOF FRAMING AND ROOF PLAN

PROJECT NO.: 25-0004-01
SHEET NUMBER: A0.4
ISSUE DATE: MARCH 28, 2025
OF





1 / A0.6 SECTION DETAIL EXTERIOR WALL

SCALE: 1" = 1'-0"

REVISIONS

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Smith Residence Addition

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1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

SHEET TITLE
WALL SECTION

PROJECT NO. 25-0004-01

ISSUE DATE MARCH 28, 2025

SHEET NUMBER A0.6

OF

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	August 12, 2025
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 831 Custer**

Key:

Compliant:	✓
Not Compliant:	×
Incomplete:	✋
Not Applicable:	⦸

BACKGROUND

The City of Hapeville has received a design review application from Greg Patel to build a single-family home on a vacant lot located at 493 Woodrow Ave. Per the application, the single family dwelling will be 6,500 SF* dwelling including 3 bedrooms, 3 full baths and 2 ½ baths with an attached side entry garage. The height of the dwelling is 32' 1 ½" . The proposed style (as described in the application and shown in the plans) does not conform to any of the approved styles in the Architectural Design Standards.

*on page A1.1 the square footage is listed as 6,5,85, SF including 2,600 sf for the first floor, 2,628 for the second floor, garage, 581 sf, and 776 sf for the multi-purpose area. If this is not correct, please provide correct square footages.

Proposed materials are board and batten, wood panel siding, hardi plank lap siding, and a stacked stone base. There are two front gables and the rear of the dwelling has a flat roof. The front porch calls out for both a wood awning and metal awning (please clarify).

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

⦸ 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: 5' sidewalk with a 2' landscape strip.

(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 Conservation Plan must be provided and approved by the City with Arborist. The proposed front yard tree will be reviewed by the Arborist. The rear fence cannot exceed 6' per Code.

(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 HVAC is not shown - Ensure mechanical is screened. Front light required at door.

(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: 15' driveway

(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 form 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: *Shingles must provide 30 year warranty. Gutters and downspouts should be detailed on drawings. There is a hearth shown on the interior but no indication of a chimney or exterior vent.*

(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: Porch depth is 5' 6" depth (required 8') and width is 51% of facade (required 80% - 100%). Porch is at grade. If modified and stairs are required, risers must be enclosed and any railing must meet standards. No detail of finish for front porch elements (columns, structure supports). Plans show both wood and metal awning. Please clarify.

(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: Provide window recess information (wood windows should have adequate recess). Provide trim detail, including center mullions. No sills shown, provide sill detail as required. Ensure any tinting of glass meets requirements. Provide dimensions for all street facing windows (windows may not exceed 28 sf).

(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: The entry/porch is at ground level.

FINDINGS

Items that are not in compliance or need addressing:

- The style proposed with this application does not meet any of the principal styles approved in the Architectural Standards.
- Correct square footage details.
- Clarify front porch awning detail (wood or metal).
- Porch depth and width do not meet standards.
- Provide window detail including window recess (min 2”).
- Provide window schedule to determine compliance (28 sf max)
- Provide trim detail for compliance with requirements.
- Provide sills/sill detail per above requirements.
- Specify 30 year warranty for roof shingles
- Show location of mechanical and screening if required.
- Show front light at door.
- Provide gutters and downspouts details and locations
- Submit Tree Conservation Plan to City for approval by City Arborist.
- Consider turn down grade for required elevation and porch at grade. I
- If porch is elevated, stair risers must be enclosed and railings must meet design standards.
- Provide sill height.
- Clarify if a chimney or vent for fireplace (hearth shown).
- Note: the rear fence may not exceed 6’.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 7-23-25

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: Greg Patel **Contact Number:**

Applicants Address: 861 Virginia Avenue, Hapeville, GA 30354

E-Mail Address: **Zoning Classification:** R-SF

Address of Proposed Work: 831 Custer Street, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800080220

Property Owner: Greg Patel **Contact Number:**

Project Description (including occupancy type): The proposed project involves the construction of a New residential home featuring a mix of modern and functional design elements. This home will include main house with 2 bedroom, 3 bathroom, as well as a 1 bedroom living unit above the garage ~~The design focuses on high-quality finishes, energy efficiency, and maximizing usable space both inside and out.~~

Contractors Name: Greg Patel **Contact Number:**

Contact Person: Greg Patel **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

7-23-25
Date

Project Class (check one):

_X_ 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 _x_ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 6500

Total Square Footage of existing building: _____

Estimated Cost of Construction: $500,000

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

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

The exterior materials used will be stone veneer, cement siding, and asphalt shingles

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 Greg Patel GP 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:

_GP_ 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

_GP_ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

_GP_ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

_GP_ 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.

_GP_ 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.

_GP_ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

_GP_ 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.

Greg Patel		7-23-25
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.

EROSION CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

2. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGEATATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.

4. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171–TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.

5. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON–SITE INSPECTION.

7. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.

8. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO GRADING SHALL BE DONE UNTILL SILT BARRIER INSTALLATION IS COMPLETED.

9. ALL OPEN DRAINAGE MUST BE GRASSED, AND RIP–RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.

10. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

11. CONTRACTOR WILL ENSURE CONFORMITY TO THE INTENT OF THE EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.

*FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

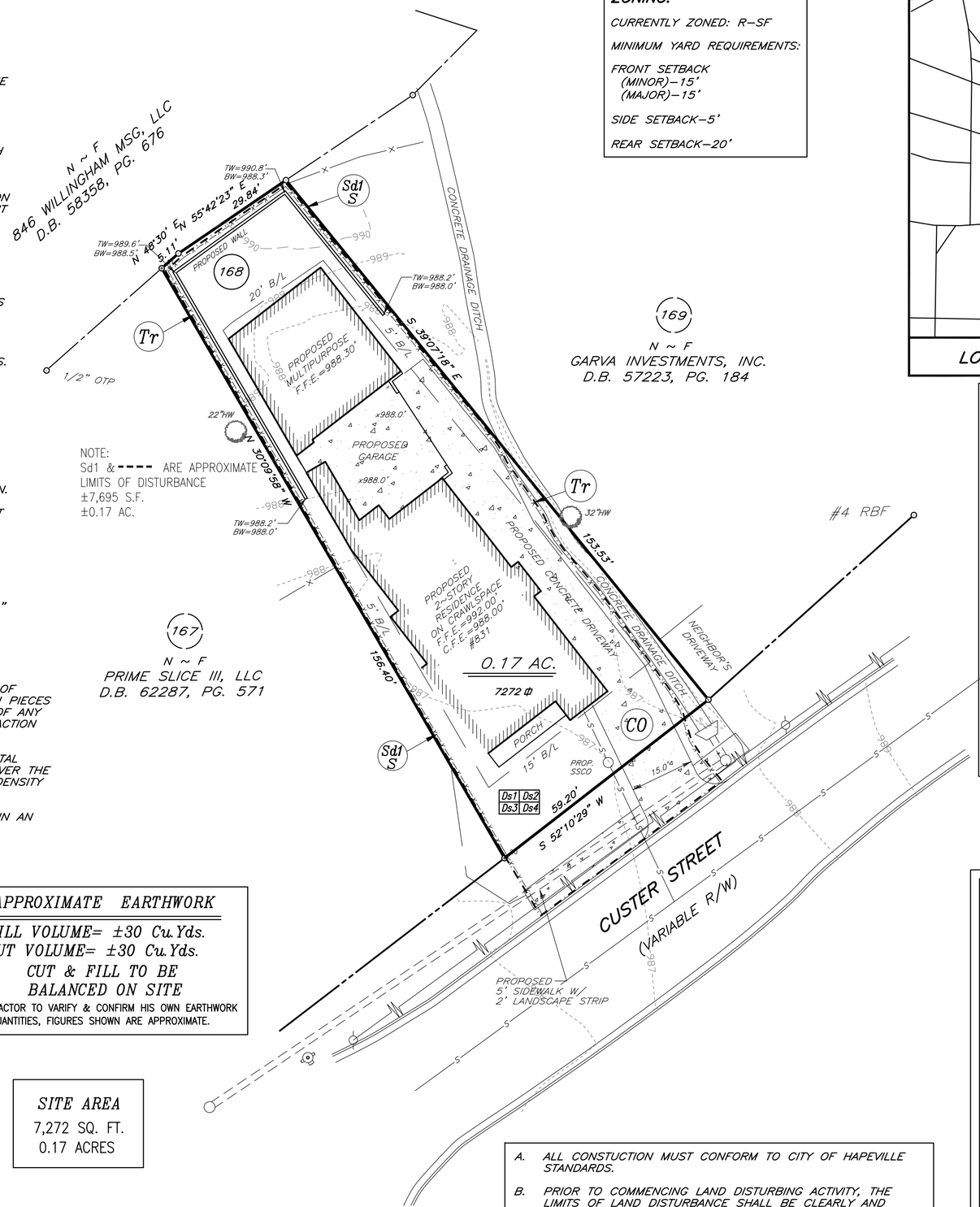
GRADING NOTES:

1. NO GRADED SLOPE SHALL EXCEED 3H:1V.

2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.

3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.

4. GRADE TO PROVIDE POSITIVE DRAINAGE WHICH IS NOT IN AN EASEMENT.



NOTE:
Sd1 & ---- ARE APPROXIMATE LIMITS OF DISTURBANCE
±7,695 S.F.
±0.17 AC.

ZONING:

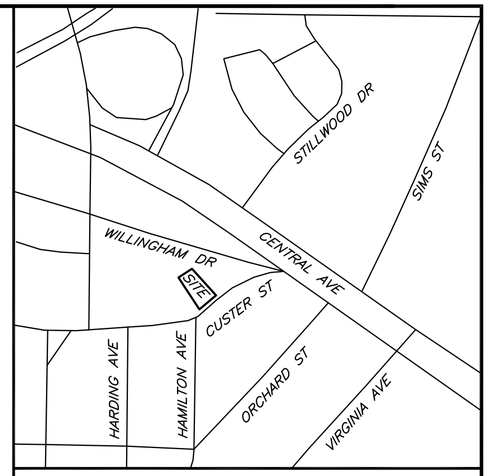
CURRENTLY ZONED: R–SF

MINIMUM YARD REQUIREMENTS:

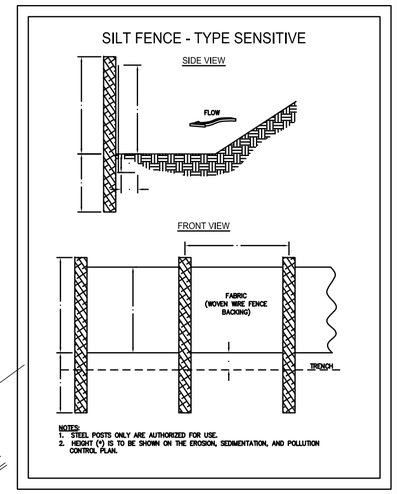
FRONT SETBACK
(MINOR)–15'
(MAJOR)–15'

SIDE SETBACK–5'

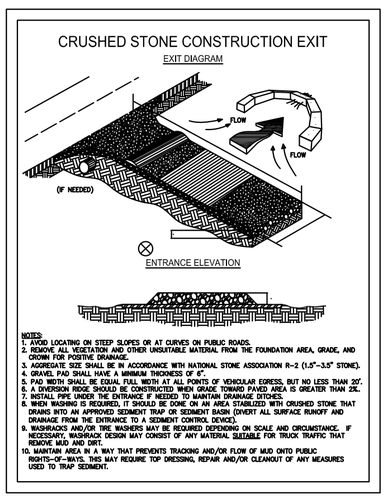
REAR SETBACK–20'



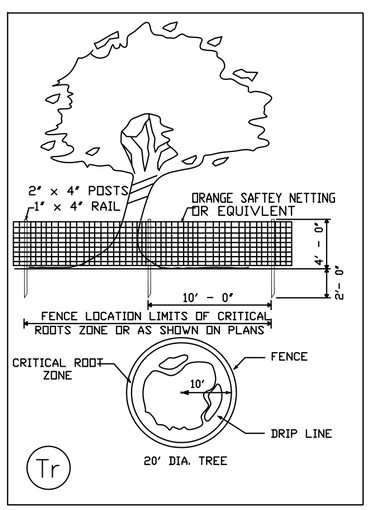
LOCATION MAP 1" = 2000'



Sd1 SILT FENCE (TYPE "S")
N.T.S.



Co CONSTRUCTION EXIT
N.T.S.



PROTECTIVE TREE FENCING N.T.S.
4' HIGH, ORANGE, POLYETHYLENE LAMINAR SAFETY NETTING

APPROXIMATE EARTHWORK

FILL VOLUME= ±30 Cu.Yds.
CUT VOLUME= ±30 Cu.Yds.
CUT & FILL TO BE BALANCED ON SITE

CONTRACTOR TO VARIFY & CONFIRM HIS OWN EARTHWORK QUANTITIES, FIGURES SHOWN ARE APPROXIMATE.

SITE AREA
7,272 SQ. FT.
0.17 ACRES

GSWCC Georgia Soil and Water Conservation Commission

K. Addison Blakeslee
Level II Certified Design Professional

Certification Number 00000068416
Issued: 08/01/2022 Expires: 08/01/2025

IMPERVIOUS SURFACES	
HOUSE	1,851 S.F.
MULTIPURPOSE	886 S.F.
DRIVEWAY	1,384 S.F.
GARAGE	583 S.F.
WALLS	81 S.F.
TOTAL	4,785 S.F. (65.80%)

A. ALL CONSTUCTION MUST CONFORM TO CITY OF HAPEVILLE STANDARDS.

B. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.

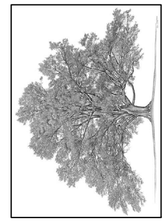
C. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTILL ALL DISTURBED AREAS ARE STABILIZED.

D. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

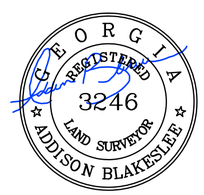
E. FINAL ON–SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THIS CERTIFICATE OF OCCUPANCY. CERTIFIED AS–BUILTS MAY ALSO BE REQUIRED.

20 0 20 40
SCALE IN FEET

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Enviromental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com



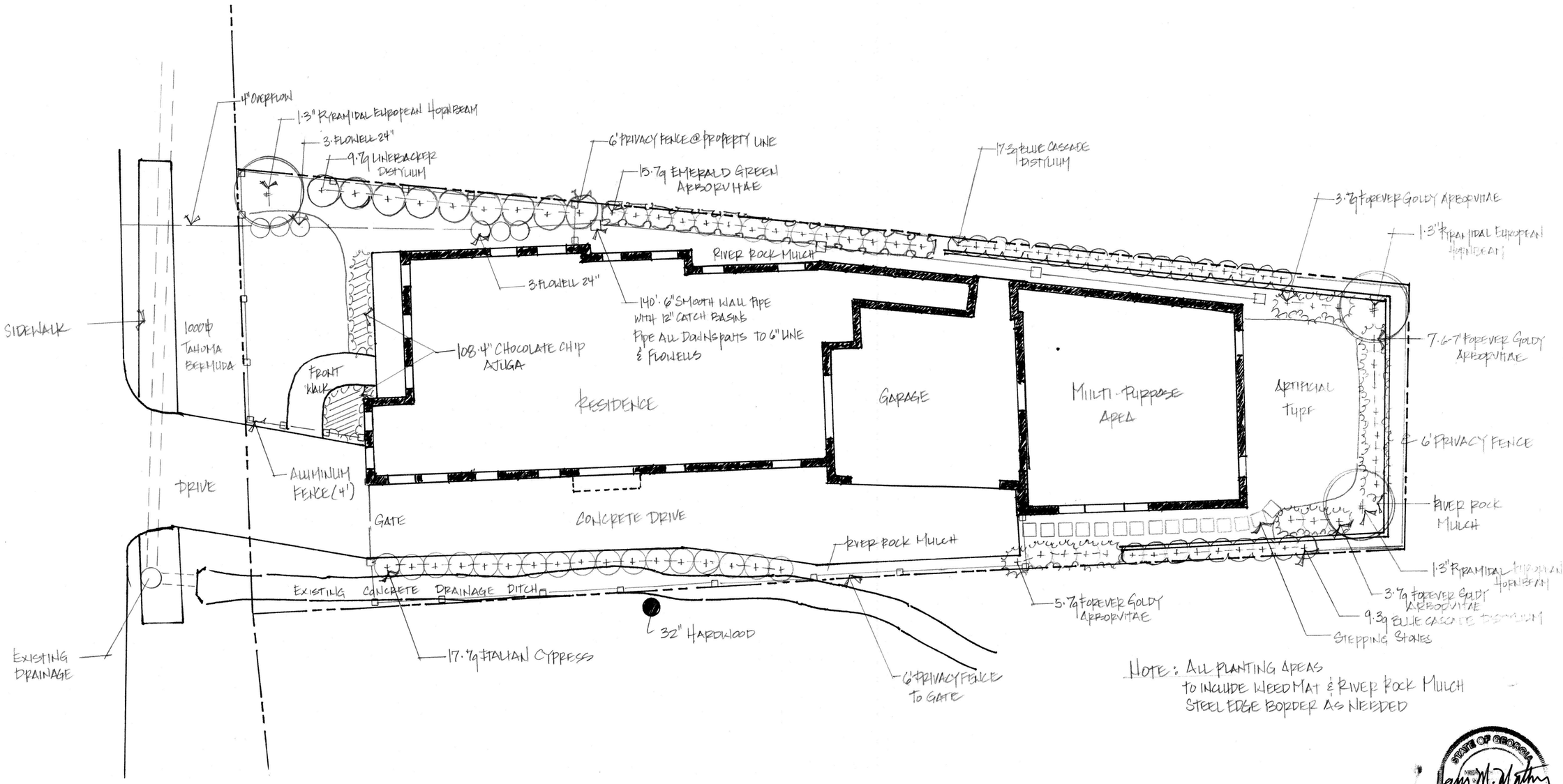
SITE PLAN FOR:
#831 CUSTER STREET
GREG PATEL
LOCATED IN LAND LOT 98
14TH DISTRICT
LOT 168–VIRGINIA PARK SUBDIVISION
CITY OF HAPEVILLE
FULTON, COUNTY, GEORGIA



REVISIONS
DATE : CHANGED LABELS OF GARAGE AND MULTIPURPOSE AREAS

DATE : 10-6-2023
SCALE : 1"=20'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2023178

CUSTER-SITE.DWG



NOTE: ALL PLANTING AREAS TO INCLUDE WEED MAT & RIVER ROCK MULCH STEEL EDGE BORDER AS NEEDED

TREE REQUIRMENTS .17 ACRES x 100 = 17 INCHES REQUIRED

TREES PROVIDED:

3-3" PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGATA'	= 9"
7-6-7' FOREVER GOLDY ARBORVITAE	THUJA PLICATA 'FOREVER' PP19267	= 14"
	TOTAL PROVIDED	23" TOTAL

STATE OF GEORGIA — Amy M. Mathis — LANDSCAPE ARCHITECT

LANDSCAPE PLAN FOR:

PATEL RESIDENCE

SCALE: 1"=10'-0"	APPROVED BY:	DRAWN BY HM3
DATE: 6/26/2025		REVISED

831 CLUSTER STREET HAPEVILLE GA 30354

DRAWING NUMBER

18 x 24 TITLE BLOCK - CRI

PATEL RESIDENCE

831 CUSTER STREET

HAPEVILLE, GEORGIA 30354

SCOPE OF WORK

The contractor shall inform the architect of :
1. Conflicts that could prohibit the full implementation of scope as outlined in these documents.
2. Possible alternate methods to achieve the general scope outlined in these documents.
3. Coordinate item that will need to be incorporated in to the work of other subcontractors.
4. Code related items that will need to be incorporated into the general scope of work.

The Applicant is seeking to construct a new home consisting of 4,257 square feet of heated space 2-story residence of the Subject Property. Such property is located on 831 Custer Street in Hapeville, Georgia for the future construction.

GENERAL INFORMATION

1. Do not scale drawings.
2. Dimensions where shown are typically given to face of brick, concrete, or stud.
3. All elevation designations are to top of concrete slab or top of masonry unless otherwise noted.
4. All finish ceiling heights are 9'-0" above finished floor (first level) and 8'-0" above finished floor (second level) unless noted otherwise.
5. Field verify all new conditions.

DESIGN CRITERIA:

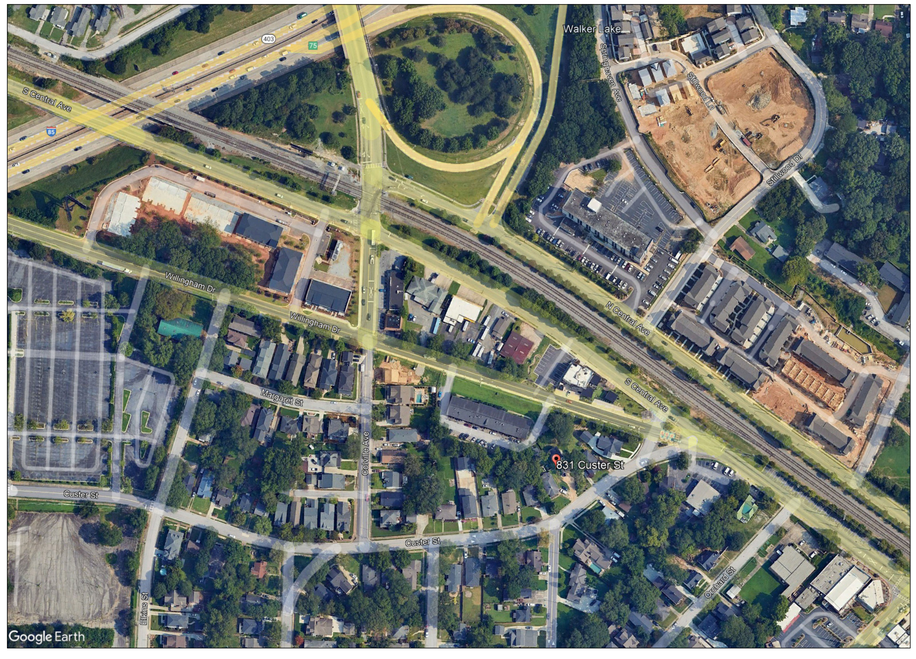
BUILDING
2018 International Building Code, w/ Georgia Amendments 2020
2018 International Plumbing Code, w/ Georgia Amendments 2020
2018 International Mechanical Code, w/ Georgia Amendments 2020
2018 International Fuel Gas Code, w/Georgia Amendments 2020
2018 International Fire Code,
2018 International Residential Code, w/ Georgia Amendments 2020
2018 International Swimming Pool & Spa Code, w/ Georgia Amendments 2020 (Node/6162)
2020 National Electrical Code (NFPA 70)
2015 International Energy Conservation Code, w/ Georgia Supplements and Amendments 2020
2021 NFPA 101 Life Safety Code

OCCUPANCY AND CONSTRUCTION TYPES

OCCUPANCY CLASSIFICATION: R-4
CONSTRUCTION TYPE: TYPE IIA
BASIC ALLOWABLE:
Total Allowable Square Footage: 15,500 sq. ft.
Gross Square Footage: 4,257 sq. ft.
Stories: 2

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Addendum#1
ARCHITECTURAL			
A0.0	COVER SHEET		
A1.0	FOUNDATION PLAN		
A1.1	FLOOR PLANS		
A1.2	ROOF PLAN		
A2.0	EXTERIOR ELEVATIONS		



VACINITY MAP

LANDRUM DESIGNS
1111 Oakley Industrial Blvd.
Fairburn,Georgia 30213
(404) 247-0288

Drawn By: MCL
Date: 5-20-2025

Client:

PATEL RESIDENCE
831 CUSTER STREET
HAPEVILLE, GEORGIA 30354

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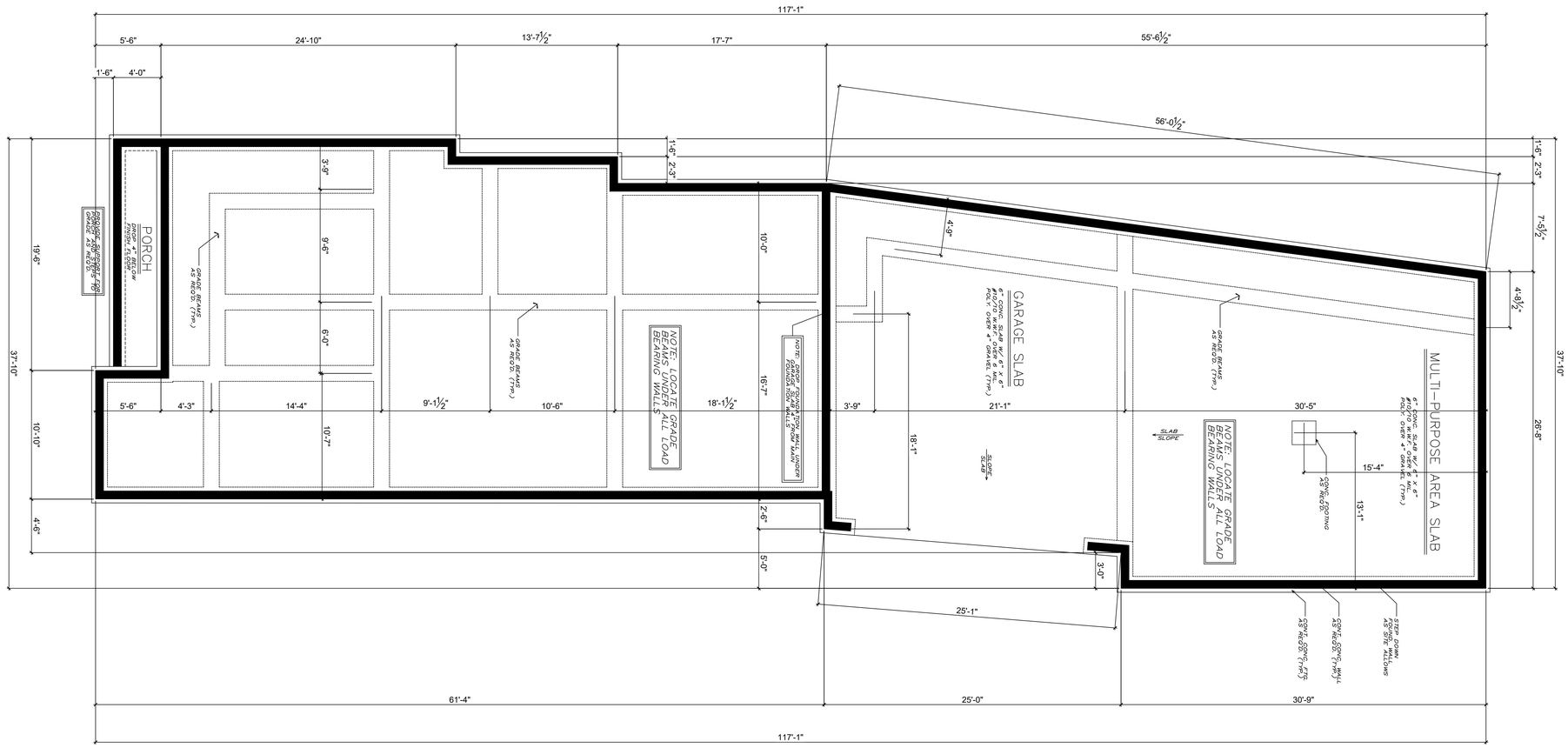
Sheet No.

COVER SHEET

A0.0

Job No.



1 A1.0 FOUNDATION PLAN

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

LANDRUM DESIGNS

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Fairburn,Georgia 30213
(404) 247-0288

Drawn By: MCL
Date: 5-20-2025

Client:

PATEL RESIDENCE

831 CUSTER STREET
HAPEVILLE, GEORGIA 30354

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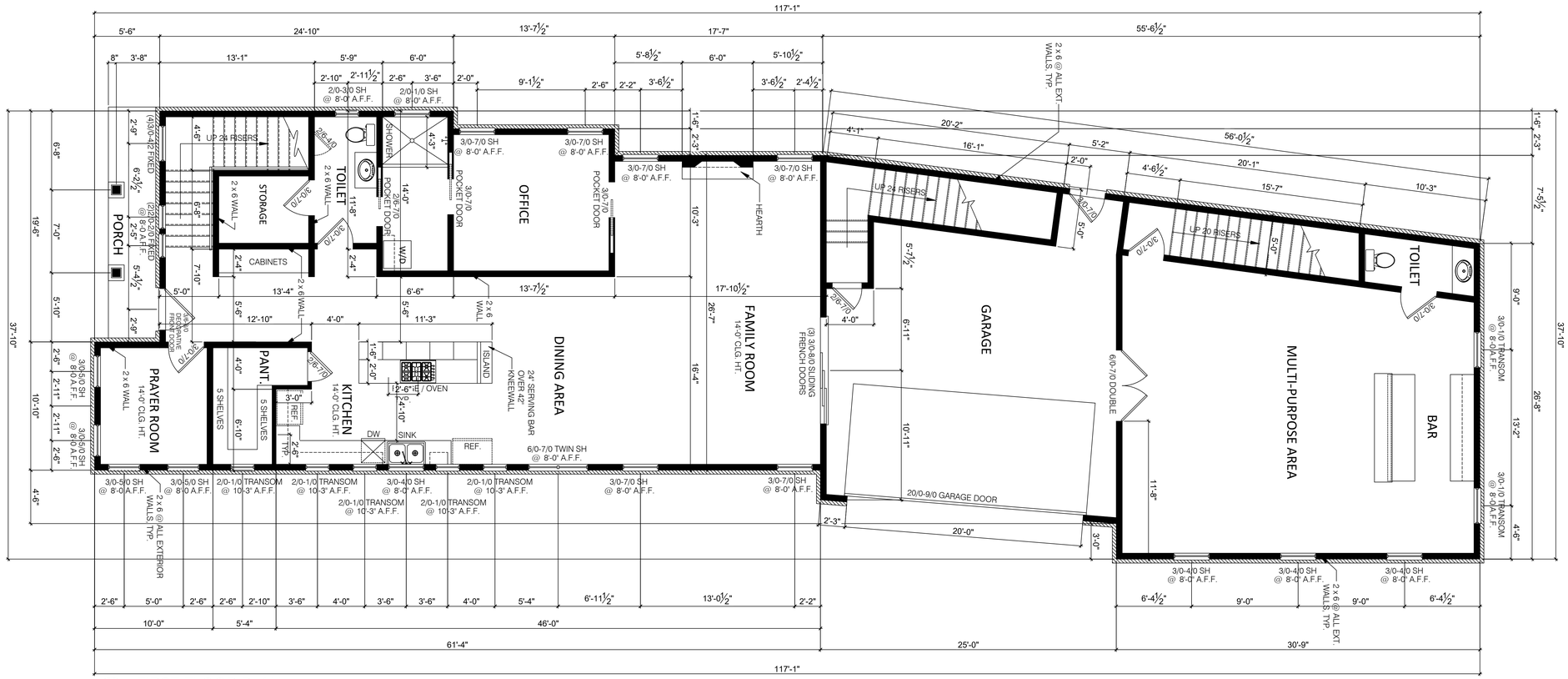
Sheet No.

FOUNDATION PLAN

A1.0

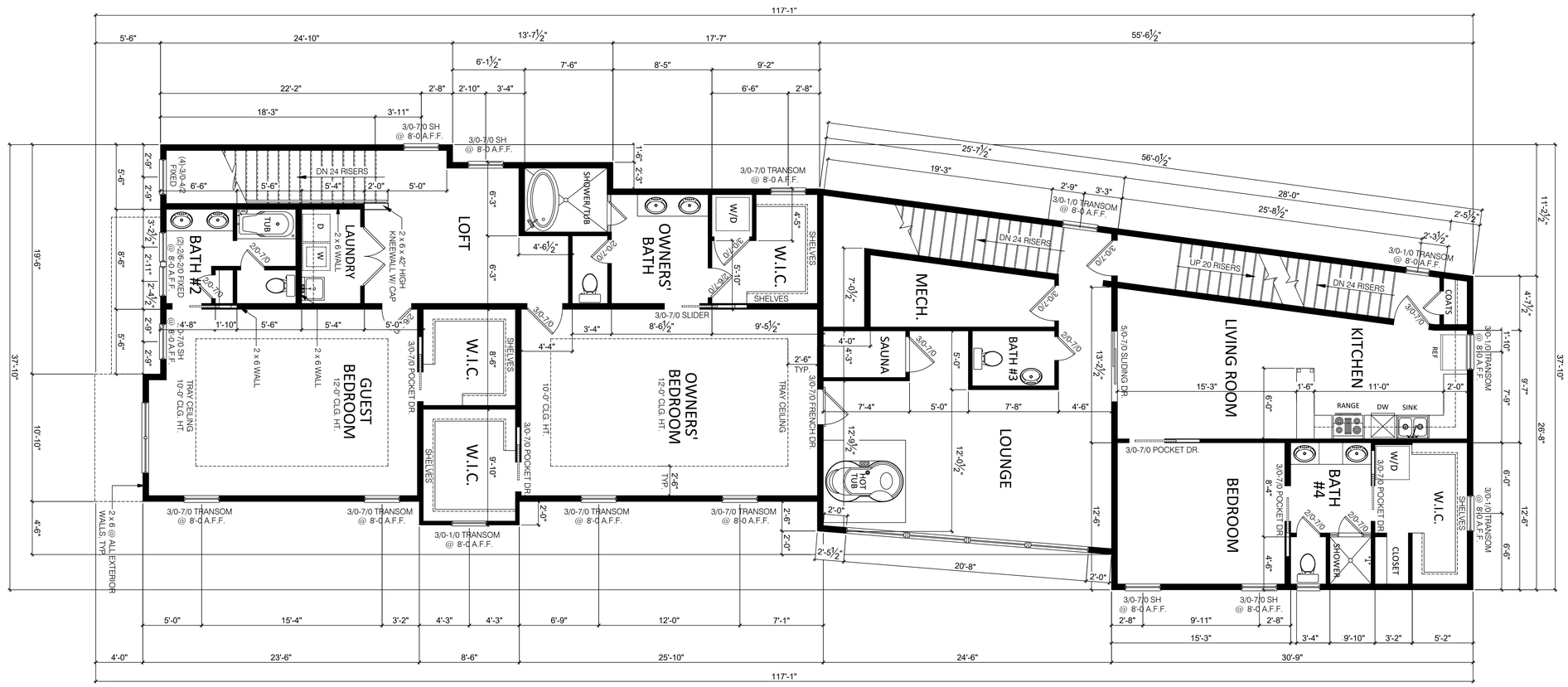
Job No.



1 A1.1 FIRST FLOOR PLAN

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

SQUARE FOOTAGE		
SQUARE FOOTAGE TOTAL:	6,585	SQ. FT.
FIRST FLOOR	2,600	HEATED SQ. FT.
SECOND FLOOR	2,628	HEATED SQ. FT.
GARAGE	581	SQ. FT.
MULTI-PURPOSE AREA	776	SQ. FT.

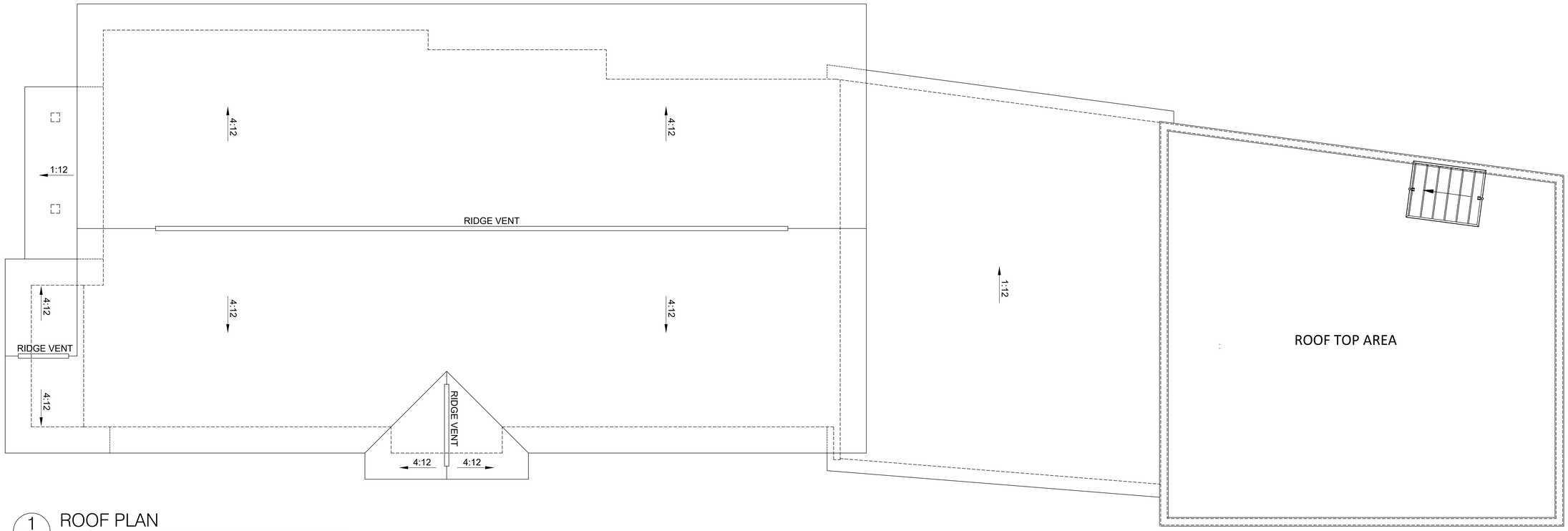


2 A1.1 SECOND FLOOR PLAN

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

FLOOR PLANS

A1.1

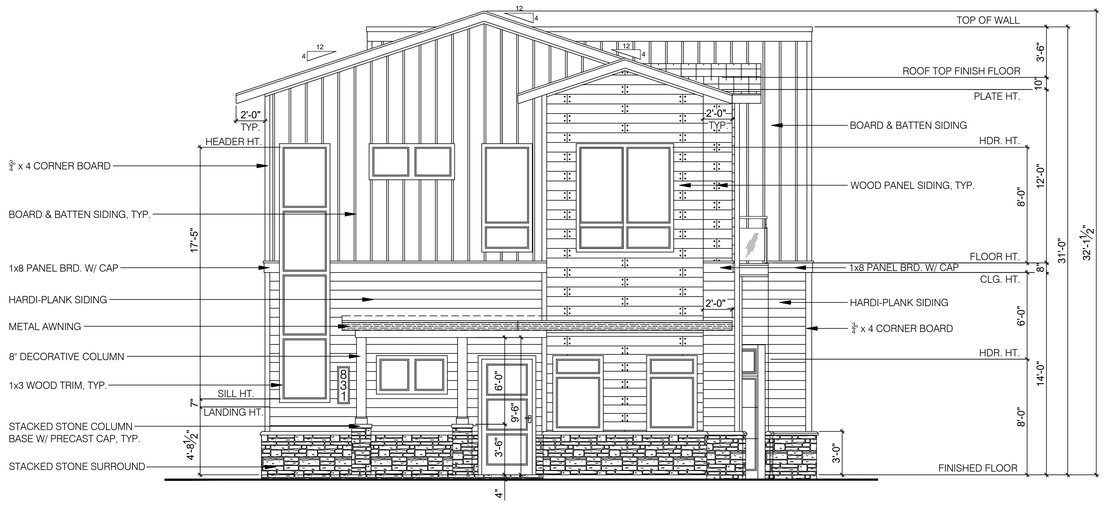


1 A1.2 ROOF PLAN

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

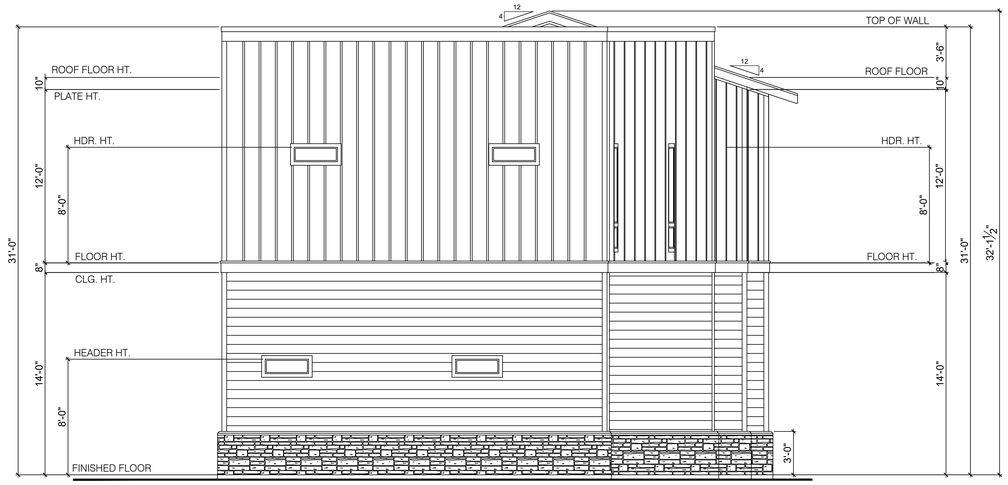
ROOF PLAN

A1.2



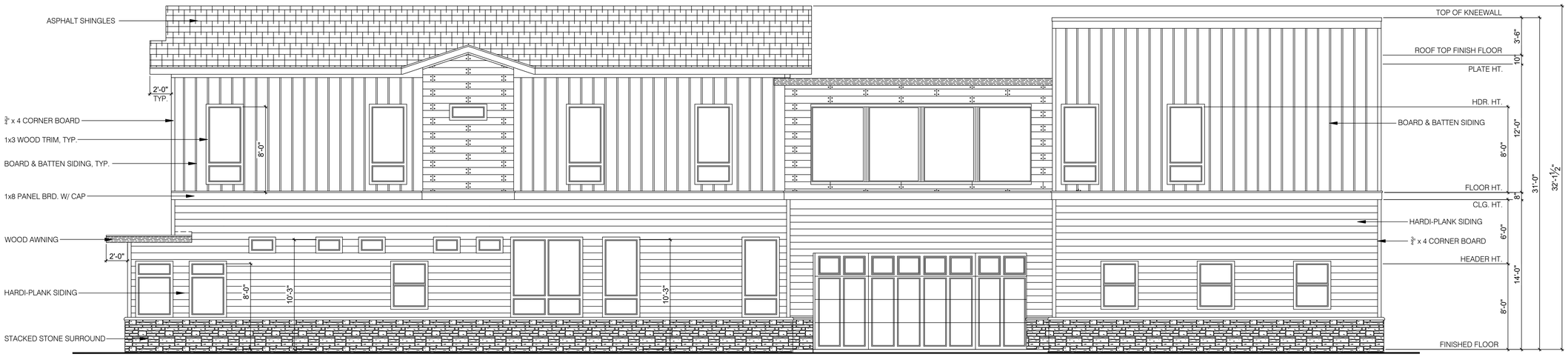
1 A2.0 FRONT ELEVATION

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



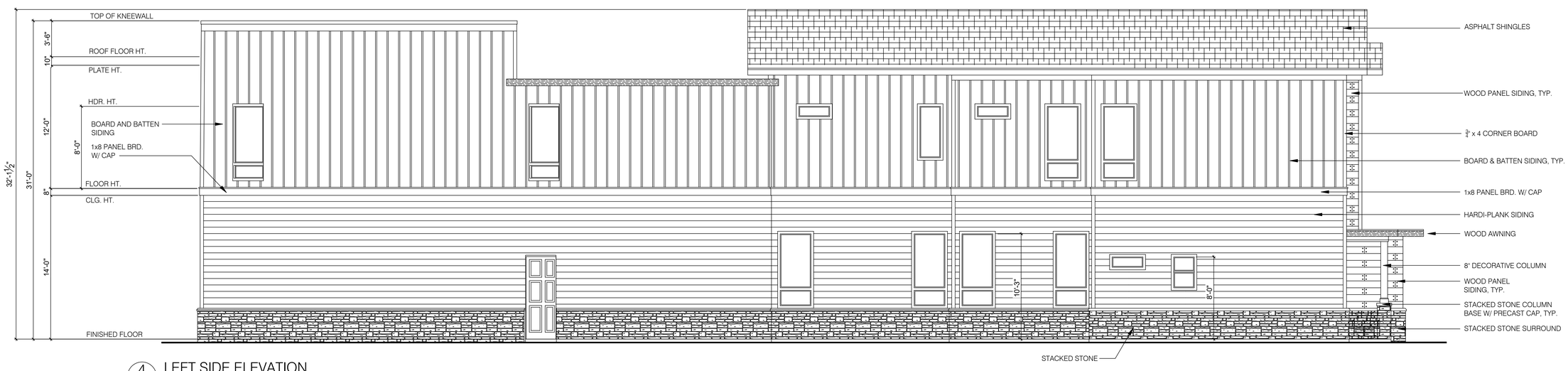
2 A2.0 REAR ELEVATION

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



3 A2.0 RIGHT SIDE ELEVATION

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



4 A2.0 LEFT SIDE ELEVATION

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

EXTERIOR ELEVATIONS

A2.0

Department of Planning & Zoning

PLANNER'S REPORT

DATE: August 15, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Proposed Text Amendment for Architectural Design Standards

BACKGROUND

When the Architectural Design Standards were adopted, the proposed committee members were a combination of residents and a City staff member. Conceivably, the staff member was originally included as someone who was intimately familiar with the standards and had the professional capacity to review plans to determine compliance with the Standards. Over time and organically, the staff member has prepared review reports for the Committee members assessing compliance but has remained independent and not voted. This is a similar process to the Planning Commission and Board of Appeals roles.

Since the Design Review Committee has been in existence for 15 years, staff believes there is enough institutional knowledge on the Committee as well as expertise from staff conveyed through the reports and as present in the meetings, to formally replace the staff member requirement with another resident as a member of the committee. The proposed text amendment is attached.

Sec. 81-1-4. Design review committee.

(a) *Membership.* The DRC shall consist of up to five members appointed by the mayor and council. ~~One of the members shall be a member of the staff of the city. With the exception of the member of the DRC who is a member of the staff of the city, e~~Each member of the DRC shall be a resident of the city or owner of a business or property within the city at the time of appointment and for at least six months immediately preceding the date of taking office and shall remain a resident of the city or owner of a business or property within the city while serving as a member of the DRC. ~~The members shall be designated by Post 1 through 4 for the purposes of staggering terms only. Post 1 and 2 will serve initially one term of two years beginning January 1, 2004, and ending December 31, 2006. Posts 3 and 4 shall initially serve one term of three years beginning January 1, 2003, and ending December 31, 2007. Post 5 shall be held by an appointed city employee who shall serve during the employee's term of office.~~ All appointees may be reappointed at the pleasure of the mayor and council.

(b) *Training.* Members~~Relevant city staff shall provide necessary~~may seek training regarding the architectural design standards, architecture, community planning, urban design, land use, the zoning ordinance of the city, and on such other topics as the mayor and council may deem relevant to redevelopment and urban renewal.

(c) *Officers, quorums, voting.* The DRC shall elect a chairman from among its members. The term of the chairman shall be one year with eligibility for re-election. The DRC may appoint a secretary, who may be an officer or employee of the city and may or may not be one of the five voting members depending upon the skills and willingness of the members to record such meetings in accordance with the open-meetings law. The DRC may make its own rules of procedure and determine its time of meeting and shall meet at the call of the chairman or when deemed necessary by a majority of the members. However, the DRC shall have a scheduled meeting once a month. However, such meetings may be cancelled and rescheduled as may be needed within compliance of the law. All meetings of the DRC at which official action is taken shall be open to the public and all records of the DRC shall be a public record.

Three voting members of the DRC shall be required in order to have a quorum to transact business, during both the initial phase and once the citizen body is impaneled. The presence of the chairman of the DRC is not required to constitute a quorum. The chairman may vote in all matters~~,~~ unless he/she recuses himself/herself ~~and shall vote in order to break a tie.~~

(d) *Duties and authority.*

(1) All design, as defined in this chapter, in the city requires design review except as listed herein below.

(2) When a design is submitted which does not require site plan review then the same shall be considered by the DRC solely. When a design is submitted which requires site plan review then the DRC shall review the same only after the planning commission has reviewed and supported the site plan. Commercial new construction, single-family residential construction and additions of structures that meet or exceed 50 percent of the existing structure, combining two or more parcels that are adjacent or subdividing two or more parcels, increase of commercial parking by 50 percent or more than 30 inches in elevation adjustments as approved by the city engineer for commercial parking require planning commission approval and DRC review.

(e) *Standards of review.* The DRC shall utilize the purpose and goals outlined in section 81-1-1, the requirements of this chapter as to specific architectural standards.

(f) *Appeals.* Although this chapter is not a zoning regulation, binding decisions of the design review committee are appealable to the board of zoning appeals.

(g) *Design exceptions.* Relief from these standards may be granted by the design review committee upon finding that the design exception:

(1) Will not increase traffic, decrease access to the proposed development, or adversely impact the general public safety; and

(2) Will not reduce the adequacy of off-street parking, loading, and service for the proposed development unless specifically granted by the planning commission, board of zoning appeals, or authorized shared parking arrangement; and

(3) Will not adversely affect the compliance with landscaping, buffering, and irrigation provisions of other Code requirements, and

(4) Will result in design that is compatible with adjacent parcels. As used herein "compatible" shall mean "a unified architectural design and signage program within a development having minimal impact on adjacent parcels."

(h) *Attendance.* Should a member of the design review committee fail to attend four or more meetings in one term, he or she shall be subject to termination and replacement by the mayor and city council. The member shall be given the opportunity to address mayor and council regarding the absences. If mayor and city council shall deem necessary, a new replacement member will be selected and appointed to fill the remainder of the term per the regulations set forth in this section.

Department of Planning & Zoning

PLANNER'S REPORT

DATE: August 15, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Proposed Text Amendment for Architectural Design Standards

BACKGROUND

The City has received inquiries regarding artificial turf as landscaping materials in the supplemental areas. The Code addresses ground cover as grass, ivies, etc. which implies biological material. To clarify the requirement for property owners, staff recommends the following text amendments to the Architectural Design Standards limiting landscape areas in the supplemental area and areas visible from the public right of way to biodegradable materials. Artificial turf, rocks, etc. could be installed in rear yards or areas not visible from the right of way.

Proposed Text Amendments

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

(c) Supplemental area and fence standards.

(9) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch, pine straw, or vegetative ground cover, are encouraged as an alternatives.

Sec. 81-1-7. – Neighborhood Conservation area.

(b) Supplemental area and fence standards.

(3) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch or pine straw or vegetative ground cover are encouraged as alternatives.