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

October 15, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
John Stalvey
Gregory Morgan
Jacquie Smyth
Sophie Brooks

3. Approval of Minutes

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 Pods D, E, F
2. Towns at Asbury - Pods D, E, F Initial Elevation Submittal 01.04.22 Submittal_Elevations
3. Towns at Asbury - Pods D, E, F Revised Zoning Elevations_09-18-25_Final

5. New Business

5.I. **3046 Gordon Circle New Construction**

Background: Philip Belt has submitted an application seeking approval for the construction of a 3,416 square-foot single-family dwelling with three bedrooms, three bathrooms, a front porch, and a rear entry attached garage located at 3046 Godon Circle. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:
1. Planners Report - 3046 Gordon Circle
2. Application - 3046 Gordon Circle_Redacted

5.II. **3417 Orchard Street Accessory Structure**

Background: Laura Hall has submitted an application seeking approval for the construction of a 675 square-foot detached garage on the property with an existing 2,126 square-foot single-family dwelling located at 3417 Orchard Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:
1. Planners Report - 3417 Orchard Street
2. Application - 3417 Orchard Street_Redacted

5.III. **3226 Dogwood Drive New Construction**

Background: Michele Keaton has submitted an application seeking approval for the construction of a 2,102 square-foot single-family dwelling with four bedrooms, three bathrooms, and a parking pad located at the rear of the house at 3226 Dogwood Drive. The property is zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

Documents:
1. Planners Report - 3226 Dogwood Drive
2. Application - 3226 Dogwood Drive_Redacted

5.IV. **2026 Design Review Committee Meeting Schedule**

Background: Consideration and action to approve the 2026 Design Review Committee meeting schedule.

Documents:
1. Draft 2026 DRC Meeting Schedule

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

7. Adjourn

DATE: October 9, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – DR Horton Townhomes, Revised Elevations

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.

As exhibited in the original (approved) plans compared to the proposed plans, the marked change is the number of windows on each floor, with some side elevations removing the attic window and a first-floor window entirely. The number of windows is also affected on the front elevation (to a lesser degree) and rear elevations (e.g., removal of 2nd floor windows).

Sec. 81-1-7. - Neighborhood conservation area
(f) *Street facing facade and style standards.*
4. Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.

(g) *Door and window standards.*
11. 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.

T

FINDINGS

The applicant had requested to reduce the depth of the units in response to market feedback. The Design Review Committee should review the initial and proposed plans to determine the impact on the aesthetics of the project with a significant reduction in fenestration. In particular, the DRC should consider the floors with no fenestration, the rear second floor elevations, and the side elevations, which had a significant reduction in the number and placement of windows.

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:

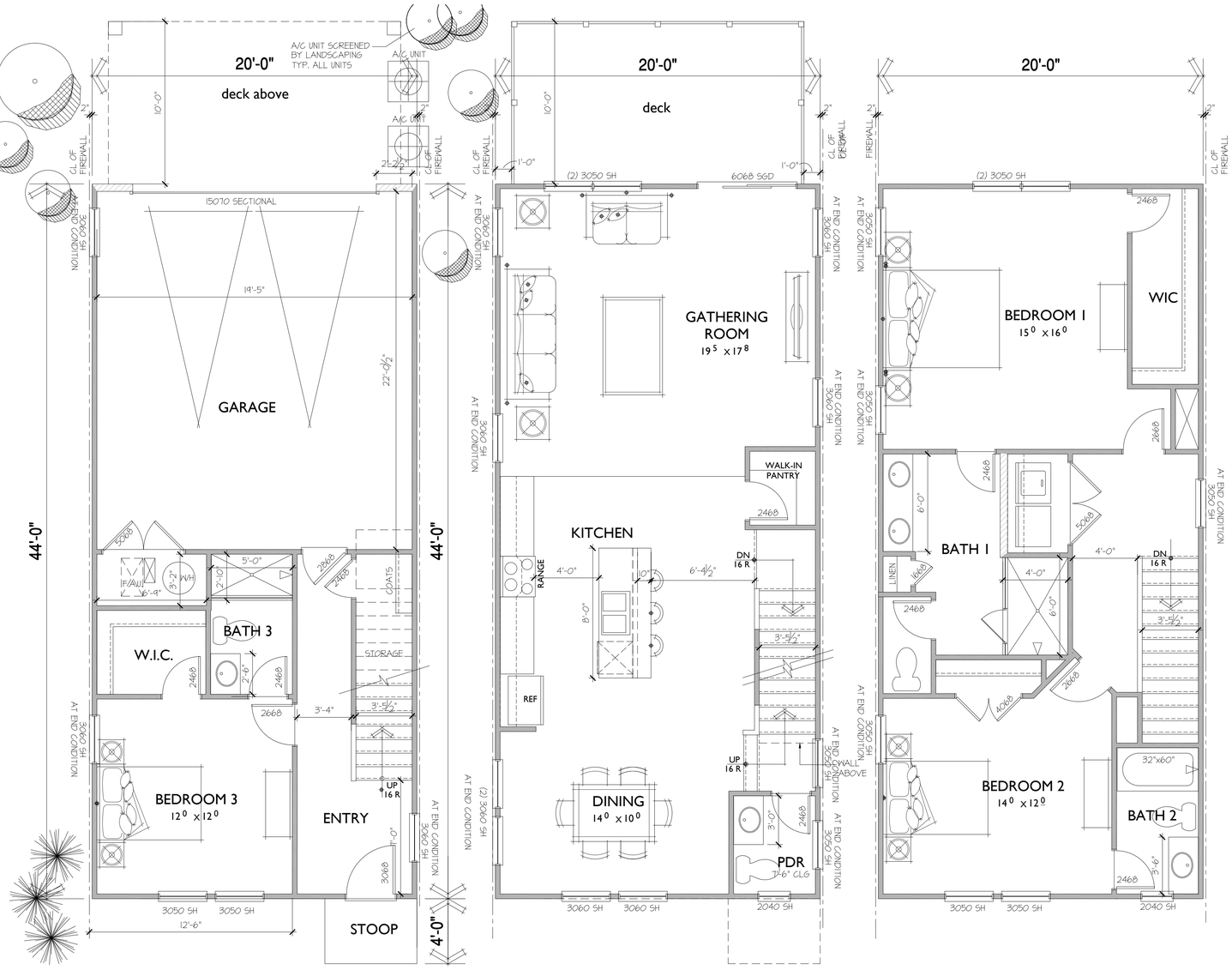
TITLE SHEET

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

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3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

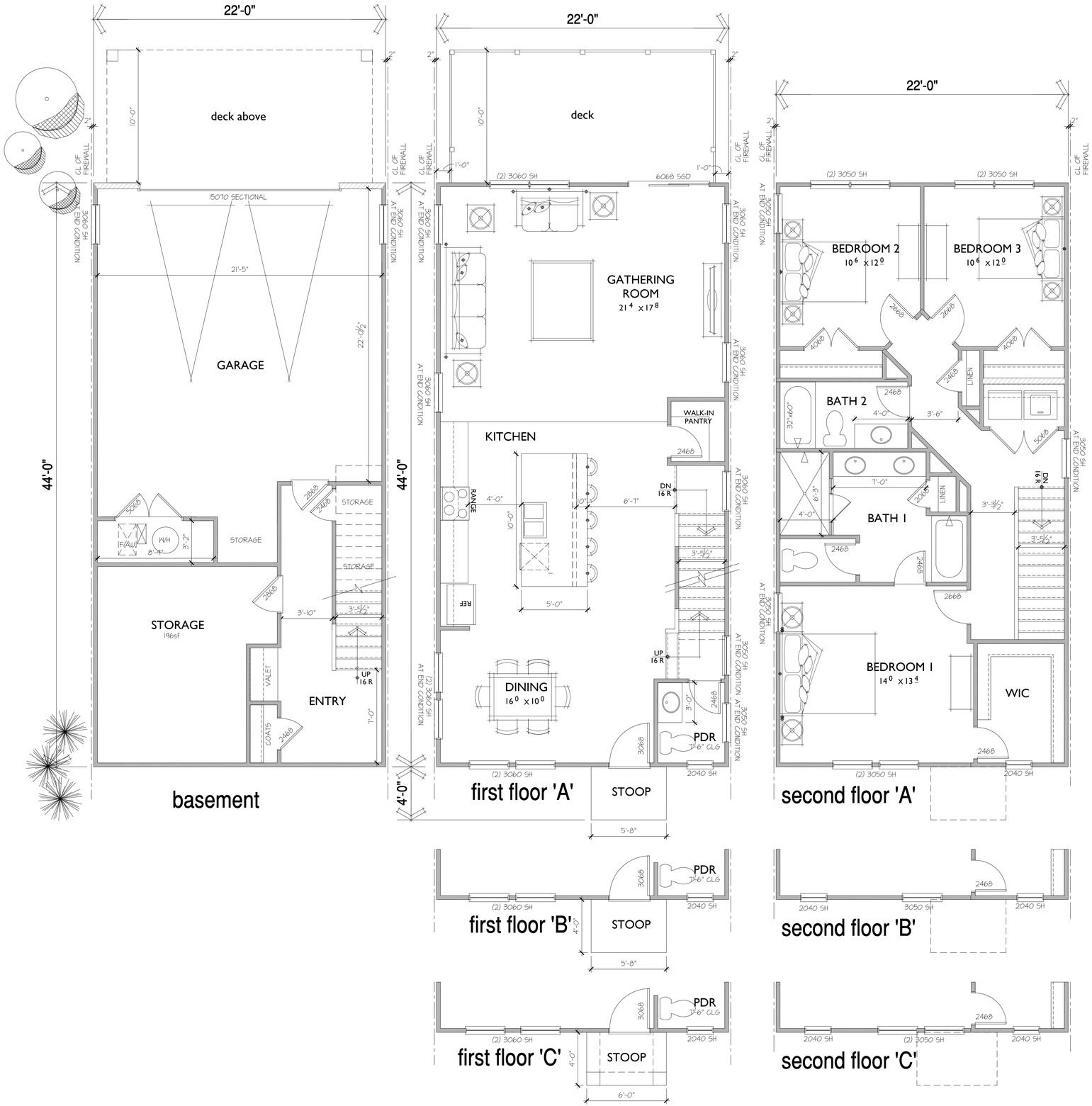
CLIENTS NAME:
D·R·HORTON America's Builder

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

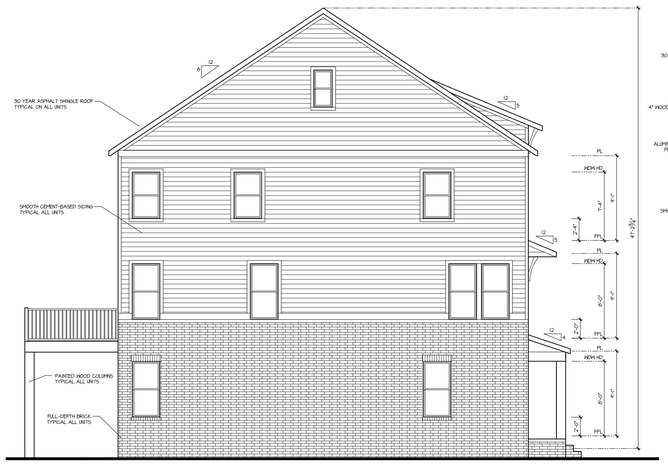
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PLAN 2 FLOOR PLANS

PRINT DATE: Jan 04, 2022

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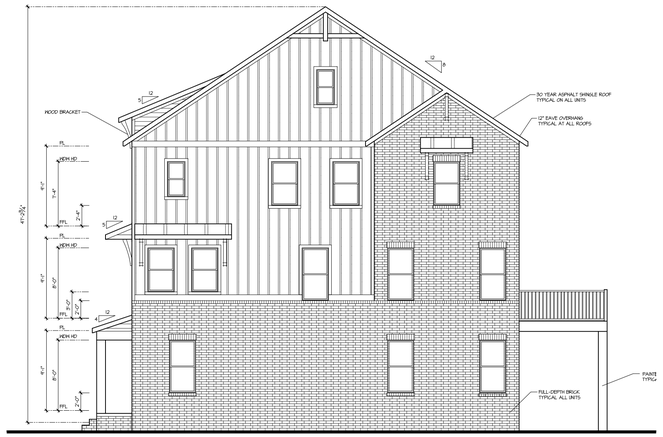
F.P.1



left - C



Hapeville Town Homes
DR Horton
Pod B Units 8-14



right - C - street



rear

Hapeville Town Homes
DR Horton
Pod B Units 8-14

NO:	DATE:	REVISION:
1	11.17.21	
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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:
PODB



left - C - street



Hapeville Town Homes
DR Horton
Pod B Units 1-7



right - C



rear

Hapeville Town Homes
DR Horton
Pod B Units 1-7

NO:	DATE:	REVISION:
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PROJECT TITLE:
Hapeville TH's

Atlanta Div.

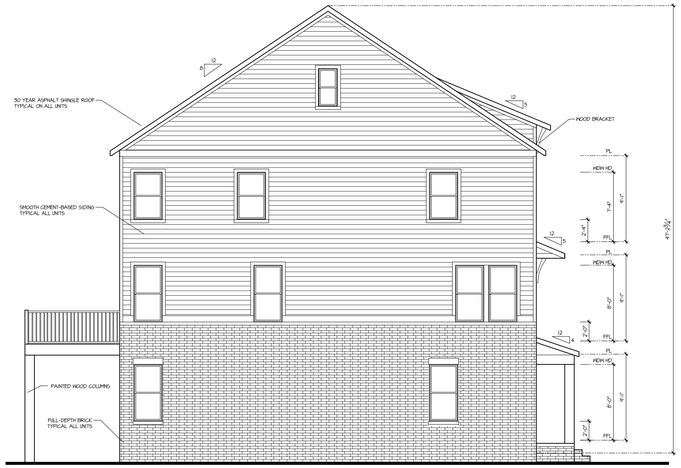
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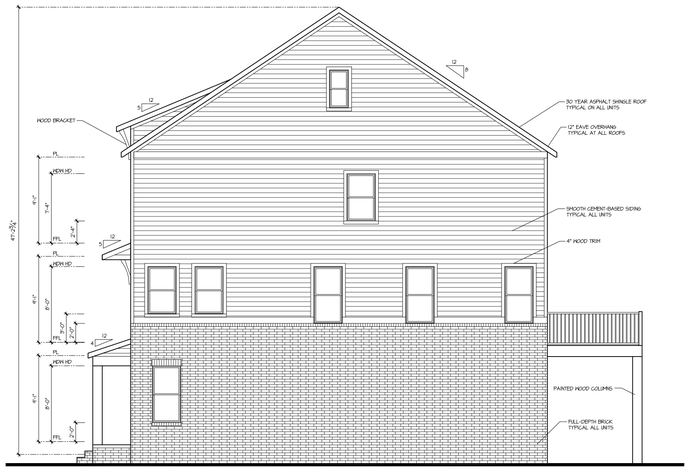
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PODB.1



left - C



Hapeville Town Homes
DR Horton
Pod C Units 15-17



right - C

Pod B Units 1-7



Hapeville Town Homes
DR Horton
Pod C Units 15-17

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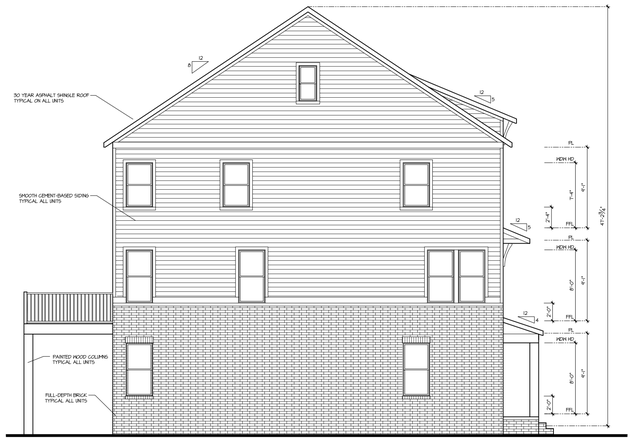
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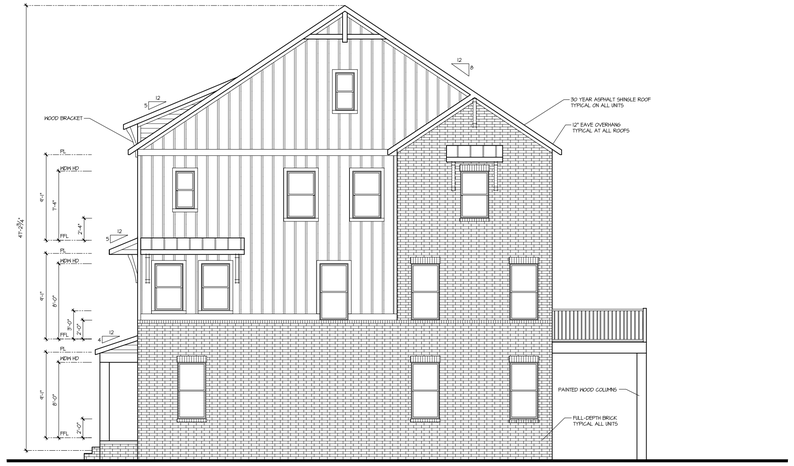
PODC



left - C



Hapeville Town Homes
DR Horton
Pod C Units 1-4



right - C - street



Hapeville Town Homes
DR Horton
Pod C Units 1-4

NO:	DATE:	REVISION:
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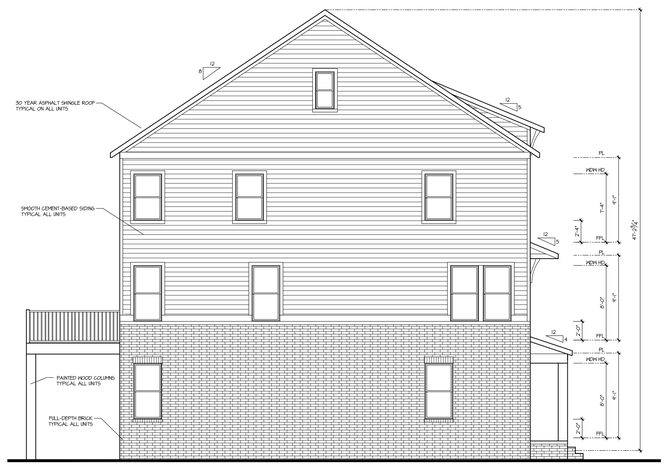
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:

Jan 04, 2022

SHEET NO:

PODC.1



left - C



Hapeville Town Homes
DR Horton
Pod C Units 22-25



right - C - street



Hapeville Town Homes
DR Horton
Pod C Units 22-25

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America's Builder

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PLAN 1
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PRINT DATE:

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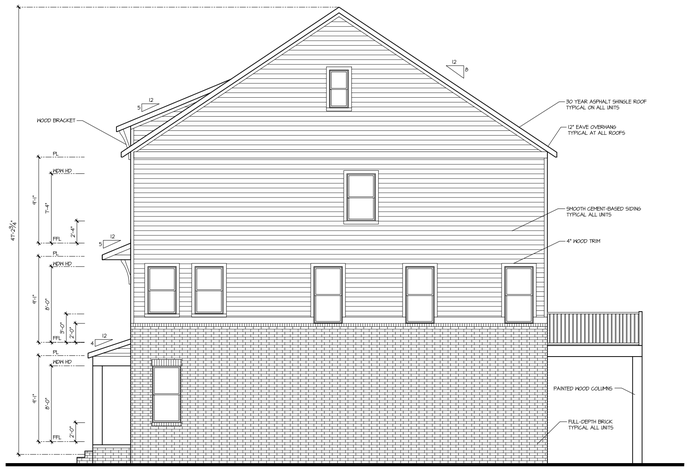
PODC.2



left - C - street



Hapeville Town Homes
DR Horton
Pod C Units 26-29



right - C



Hapeville Town Homes
DR Horton
Pod C Units 26-29

NO:	DATE:	REVISION:
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PROJECT TITLE:
Hapeville TH's

Atlanta Div.

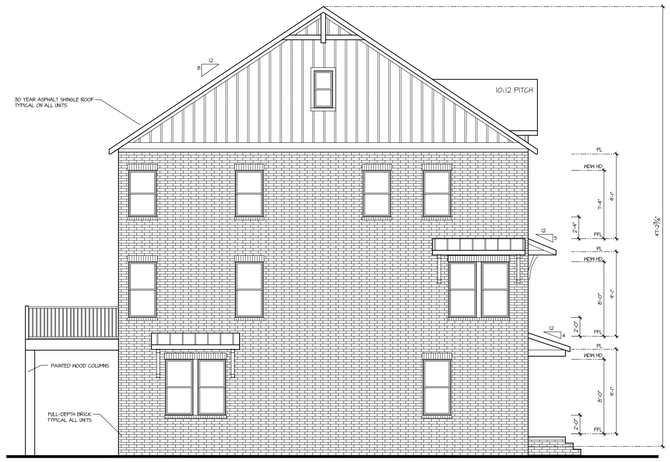
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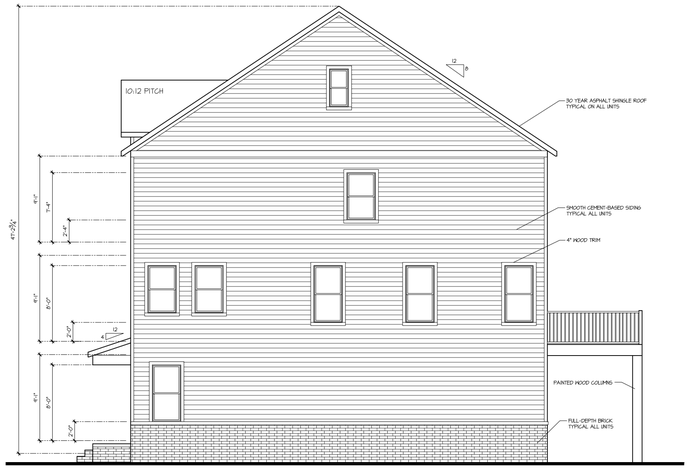
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PODC.3



left - B2 - street



Hapeville Town Homes
DR Horton
Pod C Units 18-21



right -B



Hapeville Town Homes
DR Horton
Pod C Units 18-21

NO:	DATE:	REVISION:
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Hapeville TH's

Atlanta Div.

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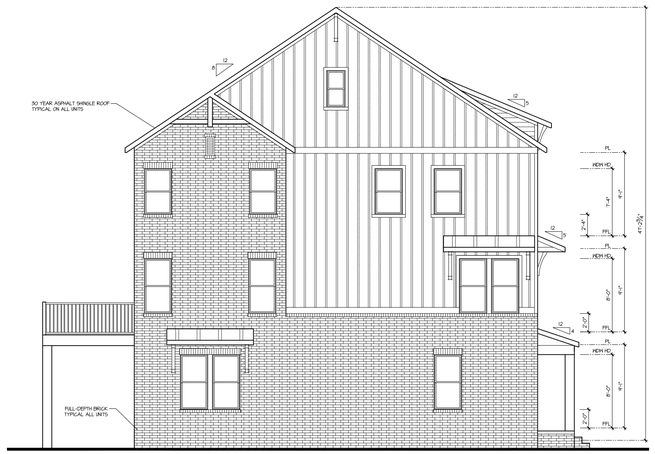
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

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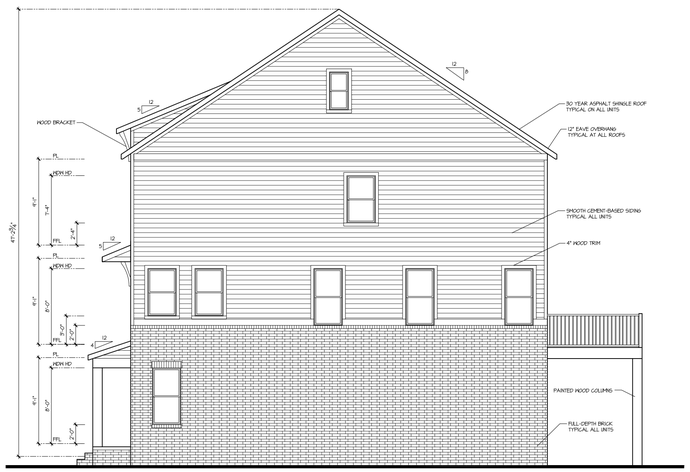
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PODC.4



left - C - street



Hapeville Town Homes
DR Horton
Pod C Units 5-10



right - C



Hapeville Town Homes
DR Horton
Pod C Units 5-10

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Atlanta Div.

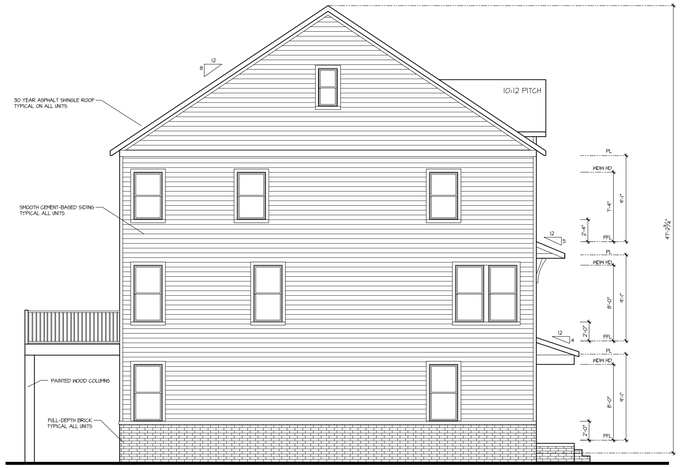
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PROJECT NO: GMD21025

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PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
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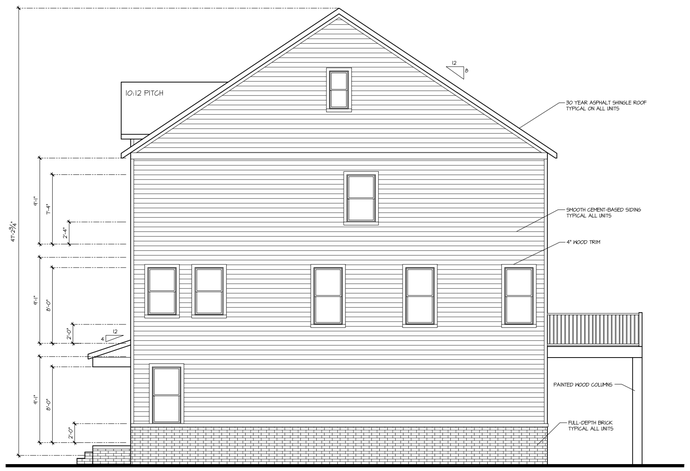
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PODC.5



left - B



Hapeville Town Homes
DR Horton
Pod C Units 11-14



right -B



Hapeville Town Homes
DR Horton
Pod C Units 11-14

NO:	DATE:	REVISION:
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Hapeville TH's

Atlanta Div.

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D·R·HORTON America's Builder

PROJECT NO: GMD21025

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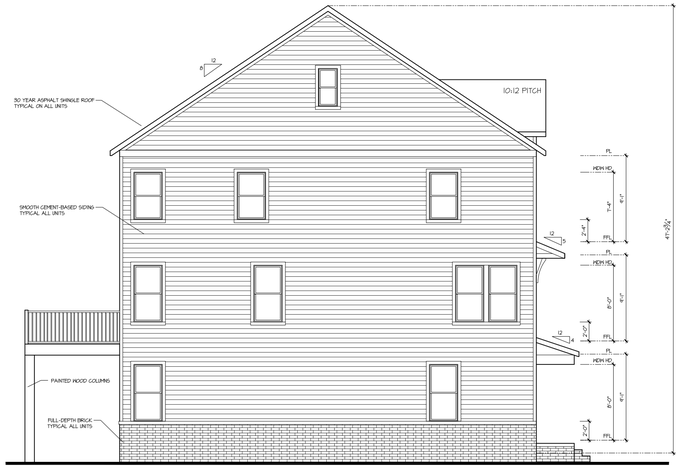
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PRINT DATE:

Jan 04, 2022

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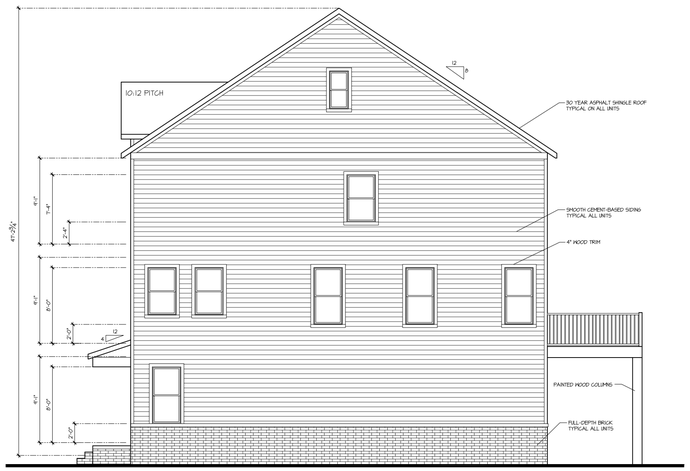
PODC.6



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	
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Hapeville TH's

Atlanta Div.

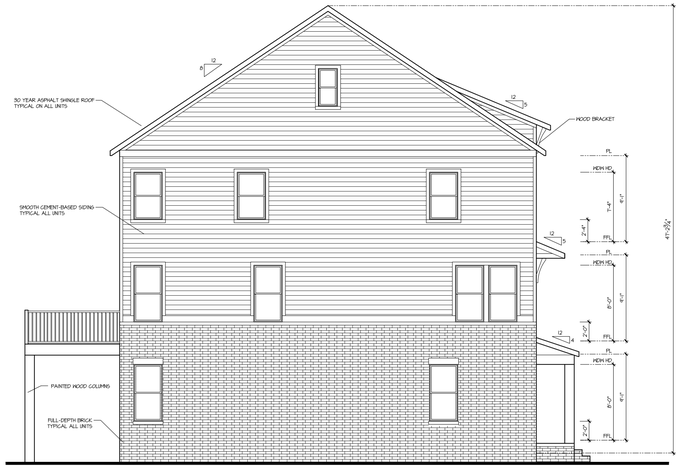
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PROJECT NO: GMD21025

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EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

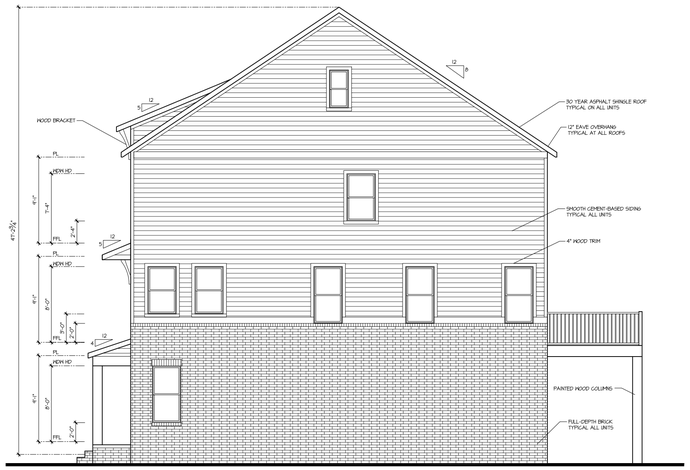
SHEET NO:
PODD



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:
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PROJECT TITLE:
Hapeville TH's

Atlanta Div.

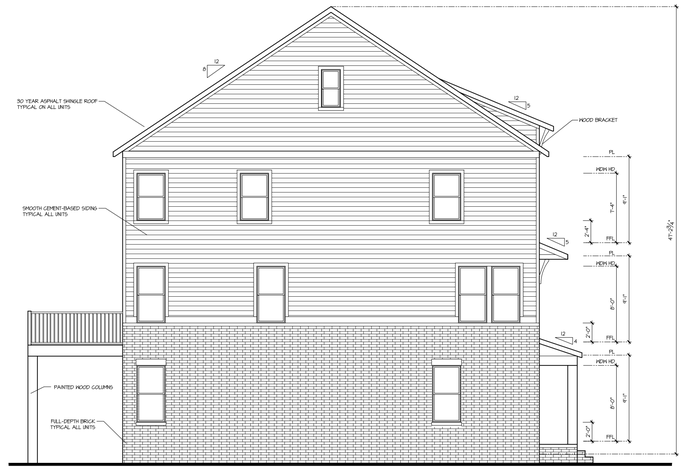
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D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
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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PROFESSIONAL SEAL:

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Hapeville TH's

Atlanta Div.

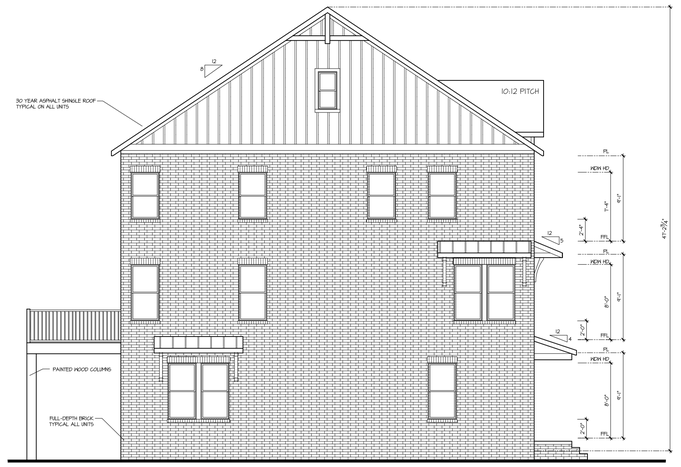
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D·R·HORTON America's Builder

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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Atlanta Div.

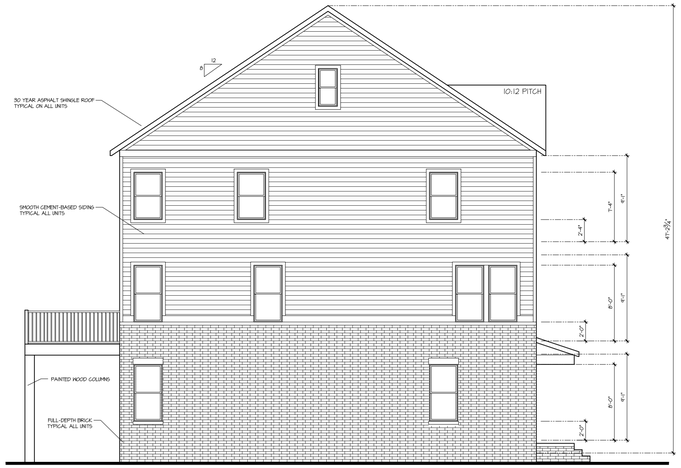
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D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODD.3



left - A2

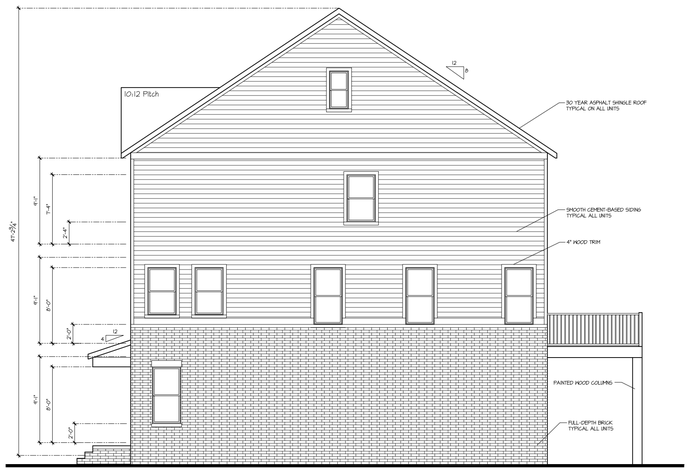


A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23



right - A2



A2 A2

Hapeville Town Homes

DR Horton

Pod D Units 22-23

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Atlanta Div.

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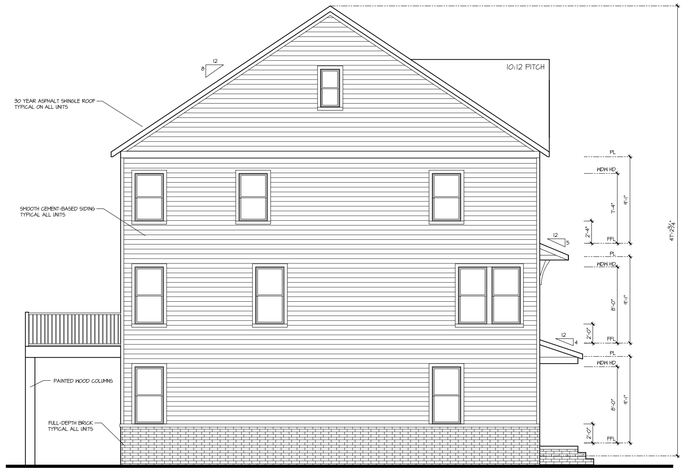
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:

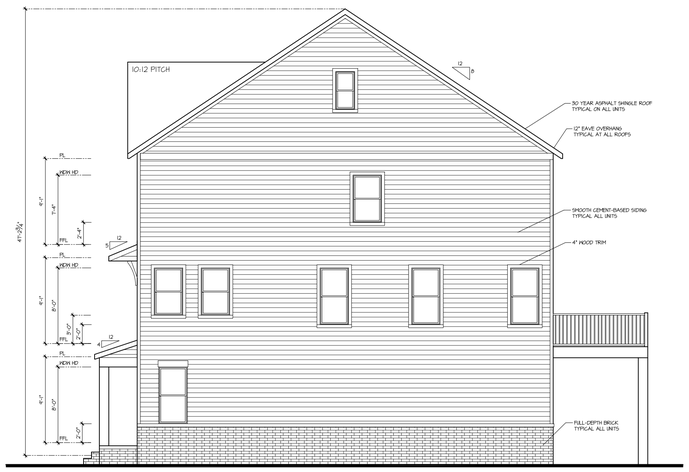
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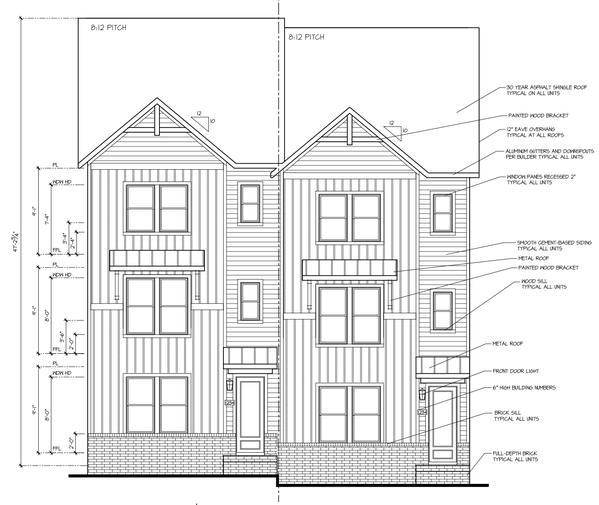
PODD.4



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:
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:

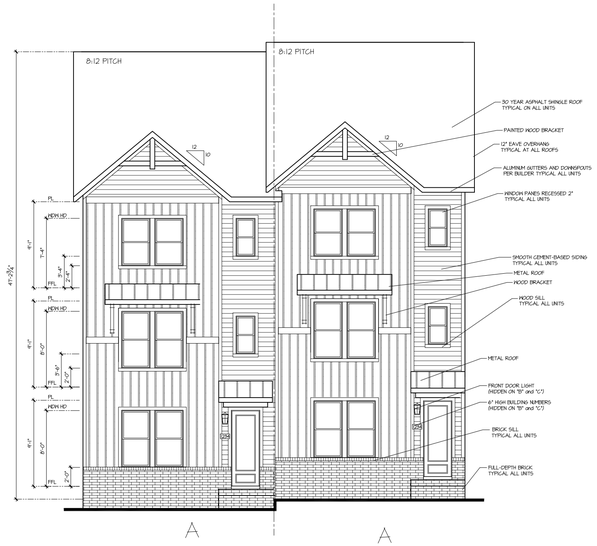
Jan 04, 2022

SHEET NO:

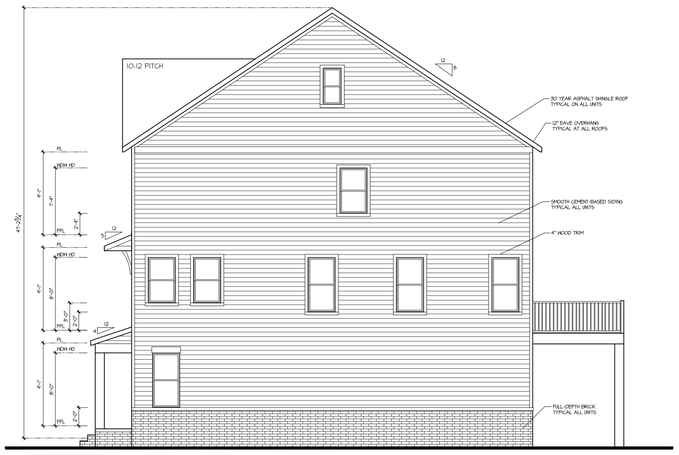
PODE



left - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19



right - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO:	DATE:	REVISION:
1	11.17.21	
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PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

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America's Builder

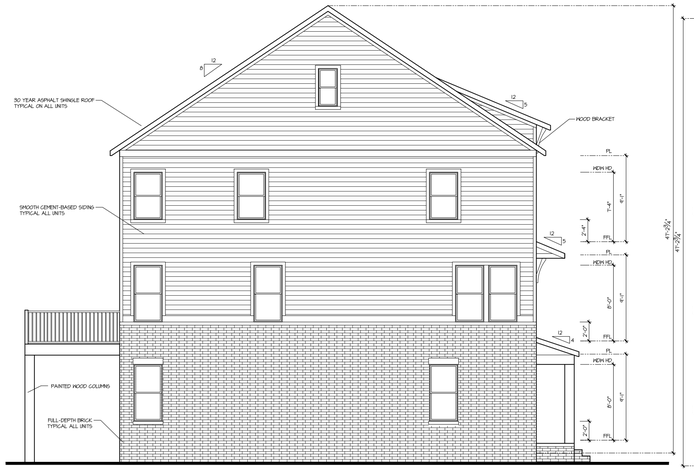
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SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

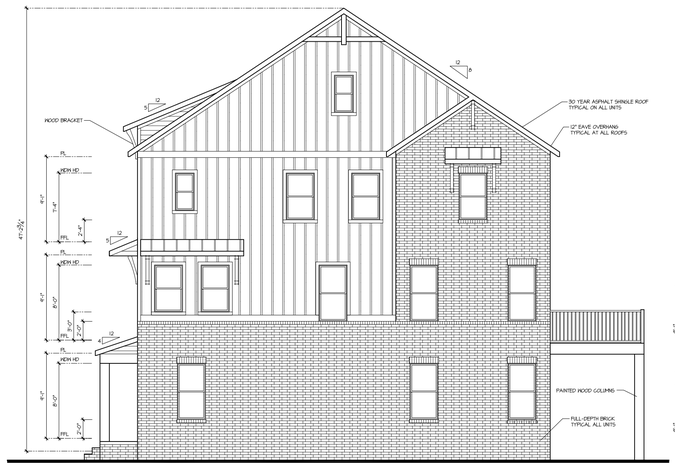
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PODE.1



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:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

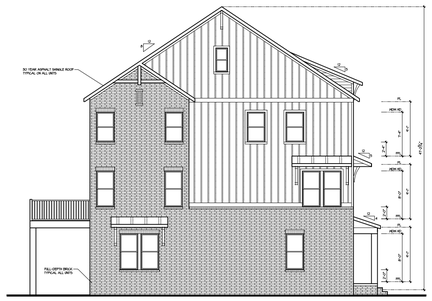
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D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1 EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

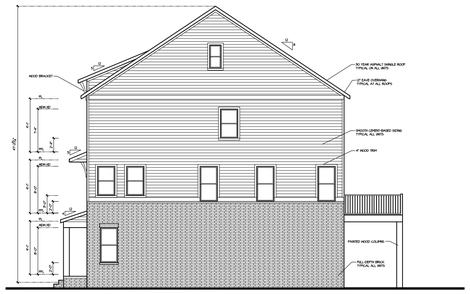
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PODE.2



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:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

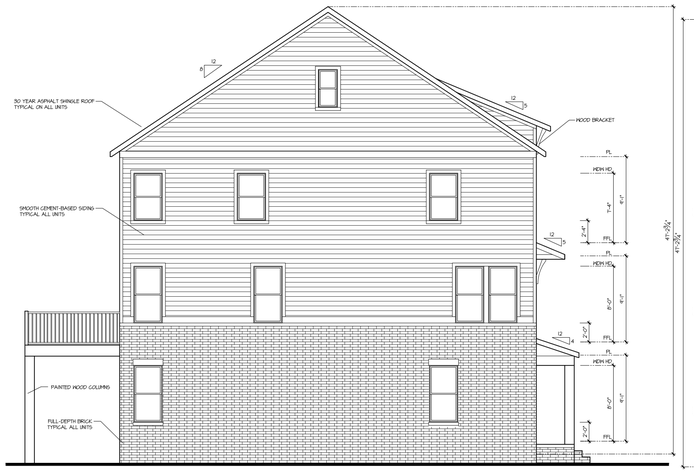
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

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PODE.3

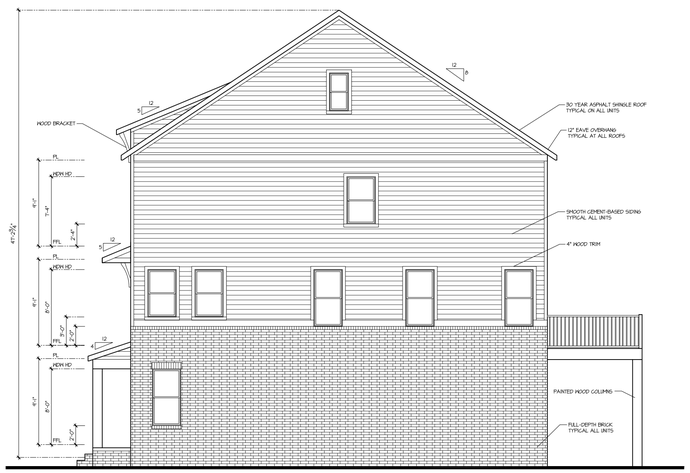


left - C

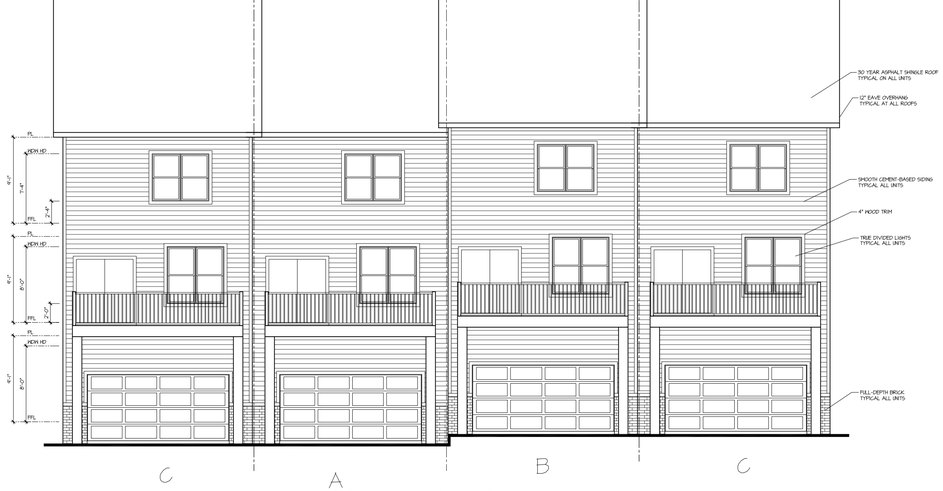


C B A C

Hapeville Town Homes
DR Horton
Pod F Units 1-4



right - C



C A B C

Hapeville Town Homes
DR Horton
Pod F Units 1-4

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:

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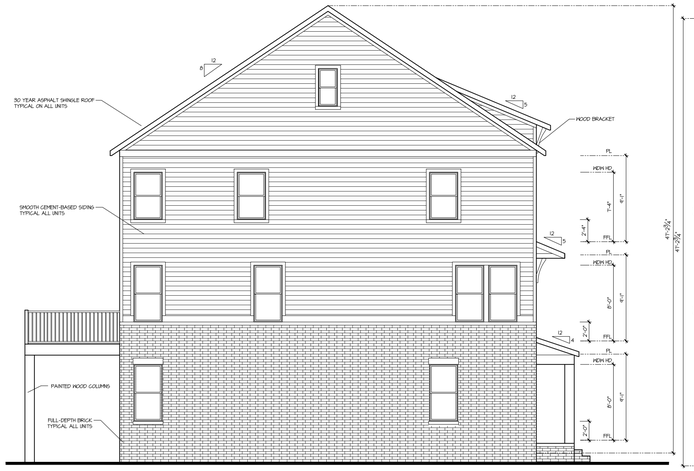
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PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

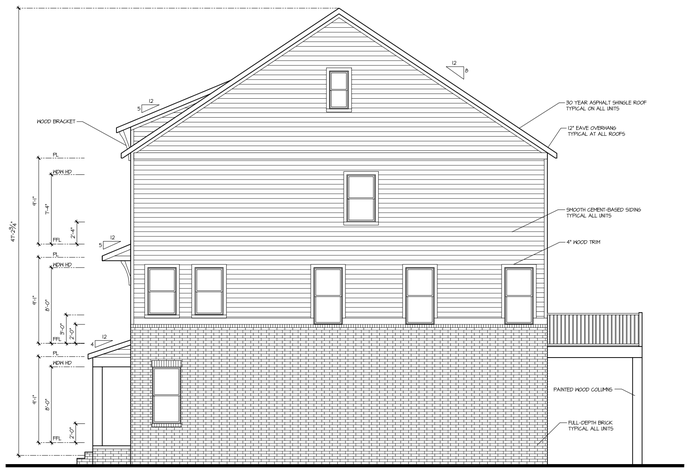
SHEET NO:
PODF



left - C



Hapeville Town Homes
DR Horton
Pod F Units 10-13



right - C



Hapeville Town Homes
DR Horton
Pod F Units 10-13

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:

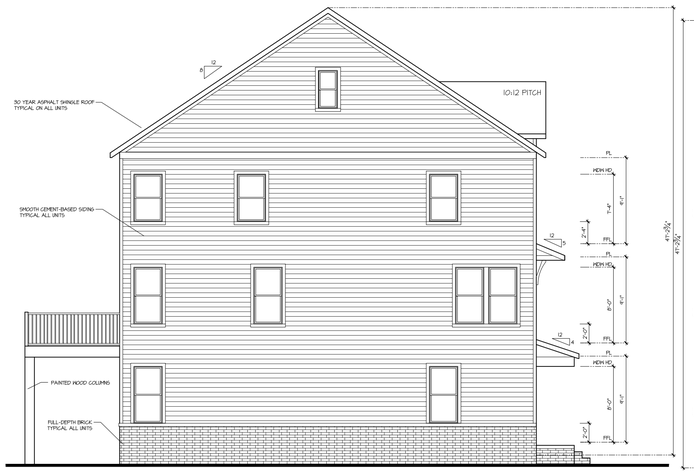
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

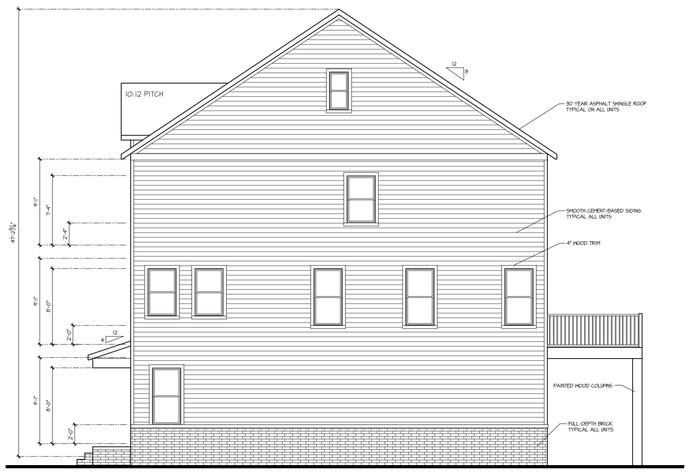
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PODF.1



left - B



Hapeville Town Homes
DR Horton
Pod F Units 5-9



right -B



Hapeville Town Homes
DR Horton
Pod F Units 5-9

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:

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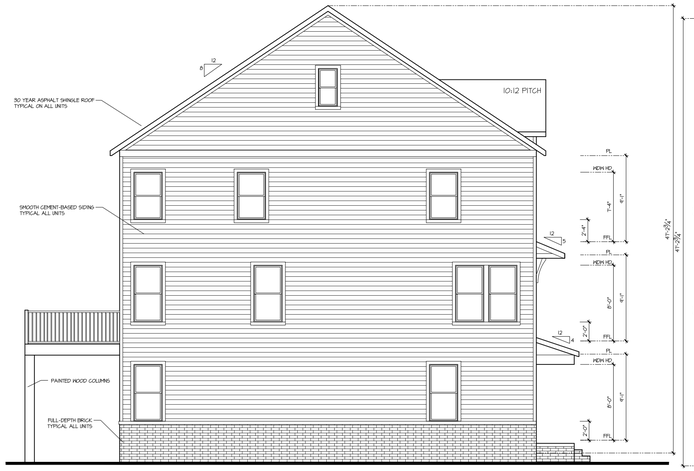
PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
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.

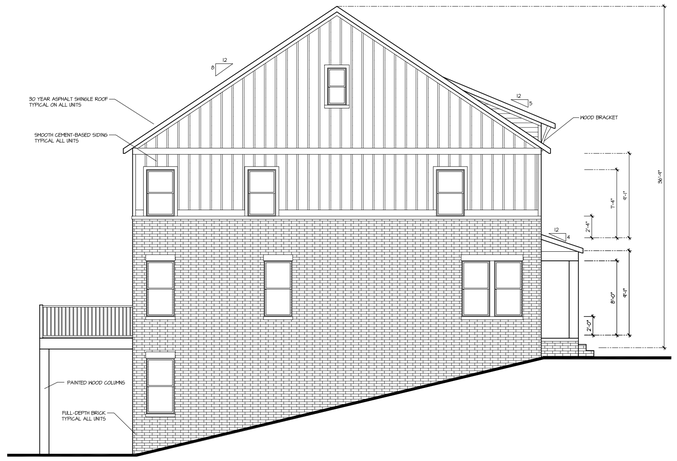
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D·R·HORTON America's Builder

PROJECT NO: GMD21025

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PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

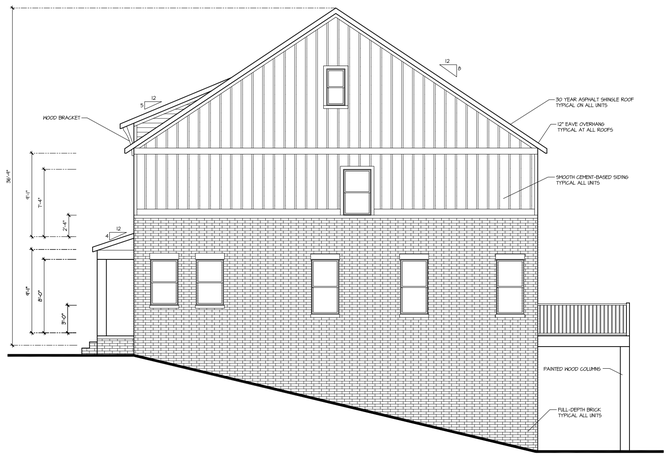
SHEET NO:
PODF.3



left - C



Hapeville Town Homes
DR Horton
Pod F Units 20-25



right - C



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.

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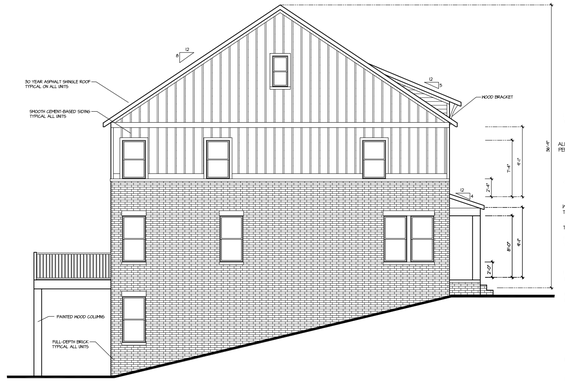
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 2
EXTERIOR ELEVATIONS

PRINT DATE:
Jan 04, 2022

SHEET NO:
PODF.4

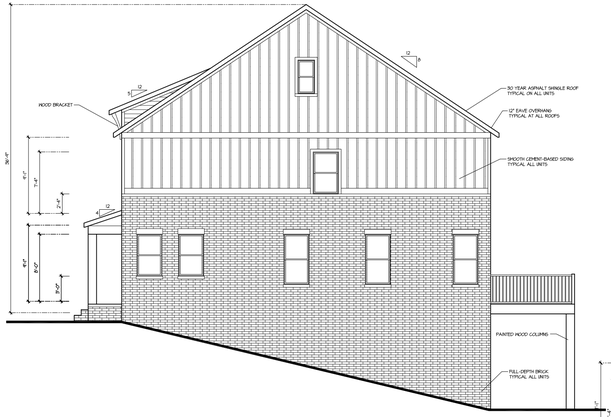


left - C



C A C B C A C

Hapeville Town Homes
DR Horton
Pod F Units 26-32



right - C



B A C B C A B

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

DR HORTON

MODEL 'ASBURY 1 PLAN'
MODEL 'ASBURY 2 PLAN'

(DESIGN SUBMITTAL)

REVISED ELEVATIONS

NO.	DATE:	REVISION:
1	09.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.
CLIENTS NAME:

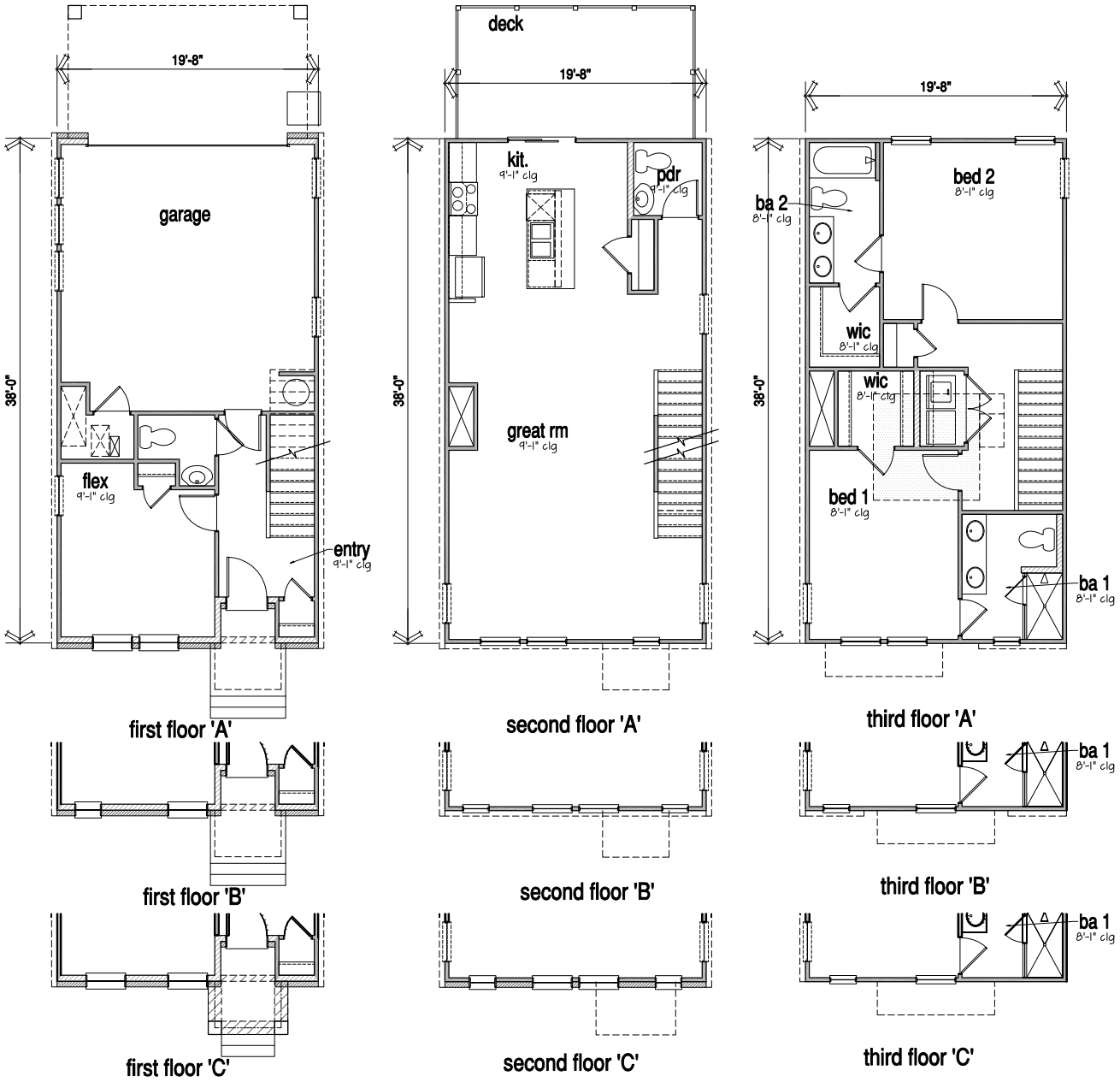
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
September 08, 2025

SHEET NO:
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'MODEL ASBURY I' SQUARE FOOTAGES

AREA	ELEV 'A', 'A2'	ELEV 'B', 'B2'	ELEV 'C'
1st FLOOR	336 SF	336 SF	336 SF
2nd FLOOR	702 SF	702 SF	702 SF
3rd FLOOR	748 SF	748 SF	748 SF
TOTAL LIVING	1786 SF	1786 SF	1786 SF
GARAGE	348 SF	348 SF	348 SF
PORCH / STOOP	35 SF	35 SF	35 SF
DECK	180 SF	180 SF	180 SF

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

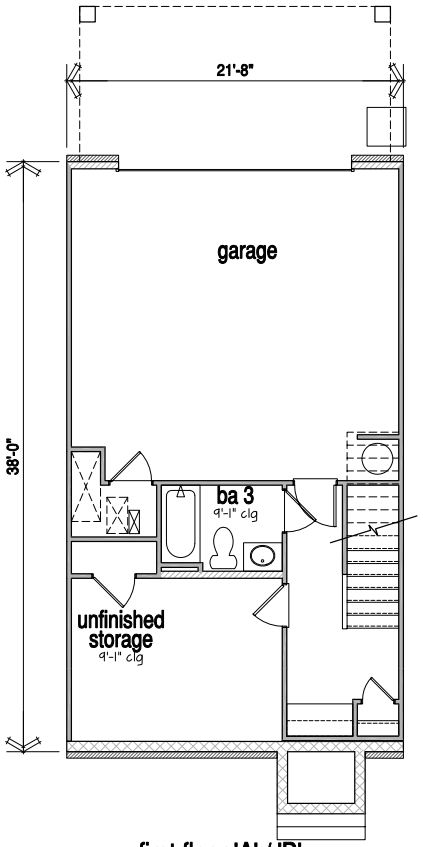
D·R·HORTON America's Builder

PROJECT NO: GMD-GA21025

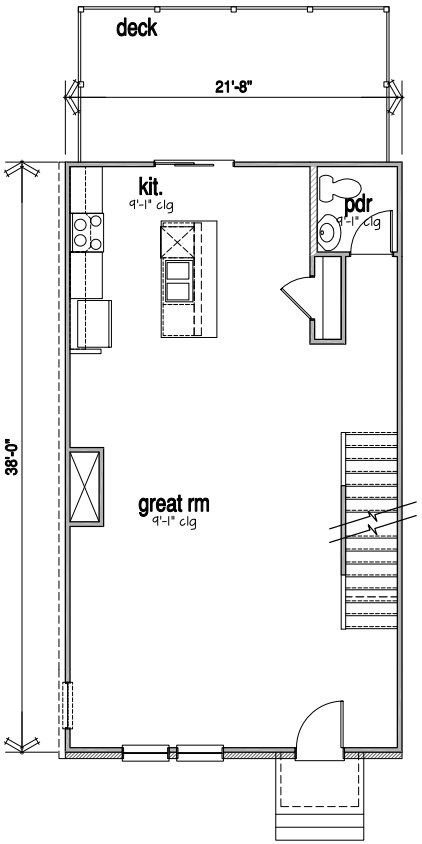
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ASBURY 1 PLAN FLOOR PLANS

PRINT DATE:
September 08, 2025

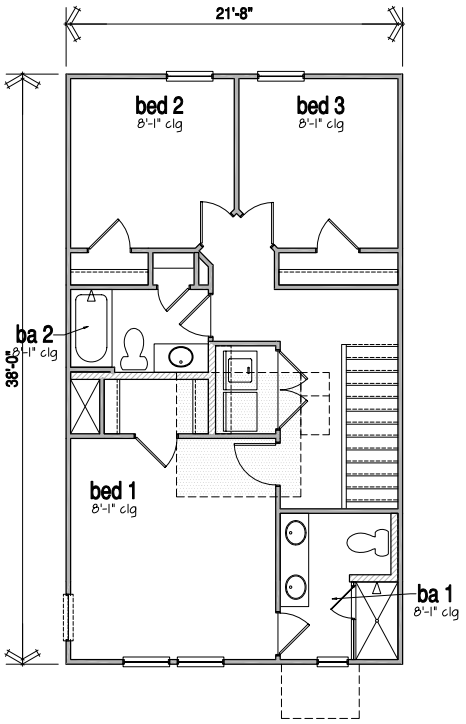
SHEET NO:
F.P.



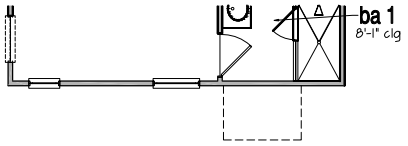
first floor 'A' / 'B'



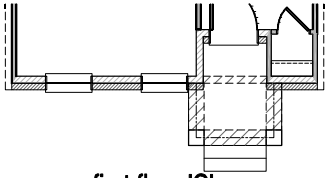
second floor 'A' / 'B'



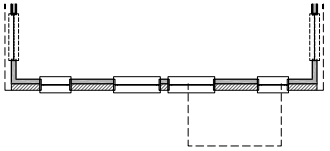
third floor 'A'



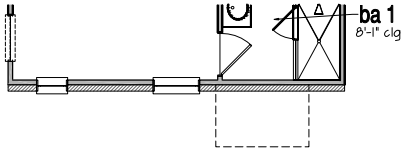
third floor 'B'



first floor 'C'



second floor 'C'



third floor 'C'

'MODEL ASBURY 2' SQUARE FOOTAGES

AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	182 SF	182 SF	182 SF
2nd FLOOR	778 SF	778 SF	778 SF
3rd FLOOR	824 SF	824 SF	824 SF
TOTAL LIVING	1784 SF	1784 SF	1784 SF
GARAGE	440 SF	440 SF	440 SF
UNFINISHED STORAGE	160 SF	160 SF	160 SF
PORCH / STOOP	23 SF	23 SF	24 SF
DECK	200 SF	200 SF	200 SF

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

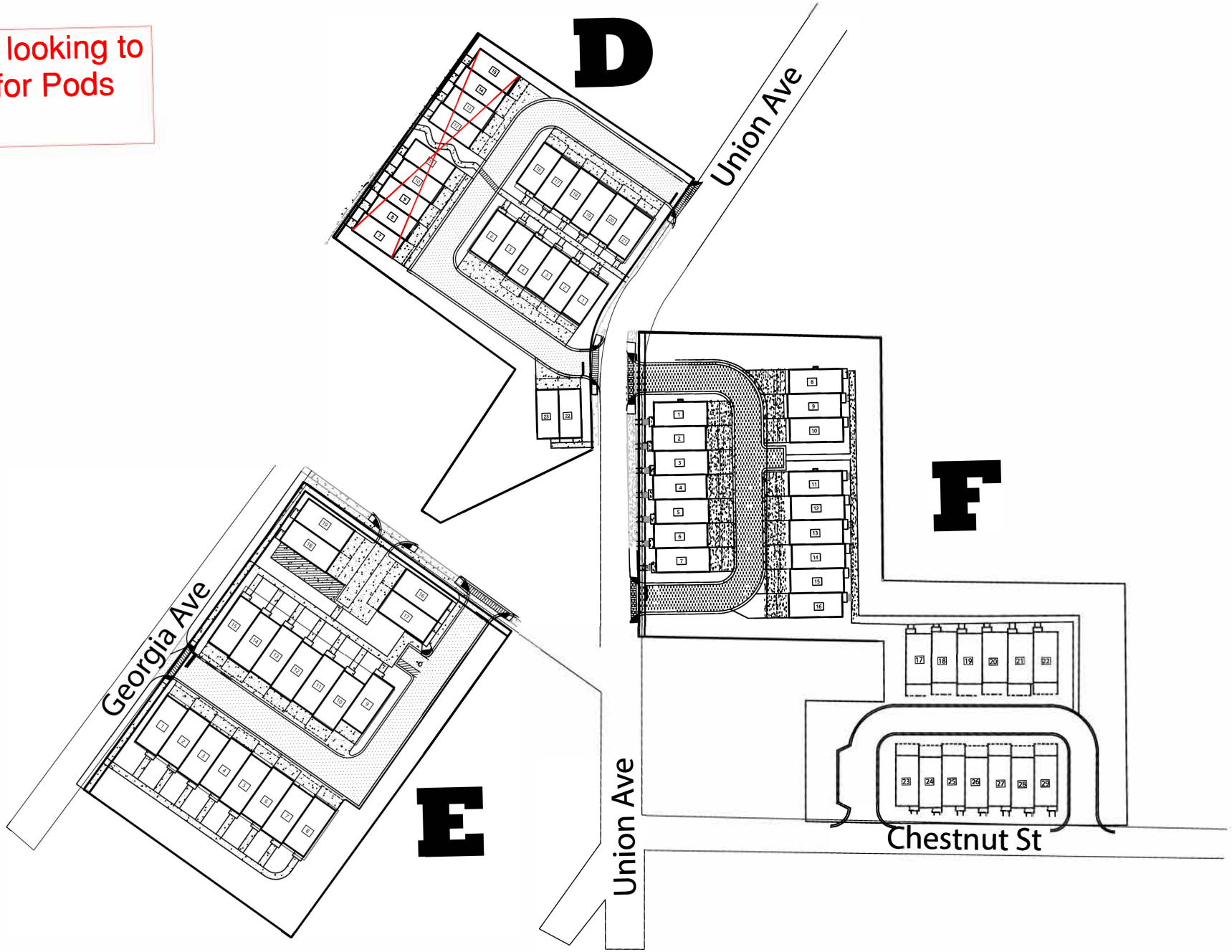
PROJECT NO: GMD-GA21025

SHEET TITLE:
ASBURY 2 PLAN FLOOR PLANS

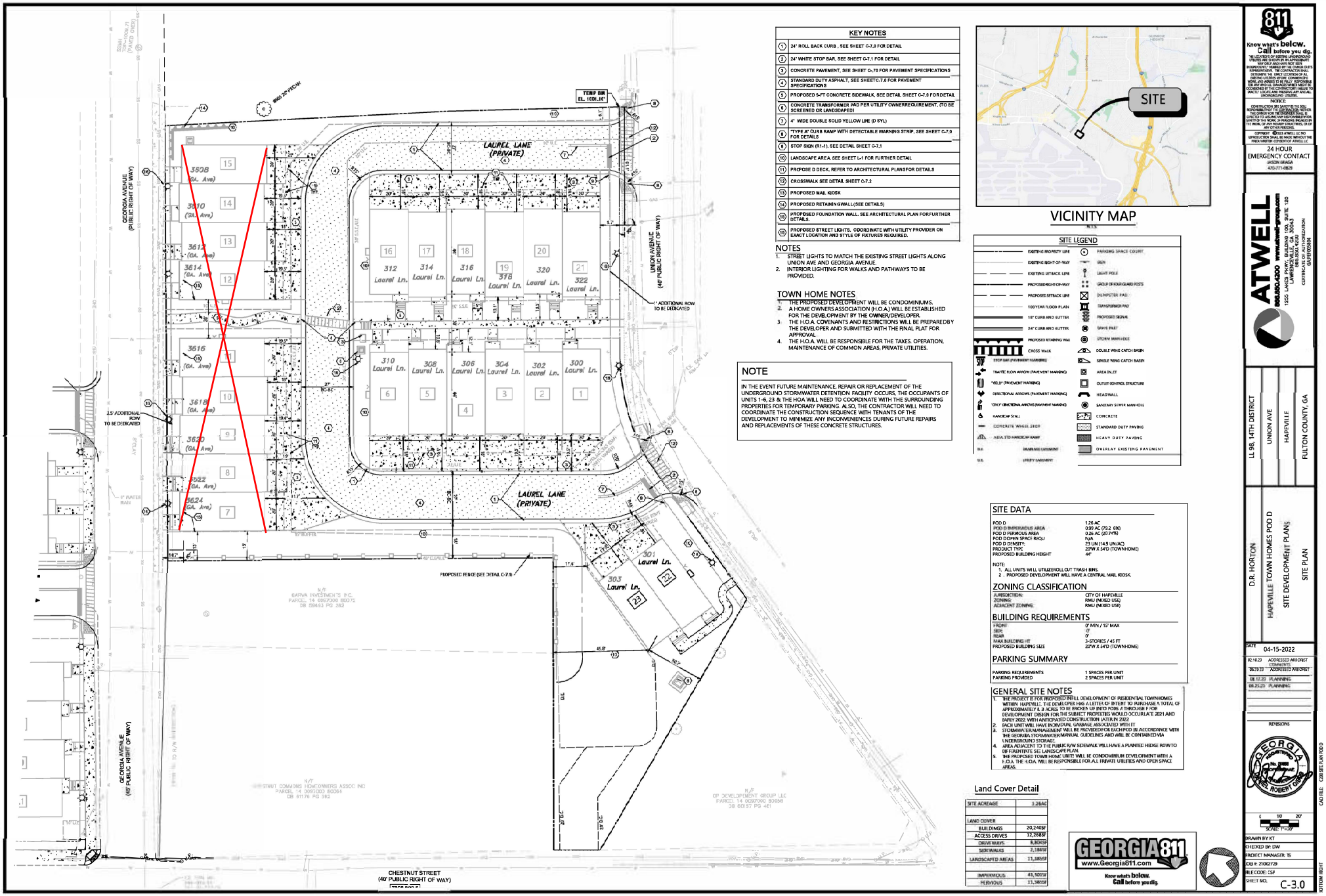
PRINT DATE:
September 08, 2025

SHEET NO:
F.P. (2)

DR Horton is only looking to revise elevations for Pods D, E and F.



Pod D: Units 7-15 excluded from design revisions due to already in permit process.



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	PROPOSED 5-FT CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNERREQUIREMENT. (TO BE SCREENED OR LANDSCAPED)
7	4' WIDE DOUBLE SOLID YELLOW LINE (D SYL)
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	PROPSE D DECK, REFER TO ARCHITECTURAL PLANSFOR DETAILS
12	CROSSWALK SEE DETAIL SHEET C-7.2
13	PROPOSED MAIL KIOSK
14	PROPOSED RETAININGWALL (SEE DETAILS)
15	PROPOSED FOUNDATION WALL. SEE ARCHITECTURAL PLAN FORFURTHER DETAILS.
16	PROPOSED STREET LIGHTS. COORDINATE WITH UTILITY PROVIDER ON EXACT LOCATION AND STYLE OF FIXTURES REQUIRED.

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 PREPAREDBY 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

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
AREA STD HANDICAP RAMP
DRAINAGE EASEMENT
UTILITY EASEMENT
PARKING SPACE COUNT
SIGN
LIGHT POLE
GROUP OF FOUR GUARD POSTS
DUMPSTER PAD
TRANSFORMER PAD
PROPOSED SIGNAL
SPARE 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 D	1.26 AC
POD D IMPERVIOUS AREA	0.99 AC (79.2 6%)
POD D PERVIOUS AREA	0.26 AC (20.74%)
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 UN (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

NOTE:
1. ALL UNITS WILL UTILIZEROLL 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 6 .9 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCURLATE 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 EACHPOD BY 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 A.L PRIVATE UTILITIES AND OPEN SPACE AREAS.

Land Cover Detail

SITE ACREAGE	1.26AC
LAND COVER	
BUILDINGS	20,240SF
ACCESS DRIVES	12,268SF
DRIVE WAYS	8,804SF
SIDEWALKS	2,186SF
LANDSCAPED AREAS	23,385SF
IMPERVIOUS	43,521SF
PERVIOUS	23,385SF

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

811 Know what's below. Call before you dig.

24 HOUR EMERGENCY CONTACT
JASON GRAGA
470-777-0829

ATWELL
800.880.4300 www.atwell-group.com
1225 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA FIRM 001604

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

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

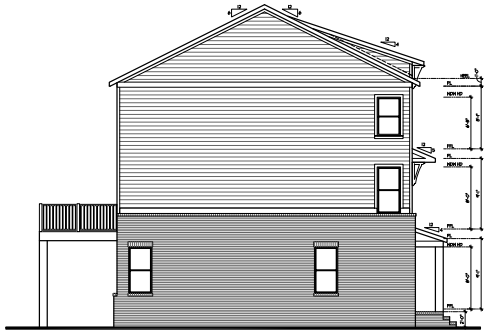
DATE 04-15-2022

02.10.23	ADDRESSED AIRPORT COMMENTS
06.29.23	ADDRESSED AIRPORT
08.17.23	PLANNING
09.25.23	PLANNING

REVISIONS

SCALE: 1"=20'

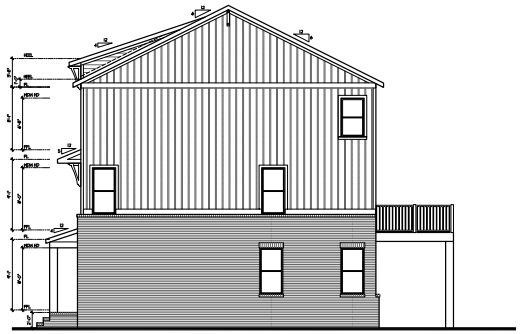
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CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21007729
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SHEET NO. C-3.0
CAD FILE: C:\00 SITE PLAN POD D



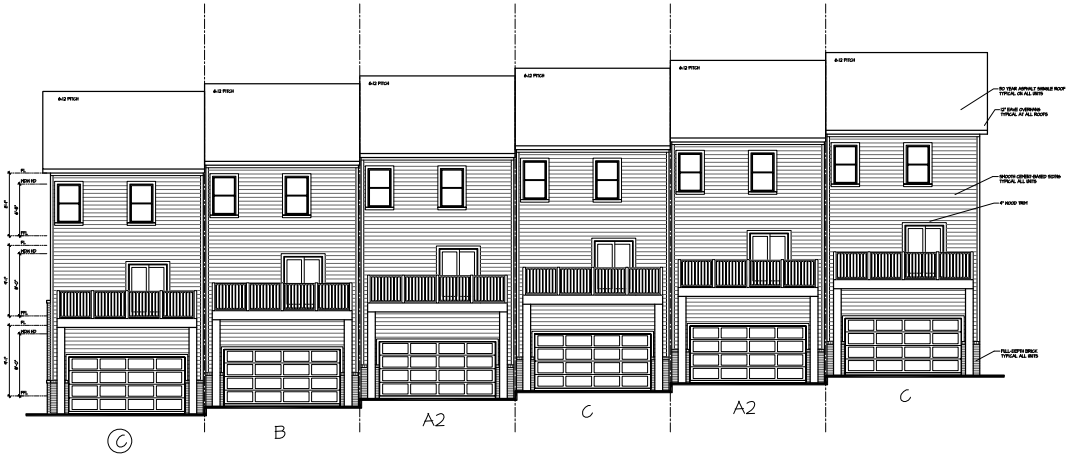
left - C



Hapeville Town Homes
DR Horton
Pod D Units 16-21



right - C - street



Hapeville Town Homes
DR Horton
Pod D Units 16-21

NO:	DATE:	REVISION:
1	09.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

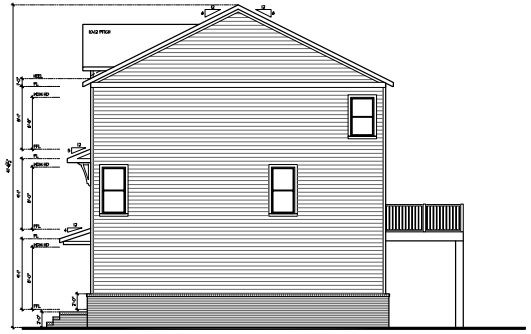
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PODD



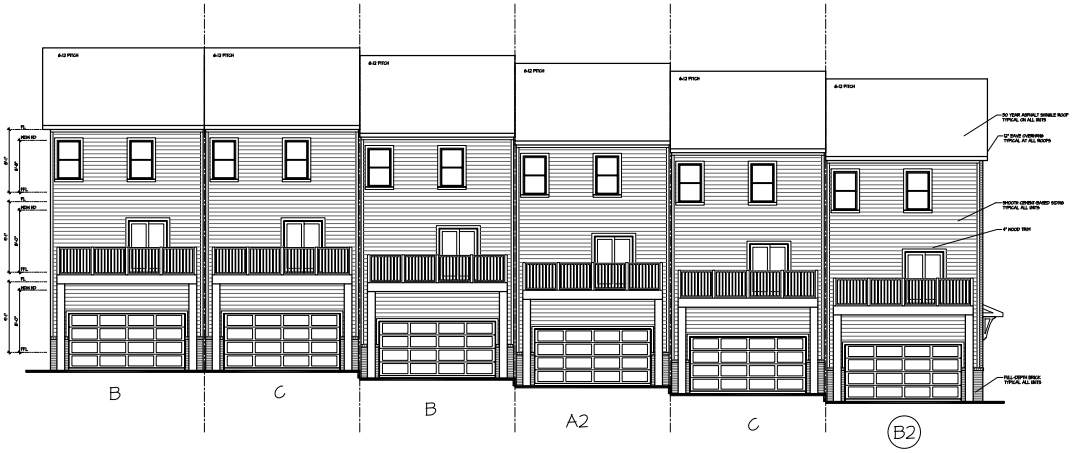
left - B2 - street



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:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

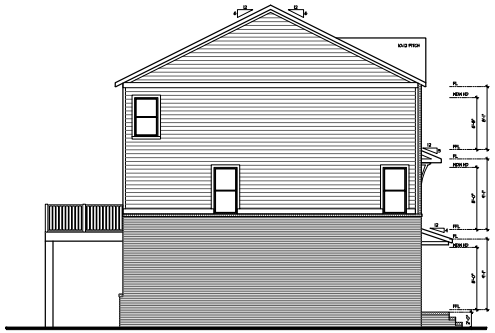
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

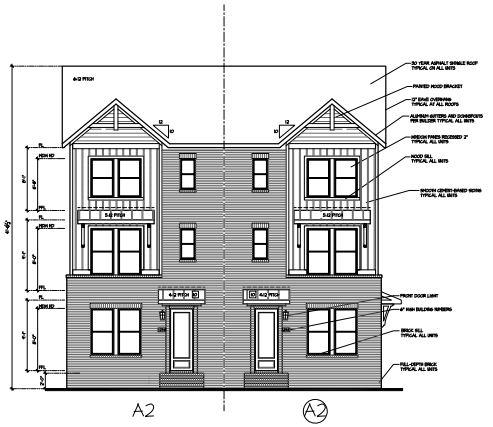
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODD.1

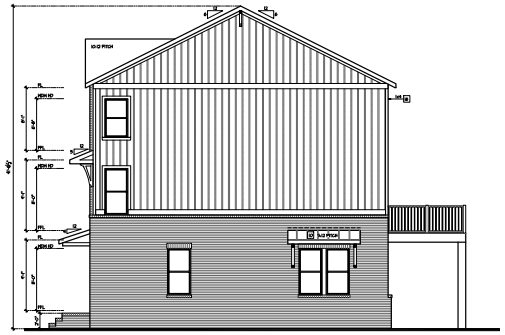


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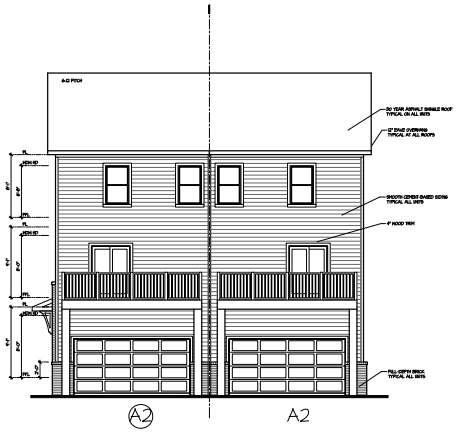


A2 (A2)

Hapeville Town Homes
DR Horton
Pod D Units 22-23



right - A2- street



(A2) A2

Hapeville Town Homes
DR Horton
Pod D Units 22-23

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

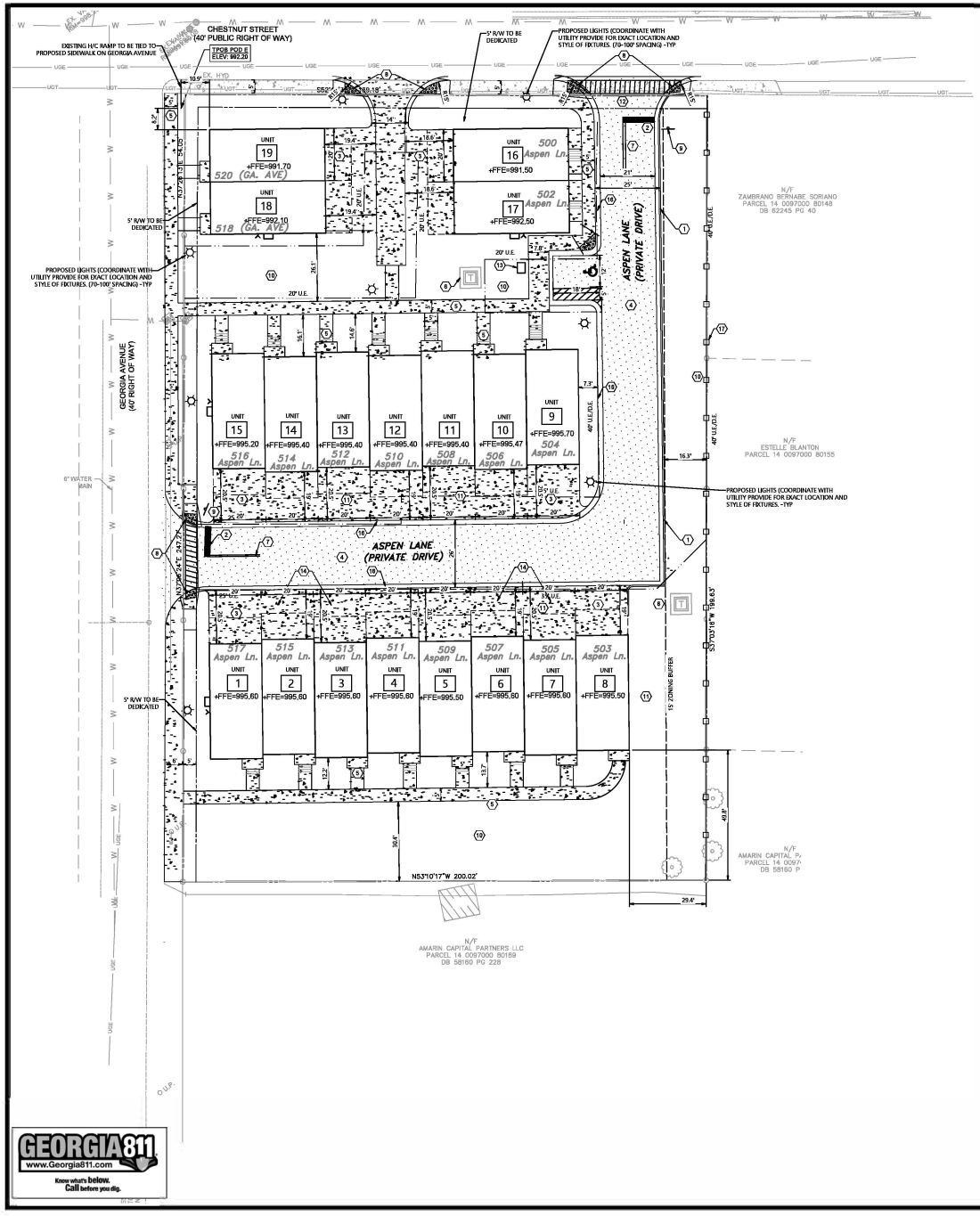
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODD.2



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	PROPOSED 5-FT CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
6	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT. (LANDSCAPING AND SCREENING REQUIRED)
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	OMITTED
16	ROLLED CURB AND GUTTER. SEE SHEET C-7.1 FOR DETAIL
17	FENCE 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.



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
A.D.A. 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 E	1.36 AC
POD E IMPERVIOUS AREA	0.85 AC (60.71%)
POD E PERVIOUS AREA	0.50 AC (39.29%)
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 REQUIRMENTS	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.
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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.

LAND COVER	
BUILDINGS	16,720SF
ACCESS DRIVES, LOADING & HC PARKING	9,197SF
DRIVEWAYS	6,128SF
SIDEWALKS	3,921SF
LANDSCAPED AREAS	23,276SF
IMPERVIOUS	35,966SF
PERVIOUS	23,276SF

811 Know what's below. Call before you dig.

24 HOUR EMERGENCY CONTACT
JASON BRAGA
470-777-0829

ATWELL
678.420.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
LIC# PE010204

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

03.14.23	ADDRESSED ARBORIST COMMENTS
04.20.23	ADDRESSED ARBORIST COMMENTS
05.12.23	ADDRESSED ARBORIST COMMENTS
06.13.23	ADDRESSED ARBORIST COMMENTS
06.29.23	ADDRESSED ARBORIST COMMENTS
08.17.23	PLANNING COMMENTS

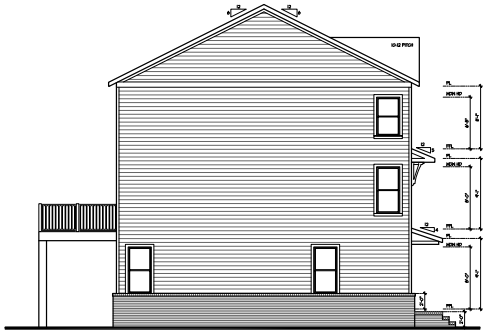
REVISIONS

GEORGIA REGISTERED No. 3088 PROFESSIONAL ENGINEER RACHEL ROBERT GRIER

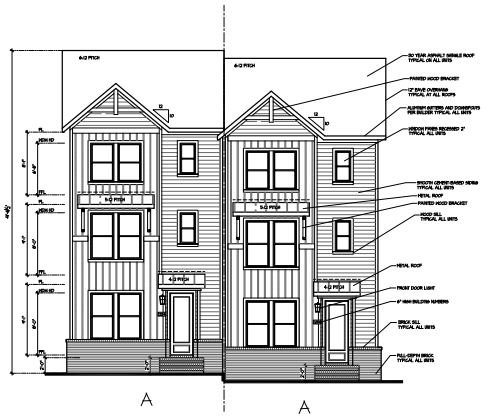
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SCALE: 1"=20'

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

CAD FILE: C:\DOCS\PE PLAN POD E

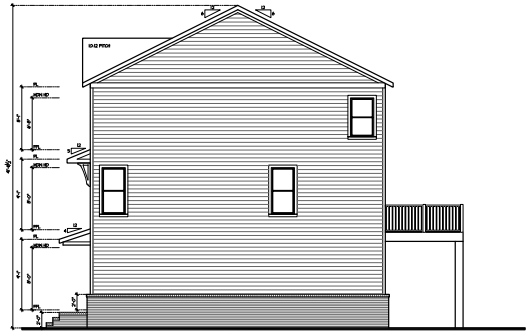


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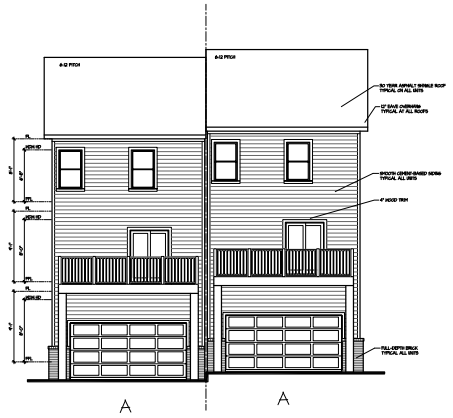


A A

Hapeville Town Homes
DR Horton
Pod E Units 16-17



right - A



A A

Hapeville Town Homes
DR Horton
Pod E Units 16-17

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

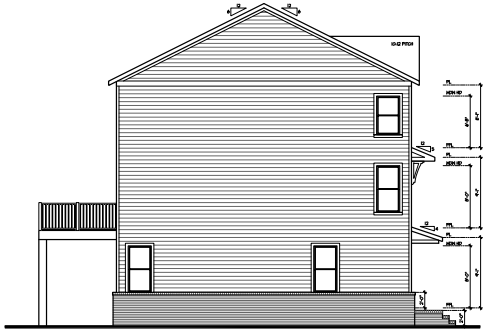
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD-GA21025

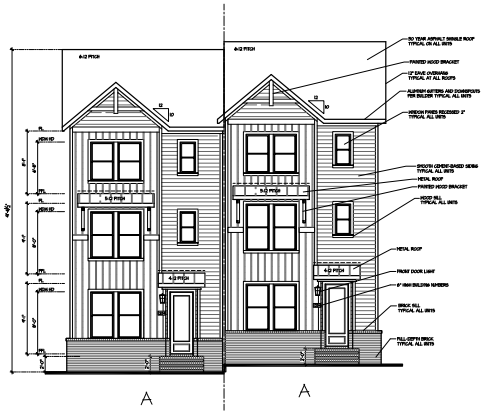
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODE

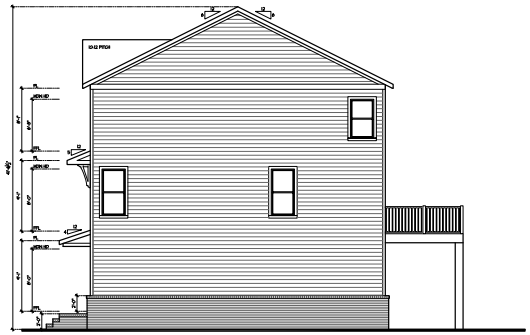


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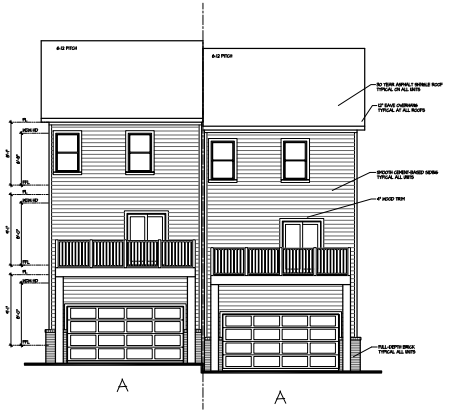


A A

Hapeville Town Homes
DR Horton
Pod E Units 18-19



right - A



A A

Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

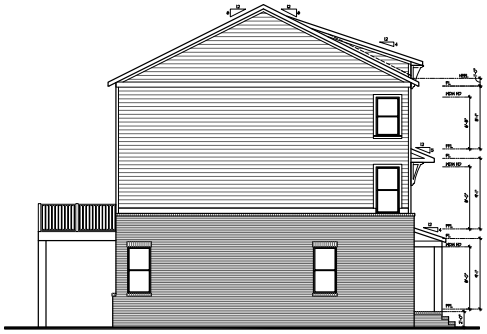
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

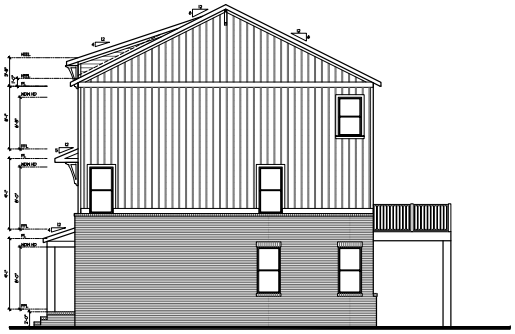
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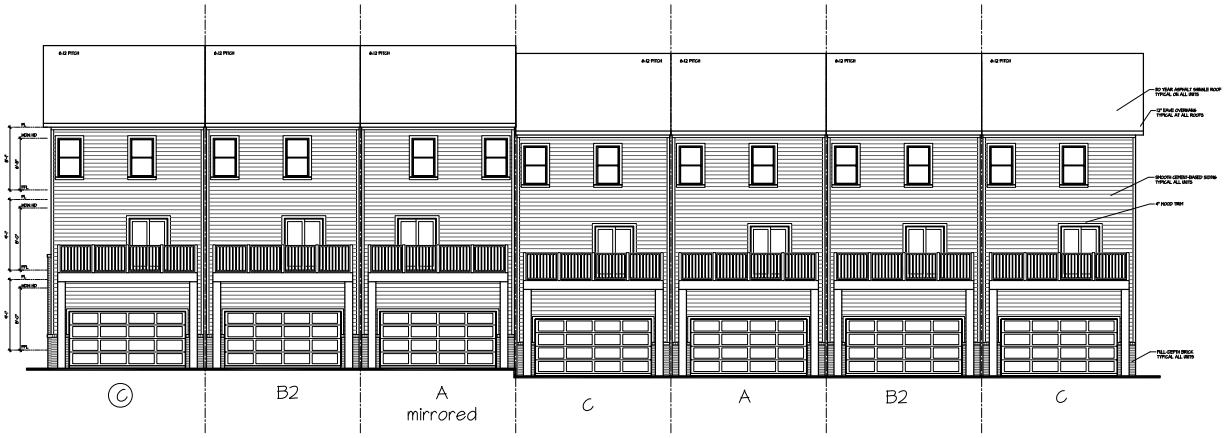
left - C



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:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

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

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODE.2



Hapeville Town Homes
DR Horton
Pod E Units 1-8



Hapeville Town Homes
DR Horton
Pod E Units 1-8

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

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

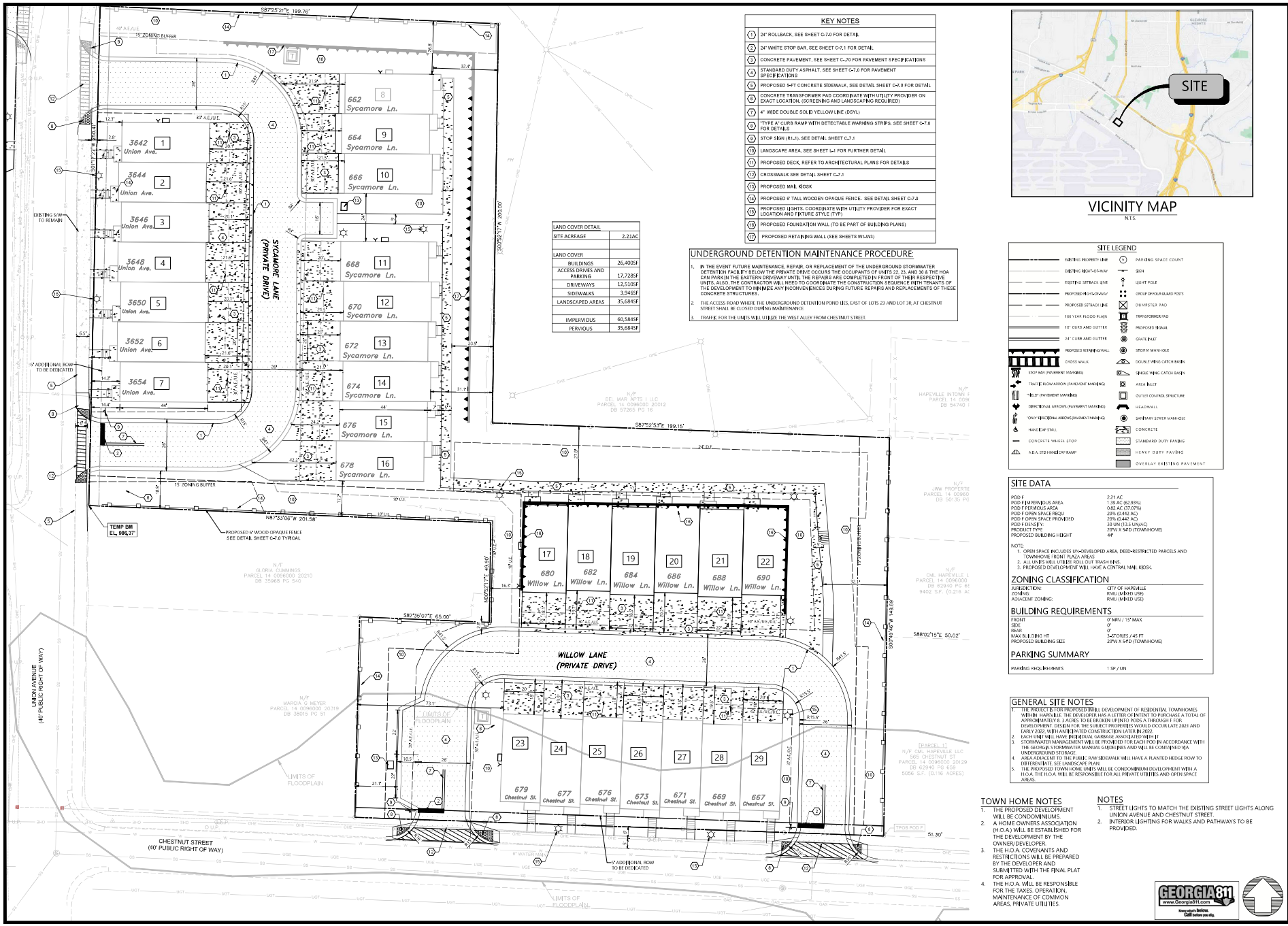
PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODE.3

Pod F



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)

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

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)
"HELP" (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:	RWL (MIXED USE)
ADJACENT ZONING:	RWL (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.

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.

Know what's below. Call before you dig.
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NOTICE
CONSTRUCTION OBSERVATION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY AND RESPONSIBLE FOR AND IN CHARGE OF ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS OTHERWISE SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS OR ANY APPLICABLE LAWS, CODES, RULES OR REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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24 HOUR EMERGENCY CONTACT
JASON BRAGA
470-777-0829

ATWELL
(877) 638-8300 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043

CERTIFICATE OF AUTHORIZATION
GA FIRM 001604

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

6-18-21 PLANNING COMMENTS

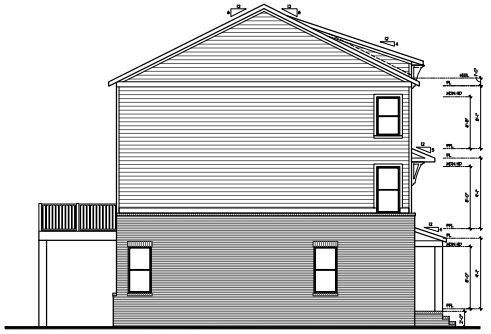
REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 30288 ROBERT GRIFFIN

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: C:\SITE PLAN POD F

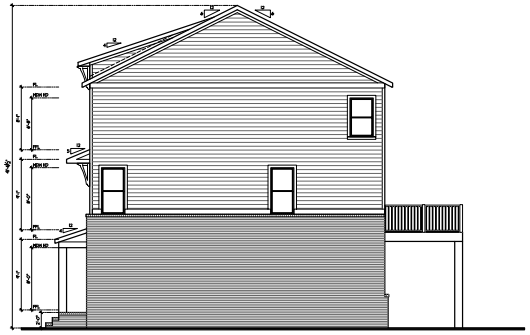


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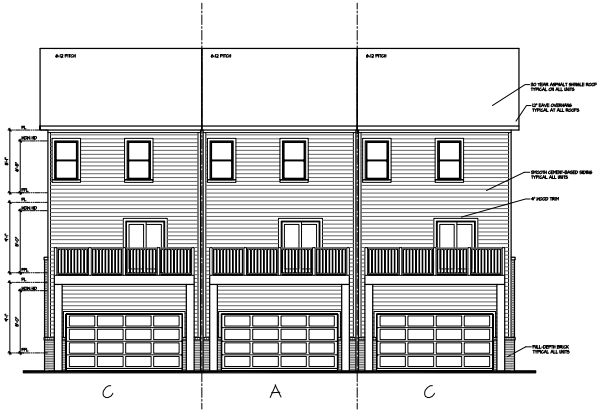


C A C

Hapeville Town Homes
DR Horton
Pod F Units 8-10



right - C



C A C

Hapeville Town Homes
DR Horton
Pod F Units 8-10

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

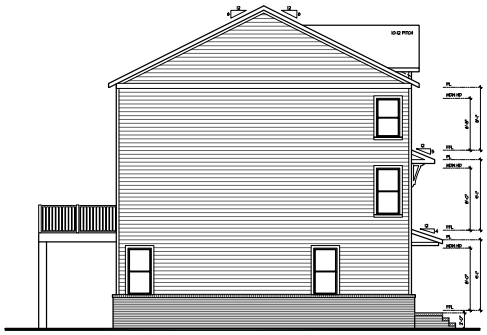
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

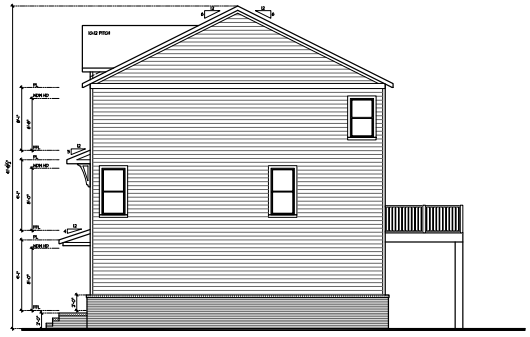
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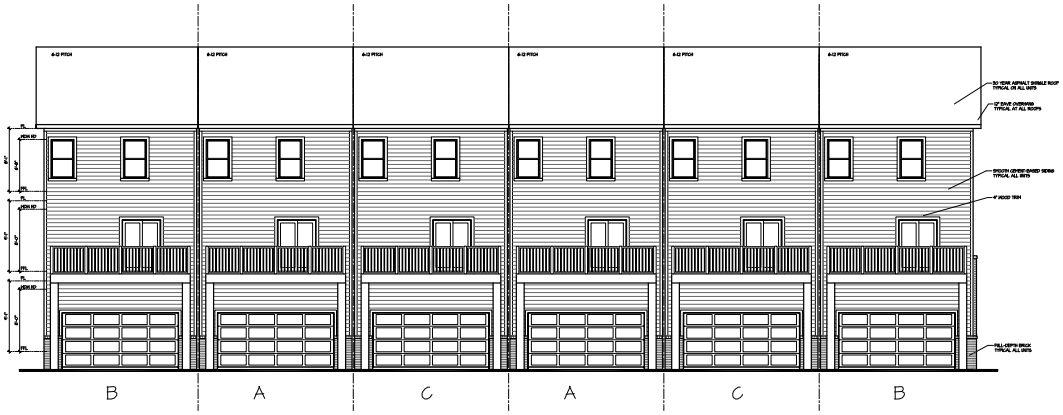
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Hapeville Town Homes
DR Horton
Pod F Units 11-16



right - B



Hapeville Town Homes
DR Horton
Pod F Units 11-16

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

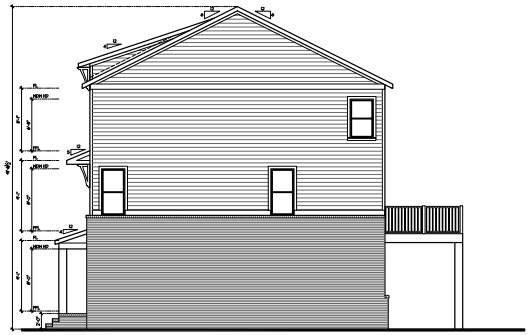
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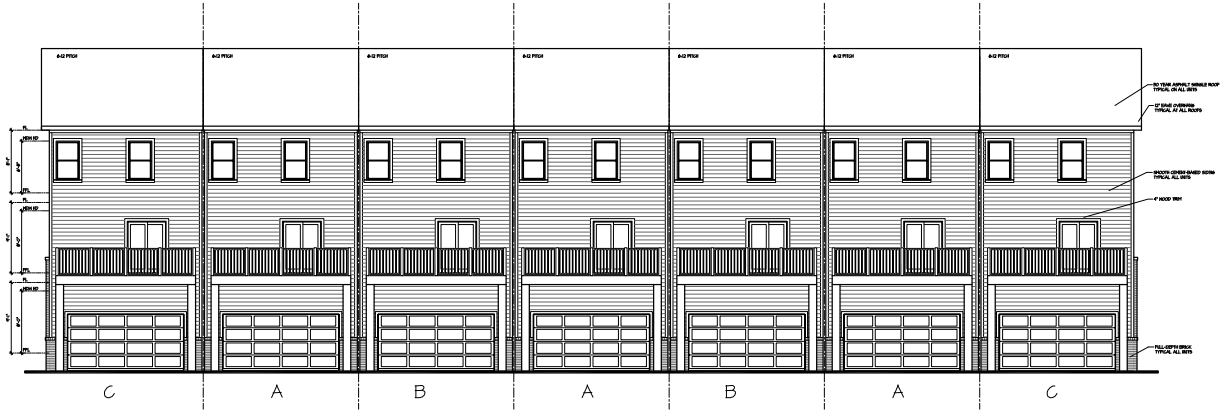
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Hapeville Town Homes
DR Horton
Pod F Units 23-29



right - C



Hapeville Town Homes
DR Horton
Pod F Units 23-29

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

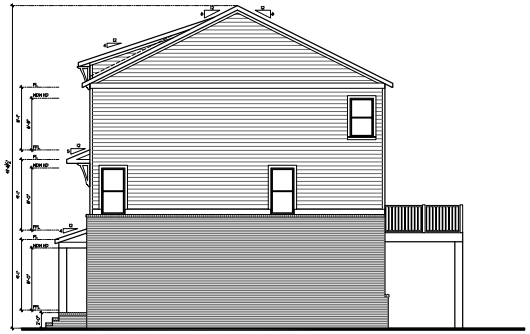
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Hapeville Town Homes
DR Horton
Pod F Units 1-7



right - C



Hapeville Town Homes
DR Horton
Pod F Units 1-7

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

CLIENTS NAME:

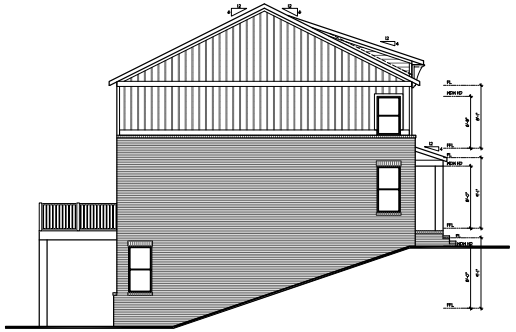
D·R·HORTON
America's Builder

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 1
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PRINT DATE:
September 08, 2025

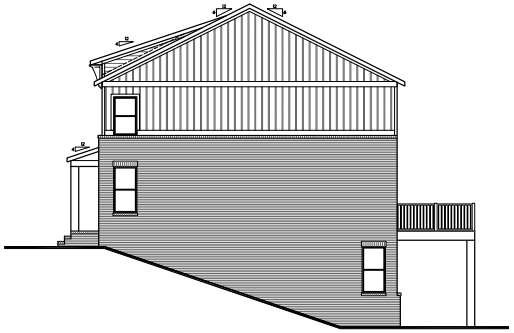
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PODF.3



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Hapeville Town Homes
DR Horton
Pod F Units 17-22



right - C



Hapeville Town Homes
DR Horton
Pod F Units 17-22

NO:	DATE:	REVISION:
1	04.08.22	FIRST SUBMITTAL

PROFESSIONAL SEAL:

PROJECT TITLE:
Hapeville TH's

Atlanta Div.

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

PROJECT NO: GMD-GA21025

SHEET TITLE:
PLAN 2
EXTERIOR ELEVATIONS

PRINT DATE:
September 08, 2025

SHEET NO:
PODF.4

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	October 10, 2025
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 3046 Gordon Circle**
Philip	

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

BACKGROUND

The City of Hapeville has received a design review application from Philip Belt to build a one-story single-family home on a lot located at 3226 Dogwood Drive. Per the application, the 3,416 SF dwelling will have three bedrooms and three bathrooms a front porch, and a rear entry attached garage. A house was recently demolished that had been on the site. Proposed materials are hardiplank, asphalt shingles, and brick for foundation façade.

The property is zoned R-1 Single Family and is subject to the Neighborhood Conservation Area section 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: There is no sidewalk. See end of report for recommendation.

(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 approved by the City with Arborist.

(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:

(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: .

(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: Railing style deviates from requirements. Design exception requested.

(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

(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:

FINDINGS

Railing deviates from standard. Design exception requested.
No sidewalk. Design exception requested. See next page for evaluation criteria.

Sidewalk Evaluation

1. Type of development
    a. Commercial/Retail/Industrial: yes
    b. Mixed use: yes
    c. Multi-family: Yes
    d. Townhomes: Yes
    e. Higher density: Yes
    f. Master plan: Yes
    g. Single family residential: possible
2. Priority streets
    a. Is the SFD located on one of the City's major or minor arterial streets? **No**
3. Proximity to schools
    a. Is the SFD located within ¼ of a mile from a school? **No**
4. Proximity to transit
    a. Is the SFD located within ¼ of a mile from a bus stop or other transit? **No**
5. Proximity of existing sidewalks
    a. Are there sidewalks on the same side of the street already? **No**
    b. Is there a complete or nearly complete sidewalk on the other side of the street? **No**
6. Conflict with utilities
    a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
7. Conflict with tree conservation
    a. Does the construction of the sidewalk adversely affect landmark trees in good health? **No**.
8. Other
    a. Are there other considerations that should be evaluated for the installation of a sidewalk? **No.**

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/1/25

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: Philip B. Belt Jr **Contact Number:** [redacted]

Applicants Address: 625 Mary Lee St. St. Simons Island, GA 31522

E-Mail Address: [redacted] **Zoning Classification:** R-1

Address of Proposed Work: 3046 Gordon Circle Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020506

Property Owner: Philip B Belt Jr & Kim Childs Belt **Contact Number:** [redacted]

Project Description (including occupancy type): New Single-Family Residential Construction

Contractors Name: Shannon Short **Contact Number:** [redacted]

Contact Person: Same **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.

PB Belt
Applicants Signature

9/30/25
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: 2170

Total Square Footage of existing building: N/A

Estimated Cost of Construction: $200/sqft

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

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

brick
cement-board siding
board & batten siding
wood (or wood-like) shutters

Will any trees be removed to accommodate the project?

See Tree Conservation Plan

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

imagine Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

✓ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

✓ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

✓ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

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

✓ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Philip B. Belt Jr	P B Belt	9/30/25
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.

Deed Book 68787 Page 601
Filed and Recorded 03/27/2025 12:14:00 PM
2025-0126604
Real Estate Transfer Tax $210.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

After recording, please return to:
BURGESS TITLE & ESCROW, LLC
2330 PATRICK HENRY PKWY.
SUITE #350
MCDONOUGH, GA 30253
File #25-1350

PARCEL #14-0099-0002-050-6

STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE is made this **27TH** day of **MARCH, 2025** by and between **ZAM ZAM MANAGEMENT LLC,** a Georgia limited liability company (hereinafter called **"Grantor"**); and **PHILIP B. BELT, JR. and KIM CHILDS BELT,** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976. P. 1438 AND 1439 (O.C.G.A. SECTION 44-6-190) (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration , the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in **FULTON** County, Georgia, being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 11, BLOCK E, HAPPY HOMES SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 27, PAGE 51, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in fee simple.

THIS CONVEYANCE IS made subject to all easements, covenants and restrictions of record.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal to execute this indenture, and to deliver this indenture to Grantee, the day and year first written above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARIAL SEAL)

WILLIAM A MILLER NOTARY PUBLIC CLAYTON COUNTY, GEORGIA COMMISSION EXPIRES DECEMBER 03, 2025

GRANTOR:
ZAM ZAM MANAGEMENT LLC,
a Georgia limited liability company

BY _____
NAME: MOHAMMED ZAIN HASSAN
ITS: AUTHORIZED SIGNOR

SEE THE CORPORATE RESOLUTION ATTACHED HERETO AS EXHIBIT "A"

dotloop signature verification: dtlp.us/mtUg-U8D0-TMgD

EXHIBIT "A"

WRITTEN RESOLUTION
OF ZAM ZAM MANAGEMENT LLC
IN LIEU OF A MEETING

The undersigned, being the sole member (the "Member") of **ZAM ZAM MANAGEMENT LLC** a Georgia limited liability corporation (the "Company"), hereby takes the following actions by executing this written resolution effective for all purposes as of the date hereof and hereby directs that this resolution (this "Resolution") be filed with the minutes of the Company.

WHEREAS, it is deemed to be in the best interests of the Company, and its members, to sell that certain properties located at, **3046 GORDON CIRCLE, HAPEVILLE GA 30354** which is more particularly described in Exhibit "A" and attached to this resolution.

WHEREAS, the members of the company appoint **MOHAMMED ZAIN HASSAN** as Authorized Signor for this particular transaction to execute the closing documents necessary for the **SALE** of said property; and

NOW THEREFORE, BE IT RESOLVED, that the Company may take all steps necessary to **SALE** the property, including the execution of closing documents, Warranty Deeds and Affidavits to **SELL** of said properties; and

FURTHER RESOLVED, that the Manager of the Company is hereby directed to file a copy of this Consent with the minutes of the proceedings.

IN WITNESS WHEREOF, the undersigned have consented this 26 TH day of MARCH, 2025.

ZAM ZAM MANAGEMENT LLC

Waqar Muhammad dotloop verified 03/27/25 2:25 AM AST EJ1J-0VBW-NRPH-DHEZ (SEAL)

BY: WAQAR MUHAMMAD
ITS: SOLE MEMBER

3046 Gordon Circle Landscape Plan

The owners, Phil and Kim Belt, plan to keep the initial landscaping simple.

1. Details for tree protection and replacement are contained in the Tree Conservation Plan.
2. There will be some combination of ground cover or dwarf-style shrubs planted where the finished elevation extends below the house floor level. The owners do not want appreciable shrubbery height around the perimeter of the house.
3. Once any new trees have been planted, there may be some islands installed.
4. Exposed areas of the rest of the yard will be planted with sod.

Tree Retention and Landscape Plan, 3046 Gordon Circle

Trees greater than 3” DBH known to remain include a 12” Japanese Maple (#6) and 14” Hardwood (#12). Even though the grading required is not very significant, three trees greater than 3” are in close proximity and may require removal. These include an 8” cedar (#10), a 14” Oak (#1) and a 10” hardwood (#11) identified as a Cherry but believed to be a Dogwood. Although the location of #11 is shown on the site plan as getting 18 - 24” of fill, we will, during grading, evaluate possibility of a similar sized temporary or permanent 180 degree retaining wall. Tree density will be between 0.26 and 0.58.

There are four existing trees that are greater than 3” at grade (approx. 10-12”) but are multi-stemmed at DBH so do not have a diameter listed on the site plan. Nos. 2 and 3 will be removed because of root system damage that will occur during driveway removal and grading. Nos. 4 is a mature Crepe Myrtle that will be retained. No. 5 is identical to No. 4 and will be moved approximately 15’ ESE of its current location.

Photos of 3046 Gordon Circle



From NE corner across to SW corner



From inside south property line looking to NE corner, two multi-stem cedars on the right and in the center the 16” boundary oak



From inside west property line looking to SE corner showing two Crape Myrtles



Near SW corner, 7” Fir tree



Along west property line to NW corner, showing 9” Dogwood and 17” (vine-covered) Tallow



Along the west property line looking towards Gordon Circle



Looking from inside NW corner to North Gordon Circle
showing two cedars and Crape Myrtle



Looking south to Gordon Circle from in front of north property line,
showing foliage cover from limbs of boundary trees and large
overstory trees in Cofield Park across Gordon Circle



Looking across the center of the lot showing the 9” dogwood

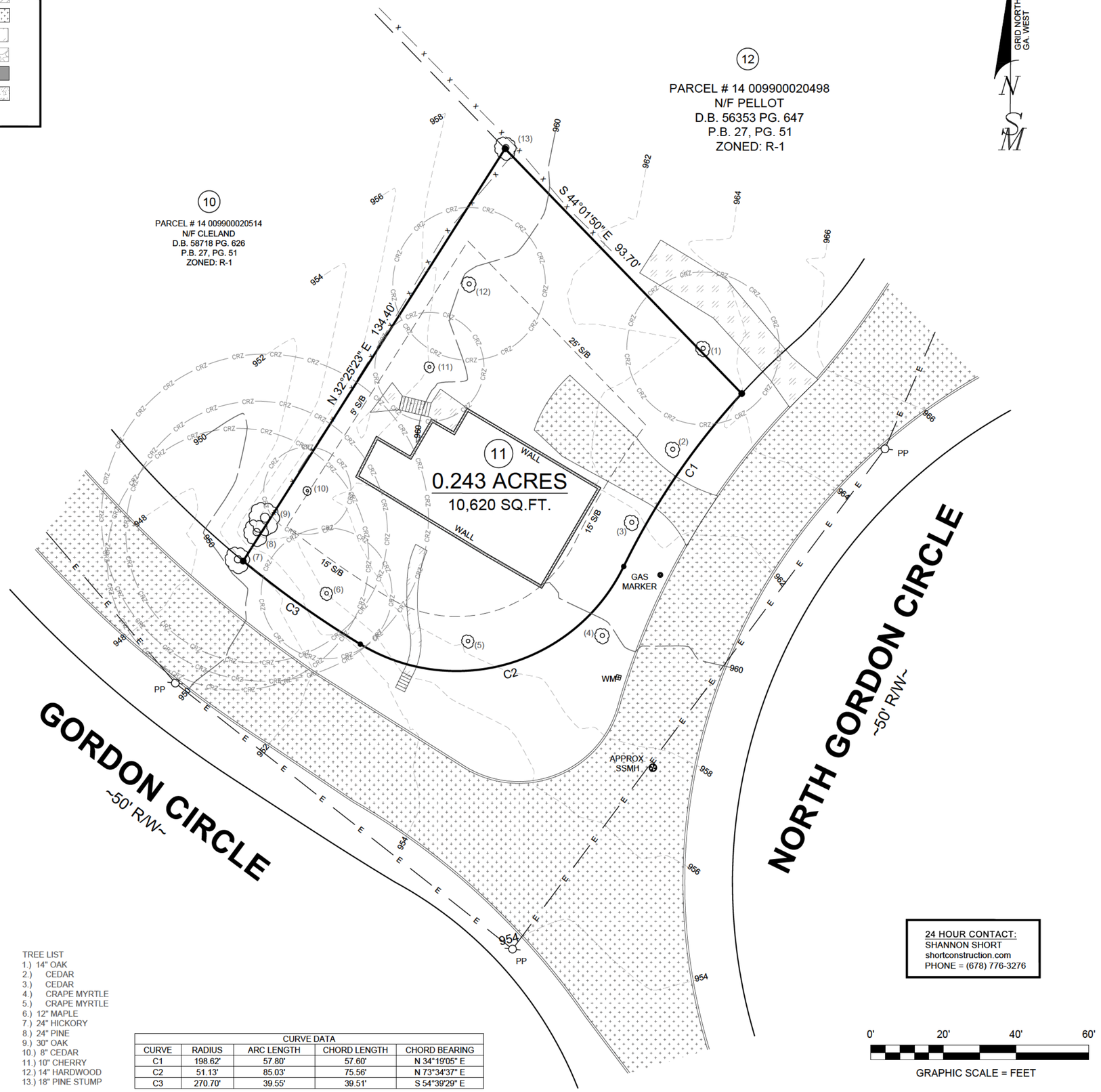


From center of lot to SW corner showing Japanese Maple straight away and Boundary Trees to right

LEGEND

WOODEN POWER POLE:
EX. OVERHEAD POWER LINES: — E —
EX. FENCE: — x — x —
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
R/W = RIGHT OF WAY

SURFACE FLOW DIRECTION:
SILT FENCE: — SF — SF —
LIMITS OF DISTURBANCE: — LD — LD — LD — LD —
EX. BUILDING:
EX. ASPHALT:
EX. CONCRETE:
EX. GRAVEL:
PROPOSED BUILDING:
PROPOSED CONCRETE:



GENERAL NOTES:

PARCEL: # 14 009900020506

OWNER: PHILIP B. BELT, JR. AND KIM CHILDS BELT

ADDRESS: 3046 GORDON CIRCLE
ATLANTA, GA 30354

AREA: 0.243 ACRES / 10,620 SQ. FT.

DEED BOOK 68299, PAGE(S) 601-603
FILED/RECORDED: MARCH 27, 2025

HAPPY HOMES S/D
LOT 11, BLOCK "E"
PLAT BOOK 27, PAGE 51
DATED: AUGUST 5, 1944

ZONED: R-1
MINIMUM LOT AREA: 6,750 SQ. FT.
MINIMUM LOT FRONTAGE: 50'
MINIMUM HEATED FLOOR AREA: 1,000 SQ.FT.
MAXIMUM LOT COVERAGE: 40%
FRONT SETBACK: 15' (CURRENT ZONING)
25' (PER PLAT)
REAR SETBACK: 25'
SIDE SETBACK: 5'

SEWER AND WATER SERVICE PER FULTON COUNTY

NO FLOOD ON PROPERTY AS PER
...MBER 18, 2013

NOTE: THIS REPRESENTS A SITE PLAN ONLY, THEREFORE IS NOT TO BE RECORDED.

TREE LIST
1.) 14" OAK
2.) CEDAR
3.) CEDAR
4.) CRAPE MYRTLE
5.) CRAPE MYRTLE
6.) 12" MAPLE
7.) 24" HICKORY
8.) 24" PINE
9.) 30" OAK
10.) 8" CEDAR
11.) 10" CHERRY
12.) 14" HARDWOOD
13.) 18" PINE STUMP

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	198.62'	57.80'	57.60'	N 34°19'05" E
C2	51.13'	85.03'	75.56'	N 73°34'37" E
C3	270.70'	39.55'	39.51'	S 54°39'29" E

24 HOUR CONTACT:
SHANNON SHORT
shortconstruction.com
PHONE = (678) 776-3276

0' 20' 40' 60'
GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

SITE PLAN FOR:
SHORT CONSTRUCTION, LLC
3046 GORDON CIRCLE
CITY OF HAPEVILLE
LAND LOT 99, 14th. DISTRICT
HENRY COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 05-20-2025 LAND SURVEYOR TIM L. MILLER

PROJECT #:	B25037
SITE PLAN	
DRAWN BY:	PWF
CHECKED BY:	TLM / KSB
SCALE:	1" = 20'
DATE:	05/20/2025
SHEET: 1 OF 1	

RESIDENTIAL SITE PLAN

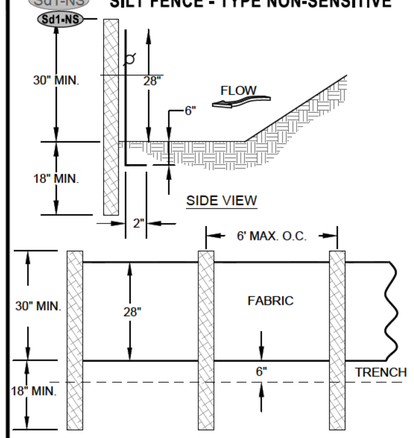
PROJECT: BELT RESIDENCE

APPLICANTS NAME: PHILIP B. BELT, JR. AND KIM CHILDS BELT

NEW CONSTRUCTION - 3046 GORDON CIRCLE - HAPEVILLE, GA 30354

SILT FENCE - TYPE NON-SENSITIVE

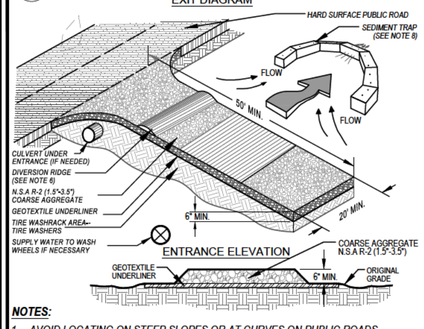
Sd1-NS



NOTE:
USE STEEL POSTS OR WOOD POSTS OR - AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Co CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



NOTES:

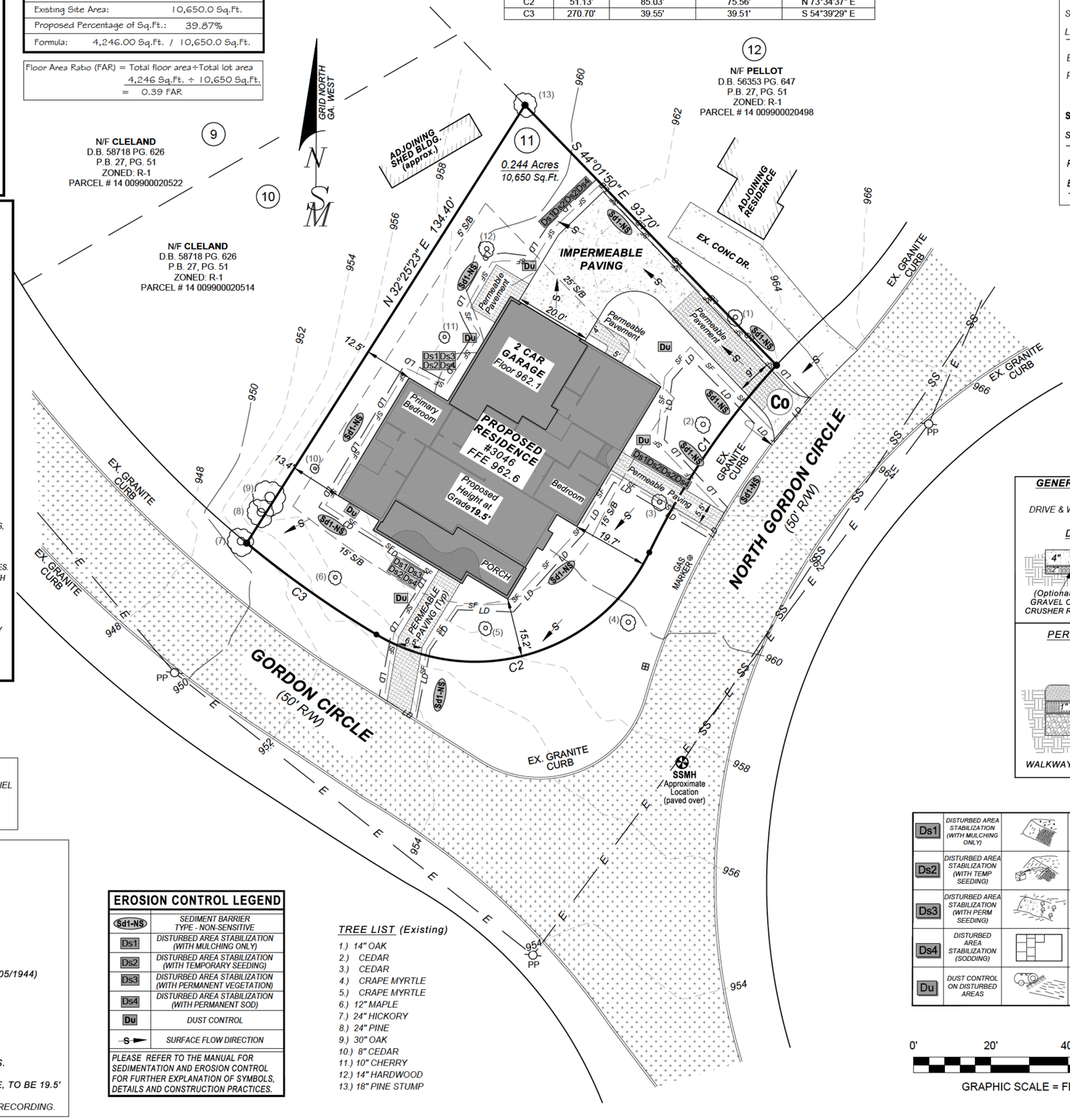
1. *AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.*
2. *REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.*
3. *AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).*
4. *GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".*
5. *PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.*
6. *A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..*
7. *INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.*
8. *WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).*
9. *WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.*
10. *MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.*

LOT COVERAGE CHART		
Non-penetrable Element	Proposed. Sq.Ft.	Impenetrable Sq.Ft.
House Structure Footprint	3,416 Sq.Ft.	3,416 Sq.Ft.
Driveway: IN-Penetrable Pavement	830 Sq.Ft.	830 Sq.Ft.
Driveway: Penetrable Pavement	263 Sq.Ft.	0.00 Sq.Ft.
Pathways: Penetrable Pavement	411 Sq.Ft.	0.00 Sq.Ft.
Total:	4,920 Sq.Ft.	4,246 Sq.Ft.

LOT COVERAGE CHART	
Proposed Lot Coverage:	4,252.0 Sq.Ft.
Existing Site Area:	10,650.0 Sq.Ft.
Proposed Percentage of Sq.Ft.:	39.87%
Formula:	4,246.00 Sq.Ft. / 10,650.0 Sq.Ft.

Floor Area Ratio (FAR) = Total floor area÷Total lot area
4,246 Sq.Ft. ÷ 10,650 Sq.Ft.
= 0.39 FAR

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	198.62'	57.80'	57.60'	N 34°19'05" E
C2	51.13'	85.03'	75.56'	N 73°34'37" E
C3	270.70'	39.55'	39.51'	S 54°39'29" E



LEGEND

- PROPOSED (CO) Co
- PROPOSED BUILDING:
- PROPOSED PERMEABLE PAVING:
- PROPOSED IMPERMEABLE PAVING
- SURFACE FLOW DIRECTION: S
- SILT FENCE: —— SF —— SF ——
- LIMITS OF DISTURBANCE: —— LD —— LD —— LD ——
- EX. CONTOUR —— 962 ——
- PR. CONTOUR
- WM --- WATER METER
- SSMH --- SANITARY SEWER MANHOLE
- SAN. SEWER LINE: —— SS —— SS —— SS ——
- PP EX. POWER POLE
- EX. OVERHEAD POWER LINES —— E —— E —— E ——

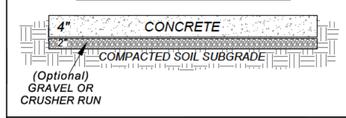
24 HOUR CONTACT:
SHANNON SHORT
shortconstructioninc@gmail.com
PHONE = (678) 776-3276

PROPOSED RESIDENCE
(2 BEDROOMS)
2,170 SQ.FT. = MAIN Conditioned Interior
665 SQ.FT. = GARAGE
352 SQ.FT. = PORCH

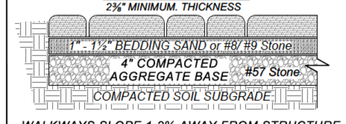
GENERAL DESIGN & CROSS-SECTIONAL CHARCTERISTICS:

DRIVE & WALKS TO DRAIN AWAY FROM STRUCTURE

DRIVEWAY CROSS SECTION



PERMEABLE WALKWAY/DRIVEWAY CROSS SECTION (TYP)



WALKWAYS SLOPE 1-2% AWAY FROM STRUCTURE

FLOOD NOTE:

AS PER OFFICIAL FLOOD INSURANCE MAP BY THE F.E.M.A., MAP PANEL 13121C0366F (Dated 09/18/2013) THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

GENERAL NOTES:

SITE AREA = 0.244 ACRES / 10,650 Sq.Ft.
DISTURBED AREA = 0.156 Acres/ 6,793 Sq.Ft.

OWNER : PHILIP B. BELT, JR. AND KIM CHILDS BELT
PARCEL : 14 009900020506
LOT 11, BLOCK E, HAPPY HOMES,SUBDIVISION
ADDRESS = 3046 GORDON CIRCLE, HAPEVILLE, GA 30354

REFERENCE(S):
DEED BK 68787 PGS 601-603 (DATE : 03/27/2025)
FINAL S/D PLAT- HAPPY HOMES PB 27 PG51 (DATE : 08/05/1944)

***ZONING** = R-1 (CURRENT ZONING)*
FRONT SETBACK -- 15' (25' PER PLAT)
SIDE SETBACK -- 5'
REAR SETBACK -- 25'

SANITARY SEWER AND WATER PER CITY

- *CONTOURS & PROPOSED GRADES ARE AT 2' INTERVALS.*
- *PROPOSED HEIGHT OF HOUSE STRUCTURE FROM GRADE, TO BE 19.5'*

THIS REPRESENTS A SITE PLAN AND THEREFORE IS NOT FOR RECORDING.

EROSION CONTROL LEGEND

Sd1-NS	SEDIMENT BARRIER TYPE - NON-SENSITIVE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
S	SURFACE FLOW DIRECTION

PLEASE REFER TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL FOR FURTHER EXPLANATION OF SYMBOLS, DETAILS AND CONSTRUCTION PRACTICES.

TREE LIST (Existing)

1.) 14" OAK
2.) CEDAR
3.) CEDAR
4.) CRAPE MYRTLE
5.) CRAPE MYRTLE
6.) 12" MAPLE
7.) 24" HICKORY
8.) 24" PINE
9.) 30" OAK
10.) 8" CEDAR
11.) 10" CHERRY
12.) 14" HARDWOOD
13.) 18" PINE STUMP

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.

0' 20' 40' 60'

GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

SITE PLAN

SHORT CONSTRUCTION, LLC
3046 GORDON CIRCLE, CITY OF HAPEVILLE
LOT 11, BLOCK E, HAPPY HOMES S/D
LAND LOT 99, 14th. DISTRICT
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 09/25/2025 LAND SURVEYOR TIM L. MILLER

PROJECT #:	B25037
SITE PLAN	
DRAWN BY	JWS/PWF
SCALE	1" = 20'
DATE	09/25/2025
REVIEWED BY	
SHEET SIZE	18" X 24"

TREE PLAN INDEX:

L-100 TREE PLAN NOTES AND CALCULATIONS
L-101 TREE CONSERVATION AND REMOVAL PLAN
L-102 TREE REPLACEMENT PLAN
L-103 TREE PLAN DETAILS

CITY OF HAPEVILLE NOTES:

1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
2. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
3. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
6. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

GENERAL NOTES:

1. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS. IF ANY OF THESE NOTES ARE FOUND TO BE IN CONFLICT WITH LOCAL JURISDICTION NOTES AND SPECIFICATIONS, THEN LOCAL JURISDICTION NOTES AND SPECIFICATIONS TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY WORK.
3. CONTRACTOR MUST POSSESS CURRENT LICENSES AND/OR CERTIFICATIONS AS MAY BE REQUIRED BY LAW TO APPLY GENERAL OR RESTRICTED USE PESTICIDES AND CHEMICALS.
4. USER OF THESE DRAWINGS IS CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON DRAWINGS. IF UNDERGROUND FOUNDATION OR UTILITY WHICH IS NOT SHOWN ON DRAWINGS IS ENCOUNTERED OR DAMAGED BY CONSTRUCTION WORK, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY PROPOSED GRADES, DIMENSIONS, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH WORK. WORK STARTED WITHOUT DIRECTION FROM THE LANDSCAPE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE CORRECTED IF NECESSARY AT HIS/HER EXPENSE.
6. THE CONTRACTOR SHALL CONTACT THE UTILITY PROTECTION SERVICE (811) TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS NEEDED TO ENSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN CONSTRUCTION ZONES.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND COURTEOUS WORK SITE FOR THE DURATION OF THE PROJECT. TRASH AND DEBRIS SHALL BE PICKED UP AND PROPERLY DISPOSED OF EACH DAY. VEHICLES AND EQUIPMENT SHALL BE CLEANED AND MAINTAINED REGULARLY SO AS NOT TO DRIP ANY FLUIDS OR TRACK AND SEDIMENT WITHIN THE PROPERTY.
9. THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENT LEAVES THE WORK SITE DURING CONSTRUCTION. ANY SEDIMENT THAT ACCUMULATES ALONG THE CURB OR ON THE ROADWAY SHALL BE SWEPT UP AT THE END OF EACH WORK DAY AND PRIOR TO EACH RAIN EVENT.
10. ALL CONSTRUCTION DEBRIS SHALL BE HAULED OFF SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS.
11. ANY PROPERTY THAT IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES FROM THIS PROJECT SHALL BE REPLACED OR REPAIRED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL LEAVE THE PROJECT SITE IN A PRISTINE CONDITION UPON COMPLETION OF THE WORK. REMOVE AND PROPERLY DISPOSE OF ALL TRASH, DEBRIS, EXCESS SOIL, ETC. CLEAN ALL VISIBLE SURFACES SO THEY ARE FREE FROM DIRT, SMUDGES, STAINS, ETC.

LANDSCAPE NOTES:

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
5. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
6. TOPSOIL: ANY AVAILABLE TOP SOIL WITHIN THE LIMITS OF DISTURBANCE SHALL BE STOCKPILED ON SITE FOR RE-USE IN LANDSCAPE WORK. IF NO TOPSOIL IS STOCKPILED, THE CONTRACTOR SHALL IMPORT TOPSOIL, AS REQUIRED, TO COMPLETE LANDSCAPE WORK.

   IMPORTED TOP SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS MATTER HARMFUL TO PLANT GROWTH.

   OBTAIN FROM LOCAL SOURCES OR AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
7. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:
   80% TOPSOIL
   20% SOIL CONDITIONER (NATURE'S HELPER, COMPLETE LANDSCAPE MIX (CLM), OR APPROVED EQUAL)
8. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). PLANT MATERIAL SHALL BE FREE OF INSECTS, DISEASE AND/OR INJURY, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. TREES SHALL HAVE STRAIGHT TRUNKS, A STRONG DOMINANT CENTRAL LEADER (AS REQUIRED BY SPECIES), DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES.
9. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE AND PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
10. PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
11. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
12. WARRANTY: CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIAL AND LABOR FOR A PERIOD OF ONE YEAR OR PER JURISDICTIONAL REQUIREMENTS, WHICHEVER IS LONGER. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

    THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE OWNER IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

TREE PROTECTION NOTES:

1. THE "CRITICAL ROOT ZONE" (CRZ) IS DETERMINED BY CONVERTING THE TREE TRUNK DIAMETER IN INCHES MEASURED AT BREAST HEIGHT (DBH) TO CRZ RADIUS IN FEET. (REFER TO THE MOST CURRENT VERSION OF THE LOCAL ORDINANCE FOR CONVERSION FACTOR.)
2. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGHOUT LAND DISTURBING AND CONSTRUCTION ACTIVITIES, AND SHALL NOT BE REMOVED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
3. TREE PROTECTION AREA SHALL INCLUDE NO LESS THAN THE TOTAL AREA BENEATH THE TREE CANOPY AS DEFINED BY THE CRZ OF THE TREE OR GROUP OF TREES COLLECTIVELY, UNLESS OTHERWISE INDICATED ON THE PLANS.
4. TREE PROTECTION FENCES MUST HAVE SIGNAGE IN BOTH ENGLISH AND SPANISH LANGUAGES THAT READS "STAY OUT", "NO ENTRADA", AND "TREE SAVE", "SALVE UN ARBOL", POSTED ON THE FENCE EVERY 20 FEET WITH A MINIMUM OF 4 SIGNS. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH THE TREE PROTECTION STANDARDS SHALL ALSO BE POSTED AT THE JOB SITE ENTRANCES.
5. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE CRZ OF TREES TO REMAIN (I.E. CUT, FILL, OR COMPACTION) OR CLOSE PHYSICAL CONTACT BETWEEN EQUIPMENT AND TREES TO REMAIN MUST BE REVIEWED AND APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT AND THE LOCAL JURISDICTIONAL AUTHORITY.
6. TREE SAVE AREAS SHALL NOT BE USED FOR EMPLOYEE PARKING OR LOITERING, LOCATION OF TEMPORARY SANITATION FACILITIES, ACCESS, STAGING, MATERIALS STORAGE, TRENCHING, GRADING, OR STORAGE OF DEMOLITION EQUIPMENT.
7. NO DEMOLITION, EQUIPMENT FUELING, LUBRICATION, OR MAINTENANCE SHALL BE ALLOWED WITHIN THE TREE SAVE AREAS OR WITHIN THE CRZ OF TREES TO REMAIN.
8. STORAGE OF ROLL OFF DUMPSTERS, FUEL, LUBRICANTS, CHEMICALS, ETC. WILL NOT BE PERMITTED ADJACENT TO THE TREE SAVE AREAS OR THE CRZ OF TREES TO REMAIN.

TREE PLANTING NOTES:

1. **ALL TREES SHALL BE TEN (10) FEET MINIMUM FROM GAS LINES AND SANITARY SEWER, AND FIVE (5) FEET MINIMUM FROM FIRE HYDRANTS AND ALL OTHER UNDERGROUND UTILITIES.**
2. **IF TREES ARE INSTALLED NEAR A BUILDING, LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT NO ROOF OR FOUNDATION DRAIN LINES ARE LOCATED WITHIN FIVE (5) FEET OF SCHEDULED TREES.**
3. TREES SHALL BE SET PLUMB AND LEVEL.
4. CAREFULLY LIFT AND SET TREES BY THE ROOT BALL ONLY. DO NOT LIFT USING THE TRUNK OR STEM. IF TREES ARE TOO LOW OR NOT PLUMB AFTER SETTING IN THE HOLE, RE-SET BY ADJUSTING THE ROOT BALL AS NEEDED.
5. FOR TREES PLANTED IN TREE ISLANDS: EXCAVATE THE ENTIRE TREE ISLAND TO A DEPTH OF 12", LOOSEN ANY HARDPAN, AND BACKFILL WITH TOPSOIL PRIOR TO DIGGING THE PLANTING HOLE.
6. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

TREE STAKING NOTES:

1. TREES 2" CALIPER AND SMALLER SHOULD NOT BE STAKED.
2. STAKING STRAPS SHALL BE SOFT, FLEXIBLE MATERIAL, 3/4" WIDTH, MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOVEN POLYPROPYLENE WEBBING.
3. STRAPS SHALL BE ATTACHED IN THE LOWEST BRANCH CROTCH POSSIBLE, BUT NO HIGHER THAN 2/3 THE HEIGHT OF THE MAIN TRUNK.
4. STRAPS SHALL LAY FLAT AGAINST THE TREE TRUNK AND SHALL NOT BE TWISTED OR FOLDED.
5. STRAPS SHALL BE FIRMLY ATTACHED TO DEADMEN AND HAVE SUFFICIENT SLACK TO ALLOW TRUNK TO SWAY APPROXIMATELY 1" TO 2" IN ANY DIRECTION.

IRRIGATION NOTES:

1. IF NO PERMANENT IRRIGATION SYSTEM IS INSTALLED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY SLOW-RELEASE WATER BAGS (I.E. GATOR BAGS, OOZE TUBES, OR EQUIVALENT) FOR EACH NEWLY PLANTED TREE.
2. BAGS SHALL BE INSTALLED PER MFG. RECOMMENDATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-FILLING EACH BAG, AS NEEDED, FROM THE TIME OF INSTALLATION TO THE TIME OF SUBSTANTIAL COMPLETION.
4. BAGS SHALL BECOME PROPERTY OF THE OWNER AT SUBSTANTIAL COMPLETION.

TREE CALCULATIONS:

Density Calculation		
Requirement	=	100 "/AC
Total Site Area	=	0.24 AC
Inches Required	=	**24.0**
Inches from Existing Trees to Remain	=	18.0
Inches from Proposed Trees	=	6.0
Total Cal. Inches on Property	=	**24.0**
*****REQUIREMENT MET*****		

Note:
Requirements shown are from Section 93-2-14 of the Tree Conservation Ordinance of the City of Hapeville.

Existing Tree Data Table

TREE #	DBH	TREE TYPE	CRZ IMPACT %	STATUS	DENSITY INCHES TO REMAIN
B1	25	PINE	4.6%	IMPACTED	
B2	23	OAK	6.2%	IMPACTED	
B3	16	OAK	44.6%	IMPACTED	
T1	7	FIR	0.0%	SAVED	7
T2	9	DOGWOOD	18.5%	SAVED	
T3	17	TALLOW	31.8%	DESTROY	
T4	16	CYPRESS	36.7%	DESTROY	
T5	17	CYPRESS	100.0%	DESTROY	
T6	14	CRAPE	33.0%	DESTROY	
T7	11	MAPLE	0.0%	SAVED	11
P1	22	OAK	0.0%	SAVED	
P2	14	CRAPE	0.0%	SAVED	
12	TOTAL TREES		TOTAL INCHES TO REMAIN ON SITE		18

NOTE:
T = Private Tree; B = Private Boundary Tree; P = Public Tree

IMPACTED BOUNDARY TREE NOTE

PER SECTION 93-2-12 OF THE TREE CONSERVATION ORDINANCE, THE APPLICANT SHALL NOTIFY THE ADJOINING PROPERTY OWNER IN WRITING THAT THE ROOT PLATE IS TO BE DISTURBED AND IF THE TREE SHOULD THEREAFTER BE DAMAGED OR DIE DUE TO CONSTRUCTION IMPACTS, THE APPLICANT WILL PROVIDE A COPY OF ANY LETTER AND THE CERTIFICATES OF MAILING PRIOR TO PERMIT ISSUANCE.

RELEASED FOR CONSTRUCTION

ROOT DESIGN STUDIO landscape architecture
3469 Lawrenceville Highway
Suite 204
Tucker, Georgia 30084
(404) 895-2253
www.RootDStudio.com

Seal:



Date:	10/01/25
Project No:	2025-030
Drawn By:	MW
Checked By:	MK

3046 Gordon Circle

Phil Belt
3046 Gordon Circle
Hapeville, GA 30354

Revisions:

NO.	DATE	DESCRIPTION

Sheet Title:
TREE PLAN

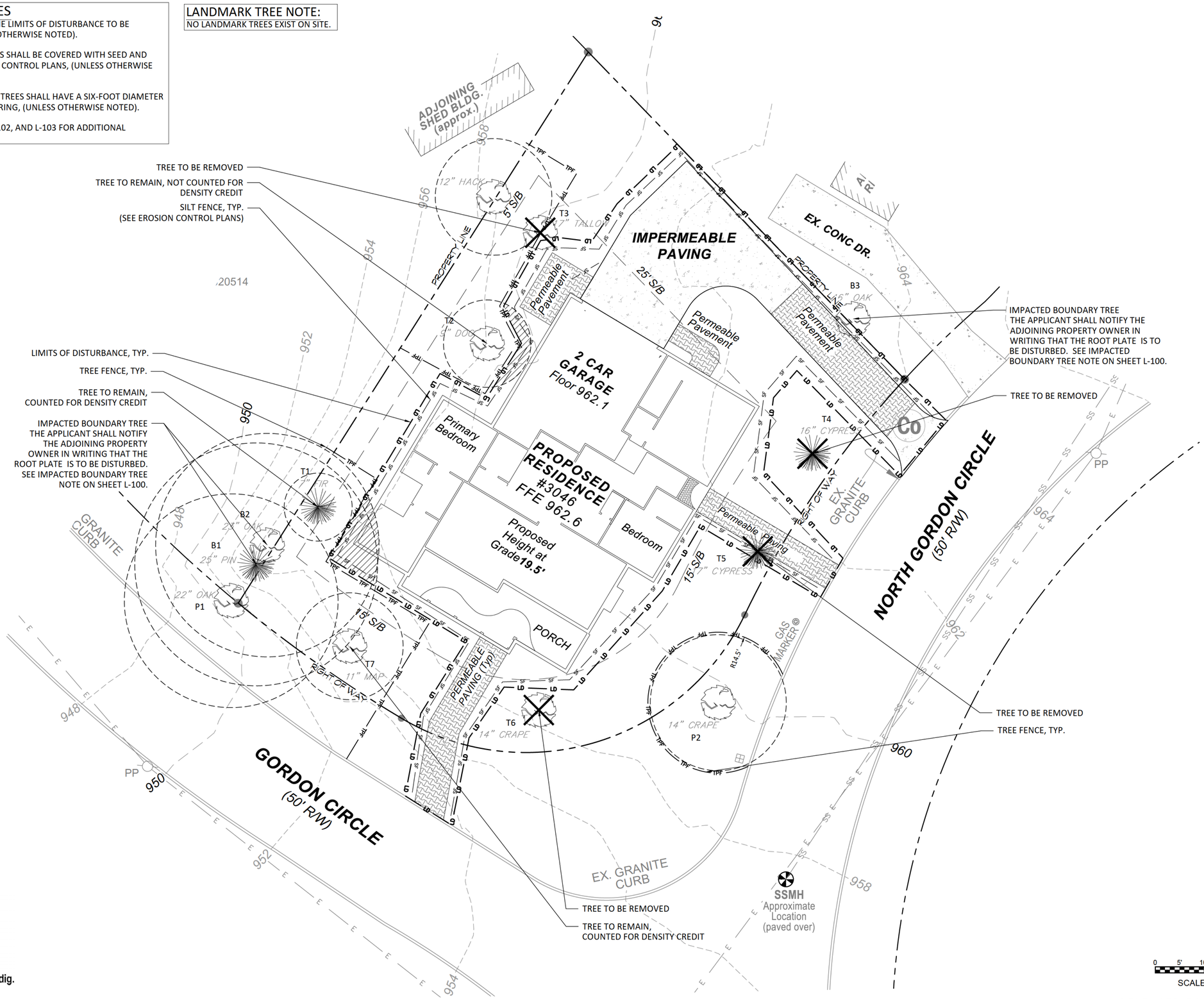
Sheet No:
L-100

TREE PLAN NOTES

1. ALL TREES WITHIN THE LIMITS OF DISTURBANCE TO BE REMOVED, (UNLESS OTHERWISE NOTED).
2. ALL DISTURBED AREAS SHALL BE COVERED WITH SEED AND STRAW PER EROSION CONTROL PLANS, (UNLESS OTHERWISE NOTED).
3. ALL NEWLY PLANTED TREES SHALL HAVE A SIX-FOOT DIAMETER PINE STRAW MULCH RING, (UNLESS OTHERWISE NOTED).
4. SEE SHEETS L-100, L-102, AND L-103 FOR ADDITIONAL INFORMATION.

LANDMARK TREE NOTE:

NO LANDMARK TREES EXIST ON SITE.



Know what's below. Call before you dig.

0 5' 10' 20' 30'

SCALE: 1" = 10'

RELEASED FOR CONSTRUCTION

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3469 Lawrenceville Highway
Suite 204
Tucker, Georgia 30084
(404) 895-2253
www.RootDStudio.com

Seal:

GEORGIA REGISTERED No. LA001408 LANDSCAPE ARCHITECT MICHAEL KIDD

10/01/2025

Date:	10/01/25
Project No:	2025-030
Drawn By:	MW
Checked By:	MK

3046 Gordon Circle

Phil Belt
3046 Gordon Circle
Hapeville, GA 30354

Revisions:

NO.	DATE	DESCRIPTION

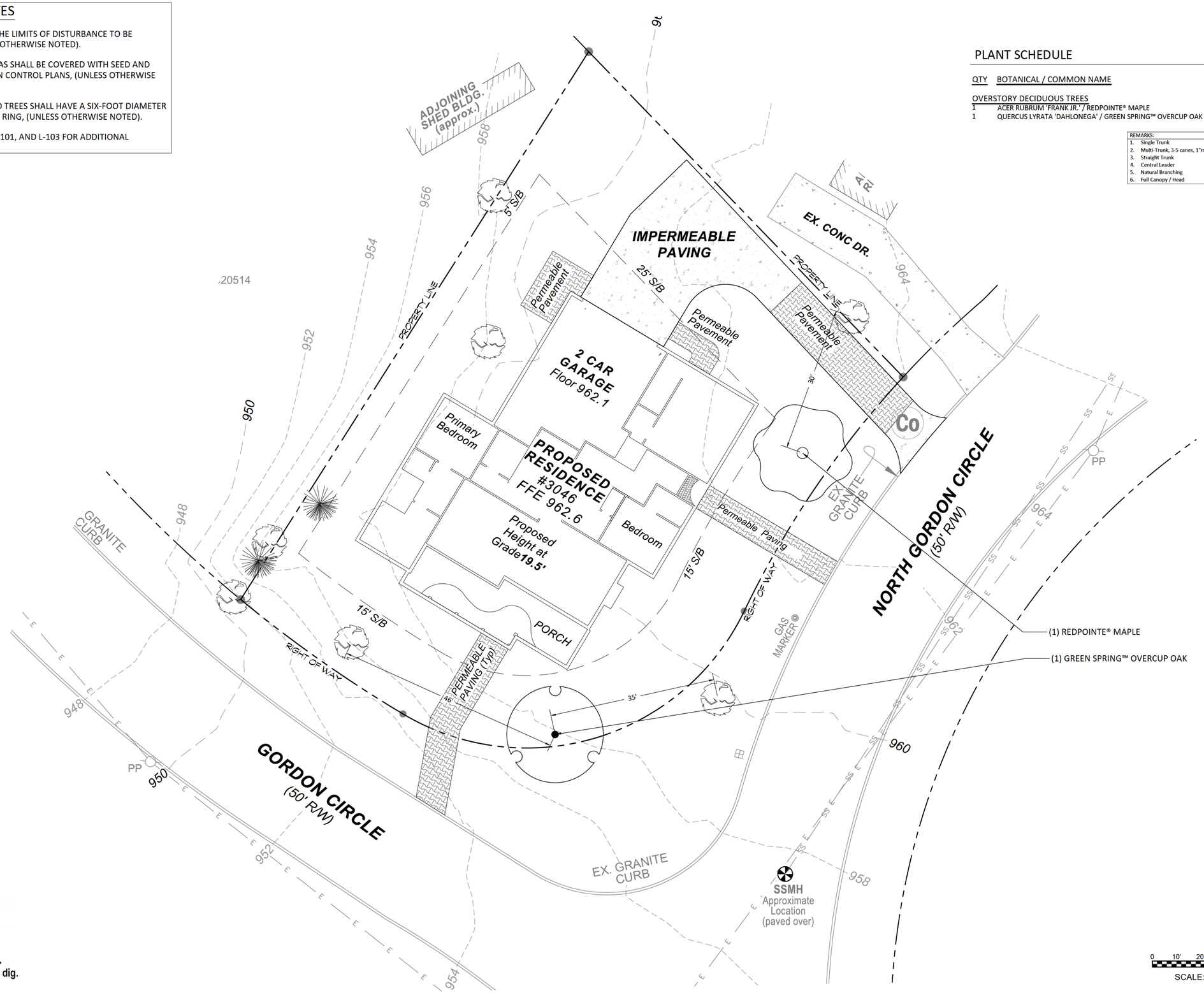
Sheet Title: TREE CONSERVATION AND REMOVAL PLAN

Sheet No: L-101

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TREE PLAN NOTES

1. ALL TREES WITHIN THE LIMITS OF DISTURBANCE TO BE REMOVED, (UNLESS OTHERWISE NOTED).
2. ALL DISTURBED AREAS SHALL BE COVERED WITH SEED AND STRAW PER EROSION CONTROL PLANS, (UNLESS OTHERWISE NOTED).
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4. SEE SHEETS L-100, L-101, AND L-103 FOR ADDITIONAL INFORMATION.



PLANT SCHEDULE

QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
OVERSTORY DECIDUOUS TREES			
1	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE	3" CAL.	1, 3, 4, 5, 6, 10, 11
1	QUERCUS LYRATA 'DAHLONEGA' / GREEN SPRING™ OVERCUP OAK	3" CAL.	1, 3, 4, 5, 6, 10, 11

REMARKS:

1.	Single Trunk	7.	Full to Ground
2.	Multi-Trunk, 3-5 canes, 1"min./cane	8.	Tree Form
3.	Straight Trunk	9.	Specimen
4.	Central Leader	10.	Matched Set
5.	Natural Branching	11.	Balled and Burlapped (B&B)
6.	Full Canopy / Head	12.	Container

Know what's below. Call before you dig.

RELEASED FOR CONSTRUCTION

ROOT DESIGN STUDIO
landscape architecture
3469 Lawrenceville Highway
Suite 204
Tucker, Georgia 30084
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Seal:

GEORGIA REGISTERED No. LA001408 LANDSCAPE ARCHITECT MICHAEL KIDD
10/01/2025

Date:	10/01/25
Project No:	2025-030
Drawn By:	MW
Checked By:	MK

3046 Gordon Circle

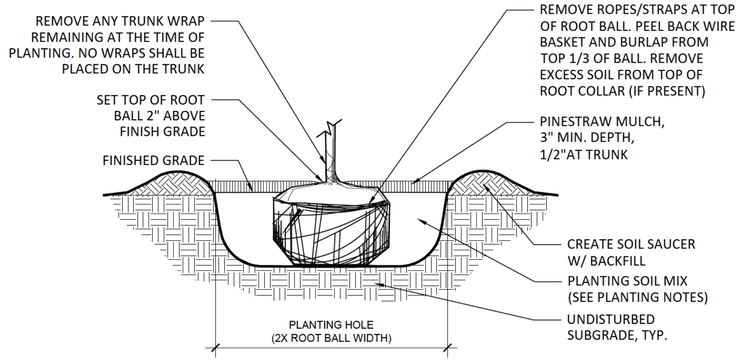
Phil Belt
3046 Gordon Circle
Hapeville, GA 30354

Revisions:

NO.	DATE	DESCRIPTION

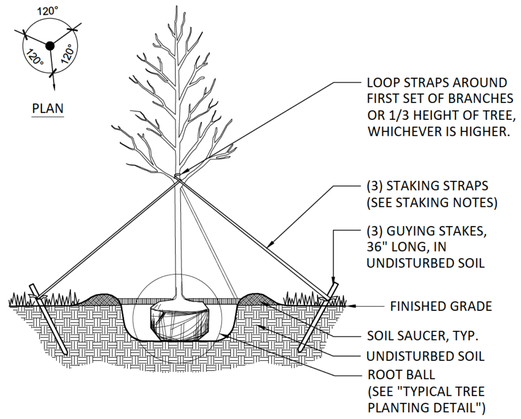
Sheet Title:
TREE REPLACEMENT PLAN

Sheet No:
L-102



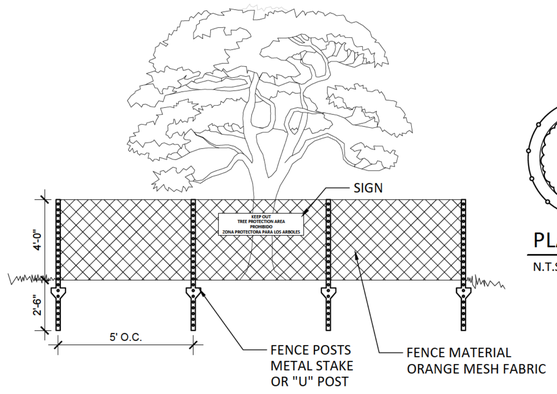
1 TYPICAL TREE PLANTING DETAIL

SCALE: NTS



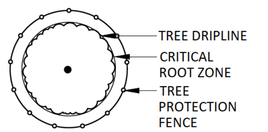
2 DECIDUOUS TREE STAKING DETAIL (> 2" CALIPER)

SCALE: NTS



3 TREE PROTECTION FENCE DETAIL

SCALE: NTS



PLAN VIEW

N.T.S.

ROOT DESIGN STUDIO
landscape architecture
3469 Lawrenceville Highway
Suite 204
Tucker, Georgia 30084
(404) 895-2253
www.RootDStudio.com

Seal:

GEORGIA REGISTERED No. LA001408 LANDSCAPE ARCHITECT MICHAEL KIDD

10/01/2025

Date:	10/01/25
Project No:	2025-030
Drawn By:	MW
Checked By:	MK

3046 Gordon Circle

Phil Belt
3046 Gordon Circle
Hapeville, GA 30354

Revisions:

NO.	DATE	DESCRIPTION

Sheet Title:

TREE PLAN DETAILS

Sheet No:

L-103

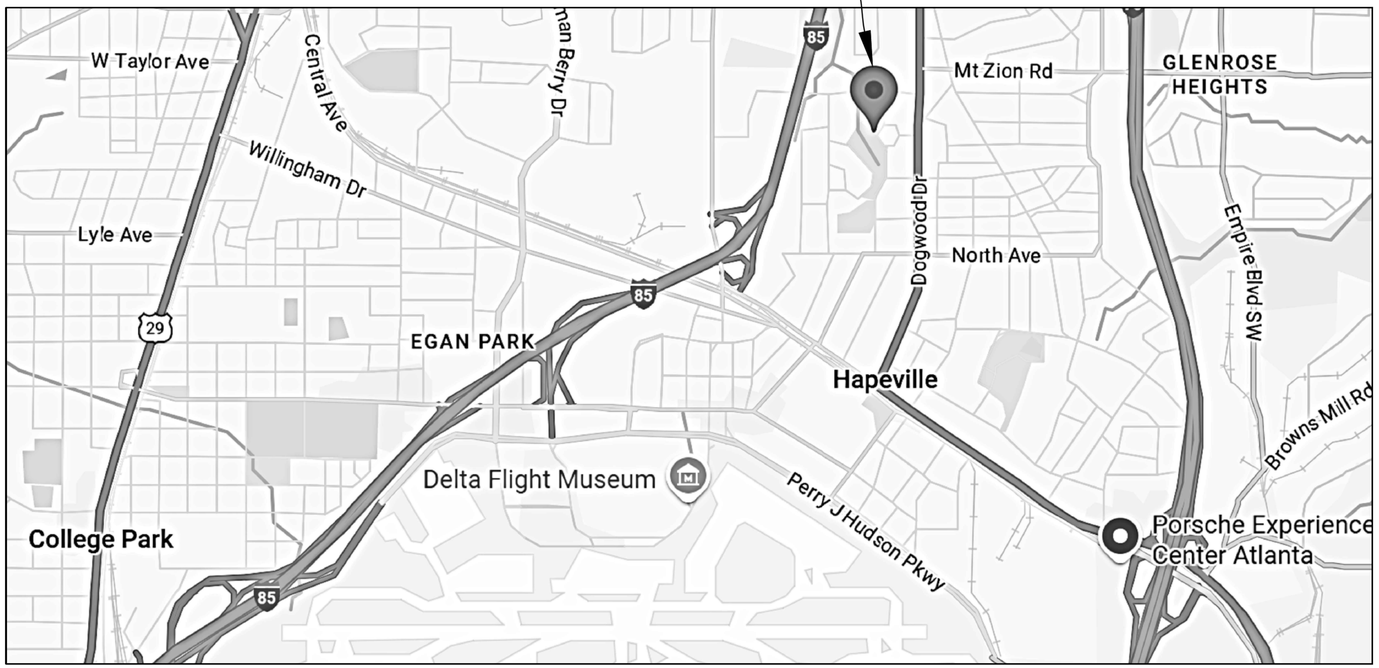
811 Know what's below. Call before you dig.

RELEASED FOR CONSTRUCTION

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NEW RESIDENCE FOR
3046 GORDON CIRCLE

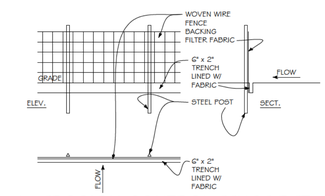
LOCATION



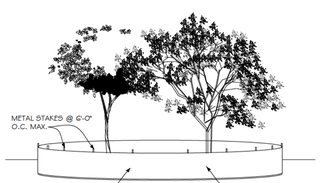
1 PROJECT LOCATION
SCALE: NO SCALE

SITE PLAN NOTES

1. NO GRADED SLOPE SHALL EXCEED 2H:1V.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. 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 BREAK THE SEDIMENT SOURCE.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.



2 EROSION CONTROL FENCE DET.
SCALE: NO SCALE



3 TREE PROTECT FENCING DET.
SCALE: NOT TO SCALE

PROJECT DESCRIPTION:

New 1-story single family house with (3) bedrooms & (3) bathrooms, on concrete slab with 2-car attached garage.

PROJECT GENERAL NOTES:

1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

DRAWING INDEX:

T 1	Title Sheet
A 1.0	Site Design Reference Plan
A 1.1	Partition Floor Plan
A 1.2	Foundation Plan
A 1.3	Roof Plan
A 1.4	Electrical & Switching
A 2.1	Exterior Elevations
A 2.2	Exterior Elevations
A 3.1	Wall Section

Site Plan (Separate Drawing)

PROJECT CONTACTS:

OWNER:
Phil Belt
(912) 269-4609
philbeltssi@gmail.com

GENERAL CONTRACTOR:
Shannon Short
SCI
(678) 776-3276

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle Street
Hapeville, GA. 30354

CODE INFORMATION:

Project Address:	3046 Gordon Circle Hapeville, GA. 30354
Zoning:	R-1 (Hapeville R-1)
Occupancy:	Single-Family Res.
Construction Type:	Type VB
Building Height:	1 story - 19'-6.5" (From grade to Ridge of highest roof.) (Complies with 35'-0" max.)
Condition Area:	2,170 Sq Ft (Floor Area Square Footage - Conditioned.)
Building Area (Gross):	3,416 Sq Ft (Footprint of Building, Garage and Front Porch only.)
Lot Coverage:	Refer to Chart on A-1.0
Site Area:	10,650 Sq Ft (Refer to Separate Sibley Survey Site Plan

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2020 EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO GEORGIA STATE AMENDMENTS

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01 OCT 2025	PERMIT RELEASE
21 AUG 2025	RELEASE
20 AUG 2025	RELEASE
23 JUL 2025	RELEASE

BELT RESIDENCE

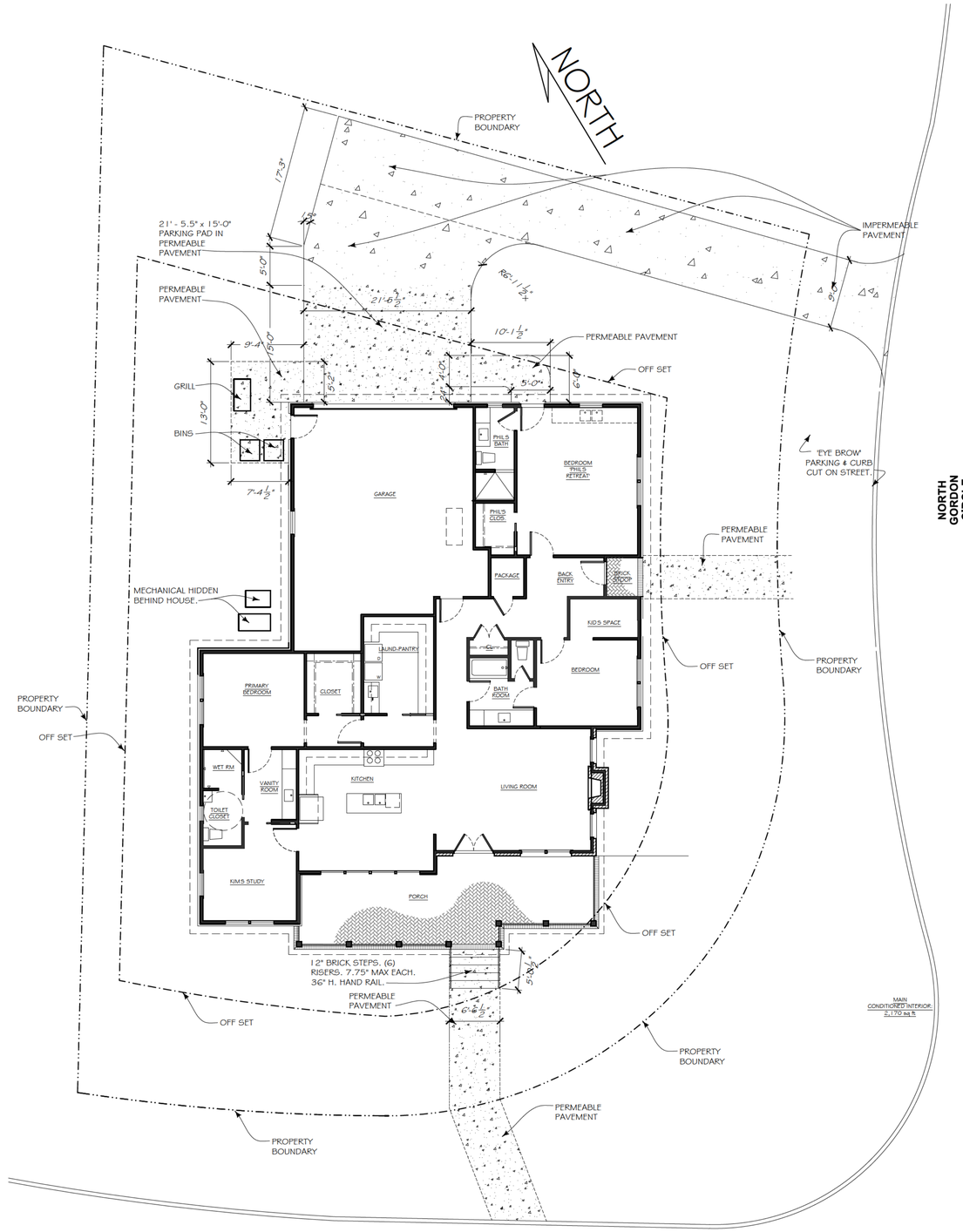
NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

TITLE SHEET

T1

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1 SITE OVERVIEW
SCALE: 1/8" = 1'-0"

LOT COVERAGE CHART	
Proposed Lot Coverage:	4,224.0 sq ft
Existing Site Area:	10,650.0 sq ft
Proposed Percentage of Sq Ft:	39.66%
Formula:	4,224.00 Sq Ft / 10,650.0 Sq Ft

LOT COVERAGE CHART

Non-penetrable Element	Proposed. S.F.	Impenetrable S.F.
House Structure Footprint	3,416 s.f.	3,416 s.f.
Driveway: IN-Penetrable Pavement	808 s.f.	808 s.f.
Driveway: Penetrable Pavers	315 s.f.	0.00 s.f.
Pathways: Penetrable Pavers	385 s.f.	0.00 s.f.
Total:	4,924 s.f.	4,224 s.f.

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20 AUG 2025	RELEASE
23 JUL 2025	RELEASE
23 JUN 2025	REVIEW
20 JUN 2025	REVIEW
18 JUN 2025	REVIEW
17 JUN 2025	REVIEW

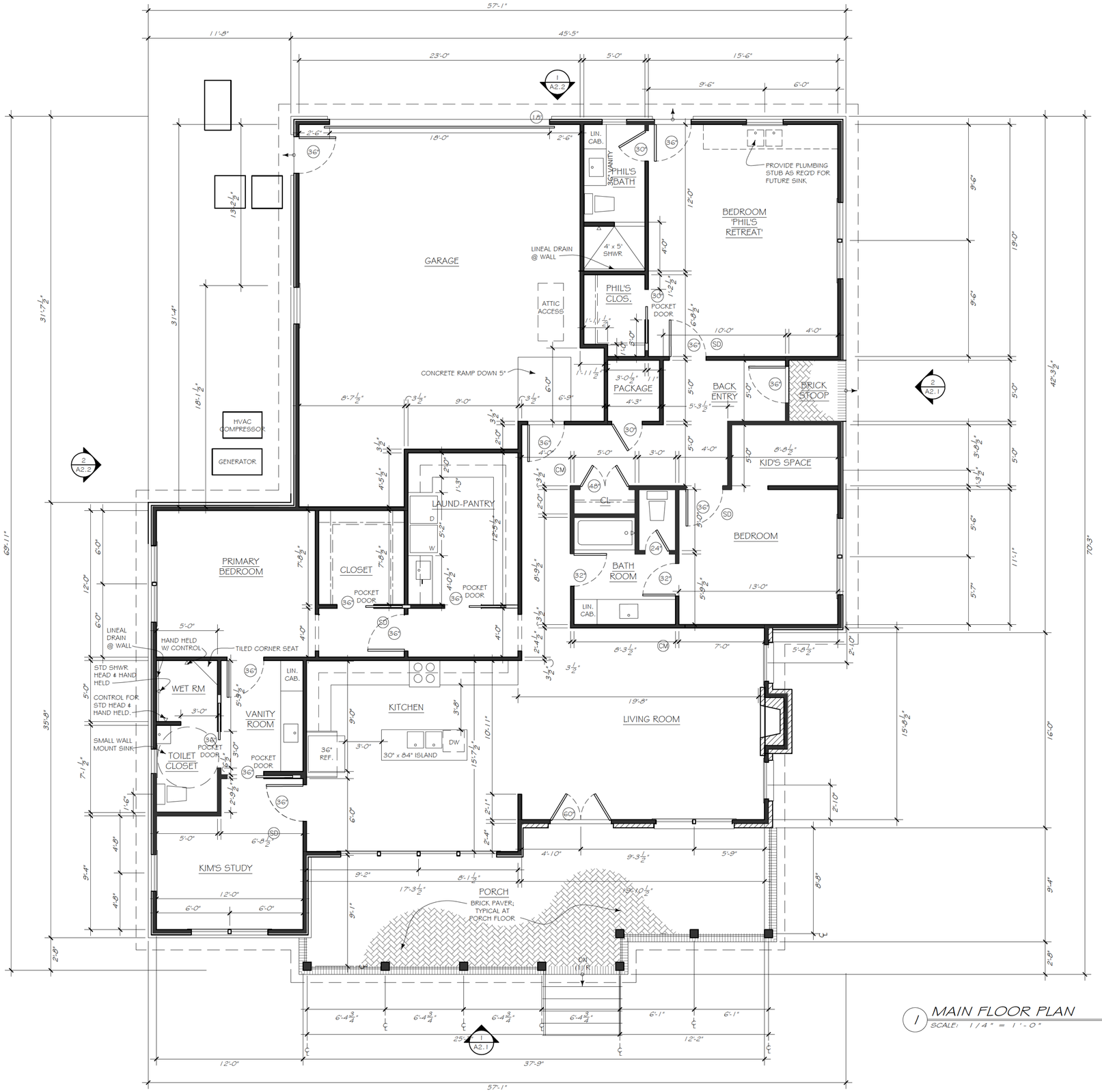
BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

OVERVIEW PLAN

A 1.0

RELEASED FOR CONSTRUCTION



GEN. NOTES

1. DOORS @ MAIN LEVEL TO BE 6'-8" HIGH U.N.O.
2. DIMENSIONS ARE TO FACE OF WOOD FRAMING, U.N.O.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEER IF NECESSARY.

LEGEND

- NEW WOOD FRAMED WALL
- NEW BRICK VENEER WALL
- (SD) HARDWIRED SMOKE DETECTOR
- (CM) HARDWIRED CARBON MONOXIDE / SMOKE DETECTOR

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21 AUG 2025	RELEASE
23 JUL 2025	RELEASE
23 JUN 2025	REVIEW
21 JUN 2025	REVIEW
18 JUN 2025	REVIEW
17 JUN 2025	REVIEW

BELT RESIDENCE

NEW CONSTRUCTION

3046 GORDON CIRCLE

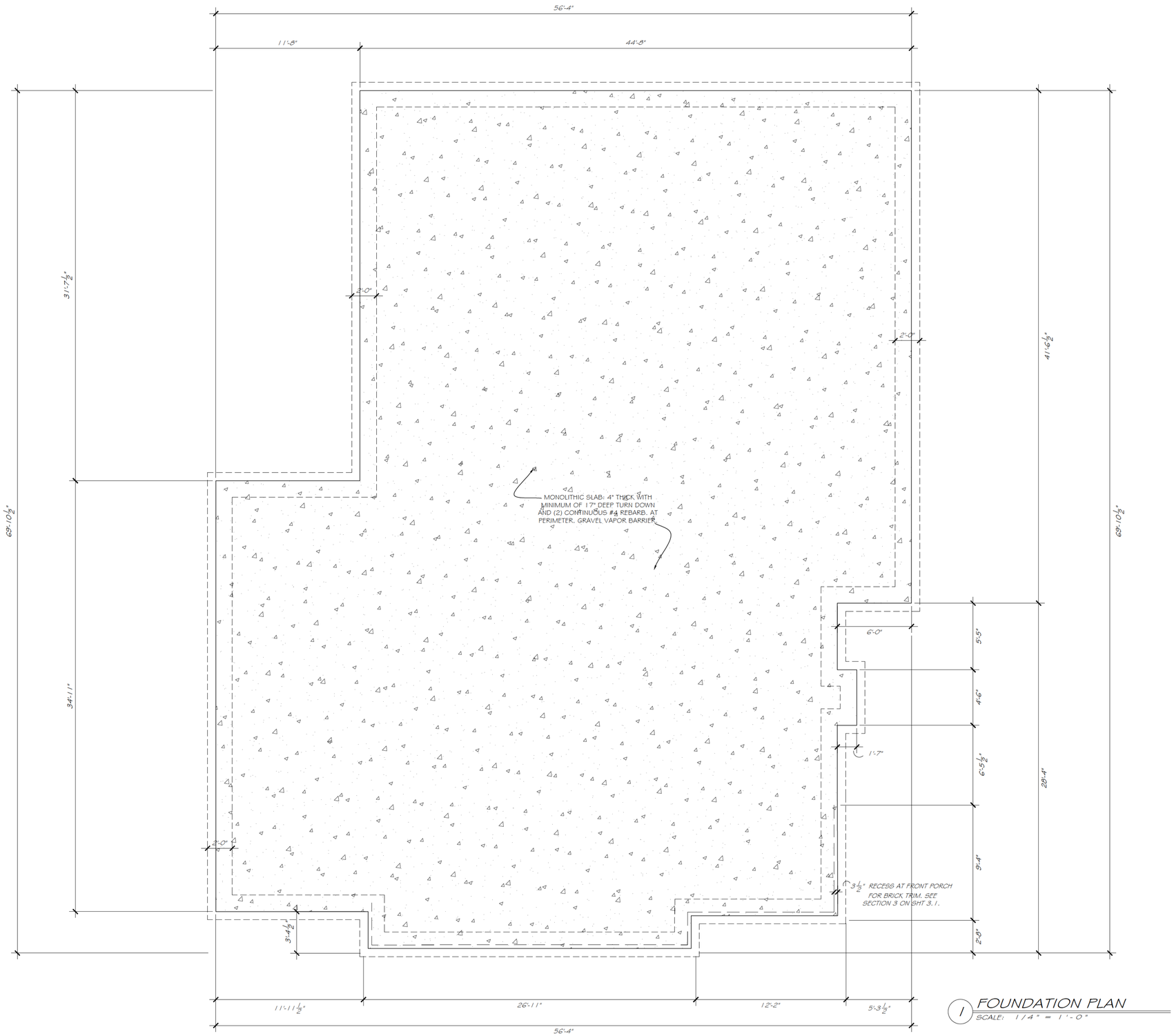
HAPEVILLE, GA.

FLOOR PLAN

A 1.1

RELEASED FOR CONSTRUCTION

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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17 JUL 2025 RELEASE FOR SIBLEY

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NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

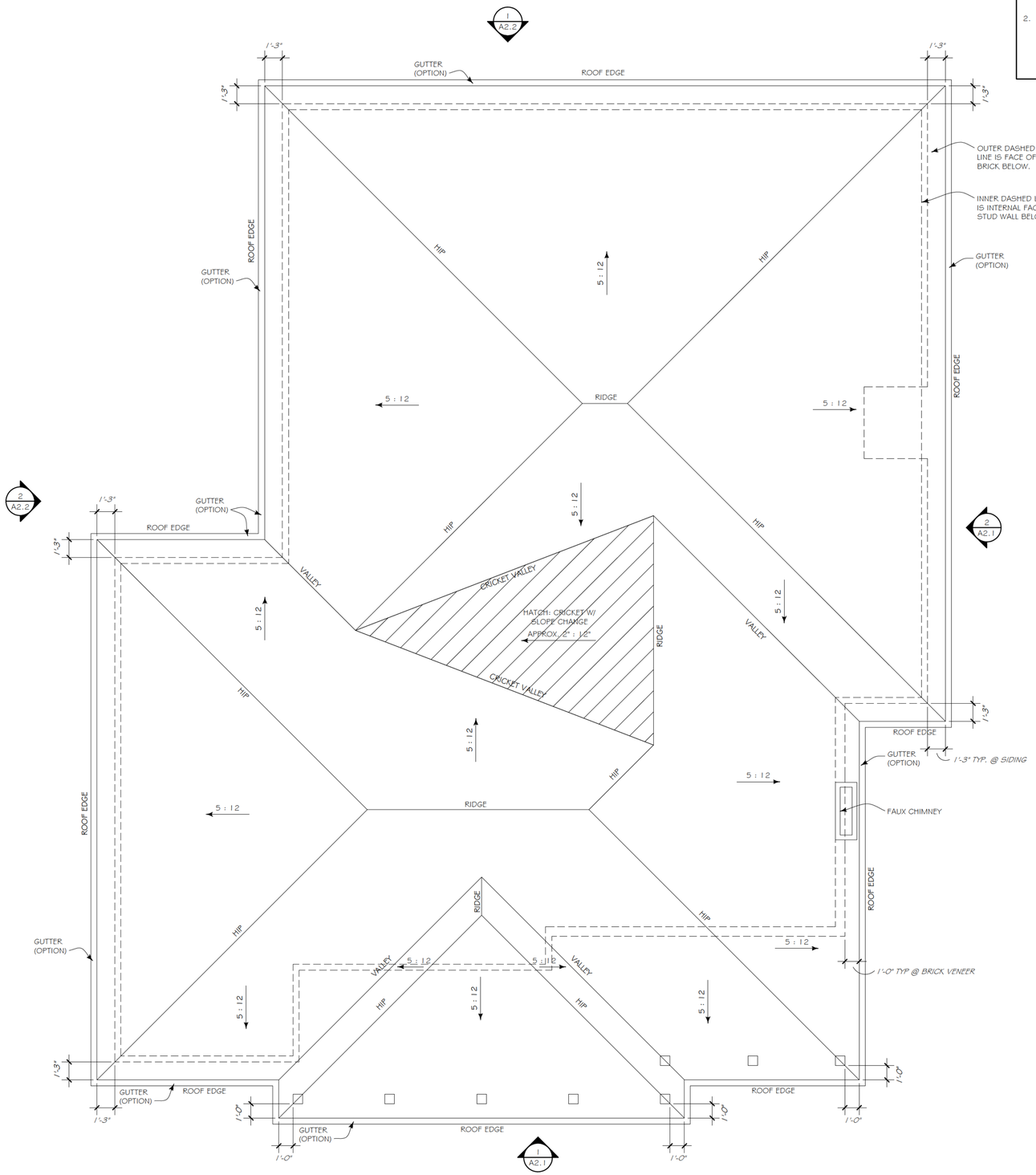
FOUNDATION PLAN

A 1.2

RELEASED FOR CONSTRUCTION

GEN. NOTES

1. DIMENSIONS ARE FROM FACE OF EXTERIOR FINISH TO THE OUTER EDGE OF THE EAVE.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.



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

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23 JUN 2025	REVIEW
21 JUN 2025	REVIEW
17 JUN 2025	REVIEW

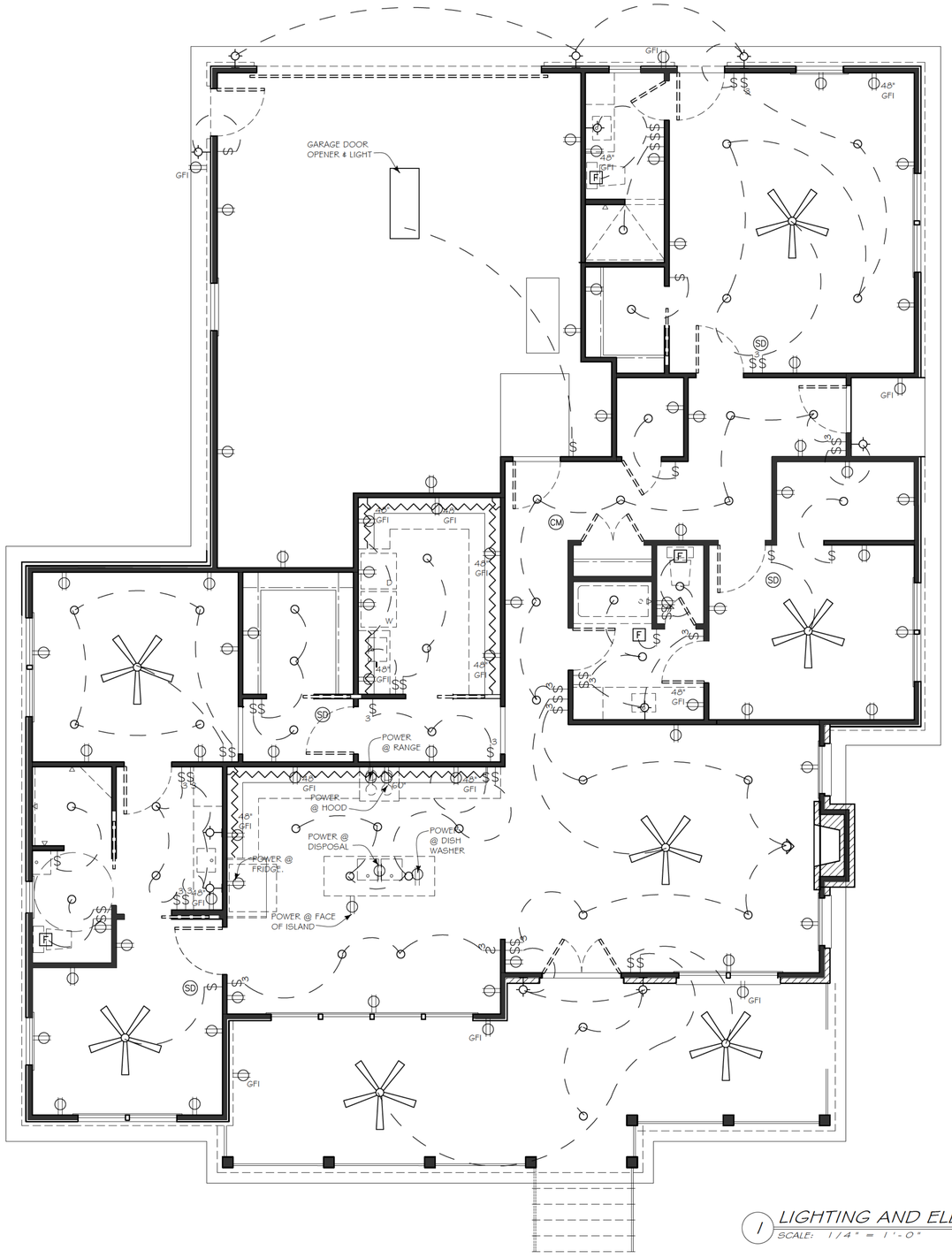
BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

ROOF PLAN

A 1.3

RELEASED FOR CONSTRUCTION



1 LIGHTING AND ELECTRICAL
SCALE: 1/4" = 1'-0"

LTG. GEN. NOTES

1. NEW FIXTURES SHOWN ONLY.
2. PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.
3. LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
4. CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
5. PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

ELEC. & LIGHTING LEGEND:

- RECESSED LIGHT FIXTURE
- RECESSED DIRECTIONAL FIXTURE
- PENDANT LIGHT FIXTURE
- WALL SCONCE
- HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)
- CEILING FAN (WITH LIGHT KIT)
- UNDER CABINET LIGHTING
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR
- ELECTRICAL OUTLET

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23 JUL 2025	REVIEW

BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

LIGHTING & SWITCHING PLAN

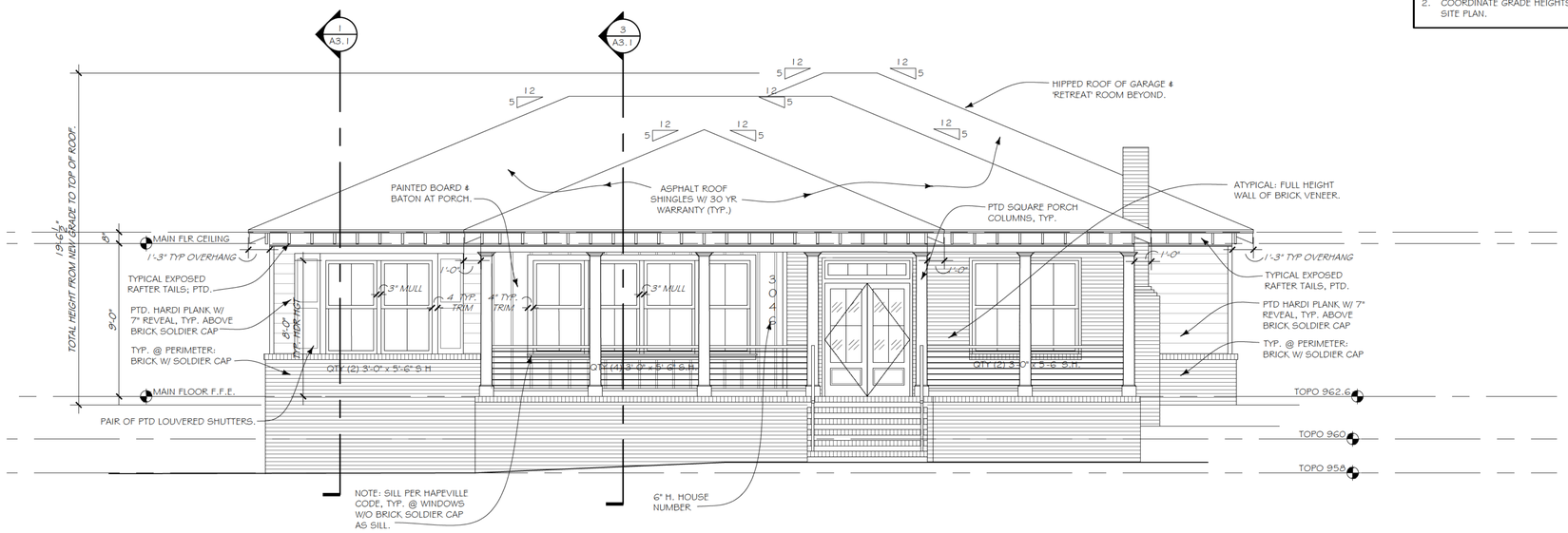
A 1.4

RELEASED FOR CONSTRUCTION

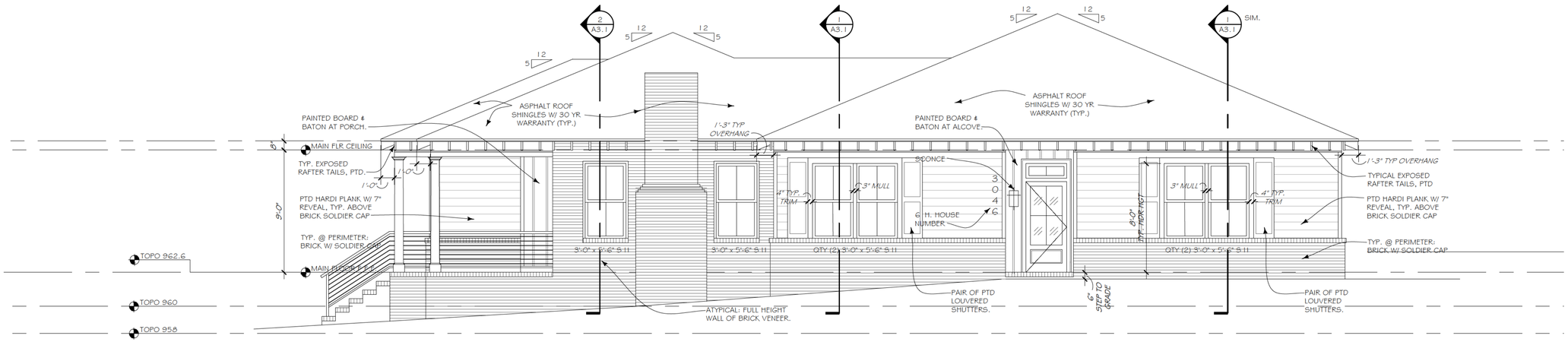
ELEVATION GENERAL NOTES

1. WINDOW SIZES REFER TO SASH SIZES.
2. COORDINATE GRADE HEIGHTS WITH SITE PLAN.

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1 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

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23 JULY 2025	REVIEW
23 JUN 2025	REVIEW

BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

EXTERIOR ELEVATION

A 2.1

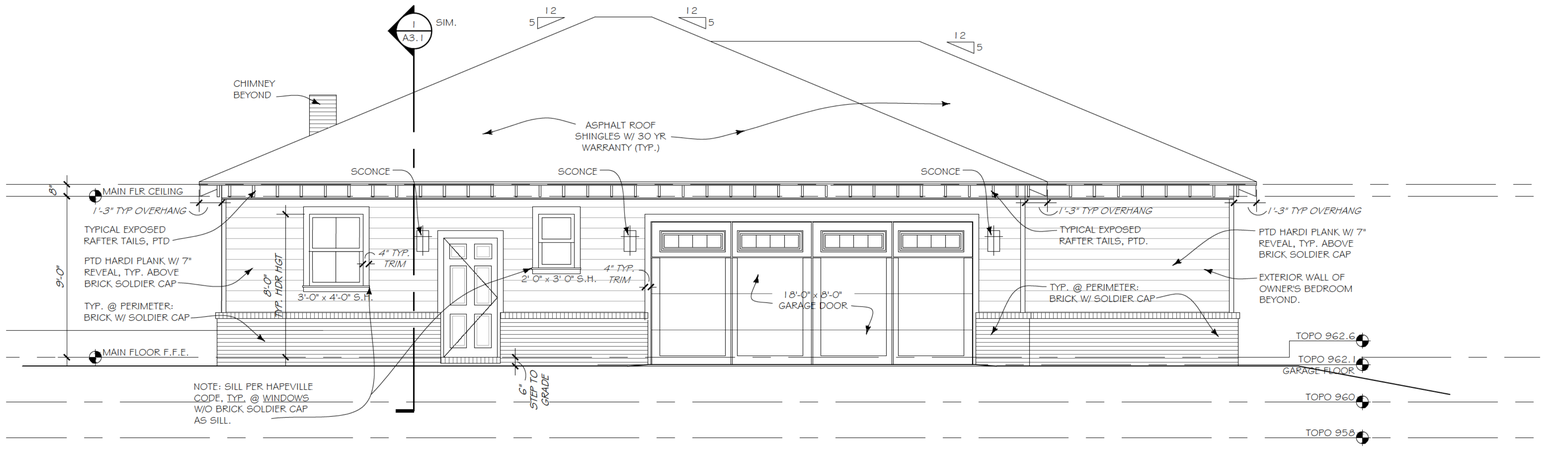
RELEASED FOR CONSTRUCTION

ELEVATION GENERAL NOTES

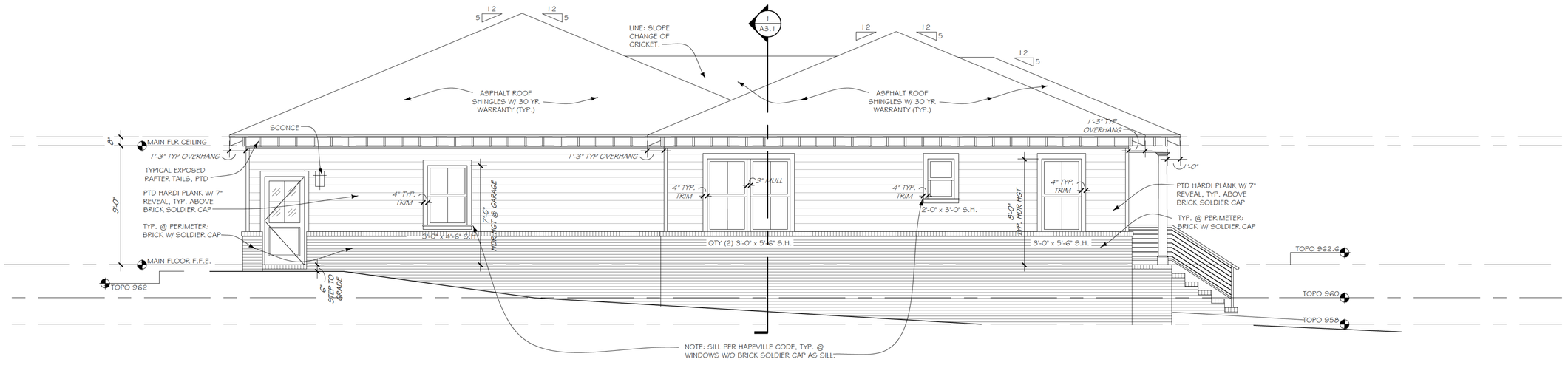
1. WINDOW SIZES REFER TO SASH SIZES.
2. COORDINATE GRADE HEIGHTS WITH SITE PLAN.

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1 BACK ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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23 JUL 2025	REVIEW
23 JUN 2025	REVIEW

BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

EXTERIOR ELEVATION

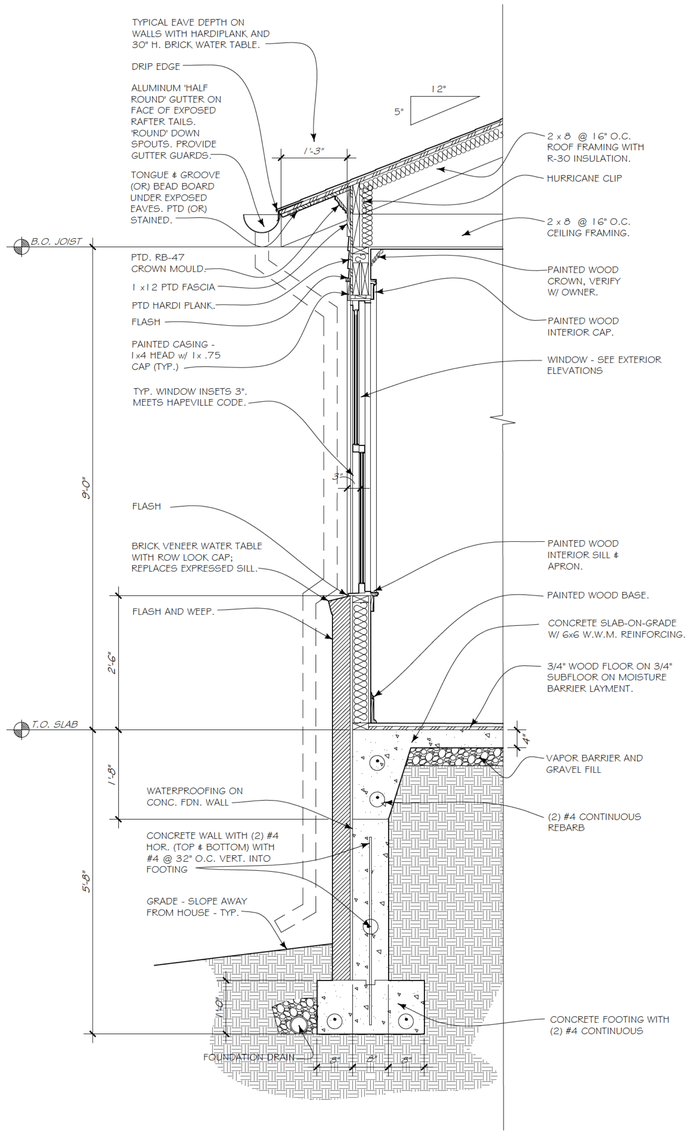
A 2.2

RELEASED FOR CONSTRUCTION

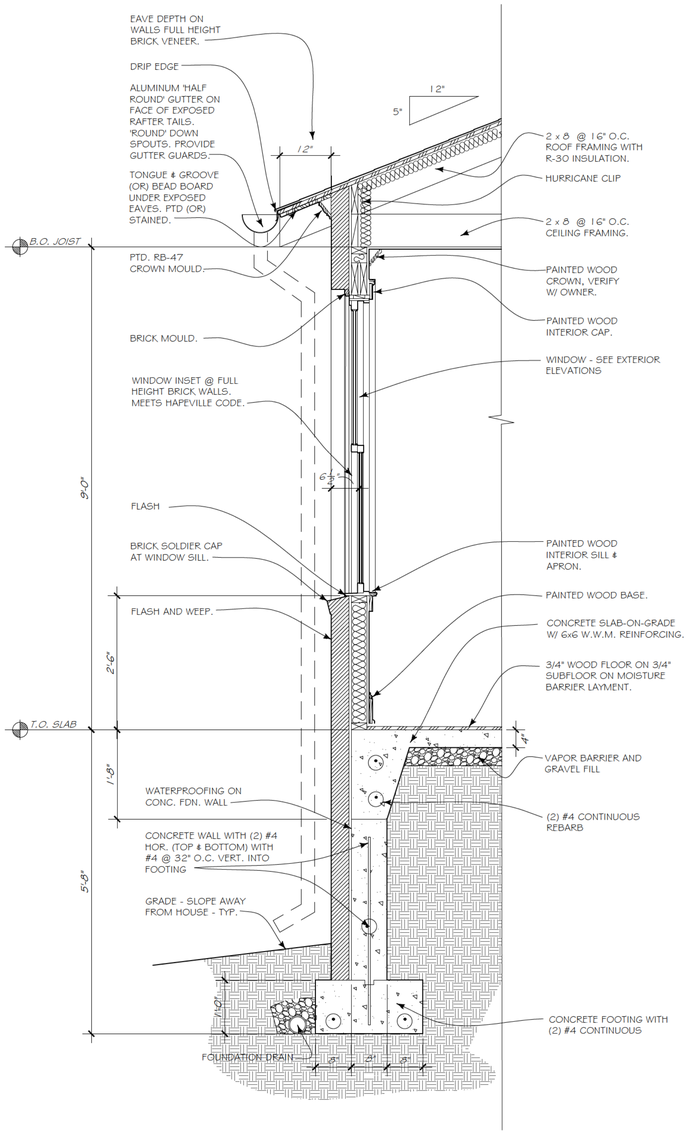
GENERAL NOTE

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SIZING & LAYOUT OF ALL STRUCTURAL COMPONENTS & OBTAINING ENGINEERING IF NECESSARY.

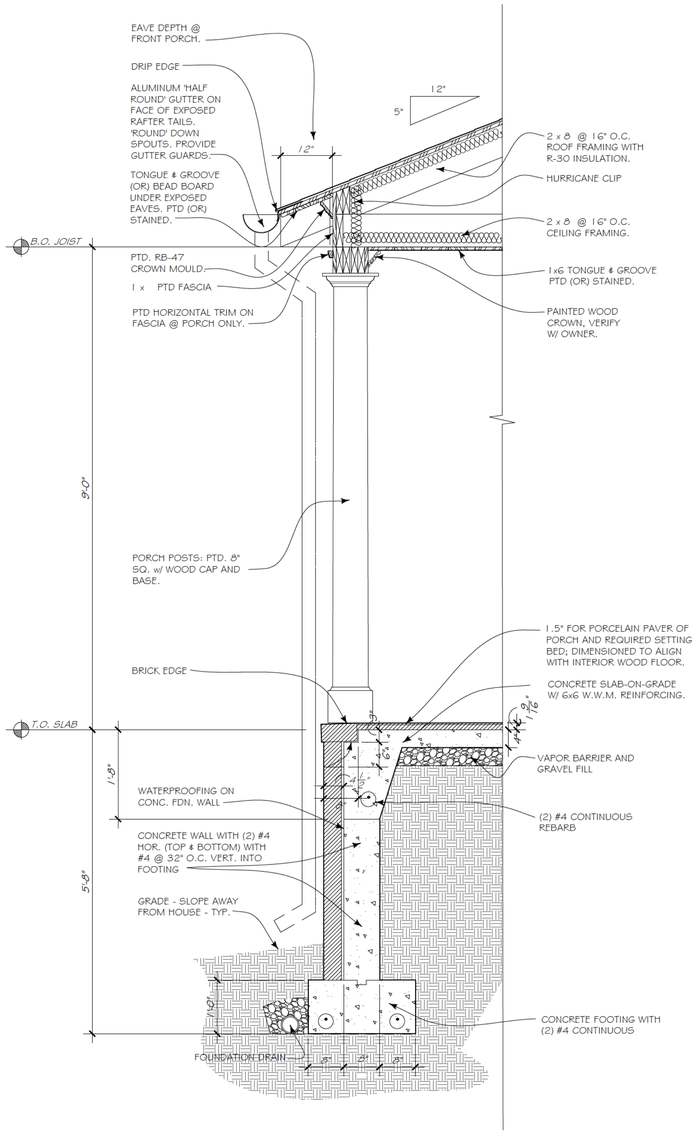
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1 BUILDING SECTION
SCALE: 3/4" = 1'-0"



2 BUILDING SECTION
SCALE: 3/4" = 1'-0"



2 BUILDING SECTION
SCALE: 3/4" = 1'-0"

01 OCT 2025	PERMIT RELEASE
23 JUL 2025	FOR REVIEW

BELT RESIDENCE

NEW CONSTRUCTION
3046 GORDON CIRCLE
HAPEVILLE, GA.

BUILDING SECTION

A 3.1

RELEASED FOR CONSTRUCTION

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 9, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3417 Orchard Street

BACKGROUND

The City of Hapeville has received a design review application from Laura L. Hall for the addition of a new 675 sf detached garage on the property with an existing 2,126 SF single-family dwelling located at 3417 Orchard Street. The garage is 17'10". The principal dwelling height was not provided. The garage will be clad with fiber cement siding and architectural shingles. The garage will have electricity run to it but no other utilities.

The property is zoned R-SF, Single Family Residential and is subject to Neighborhood Conservation Area requirements of the City's Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

Except where indicated, setbacks shall be established by zoning.

STAFF COMMENT: The proposed detached garage is to be located 5' from the east property line and 20' from the rear property line. These setbacks are compliant with the R-SF zoning district.

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

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

i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
Compliant

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.
Compliant. Materials are hardiplank and design is similar to dwelling.

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
The garage height is 17' 10". The principal dwelling height is unknown and must be provided.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
The distance from the garage to any neighboring outbuildings is unknown. Please clarify.

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

Primary dwelling is 2,146 SF and an 800 SF garage would be allowed. The proposed garage is 675 square feet and compliant.

(b)Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot.(c)The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.
Not applicable

Table C—Maximum Number of Accessory Buildings

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

Compliant

(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.
Please provide principal residential structure.

vi)Permitting.

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

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

(c)A separate certificate of occupancy shall be required for the construction, erection or set up of

any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.
Not applicable

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

vii)Construction and design requirements.

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

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

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

d)Second story access. Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
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).
Not applicable

viii)Placement.

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

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

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

(c)Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.
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.
Unknown. Please confirm the distance between the principal dwelling and the garage, as well as any outbuildings on neighboring lots.

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

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

Table D—Distance from Dwelling for Very Large Accessory Buildings

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

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

SUMMARY OF FINDINGS

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

- **Provide the distance of the garage from the dwelling. Please note: if the distance is less than 10', an application must be submitted to the Board of Appeals as this is part of the zoning code.**
- **Provide distance, if applicable, from garage to any outbuildings on neighboring lots (to demonstrate in excess of 10' separation).**
- **Provide the height of the primary dwelling. square footage of the dwelling to ensure the**

distance requirement is met. Please note: if the primary dwelling is less than 17'10", an application must be submitted to the Board of Appeals as this is also part of the zoning code.

- **Provide detail for the roof warranty of the garage.**

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: 08/27/2025

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: Laura L Hall **Contact Number:** [redacted]

Applicants Address: 3417 Orchard Street, Hapeville, GA 30354

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

Address of Proposed Work: 3417 Orchard Street, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0007-022-1

Property Owner: Laura L Hall **Contact Number:** [redacted]

Project Description (including occupancy type):
Detached 2 car garage with storage - new build

Contractors Name: Brad Roberson **Contact Number:** [redacted]

Contact Person: Laura L Hall **Contact Number:** [redacted]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

Laura Long Hall
Applicants Signature

08/27/2025
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: 675 SF.

Total Square Footage of existing building: 2,126 SF.

Estimated Cost of Construction: _____

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

Exterior residence is wood siding with wood trim and asphalt shingle roof.

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

Wood framed garage with wood framed pitched roof. Exterior will be constructed of wood sheathing with vapor barrier wrap and cementitious horizontal siding to match the existing residence. Roof will be architectural asphalt shingles on 15 # felt over 3/4" decking. Aluminum gutter and matching downspouts to grade and splash blocks.

Will any trees be removed to accommodate the project?

1 and only if absolutely necessary

Grading and Landscaping Plan

For the purposes of this section, this shall include grading more than 30" and landscaping improvement property. Grading more than 30" will require engineering stamp drawings.

_____ Conceptual Site Plan
_____ Photos of Entire Site
_____ Engineer Drawings – 30" or more for the site
_____ Landscape Plans
_____ Boundary Survey
_____ Tree Survey and Protection Plan
_____ Erosion and Sedimentation Control Plan
_____ Irrigation Plan
_____ Authorization of Property Owner
_____ Legal Description of Property

Accessory Building

__X__ Conceptual Site Plan ——— SHEET A-101
__X__ Square footage of Building ——— SHEET A-101
__X__ Site Setbacks ——— SHEET A-101
__X__ Photos of Entire Site(Existing Structure; All Sides)
_____ Grading Plan
_____ Tree Survey and Protection Plan
_____ Sample of Exterior Building Materials
_____ Authorization of Property Owner
__X__ Boundary Survey
_____ Landscape Recovery Plan
_____ Utility Plan
_____ Legal Description of Property
__X__ Floor Plan ——— SHEET A-100
__X__ Proposed Elevations ——— SHEET A-200

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 Laura L Hall 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:

LH ____ 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

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

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

LH ____ 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.

LH ____ 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.

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

LH ____ 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.

Laura L Hall	Laura Long Hall	08/27/2025
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.

EXISTING PHOTOS - REAR OF HOUSE



EXISTING PHOTOS - REAR YARD



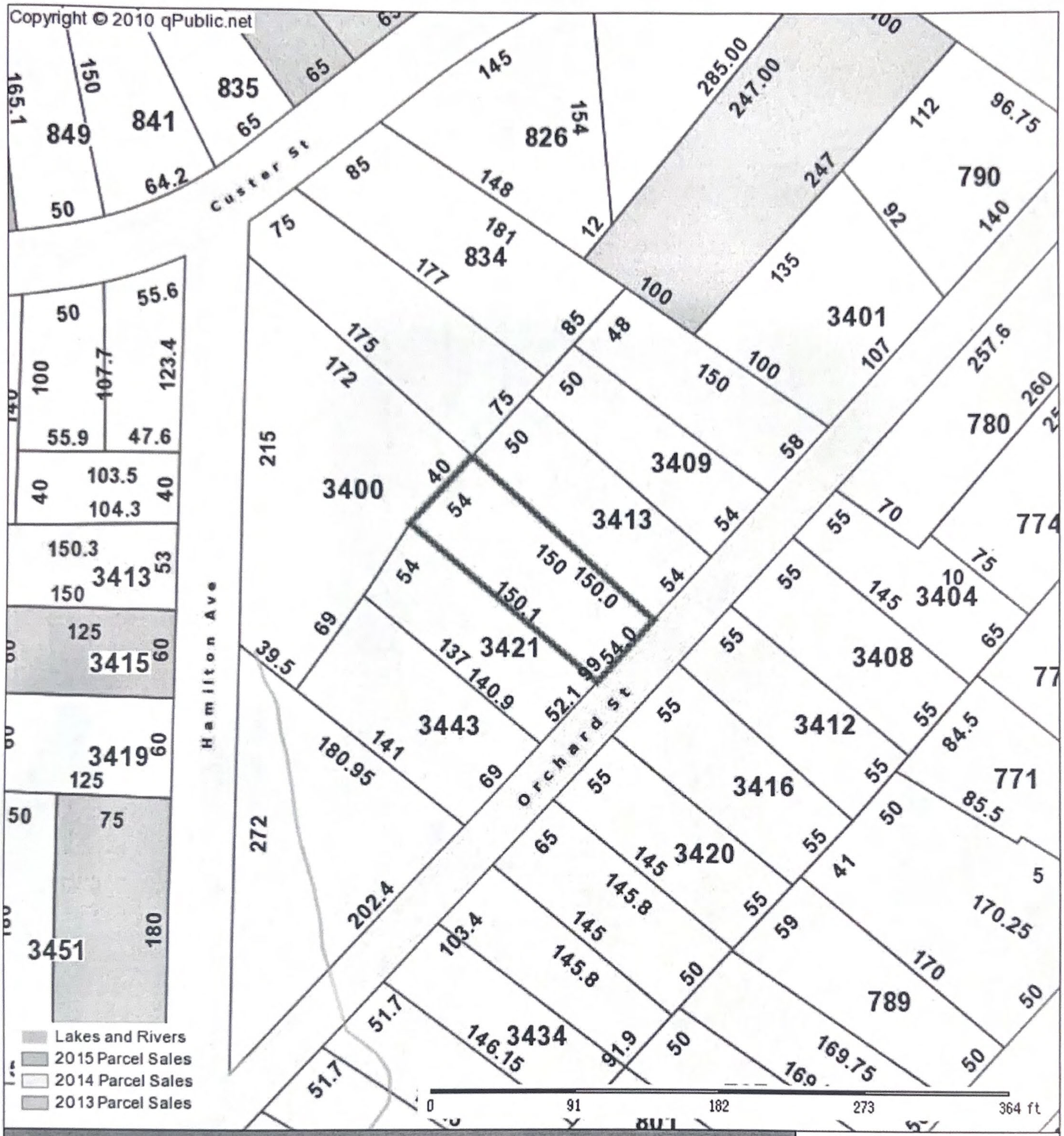
EXISTING PHOTOS - FRONT OF HOUSE



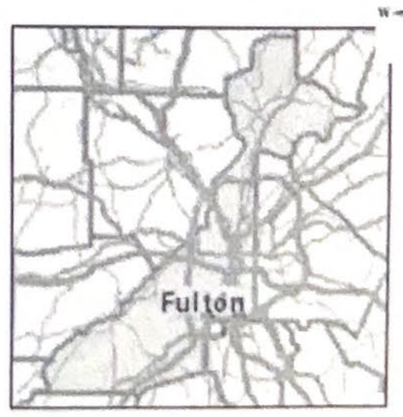
EXISTING PHOTOS - SIDE OF HOUSE - DRIVE



Copyright © 2010 qPublic.net



Fulton County Assessor			
Parcel: 14 009800070221 Acres: 0.1148			
Name:	HALL LAURA LONG	Land Value:	8200
Site:	3417 ORCHARD ST	Building Value:	4700
Sale:		Misc Value:	
Mail:	P.O. BOX 82011 ATLANTA, GA 30354	Total Value:	12900



Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
Date printed: 04/10/17 : 15:11:54

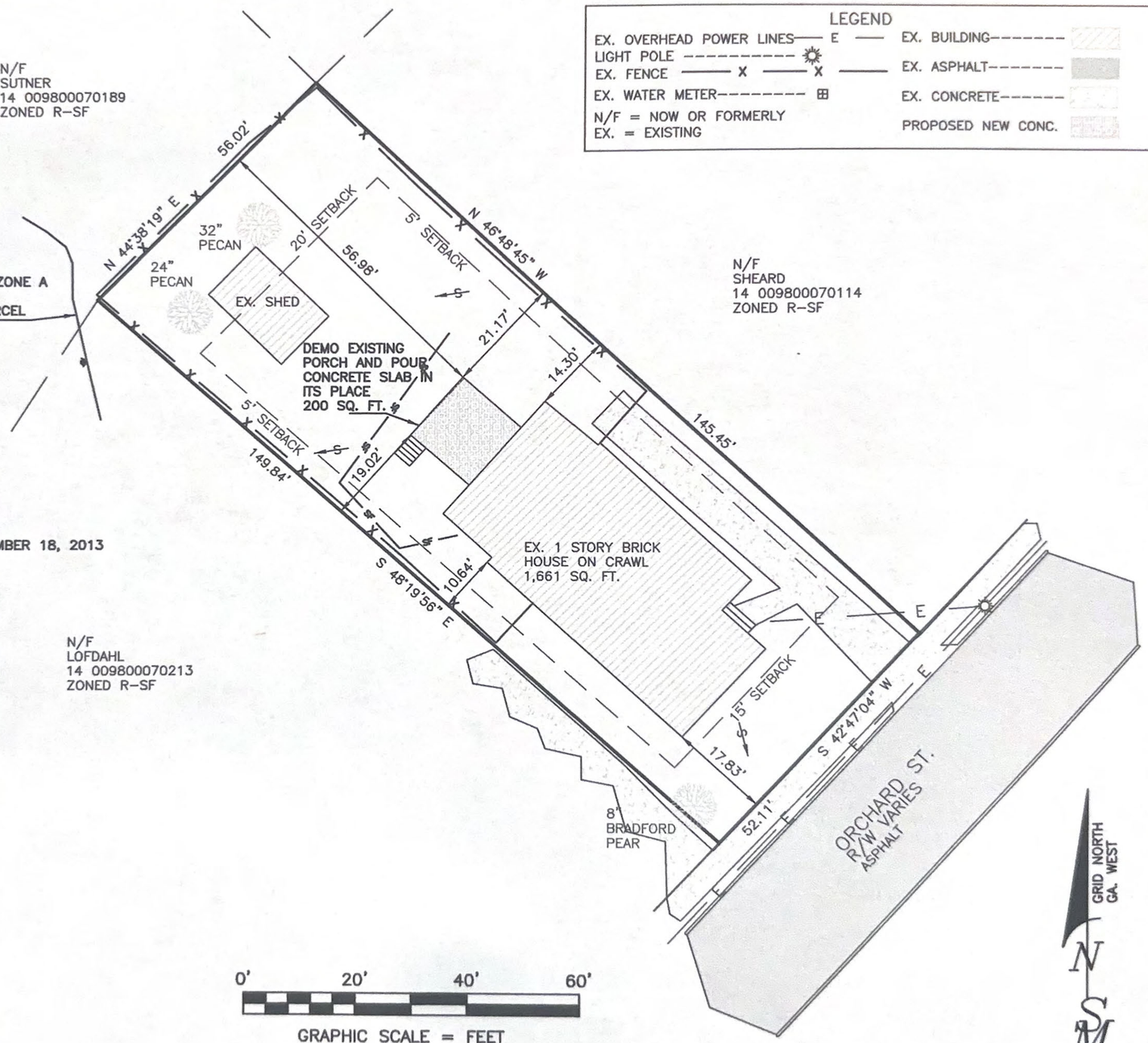
GENERAL NOTES:
SITE AREA------8,047 SQ. FT.
OWNER- LAURA HALL
ADDRESS- 3417 ORCHARD ST
PARCEL- 14 009800070221
SITE ZONED R-SF (RESIDENTIAL SINGLE FAMILY)
MINIMUM LOT AREA= 4,000 SQ. FT.
MINIMUM LOT WIDTH= 40'
FRONT SETBACK------15'
REAR SETBACK-------20'
SIDE SETBACK-------5'
MINIMUM HEATED FLOOR AREA--1,000 SQ. FT.

NOTE: THIS PLAT REPRESENTS A SITE PLAN ONLY
THEREFORE NOT FOR RECORDING

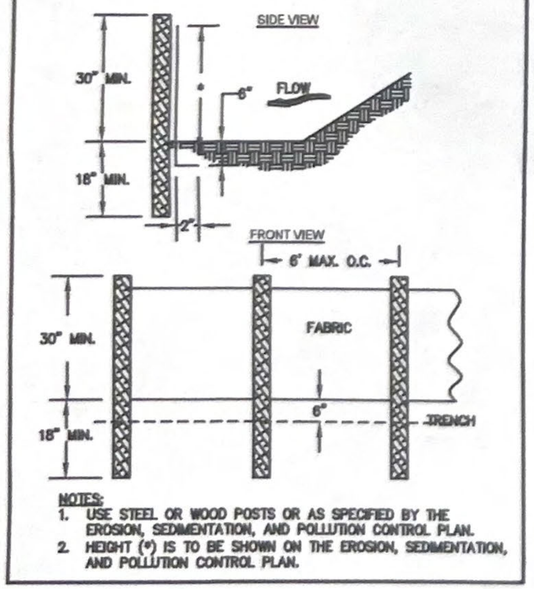
AS PER OFFICIAL FLOOD INSURANCE MAPS BY
THE F.E.M.A. THIS PROPERTY IS NOT LOCATED
WITHIN A DESIGNATED FLOOD HAZARD AREA
AS PER COMMUNITY - PANEL NUMBER 13121C0366F
DATED: SEPTEMBER 18, 2013

LEGEND

EX. OVERHEAD POWER LINES —— E ——	EX. BUILDING--------
LIGHT POLE ----------	EX. ASPHALT--------
EX. FENCE ——— X ——— X ———	EX. CONCRETE-------
EX. WATER METER-------- ⊞	PROPOSED NEW CONC.
N/F = NOW OR FORMERLY	
EX. = EXISTING	



SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

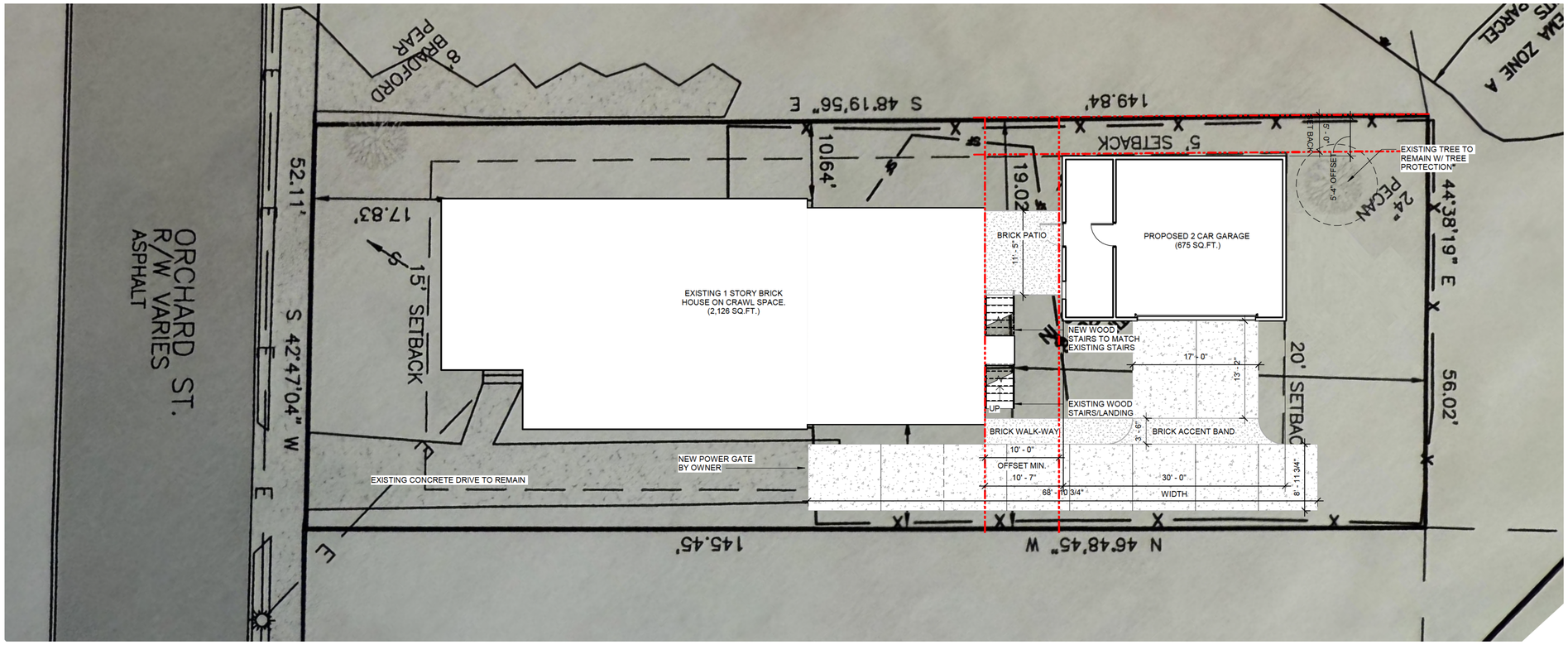
0' 20' 40' 60'
GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE:(770) 320-7555
FAX:(770) 320-7333
www.sibleysurveying.com
*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

SITE PLAN
3417 ORCHARD ST.
LAND LOT 98, 14th. DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 4-10-17 LAND SURVEYOR TIM L. MILLER

PROJECT NO.: B17021
SITE PLAN
DRAWN BY: TLM
SCALE:1" = 20'
DATE: 4-10-2017



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

NO.	DATE	DESCRIPTION

LAURA HALL - GARAGE

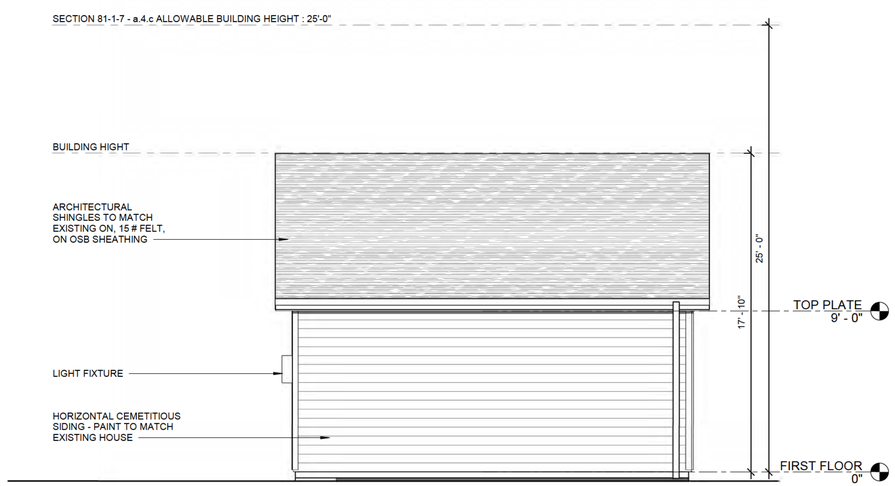
3417 ORCHARD STREET
HAPEVILLE, GA. 30354

CCDesign Services
76 Starr Place
Nenan, GA. 30263

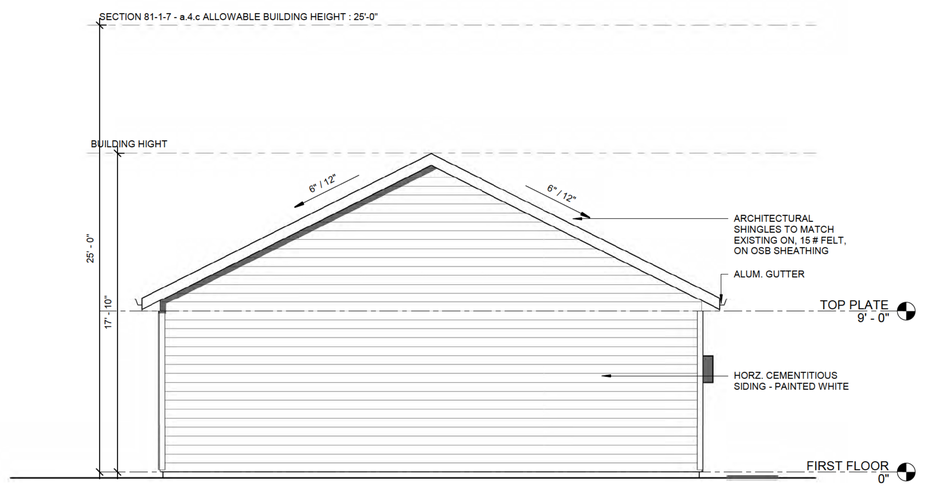
Project No.:	003.25
Date:	07.16.25
Drawn By:	CCD
Checked By:	CCD

SITE PLAN

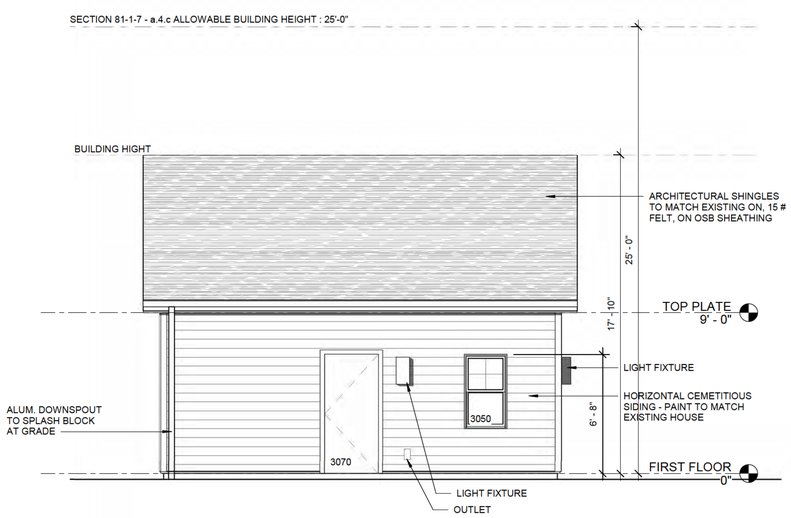
A-101



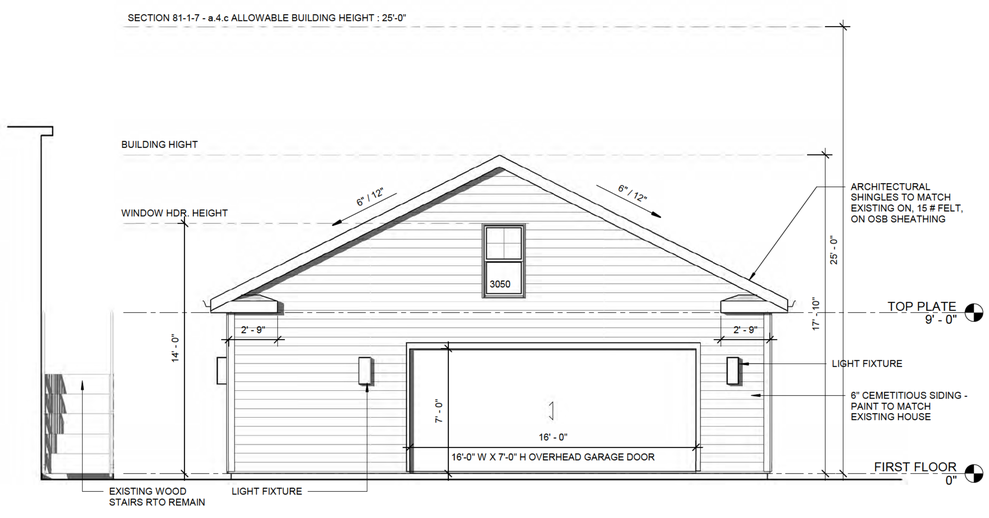
4 RIGHT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

NO.	DATE	DESCRIPTION

LAURA HALL - GARAGE

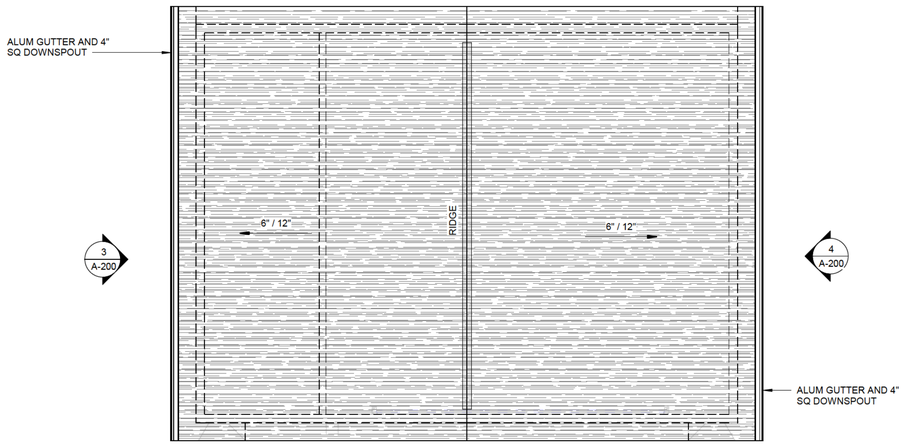
3417 ORCHARD STREET
HAPEVILLE, GA. 30354

CCDesign Services
ATLANTA, GA. 30263

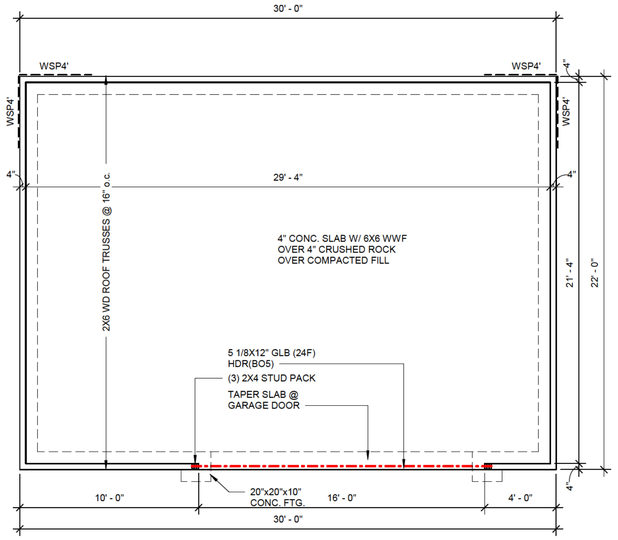
Project No.:	003.25
Date:	07.16.25
Drawn By:	CCD
Checked By:	CCD

ELEVATIONS

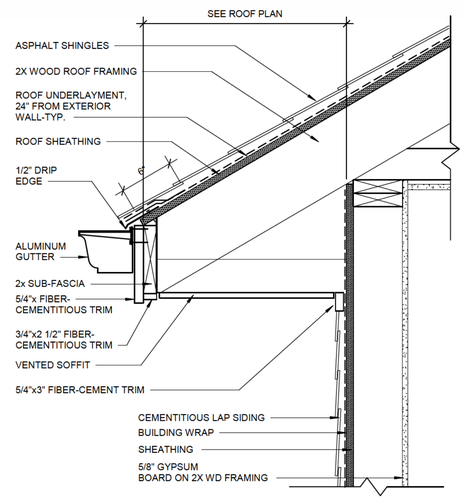
A-200



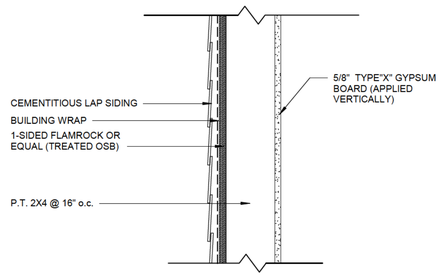
3 GARAGE ROOF PLAN
1/4" = 1'-0"



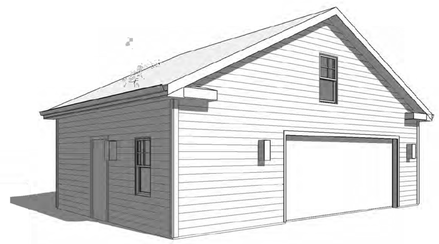
1 FOUNDATION PLAN
1/4" = 1'-0"

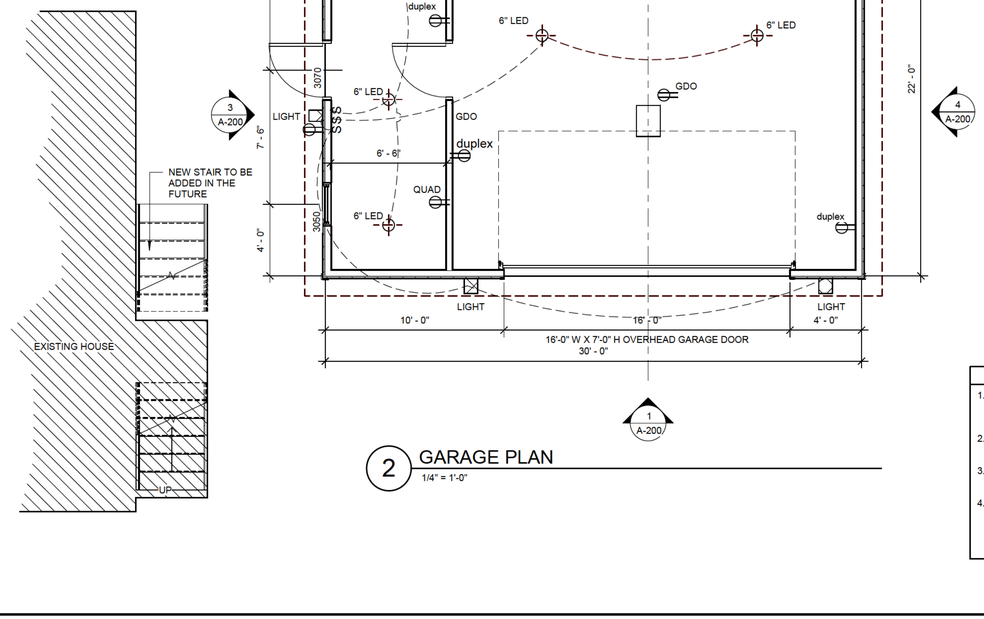


6 TYP. ROOF DETAIL
1 1/2" = 1'-0"

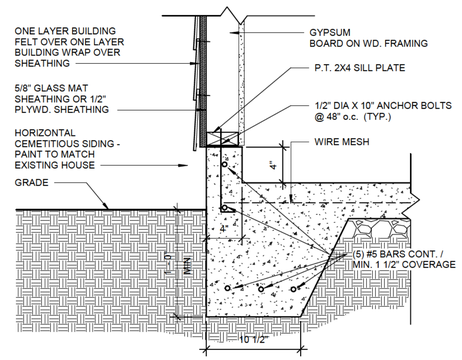


5 WALL SECTION
1 1/2" = 1'-0"
NOTE: WALL SECTION IF WITHIN 10'-0" OF EXISTING STRUCTURE





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



4 TYP. WALL BASE DETAIL
1 1/2" = 1'-0"

ARCHITECTURAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND FHA.VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND D MENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING LOAD. CONSUALT LOCAL ENGINEER FOR PROPOER FOOTING REINFIRCING SIZES.
5. CONTRACTOR SHALL INSURE CAPATABILITY OF BUILDING WITH SITE REQUIRMENTS
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED IF NECESSARY BY ENGINEER LICENCED IN GEORGIA DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL APPLICABLE CODES AND INSURE A QUALITY AND SAFE STRUCTURE.
7. ALL WOOD STRUCTURAL MEMBERS SHALL BE OF GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICALBE.

NO.	DATE	DESCRIPTION

LAURA HALL - GARAGE

3417 ORCHARD STREET
HAPEVILLE. GA. 30354

CCDesign Services
ATLANTA, GA. 30263

Project No.:	003.25
Date:	07.16.25
Drawn By:	CCD
Checked By:	CCD

GARAGE PLAN

A-100

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	October 10, 2025
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 3226 Dogwood**

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

BACKGROUND

The City of Hapeville has received a design review application from Michele Keaton to build a two story single-family home on a vacant lot located at 3226 Dogwood Drive. Per the application, the single family dwelling will be 1,950 SF of heated space and a 152 SF covered porch. 4 BR, 3 BA with parking pad located at the rear of the house. The height of the dwelling is 26' 8". Proposed materials are brick front and hardiplank sides and rear. The roof is asphalt shingle.

The proposed single family dwelling is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the City in 2017. The property is zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation section 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: There is an existing sidewalk on Dogwood.

(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: Fence installed must be compliant with Ordinance. A Tree Conservation Plan must be approved by the City with Arborist.

(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:

(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: Ensure driveway is at least 9'. Dimension provided is at back of house. If carport is planned at a future date, it must meet above requirement.

(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. Overhang dimensions should be provided.*

(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: Note: A105 indicates siding on front elevation where it appears to be brick – clarify/correct. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone. Brick façade does not wrap on side. Porch width is not required 80% - 100%. Porch elevation is not provided. If stairs are required, risers must be enclosed, and any railing must meet standards. Columns must be painted or stained. Ensure porch foundation is enclosed.

(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 building numbers. Provide window recess information – ensure windows, if vinyl (undetermined) have required recess). Provide trim detail/dimensions as per above., including center mullions. Trim should not wrap. Distinct sills should be provided

– show sill detail. Provide calculations to confirm window percentage of façade for each story.

(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: Sill height is 2' above floor elevation.

FINDINGS

Items that are not in compliance or need addressing:

- Architectural style to be confirmed as meeting one of Hapeville's traditional styles.
- Ensure driveway is at least 9' and indicate width toward street.
- If carport is planned at a future date, it must meet above requirement.
- Note: A105 indicates siding on front elevation where it appears to be brick – clarify/correct.
- Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- DRC to consider brick façade does not wrap on side.
- Porch width is not required 80% - 100%.
- Porch elevation is not provided. If stairs are required, risers must be enclosed, and any railing must meet standards.
- Columns must be painted or stained.
- Ensure porch foundation is enclosed.
- 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. Trim should not simply wrap.
- Provide sill detail per above requirements.
- Specify 30 year warranty for roof shingles
- Show building numbers
- Provide gutters and downspouts details and locations
- Sill height is 2’ above floor elevation, 2 ½’ to 3 ½’ required.

DOTLOOP SIGNATURE VERIFICATION: DTLP.US/UL3N-5E9I-TY8R

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/25/2025

NOTE: Apllpalipcpatliocnasti onr sa nm ust be typed or neatly printed. 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: MICHELE KEATON **Contact Number:** [redacted]

Applicants Address: 271 SCULVERSTLAWRENCEVILLE GA 30046

E-Mail Address: [redacted] **Zoning Classification:** V

Address of Proposed Work: 3226 Dogwood Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400010155

Property Owner: Anequa Garmon **Contact Number:** [redacted]

Project Description (including occupancy type):
NEW CONSTRUCTION - SINGLE FAMILY RESIDENTIAL

Contractors Name: ANDRE PAYNE **Contact Number:** [redacted]

Contact Person: MICHELE KEATON **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.

Michele Keaton 09/25/2025

Applicants Signature **Date**

3

DOTLOOP SIGNATURE VERIFICATION: DTLP.US/UL3N-3E9I-TY8R

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 XNew Single-Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: 1,100

Total Square Footage of existing building: 0

Estimated Cost of Construction: $185,000

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

NO EXISTING STRUCTURE

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

BRICK AND CEMENT SIDING

Will any trees be removed to accommodate the project?

N__O

DOTLOOP SIGNATURE VERIFICATION: DTLP.US/UL3N-5E9I-TY8R

NOTICE

Pleasebe advisedthat 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.

I Michele Keaton DOTLOOP VERIFIED 07/08/25 12:13AM CST PL47-NG8Y-5G6J-N5XS (Please Print & Initial)

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.

DOTLOOP SIGNATURE VERIFICATION: DTLP.US/UL3N-3E9I-TY8R

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

____Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

____Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

____Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review

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

____Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

MICHELE KEATON	*Michele Keaton*	09/25/2025
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.

SINGLE FAMILY RESIDENTIAL SITE PLAN
3226 DOGWOOD DRIVE
HAPEVILLE, GEORGIA, 30315
PARCEL ID#: 14 009400010155

SCOPE OF WORK

PROPOSED CONSTRUCTION OF 2-STORY (FOOTPRINT=975 SF).
PROPOSED CONSTRUCTION OF ASPHALT DRIVEWAY AND
CONCRETE WALK. PROPOSED FRONT PORCH.

ZONING: V-(VILLAGE)

SETBACKS
FRONT = 15'
REAR = 20'
SIDE =5'
MIN LOT FRONTAGE = 50'

TOTAL SITE AREA
6,136 SQ. FT.
0.140 ACRES

UTILITIES:

WATER	***FULTON COUNTY***
SEWER	***FULTON COUNTY***
POWER	***GEORGIA POWER***
GAS	***ATLANTA GAS LIGHT CO.***

GENERAL NOTES:

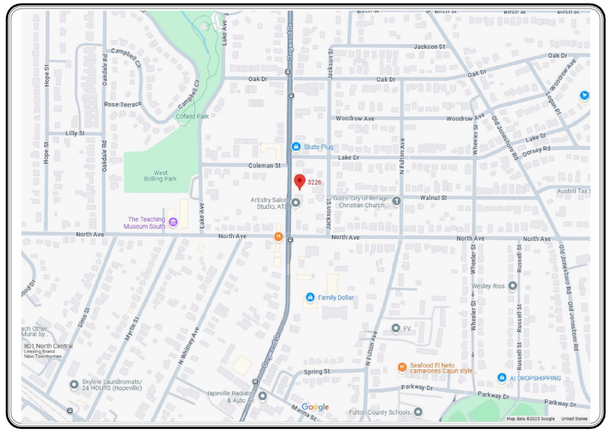
1. Topography is based on field run data by MERIDIAN GEOMATICS on AUGUST 10, 2018.
2. No decks, patios, or permanent structures permitted in buffers or easements.
3. Non-exempt activities shall not be conducted within the 25 or 50-Foot undisturbed buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.
4. Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 Permit.
5. The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.
6. Erosion and Sediment Control measures shall 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.
7. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
8. The Design Professional whose signed and dated Seal appears hereon, affirms that the Site was visited prior to the preparation of this Site Plan by (himself) or (his) authorized Agent under (her) supervision.
9. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate "Stop Work" Order.
10. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2 PM.)

GENERAL EROSION CONTROL NOTES:

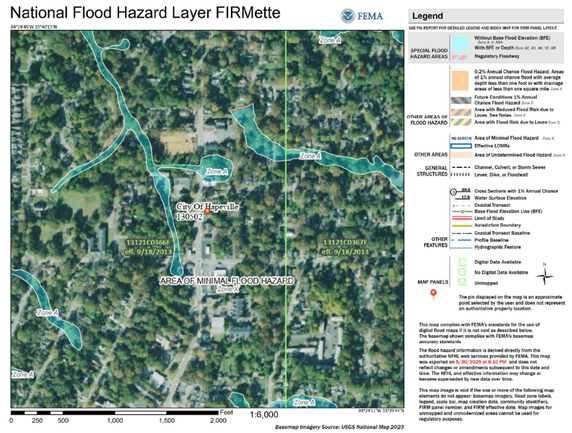
A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
B. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION O FTHE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
C. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED
D. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR
E. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
F. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED
G. NO GRADED SLOPE SHALL EXCEES 2h: 1v

24 HOUR EMERGENCY CONTACT: MICHELE KEATON (404) 670-3295

STATE WATERS DO EXIST WITHIN 200' OF THIS PROPERTY AS SHOWN



LOCATION MAP
N.T.S.



FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF HAPEVILLE COMMUNITY PANEL NO. (13121 C 0366 F) DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

GSWCC Georgia Soil and Water Conservation Commission
Bryan C Long
Level II Certified Design Professional
Certification Number 0000052999
Issued: 01/16/2025 Expires: 01/16/2028

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

PAGE 1 of 3	COVER PAGE MICHELE KEATON GROUP (PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)	LOT #S 12 , BLOCK 1~ FOREST HILLS PARK LAND LOT 94 , 14th DISTRICT FULTON COUNTY, GEORGIA DATE: 05/25/2025 SCALE: 1"= 20'	REVISIONS: 08/27/2025 - REVISED	MERIDIAN GEOMATICS	ALPHARETTA OFFICE 1875 LOCKEWAY DRIVE - SUITE 702 Alpharetta, Georgia 30004 Office: (770) 675-6197	WEBSITE: MERIDIANGEOMATICS.NET EMAIL: SURVEYINGATLANTA@GMAIL.COM	DRWN BY S.C.D. JOB NO. 2023-187

ADDRESS/PARCEL

3226 DOGWOOD DRIVE
ROSWELL GEORGIA 30075

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF HAPEVILLE COMMUNITY PANEL NO. (13121 C 0366 F) DATED SEPTEMBER 18 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN ELEVATIONS ARE BASED OFF OF TRIMBLE NETWORK GPS MEAN SEA LEVEL MEASUREMENTS USING A TRIMBLE R12 LT BASE ROVER WITH VRS NOW RTK GNSS SERVICE.

PROPOSED LOT COVERAGE CALCULATIONS

EXISTING CONCRETE DRIVEWAY	=	720 SQ.FT.
PROPOSED 2-STORY HOME	=	975 SQ.FT.
PROPOSED CONCRETE DRIVEWAY	=	418 SQ.FT.
PROPOSED FRONT PORCH	=	152 SQ.FT.
PROPOSED WALK	=	120 SQ.FT.
TOTAL	=	2 385 SQ.FT.

CALC = 2385/6136 = 0.389
% = 38.9% LOT COVERAGE

SITE NOTES:

1. PROPOSED 2-STORY HOME (975 SF)
   FFE=1000.0
   HEATED FLOOR SPACE:
   TOTAL HEATED = 1 950 SQ. FT.
   PROPOSED FAR: 1950 / 6136 = 0.318
2. PROPOSED ASPHALT DRIVEWAY (418 SQ.FT.)
3. PROPOSED FRONT PORCH. (152 SF)
4. PROPOSED FRON T WALK. (120 SF)
5. PROPOSED SILT FENCE TYPE-C SENSITIVE (SEE DETAIL) (Sd1-S)
6. PROPOSED TREE PROTECTION FENCE (SEE DETAIL)
7. PROPOSED PORTA POTTY DUMPSTER & MATERIAL STAGING AREA.
8. PROPOSED CONSTRUCTION EXIT. (SEE DETAILS)
9. LIMITS OF DISTURBANCE = 4 200 SQ.FT.
10. PROPOSED TRENCHES 2 TOTAL. (SEE DETAILS)
11. PROPOSED 6' WOOD FENCE.
12. PROPOSED 4' WOOD FENCE.
13. PROPOSED A/C UNIT. SCREENED WITH SHRUBS.
14. PROPOSED 3" CALIPER TREE.
15. EXISTING DRIVEWAY TO BE REMOVED.

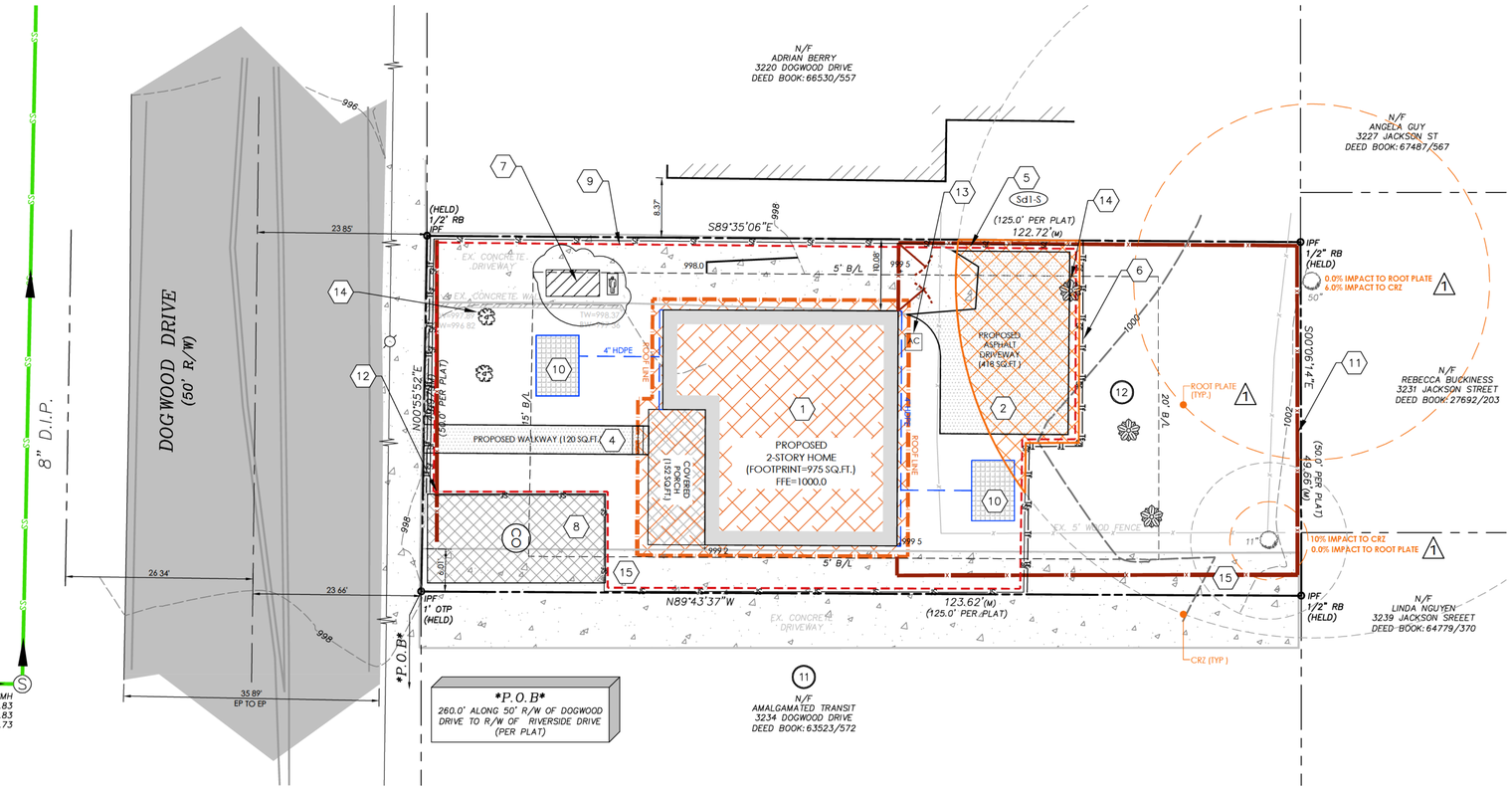
TOTAL SITE AREA

6,136 SQ. FT.
0.140 ACRES

BUILDER/24 HOUR CONTACT

MICHELLE KEATON GROUP
CONTACT: MICHELE KEATON
PHONE (404) 670-3295
EMAIL: MICHELE@MICHELEKEATONGROUP.COM

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83



TREE DENSITY CALCULATIONS

MIN. REQUIRED INCHES PER ACRE = ACREAGE x 100 INCHES

0.14 ACRES x 100 INCHES = 14 INCHES REQUIRED
NO TREES WILL BE REMOVED
MITIGATION FEES = $0.00

PLANTING NEW TREES TO MEET DENSITY REQUIREMENT:

TREE PLANTING

TREE	TYPE	SPECIES	QUANITY	CALIPER	SPACING
	OAK NUITALL/PIN	QUERCUS	3	3"	15'
	RED MAPLE	ACER RUBRUM	2	3"	15'

TOTAL DENSITY PROPOSED = 15 INCHES

DENSITY REQUIREMENT MET

EROSION CONTROL LEGEND

- DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
- DS4 DISTURBED AREA STABILIZATION (WITH SOD)
- CO CONSTRUCTION EXIT (MIN. PAD WIDTH = 20'/MIN. PAD LENGTH = 50')
- Sd1-S SEDIMENT BARRIER SILT FENCE TYPE "C-POP" SENSITIVE
- Sd1-NS SEDIMENT BARRIER SILT FENCE TYPE "C-POP" NONE SENSITIVE

SEEDS AND PLANTS FOR EROSION CONTROL Ds2 & Ds3

SPECIES	RATES / SPACING 1000 SQ. FT.	RATES / SPACING ACRES	PLANT DATES	YEARS	RATES IN Lbs. PER ACRE N	P_2O_5	K_2O	N TOP
COMMON BERMUDA	0.2 Lb.	10 Lb.	3/1 – 7/1	FIRST	60–90	120–180	120–180	60–100
				SECOND	40	95	95	60–100
TALL FESCUE	1.1 Lb.	50 Lb.	9/1 – 1/1	FIRST	60–90	120–180	120–180	SPRING
				SECOND	60	120	120	60–100
TALL FESCUE & LESPEDEZA	1.1 Lb. 1.4 Lb.	50 Lb. 60 Lb.	1/1 – 12/31	FIRST	60–90	120–180	120–180	0–50
				SECOND	0	70–100	70–100	SPRING
ANNUAL RYE GRASS	40 Lbs. / ACRE			NOV. 15 – MARCH 15				

SOURCE: MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, STATE SOIL & WATER CONVERSATION COMMISSION, DATED 1992

LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
⫽	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
○	POWER POLE
	FIRE HYDRANT
☼	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
Ⓟ	GEORGIA POWER MANHOLE LID
Ⓣ	TELE COMM. MANHOLE LID
GV	GAS VALVE
	BENCHMARK
o	IRON PIN FOUND

	PROPERTY LINE
—x—x—	FENCE
—T—	TELEPHONE LINE
—G—	GAS LINE
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—P—	POWER LINE
FDC	FIRE DEPT. LINE
CTP	CRIMP TOP PIPE
RB	REBAR
	SIDEWALK LIGHTS
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	4x4 TRANSFORMER
RRT	RAIL ROAD TIE WALL

TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- MAGNOLIA TREE
- OAK TREE

GRAPHIC SCALE
0 5 10 20 30 40

GSWCC Georgia Soil and Water Conservation Commission
Bryan C Long
Level II Certified Design Professional
Certification Number 0000052999
Issued: 01/16/2025 Expires: 01/16/2028

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

PAGE 2 of 3

RESIDENTIAL SINGLE FAMILY SITE PLAN for
MICHELE KEATON GROUP
(PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)

REVISION 1 - ADDRESS ARBORIST COMMENTS ~ 6/30/2025 (1)
REVISION 2 ~ 08/27/2025

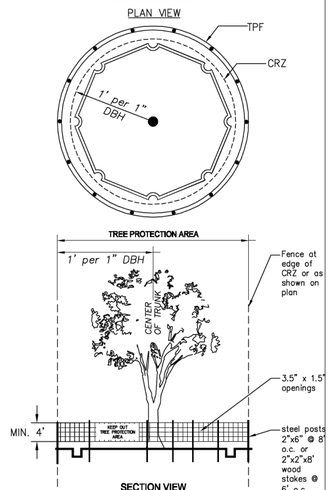
LOT #S 12 , BLOCK 1~ FOREST HILLS PARK
LAND LOT 94 , 14th DISTRICT
FULTON COUNTY, GEORGIA
DATE: 05/30/2025 SCALE: 1"= 20'

MERIDIAN GEOMATICS
ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197
WEBSITE: MERIDIANGEOMATICS.NET
EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRWN BY
S.C.D.
JOB NO.
2023-187

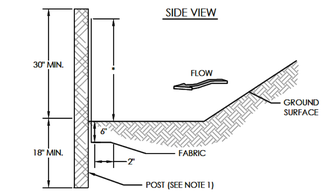
TREE PROTECTION

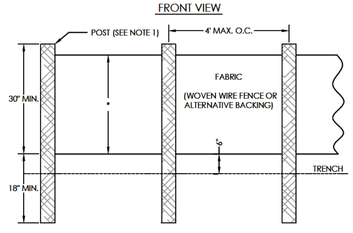
"SNOW" FENCE



NOTES:
1. NO CONSTRUCTION ACTIVITY W/IN CRZ; INCLUDING NO STORING OR STACKING MATERIALS. UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
2. TREE PROTECTION FENCe (FTP) SHALL REMAIN IN PLACE AND MAINTAINED BY REPAIR OR REPLACEMENT THOUGHOUT CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL

SILT FENCE - TYPE NONE-SENSITIVE

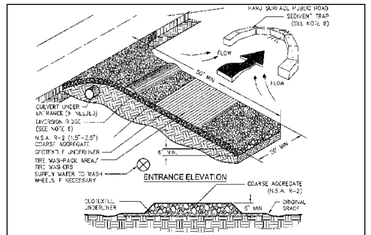




1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
1. HEIGHT (H) IS TO BE SHOWN ON THE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN.

Figure 6-27.2

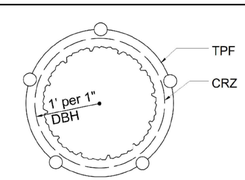
GSWCC (Amended - 2013) 6-194



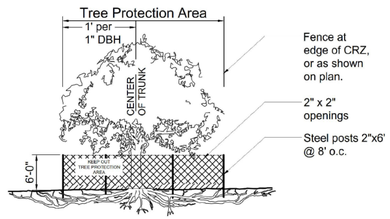
NOTES:
1. AVOID LOCATING ON SLOPE, CURVE OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE MAY VARY IF IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONES).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF INGRESS OR EGRESS, BUT NO LESS THAN 10'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER T.C. EN-TRANCE, IF NECESSARY TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (SWMP). ALL SURFACE RUNOFF AND EFFLUENT FROM THE WASHING OPERATION MUST BE CONTAINED ON SITE AND NOT DISCHARGED INTO STREAMS OR OTHER WATERS OF THE STATE.
9. WASHRACKS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND ENFORCEMENT. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
10. MAINTAIN GATE IN A WAY THAT PREVENTS DRAINING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co **CRUSHED STONE CONSTRUCTION EXIT**

N.T.S.



PLAN VIEW



SECTION VIEW

Notes:
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta

STANDARD DETAILS

TREE PROTECTION—CHAIN LINK FENCE

REV.
DATE:
ORIG. DATE: JUNE 2017
SCALE: N.T.S.

DETAIL NO. A-3

SEEDS AND PLANTS FOR EROSION CONTROL Ds2 & Ds3								
SPECIES	RATES / SPACING		PLANT DATES	YEARS	RATES IN Lbs. PER ACRE			
	1000 SQ. FT.	ACRES			N	P_2O_5	K_2O	N TOP
COMMON BERMUDA	0.2 Lb.	10 Lb.	3/1 – 7/1	FIRST	60–90	120–180	120–180	60–100
				SECOND	40	95	95	60–100
TALL FESCUE	1.1 Lb.	50 Lb.	9/1 – 1/1	FIRST	60–90	120–180	120–180	SPRING
				SECOND	60	120	120	60–100
TALL FESCUE & LESPEDEZA	1.1 Lb.	50 Lb.	1/1 – 12/31	FIRST	60–90	120–180	120–180	0–50
	1.4 Lb.	60 Lb.		SECOND	0	70–100	70–100	SPRING
ANNUAL RYE GRASS 40 Lbs. / ACRE				NOV. 15 – MARCH 15				

SOURCE: MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, STATE SOIL & WATER CONVERSATION COMMISSION, DATED 1992

WATER QUALITY CALCULATIONS FOR IMPERVIOUS SURFACE

IMPERVIOUS SURFACE = 2 385 SQ. FT.
2 385 SQ FT x 1.2" RAINFALL EVENT (0.10) = 238 5 CU. FT.
WATER RUNOFF VOLUME (WQv) = 1311.9 CU. FT.
WQv (GALLONS) = 3 119 GALLONS

INFILTRATION TRENCH

COEFFICIENT OF GROUND UNDER FLO-WELL = 0.60 (CLAY BARE) VOID RATIO = 0.40
VOLUME OF TRENCH = LENGTH x WIDTH x HEIGHT
VOLUME OF TRENCH = 18 ft x 6 ft x ft x 0.40 = 259.2 CU. FT.
2 TRENCHES AT 9L x 6W x 6D
259 2 > 238.5

LENGTH OF EACH TRENCH = 18 FEET WIDTH = 6 FEET DEPTH = 6.0 FEET
VOLUME OF WATER TO BE STORED = 890 0 CU. FT.
VOLUME OF WATER TO BE STORED = 7 391 GALLONS
3 TOTAL TRENCHES - 2 AT 50 LF AND 1 AT 73 LF

PROPOSED LOT COVERAGE CALCULATIONS

EXISTING CONCRETE DRIVEWAY	= 720 SQ.FT.
PROPOSED 2-STORY HOME	= 975 SQ.FT.
PROPOSED CONCRETE DRIVEWAY	= 418 SQ.FT.
PROPOSED FRONT PORCH	= 152 SQ.FT.
PROPOSED WALK	= 120 SQ.FT.
TOTAL	= 2 385 SQ.FT.

CALC = 2385/6136 = 0 389
% = 38.9% LOT COVERAGE

EROSION CONTROL LEGEND

- DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
- DS4 DISTURBED AREA STABILIZATION (WITH SOD)
- CO CONSTRUCTION EXIT (MIN. PAD WIDTH = 20'/MIN. PAD LENGTH = 50')
- Sd1-S SEDIMENT BARRIER SILT FENCE TYPE "C-POP" SENSITIVE
- Sd1-NS SEDIMENT BARRIER SILT FENCE TYPE "C-POP" NONE SENSITIVE

GSWCC Georgia Soil and Water Conservation Commission
Bryan C Long
Level II Certified Design Professional
Certification Number 0000052999
Issued: 01/16/2026 Expires: 01/16/2028

GEORGIA REGISTERED No. 31072 LAND SURVEYOR BRYAN C. LONG

PAGE 3 of 3

DETAIL PAGE for
MICHELE KEATON GROUP
(PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)

REVISIONS:

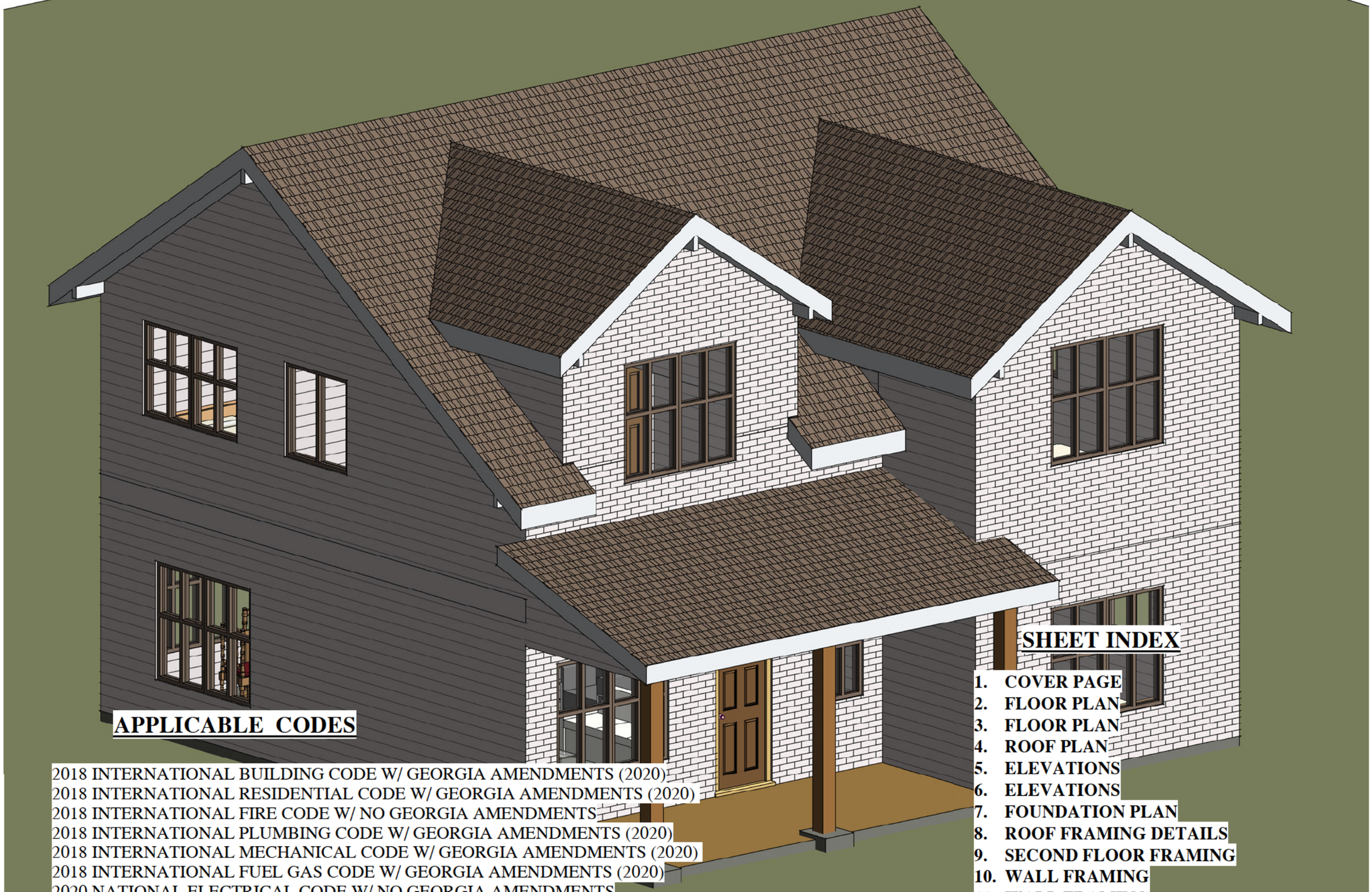
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LAND LOT 94 , 14th DISTRICT
FULTON COUNTY, GEORGIA
DATE: 05/30/2025 SCALE: 1"= 20'

MERIDIAN GEOMATICS

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EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRWN BY S.C.D.
JOB NO. 2020-186

RESIDENTIAL BUILDING DEVELOPMENT



APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
2018 INTERNATIONAL FIRE CODE W/ NO GEORGIA AMENDMENTS
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)
2020 NATIONAL ELECTRICAL CODE W/ NO GEORGIA AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AMENDMENTS (2020)
2018 NFPA 101 LIFE SAFETY CODE WITH SATE AMENDMENTS
2018 INTERNATIONAL SWIMMING POOL & SPA CODE W/ GEORGIA AMENDMENTS (2020)
2010 ADA STANDARDS

1 Exterior View

SHEET INDEX

1. COVER PAGE
2. FLOOR PLAN
3. FLOOR PLAN
4. ROOF PLAN
5. ELEVATIONS
6. ELEVATIONS
7. FOUNDATION PLAN
8. ROOF FRAMING DETAILS
9. SECOND FLOOR FRAMING
10. WALL FRAMING
11. WALL FRAMING
12. SECTIONS
13. ELECTRICAL PLAN
14. ELECTRICAL PLAN
15. WALL FRAMING DETAILS
16. DETAILS

RELEASE FOR CONSTRUCTION

CLIENT :
MICHELE KEATON GROUP

PROJECT :
BUILDING DEVELOPMENT

SHEET TITLE:
COVER PAGE

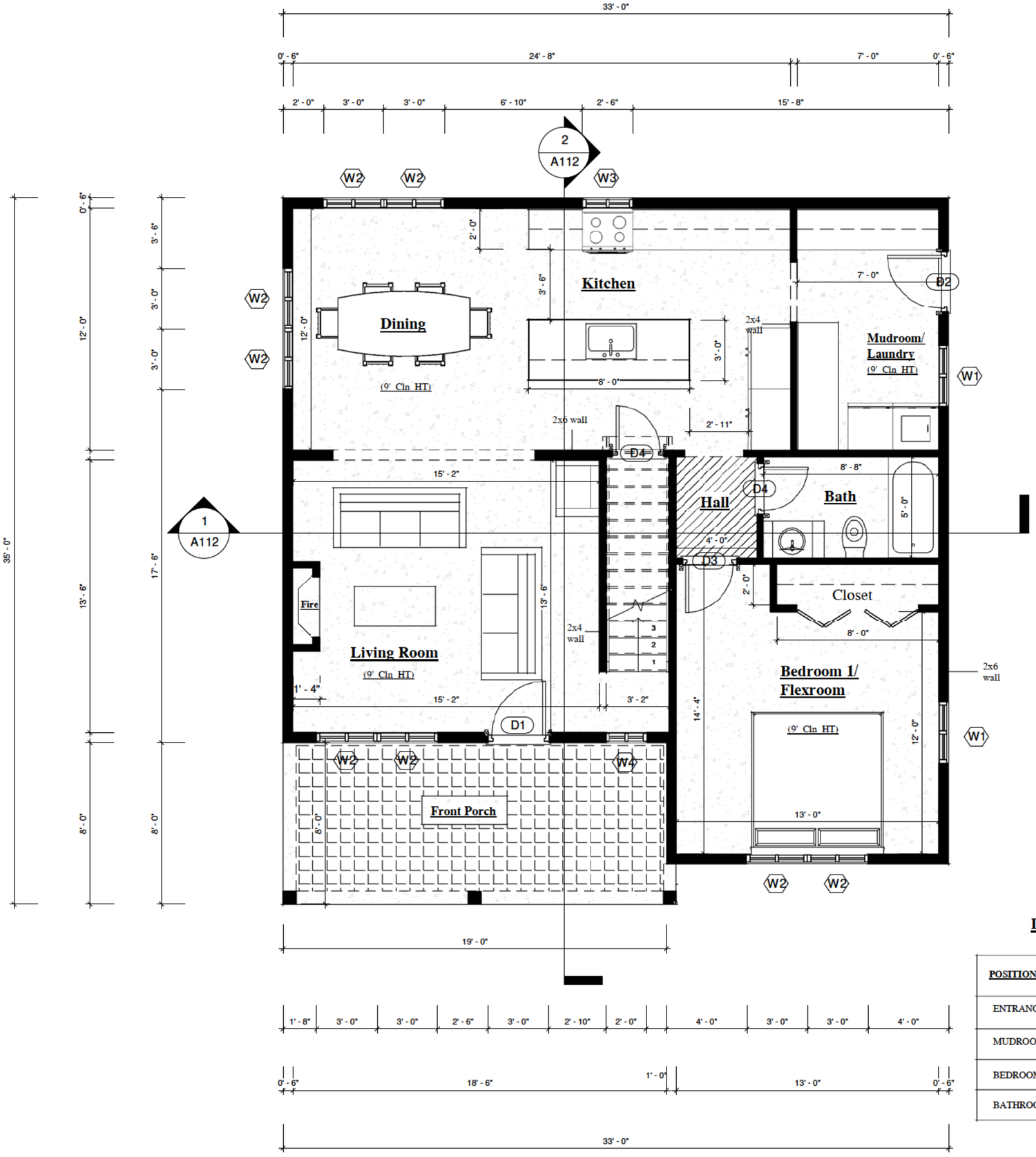
LOCATION :
3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

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manixarc01@gmail.com

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CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A101



AREA

HEATED AREA

First Floor	975.00 S.F.	
Second Floor	975.00 S.F.	= 1,950.00 S.F.

UNHEATED AREA

Porch (Front)	153.00 S.F.	= 153.00 S.F.

TOTAL AREA 2,103.00 S.F.

DOOR SCHEDULE

POSITION	SYMBOL	WIDTH	HEIGHT	COUNT	REMARK
ENTRANCE	D1	3'-0"	7'-0"	1	Wooden Door
MUDROOM, EXIT	D2	3'-0"	7'-0"	1	
BEDROOMS	D3	2'-8"	7'-0"	5	
BATHROOMS	D4	2'-6"	7'-0"	7	

1 First Floor Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

FIRST FLOOR PLAN

LOCATION :

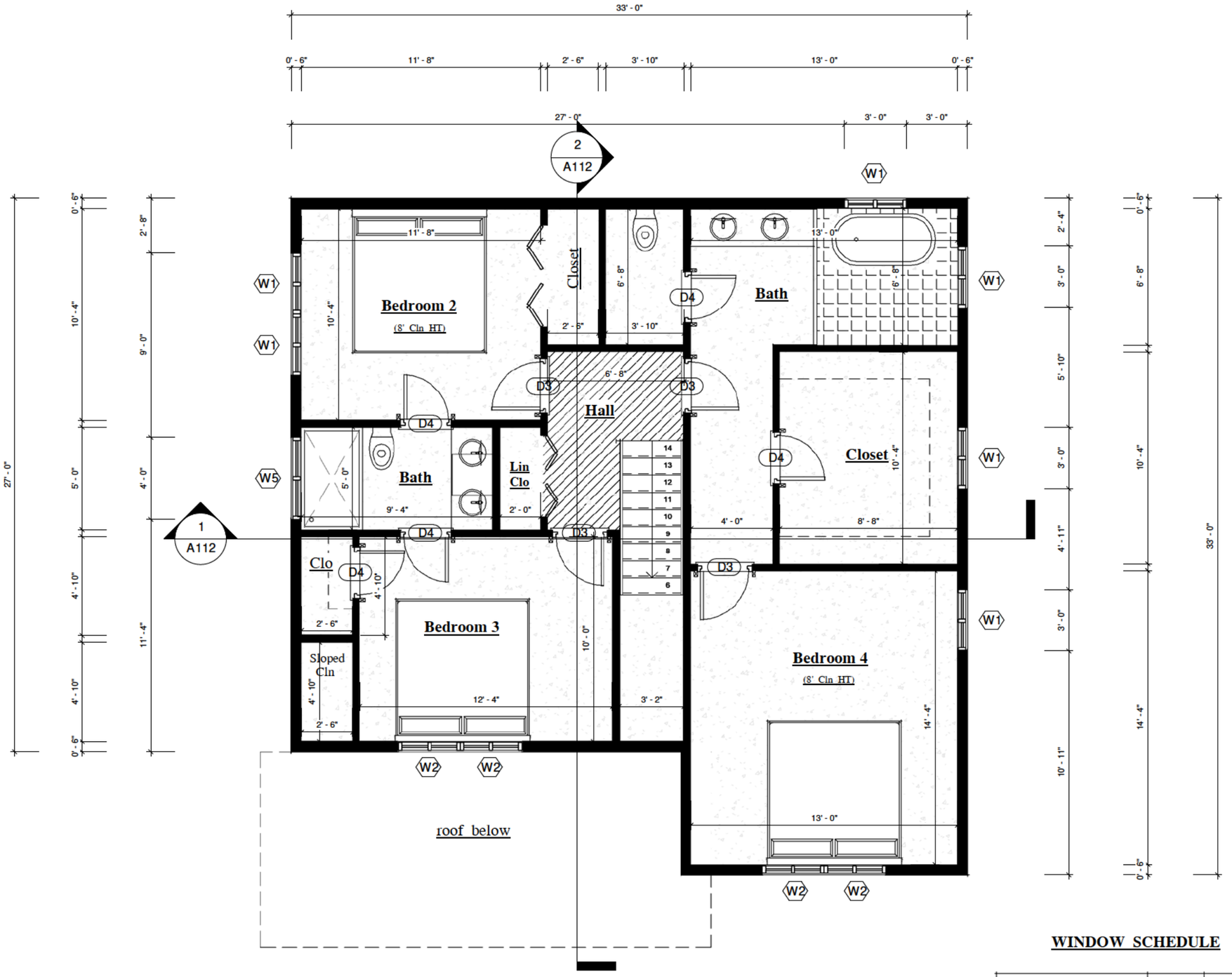
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1 Second Floor Plan

3/16" = 1'-0"

WINDOW SCHEDULE

POSITION	SYMBOL	WIDTH	HEIGHT	COUNT	REMARK
BEDROOMS, MUDROOM	W1	3'-0"	4'-0"	8	Casement Window
LIVING RM, DINING, BEDRMS	W2	3'-0"	5'-0"	12	
KITCHEN	W3	2'-6"	3'-6"	1	
ENTRANCE	W4	2'-0"	4'-0"	1	
BATHROOMS	W5	4'-0"	4'-0"	1	

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

SECOND FLOOR PLAN

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

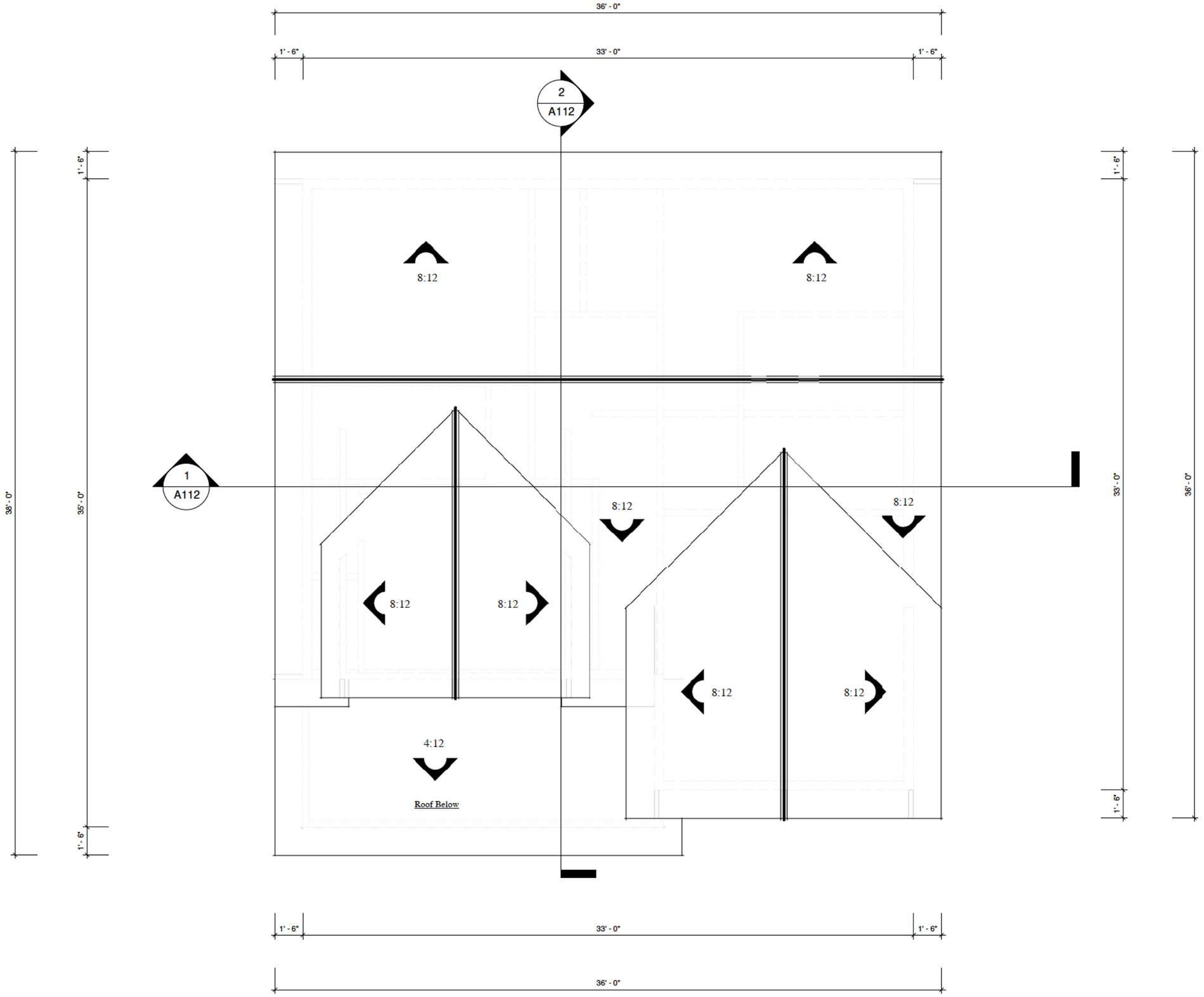
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DRAW NO : A103



1 Roof Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

ROOF PLAN

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

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DATE :	May, 2025
SCALE :	STATED

DRAW NO : A104



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

EELEVATIONS

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

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DATE :	May, 2025
SCALE :	STATED

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1 Rear Elevation

1/8" = 1'-0"



3 Left Elevation

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

ELEVATIONS

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

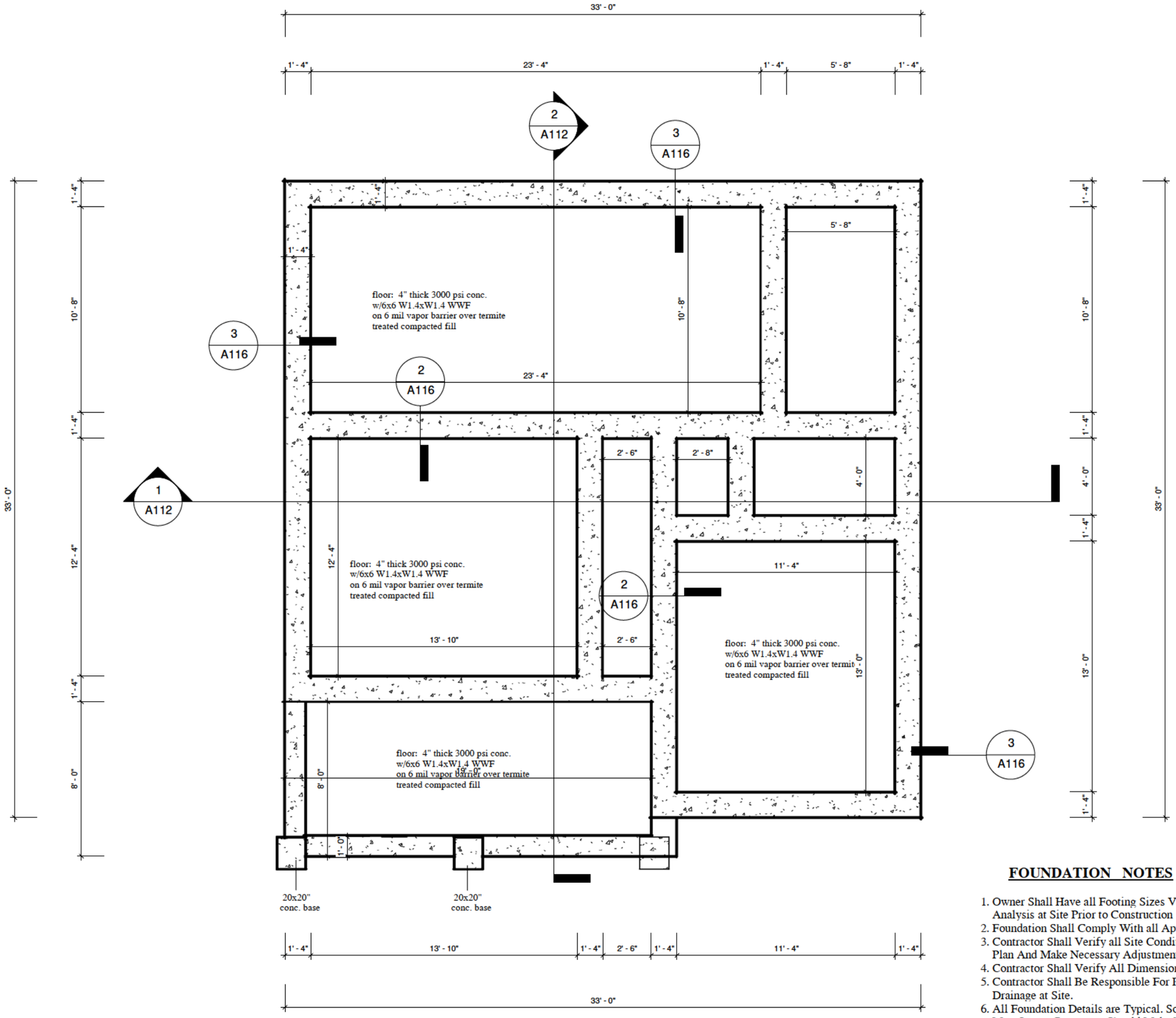
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DATE :	May, 2025
SCALE :	STATED

DRAW NO : A106



FOUNDATION NOTES

1. Owner Shall Have all Footing Sizes Verified Base on Soil Analysis at Site Prior to Construction
2. Foundation Shall Comply With all Applicable Codes at Site.
3. Contractor Shall Verify all Site Conditions with Foundation Plan And Make Necessary Adjustments.
4. Contractor Shall Verify All Dimensions At Site.
5. Contractor Shall Be Responsible For Providing Proper Drainage at Site.
6. All Foundation Details are Typical. Some Variations May Occur. Contractor Should Make Necessary Adjustments at Site.

1 Foundation Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

FOUNDATION PLAN

LOCATION :

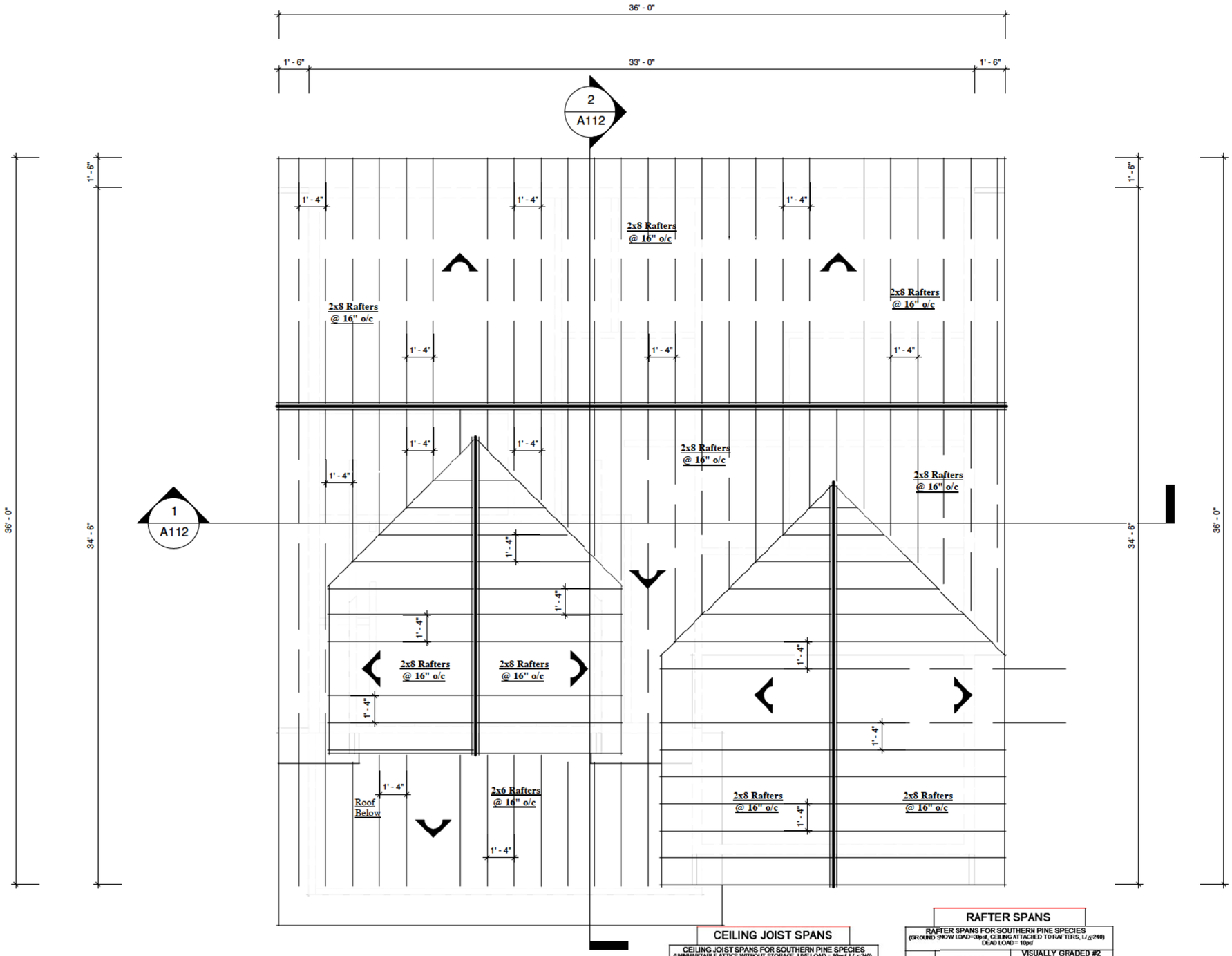
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SCALE :	STATED

DRAW NO : A107



ROOF COMPONENTS

1. 2x8 Rafters @ 16" O/C
2. 2x8 Ridge Board
3. 1x10 FACIA
4. Insulation (See Detail)
5. Roof Sheathing
6. Asphalt Shingle Cover

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 10psf, L/Δ=240)
DEAD LOAD = 5psf
*IF HABITABLE ATTIC SPACE OF STORAGE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.**

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	12-5
	16.0	11-3
	19.2	10-7
	24.0	9-10
2 x 6	12.0	19-6
	16.0	17-8
	19.2	16-8
	24.0	15-6
2 x 8	12.0	25-8
	16.0	23-4
	19.2	21-11
	24.0	20-1
2 x 10	12.0	XXXXX
	16.0	XXXXX
	19.2	XXXXX
	24.0	25-11

NOTES:
For additional species, grades, and notes, refer to the International Residential Code.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
(GROUND SNOW LOAD=30psf, CEILING ATTACHED TO RAFTERS, L/Δ=240)
DEAD LOAD= 10psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM RAFTER SPANS WITHOUT SNOW LOADING) (FT. - IN.)
2 x 4	12.0	8-7
	16.0	7-10
	19.2	7-4
	24.0	6-10
2 x 6	12.0	13-6
	16.0	12-3
	19.2	11-5
	24.0	10-2
2 x 8	12.0	17-10
	16.0	16-2
	19.2	14-9
	24.0	13-2
2 x 10	12.0	22-3
	16.0	19-3
	19.2	17-7
	24.0	15-9
2 x 12	12.0	XXXXX
	16.0	22-7
	19.2	20-7
	24.0	18-5

NOTES:
For additional species, grades, and notes, refer to the International Residential Code

1 Roof Framing Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

ROOF FRAMING PLAN

LOCATION :

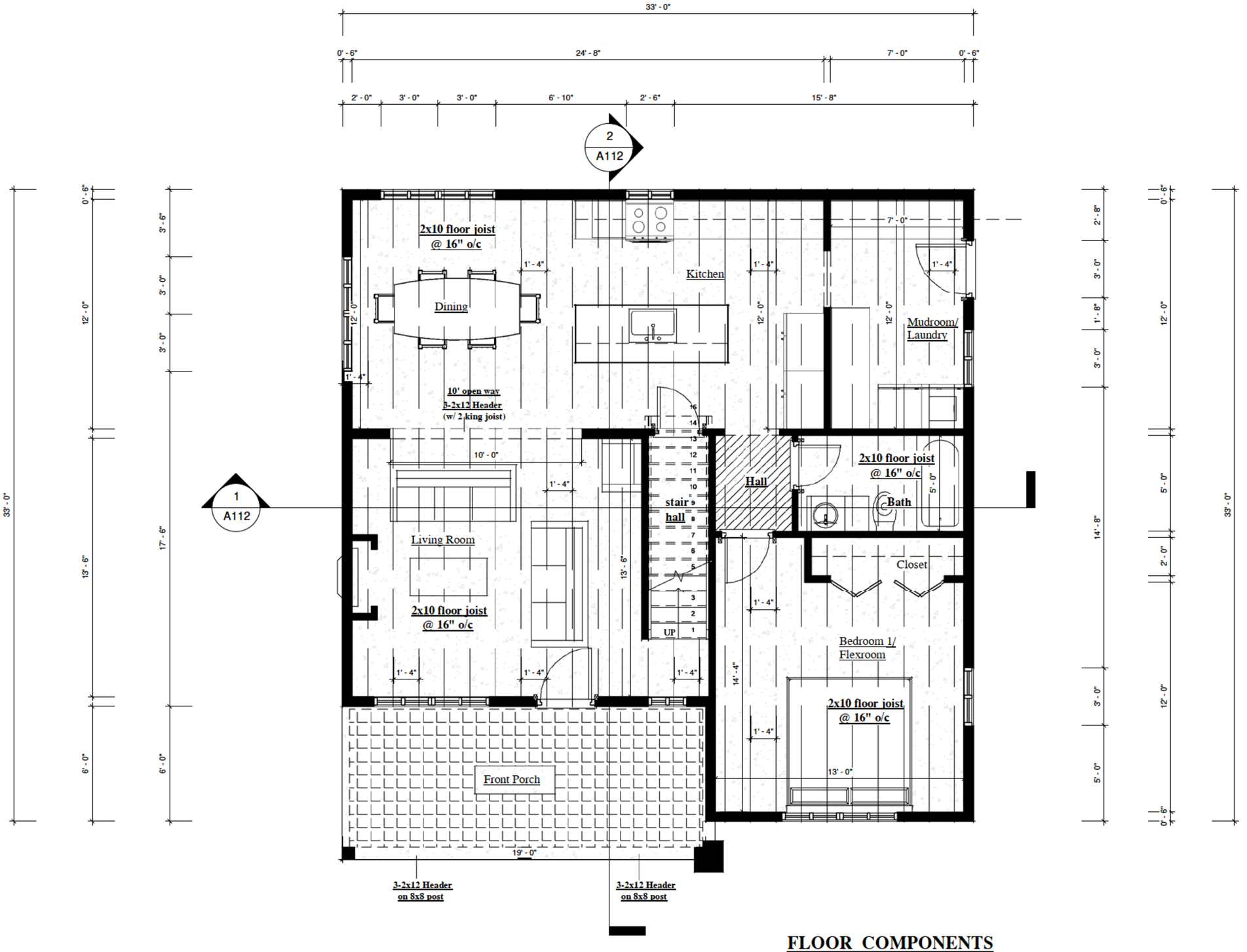
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ARCHITECT:

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manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A108



FLOOR COMPONENTS

1. 2x10 Floor Joist @ 16" o/c
2. 3/4" sub floor
3. Insulation (in between joists)
4. Floor finish

1 Second Floor Framing Plan

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

SECOND FLOOR FRAMING PLAN

LOCATION :

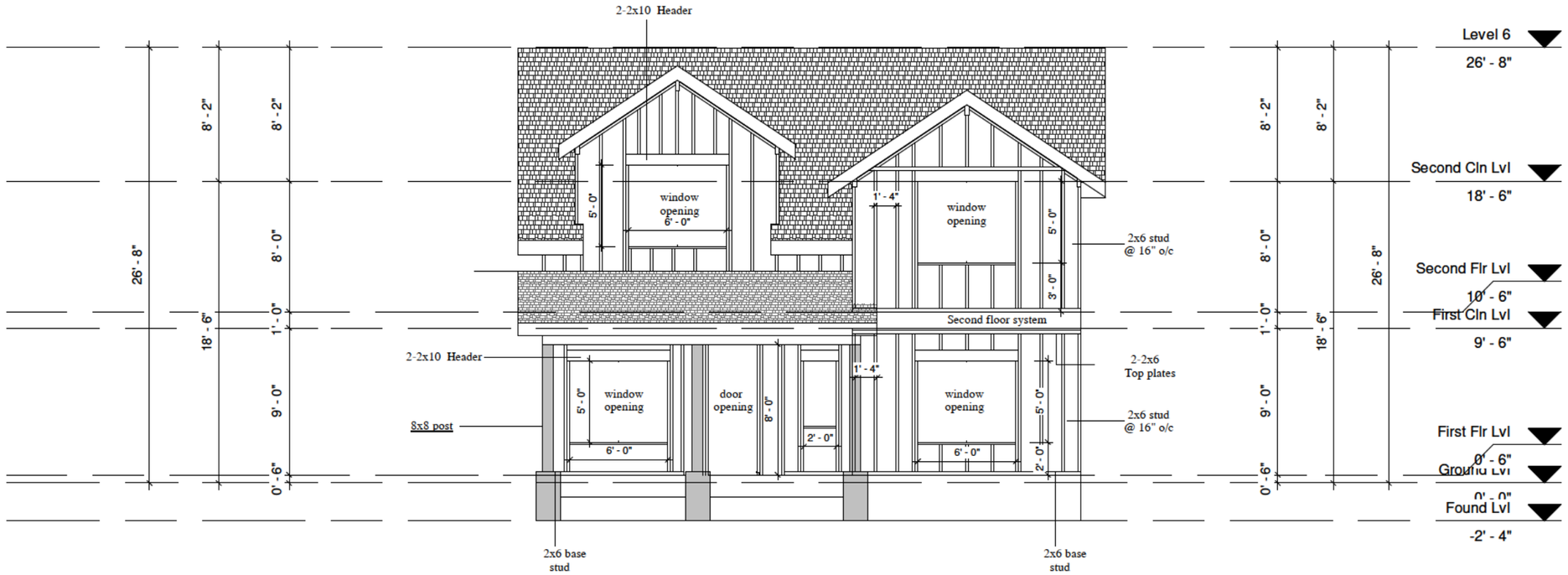
3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

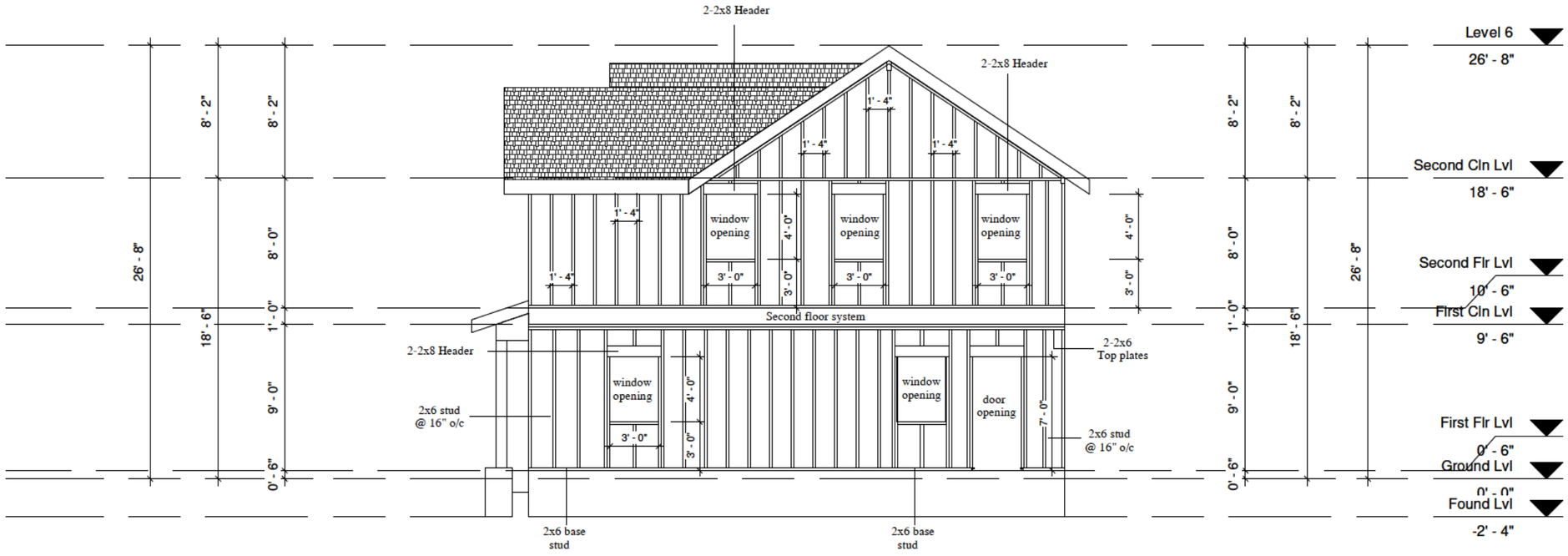
DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A109



1 Front Wall Framing

1/8" = 1'-0"



2 Right Wall Framing

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

WALL FRAMING

LOCATION :

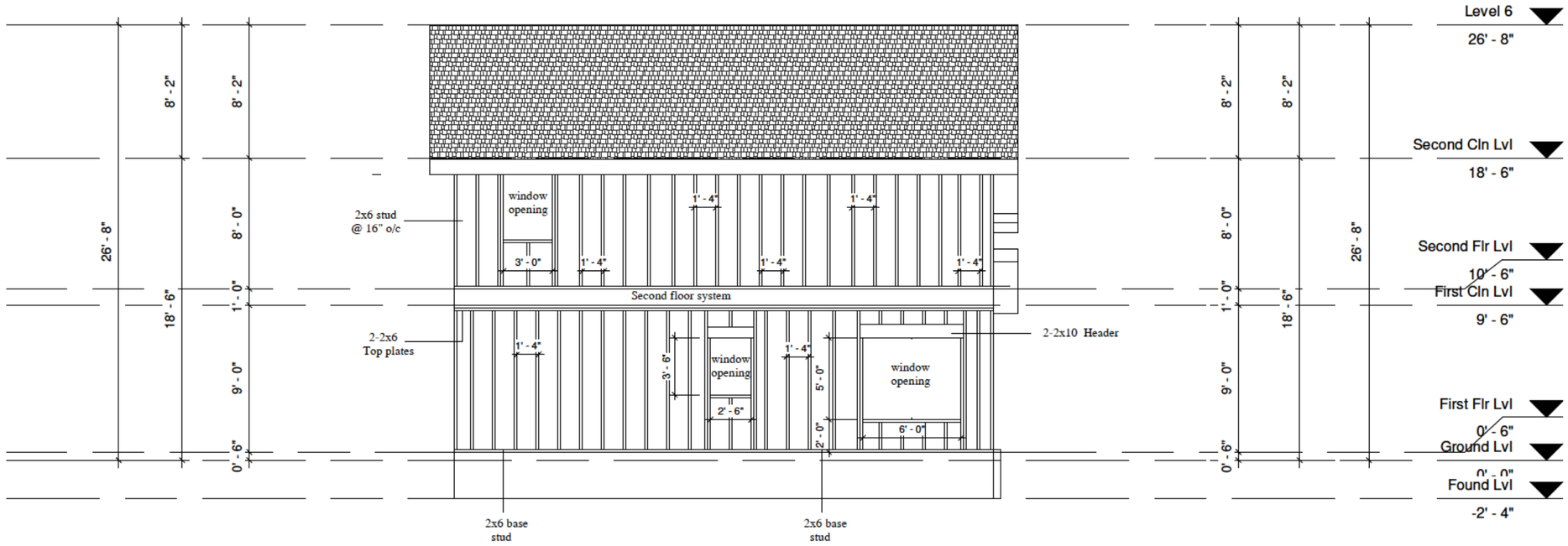
3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

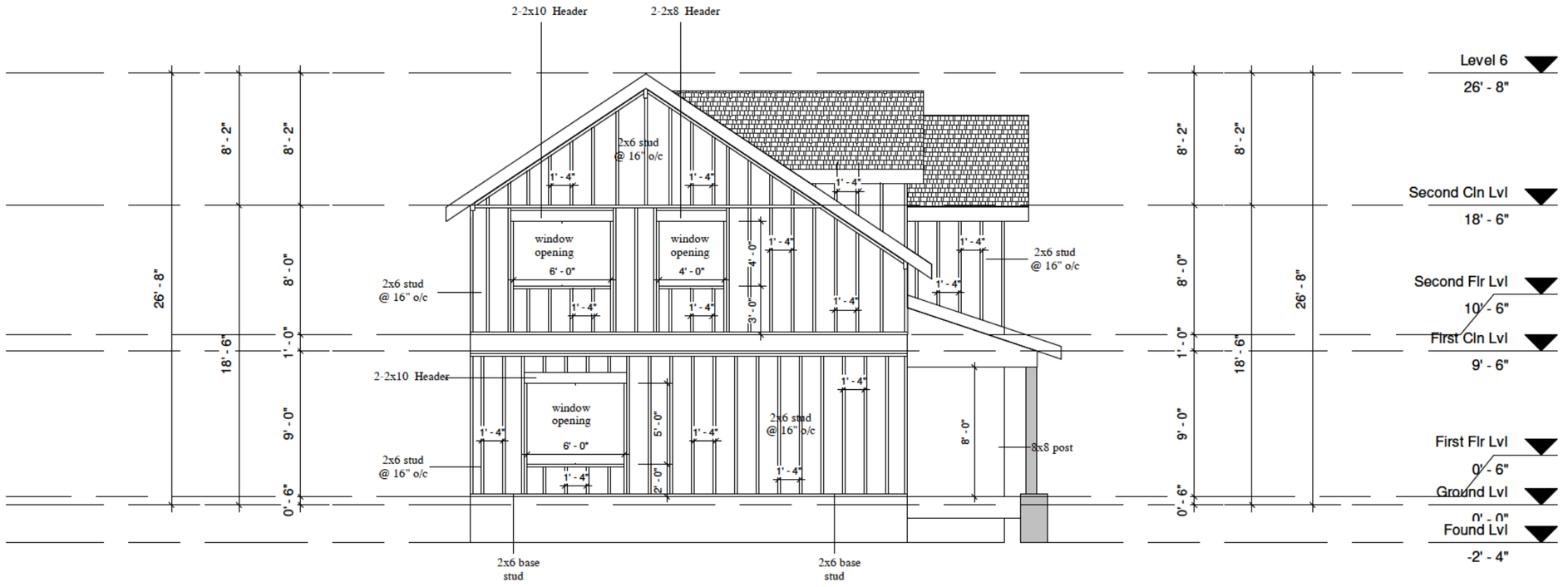
DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A110



1 Rear Wall Framing

1/8" = 1'-0"



2 Left Wall Framing

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

WALL FRAMING

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

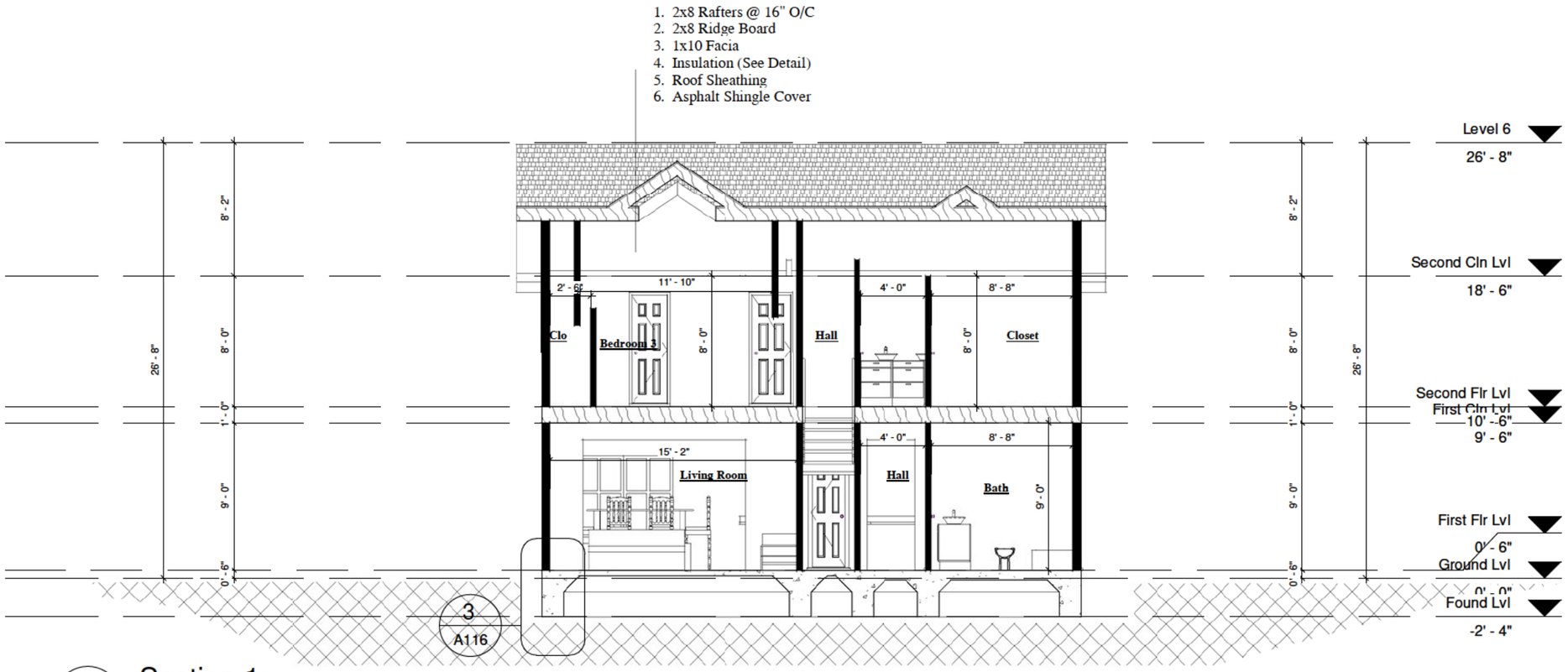
ARCHITECT:

Manix-arc

manixarc01@gmail.com

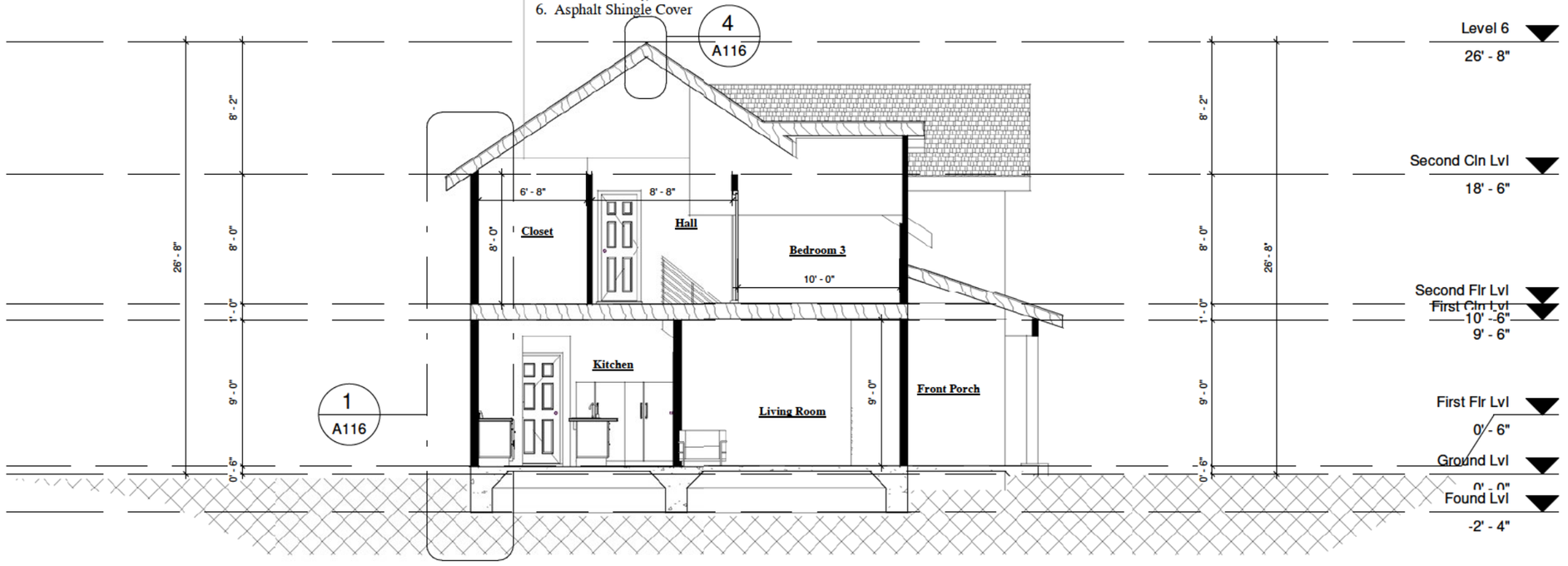
DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A111



1 Section 1

1/8" = 1'-0"



2 Section 2

1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

SECTIONS

LOCATION :

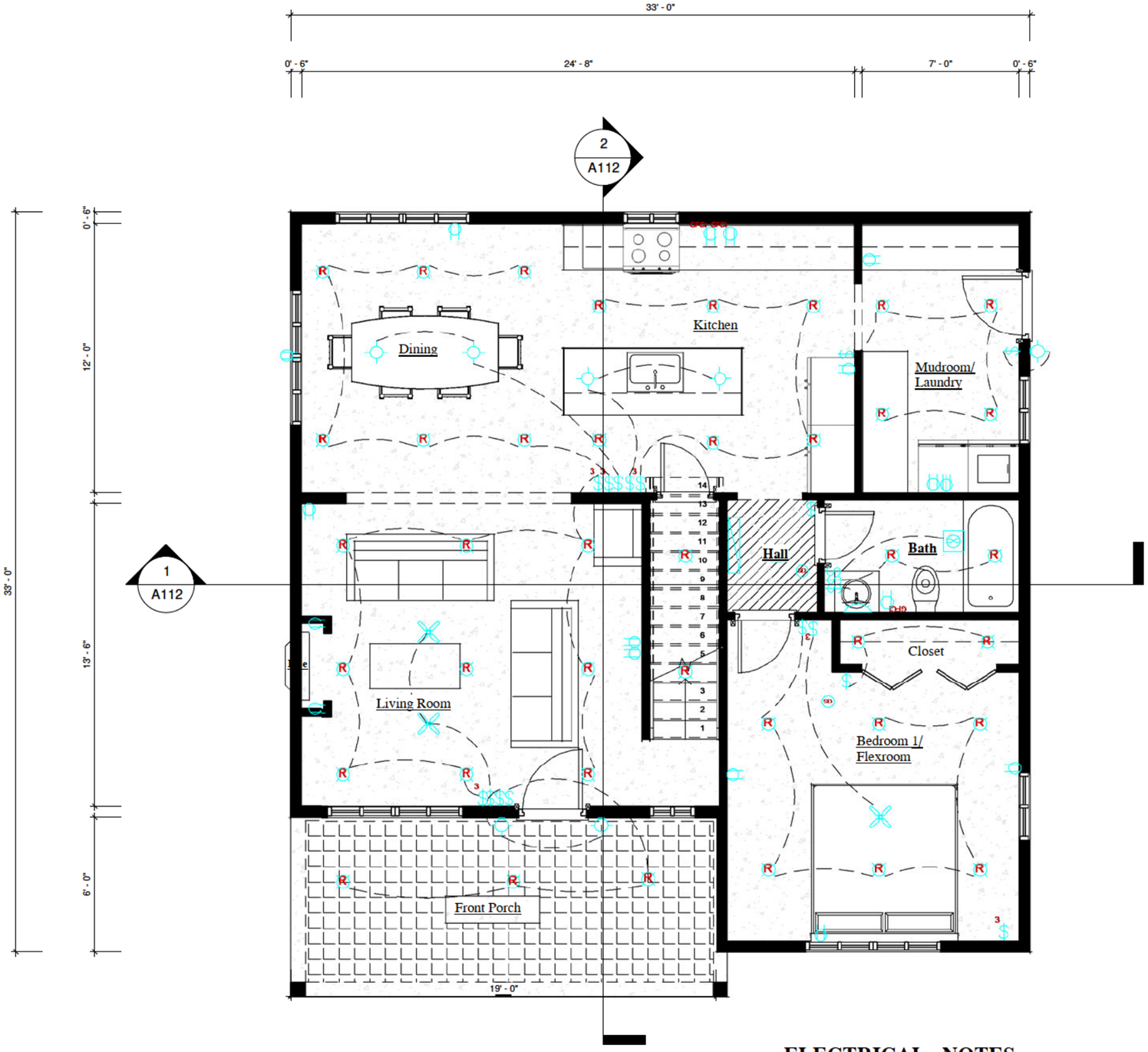
3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A112



SYMBOL	DESCRIPTION
	CEILING MOUNTED LIGHT FIXTURE
R	RECESSED CEILING FIXTURE
	110 VOLT OUTLET
	220 VOLT RECEPTACLE
GFCI	GROUND FAULT PROTECTED OUTLET
S	SWITCH
S3	THREE WAY SWITCH
	EXTERNAL WALL LIGHT
SD	SMOKE DETECTOR
CA	CARBON MONOXIDE DETECTOR
	MAIN PANEL
	EXHAUST FAN
	SCONCE
	CEILING FAN

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHOULD VERIFY ALL EXISTING SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENT.
2. SMALLEST WIRE SIZE TO BE 12-2
3. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.
4. ALL SMOKE DETECTORS TO BE HARD-WIRED TOGETHER WITH BATTERY BACKUP.
5. CONTRACTOR TO LOCATE PHONE, CABLE, ETC AS PER OWNER'S SPECIFICATION.

1 First Floor Electrical

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

FIRST FLOOR ELECTRICAL

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

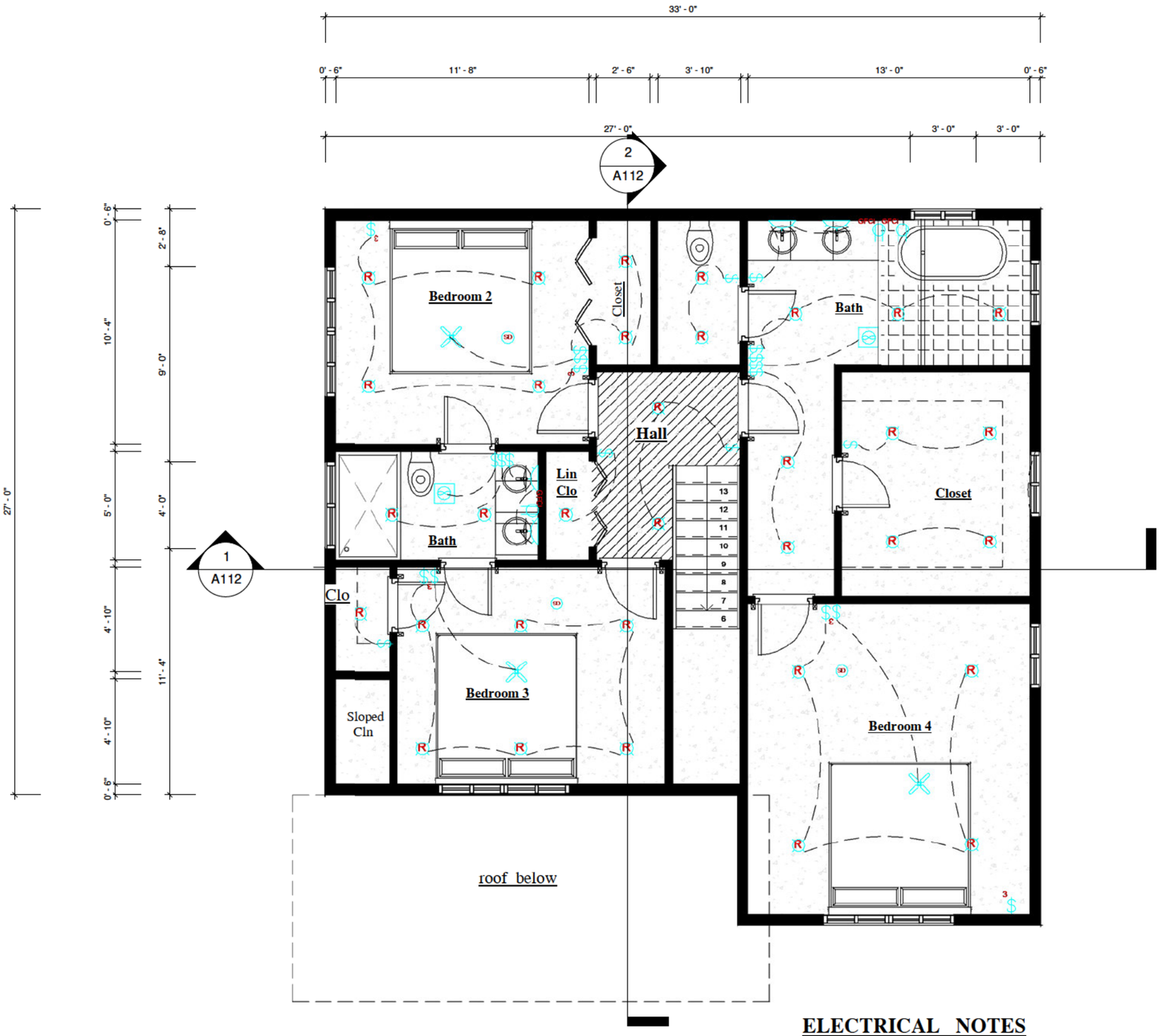
ARCHITECT:

Manix-arc

manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A113



SYMBOL	DESCRIPTION
	CEILING MOUNTED LIGHT FIXTURE
R	RECESSED CEILING FIXTURE
	110 VOLT OUTLET
	220 VOLT RECEPTACLE
GFCI	GROUND FAULT PROTECTED OUTLET
S	SWITCH
S3	THREE WAY SWITCH
	EXTERNAL WALL LIGHT
SD	SMOKE DETECTOR
CA	CARBON MONOXIDE DETECTOR
	MAIN PANEL
	EXHAUST FAN
	SCONCE
	CEILING FAN

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHOULD VERIFY ALL EXISTING SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENT.
2. SMALLEST WIRE SIZE TO BE 12-2
3. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.
4. ALL SMOKE DETECTORS TO BE HARD-WIRED TOGETHER WITH BATTERY BACKUP.
5. CONTRACTOR TO LOCATE PHONE, CABLE, ETC AS PER OWNER'S SPECIFICATION.

1 Second Floor Electrical

3/16" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

SECOND FLOOR ELECTRICAL

LOCATION :

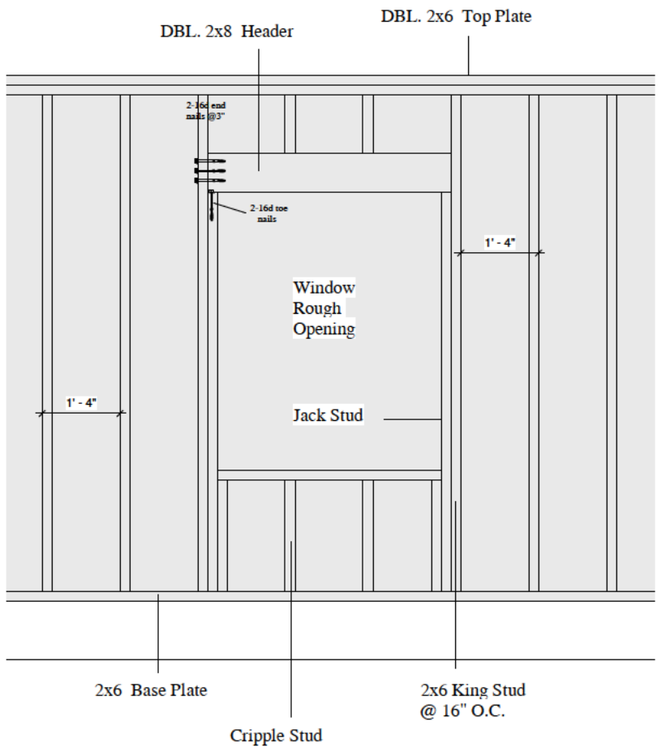
3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

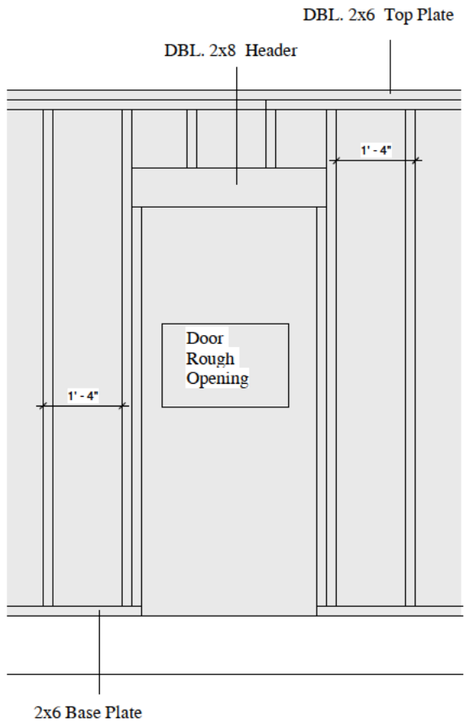
DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A114



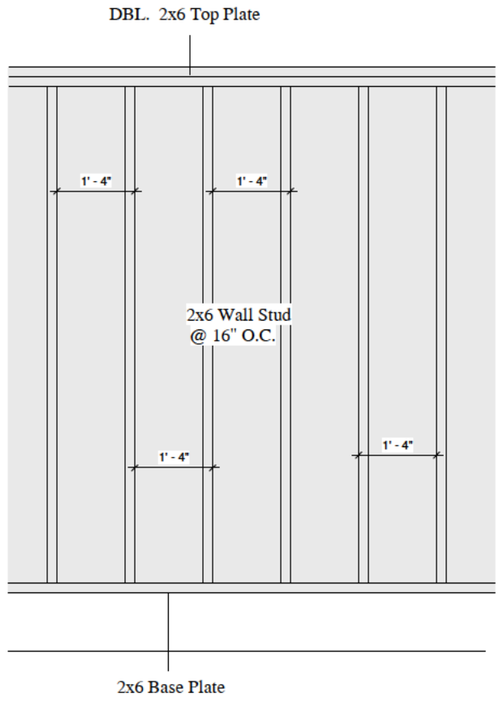
1 Framing W/ Opening

3/8" = 1'-0"



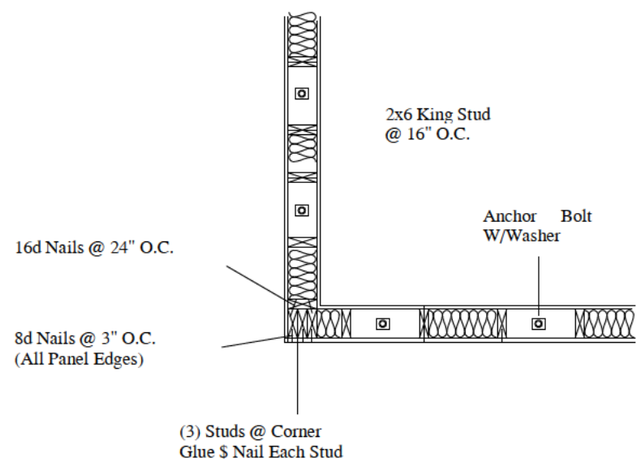
2 Framing @ Door Opening

3/8" = 1'-0"



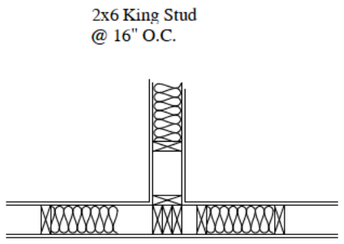
3 Framing W/Out Opening

3/8" = 1'-0"



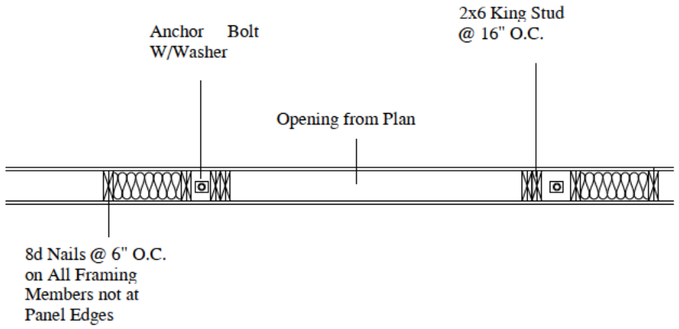
4 Stud Detail @ Corner

3/8" = 1'-0"



5 Stud Detail @ Intersection

3/8" = 1'-0"



6 Stud Detail @ Opening

3/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

WALL FRAMING DETAILS

LOCATION :

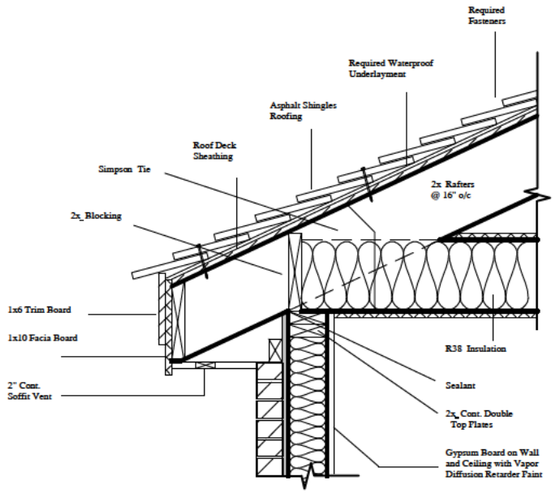
3226 DOGWOOD Dr, HAPVILLE, GA 30354

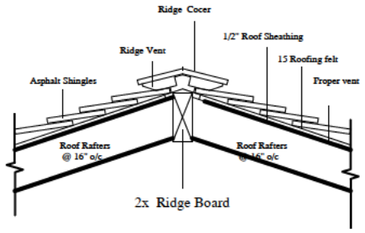
ARCHITECT:

Manix-arc
manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

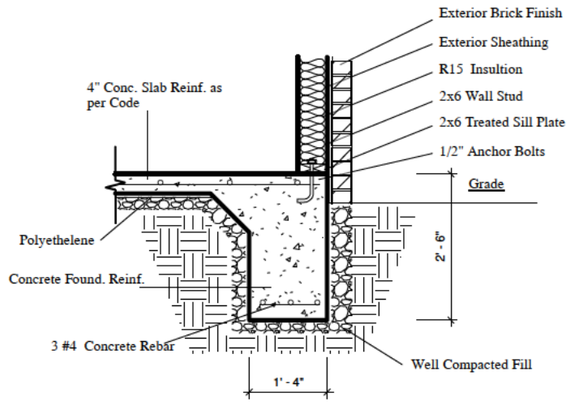
DRAW NO : A115





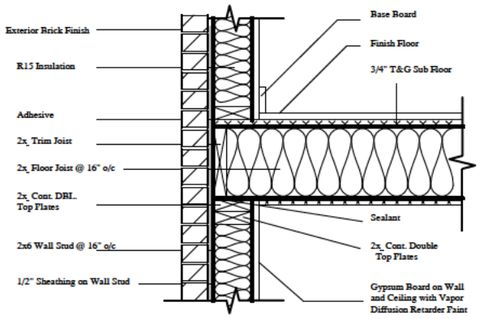
4 Ridge Detail.

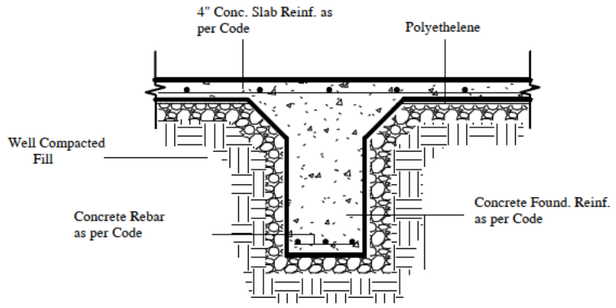
3/8" = 1'-0"



3 Footing Detail @ edge

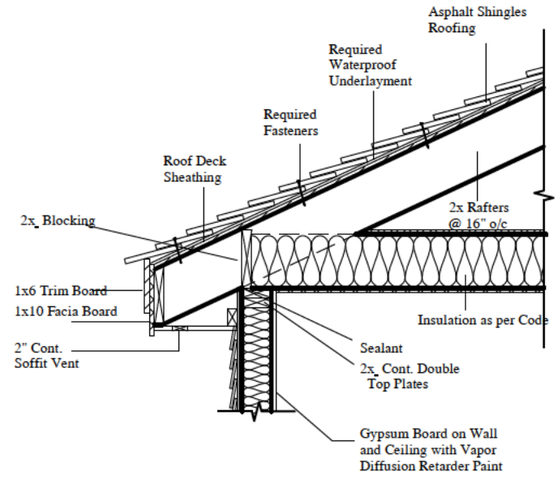
3/8" = 1'-0"





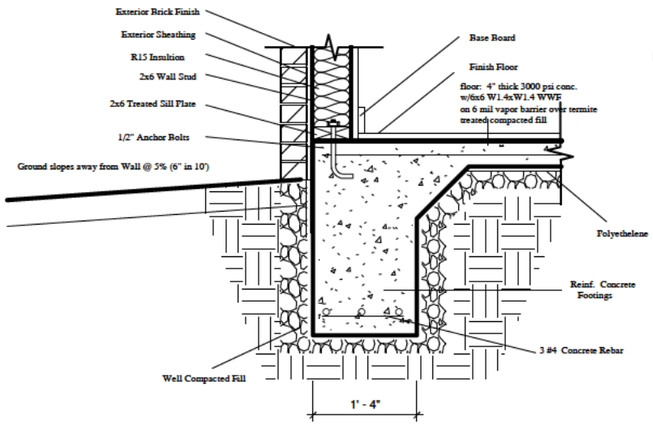
2 Footing Detail @ mid

3/8" = 1'-0"



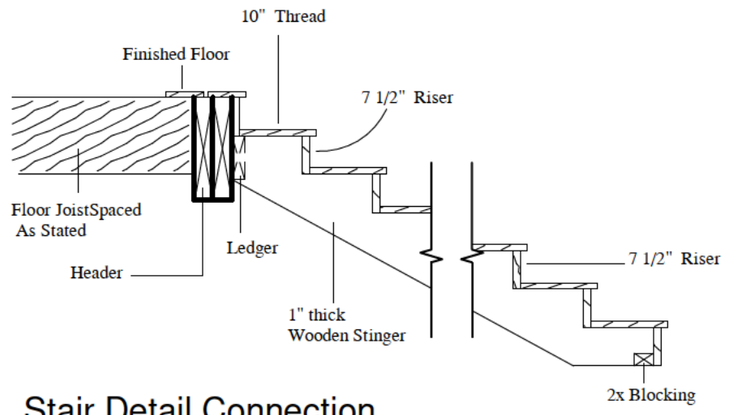
5 Roof Eave.

3/8" = 1'-0"



1 Wall Section Detail.

1/2" = 1'-0"



6 Stair Detail Connection

1/2" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT :

MICHELE KEATON GROUP

PROJECT :

BUILDING DEVELOPMENT

SHEET TITLE:

DETAILS

LOCATION :

3226 DOGWOOD Dr, HAPVILLE, GA 30354

ARCHITECT:

Manix-arc
manixarc01@gmail.com

DRAWN :	**Manix**
CHECKED :	**Manix**
DATE :	May, 2025
SCALE :	STATED

DRAW NO : A116

Hapeville Design Review Committee 2026

All Design Review Committee Meetings are scheduled for 6:00PM at the Hapeville Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	December 1, 2025	Wednesday, January 21, 2026
February	January 1, 2026	Wednesday, February 18, 2026
March	February 2, 2026	Wednesday, March 18, 2026
April	March 2, 2026	Wednesday, April 15, 2026
May	April 1, 2026	Wednesday, May 20, 2026
June	May 1, 2026	Wednesday, June 17, 2026
July	June 1, 2026	Wednesday, July 15, 2026
August	July 1, 2026	Wednesday, August 19, 2026
September	August 3, 2026	Wednesday, September 16, 2026
October	September 1, 2026	Wednesday, October 21, 2026
November	October 1, 2026	Wednesday, November 18, 2026
December	November 2, 2026	Wednesday, December 16, 2026

Submittal of partial or incomplete applications will not be considered for placement on the Design Review Committee agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the City Planner.

DRAFT