

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 18, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne
Gregory Morgan

3. Approval of Minutes

3.I. Minutes of October 21, 2020

Documents:

1. DRC Minutes - October 21, 2020

4. New Business

4.I. Reana Novotny 826 Custer Street

Background:

Ms. Novotny has submitted an application seeking approval for the installation of windows on the existing structure at 826 Custer Street. The property is zoned V, Village and located within the Arts District Overlay.

Documents:

1. Planners Report 826 Custer Street
2. Application - 826 Custer Street_Redacted

4.II. Charlie Hightower 649 Cofield Drive

Background:

Mr. Hightower has submitted an application seeking approval of a façade modification and deck addition to the existing single-family dwelling at 649 Cofield Drive. The property is zoned R-1, One Family Residential.

Documents:

1. Planners Report 649 Cofield Drive
2. Application - 649 Cofield Drive_Redacted

4.III Hien Van Tran 3376 Northside Drive

. Background:

Mr. Tran has submitted an application seeking approval for the construction of a new 96-square foot bathroom addition to the rear of the existing single-family dwelling at 3376 Northside Drive. The property is zoned R-0, One Family Detached.

Documents:

1. Planners Report 3376 Northside Drive
2. Application - 3376 Northside Drive_Redacted

4.IV Monica Woods 3220 Dogwood Drive

. Background:

Ms. Woods has submitted an application seeking approval for the construction of a new 461-square foot room addition and a 120-square foot deck to the rear of the existing dwelling at 3220 Dogwood drive. The property is zoned V, Village and located within the Arts District Overlay.

Documents:

1. Planners Report 3220 Dogwood Drive
2. Application - 3220 Dogwood Drive_Redacted

4.V. Justin Honore 236 Mt. Zion Road

Background:

Mr. Justin Honore has submitted an application seeking approval for the construction of a new 2,268-square foot single-family dwelling with a detached garage at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential.

Documents:

1. Planners Report 236 Mt Zion Road
2. Application - 236 Mt Zion Road_Redacted

4.VI GDK Investments LLC 560 Lake Drive

. Background:

GDK Investments LLC has submitted an application seeking approval for the construction of a new 1,786-square foot single-family dwelling at 560 Lake Drive. The property is zoned R-SF, Residential Single.

Documents:

1. Planners Report 560 Lake Drive
2. Application - 560 Lake Drive_Redacted

4.VII. Tom Tedrow 800 Doug Davis Drive

Background:

Mr. Tedrow has submitted an application seeking approval for the conversion of an existing office building to a restaurant at 800 Doug Davis Drive. The property is zoned U-V, Urban Village.

Documents:

1. Planners Report 800 Doug Davis Drive
2. Application - 800 Doug Davis Drive_Redacted

4.VIII Joseph Latimer 461 North Central Avenue

Background:

Mr. Joseph Latimer on behalf of Dwarf House Property Co., Inc. has submitted an application seeking approval for the reconstruction of the Dwarf House restaurant at 461 North Central Avenue. The property is zoned U-V, Urban Village.

Documents:

1. Planners Report 461 North Central Avenue
 2. 461 North Central Avenue - Application
 3. 461 North Central Avenue - Site Photographs
 4. 461 North Central Avenue - Conceptual Site Plan
 5. 461 North Central Avenue - Elevations
 6. 461 North Central Avenue - Exterior Building Materials
 7. 461 North Central Avenue - Drawing Submittal
5. 2021 Design Review Committee Meeting Schedule
- 5.I. Consideration to Approve the 2021 Design Review Committee Meeting Schedule

Documents:

1. 2021 DRC Meeting Schedule
6. Next Meeting Date - Wednesday, December 16, 2020
7. Adjourn



DRAFT

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
October 21, 2020 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne
Gregory Morgan

3. Approval of Minutes

3.I Minutes of September 16, 2020

MOTION ITEM: John Stalvey made a motion, Karl Dufrenne seconded to approve the minutes of September 16, 2020 as submitted. Motion Carried 5-0.

4. New Business

4.I Village Walk Hapeville

New Multi-Use Development

Background:

Miller Lowry Developments requested approval of plans for the construction of a multi-use project consisting of 25, 2.5-story townhomes and 2,750-square feet of single-story commercial space situated between South Central Avenue, Colville Avenue and Willingham Drive. The property is zoned V, Village and located within the A-D, Arts District Overlay.

MOTION ITEM: Karl Dufrenne made a motion, John Stalvey seconded to approve the application with the following conditions:

1. Use the B options on the elevation plans
2. On 203B elevations, the center unit shall be different materials, board and batten
3. Applicant shall provide a lighting plan
4. Wood-window sills will be shown on plans
5. Windows details will be added to plans

The Committee provided the following design exceptions:

6. Applicant shall not connect the courtyard walkway to the public right of way along Willingham Drive between the two driveways
7. Applicant plans shall have a driveway width of 26' (per Fire Marshal's request)
8. Applicant shall use metal roofs
9. Applicant shall use uniform foundation and façade materials
10. Applicant shall place the main entry doors facing the interior courtyard in lieu of the public sidewalks
11. Applicant shall have a reduced landscape buffer between parking and adjacent sidewalk along South Central Avenue

Motion Carried 5-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to approve the wall as submitted. Motion Carried 5-0.

4.II 417 Walnut Street

New SF Dwelling

Background:

Mr. Daniel Love requested approval for the construction of a new 2,158-square foot single-family dwelling with an attached garage at 417 Walnut Street. The property is zoned R-SF, Residential Single- Family.

Jonathan Love recused himself from the agenda item as he assisted in the preparation of the application.

MOTION ITEM: Karl Dufrenne made a motion, Brian Gregory seconded to elect John Stalvey as acting Chairman for this agenda item. Motion Carried 5-0.

MOTION ITEM: Gregory Morgan made a motion, Karl Dufrenne seconded to approve the application with the requirement to indicate 30-year architectural shingles on the plans and with the following design exceptions:

1. Applicant plans shall have a driveway width of 7'
2. Applicant shall not install a sidewalk to preserve the 43" tree

Motion Carried 4-0-1

5. Next Meeting Date - Wednesday, November 18, 2020 at 6:00PM

6. Adjourn

There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:00PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 826 Custer Street, Window addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Reana Novotny to install a window on the side of the structure (single family dwelling turned into commercial) at 826 Custer Street. During renovations of the house, it appears the window was original to the house. As the removal of the window preceded the 2010 Architectural Design Standards, staff recommended the applicant bring the proposal to the Design Review Committee for review and approval.

The property is zoned V Village and is subject to either the Neighborhood Conservation Area or the Commercial/mixed use area section of the Architectural Design Standards. As the existing architectural style is single family home and the renovations include replacing windows along the front and side, staff recommends utilizing the Neighborhood Conservation area standards for the basis of the decision as well as limiting the scope of the review to the proposed window modifications. Should more extensive exterior remodeling be proposed, a more extensive review is recommended.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.

(g) Door and window standards.

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: No walkway from front door to sidewalk is provided.

RECOMMENDATIONS

The installation of the two 2'10" x 5'4" double hung window on the front and the 2'10" x 5'4" window along the right elevation is recommended for approval provided the following:

1. Window recess is at least 2" from the façade.
2. NO GBGs are used.
3. Window trim should be installed per above standards or a design exception should be considered.
4. Any tinted glass should have a transmittance factor of 50% or greater.
5. Sills should be installed.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 19, 2020

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: Reana Novotny Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: rnovotny@trishipartners.com Zoning Classification: Village

Address of Proposed Work: 826 Custer St. Hapeville Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0007-003-1

Property Owner: Reana Novotny Contact Number: [REDACTED]

Project Description (including occupancy type): _____

Office - 3 person shared work area.
We are proposing to open an existing window that had been covered up by the previous owner with siding. We propose using the existing framing and the original location. And replace single window

Contractors Name: RCM Construction Contact Number: 770 294 1683

Contact Person: Adam Neidlinger 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.

[REDACTED]
Applicants Signature

10/19/2020
Date

on front left side of door with double window

3

Project Class (check one):

☐ Residential

☒ Commercial

☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☐ New Single-Family Residential Construction

☒ Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 1500

Estimated Cost of Construction: 45,000

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

Vinyl Siding

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

No Changes

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Beana Novotny  10/19/20
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.

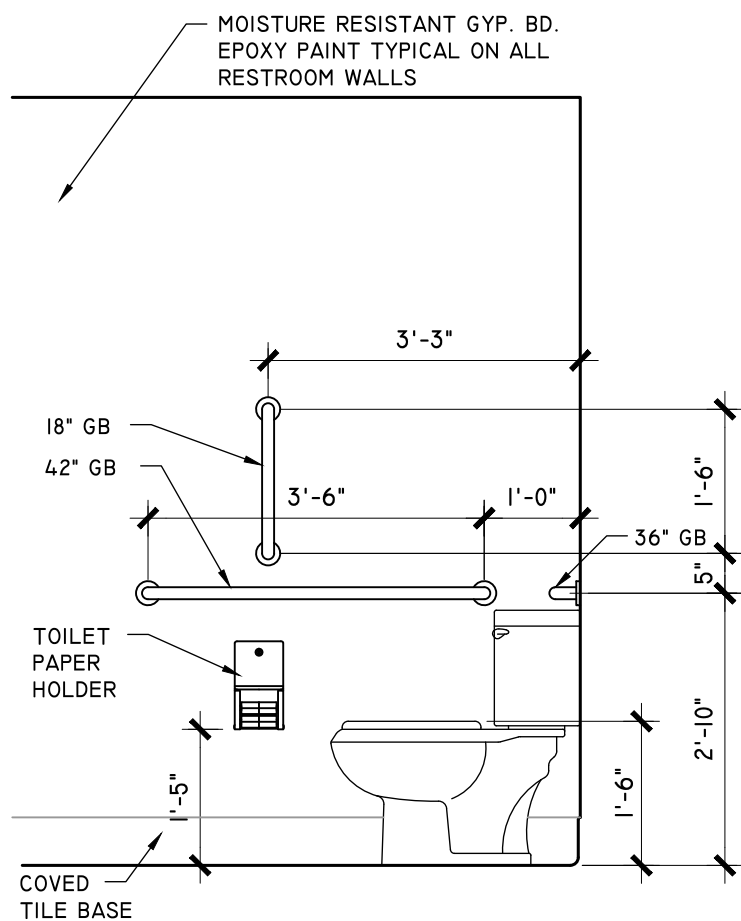




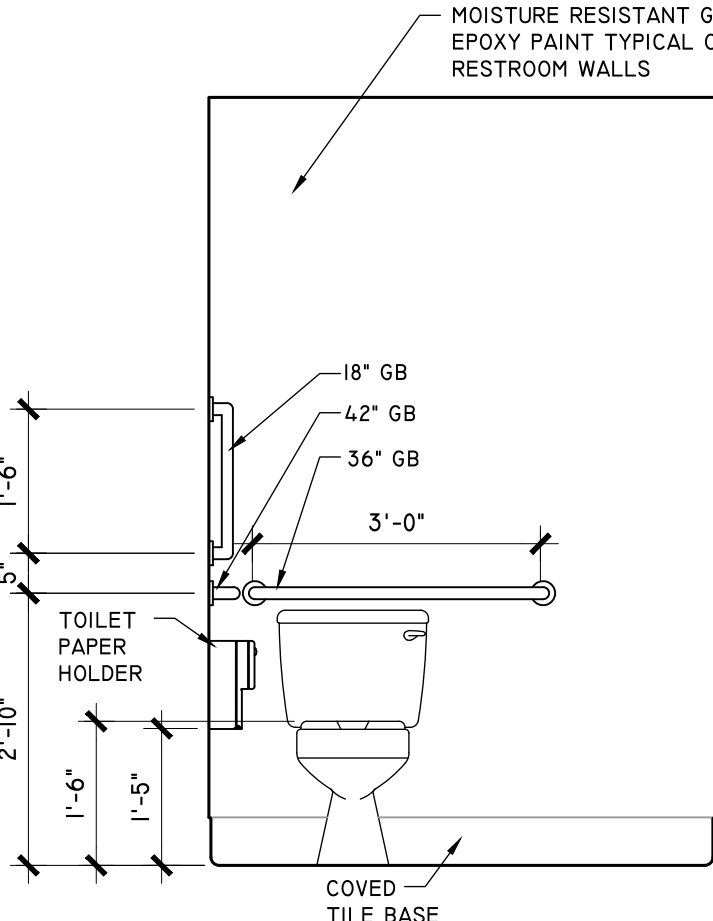


FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	WALLS	TRIM	FLOORING	BASE	CEILING	CEILING HEIGHT	REMARKS
101	WAITING AREA	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
102	RECEPTION	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
103	OFFICE	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
104	CLOSET	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
105	CONFERENCE	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
106	OFFICE	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
107	CLOSET	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
108	HALL	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
109	RESTROOM	GYP BD/PAINT	PAINT	CERAMIC TILE	4" TILE	GYP. BD.	EXISTING	*EPOXY WALL PAINT
110	OFFICE	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
111	FILES	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	
112	RESTROOM	GYP BD/PAINT	PAINT	CERAMIC TILE	4" TILE	GYP. BD.	EXISTING	*EPOXY WALL PAINT
113	BREAK ROOM	GYP BD/PAINT	PAINT	HARDWOOD	4" WOOD	GYP. BD.	EXISTING	



3
A2
1/2" = 1'-0"



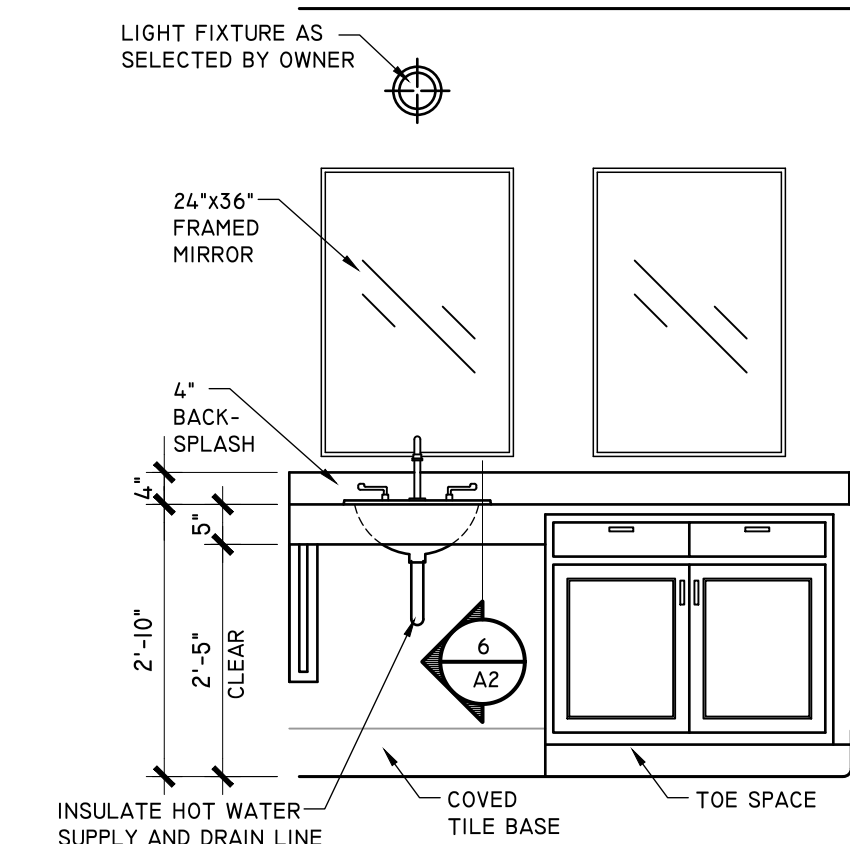
4
A2
1/2" = 1'-0"

NOTES:

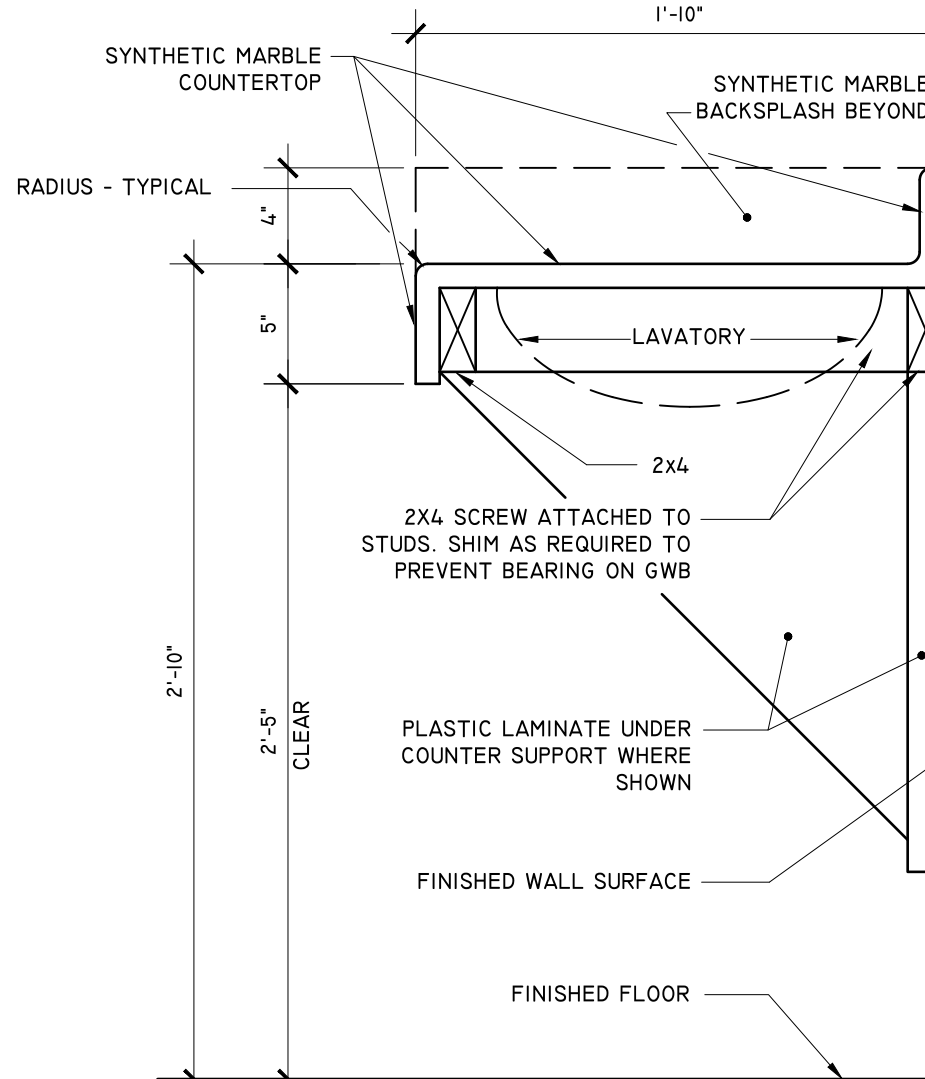
- ALL ACCESSORIES MUST BE ADA COMPLIANT.
- ALL RESTROOM ACCESSORIES, U.N.O., ARE FURNISHED AND INSTALLED BY THE G.C.
- PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND TOILET TISSUE DISPENSERS ARE FURNISHED BY THE VENDOR. WOOD BLOCKING IS TO BE USED BEHIND ALL FIXTURES AND ACCESSORIES.
- G.C. SHALL VERIFY THAT ALL EXISTING RESTROOM ACCESSORIES ARE ADA COMPLIANT AND INSTALLED AT PROPER MOUNTING HEIGHTS. IF NECESSARY, G.C. SHALL REMOVE AND REINSTALL ACCESSORIES TO MEET STATE AND LOCAL ADA CODES.
- ALL NEW PLUMBING IS TO TIE INTO THE EXISTING SEWER LINE AND WATER SUPPLY LINES BELOW.

TOILET ROOM SIGNAGE

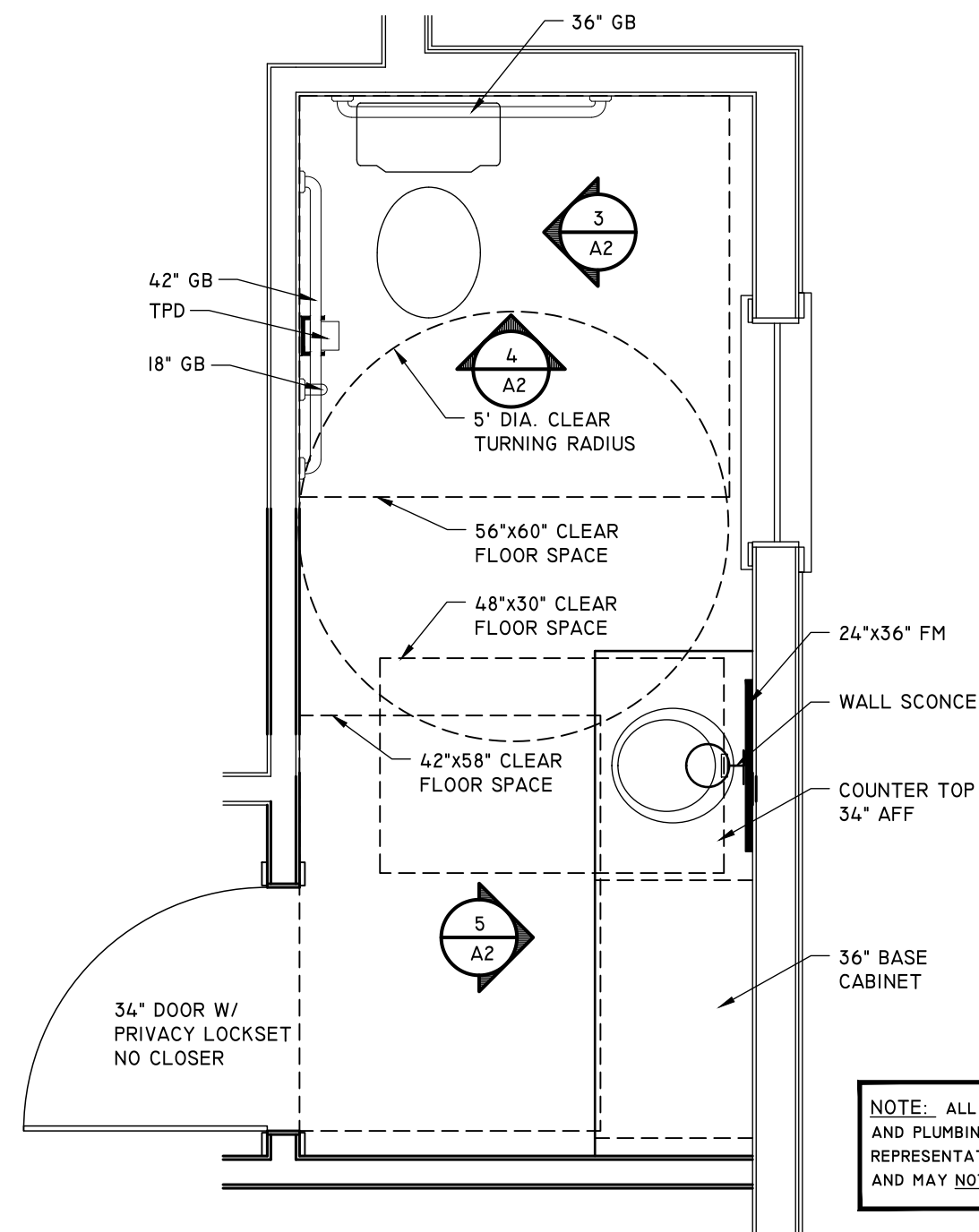
NOTE: TOILET ROOM SIGNAGE SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT THE DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.



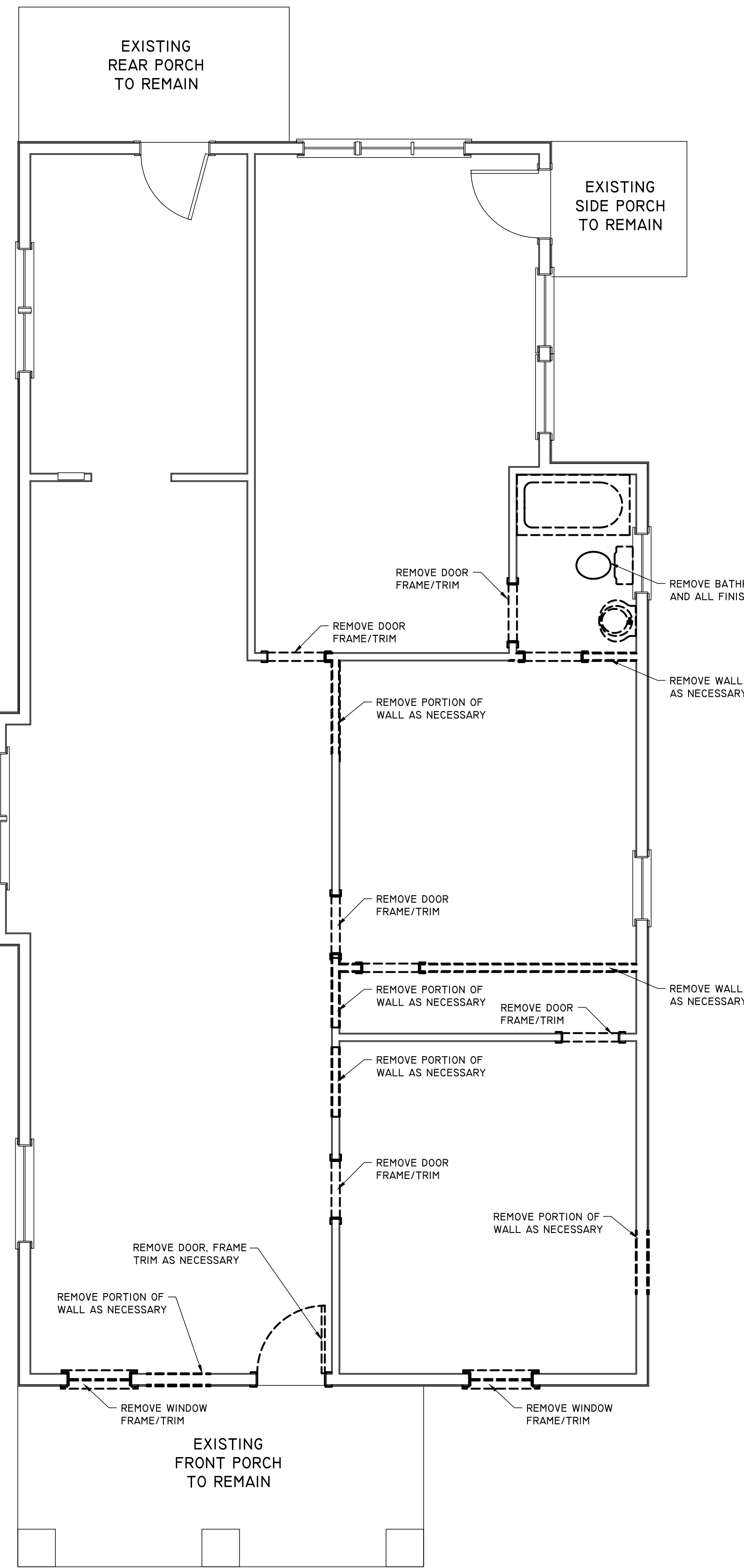
5
A2
1/2" = 1'-0"



6
A2
1 1/2" = 1'-0"



7
A2
1/2" = 1'-0"



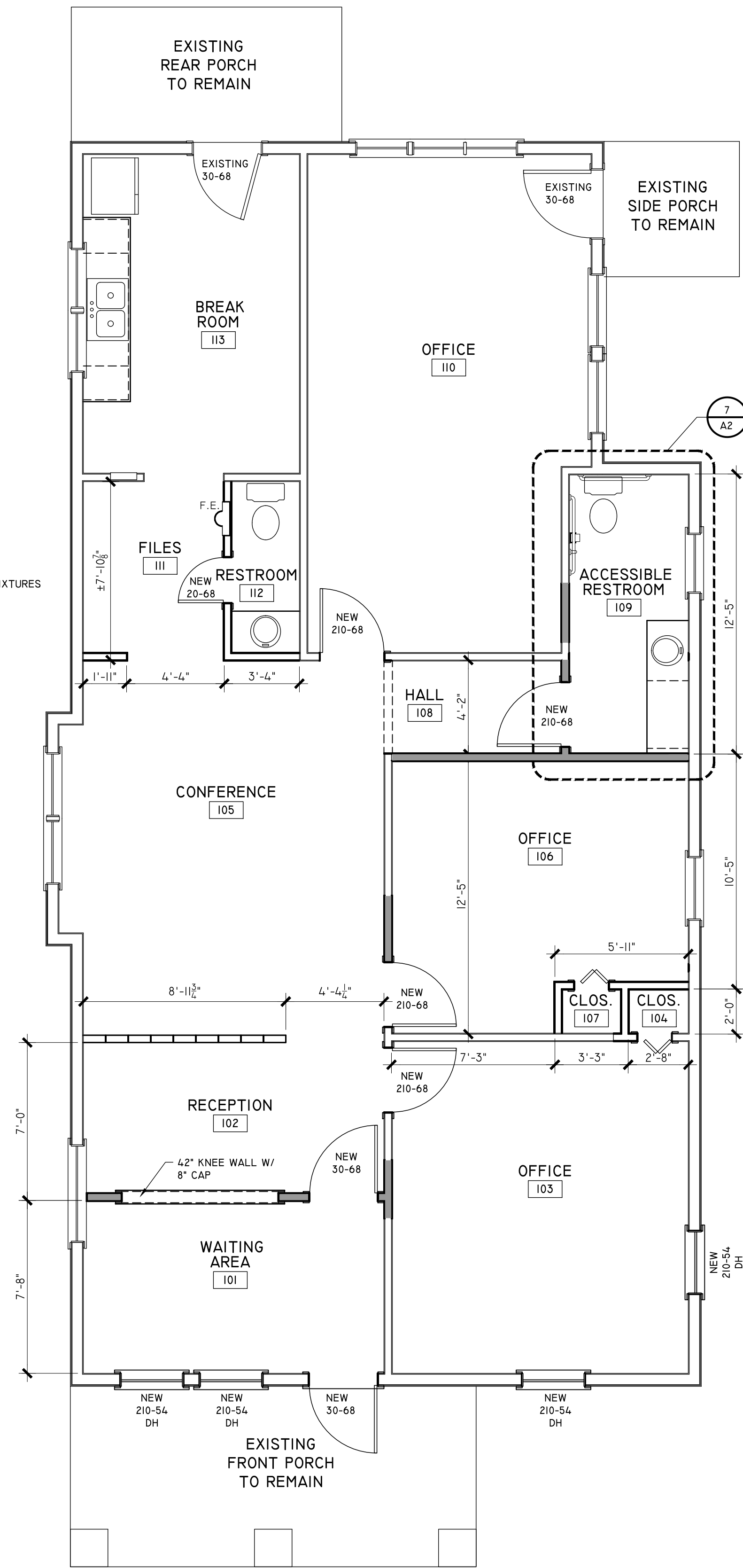
2
A2
1/4" = 1'-0"

FINISH NOTES

- ALL EXISTING ROOMS AFFECTED BY THE WORK MUST BE PATCHED ACCORDING TO THE EXISTING FINISHES.
- ALL PARTITIONS SHALL EXTEND TO AND/OR BE BRACED FROM THE STRUCTURE ABOVE AND SHALL HAVE ALL NECESSARY INTERMEDIATE BRACING FOR EACH SPECIFIC WALL HEIGHT.
- ALLOW CLEAR PASSAGE FOR MECHANICAL UNITS AND DUCTWORK - REFER TO MECHANICAL DRAWINGS FOR LOCATIONS.
- NEVER USE MECHANICAL UNITS OR DUCTWORK TO SUPPORT OTHER TRADES.
- ALL CEILINGS WILL BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

INSULATION NOTES

ALL INSULATION USED IN WALL CAVITIES AND IN ATTIC SHALL COMPLY WITH ASTM E 84. INSULATING MATERIALS SHALL NOT HAVE A FLAME SPREAD INDEX OF MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF MORE THAN 450.



1
A2
1/4" = 1'-0"

FLOOR PLAN / DEMO PLAN PARTITION LEGEND

	EXISTING: EXISTING WALLS W/ EXTERIOR FINISH TO REMAIN
	INTERIOR: EXISTING WOOD FRAMED GYPSUM BOARD WALLS TO REMAIN
	INTERIOR: EXISTING WOOD FRAMED GYPSUM BOARD/PLASTER WALLS TO BE REMOVED OR ITEM TO BE REMOVED AS NOTED ON PLANS
	INTERIOR: NEW WALLS WITH 1/2" GWB ON BOTH SIDES OF 2"x4" (2"x6") WOOD STUD FRAMING @ 16" O.C. UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
	INTERIOR: 8"x8"x4" GLASS BLOCK WALL W/ MORTAR JOINT TO EXTEND TO UNDERSIDE OF CEILING.
	INTERIOR: DROPPED HEADER AS INDICATED ON PLAN
	PATCHED WALL AREAS
	NEW FIRE EXTINGUISHER - CABINET MOUNTED (RECESSED)- MULTI PURPOSE DRY CHEMICAL 2A10BC TYPE - CABINET MODEL 2409-6R-VDD



TITLE

INTERIOR
RENOVATIONS
TO
826 CUSTER STREET
HAPEVILLE, GA
30354
FOR
TRISHIP PARTNERS
LLC

RCM CONSTRUCTION
MANAGEMENT, LLC
195 DIAMOND POINTE
FAYETTEVILLE, GA
30215



09-21-20

REVISIONS

DESCRIPTION	DATE

SCALE : 1/2" = 1'-0"
DRAWN : ADW
CHECK : ADW
DATE : 09-21-20
PROJECT NO. 2057

SHEET NO.

A2

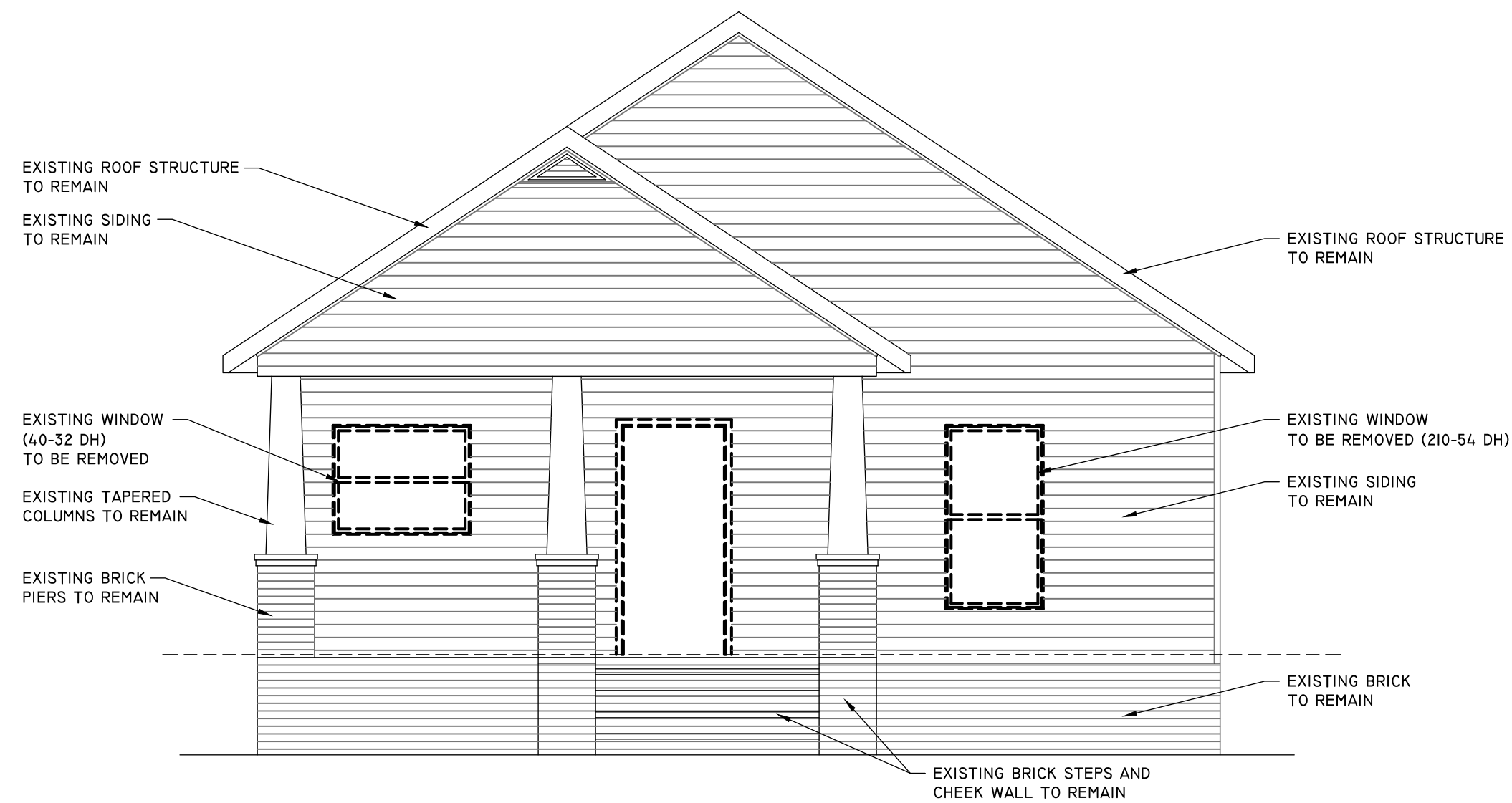
REFER TO SHEET A1
FOR GENERAL NOTES

TITLE
INTERIOR
RENOVATIONS
TO
826 CUSTER STREET
HAPEVILLE, GA
30354
FOR
TRISHIP PARTNERS
LLC

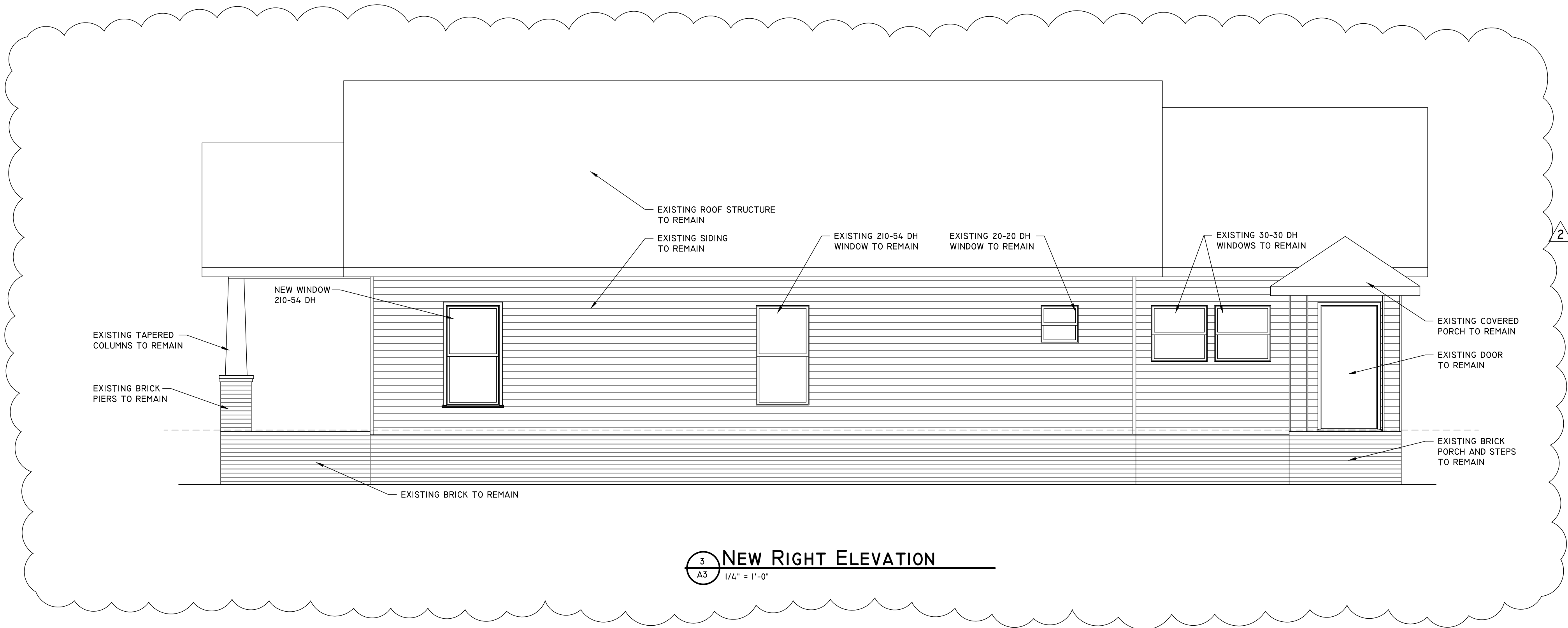
RCM CONSTRUCTION
MANAGEMENT, LLC
195 DIAMOND POINTE
FAYETTEVILLE, GA
30215



2
A3
NEW FRONT ELEVATION
1/4" = 1'-0"



1
A3
EXISTING FRONT ELEVATION
1/4" = 1'-0"



3
A3
NEW RIGHT ELEVATION
1/4" = 1'-0"



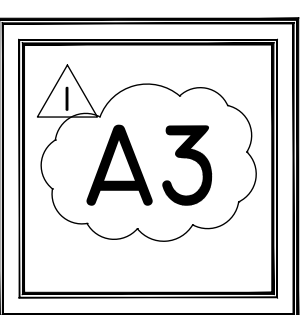
10-22-20

REVISIONS

DESCRIPTION	DATE
ELEV. ADDED	09-24-20
SIDE ELEV.	10-22-20

SCALE : 1/4" = 1'-0"
DRAWN : ADW
CHECK : ADW
DATE : 09-21-20
PROJECT NO. 2057

SHEET NO.



REFER TO SHEET AI
FOR GENERAL NOTES



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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 649 Cofield Dr**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Charlie Hightower to modify the façade of the single family dwelling at 649 Cofield Drive to include three roof gables, a front deck, replacement windows and a rear porch (derived from historical photos versus application).

The staff review was limited to roofs, windows, and porch standards. The Design Review Committee may choose to require a more extensive review.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

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 from the adjacent street by a parapet wall.



Gutters shall be copper, aluminum or galvanized steel.



Downspouts shall match gutters in material and finish.



Roof forms shall be based on architectural style.



All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.



Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.



Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.



Chimneys on exterior building walls shall begin at grade.



Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Roof warranty is unknown.

Gutters and downspouts not shown.

Architectural style is undetermined. Gables were added for aesthetics.

Overhangs not 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:

Unclear what siding material is, if cementitious or vinyl. Patching is seen in photos.

Foundation on plans versus photos differs.

A deck was installed on the front , not a porch or a stoop. This does not meet the architectural requirements.

"Porch" foundation not enclosed.

"Porch" must be stained or painted.

"Porch" width not between 0% and 100% of adjacent facade.

"Porch" not covered.

"Porch" foundation piers not extended to grade.

Starburst design not allowed.

(g) Door and window standards.

-  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 window 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: *Windows are replacement windows, but appear to be different dimensions on far left.. Trim and sills not provided.*

RECOMMENDATIONS

The exterior renovations do not meet the Architectural Design Standards:

1. A front deck was installed in lieu of a porch and does not meet the porch specifications.
2. Window trim and sills not provided. Missing window detail. Window at far left seems to be different dimension than original (from photo)
3. Sunburst design not allowed on the gable.
4. Roof shingle warranty not provided.
5. Gutter and downspout information not provided.

Given the discrepancies and missing information between the original project and the drawings/renovations underway, The application cannot be recommended for approval as submitted.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/21/2020

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: Hightower Research & Development, LLC **Contact Number:** 678-877-5432

Applicants Address: 7421 Douglas Blvd Suite Unit N #104

E-Mail Address: charlie@relotz.com **Zoning Classification:** R1

Address of Proposed Work: 649 Cofield Dr Hapeville

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0099 LL0277

Property Owner: Valkyrie Investment Group, Inc **Contact Number:** 678-201-7504

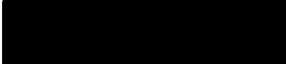
Project Description (including occupancy type): Install 3 gables to enhance the roofline of the front elevation. Construction of a 168-SF deck in the rear.

Contractors Name: Hightower Research & Development, LLC **Contact Number:** 678-877-5432

Contact Person: Charlie Hightower **Contact Number:** 678-877-5432

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 pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

DocuSigned by:



Applicants Signature

10/22/2020

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: N/A

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$2,500

List/Describe Building Materials on the exterior of the **existing** structure: OSB, 2x4 and Shingles

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

 OSB, 2x4 and Shingles with 6x6 columns.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Charlie Hightower

10/22/2020

Printed Name

Signature

Date

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

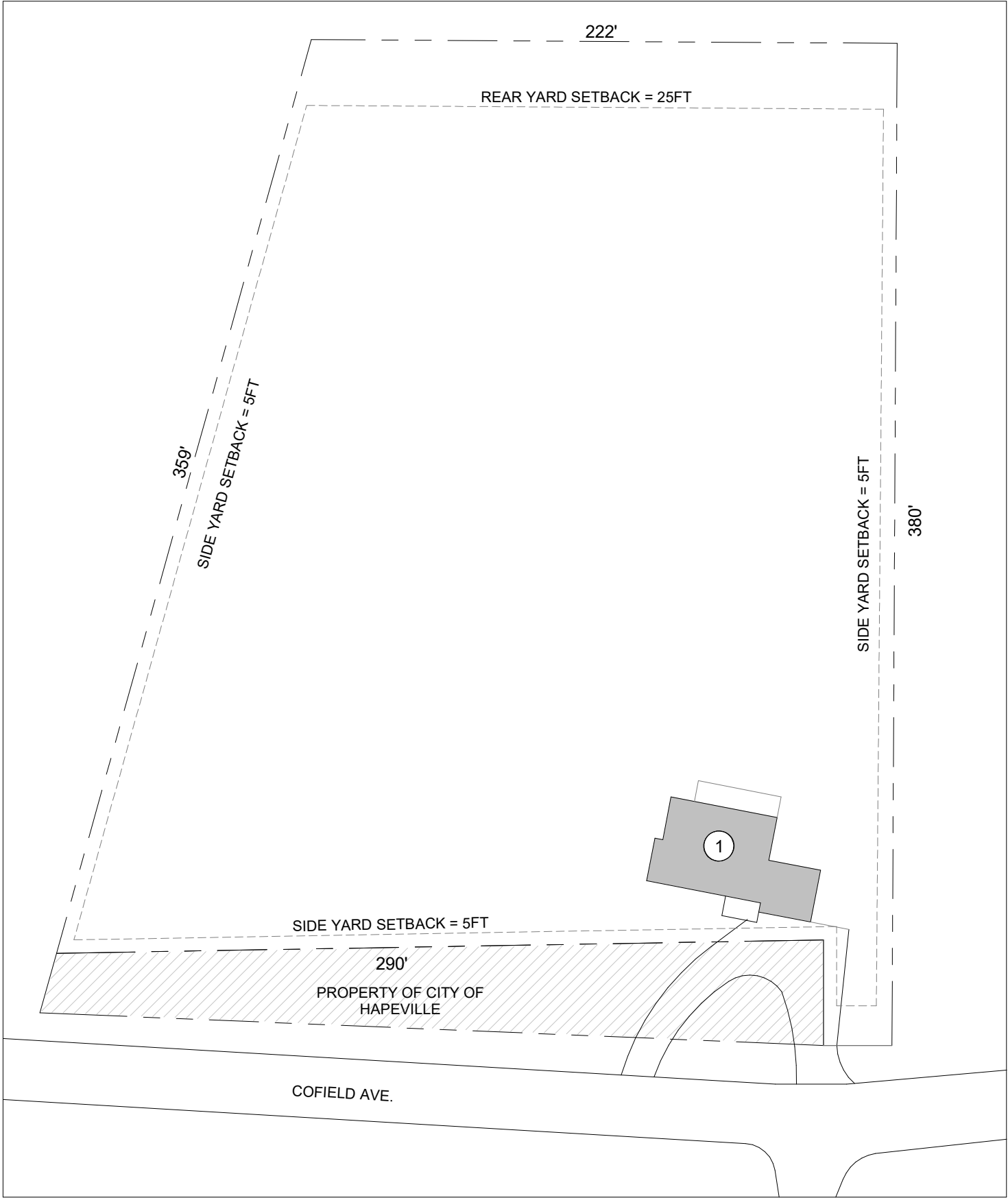
Thank you for interest and investment in the City of Hapeville.











ZONING CRITERIA

ZONING DISTRICT: R-1 ONE-FAMILY DETACHED

PARCEL ID: 14 0099 LL0277

MINIMUM SET BACKS:

FRONT 15 ft.

SIDE 5 ft.

REAR 25 ft.

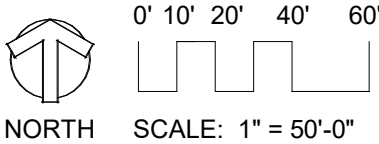
EXISTING SITE AREA: 94,089 SF (2.16 AC)

MAX. LOT COVERAGE
ALLOWED: 40%

MAX. HEIGHT (ALLOWED): 35FT

MIN. OFF-STREET PARKING: 2 SPACES

① EXISTING SINGLE FAMILY RESIDENCE

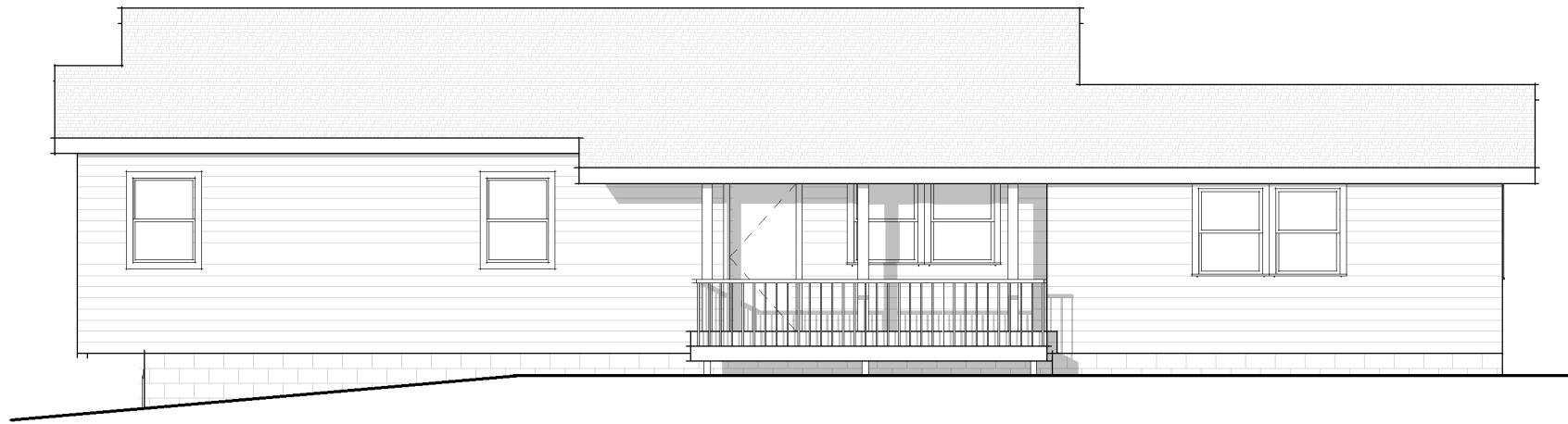


649 Cofield Avenue SITE PLAN

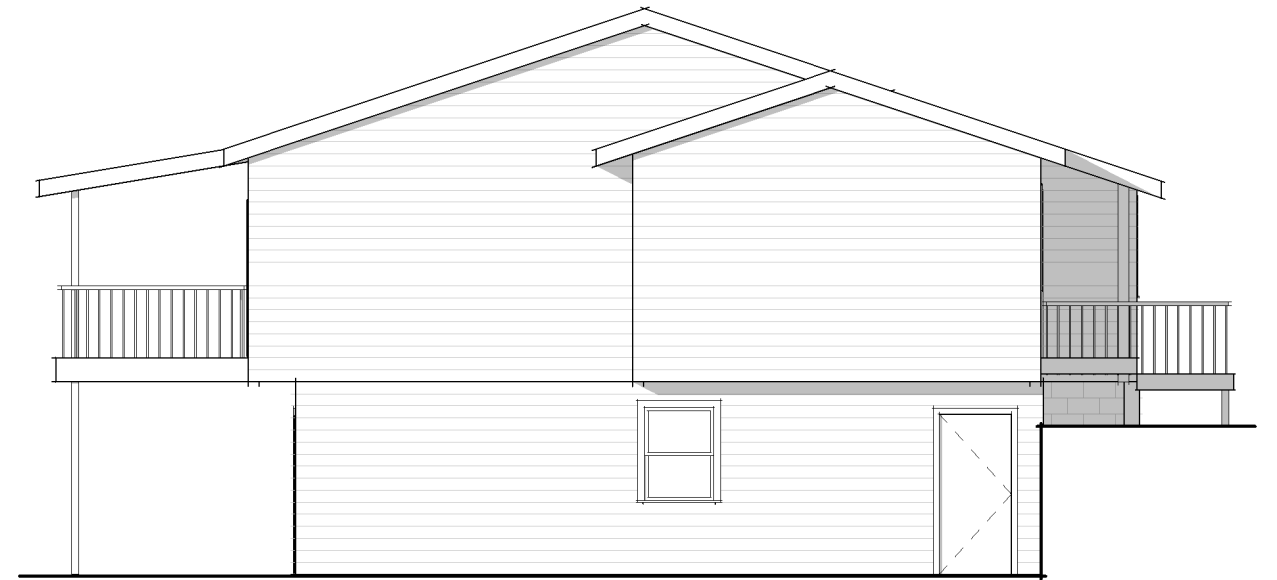
DATE: 10.21.20
SCALE: 1" = 50'-0"

TIMOTHY K. SLIGER
REGISTERED ARCHITECT

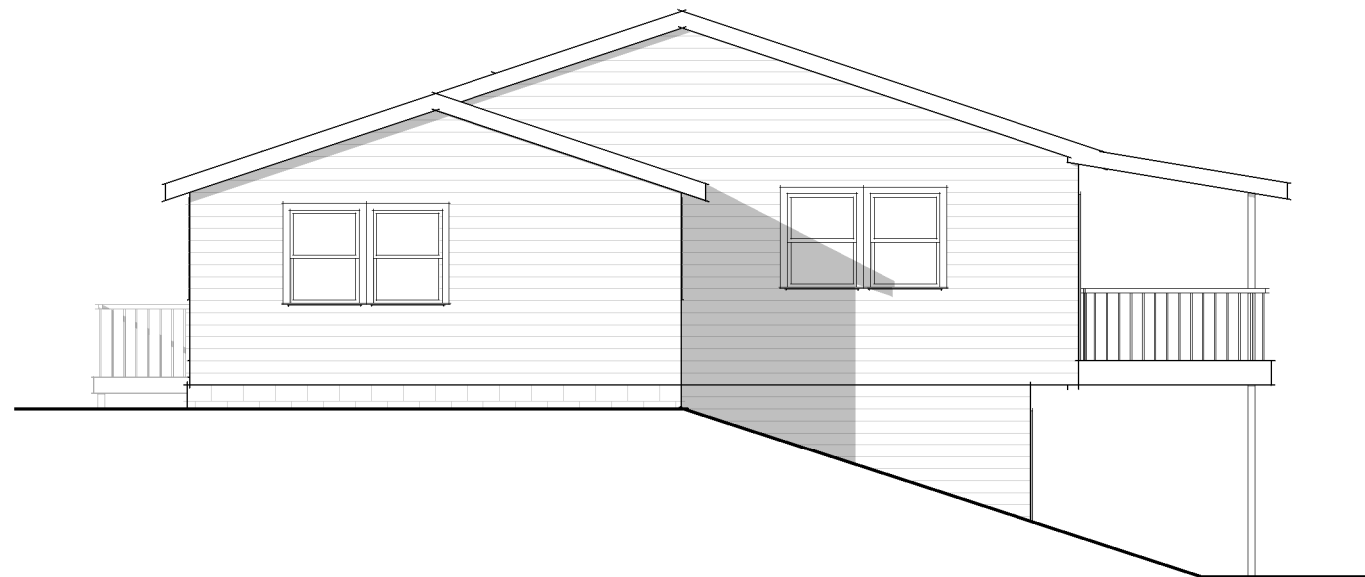
919 E. ROCK SPRINGS RD NE
ATLANTA GA 30306



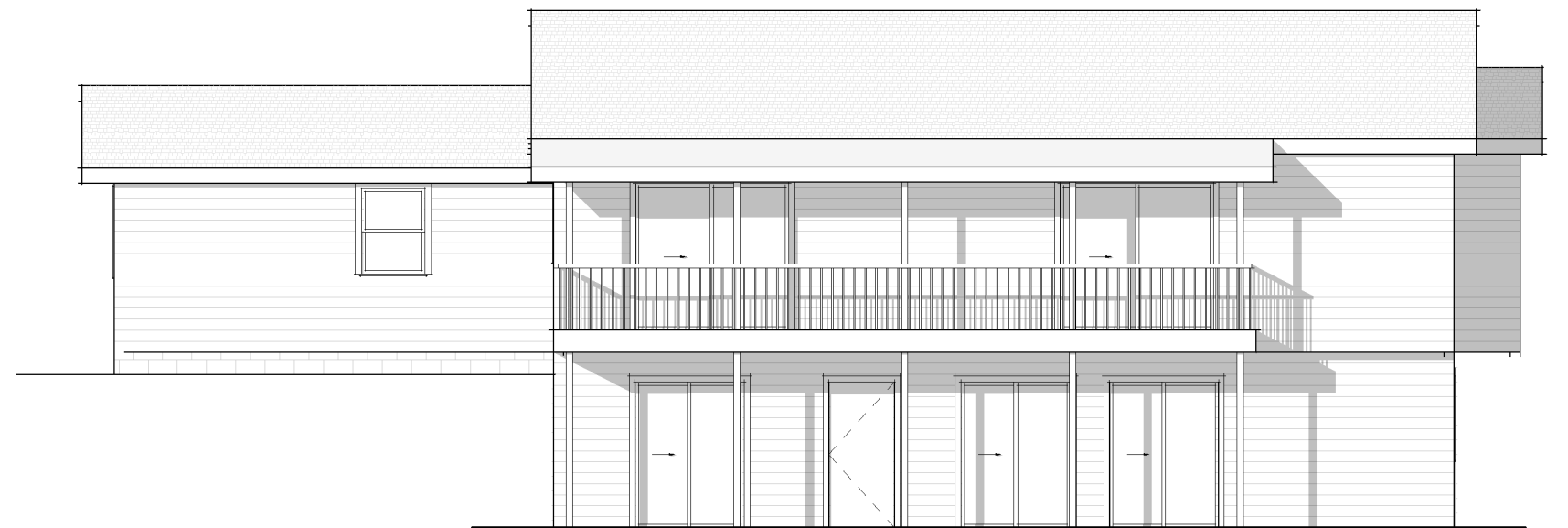
BUILDING ELEVATION - SOUTH



BUILDING ELEVATION - WEST



BUILDING ELEVATION - EAST



BUILDING ELEVATION - NORTH

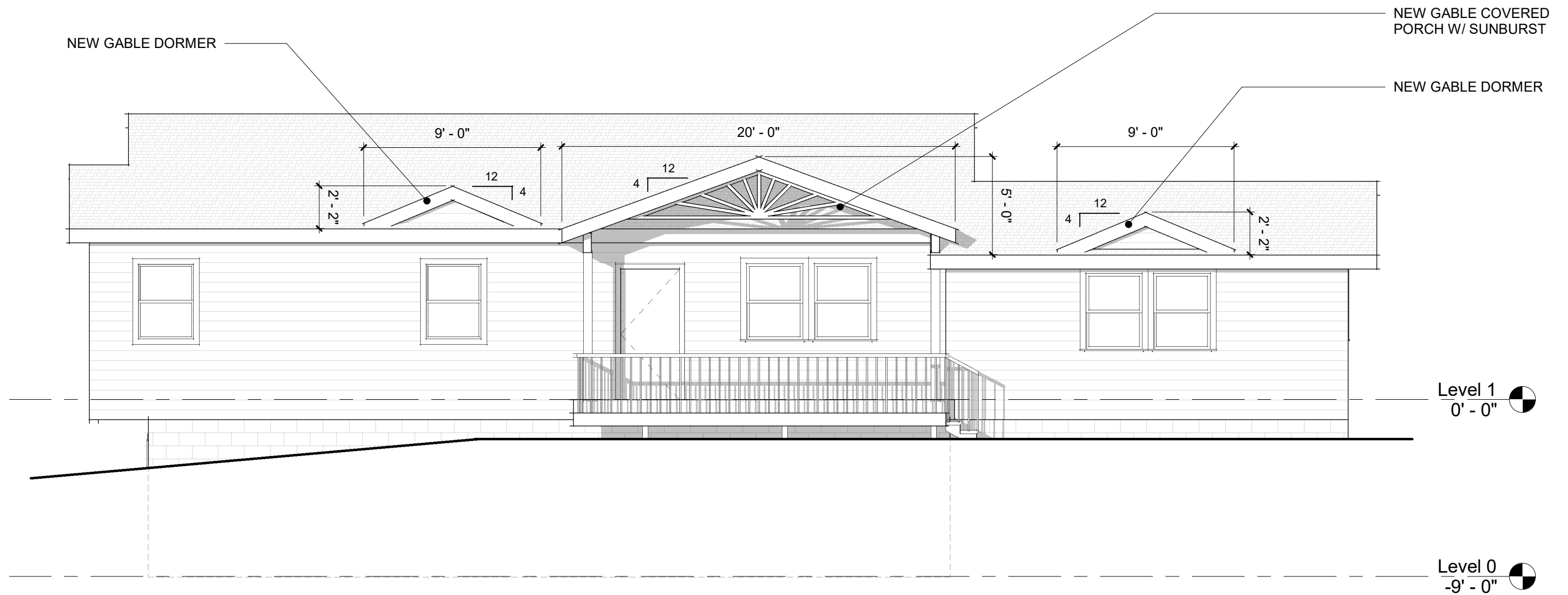
649 Copfield Avenue EXISTING ELEVATIONS

DATE: 10.21.20

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

TIMOTHY K. SLIGER
REGISTERED ARCHITECT

919 E. ROCK SPRINGS RD NE
ATLANTA GA 30306

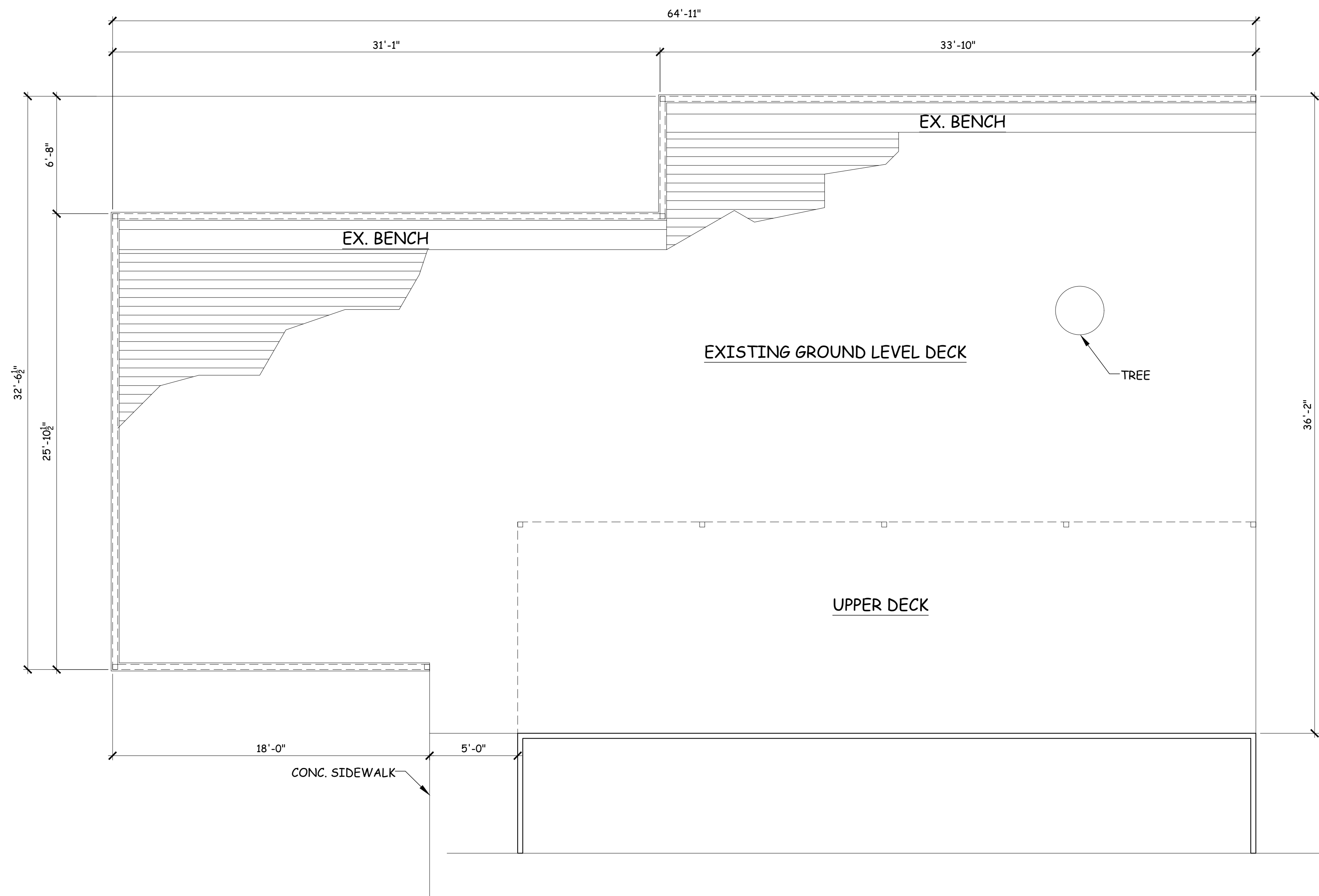


649 Copfield Avenue PROPOSED ELEVATION - SOUTH

DATE: 10.22.20
SCALE: 3/16" = 1'-0"

TIMOTHY K. SLIGER
REGISTERED ARCHITECT

919 E. ROCK SPRINGS RD NE
ATLANTA GA 30306

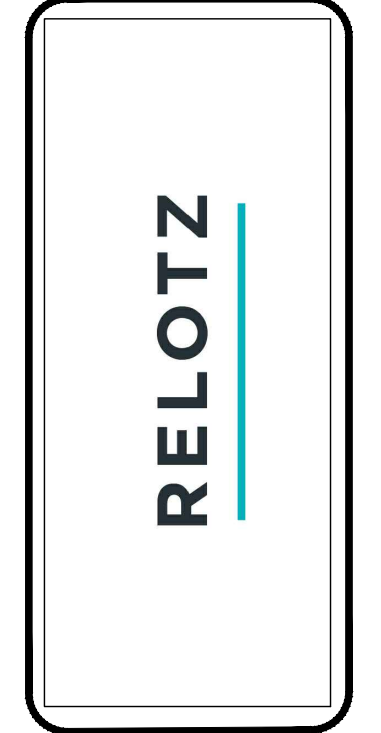


A1 **EXISTING / DEMO DECK PLAN**
(SCALE: 1/4"=1'-0")

REVISION	DATE

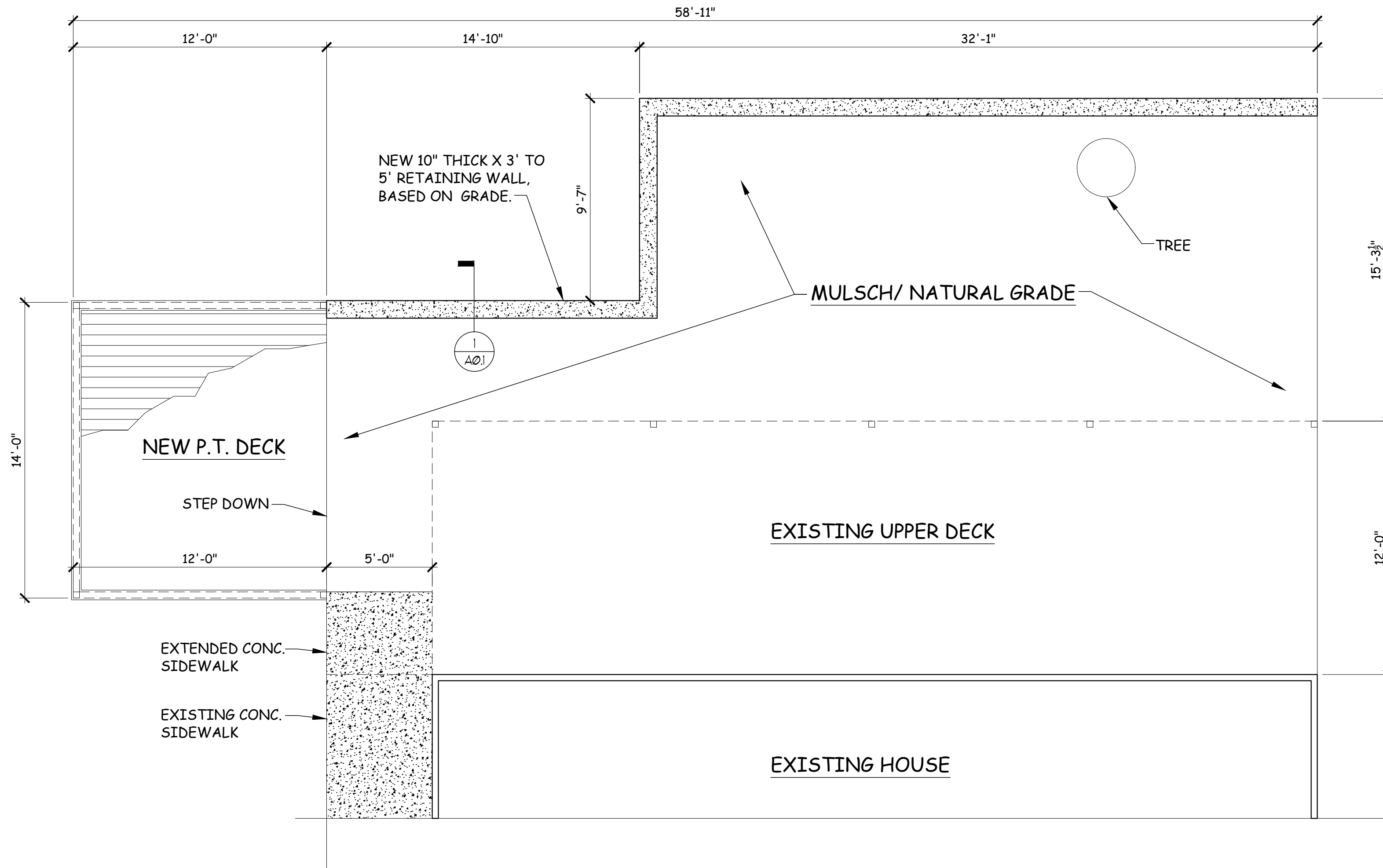
PROPERTY FOR:
649 COFIELD DRIVE
HAPEVILLE, GA.

PROPOSED MAIN LEVEL
FLOOR PLAN

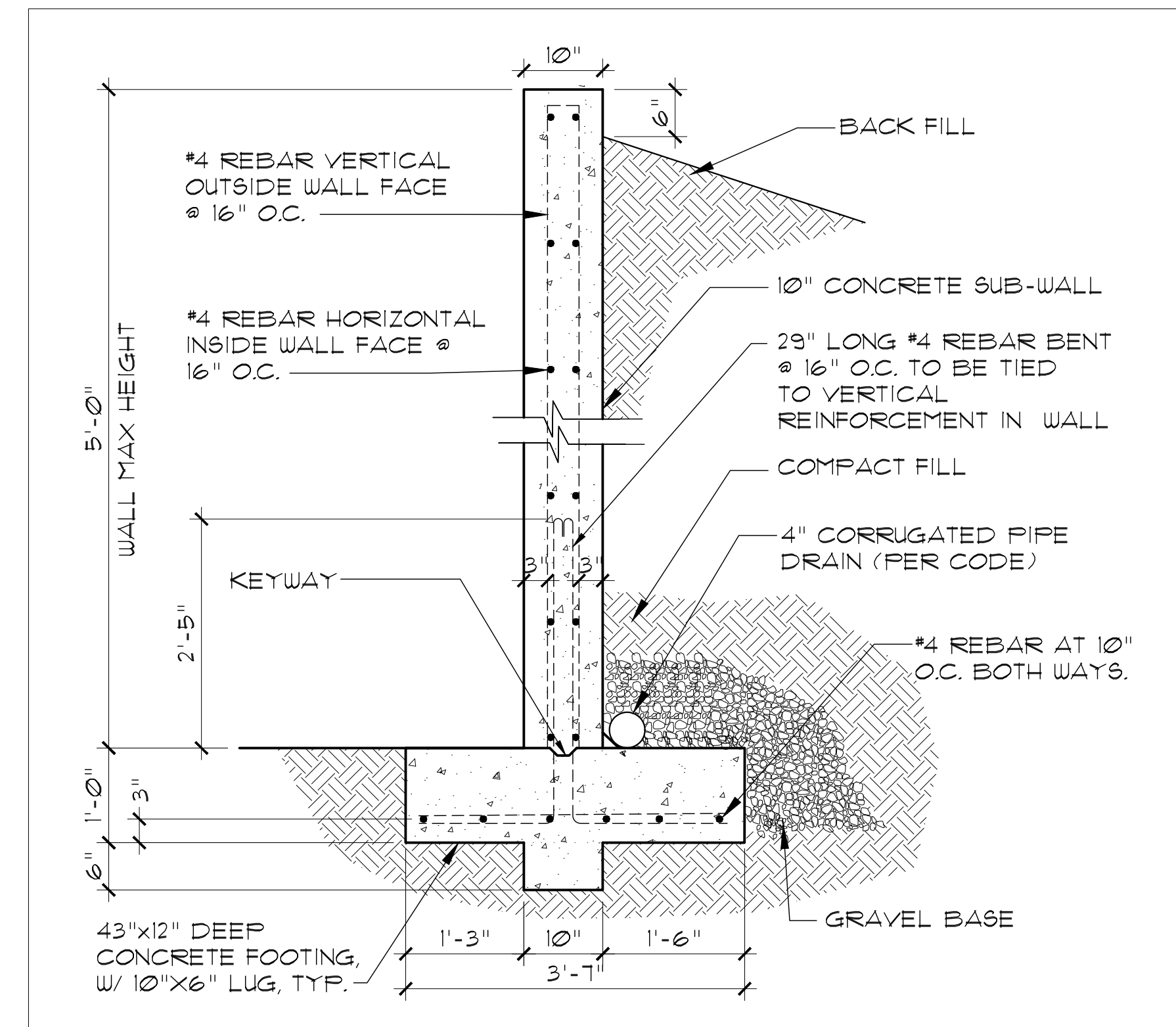


DATE:
08/14/20
BY:
GLH
SCALE:
NOTED

SHEET NO.
A1



A0.1 PROPOSED DECK / RETAINING WALL PLAN
(SCALE: 3/8"=1'-0")



1 CONC. RETAINING WALL DETAIL
(SCALE: 3/4"=1'-0")

REVISION	DATE

PROPERTY FOR:
649 COFIELD DRIVE
HAPEVILLE, GA.

MAIN LEVEL
FLOOR PLAN

RELOTZ

DATE:
09/27/20
BY:
GLH
SCALE:
NOTED

SHEET NO.
A0.1

PROPERTY FOR:



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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review 3376 Northside Dr**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Hien Van Tran for an addition to an existing single-family dwelling located at 3376 Northside Dr. The application lists the project as a 96 SF bathroom addition to the rear of an existing 1480 SF single family dwelling. Exterior buildings materials include brick.

The property is zoned R-1 and is subject to the Subarea E section of the Neighborhood Conservation Area section of the Architectural Design Guidelines.

As this is a rear addition to the single family dwelling, only the relevant portions of the project have been included. Should the Design Review Committee request a full review, additional information and review will be required.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ 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: Walkway to the street is not present, but is not included as part of this review.

(e) Roof and Chimney Standards

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

STAFF COMMENT: Roof shingles should have 30 year warranty. Downspouts and gutters not shown.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - ✓ Full-depth brick;

- Natural or cast stone;
- Smooth natural-wood siding and/or cement-based siding;
- Shake siding;
- Painted fish-scale style shingles, but only when used in front gables;
- True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊙ All exterior stair risers visible from a street shall be enclosed.
- ⊙ Porches, stoops, and balconies may be located in the front or side yard.
- ⊙ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ⊙ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ⊙ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ⊙ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ⊙ Porch and stoop foundations shall be enclosed.
- ⊙ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊙ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ⊙ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊙ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊙ Stoop stairs and landings shall be of similar width.

- ⊗ Stoops may be covered or uncovered.
- ⊗ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ⊗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊗ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Enfronting porches may have multistory verandas, living space, or balconies above.
- ⊗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊗ Front porch columns shall have foundation piers extending to grade.
- ⊗ All porches shall be covered.
- ⊗ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊗ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊗ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Balconies may be covered or uncovered.

STAFF COMMENT:

- 👉 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: No window detail provided.

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

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or

rear.

- ✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊙ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

STAFF COMMENT:

RECOMMENDATIONS

The proposed addition drawings should be updated to show the following elements are compliant:

- Asphalt shingles have a minimum warranty of 30 years
- Gutters and downspouts should be included.
- Windows should meet recess and sill requirements.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/29/20

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: HIEN VAN TRAN Contact Number: [REDACTED]

Applicants Address: 3376 NORTHSIDE DR

E-Mail Address: [REDACTED] Phone Classification: B-0

Address of Proposed Work: 3376 NORTHSIDE DR

Parcel ID# (INFORMATION MUST BE PROVIDED): 14006600040552

Property Owner: HIEN VAN TRAN Contact Number: 404 406 1621

Project Description (including occupancy type): Bathroom addition to bedroom.

Contractors Name: SELF CONTRACT Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

[REDACTED]

09/29/20
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: 96 SF

Total Square Footage of existing building: 1480 SF

Estimated Cost of Construction: \$8000.00

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

ALL BRICK ON THE EXTERIOR.

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

BRICK TO MATCH WITH EXISTING STRUCTURE.

NOTICE

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

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

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

HIEN VAN TRAN
Printed Name


Signature

09/29/20
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.

BATHROOM ADDITION

HIEN VAN TRAN
3376 NORTHSIDE DR
HARLEVILLE, GA 30354

BATHROOM ADDITION
PROPOSAL

NORTHSIDE DR

OLD JONESBORO RD

HIEN VAN TRAN
3376 NORTHSIDE DR
HAPEVILLE, GA 30354

HIEN VAN TRAN
3376 NORTHSIDE DR
HADEVILLE, GA 30354

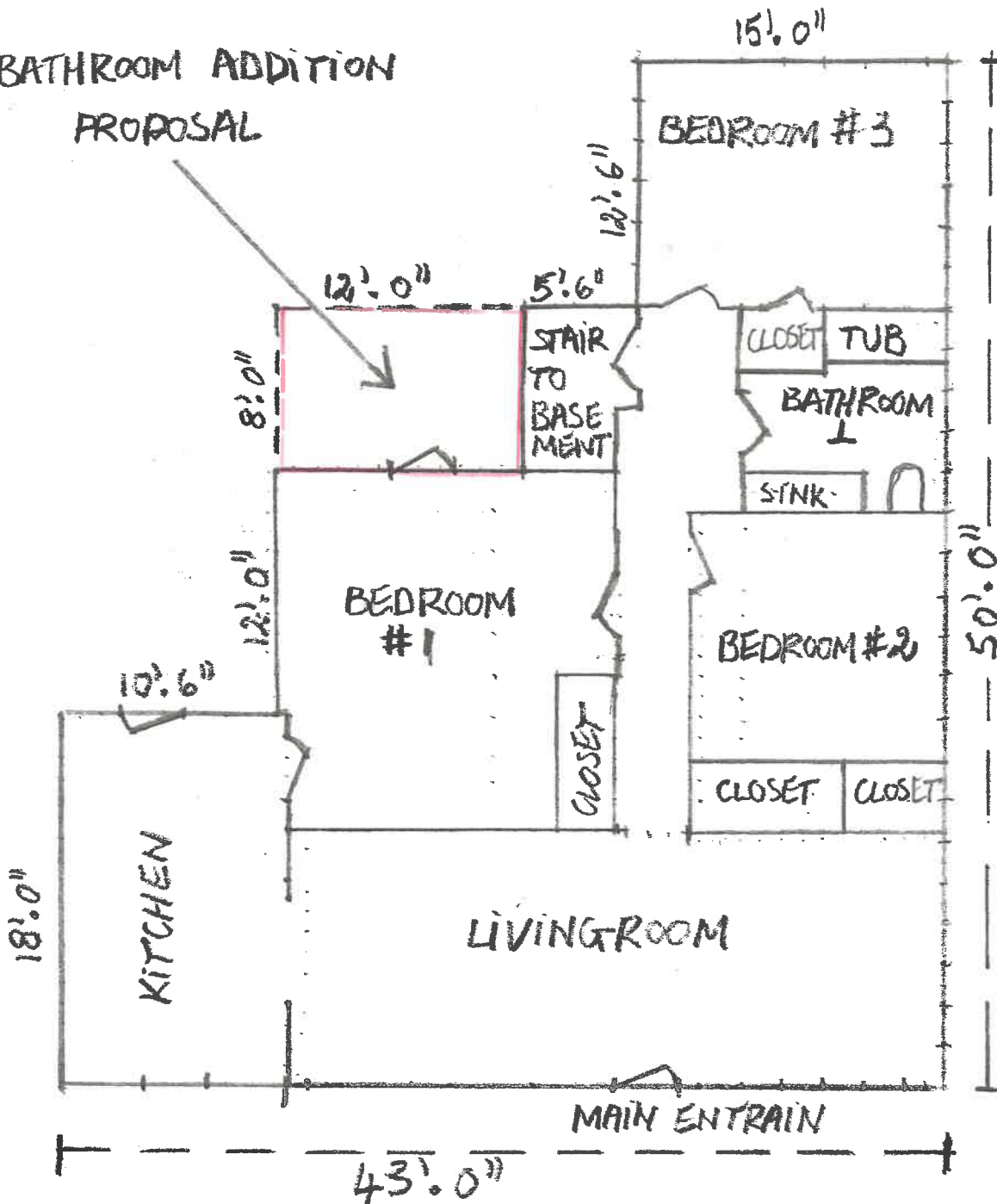


HIEN VAN TRAN

3376 NORTHSIDE DR
HAPEVILLE, GA 30354
[REDACTED]

2 SQ = 1 FT

BATHROOM ADDITION
PROPOSAL



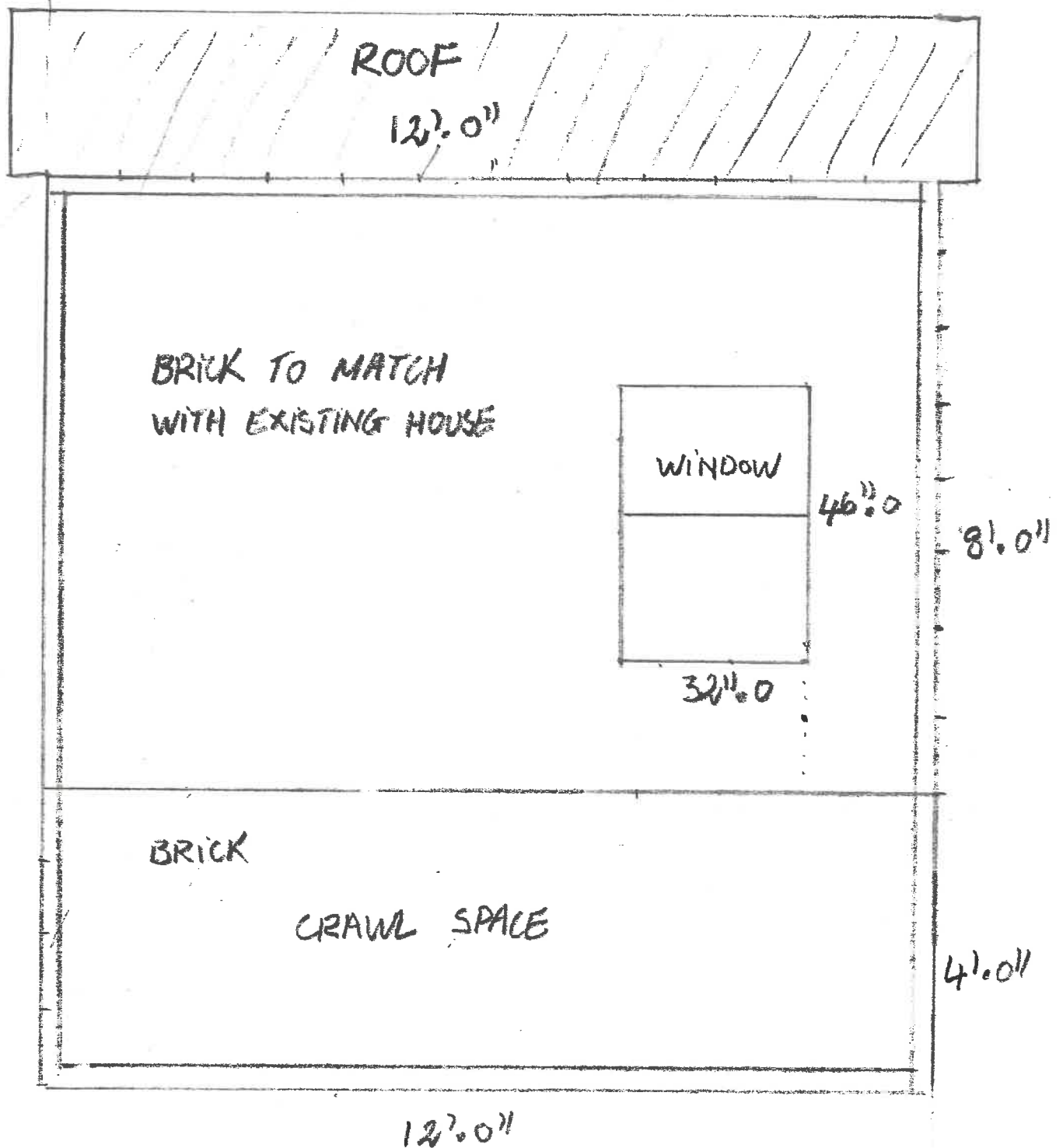
OLD JONESBORO RD.

3376 NORTHSIDE DR FLOOR PLAN

NORTHSIDE DR

TOTAL 1,480 SQUARE FEET

ADDITION PROPOSAL 96 SQUARE FEET



BACK VIEW OF ADDITION
ON THE SIDE WILL BE ALL
BRICK WALL.



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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review 3220 Dogwood Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Monica Woods for an addition to an existing single-family dwelling located at 3220 Dogwood Dr. The application lists the project as a 461 SF master suite addition and 120* SF deck to the rear of an existing 1267 SF single family dwelling. Exterior buildings materials include brick, wood, and asphalt shingles.

The building data indicates the building height is 19', the existing heated area is 1,107 SF with a 160 SF open covered porch. The addition is listed as a 461 headed area addition and a 160 SF porch for a total of 1,888 SF.

The property is zoned V, Village and is subject to the Sub Area C section of the Commercial Mixed Use Area of the Architectural Design Standards in which Subarea C utilizes the Neighborhood Conservation Area for residential development.

*There is a discrepancy between the application square footage and the building drawings. The zoning is incorrect and the covered porch is 160 SF not 120SF.

As this is a rear addition to the single family dwelling, only the relevant portions of the project have been included. Should the Design Review Committee request a full review, additional information and review will be required.

CODE

SEC. 81-1-6. - COMMERCIAL/MIXED-USE AREA.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection.

Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use.

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

(a) *Site development standards*

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊙ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ 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:

(e) *Roof and Chimney Standards*

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✗ Gutters shall be copper, aluminum or galvanized steel.
- ✗ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✗ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Roof shingles should have 30 year warranty. Downspouts and gutters not shown.

(f) Street Facing Facade and Style Standards.

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



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

STAFF COMMENT: Existing front porch not to change. Historical style. Rear porch, should there be a railing, should follow design standards.



- 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: No window detail provided.

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

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

Other:

STAFF COMMENT:

RECOMMENDATIONS

The proposed addition drawings should be updated to show the following elements are compliant:

- Asphalt shingles have a minimum warranty of 30 years
- Gutters and downspouts are included.
- If railings are included on rear porch, then they should meet design standards.
- Windows should meet recess and sill requirements.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

9/16/20

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:

Monica Woods

Contact Number:

Applicants Address:

E-Mail Address:

Zoning Classification:

V

Address of Proposed Work:

3220 Dogwood Drive

Parcel ID# (INFORMATION MUST BE PROVIDED):

14009400010163

Property Owner:

Angela Hannan

Contact Number:

Project Description (including occupancy type):

Adding a 461 sq ft addition & 160 sq ft covered porch onto the rear of an existing 1267 sq ft single family dwelling.

Contractors Name:

Abney Enterprises, Inc.

Contact Number:

Contact Person:

Monica Woods

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, A. 16-10-20 and I may be prosecuted for violation thereof.

Applicants Signature

Date

9/16/20

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: 621 s.f.

Total Square Footage of existing building: 1267 s.f.

Estimated Cost of Construction: \$39,000

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

Brick, Wood, Shingles (Asphalt)

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

Siding, Wood, Shingles

NOTICE

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings

[Redacted Signature]

9/16/2020
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.



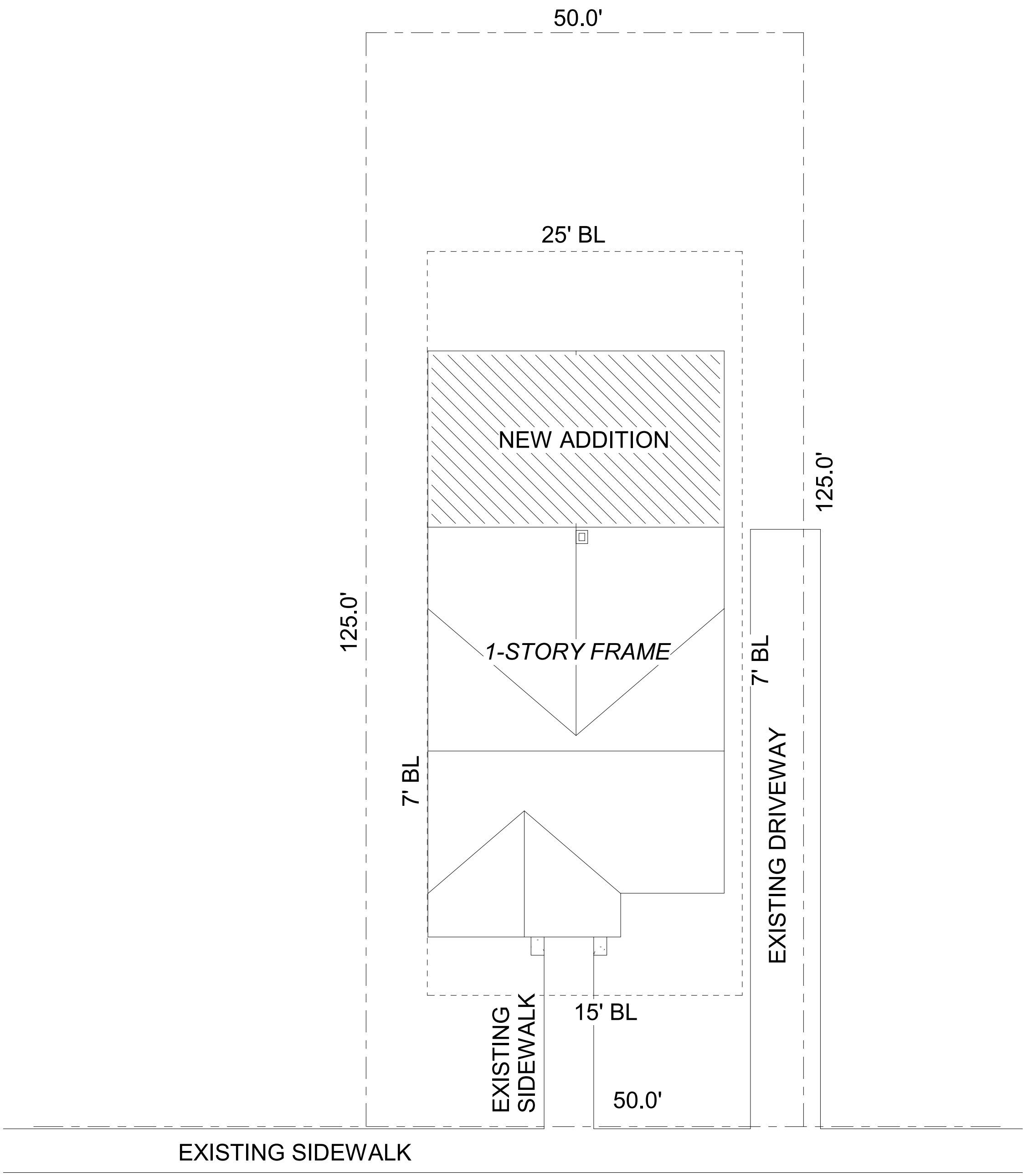


11/13/2020 10:44:23 AM



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Rev	Date	Comments
1		
2		



DOGWOOD DR.
50' R/W

1
G002 CONCEPTUAL SITE PLAN
1" = 10'-0"

Owner Contact:
Ms. Angela Hanaan

Diligence Properties
Atlanta, GA

Project:
3220 DOGWOOD DR.

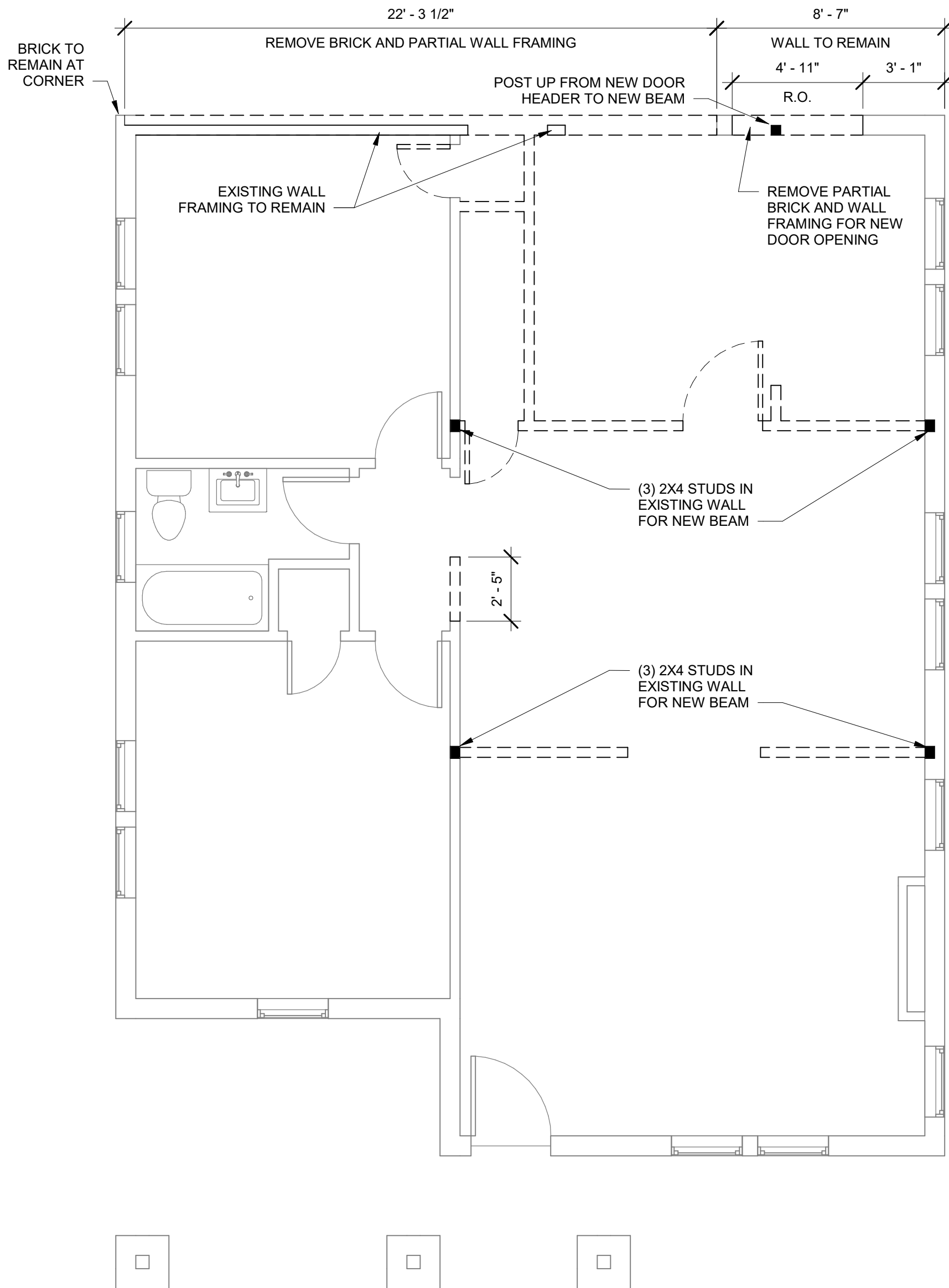
3220 Dogwood Dr.
Hapeville, GA 30354

Project Number: 2020-030

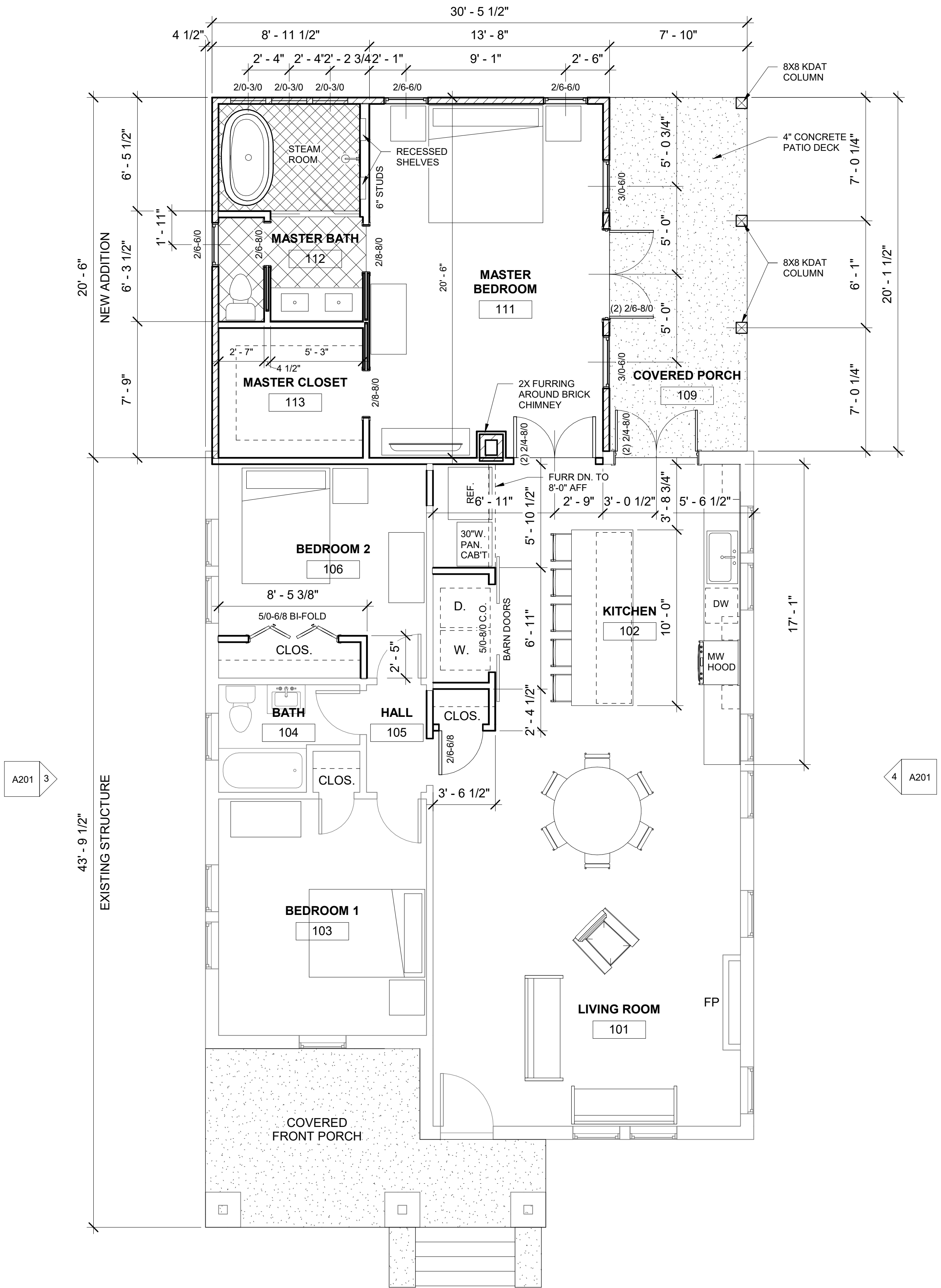
Sheet Title:
**ARCHITECTURAL
SITE PLAN**

Sheet Number:
G002

NOT RELEASED FOR CONSTRUCTION



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



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

EXISTING AREA = 1,107 SF
NEW ADDITION = 461 SF
NEW COVERED PORCH = 160 SF
NEW TOTAL AREA = 1,888 SF



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Rev	Date	Comments
-----	------	----------

1
2

Owner Contact:
Ms. Angela Hanaan

Diligence Properties
Atlanta, GA

Project:
3220 DOGWOOD DR.

3220 Dogwood Dr.
Hapeville, GA 30354

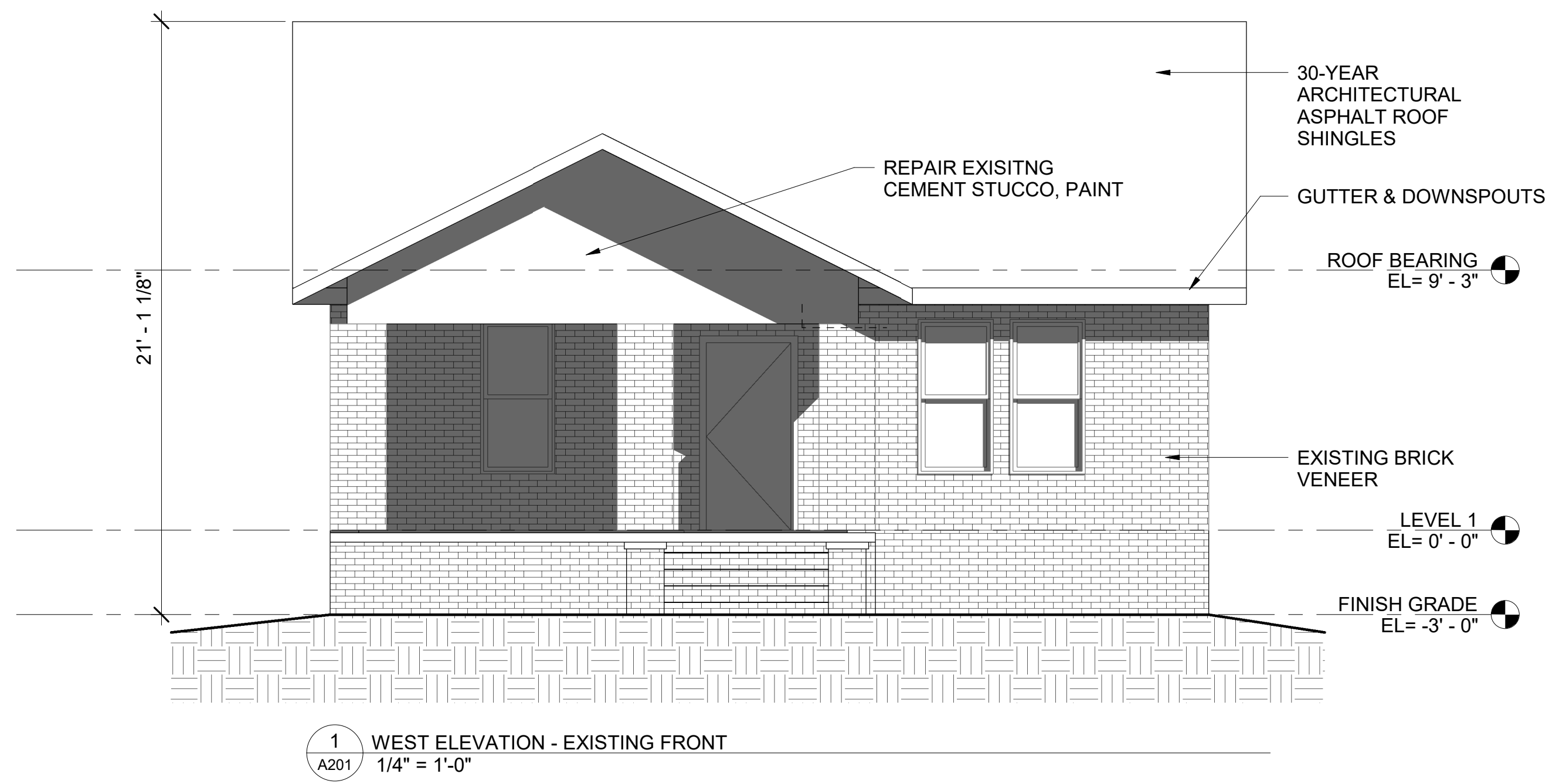
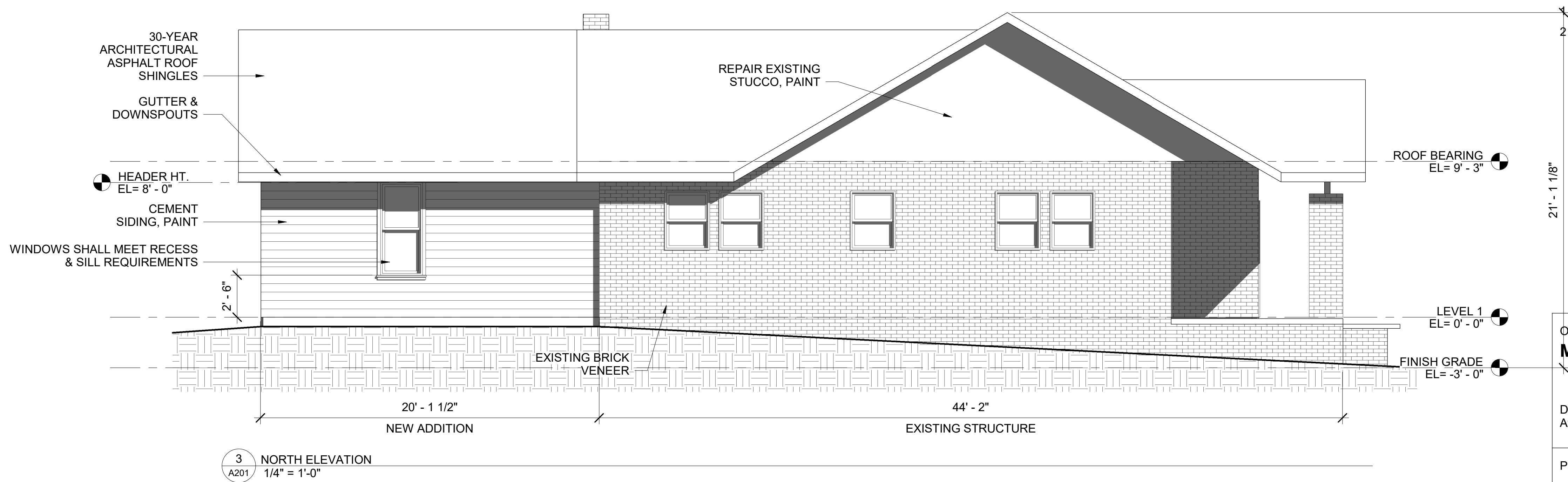
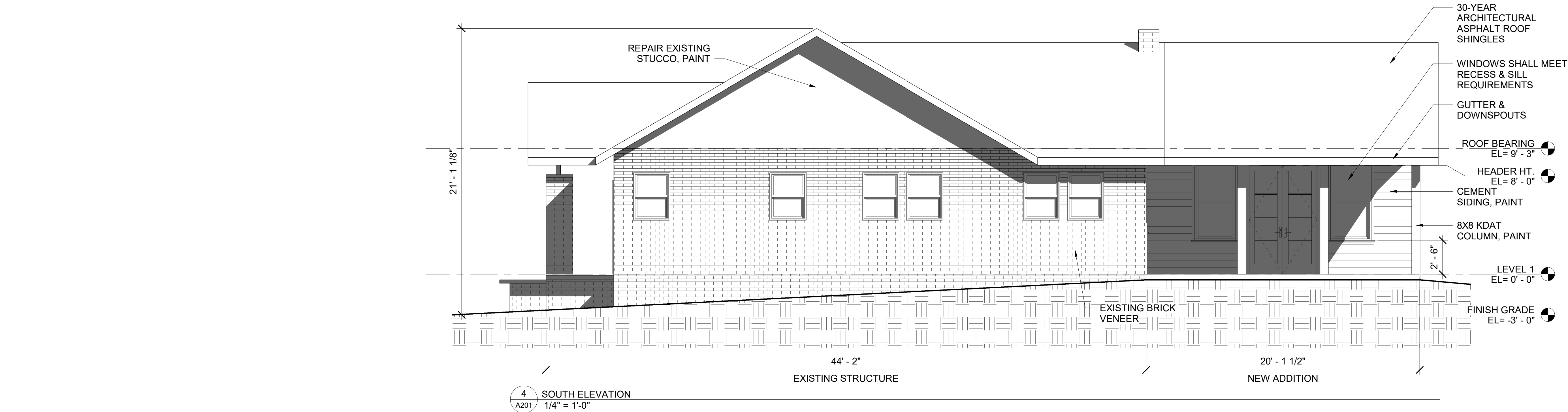
Project Number: 2020-030

Sheet Title:
**FLOOR PLAN &
DEMOLITION PLAN**

Sheet Number:

A101

11/13/2020 10:58:36 AM



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Rev	Date	Comments
-----	------	----------

Owner Contact:
Ms. Angela Hanaan

Diligence Properties
Atlanta, GA

Project:
3220 DOGWOOD DR.

3220 Dogwood Dr.
Hapeville, GA 30354

Project Number: 2020-030

Sheet Title:
ELEVATIONS

Sheet Number:

A201

NOT RELEASED FOR CONSTRUCTION



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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 236 Mt Zion Rd**

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

BACKGROUND

The City of Hapeville has received a design review application from Justin Honore to construct a new two-story single-family dwelling at 236 Mt Zion Rd. The dwelling will have 2,268 SF of living area with four bedrooms and three bathrooms.

The property is zoned R-1, One-Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

*the set submitted via email dated 11/9/20 were reviewed for this Report.

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:

(b) Supplemental Area and Fence Standards

✓

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

⊙

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

✓

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

⊙

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

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

⊙

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

⊙

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

STAFF COMMENT:

(c) Utility Standards

✓

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

⊙

When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.

⊙

Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of

- community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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 from the adjacent street by a parapet wall.

- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- Chimneys on exterior building walls shall begin at grade.
- Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) *Street Facing Facade and Style Standards.*

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.

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

STAFF COMMENT:

Sill height shown as 2'

(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: No walkway from front door to sidewalk is provided.

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

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

Other:

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

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

STAFF COMMENT:

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods. The following standards shall apply to construction of new outbuildings in residential districts.
- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ✓ ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- ✓ iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- ✓ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✓ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- **No walkway from front door to sidewalk is provided.**
- **Window sill elevations are not provided.**

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 2, 2020

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: Justin Honore **Contact Number:** [REDACTED]
3800 Boulder Forest Ln, Ellenwood, GA 30294

Applicants Address: _____

E-Mail Address: [REDACTED] **Zoning Classification:** R1, SFR Detached

Address of Proposed Work: 236 Mount Zion Rd SW

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0094000900116

Property Owner: Honore Enterprises, Inc. **Contact Number:** [REDACTED]
We will be building a 2 story, detached

Project Description (including occupancy type): SFR that we will sell upon completion. Property will remain vacant during construction.

Contractors Name: Marty Strickland **Contact Number:** [REDACTED]

Contact Person: Justin Honore **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.

[REDACTED]
Applicants Signature

09/11/2020
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: 2,165

Total Square Footage of existing building: 0; vacant lot

Estimated Cost of Construction: \$196,000.00

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: The exterior facade of the home will consist of Hardy plank and wood trim.



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:

JH 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

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

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

JH 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.

JH 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.

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

JH 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.

JH **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Justin Honore

Printed Name

Signature

09/11/2020

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.

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 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 Justin Honore JH 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.

City of Hapeville
Economic Development Department
Planning Commission
3468 North Fulton Ave
(404) 669-8269

RE: Written Summary of the necessity of this action to accompany the Planning Commission application for site plan review for:

0 Mount Zion Rd SW
Parcel ID: 14 009400090116

I, Justin Honore (applicant), on behalf of Honore Enterprises, Inc. (property owner), am taking the action of submitting a Planning Commission application in order to begin the approval and permitting process by submitting our site plan for review.

I thank you in advance for your consideration and very much look forward to working together with the department and it's entire team.

Very Respectfully,

Justin Honore
Honore Enterprises, Inc.

Date: 10/28/2020

Project Number: ----

Review Type: Planner's Report

Reviewer's Name: Lynn Patterson

Title: Site Plan Review-236 Mt Zion Road Revisions

To Whom it may concern,

Responses to Planner's Report made on 10/06/2020 will be answered in "RED". Corresponding sheets will be called out pertaining to each comment in the response provided, and revision clouds will be marked delta 2 for changes made to sheets for easy navigation.

Note from Design Team: Majority of the concerns come from un-coordinated drawings from different consultants. Changes made for initial plan review comments have affected overall lot coverage components including porch, deck, pad etc. S1 drawing originally drawn not to scale and has been corrected. Landscape and survey plans to be updated and added back to drawings set.

Narrative of Changes

Requirements:

Sec. 93-2-16. Site plan Review

- The plans show the location of a new 2 story, 2,268 SF single-family dwelling. Per the site plan, the structure will be 26'10" high from the foundation. No detail other than setbacks for the garage is provided.
 - Actual Building height from foundation is 26'- 2" (see elevations sheet A2)
 - New Sheet A7 has the garage plan, elevations & section
- No survey has been provided.
 - A survey will be provided with submission.
- The site plan setbacks and the architectural site plan are not consistent.
 - o Front setback (15' req), per the Architectural Site Plan is 21'
 - o Side setbacks (5' req) are shown as 10'10" and 10'8" which are NOT consistent with Site Plan p 1 (11'). The requirement for Architectural Design Standards is greater than 10' for the proposed height of the building.

Drawing S1 has been removed and all information and updates have been done to C1 & C2.

- Due to site property lines being on an angle, portion of the building is within 10' on one side and 11' on the other and gradually becomes 10'-8" and 10'-9" on the other. See C1.

Design Standard requirements: "Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet."

- All portions of the building are greater than 10' from the side or rear lot and do not exceed 35 feet.

- o Rear setbacks (25' req) are shown as 85'. Back porch dimensions not provided.
 - Back porch dimensions 6'-6" x 16'-10" See C1
- o Garage set back from the property line is 58' and 11' from the primary structure.
 - C1 has been updated with all new dimensions.
- b. The location and general design cross-section characteristics of all driveways, curb cuts, and sidewalks including connections to building entrances.
 - 10' concrete driveway shown.
 - There is an existing concrete sidewalk but it is not shown on the plans.
 - Existing sidewalk drawn and labeled on C1.
 - Location of the walkway from front door inconsistent between S1 and Site Plan
 - C1 is the only site plan currently.
- c. The locations, area, and the number of proposed parking spaces.
 - Parking count on C1
 - No dimensions or other information is provided for the proposed garage.
 - Dimensions on C1 and new Sheet A7 with garage details.
- d. Existing and proposed grades at an interval of five feet or less.
 - Noted
 - Existing grades are shown at two-foot intervals. Proposed grades must be shown.
 - Added new grade to C1
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - See Arborist Report
 - Noted
- f. The location and approximate size of all proposed plant material to be used in landscaping, by types such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
 - Provided
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.), and earth berms.
 - An existing retaining wall is shown at the front and side of the property.
 - That is for Property 244 only, not 236. See C1 & C2
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
 - A dry pit/standpipe design is shown on the site plan.
- (2) Site and building sections. Schematic or illustrative sections shall be drawn to .scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
 - Section Provided on sheet A7 detail 6 -Site Section

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.

(3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.

- New garage details on sheet A7

(4) Project data.

a. Site area (square feet and acres).

The total site area is 7,901 sq. ft. or 0.181 acres. The minimum lot size is 6,750 sq. ft. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas, and others.

- Provided information 2,868 SF or 38.6%. The maximum allowed 40% is 3,160 SF.

Proposed lot coverage does not include garage calculation. Front walk calculation is not the same as provided on the architectural site plan (to the street) and therefore incomplete.

The driveway is shown as 10' for this plan, 1' narrower than 236 244 Mt Zion but coverage is described as the same at 860 SF. The driveway appears to be 10 X 84' (on the property).

Please confirm.

The parking pad is listed at 300 but appears to be 20x16.5 or 330 SF. Please confirm.

Front porch is listed as 239 SF {10x28 =280 SF}

- House is listed as 1232 SF

- Deck 141 SF

Correct lot coverage must be provided.

-See C1 Lot coverage has been corrected and updated. The above comment referenced 236 Mt Zion as the 1' larger driveway. We've corrected the statement as the referenced project is 244 (which has been updated to 10' driveway as well).

c. Total dwelling units and floor area distributed generally by dwelling unit type (one bedroom, two-bedroom, etc.) where applicable.

- The proposed dwelling will have 4 bedrooms and 3 bathrooms.

d. Floor area in nonresidential use by category.

Total floor area ratio and/or residential density distribution.

. The minimum required floor area is 1,000 SF. The proposed dwelling will have 2,268 SF of living area, which is compliant.

f. Number of parking spaces and area of paved surface for parking and circulation.

- Not provided. Applicants must provide parking space information.

-Parking space information provided on C1 SEE CLOUDED TEXT BY PARKING PAD AND GARAGE

(5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the

discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- The applicant has proposed the construction of a new single-family dwelling.
- Proof of ownership of the property has been provided.
- The applicant has provided a development schedule.

FINDINGS

To complete the site plan application, the Applicant must provide, and/or the site plan must be revised to address the following:

Inconsistencies and incomplete information remain with regard to the site plan.

RECOMMENDATIONS	
Done	Staff Recommendation
✓	Site plan information is different between the C-1 and S1 and must be corrected.
✓	Provide correct setbacks on the site plan.
✓	Provide information for the detached garage.
✓	Provide back porch dimensions.
✓	Provide the location and width information on the existing sidewalk and correct walkway location.
✓	Lot coverage must be recalculated and corrected.
✓	Show proposed grades.
✓	See Arborist Comments for Tree Ordinance compliance.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.



Existing photo for reference



Heritage Tree Assessment for 250 Mount Zion Road, SW, Hapeville, GA 30354

August 25, 2020

Petty Brothers Contracting, LLC
5255 Biffle Downs Road
Stone Mountain, GA 30088

Today I assessed the trees onsite. I measured the trees and only one (1) tree was 28" or larger overstory. It is not a Heritage tree as it has grown into a chain link fence. It is a 28.5" Water Oak located on the back left of the lot. I think these are meant to be 3 lots and this tree would be on the furthest left lot. There are 2 other trees onsite still standing but both are well under 28".



My findings are based on a Level 2 Assessment of the property.

Christie Bryant

ISA Arborist SO 6310 A
TRAC Certified
1258 Hill St SE
Atlanta GA 30315
770-823-5374
Christie@speakingfortrees.com

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www.landarchitectstudio.com
joe@landarchitectstudio.com

SITE PLAN

FOR

236 Mount Zion Road

SITE ADDRESS:
236 Mount Zion Rd SW
Hapeville, GA 30354

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Creative Construction Management
925 Main St, Suite 206
Stone Mountain, GA 30083

CONTACT:
Justin Honore
404-825-9332



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REVISIONS

MARK	DATE	COMMENT
	10/6/20	COMMENTS
△	10/26/20	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

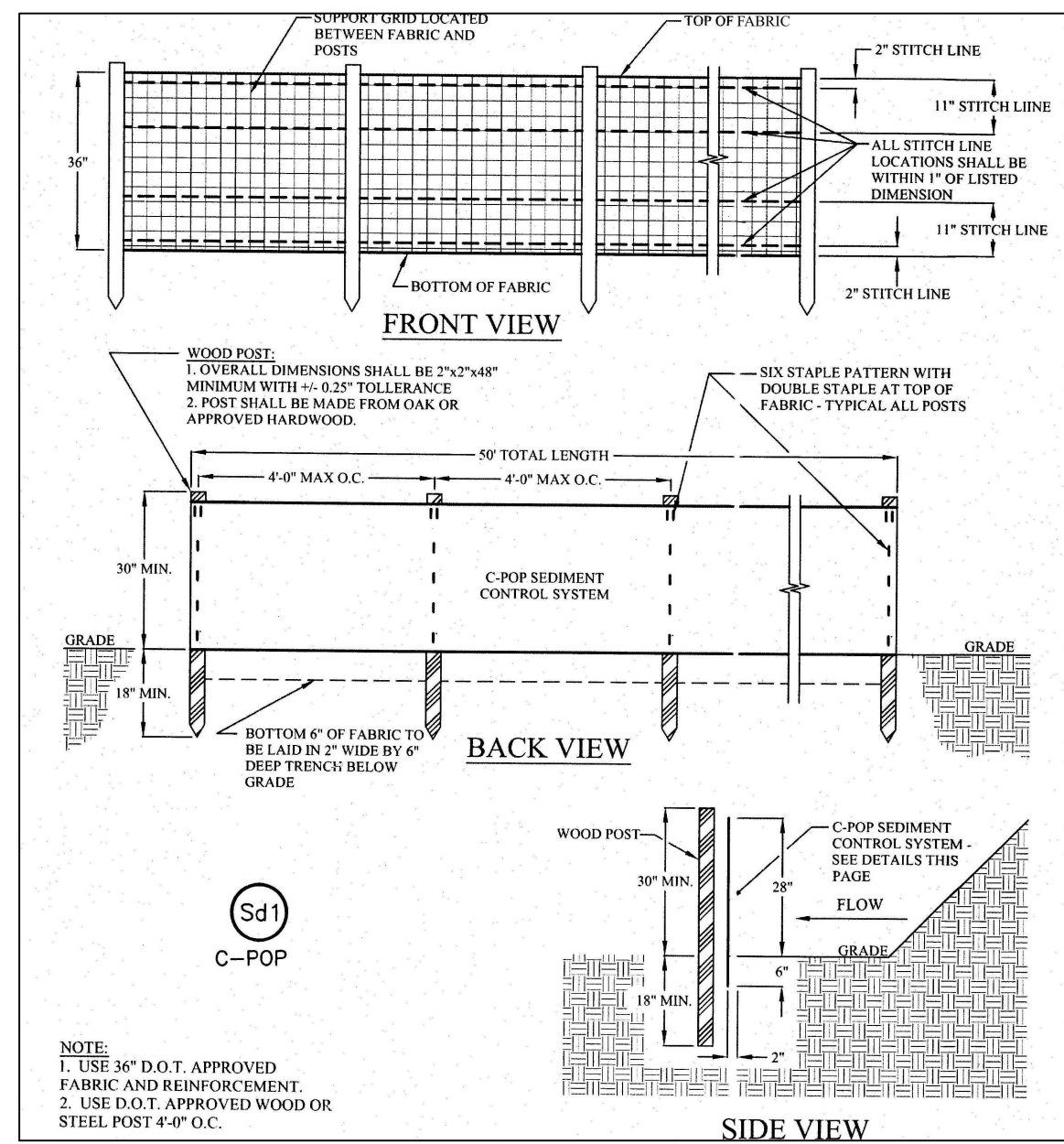
SCALE: 1" = 10'

DATE: 09-02-20

JOB NO. 20-009

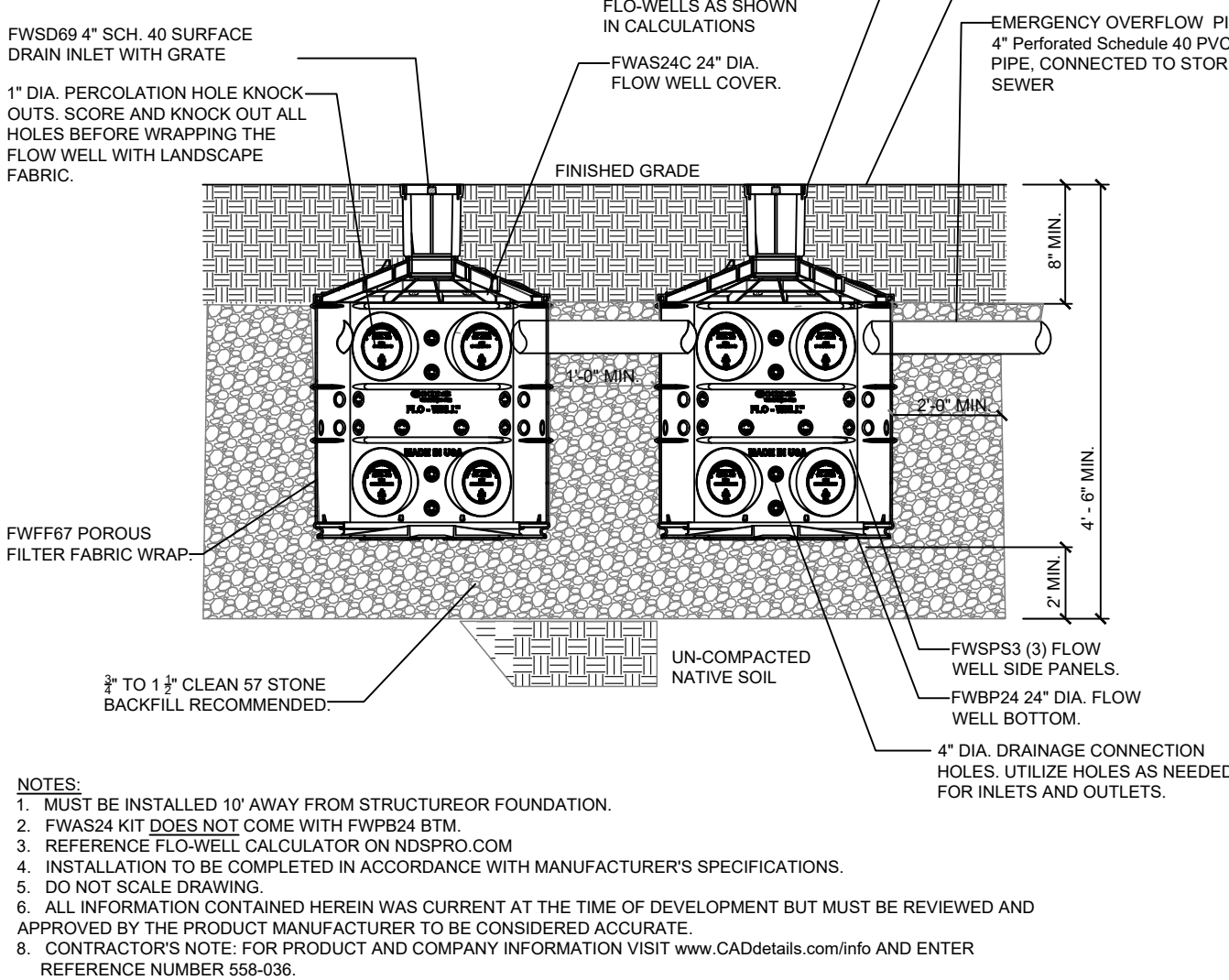
SHEET 1 OF 2

C-1



1 C POP SILT FENCE

P-RE-PEA-PEAS-81



2 STACKED FLO-WELL INSTALLATION DETAIL

P-M02-05

NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1 (Ex. Roof)
1799
Enter the Square Feet of Drainage Area 2 (Ex. Grass)
0

Step 2:

Choose the Coefficient of Runoff for Area 1:
1.0 (Concrete/Asph)
Choose the Coefficient of Runoff for Area 2:
0.35 (Grass)

Step 3:

Choose the 25 Year Rainfall (see rainfall map), 2.5 in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:
(Dimension A) 2 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:
(Dimension B) 2 ft

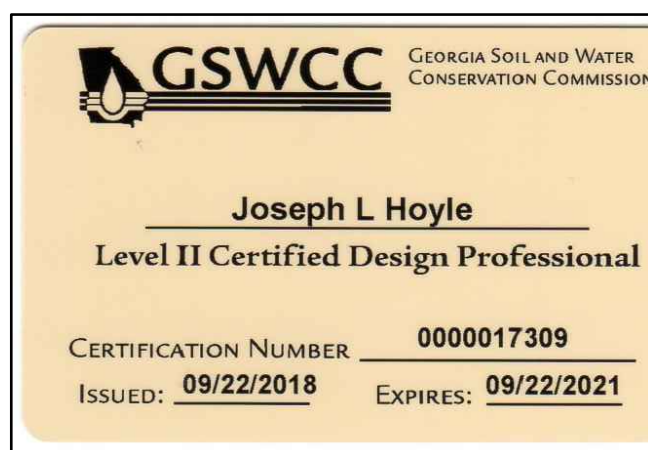
Step 6:

Press the Calculate button for results: Calculate Reset

Step 7: View results:
Runoff: 46.74 GPM
0.11 CFS
Volume of water to be stored: 1403.20 Gallons
187.46 Cubic feet

of Flo-Well Needed: 4
Amount of Gravel Needed: 11.02 Cubic yards
297.54 Cubic feet

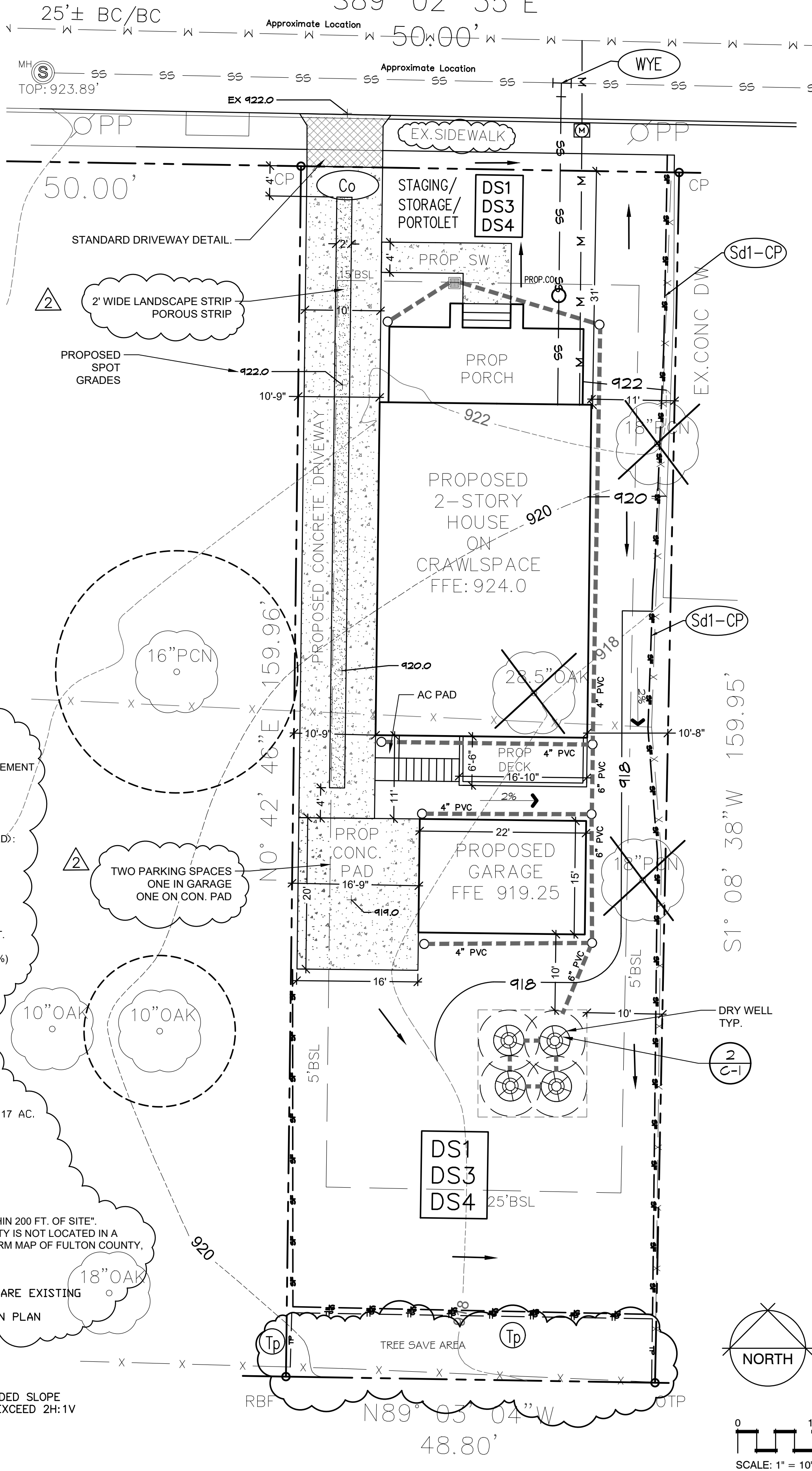
Download Installation Details
Standard Flo-Well/Ten Installation Detail
Side-by-Side Flo-Well/Ten Installation Detail



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19

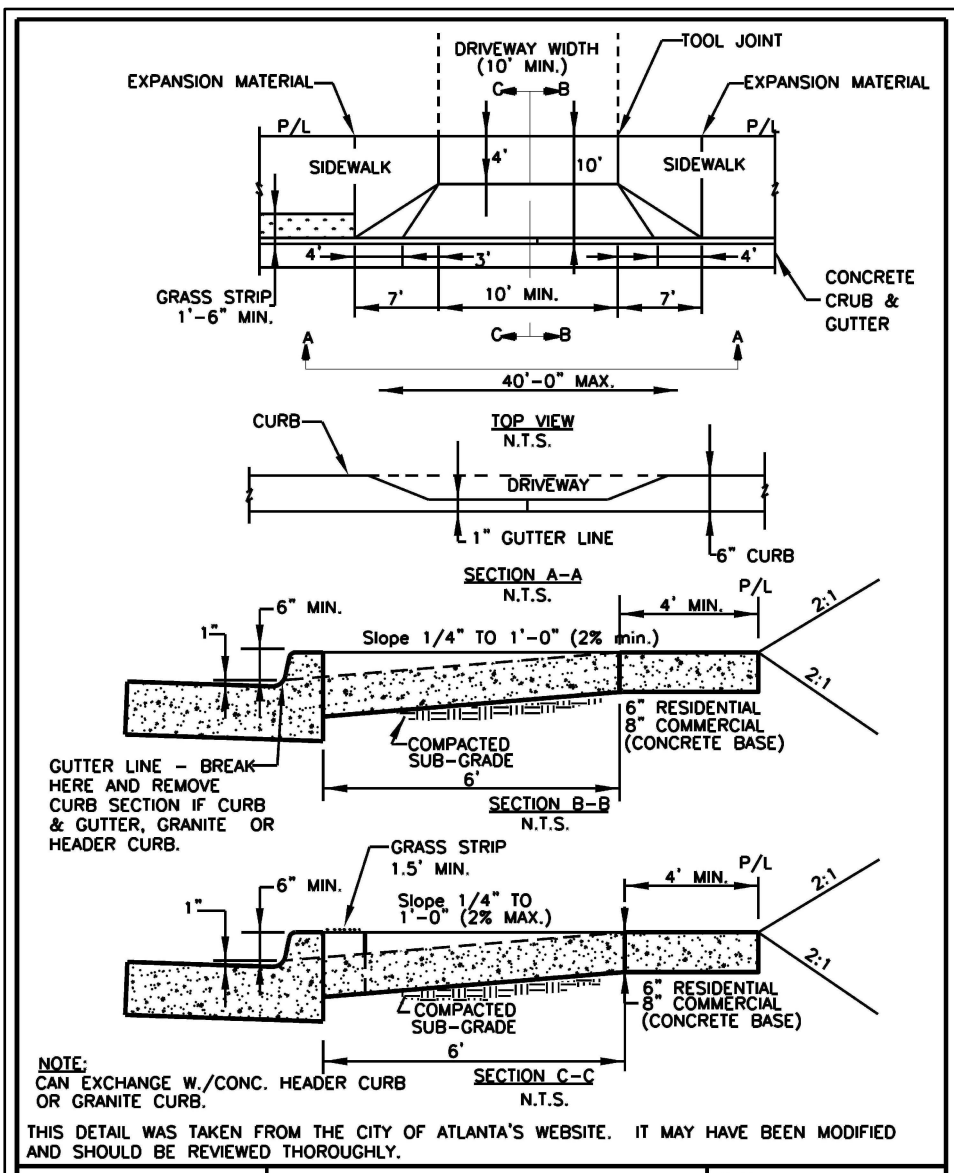
MOUNT ZION ROAD ~ 40' R/W

S89° 02' 35"E



LEGEND

- CRITICAL ROOT ZONES
- TREE FENCE See Detail ON SHEET C-2
- CONSTRUCTION EXIT
- TREE TO BE REMOVED
- SLIT FENCE (Sd1-CP)
- WATER LINE
- SANITARY LINE
- DRAINAGE FLOW
- CLEAN OUT (6" PVC)
- WM WATER METER



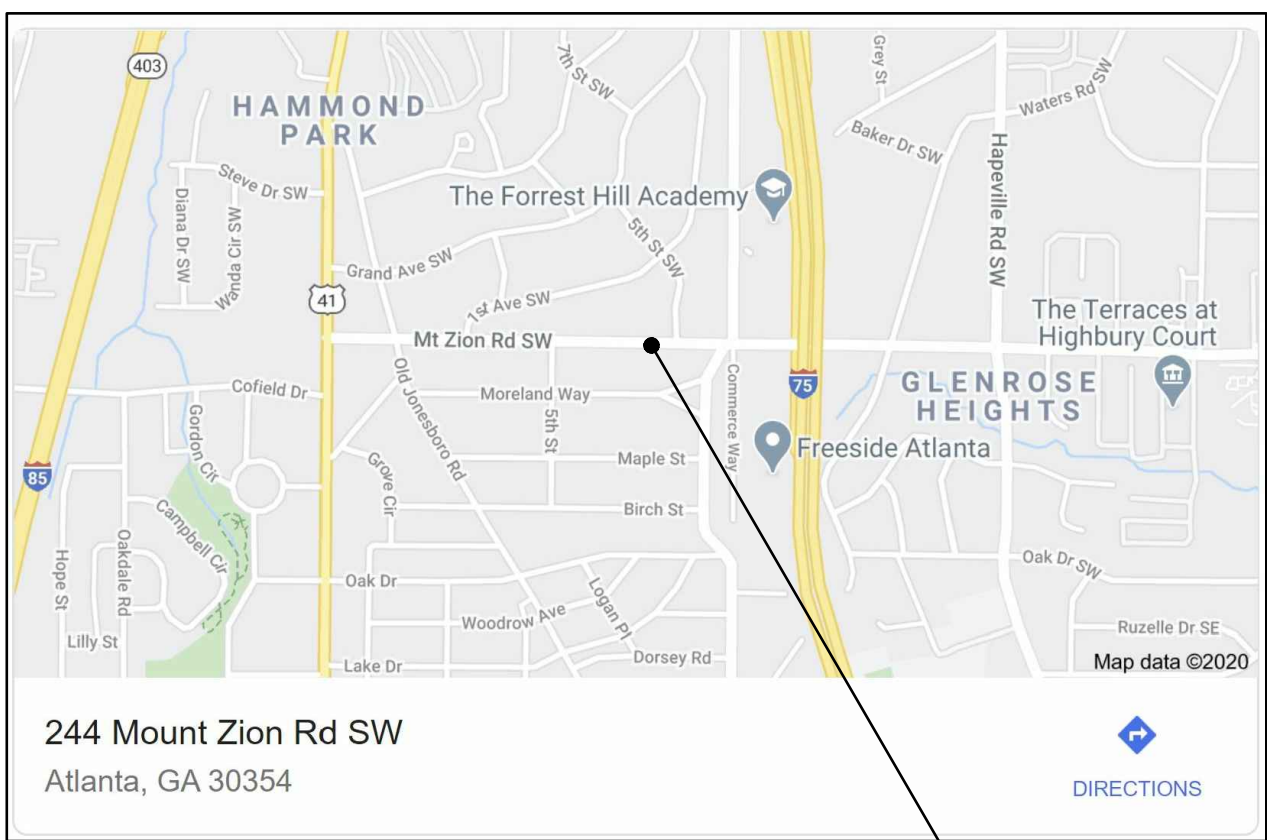
STANDARD DRIVEWAY DETAIL

PROJECT DATA

GENERAL/SITE NOTES:

- OWNER/CONTRACTOR:
JUSTIN HONORE
CREATIVE CONSTRUCTION MANAGEMENT
(404)825-9332
- TOTAL LOT AREA:
= 7,901 S.F./0.181 AC.
- TOTAL LOT COVERAGE (PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,232 SQ. FT.
FRONT PORCH = 280 SQ. FT.
FRONT WALK = 94 SQ. FT.
REAR DECK = 109 SQ. FT.
PARKING PAD = 320 SQ. FT.
DRIVEWAY = 705 SQ. FT.
REAR WALK, STEPS & AC PAD = 40 SQ. FT.
GARAGE = 330 SQ. FT.
TOTAL IMPERVIOUS = 3,110 SQ. FT. (39.4%)
TOTAL LOT = 7,901 SQ. FT.
- TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,232 S.F.
SECOND FLOOR = 1036 SF
2,268 / 7,998 = 28.4%
- BUILDING HEIGHT = 26'-2" AFF
- GARAGE HEIGHT = 16'-4"
- TOTAL DISTURBED AREA = 7,418 S.F./0.17 AC.
- ZONING: R-1
- BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'
- "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE"
- FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY,
GEORGIA 13121C0367F EFFECTIVE DATE
SEPTEMBER 18, 2013
- TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR
LANDSCAPE & TREE CONSERVATION PLAN

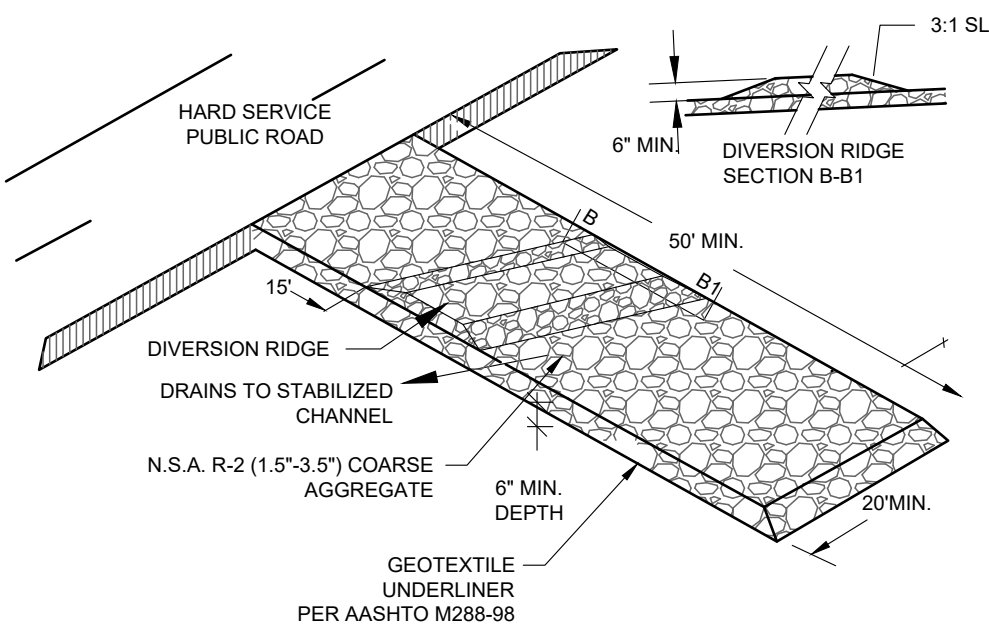
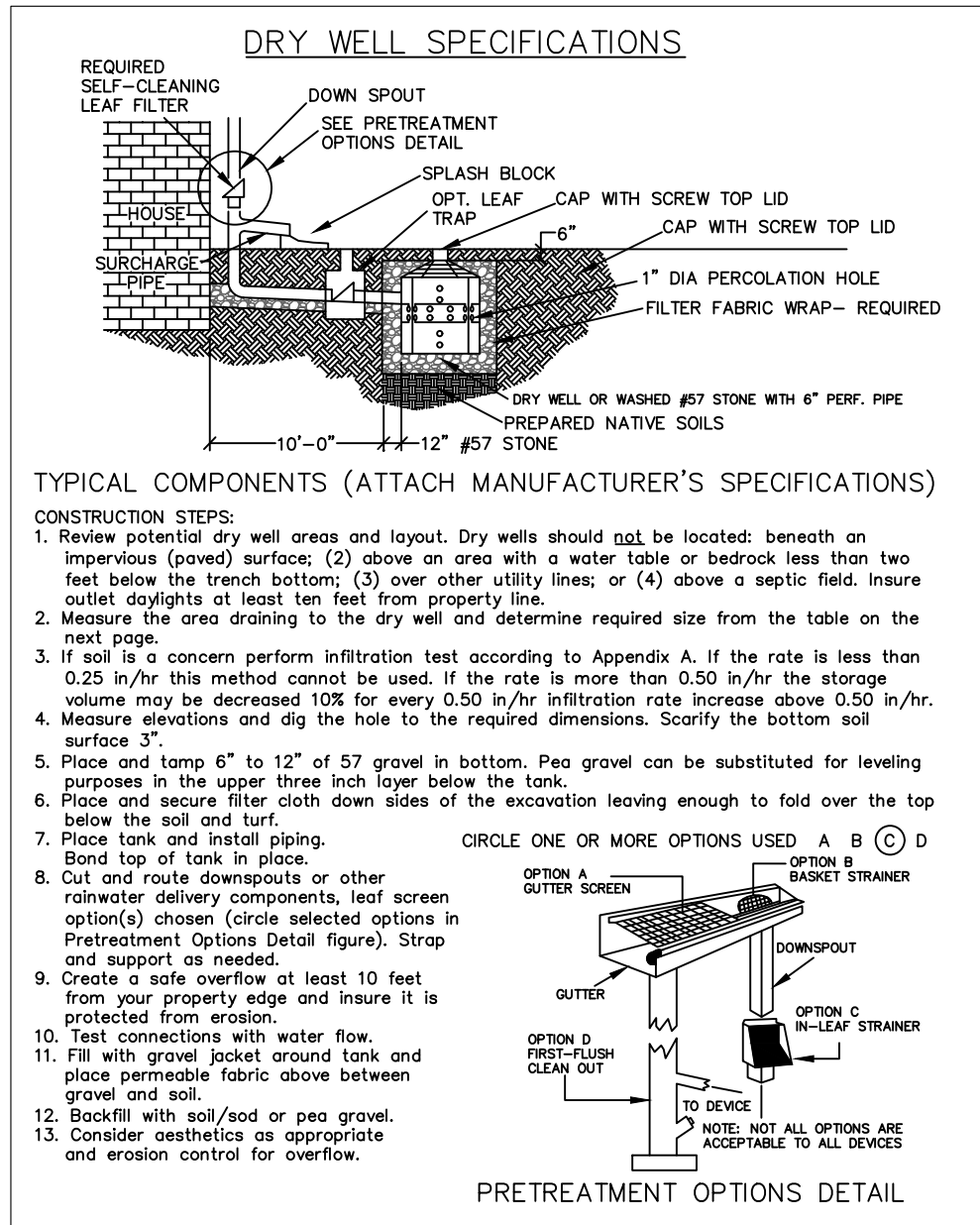
NO GRADED SLOPE
SHALL EXCEED 2H:1V



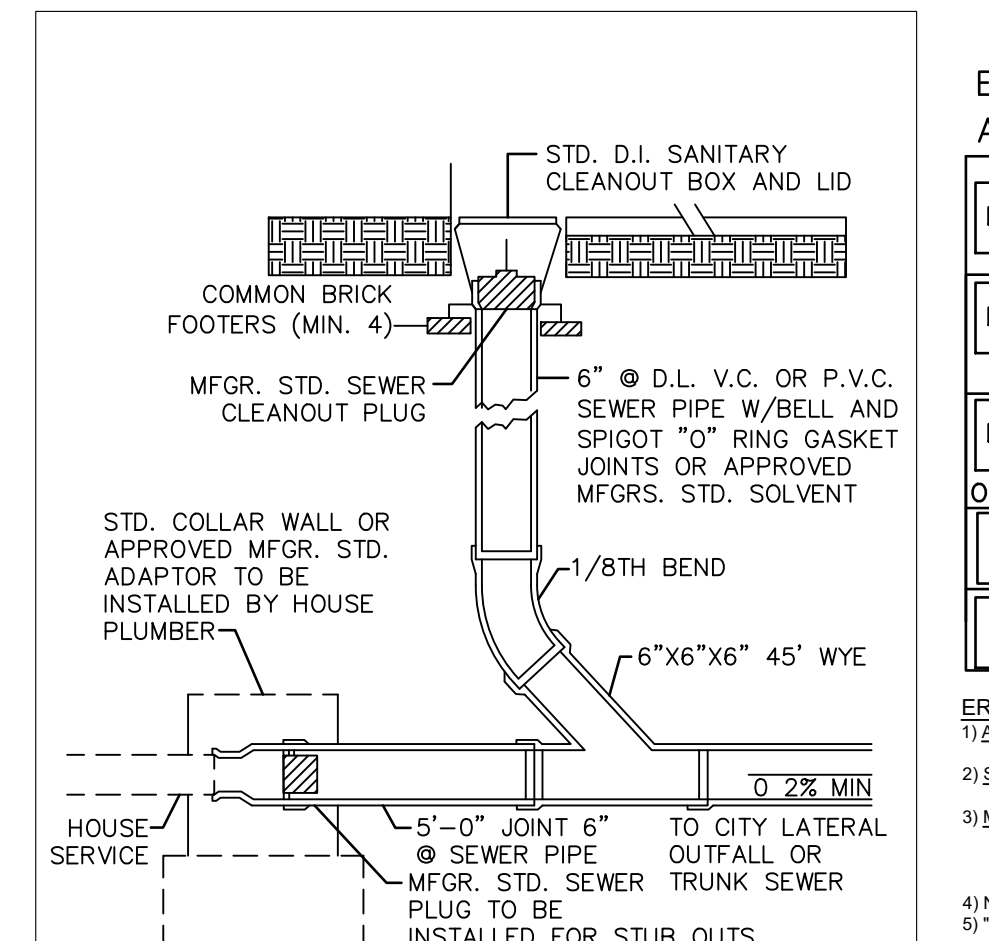
SITE LOCATION MAP

N.T.S.

SITE



CONSTRUCTION EXIT



STANDARD SANITARY CLEANOUT

EROSION CONTROL LEGEND

APPLY TO ALL DISTURBED AREAS

- TEMPORARY COVER OF PLANT
RESIDUES APPLIED TO THE SOIL SURFACE
FOR A PERIOD OF (6) MONTHS OR LESS
WHEN SEEDING IS NOT PRACTICAL
- ESTABLISHING A TEMPORARY
NEGATIVE COVER WITH FAST
GROWING SEEDING ON DISTURBED
AREAS. SEE EROSION CONTROL NOTES
- ESTABLISHING PERMANENT VEGETATIVE
COVER SUCH AS TREES, SHRUBS,
VINES, GRASSES OR LEGUMES
ON DISTURBED AREAS. SEE LANDSCAPE PLAN
- (WITH SODDING) SEE LANDSCAPE PLAN
- CONTROLLING SURFACE AND AIR
MOVEMENT OF DUST ON LAND
DISTURBING ACTIVITIES

EROSION NOTES:

- ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER
(14) DAYS. AFTER (30) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- SILT FENCE: SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE
GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
- PERFORMANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST
WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION
AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE
INSPECTION.
- NO GRADE SLOPE SHALL EXCEED 2H:1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF
EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH,
LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF
THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT
THE SEDIMENT SOURCE.

1. ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
2. VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF SLAB OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATION IS CHANGED BY LOCALITY, THEY SHALL FOOTAGE CODE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY EVALUATIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE DESIGNER/ARCHITECT.
5. REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
6. THE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER/ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATIONS: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SLT ANCHOR, THE SLT PLATE SHOULD BE LEVELLED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SLT PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SLT PLATE. SLT PLATES SHOULD BE PRESSURE TREATED 2% MATERIAL DRY 10% OR BETTER & ADHESION TO CONCRETE WALL WITH 5/8" DIA ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" O.C. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SLT PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PROS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

1. CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
2. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
3. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

1. NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE 602.7 (1) & (2).
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQUIRED.
3. PROVIDE AILCHARGE OF BEAM/S OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R602.2 & R602.3.11
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (6).
5. ALL BEARING REQ'D ON ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R602.2 & R602.3
6. ATTIC VENTILATION PER IRC SEC R806

EGRESS:
 1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
 2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS ROOM MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED B/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP

1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

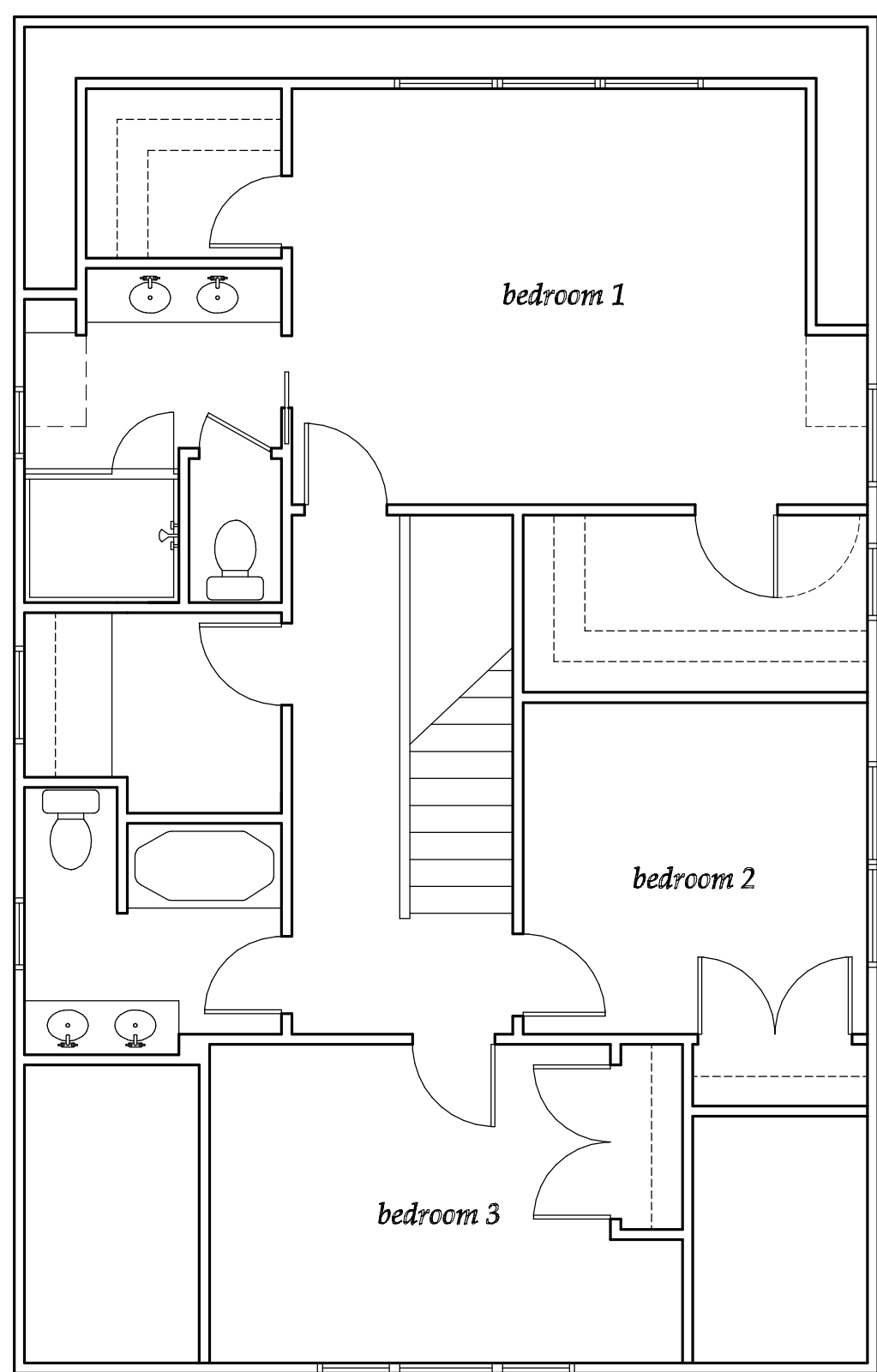
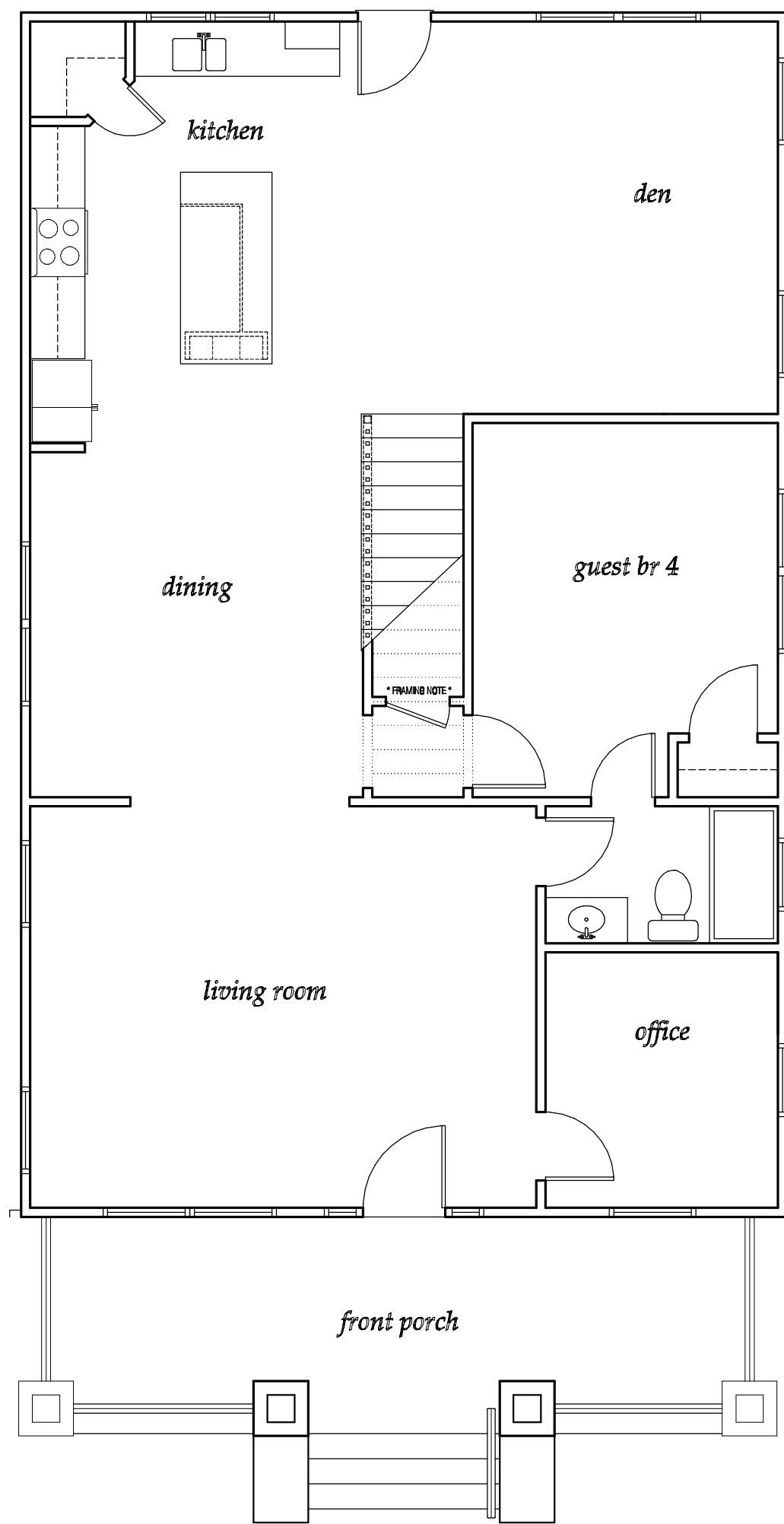
1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
2. HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC
SEC R311. GUARDS PER IRC SEC R312.

1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection Act of 1990.

This architectural elevation drawing shows a two-story house with a gabled roof. The roof is covered in shingles. A dormer window is centered on the front slope of the roof, featuring a small square window above a larger rectangular window divided into six panes. The main body of the house has a horizontal line indicating a transition between the second and first floors. The first floor features a central entrance with a door that has a transom window and is flanked by two large, multi-paned windows. The entrance is sheltered by a small porch supported by square columns. A brick foundation is visible at the base of the house, and a small brick chimney is located on the left side of the first floor.



These Drawings Provided for
Architectural Design Only
Field Verify all Dimensions
Released For Construction

$$3/16'' = 1' - 0''$$

CONTENTS

- A0- Cover Sheet
- A1- First and Second Floor Plan
- A2- Elevations
- A3- Electric Layout, Roof Plan
- A4- Wall Section & Porch Section
- A5- Building Section & Foundation Layout
- A6- Details
- A7- Garage Section & Elevation

SQUARE FOOTAGE

1st Floor - 1232 SF

2nd Floor - 1036 SF

Total SF - 2268 SF

BUILDING HEIGHT

26'-02" AFF

CODES

2018 International Residential Code

THIS PROJECT IS FOR THE DESIGN AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND INCLUDES BUILDING OF MASONRY FOUNDATION, WOOD FRAMING FOR FLOOR, WALLS, CEILING AND ROOF AND THE INSTALLATION OF DOORS AND WINDOWS, WALL SHEATHING, EXTERIOR SIDING AND INTERIOR FINISH MATERIALS INCLUDING INSULATION AND ELECTRICAL FIXTURES. INTERIOR TRIM AND KITCHEN CABINETS AND COUNTER TOPS AND APPLIANCES SHALL BE INSTALLED. PLUMBING AND HVAC DUCT WORK AND DIFFUSERS SHALL BE INSTALLED.

THE GENERAL CONTRACTOR SHALL PROVIDE A NEW 150 A / 240 V ELECTRICAL SERVICE ELECTRICAL PANEL BOX AND COPPER WIRING RECEPTACLES A, FIXTURES AND SWITCHES. THE GENERAL CONTRACTOR SHALL PROVIDE A NEW FURNACE AND COOLING SYSTEM AND DUCT WORK AND ALL NECESSARY DIFFUSERS. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY WATER PIPING AND NEW SANITARY PIPING AND NECESSARY FIXTURES FOR THE BATHS AND KITCHEN. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE PRE-ENGINEERED FRAMING FOR THE FLOORS, CEILING AND ROOF ASSEMBLIES.

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings referring back to these drawing must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Residence
236 Mt Zion Rd
Cover Sheet

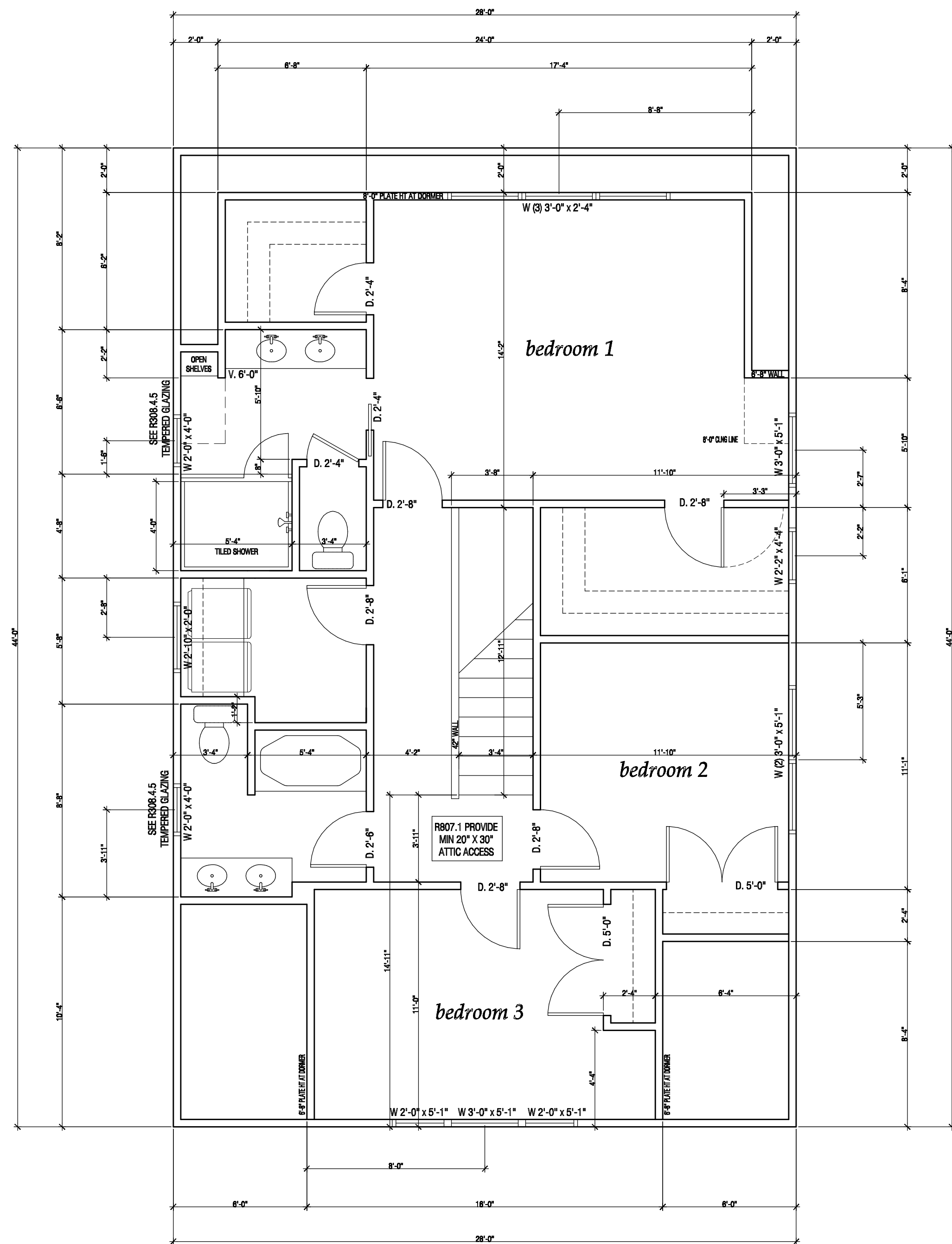
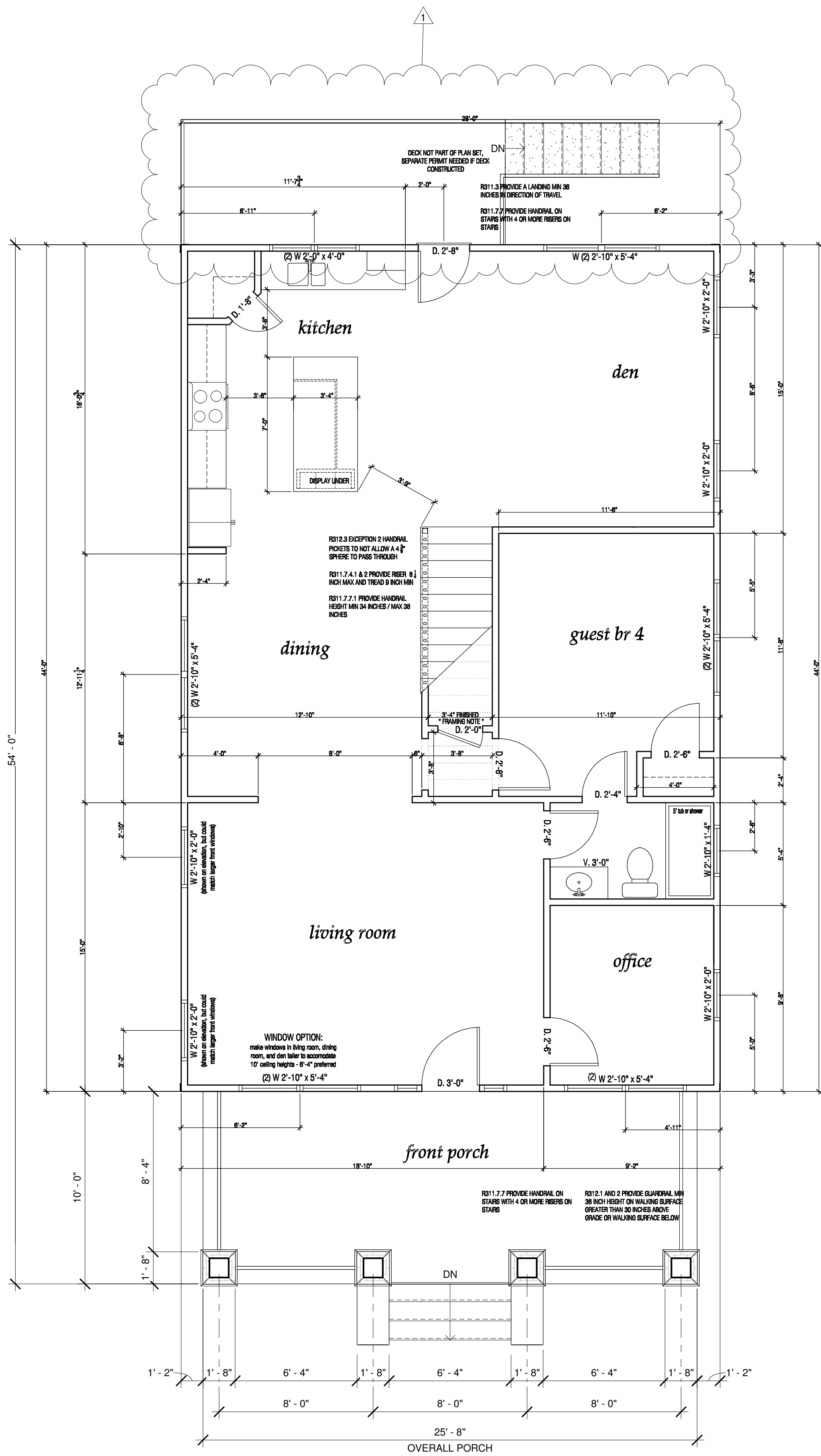
Stamp

No.	Description	Date
1	Revision 1	10/26/20

Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

A0

Scale: As indicated


$$1/4'' = 1' - 0'$$

$$1/4'' = 1' - 0'$$

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings referring back to these drawing must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Residence
236 Mt Zion Rd
Floor Plans

Stamp

[illegible]

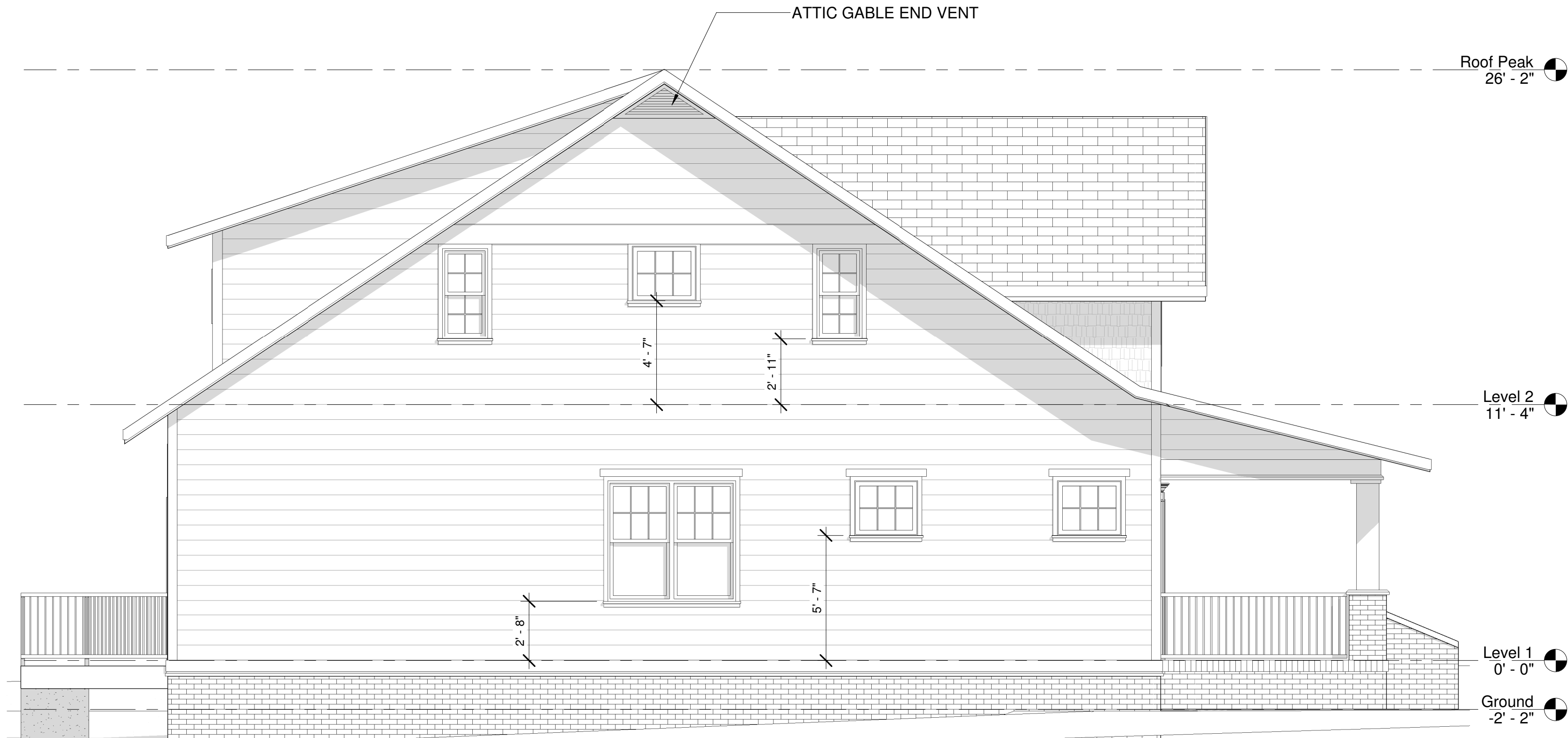
Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

A1

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



③ REAR ELEVATION
1/4" = 1'-0"



⑤ SIDE 1 ELEVATION
1/4" = 1'-0"

WINDOW CALCS

71st Shaker Shingles + 21st trimming + 44st window = 136st 2nd floor facade 32% window on 2nd floor
128st siding + 32st trimming + 77st window + 21st door = 238st 1st floor facade (not including porch) 30% window on 1st floor



② FRONT ELEVATION
1/4" = 1'-0"



④ SIDE 2 ELEVATION
1/4" = 1'-0"

NOTES:

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from without the approval of the local building conditions/previously built items. All drawings referring back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Residence
236 Mt Zion Rd
Elevations

No.	Description	Date
1	Revision 1	10/26/20

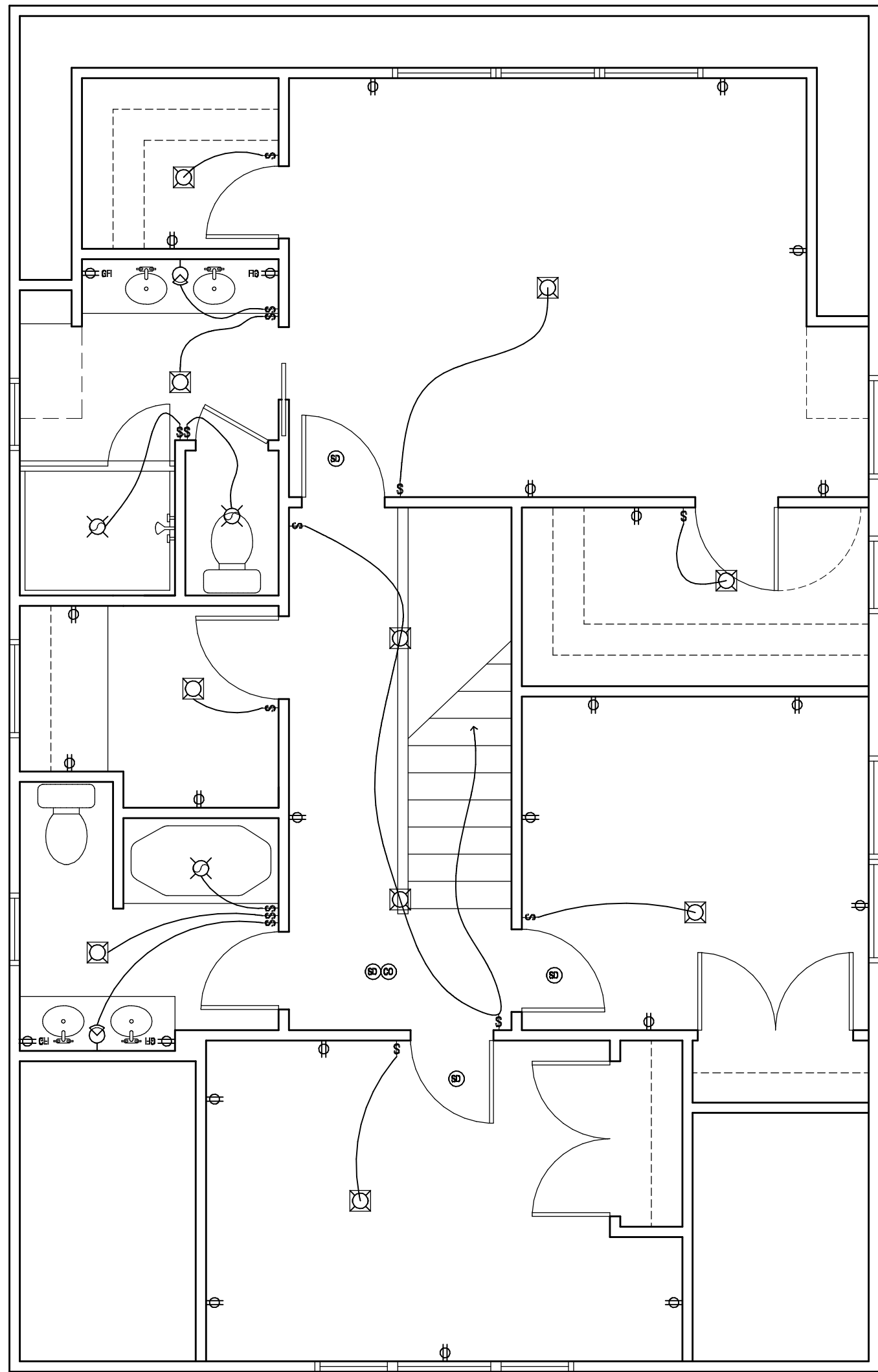
Project number: BW-02
Date: 10/26/2020
Drawn by: Author
Checked by: Checker

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

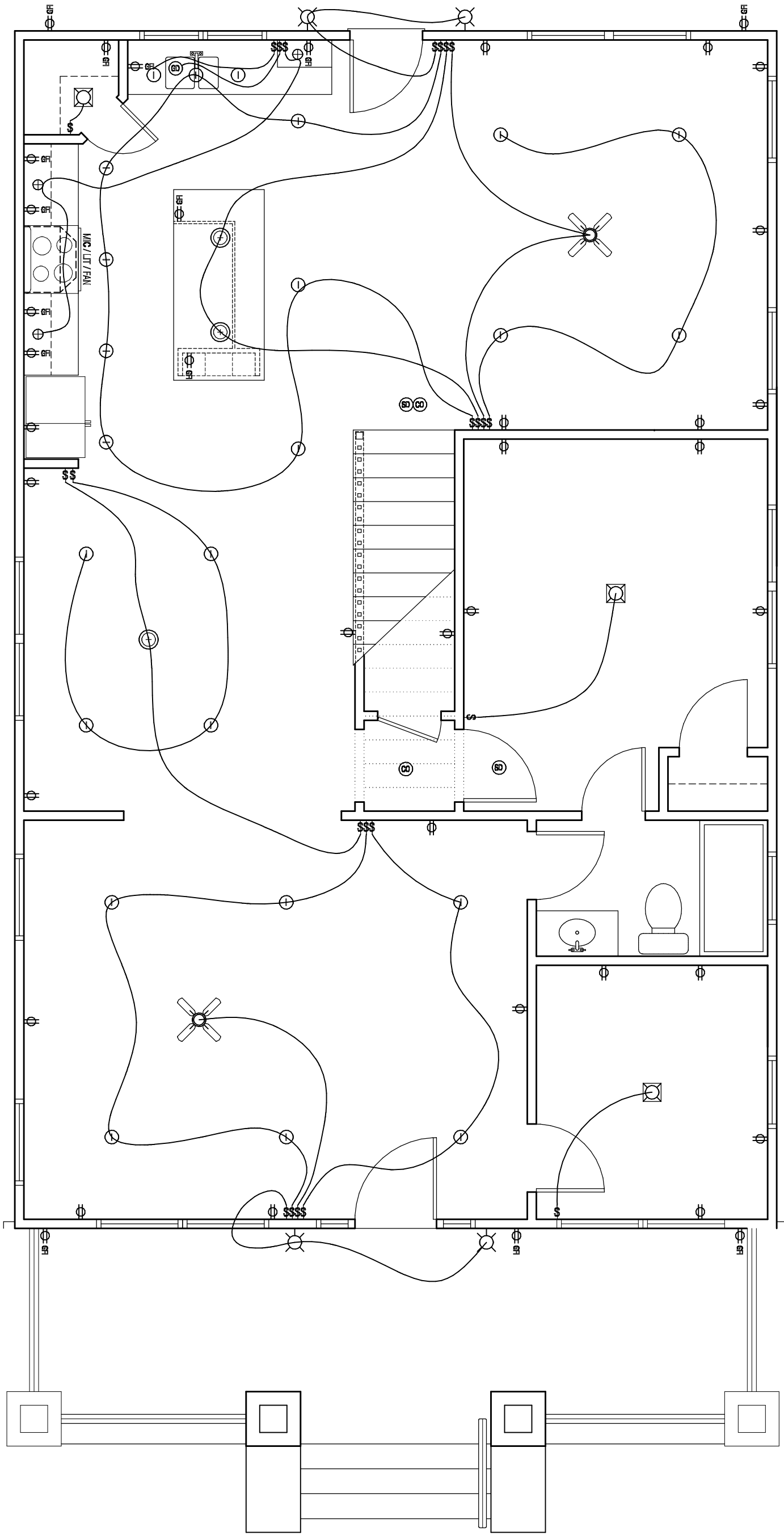
A2

Heartfelt
DESIGN SOLUTIONS
WWW.MYHEARTFELTDESIGNS.COM
E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832.786.9993

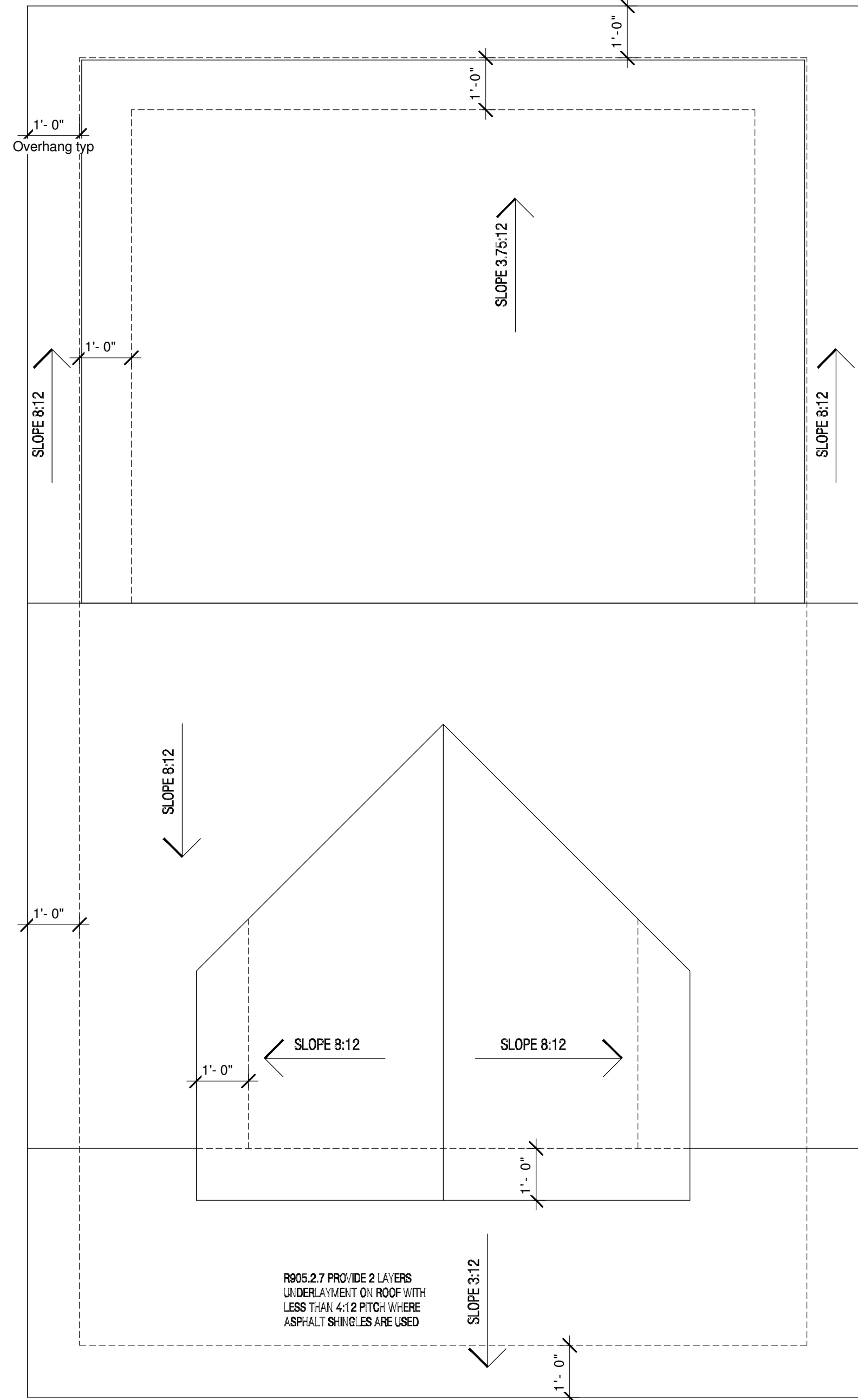
- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND EACH BEDROOM, IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PREWIRE FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SYMBOLS WITH AN 'E' ARE TO BE USED AS LISTED.
- G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNERS/LESSORS.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNERS/LESSORS.



ELECTRICAL SYMBOLS KEY	
	SWITCH
	LED RECESSED CAN
	INCANDESCENT RECESSED
	WATER/TIGHT CAN
	RECESSED WALL WASHER LIGHT
	UNDER CABINET LIGHT
	SURFACE MOUNTED INCANDESCENT
	SURFACE MOUNTED LED
	VANITY LIGHT FIXTURE
	WALL SCONCE
	INCANDESCENT WALL-MOUNTED WATER/TIGHT FIXTURE
	PULL CHAIN LIGHT
	CEILING FAN / LIGHT COMBO
	PENDANT FIXTURE
	BATH EXHAUST
	LIGHT & BATH EXHAUST
	STANDARD WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	WEATHERPROOF EXIT GFI OUTLET
	GARAGE DOOR OPER / LIGHT
	EXTERIOR FLOOD LIGHTS
	GARBAGE DISPOSAL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRIC VEHICLE CHARGE POINT
INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.	
PROVIDE GFI ELECTRICAL FIXTURES AT WET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR	
UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC	
INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS USE AIR TIGHT CAN LIGHTS IF BUILDING ENERGY STAR EXHAUST FANS - VENTING TUBES SHALL BE RIGID METAL PIPE OR FLUE/UL LISTED METAL PIPE- DO NOT USE FLEXIBLE PLASTIC PIPE. IT WILL NOT LAST SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES	



- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEIMED EDGES.
- C. WATERPROOFING (SHINGLE UNDERLAYMENT): INSTALL CERTAINTED WINTERGAURD AT ALL ROOF EAVES (LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAURD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURER SPECIFICATION.
- D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASOR BOARD AND GUTTER IF APPLICABLE.
- E. RAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAVE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- F. LEVEL WALL FLASHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEIMED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAURD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEIMED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "W/G" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "W/G". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDE WALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SISING TO ROOF
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.


$$1/4'' = 1' - 0''$$
$$1/4^{10} = 1^1 - 0^{10}$$

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings referring back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Residence
236 Mt Zion Rd
Electric Layout/Roof Plan

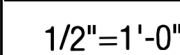
Stamp

[illegible]

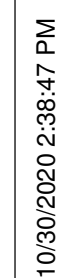
Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

A3

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

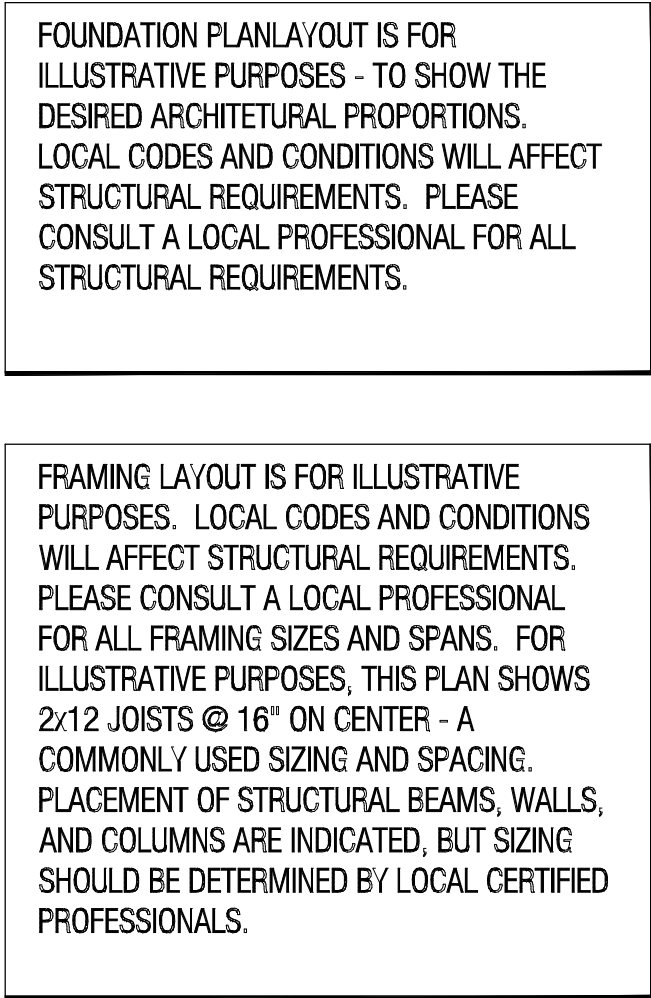


3/4"=1'-0"

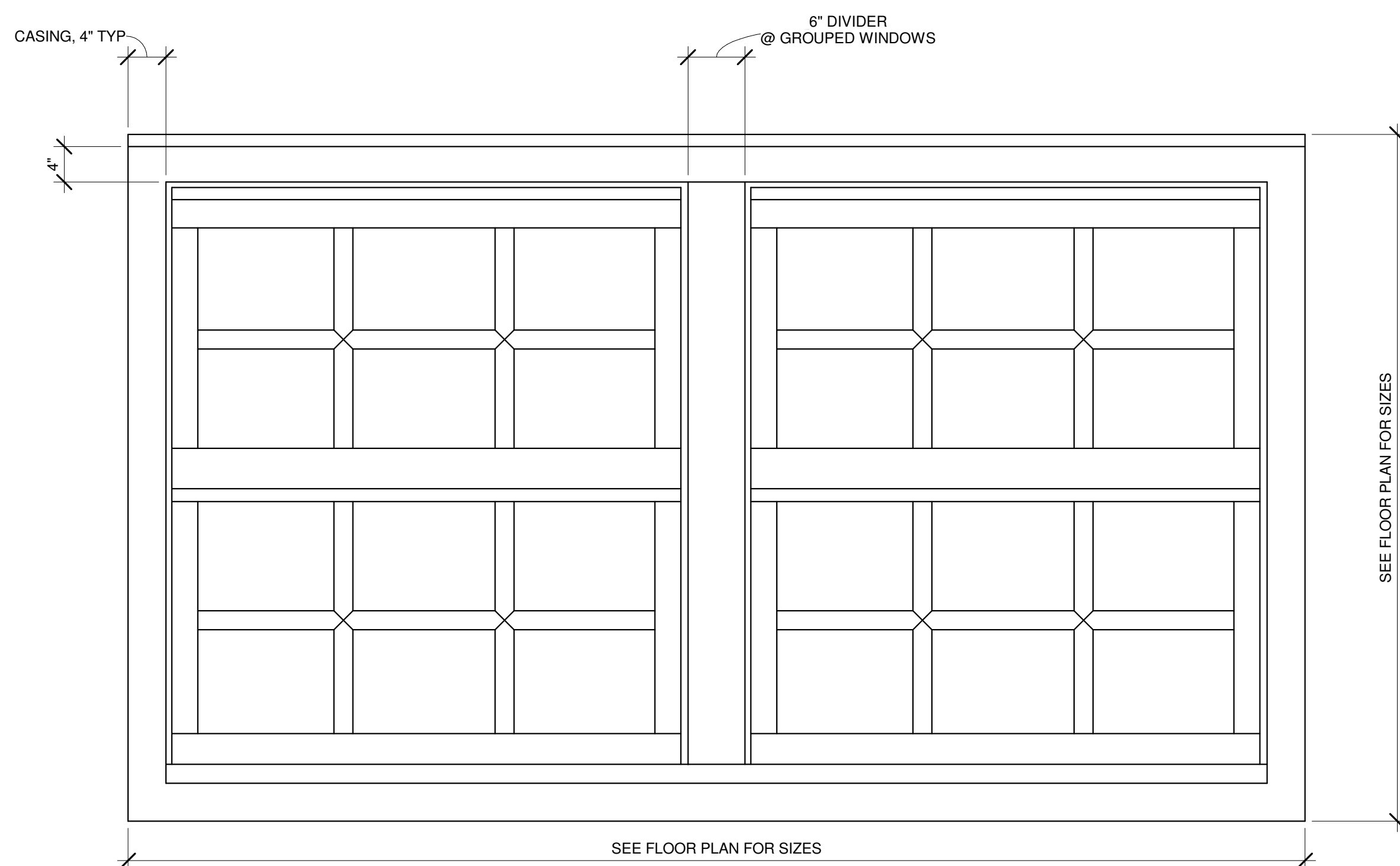




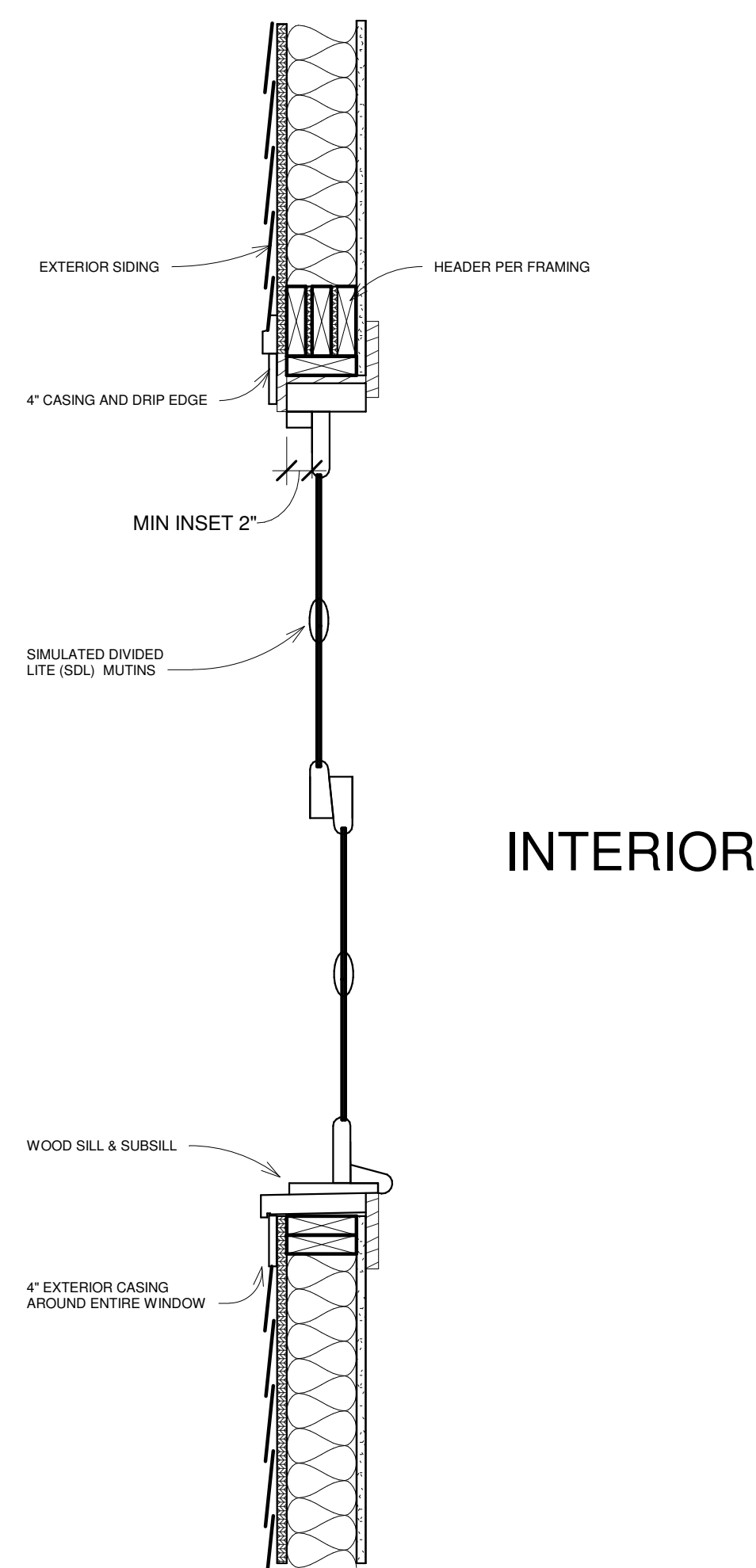
- FOUNDATION PLAN
-
- $1/4'' = 1' - 0''$



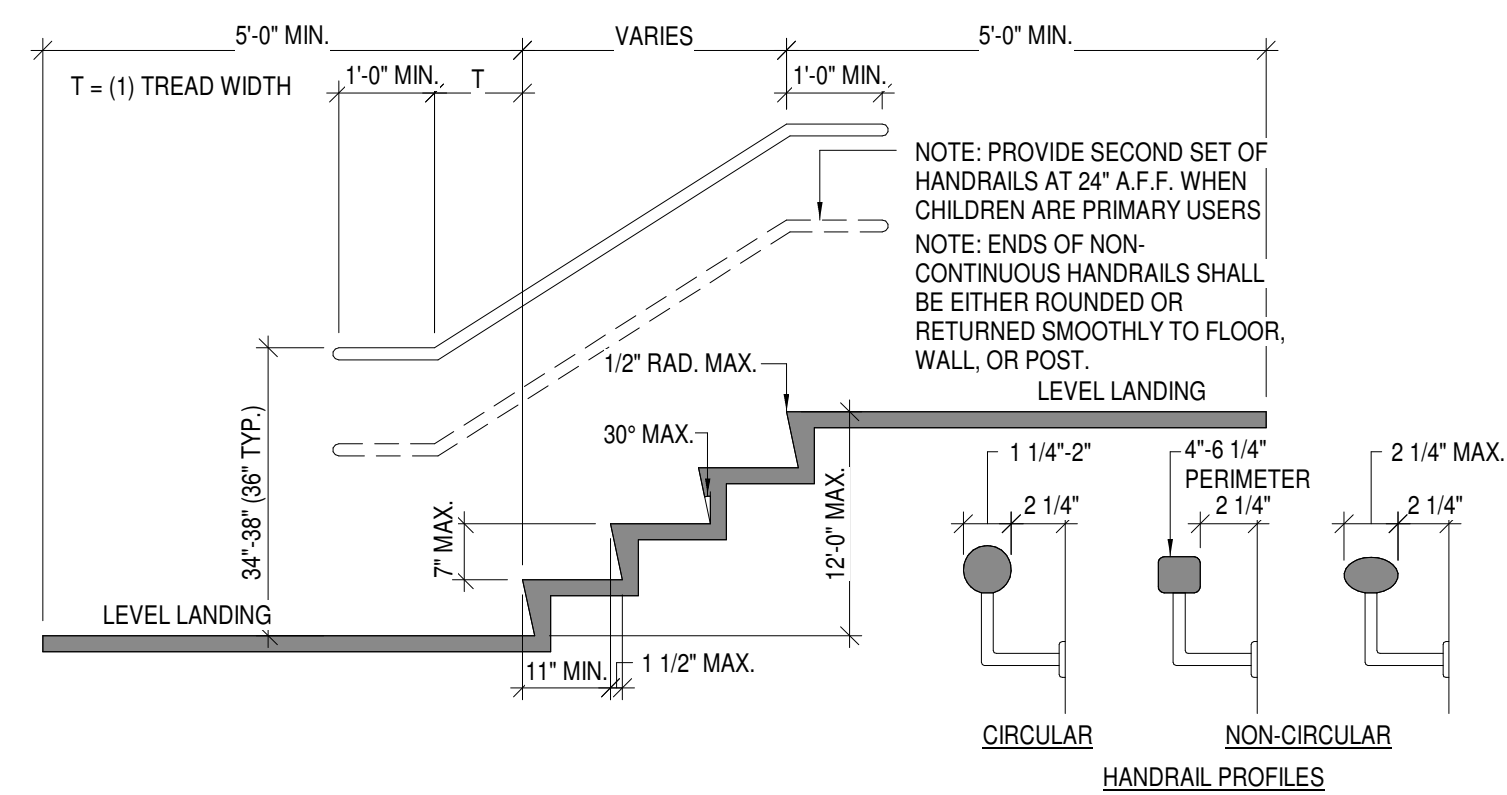
FRAMING LAYOUT IS FOR ILLUSTRATIVE PURPOSES. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL FRAMING SIZES AND SPANS. FOR ILLUSTRATIVE PURPOSES, THIS PLAN SHOWS 2x12 JOISTS @ 16" ON CENTER - A COMMONLY USED SIZING AND SPACING. PLACEMENT OF STRUCTURAL BEAMS, WALLS, AND COLUMNS ARE INDICATED, BUT SIZING SHOULD BE DETERMINED BY LOCAL CERTIFIED PROFESSIONALS.



TYPICAL WINDOW ELEVATION

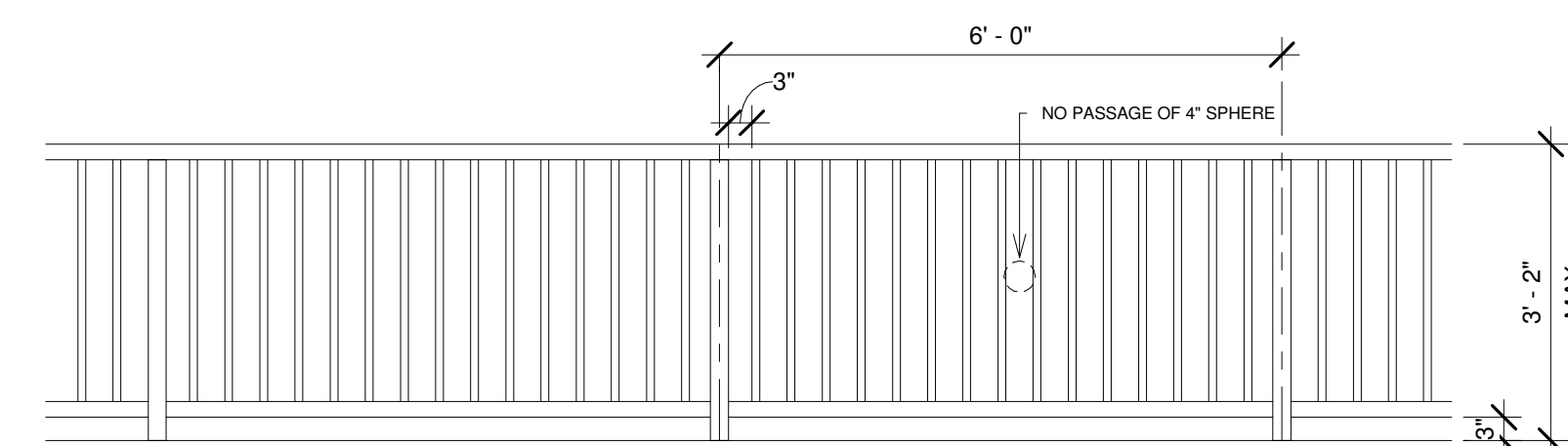


2 Window Detail
1" = 1'-0"



STAIR HANDRAIL

SCALE: 1/2" = 1'-0"



GAURDRAIL
SCALE: 1/2" = 1'-0"

IRC 2018 R312

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Residence
236 Mt Zion Rd
Details Sheet

Stamp

[illegible]

Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

A6

Scale: As indicated



2x8 RAFTERS @ 16" O.C.
No. 2 SYP EXTERIOR GRADE
w/ 2X6 COLLAR & TIES &
BRIDGING WHERE NECESSARY

1/2" OSB w/ 15LB FELT UNDER
ARCHITECTURAL SHINGLES

(2)2X4 TOP PLATE

RAFTER VENTING MATERIAL

DRIP EDGE

BEAD BOARD ON UNDERSIDE
WHERE EXPOSED

TRIM BOARD TO MATCH
NEW HOME TRIM WORK

HORIZONTAL BLOCKING AT
CENTER OF WALL

EXPOSED INTERIOR WALLS

2X4 BOTTOM PLATE

CONCRETE SLAB & FOOTING
@ GARAGE FLOOR. FOOTING
SIZE TO BE CALC BY
STRUCTURAL ENGINEER

4"

Level 2
11' - 4"

Level 1
0' - 0"

Ground
-2' - 2"

1' - 0"

1' - 0"

Diagram illustrating the front elevation of a garage structure. The drawing shows a gabled roof and a 12-pane overhead garage door. Key features and dimensions are labeled:

- Garage Roof Peak:** Indicated by a dashed line at the top of the roof.
- Shaker Shingles to Match Home:** Labeled with an arrow pointing to the roof shingles.
- Embossed Panel Overhead Garage Door:** Labeled with an arrow pointing to the 12-pane overhead door.
- Height Dimension:** A vertical dimension line on the left indicates a height of 16'-4" from the ground level to the peak of the roof.

The drawing consists of two views of a deck layout:

- Top View (Upper):** A rectangular deck with overall dimensions of 22' - 0" by 15' - 0". It features a double-line border and two horizontal dashed blue lines. A dimension of 4' - 6" is shown on the left side, indicating the width of the deck's base.
- Side View (Lower):** A cross-section of the deck showing a total width of 16' - 10". The deck surface is 8' - 0" wide. The height of the deck from the ground is 3' - 0". The side of the house is indicated at the bottom. The deck is supported by a series of vertical posts numbered 1 through 9 from right to left. A dimension of 6' - 6" is shown on the left side, indicating the width of the deck's base.

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Residence
236 Mt Zion Rd
Garage & Site Section & Elevation

[illegible]

Project number:	BW-02
Date:	10/26/2020
Drawn by:	tjp
Checked by:	HFD



Scale: As Indicated





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

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 560 Lake Drive**

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

BACKGROUND

The City of Hapeville has received a design review application from GDK Investments LLC to construct a new two-story single-family dwelling at 560 Lake Drive. The dwelling will have 1768 SF of living area with four bedrooms and three bathrooms.

The Hapeville Planning Commission approved the site plan conditionally provided necessary variances are obtained from the Board of Appeals as well as the height restriction by the Design Review Committee on the east side of the property.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✗ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

✓

⊖

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

✓

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

✓

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

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

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

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

STAFF COMMENT: *The applicant has requested a side setback variance to 11' from the Board of Appeals (pending approval at the time of this review).*

The height of the side table exceeds the allowable 25'. A design exception is required.

(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: Two street trees are required along Lake and two along Jackson street

(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: Awaiting location of street trees.

(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 from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ✎ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ✎ Chimneys on exterior building walls shall begin at grade.
- ✎ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: *The chimney has been removed and should be reflected as such on the plans.*

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced

in vinyl siding.

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

STAFF COMMENT:

Porch columns exceed 8' on center. Design exception required.
Porch width does not exceed 80% of front facade. Design exception required.

(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: *Applicant should provide height of first floor window sills.*

RECOMMENDATIONS

As the applicant has requested a side setback variance to 11' from the Board of Appeals (pending approval at the time of this review). Any DRC approval would be conditional upon this approval for the site plan.

Design Exceptions requested:

- Porch columns exceed 8' on center.
- Porch width does not exceed 80% of front facade.
- The height of the side gable exceeds the allowable 25'.

Deficiencies needing attention:

- The chimney has been removed and should be reflected as such on the plans.
- Two street trees are required along Lake and two along Jackson street
- Window sill elevations are not provided.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/21/2020

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: GDK Investments LLC Contact Number: [REDACTED]

Applicants Address: 94 Howell St Atlanta Ga 30312

E-Mail Address: gevan@gddevansllc.com Zoning Classification: R-SF

Address of Proposed Work: 560 Lake Dr Hapeville Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0094 00010635

Property Owner: GDK Investments LLC Contact Number: 404-569-4454

Project Description (including occupancy type): Two story single family home.

Contractors Name: Greg Evans Contact Number: 404-569-4454

Contact Person: Asha Pittman 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. This document has been read and explained to me and I have full and complete understanding of its contents. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia, in violation of O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[REDACTED SIGNATURE]

Date 10/21/20

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: 1786

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$180k

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: _____

Board + batten, Hardiplank siding

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

___ Agreed to submit any required revisions to the Design Review Committee with updated drawings to the Community Services Department requesting any permits.

Printed Name

Gregory Evans

Date

10/21/20

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.



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These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.
This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Site Address:
560 Lake Drive
Hapeville, Ga

Zoning: R-SF
Front Yard: 15'
Side Yard: 7'
Rear Yard: 20'

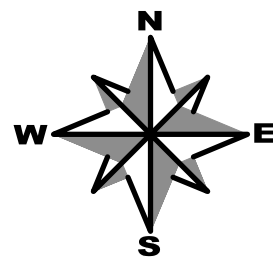
The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from FULTON County records on 10/10/2020.

Area Summary: 0.11 acres

Survey References:
SUBDIVISION PLAT BOOK 403 PAGES 9-10



GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley Browne
GA. R.L.S. NO. 2776

Nov 10, 2020
Date

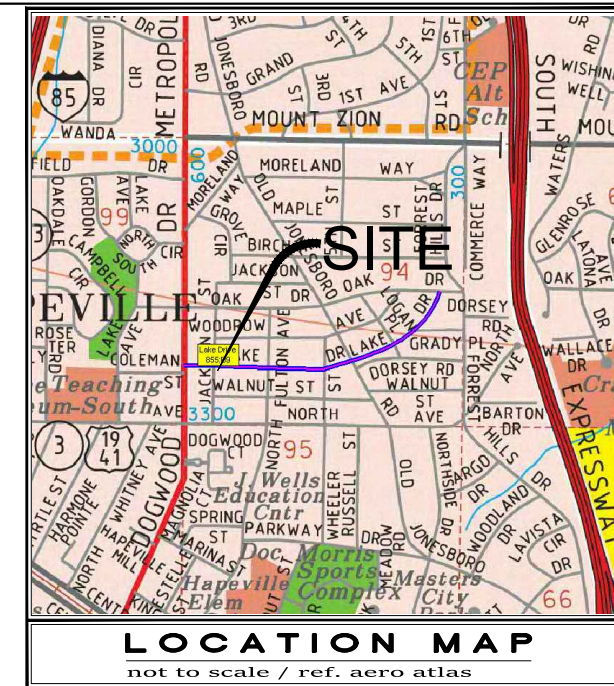


"Flood Hazard Statement"

By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367E, Last revised September 18, 2013.

Utilities:

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.



SURVEY NOTES:

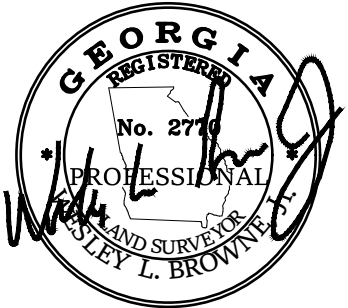
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

LEGEND

IPF	IRON PIN FOUND	—X—	PROPERTY LINE
IPS	1/2" REBAR SET	—X—	FENCE
CMP	CORRUGATED METAL PIPE	T	TELEPHONE LINE
R/W	RIGHT OF WAY	G	GAS LINE
C	CENTER LINE	W	WATER LINE
P	PROPERTY LINE	SS	SANITARY SEWER LINE
FES	FLARED END SECTION	P	POWER LINE
L.L.L.	LAND LOT LINE	OTP	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	CTP	CRIMP TOP PIPE
INV.	INVERT ELEVATION	RB	REBAR
SM	SANITARY SEWER MANHOLE	Y.I.	YARD INLET
PO	POWER POLE	D.I.	DRAIN INLET
SH	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
SV	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
TP	TRAVERSE POINT (60D NAIL)	WV	WATER VALVE
DM	DRAINAGE MANHOLE	GW	GUY WIRE
GV	GAS VALVE	AC	AIR CONDITIONER
B	BENCHMARK	N/F	NOW OR FORMERLY
PC	PROPERTY CORNER	PT	PERC. TEST (BOREHOLE)
		RRT	4x4 TRANSFORMER
			RAIL ROAD TIE WALL

SHEET

1
of
4



SURVEY OF:

560 LAKE DRIVE

FOR:
GDK INVESTMENT

DATE	DESCRIPTION
REVISIONS	
SURVEY CREW	FIELD BK / PG
WB	N/A
FIELD WORK	DATE
10/9/2020	October 12, 2020
DRAWN BY	DATE
WB	October 12, 2020
APPROVED BY	DATE
WB	October 12, 2020

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT

Office: (678) 743-4665 Fax: (678) 298-9871
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NOTE:
IF THE SIDEWALK IS DAMAGED OR DESTROYED DURING CONSTRUCTION,
IT SHALL BE REPAIRED OR REPLACED,

Zoning: R-SF

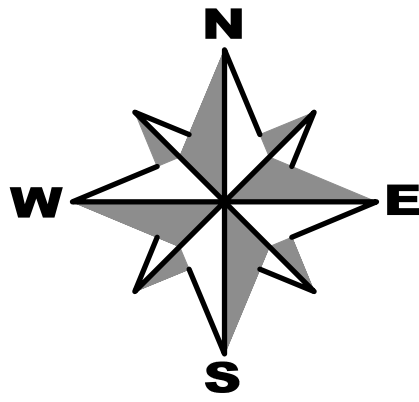
Front Yard: 15'

Side Yard: 5'

Rear Yard: 20'

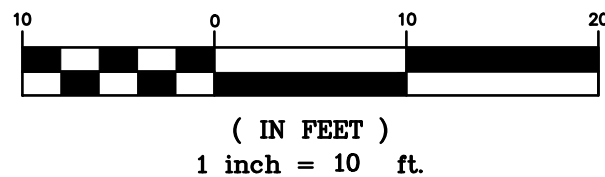
PROPOSED SETBACK:
JACKSON STREET
11' SETBACK

GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



LOT COVERAGE:

WALKWAY.....279 sq.ft.
DRIVEWAY.....410 sq.ft.
PORCH.....208 sq.ft.
HOUSE.....924 sq.ft.
DECK.....144 sq.ft.
TOTAL.....1965 sq.ft.

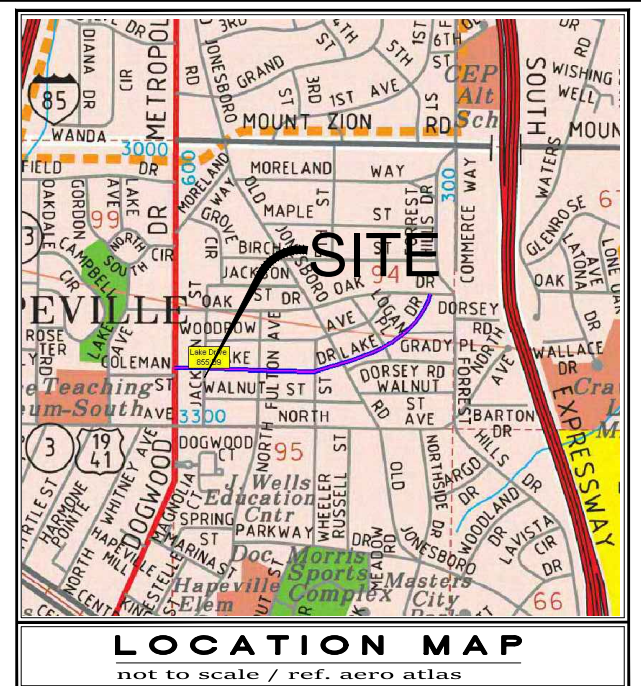
1965
4789=41%

- 1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established
- 2) Silt Fence - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (Sd1-S).
- 3) Maintenance Statement - Erosion control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
- 4) Statement - Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection
- 5) No graded slope shall exceed 2h:1v
- 6) "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."
- 7) "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

DIRT STATEMENT - CUT/FILL CALCULATIONS
CUT = 5 CY
FILL = 15 CY
NET FILL = 10 CY

OWNER /Developer
24 HR CONTACT

GREG EVANS
404.569.4454
732 Highland Ave
Atlanta, GA 30312



"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNERDO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

EROSION AND SEDIMENT CONTROL NOTES:

"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".

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

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

"SILT FENCE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL 2016 EDITION (Sd1-S).

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

"EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY, AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR.

(ADDITIONAL) GRADING AND DRAINAGE NOTES:

"ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS.

"PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1301 TO CONTACT THE INSPECTOR.

"NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

"ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES.

"THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

"THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION.

"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL SLOPES USING THESE LENGTHS.

"TOPSOIL, EQUIPMENT, AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER.

"UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS.

"SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS.

"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNERDO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

"Flood Hazard Statement",

By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367F. Last revised September 18, 2013.



SHEET

2
of
4



SITE PLAN OF:
560 LAKE DRIVE

(REDUCE JACKSON ST, SETBACK FROM 15' TO 11')

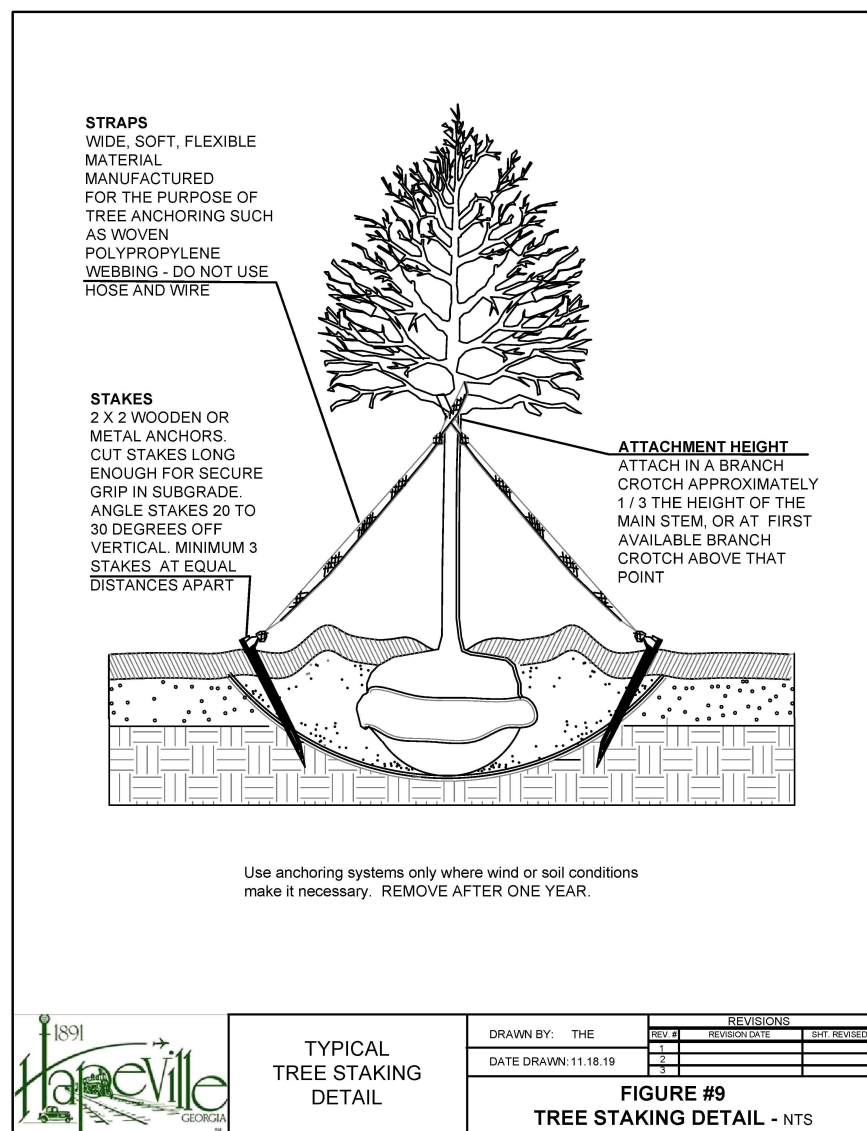
FOR:
GDK INVESTMENT

DATE		DESCRIPTION			
		REVISIONS			
SURVEY CREW	FIELD BK / PG	L.L.	DIST.	SECTION	COUNTY
WB	N/A	94	14th	N/A	FULTON
FIELD WORK	DRAWN BY	DATE	JOB No.	APPROVED BY	
10/9/2020	WB	October 12, 2020	2020-1020	WB	

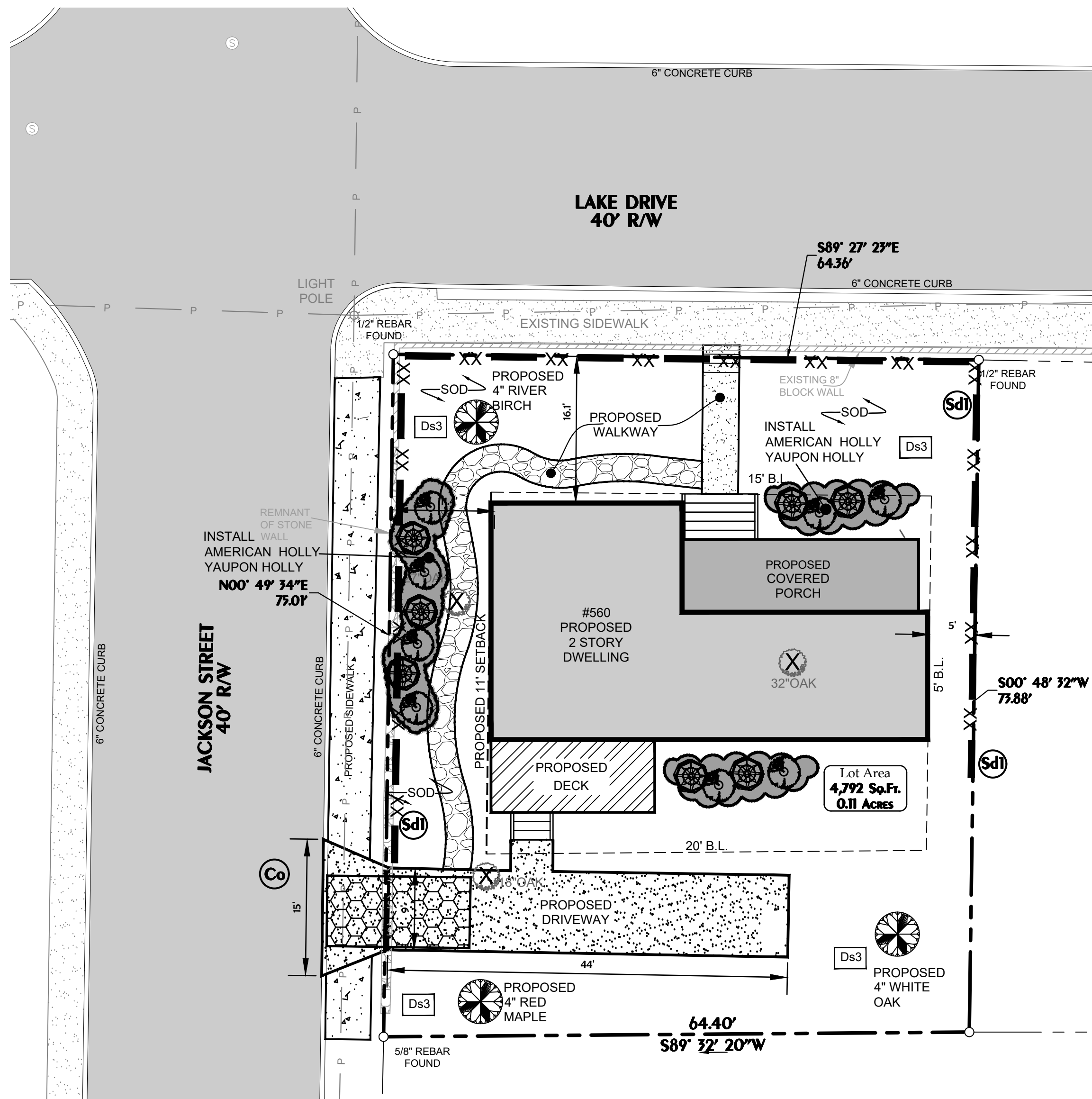
W.L.B ASSOCIATES, INC.



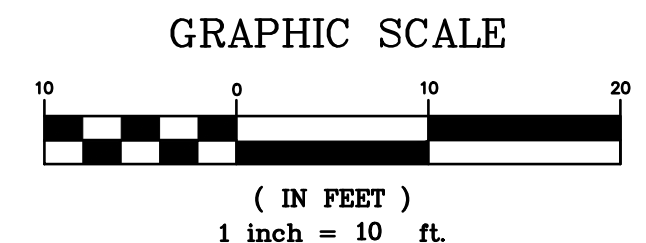
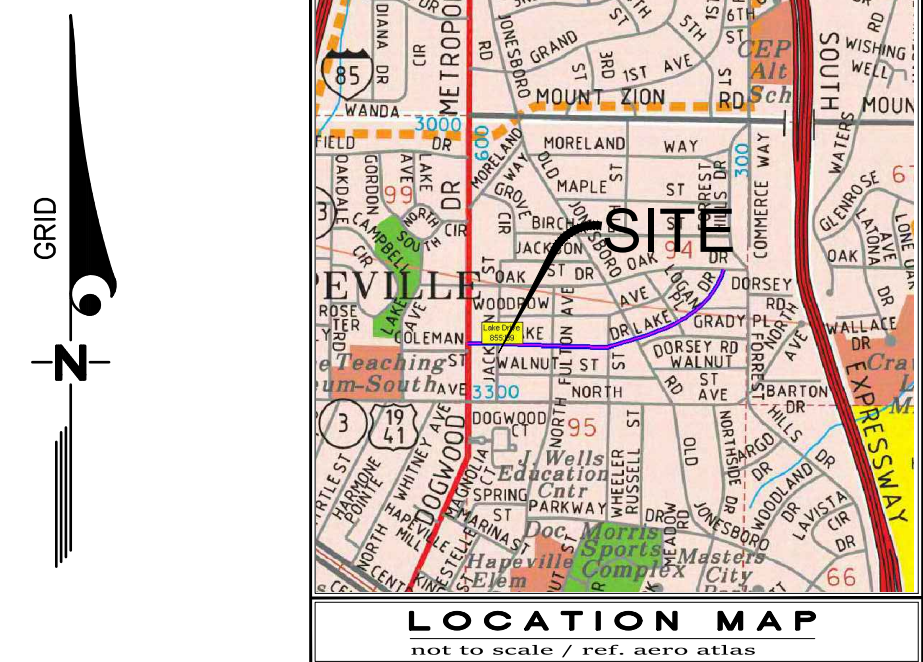
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www.wlbassociates.com



GREG EVANS
404.569.4454
732 Highland Ave
Atlanta, GA 30312



"Flood Hazard Statement",
By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number **13121C0367F**, Last revised **September 18, 2013**.



-  TREES TO BE REMOVED
-  TREES TO BE REPLANTED

(0) TREES TO REMAIN WITH NO IMPACT:

- (3) TREE TO BE REMOVED:
(1) 27" OAK (LANDMARK TREE)
(1) 32" OAK (LANDMARK TREE)
(1) 18" OAK
77" TO BE REMOVED

REQUIRED TREES

100"x0.11=11" REQUIRED

TREES TO REMAIN=0" WITH NO IMPACT

REPLANT (3)4" OVER STORY TREE

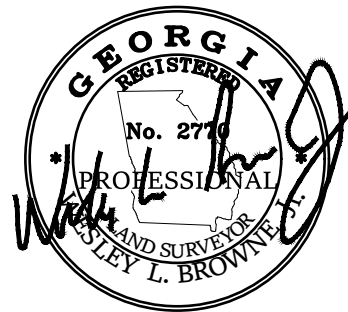
- (1)4" RIVER BIRCH (BETULA NIGRA)
(1)4" RED MAPLE (ACER RUBRUM)
(1)4" WHITE OAK (QUERUS ALBA)

Total(5) 12.5" REPLANTED

- All deciduous trees (does not include multi trunk trees) to have straight, single leader, Healthy, Good Form
- All deciduous trees (multi trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
- All evergreen trees to be Full to Ground, Healthy, Good Form

SHEET

4
of
4



LANDSCAPE PLAN

560 LAKE DRIVE

FOR:
GDK INVESTMENT

DATE	DESCRIPTION					
REVISIONS						
SURVEY CREW WB	FIELD BK / PG N/A	L.L. 94	DIST. 14th	SECTION N/A	COUNTY FULTON	SCALE 1"=10'
FIELD WORK 10/9/2020	DRAWN BY WB	DATE October 12, 2020		JOB No. 2020-1020	APPROVED BY WB	

W.L.B ASSOCIATES, INC.

WLB

349 CHERYL COURT
JONESBORO, GA 30238
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LAND DEVELOPMENT
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TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)b										
JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
19.2	Southern pine	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern pine	#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern pine	#2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9
	Southern pine	#3	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8
24	Southern pine	SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
Note: Check sources for availability of lumber in lengths greater than 20 feet. a. End bearing length shall be increased to 2 inches.
b. Deadload limit for townhouse in Seismic Design Category C and all structures in Seismic Design Categories D0, D1, and D2 shall be determined in accordance with Section R301.2.2.1.

TABLE R802.4(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)										
CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf							
			2 × 4	2 × 6	2 × 8	2 × 10				
			Maximum ceiling joist spans							
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)				
12	Southern pine	SS	12-11	20-3	Note a	Note a				
	Southern pine	#1	12-5	19-6	25-8	Note a				
	Southern pine	#2	11-10	18-8	24-7	Note a				
	Southern pine	#3	10-1	14-11	18-9	22-9				
16	Southern pine	SS	11-9	18-5	24-3	Note a				
	Southern pine	#1	11-3	17-8	23-4	Note a				
	Southern pine	#2	10-9	16-11	21-7	25-7				
	Southern pine	#3	8-9	12-11	16-3	19-9				
19.2	Southern -pine	SS	11-0	17-4	22-10	Note a				
	Southern pine	#1	10-7	16-8	22-0	Note a				
	Southern pine	#2	10-2	15-7	19-8	23-5				
	Southern pine	#3	8-0	11-9	14-10	18-0				
24	Southern pine	SS	10-3	16-1	21-2	Note a				
	Southern pine	#1	9-10	15-6	20-5	24-0				
	Southern pine	#2	9-3	13-11	17-7	20-11				
	Southern pine	#3	7-2	10-6	13-3	16-1				

Check sources for availability of lumber in lengths greater than 20 feet.
For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. a. Span exceeds 26 feet in length.



TABLE R802.5.1(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load=20 psf, ceiling not attached to rafters, L/Δ = 180)												
RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf						DEAD LOAD = 20 psf			
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans a									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
16	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	Note b
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-1	13-7	17-2	20-1	23-10
	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
19.2	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b
	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7
24	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1

Check sources for availability of lumber in lengths greater than 20 feet.
For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the such as rafter ties, is provided at that location. When ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the factors given below where:
HCFR = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls.
HCFR = Height of roof ridge measured vertically above the top of the rafter support walls. b. Span exceeds 26 feet in length.

TABLE R802.5(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS									
Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs									
HEADER AND GIRDERS SUPPORTING	SIZE	BUILDING Width (feet)							
		20		28		35			
		span	NJ	span	NJ	span	NJ		
One floor only	2-2 x 4	3-1	1	2-8	1	2-5	1		
	2-2 x 6	4-6	1	3-11	1	3-6	1		
	2-2 x 8	5-9	1	5-0	2	4-5	2		
	2-2 x 10	7-0	2	6-1	2	5-5	2		
	2-2 x 12	8-1	2	7-0	2	6-3	2		
	3-2 x 8	7-2	1	6-3	1	5-7	2		
	3-2 x 10	8-9	1	7-7	2	6-9	2		
	3-2 x 12	10-2	2	8-10	2	7-10	2		
	4-2 x 8	9-0	1	7-8	1	6-9	1		
	4-2 x 10	10-1	1	8-9	1	7-10	2		
	4-2 x 12	11-9	1	10-2	2	9-1	2		
	2-2 x 4	2-2	1	1-10	1	1-7	1		
Two floors	2-2 x 6	3-2	2	2-9	2	2-5	2		
	2-2 x 8	4-1	2	3-6	2	3-2	2		
	2-2 x 10	4-11	2	4-3	2	3-10	3		
	2-2 x 12	5-9	2	5-0	3	4-5	3		
	3-2 x 8	5-1	2	4-5	2	3-11	2		
	3-2 x 10	6-2	2	5-4	2	4-10	2		
	3-2 x 12	7-2	2	6-3	2	5-7	3		
	4-2 x 8	6-1	1	5-3	2	4-8	2		
	4-2 x 10	7-2	2	6-2	2	5-6	2		
	4-2 x 12	8-4	2	7-2	2	6-5	2		

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Spans are given in feet and inches.
b. Tabulated values assume #2 grade lumber.
c. Building width is measured perpendicular to the ridge. For width between those shown, spans are permitted to be interpolated.
d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.

0 LAKE DRIVE
HAPEVILLE, GA 30354

APPLICABLE CODES	
GA AMENDMENTS	
2018 INTERNATIONAL BUILDING CODE	2020
2018 INTERNATIONAL RESIDENTIAL CODE	2020
2018 INTERNATIONAL FIRE CODE	NONE
2018 INTERNATIONAL PLUMBING CODE	2020
2018 INTERNATIONAL MECHANICAL CODE	2020
2018 INTERNATIONAL FUEL GAS CODE	2020
2017 NATIONAL ELECTRICAL CODE	NONE
2015 INTERNATIONA ENERGY CODE	2020
2018 SWIMMING POOL & SPA CODE	2020

GENERAL NOTES			
PROJECT DESCRIPTION/SUMMARY			
NEW SINGLE FAMILY HOUSE WITH UPPER & LOWER PORCH AND REAR DECK			
HEATED AREA		NON-HEATED AREA	
FIRST FLOOR	924 SF	UPPER PORCH	208 SF
SECOND FLOOR	862 SF	LOWER PORCH	208 SF
TOTAL	1786 SF	REAR DECK	144 SF
TERMITE:	SEVERE	STORIES:	2
WEATHER:	MODERATE	HEIGHT:	30'
FROST LINE DEPTH:	12"	FLOOD HAZARD:	NO
MEAN ANNUAL TEMP:	66.2°	TYPE DEAD LOADS:	10 psf
WINTER DESIGN TEMP:	22°	TYPE LIVE LOADS:	40 psf
GROUND SNOW LOAD:	5 psf	TYPE ROOF LOADS:	20 psf
SEISMIC DESIGN CATEGORY:	B	WIND SPEED 90 mph & CATEGORY	C

DRAWING INDEX	
A1.1	EXTERIOR ELEVATIONS
A2.1	CRAWL FOUNDATION PLAN
A3.1	FIRST & SECOND FLOOR PLAN
A4.1	FIRST FLOOR FRAMING & CEILING FRAMING PLAN
A4.2	ROOF PLAN & ROOF FRAMING PLAN
A5.1	WALL SECTION & DECK DETAIL

Designed By:
JAZ Development
Company, Inc.
Designer* Builder
P O BOX 1326 MABLETON, GA 30126
(678) 2 3 4 - 8 0 9 4

Prepared For:
GD EVANS
& ASSOCIATES

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CONSTRUCTION

Drawn By: R. BETHELY
Date: 10/12/2020
Project No:
Scale: NOTED

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HAPEVILLE, GA 30354

Model Name:
RADCLIFFE
Sheet Title:
COVER

Sheet:

Address:
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HAPEVILLE, GA 30354**

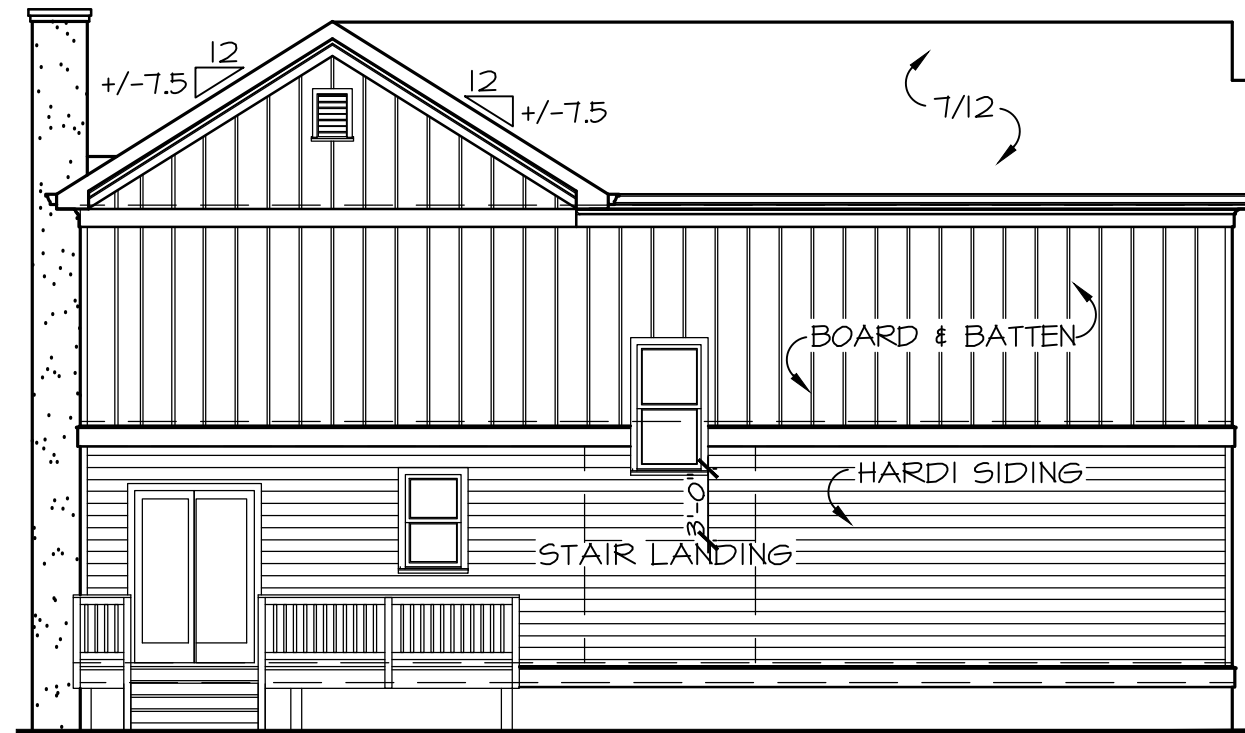
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RADCLIFFE
Sheet Title:
FRONT ELEVATION

Sheet:
A1.1



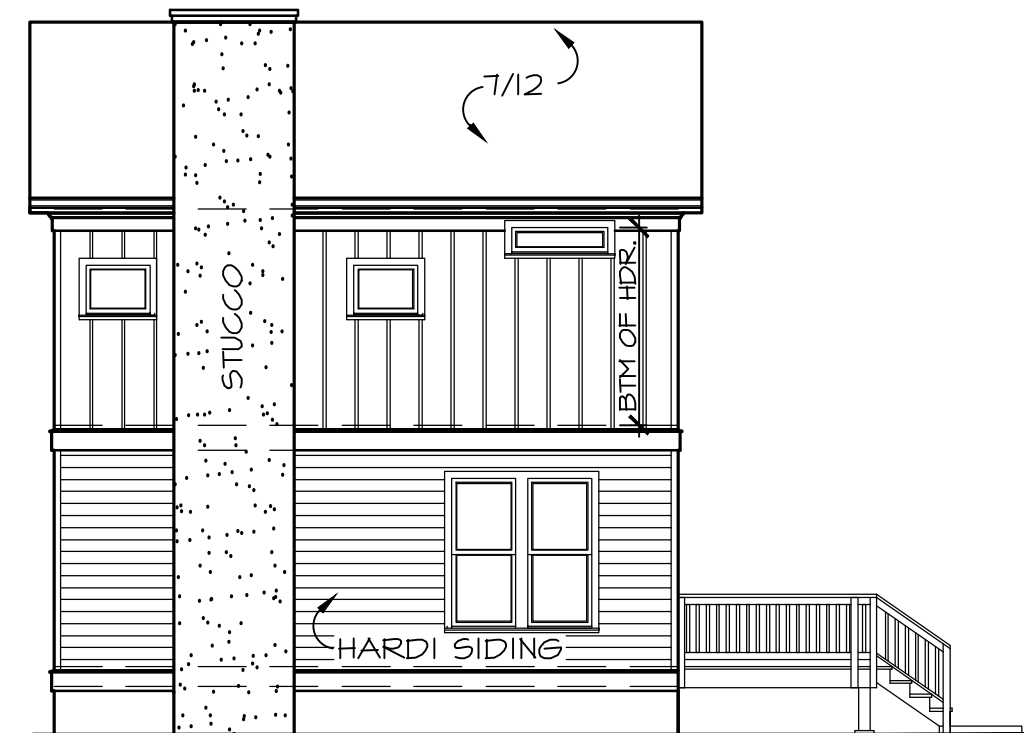
LEFT ELEVATION

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



REAR ELEVATION

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

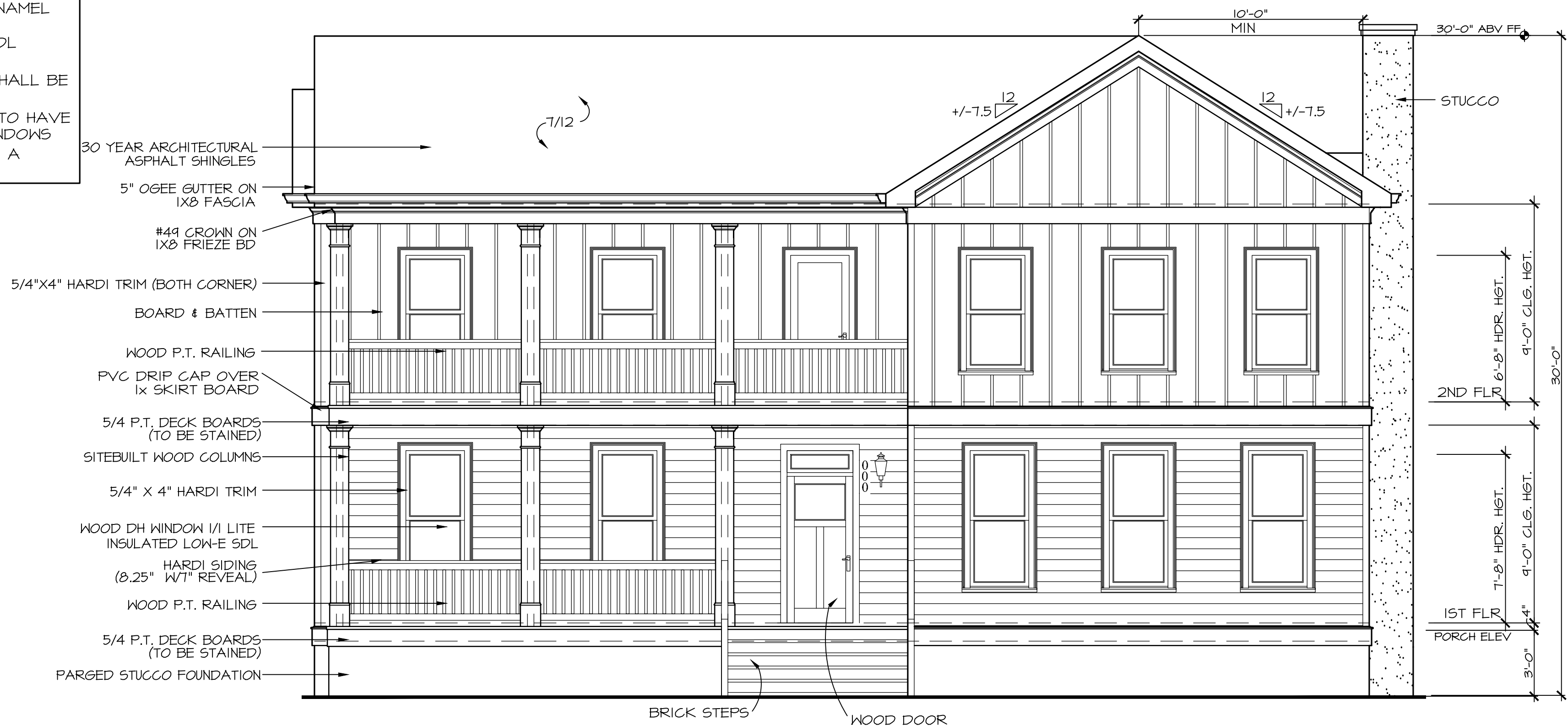


RIGHT ELEVATION

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

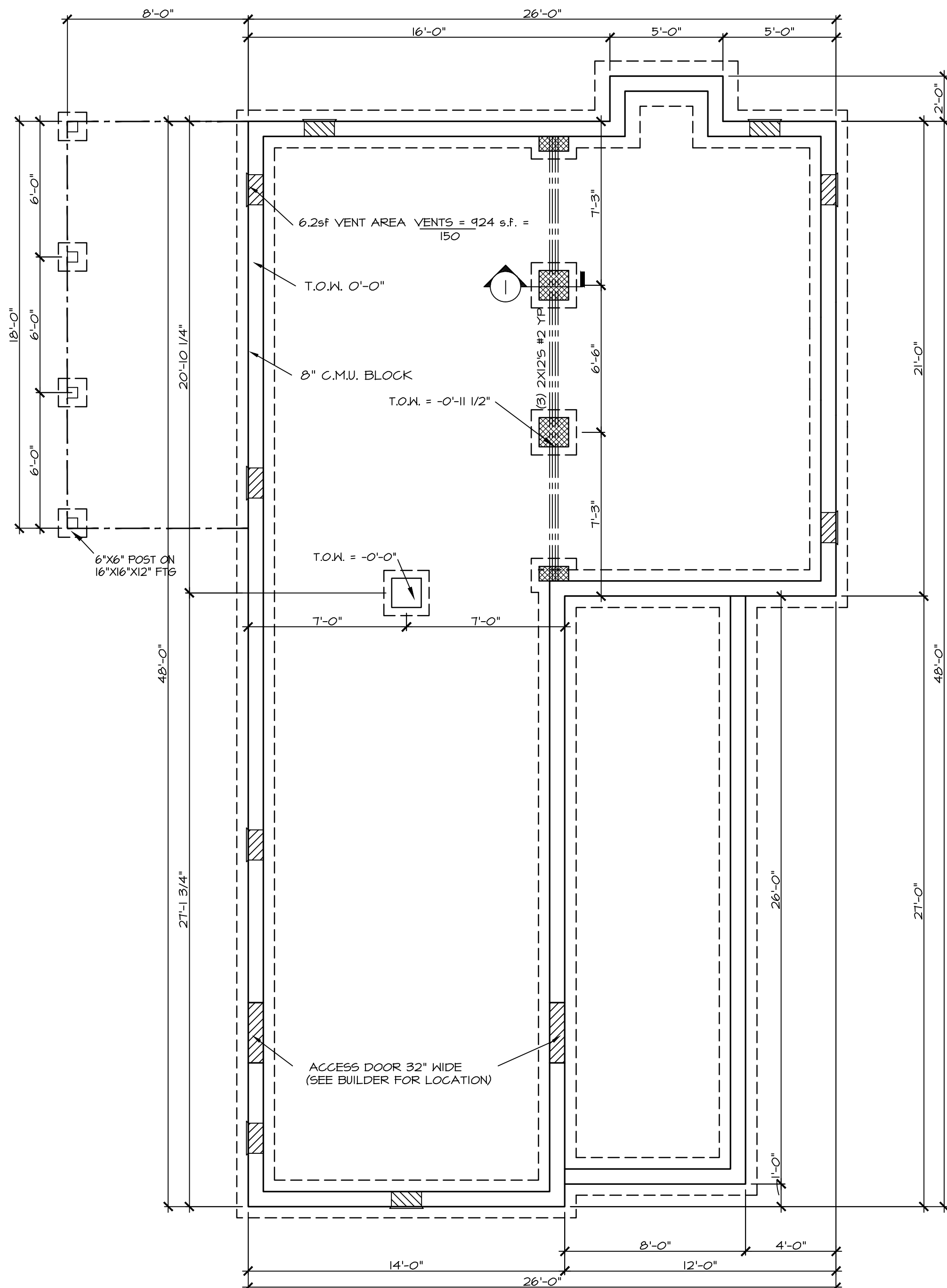
NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN WINDOWS
6. ALL WINDOWS TO HAVE A WOOD SILL



FRONT ELEVATION

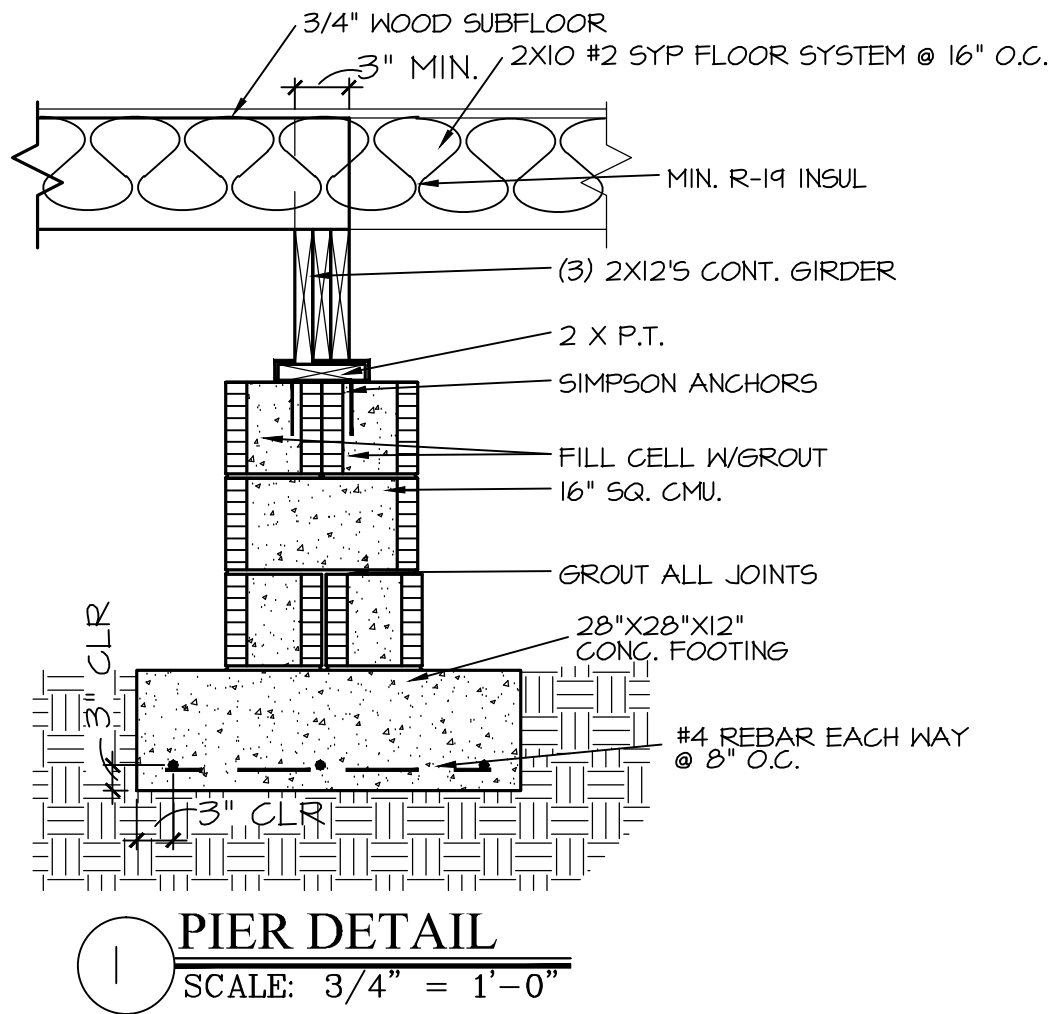
SCALE: 1/4" = 1'-0"



CRAWL FOUNDATION

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

NOTE:
INSTALL UFER GROUND
(SEE BUILDER FOR LC



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

Prepared For:
GD EVANS & ASSOCIATES

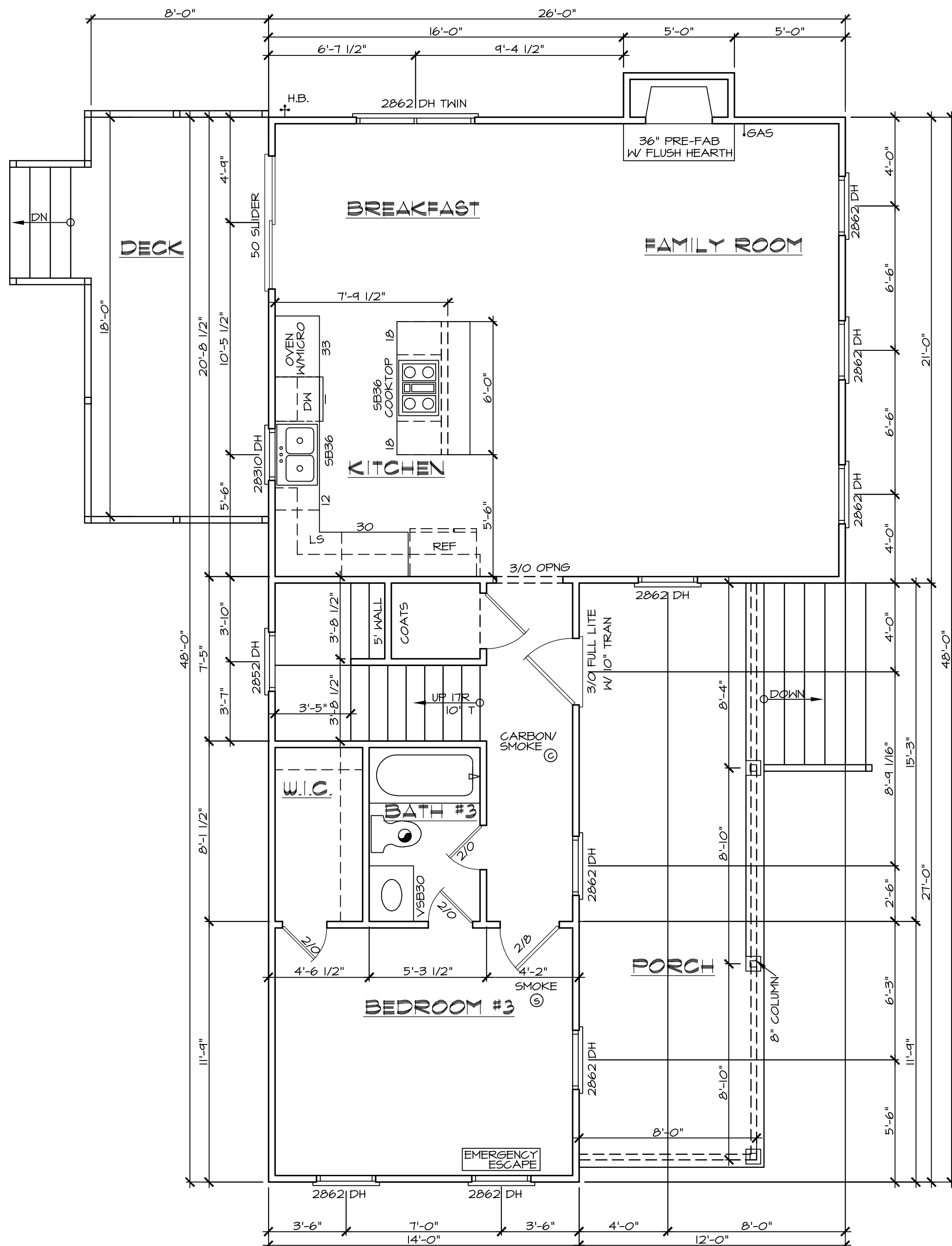
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Sheet Title:
CRAWL FOUNDATION PLAN

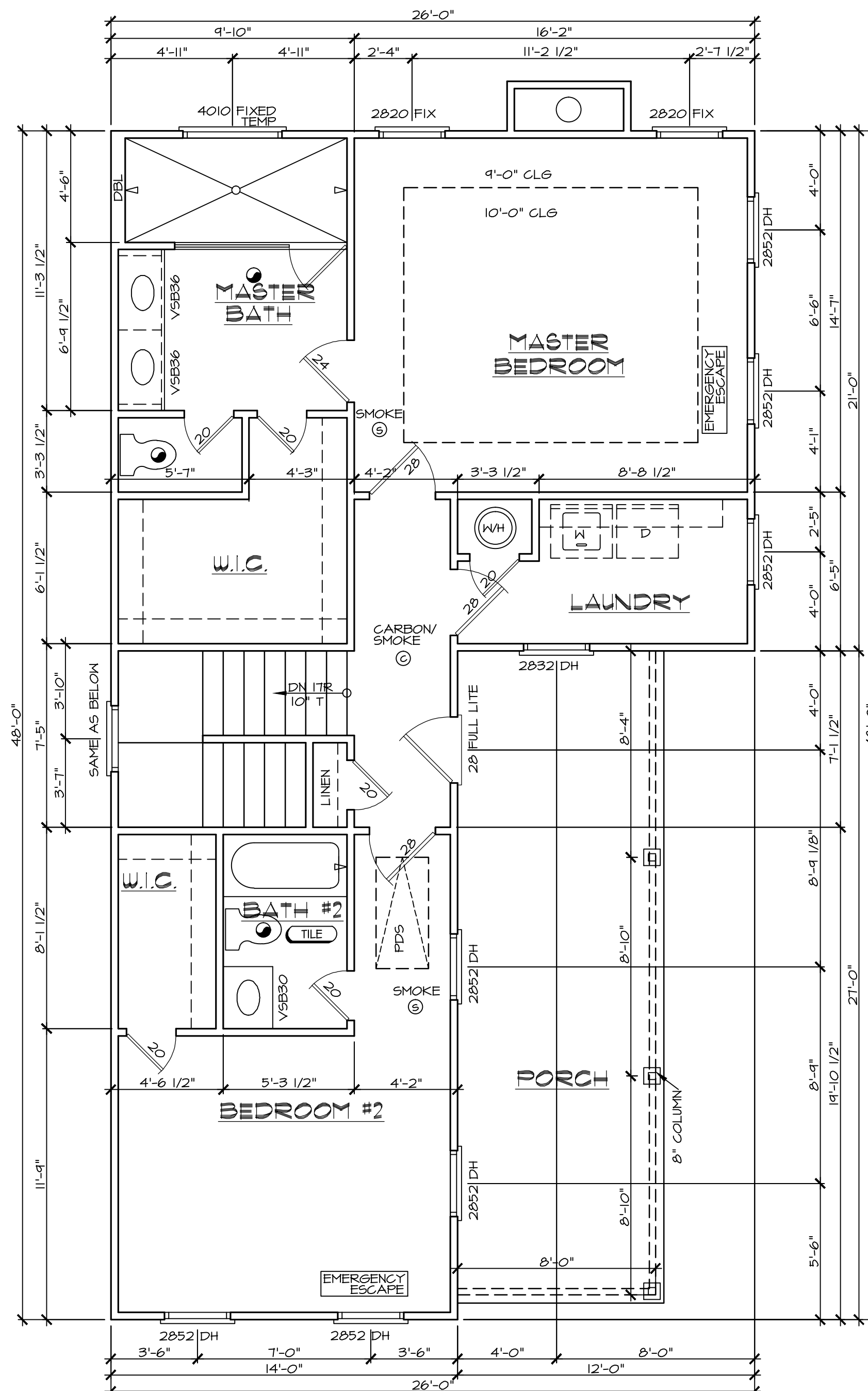
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A2.1



FIRST FLOOR PLAN

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

AREA SUMMARY	
	HEATED SQ. FT.
FIRST FLOOR	924 SQ. FT.
SECOND FLOOR	862 SQ. FT.
TOTAL	1786 SQ. FT.
LOWER PORCH	208 SQ. FT.
UPPER PORCH	208 SQ. FT.
REAR DECK	144 SQ. FT.

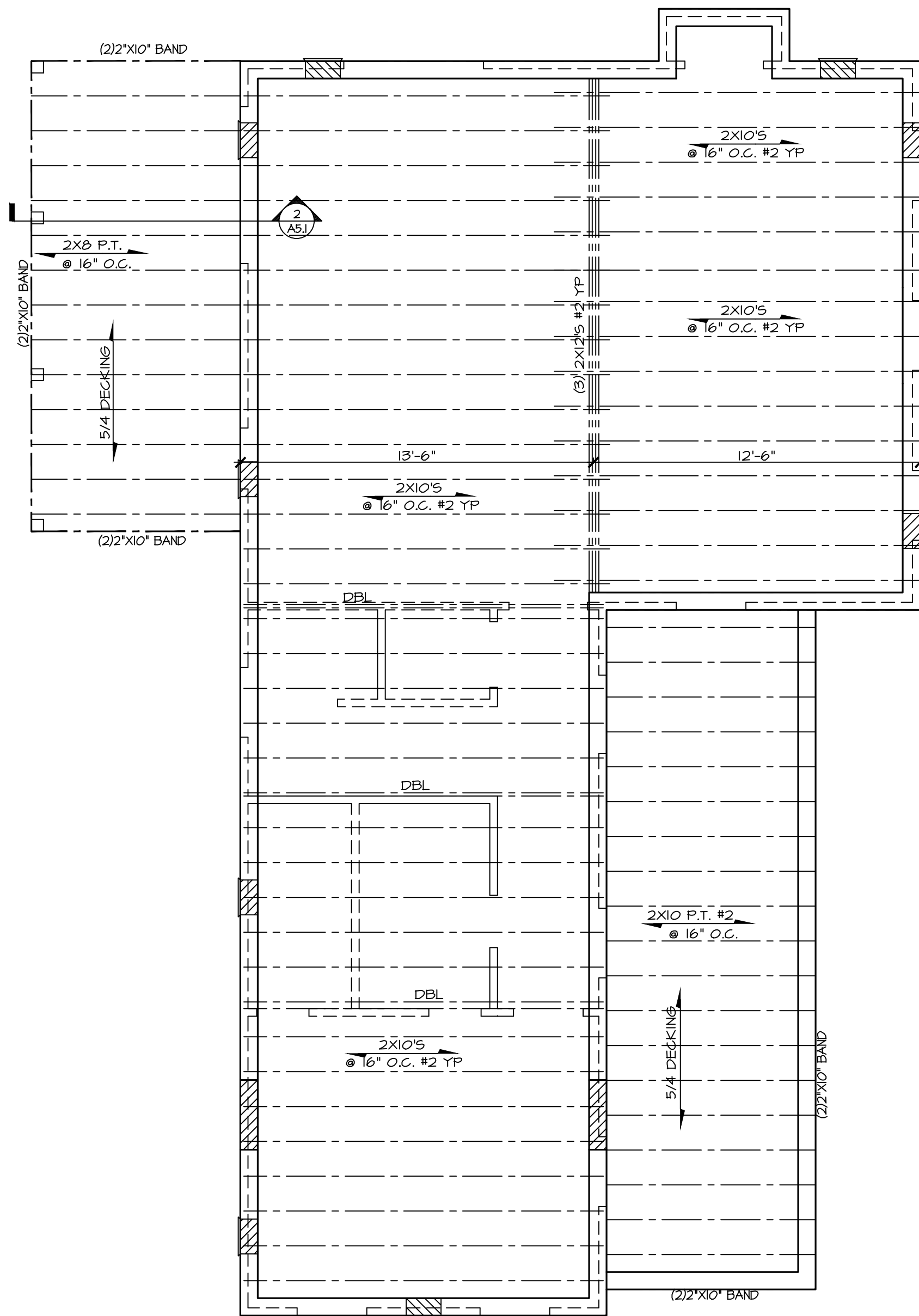


SECOND FLOOR PLAN

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

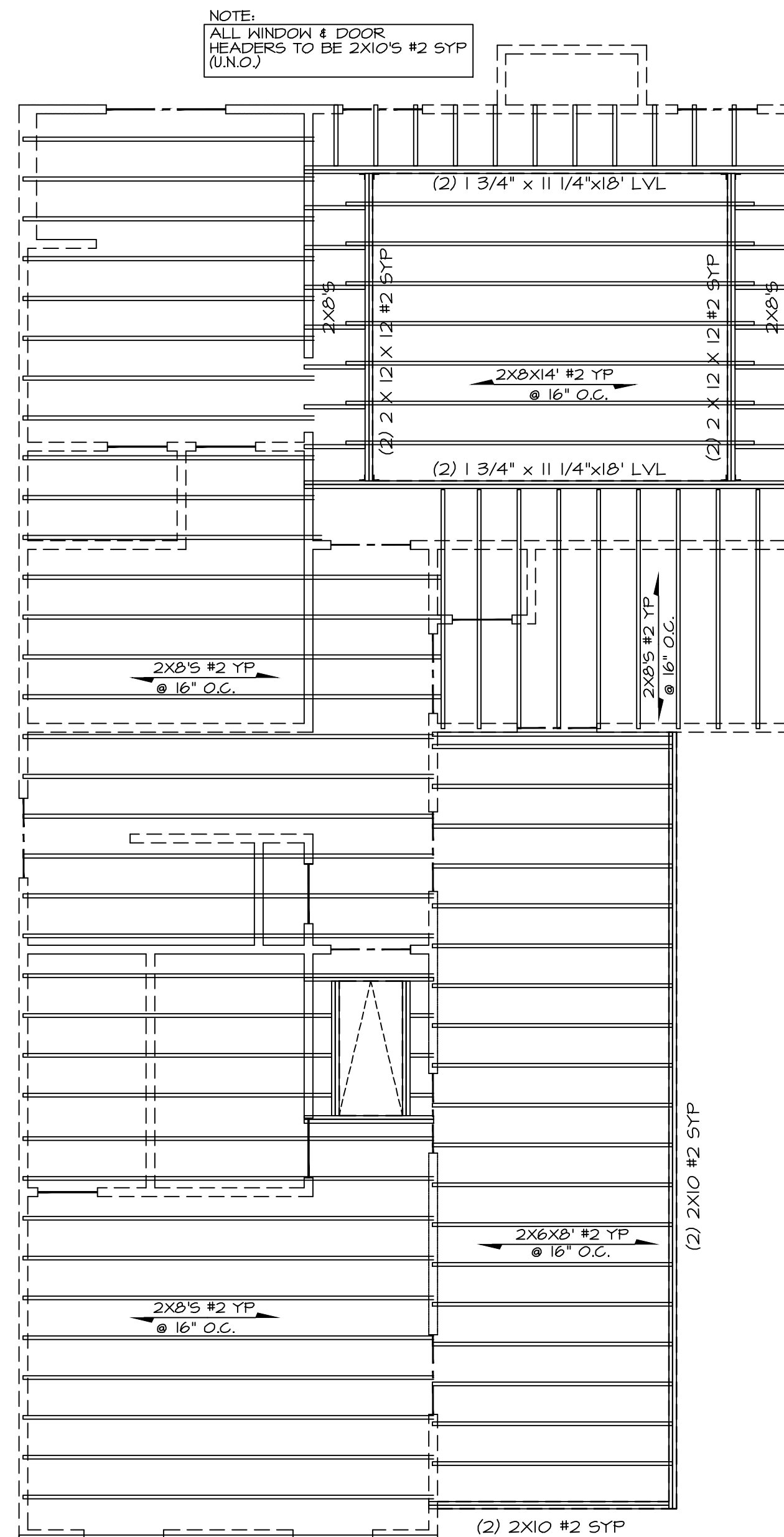
Address:
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HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE
Sheet Title:
FIRST & SECOND FLOOR PLAN
Sheet:
A3.1



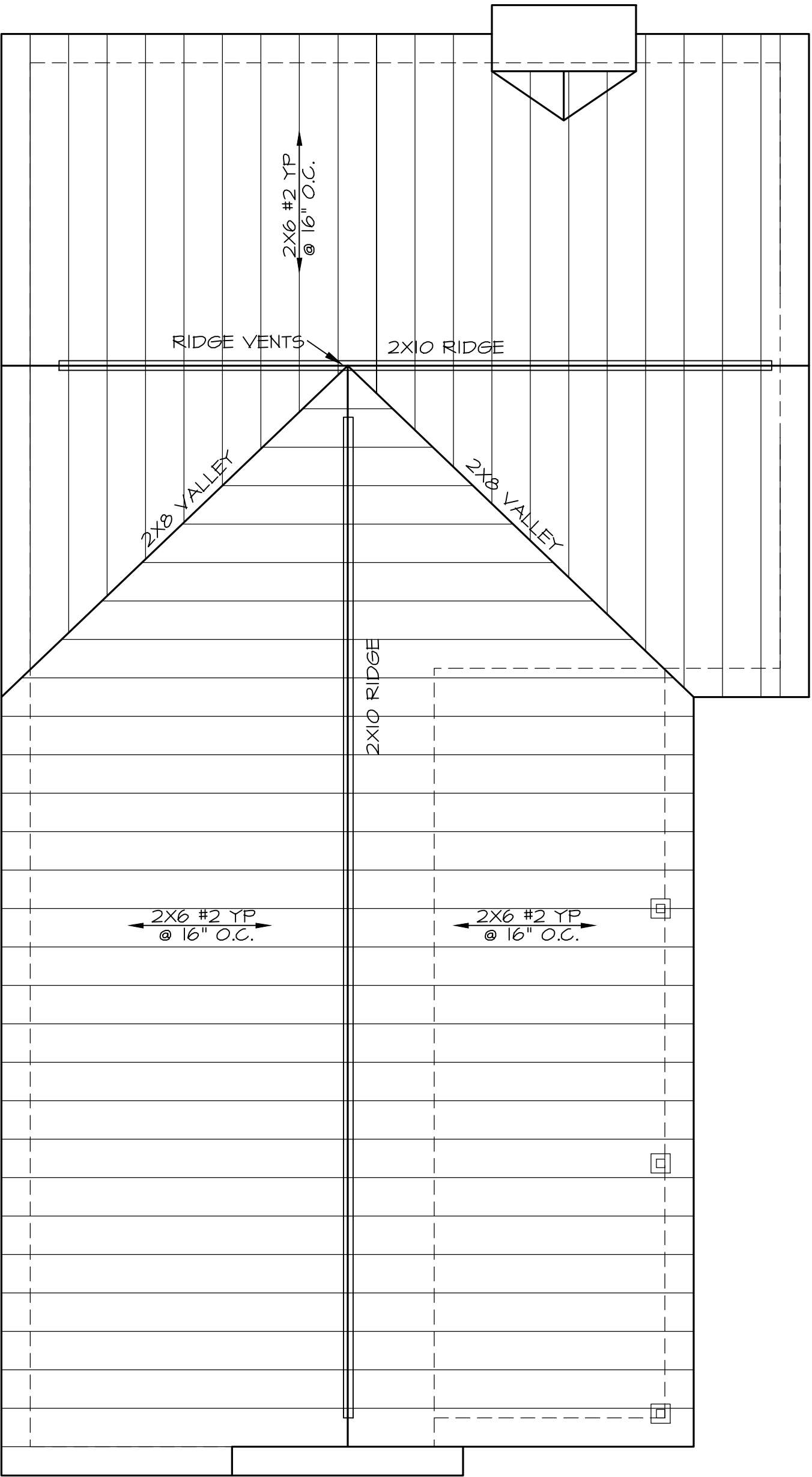
FIRST FLOOR FRAMING

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

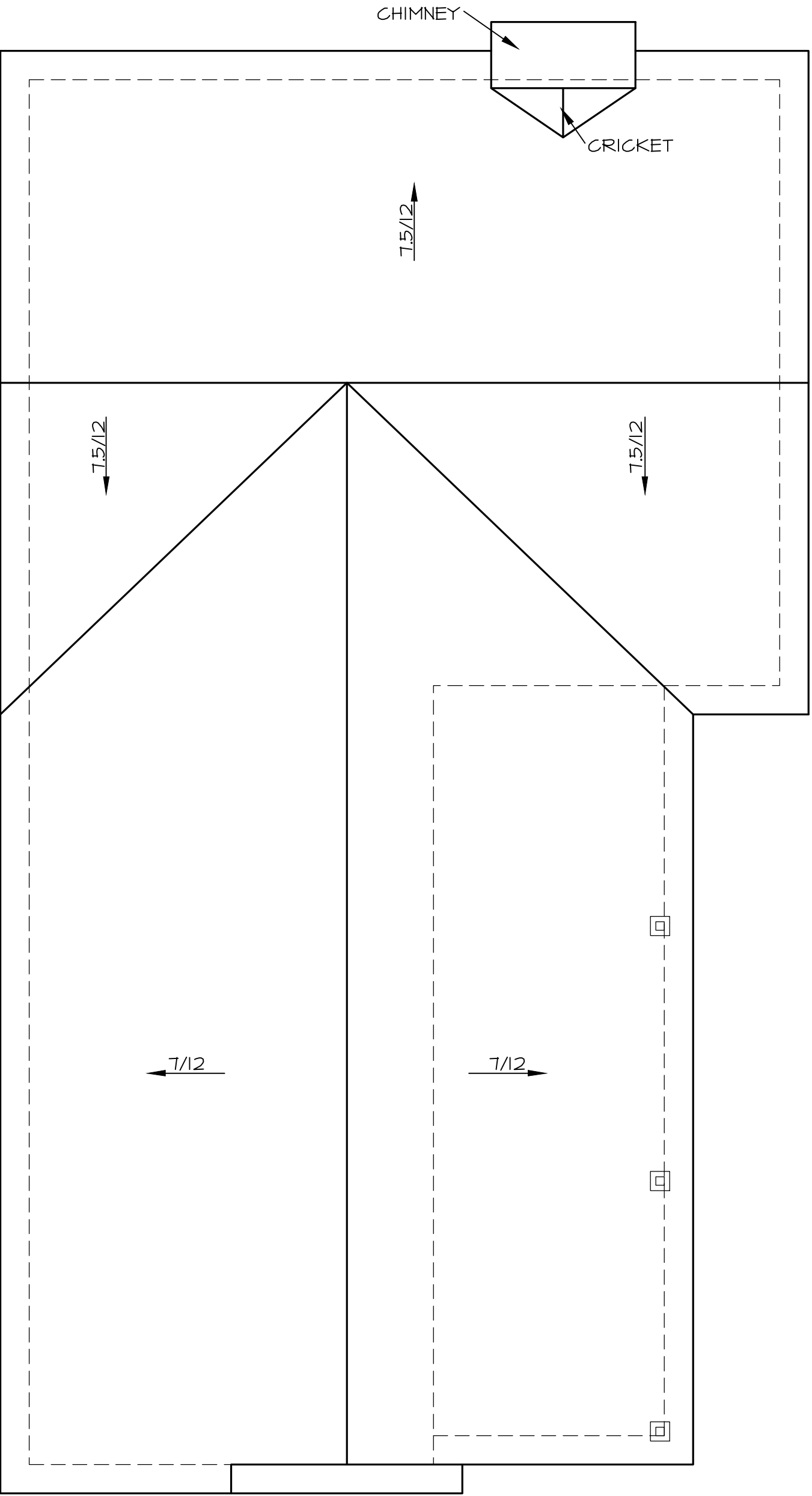


CEILING FRAMING

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



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



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

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

Prepared For:
**GD EVANS
& ASSOCIATES**

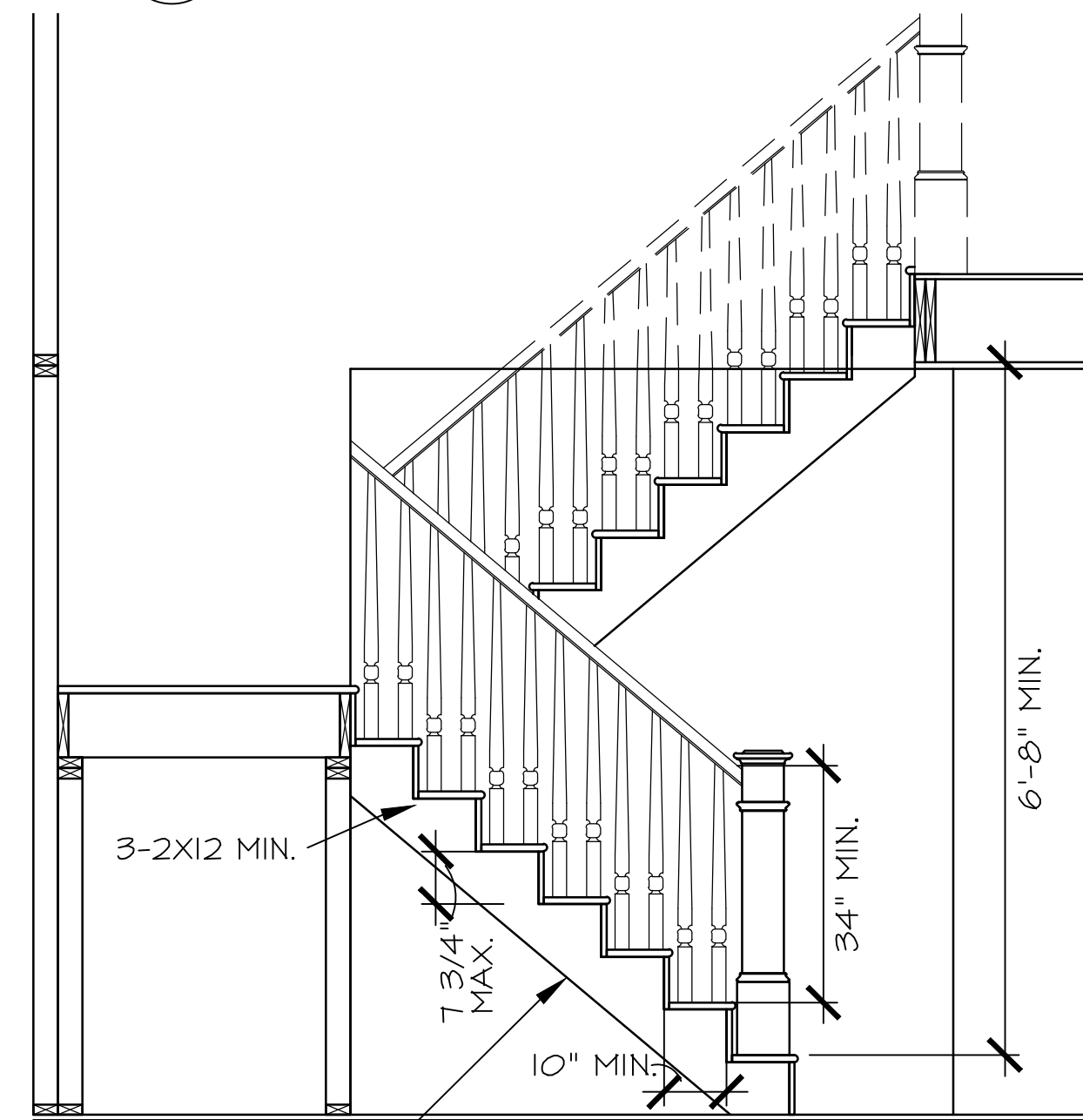
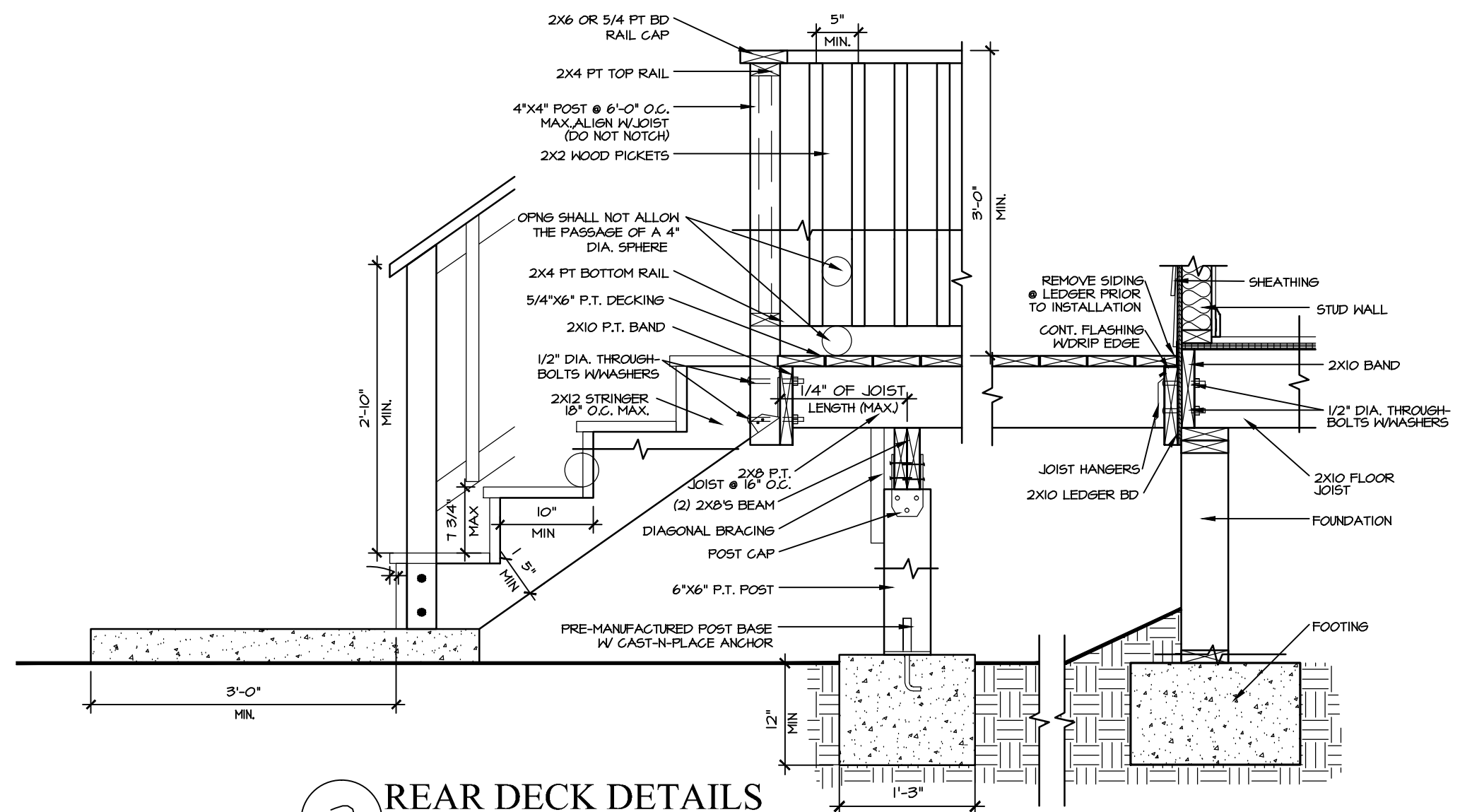
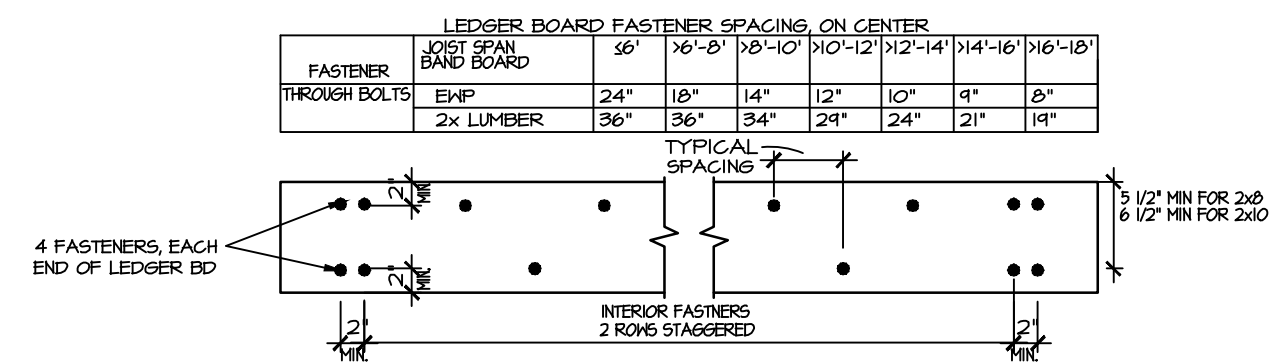
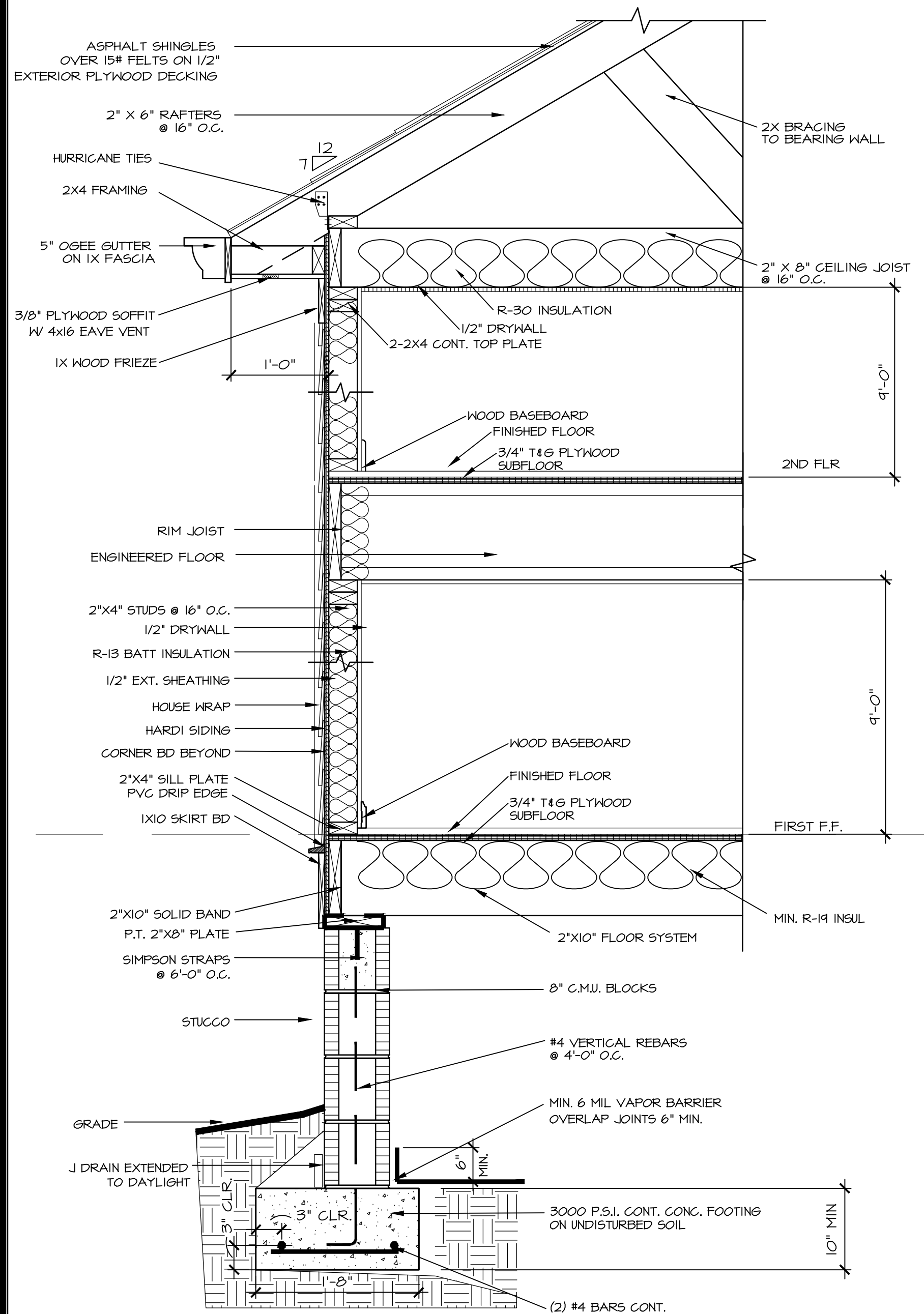
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CONSTRUCTION**

Drawn By: **R. BETHELY**
Date: **10/12/2020**
Project No:
Scale: **NOTED**

Address:
**O LAKE DRIVE
HAPEVILLE, GA 30354**

Model Name:
RADCLIFFE
Sheet Title:
ROOF PLAN & ROOF FRAMING PLAN

Sheet:
A4.2



NOTE
APPLY DRYWALL ON
ACCESIBLE AREA

Address:

O LAKE DRIVE
HAPEVILLE, GA 30354

Model Name:

RADCLIFFE

Sheet Title:

SECTION & DETAILS

Sheet:

A5.1



PLANNER'S REPORT

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 800 Doug Davis Drive

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

BACKGROUND

The City of Hapeville has received a design review application from Tom Tedrow for the conversion of an existing office building to a restaurant (4,829 SF). The conversion includes upgrades to the building exteriors, parking area, and new outdoor seating.

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

CODE

SEC. 81-1-6. COMMERCIAL/MIXED-USE AREA

(a) Site development standards.

- Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

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

No changes to the setbacks are requested.

NOTES:

(c) Supplemental area and fence standards.

- ✓ Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.

All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
- ✓
 - ✓ The supplemental area shall be hardscaped.

Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
- ✓ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.

All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- ✓ "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- ✗
- ✓ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
- Chain link fencing is not permitted in areas visible from a public right-of-way.
- Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

An outdoor seating area has been included in the supplemental area to create a pedestrian friendly, outdoor dining space.

NOTES:

(d) Utility standards.

- ✗ Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ✗
- Skylights are not permitted facing a public right-of-way.

Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ✗
- Trees shall not be planted on top of storm drains.
- ✗ Service areas and dumpsters:

Shall be in the rear or side yard of the development; and

- x Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

Location of mechanical not clear.

Dumpster enclosure should be 8' tall.

NOTES: Site lighting should illuminate dog park, outdoor seating area and parking.

(e) Parking and traffic standards.

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

Existing curb cut to be used.

Pre-existing building placement and parking.

Existing sidewalk and landscape strip do not meet the 10' requirement.

NOTES:

(f) Roof and chimney standards.

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

- ⊙ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊙ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: Existing building.

(g) Facade and style standards.

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

NOTES: Existing structure does not have distinct foundation. Design exception recommended.
Painted building is proposed. If upper band is lighting and not paint, this is not recommended.

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ✓
- ⊗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ⊗ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✎ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊗ Painted window or door glass is prohibited.
- ✎ All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
 - ✎ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - ✎ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - ✎ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- ✓ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
 - ✓ Awnings shall be at least five feet deep as measured from the building's front facade.
 - Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - Valance width and height must align horizontally.
 - Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ✓ Valance on awnings should always be loose as valances should not be rigidly framed.
 - Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - Signs on awning must meet all requirements of the sign ordinance.

The Applicant should include building numbers on the plans.

The Applicant should provide information for enfronting window section per above. Any non conforming window conditions may be considered for a Design Exception as they are pre-existing.

NOTES: Any tinting must be in compliance with the Code.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, a number of items have been found deficient or require a Design Exception. Upon modification of the plans or granting of a Design Exception, the application for the Commercial Building may be approved.

Design Exceptions Requested as modification of an existing building:

Existing window dimensions/configurations.

Existing structure does not have distinct foundation.

Parking in the supplemental area.

Reduced 10' landscape area at sidewalk.

Curb cut exceeding 24'

Building does not enfront for a minimum of 80 percent of the width of the front setback or build-to line.

Deficiencies to Address

The Applicant should include building numbers on the plans.

The Applicant should provide window information as required under the enfronting windows section.

Any tinting must be in compliance with the Code.

The Applicant should include pedestrian-scale lighting on private property in the outdoor dining area, dog park and in parking lot.

Dumpster screening must be compliant with height requirement.

If upper band is lighting and not painting, remove lighting band.

Street trees required every 50' of road frontage.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-20-2020

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: Tom Tedrow Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: tom.tedrow@tedrowdesign.com Zoning Classification: U-V

Address of Proposed Work: 800 Doug Davis Drive, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0098 LL0146

Property Owner: Wade McSwain Contact Number: [REDACTED]

Project Description (including occupancy type):

Conversion of existing office building (type B) to new restaurant (type A-2)

Work includes upgrades to building exterior, parking area, new outdoor seating area

Contractors Name: TBD Contact Number:

Contact Person: TBD 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.

[REDACTED]
Applicants Signature

10-20-2020
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: 4829

Total Square Footage of existing building: 4829

Estimated Cost of Construction: \$150,000 (exterior work)

List/Describe Building Materials on the exterior of the **existing** structure: _____
brick veneer and anodized aluminum storefront windows

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
paint existing brick veneer, existing storefront windows with awnings

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Thomas Tedrow		10-20-2020
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.

SITE PHOTOGRAPHS



(CLERK OF COURT RECORDING INFORMATION)

PROPERTY DESCRIPTION (TRACT 1)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar set at the intersection of the southerly right-of-way of Doug Davis Drive (65-foot right-of-way) with the easterly right-of-way of Clay Place (variable right-of-way); Thence continuing along said southerly right-of-way South 58 degrees 06 minutes 50 seconds East, a distance of 184.77 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 31 degrees 56 minutes 08 seconds West, a distance of 268.80 feet to a 1/2-inch rebar found, which is the POINT OF BEGINNING; Thence South 31 degrees 56 minutes 08 seconds West, a distance of 183.35 feet to a 1/2-inch rebar found on the northerly right-of-way of Perry J. Hudson Parkway (variable right-of-way); Thence continuing along said right-of-way, North 57 degrees 58 minutes 50 seconds West, a distance of 258.81 feet to a 1/2-inch rebar found; Thence North 58 degrees 34 minutes 43 seconds West, a distance of 93.94 feet to a 1/2-inch rebar found; Thence along the northerly right-of-way of Oak Ridge Avenue (variable right-of-way) North 39 degrees 04 minutes 22 seconds West, a distance of 139.04 feet to a 1/2-inch rebar found; Thence North 09 degrees 59 minutes 59 seconds West, a distance of 50.93 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 88 degrees 29 minutes 53 seconds East, a distance of 231.92 feet to a 1/2-inch rebar found; Thence South 54 degrees 56 minutes 27 seconds East, a distance of 58.29 feet to a 1/2-inch rebar found at the southwest terminus of Clay Place (variable right-of-way); Thence continuing along the southerly terminus of said right-of-way South 55 degrees 06 minutes 27 seconds East, a distance of 64.27 feet to a 1/2-inch rebar found; Thence departing said right-of-way South 55 degrees 06 minutes 04 seconds East, a distance of 34.42 feet to a 1/2-inch rebar found; Thence South 55 degrees 03 minutes 49 seconds East, a distance of 161.71 feet to a 1/2-inch rebar found, which is the point of beginning.

Said tract or parcel of land contains 1,932 Acres.

PROPERTY DESCRIPTION (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 5/8-inch rebar set at the intersection of the southerly right-of-way of Doug Davis Drive (65-foot right-of-way) with the easterly right-of-way of Clay Place (variable right-of-way); Thence continuing along said southerly right-of-way South 58 degrees 06 minutes 50 seconds East, a distance of 184.77 feet to a 5/8-inch rebar set; Thence departing said right-of-way South 31 degrees 56 minutes 08 seconds West, a distance of 268.80 feet to a 1/2-inch rebar found; Thence North 55 degrees 03 minutes 49 seconds West, a distance of 161.71 feet to a 1/2-inch rebar found; Thence North 55 degrees 06 minutes 04 seconds West, a distance of 34.42 feet to a 1/2-inch rebar found at the southeasterly terminus of said easterly right-of-way of Clay Place; Thence continuing along said right-of-way North 18 degrees 57 minutes 19 seconds East, a distance of 164.00 feet to a 5/8-inch rebar set; Thence North 57 degrees 51 minutes 47 seconds East, a distance of 109.62 feet to a 5/8-inch rebar set; which is the point of beginning.

Said tract or parcel of land contains 1,282 Acres.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	GW GUY WIRE
CI CURB INLET	LP LIGHT POLE
CMP CORRUGATED METAL PIPE	ET ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	
CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWBC DOUBLE WING CATCH BASIN	
FND FENCE	
FM FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OCS OUTLET CONTROL STRUCTURE	
OT OPEN TOP PIPE	
PM POWER METER	
PK PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8"RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

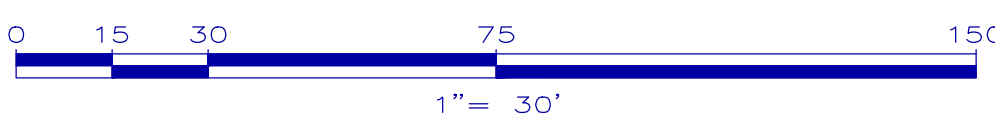
CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .780222, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .201204, FEET. JEM, INT.

TOTAL SITE AREA
3.214 Acres
140,120 sf
ZONED U-V

GRAPHIC SCALE



GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

TITLE EXCEPTIONS (TRACT 1)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-36925, EFFECTIVE DATE DECEMBER 19, 2018.

(h) Easement from The Georgia Baptist Orphans' Home to City of Hapeville, a municipal corporation, dated April 14, 1942, filed for record July 3, 1943 at 9:51 a.m., recorded in Deed Book 1883, Page 241 (bottom), Records of Fulton County, Georgia, as affected by that certain Quit-Claim Deed (Partial Release of Easement) from the City of Hapeville (formerly known as the Borough of Hapeville) to Delta Air Lines, Inc., a Delaware corporation, dated September 4, 1990, filed for record November 20, 1990 at 10:48 a.m., recorded in Deed Book 13876, Page 44, aforesaid Records.

AFFECTS SITE AS SHOWN.

(i) Easement from Georgia Baptist Childrens Home, Inc. to Georgia Power Company, dated November 4, 1957, filed for record January 30, 1958 at 3:38 p.m., recorded in Deed Book 3298, Page 229, aforesaid Records.

MAY AFFECT SITE. BLANKET EASEMENT - NOT PLOTTABLE.

(j) Easement from W. C. Carroll Co., Inc. to Georgia Power Company, dated November 1, 1984, filed for record December 4, 1984 at 11:30 a.m., recorded in Deed Book 9279, Page 248, aforesaid Records.

AFFECTS SITE AS SHOWN.

(k) Rights of Lisa Ragan Customs Brokerage, Inc., as tenant in possession under unrecorded Lease as evidenced by that certain Subordination Agreement - Lease by and between Lisa Ragan Customs Brokerage, Inc., Lisa Ragan Holdings, LLC and Wells Fargo Bank, National Association, dated December 20, 2016, filed for record December 7, 2016 at 12:42 p.m., recorded in Deed Book 56941, Page 523, aforesaid Records.

NOT A SURVEY MATTER.

(l) All matters appearing in that certain ALTA/ACSM Land Title Survey For Enterfuh, LLC, State Bank and Trust Company and Chicago Title Insurance Company, prepared by Smith & Smith Land Surveyors, P.C., signed, sealed and certified by William C. Smith, Georgia Registered Land Surveyor No. 1803, dated September 22, 2011, last revised April 11, 2016.

EASEMENTS AND SETBACKS AFFECTING SITE ARE SHOWN.

TITLE EXCEPTIONS (TRACT 2)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-36645, EFFECTIVE DATE DECEMBER 12, 2018.

(h) Easement from Georgia Baptist Orphans' Home to Borough of Hapeville, a municipal corporation, dated March 25, 1931, filed for record June 9, 1931 at 3:15 p.m., recorded in Deed Book 1352, Page 645, Records of Fulton County, Georgia.

DOES NOT AFFECT SITE.

(i) Sewer Easement from Ga. Baptist Orphanage to City of Hapeville, a municipal corporation, dated April 14, 1942, filed for record July 3, 1943 at 9:51 a.m., recorded in Deed Book 1883, Page 241, aforesaid Records; as affected by that certain Quit-Claim Deed (Partial Release Easement) from City of Hapeville (formerly known as the Borough of Hapeville) to Delta Air Lines, Inc., a Delaware corporation, dated September 4, 1990, filed for record November 20, 1990 at 10:48 a.m., recorded in Deed Book 13876, Page 44, aforesaid Records.

DOES NOT AFFECT SITE.

(j) Permit for Anchors, Guy Poles and Wires from Georgia Baptist Children's Home Inc. to Georgia Power Company, a corporation, dated April 20, 1955, filed for record May 9, 1955 at 1:01 p.m., recorded in Deed Book 2896, Page 111, aforesaid Records.

DOES NOT AFFECT SITE.

(k) Easement from Georgia Baptist Childrens Home Inc. to Georgia Power Company, dated November 4, 1957, filed for record January 30, 1958 at 3:38 p.m., recorded in Deed Book 3298, Page 229, aforesaid Records.

MAY AFFECT SITE. BLANKET EASEMENT - NOT PLOTTABLE.

(l) Easement rights, if any, as contained in that certain Quit-Claim Deed from The City of Atlanta, Georgia, a municipal corporation to The City of Hapeville, a municipal corporation, dated January 20, 1970, filed for record July 7, 1970 at 8:36 a.m., recorded in Deed Book 5247, Page 97, aforesaid Records.

DOES NOT AFFECT SITE.

(m) Easement rights, if any, as contained in that certain Quit-Claim Deed from The City of Atlanta, Georgia, a municipal corporation to The City of Hapeville, a municipal corporation, dated January 20, 1970, filed for record July 7, 1970 at 8:36 a.m., recorded in Deed Book 5247, Page 99, aforesaid Records.

DOES NOT AFFECT SITE.

(n) Easement from Hugh Thomas Freeman to Georgia Power Company, dated October 18, 1984, filed for record December 4, 1984 at 11:30 a.m., recorded in Deed Book 9279, Page 255, aforesaid Records.

AFFECTS SITE AS SHOWN.

(o) All those matters as disclosed by that certain plat recorded in Plat Book 9, Page 15, aforesaid Records.

NO EASEMENTS AFFECTING SITE ARE SHOWN ON PLAT.

(p) All those matters as disclosed by that certain plat recorded in Plat Book 139, Page 97, aforesaid Records.

NO EASEMENTS AFFECTING SITE ARE SHOWN ON PLAT.

(q) All matters as disclosed by that certain survey plat by Patterson and Dewar Engineers, Inc., dated April 4, 1984 and revised April 16, 1984 and January 2, 1985.

CANNOT DETERMINE. DOCUMENT NOT PROVIDED.

(r) All matters as disclosed by that certain survey by Patterson and Dewar Engineers, Inc., dated June 17, 1987 and last revised March 21, 1988.

CANNOT DETERMINE. DOCUMENT NOT PROVIDED.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

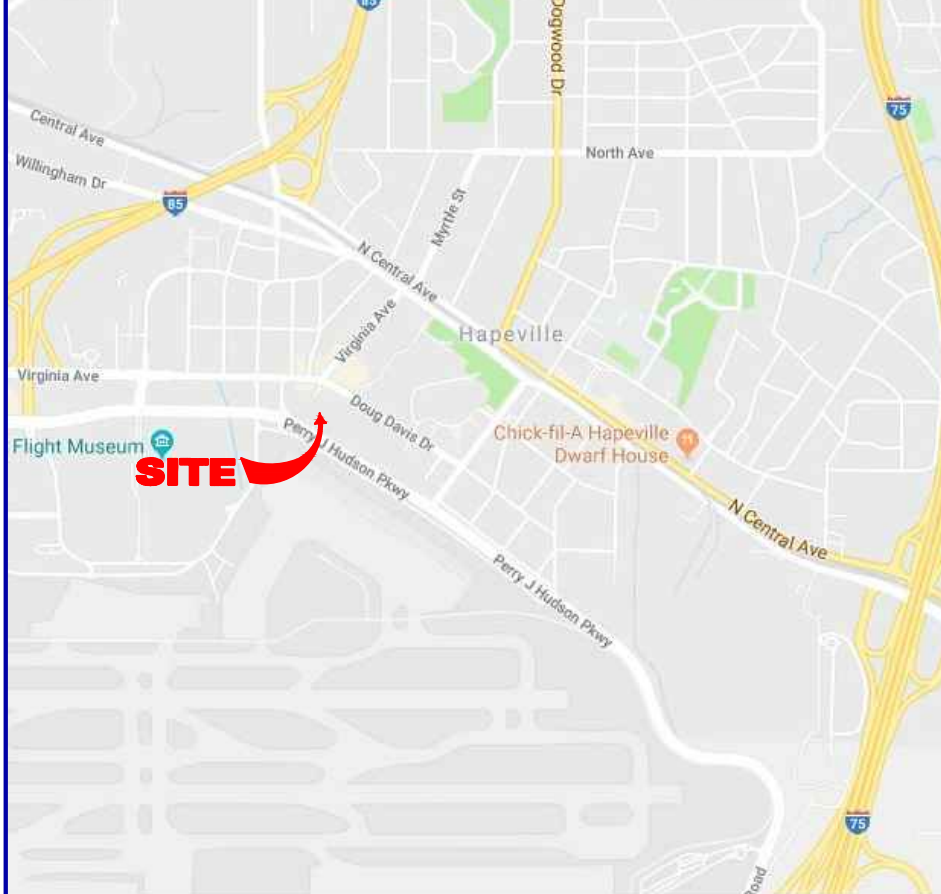
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 39' 29" LONGITUDE: 84° 25' 01"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210368F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "U-V" (URBAN VILLAGE DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF HAPEVILLE.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY OF 1 CLAY PLACE FOR MIGHT PROPERTY GROUP, LLC & CHICAGO TITLE INSURANCE COMPANY, AS PERFORMED BY SMITH & SMITH LAND SURVEYORS, P.C., LSF-1000133, SEPTEMBER 22, 2015.

SURVEYOR CERTIFICATION

This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jonathan E. Moeller
Georgia Registered
Land Surveyor # 3345

SURVEYOR CERTIFICATION

To: Jackson Mitchell Holdings, Inc., a Georgia Corporation
Lisa Ragan Holdings, LLC, a Georgia Limited Liability Corporation
Mad Tom, LLC, a Georgia Limited Liability Corporation
Chicago Title Insurance Company

This is to certify that this map or plat, and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)-1, 8, 9, 11, & 13 of Table A thereof. The field work was completed on January 22, 2019.

Date: January 22, 2019

Jonathan E. Moeller
Georgia Registered
Land Surveyor # 3345

ALTA/NSPS LAND TITLE SURVEY

1 Clay Place & 800 Doug Davis Drive

FOR

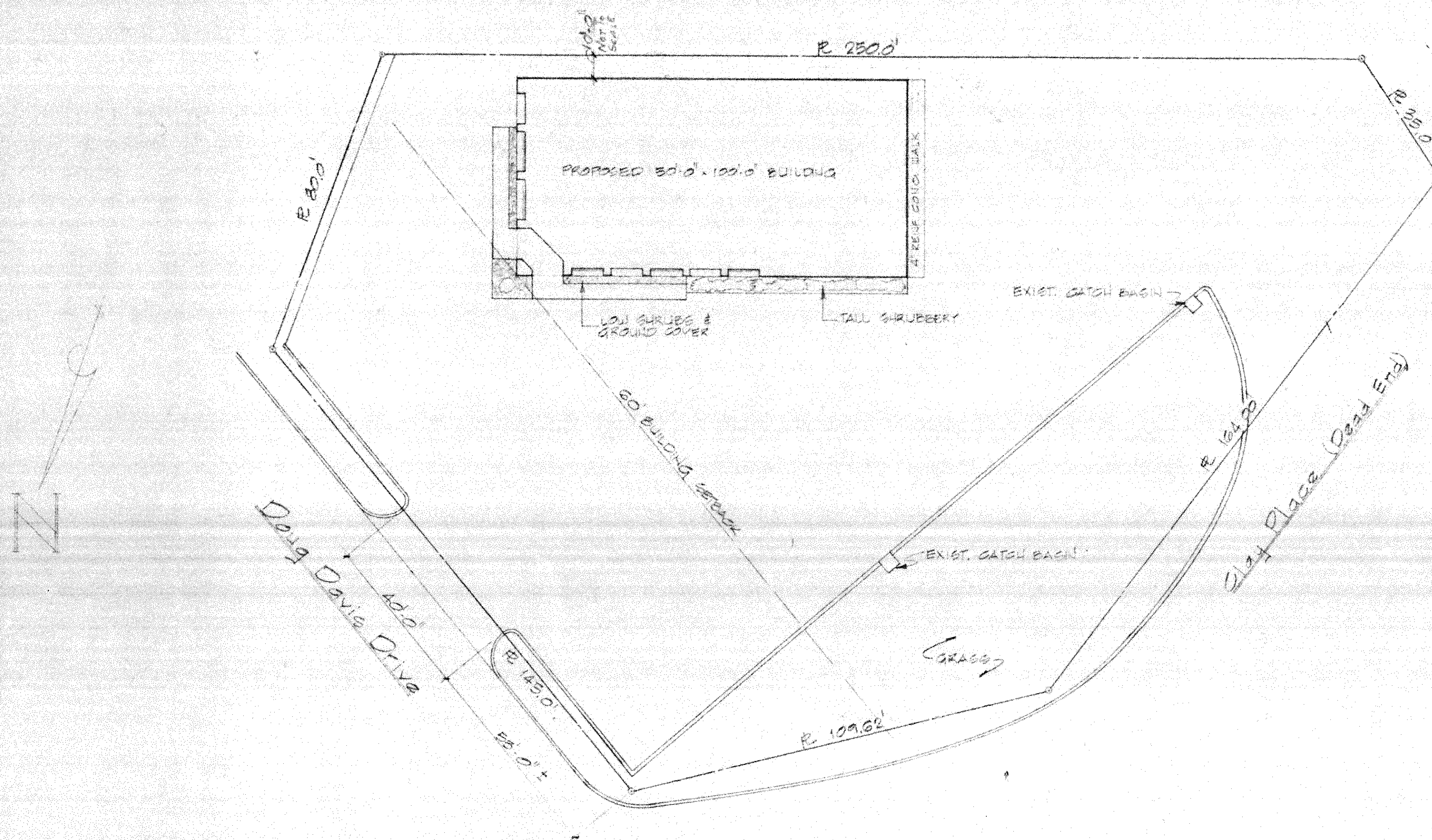
Jackson Mitchell Holdings, Inc.

Lisa Ragan Holdings, LLC

Mad Tom, LLC

Chicago Title Insurance Company

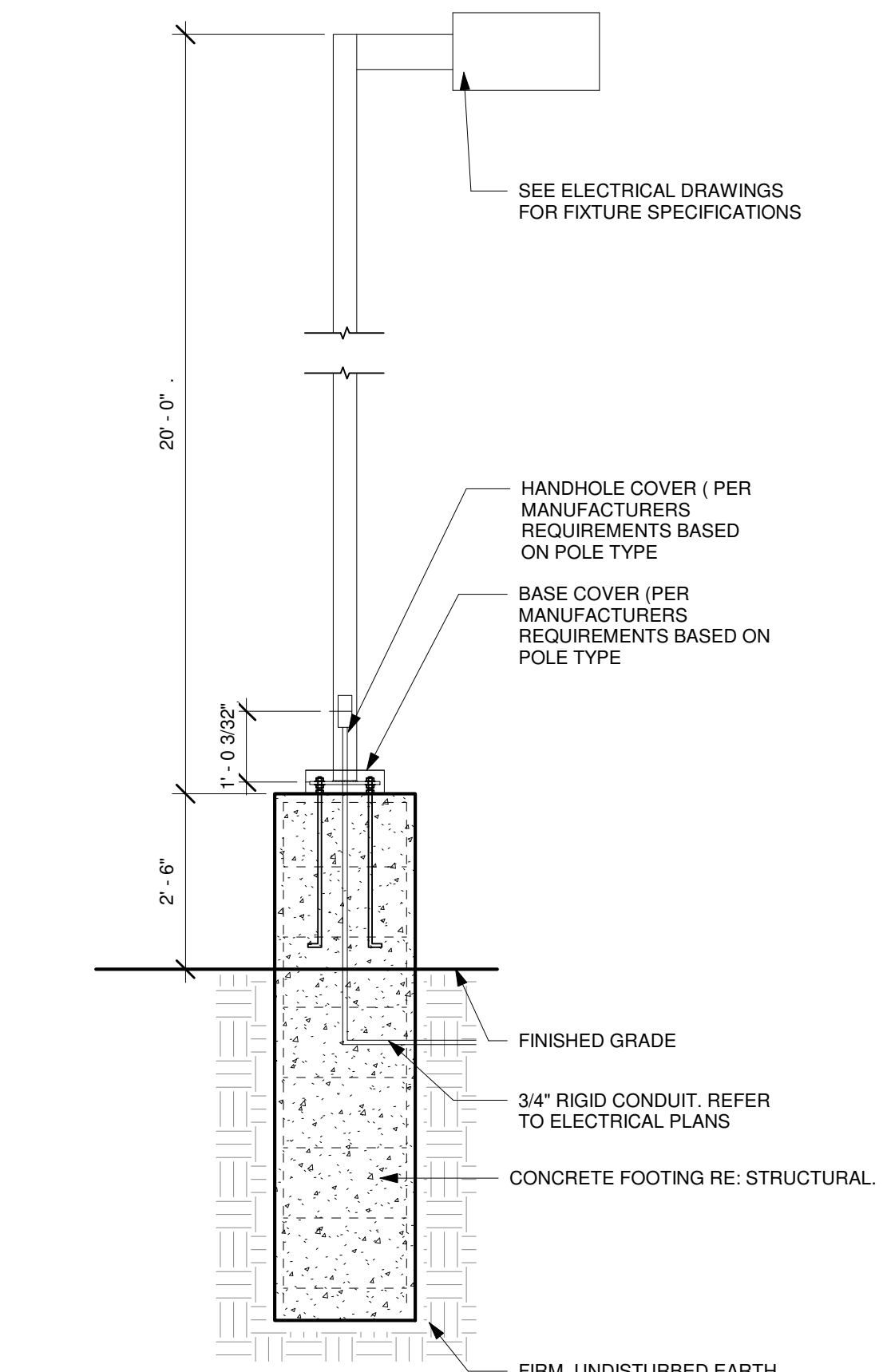
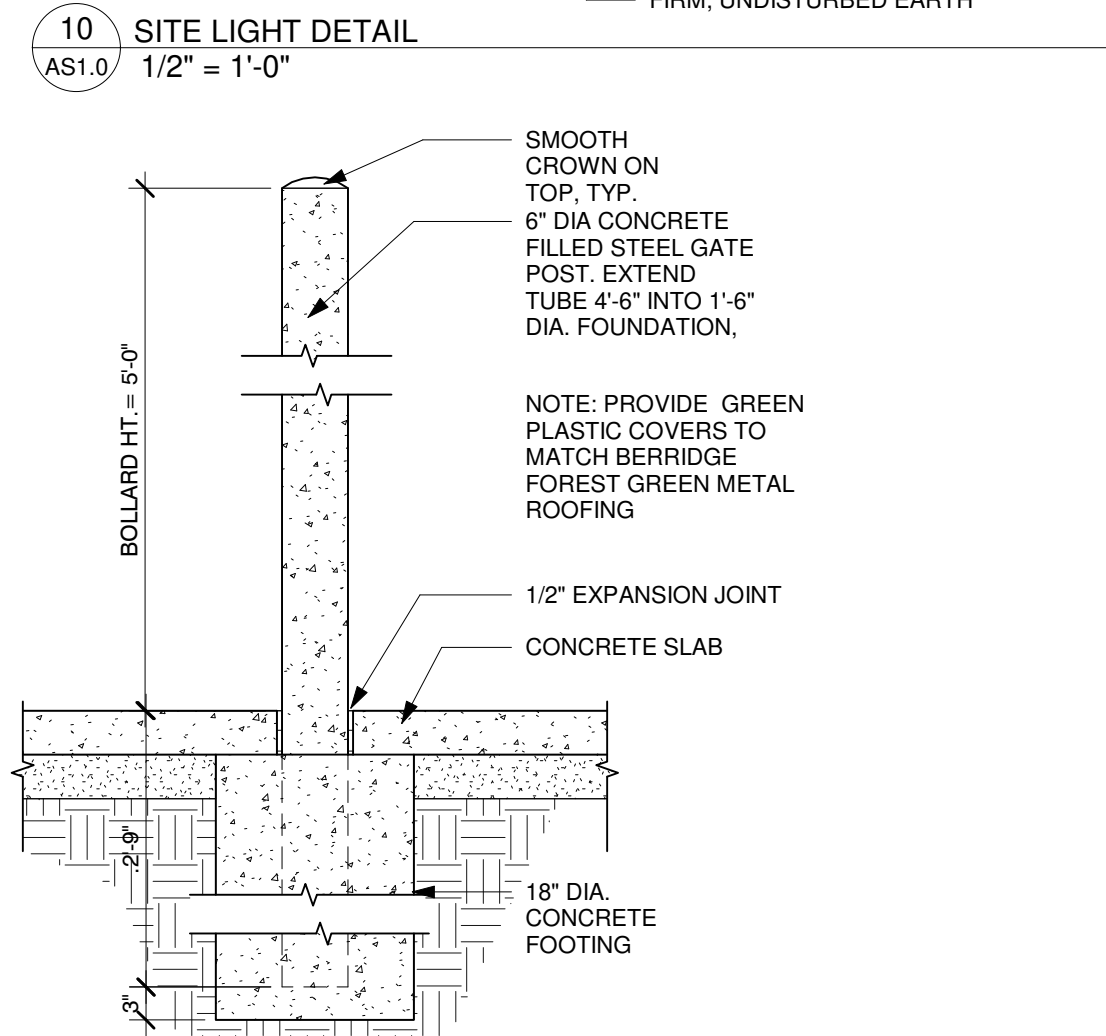
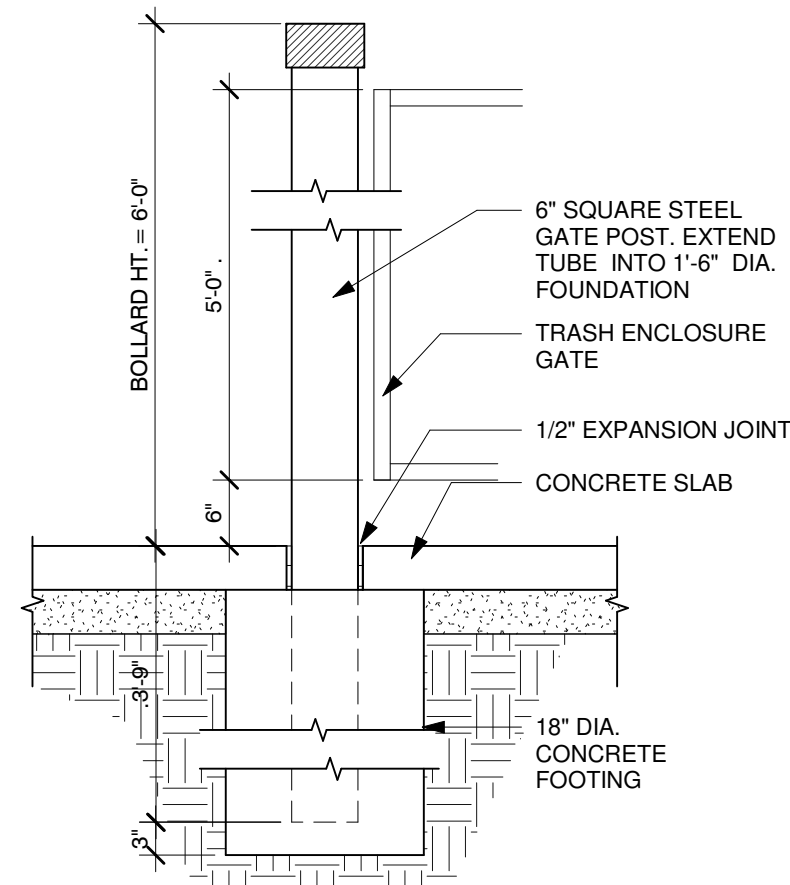
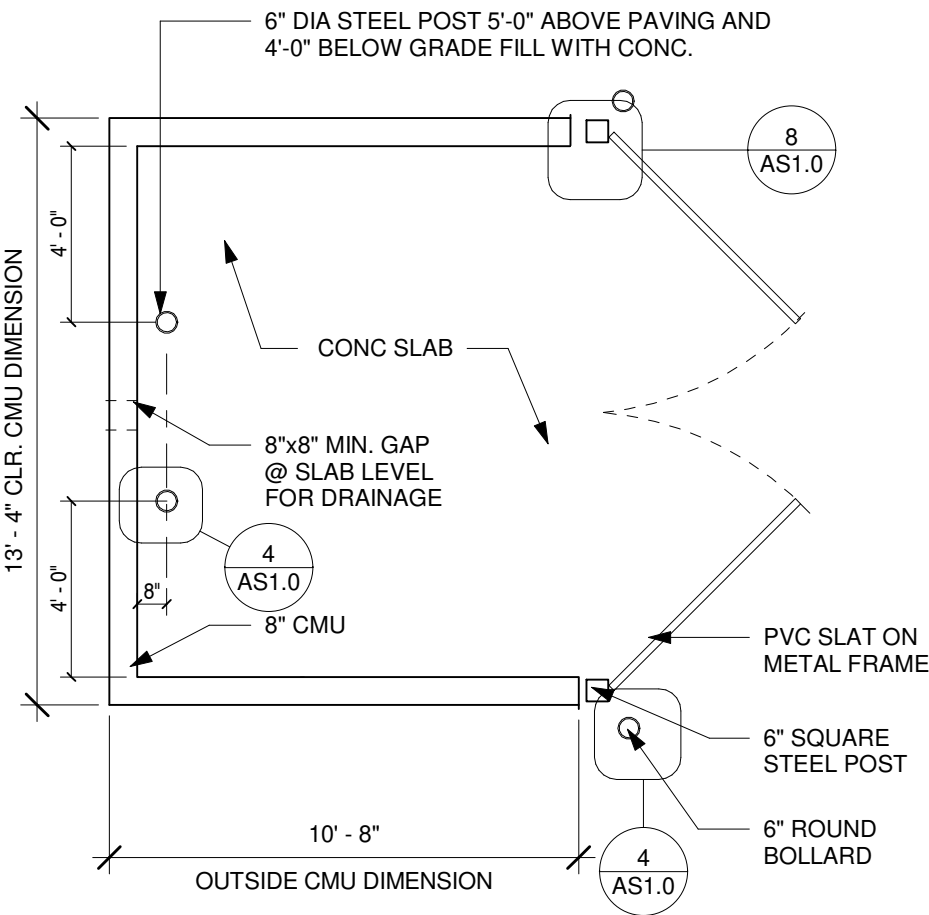
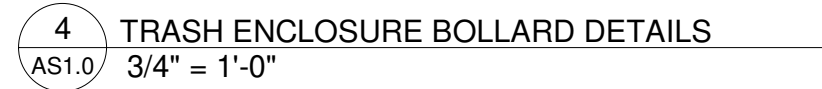
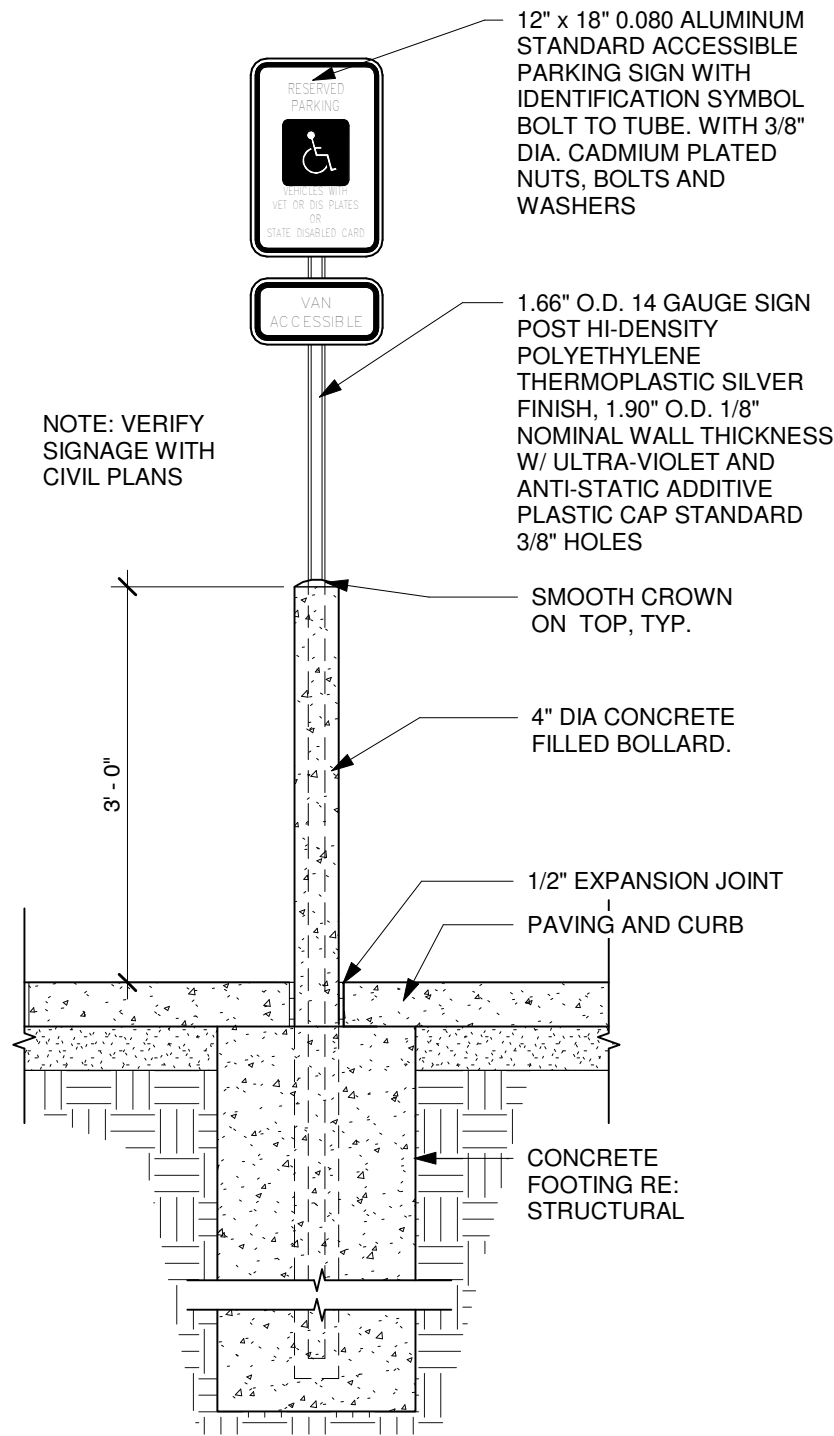
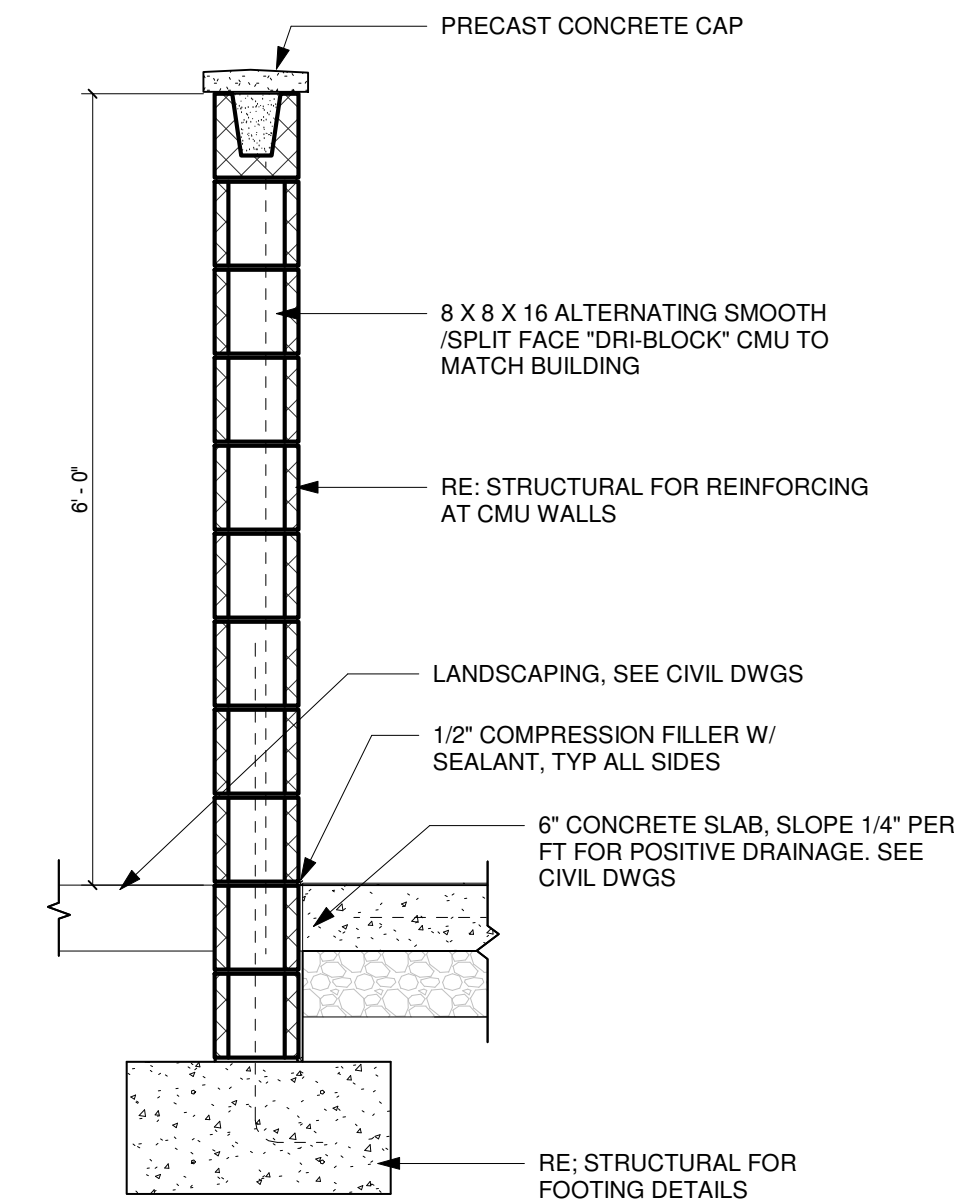
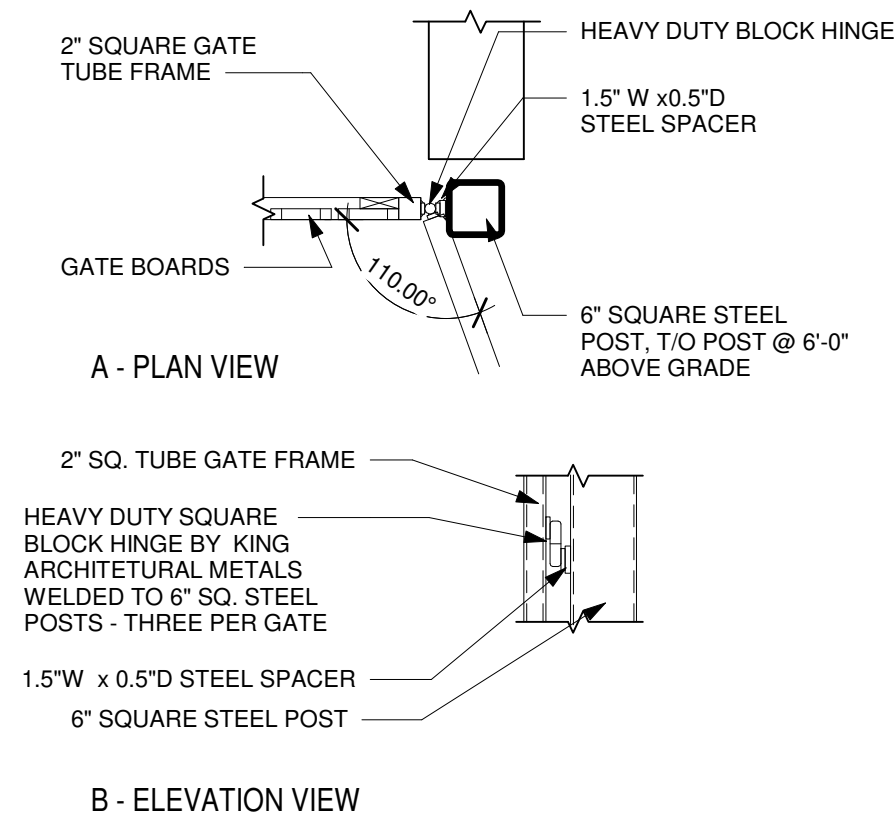
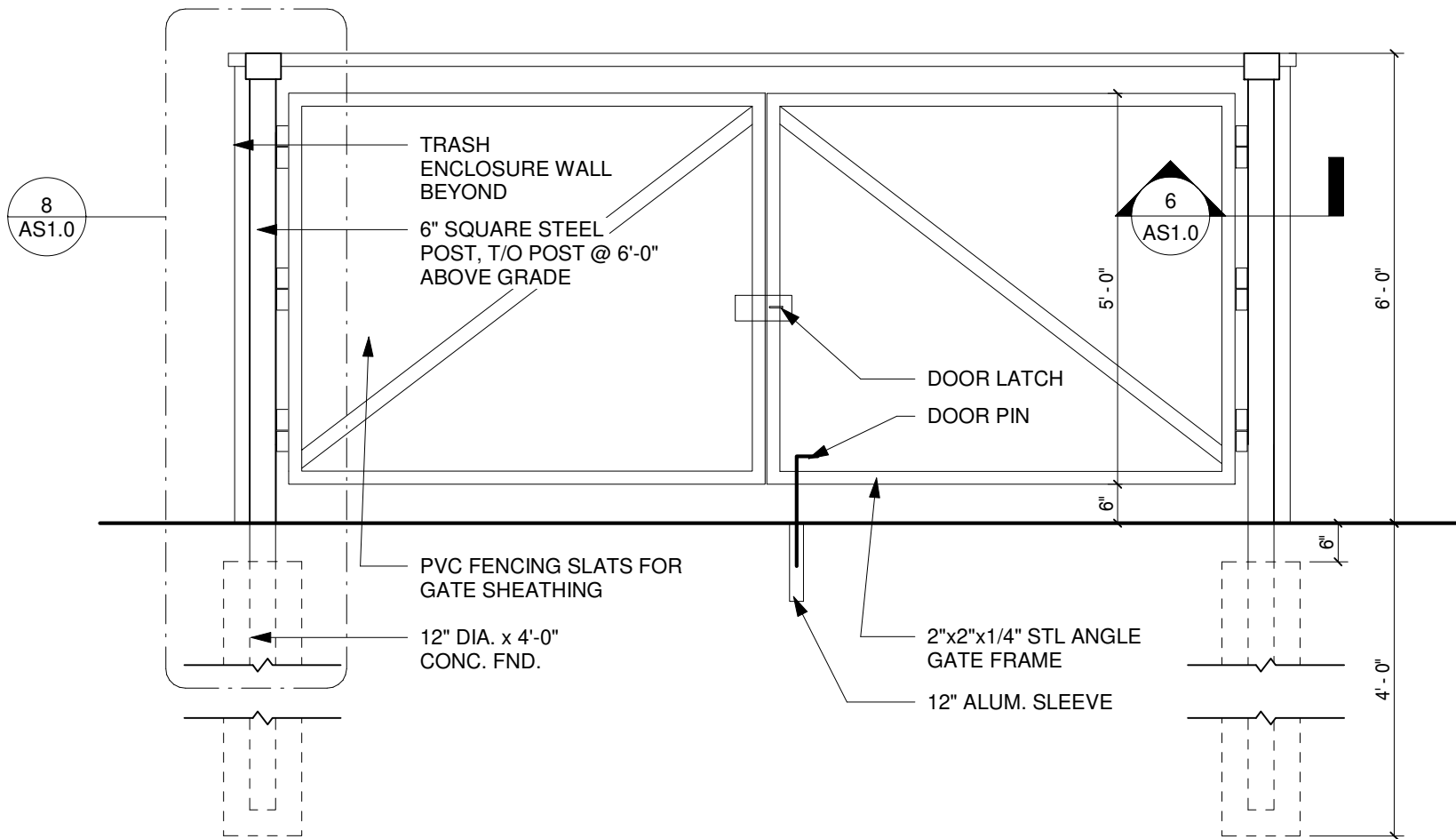
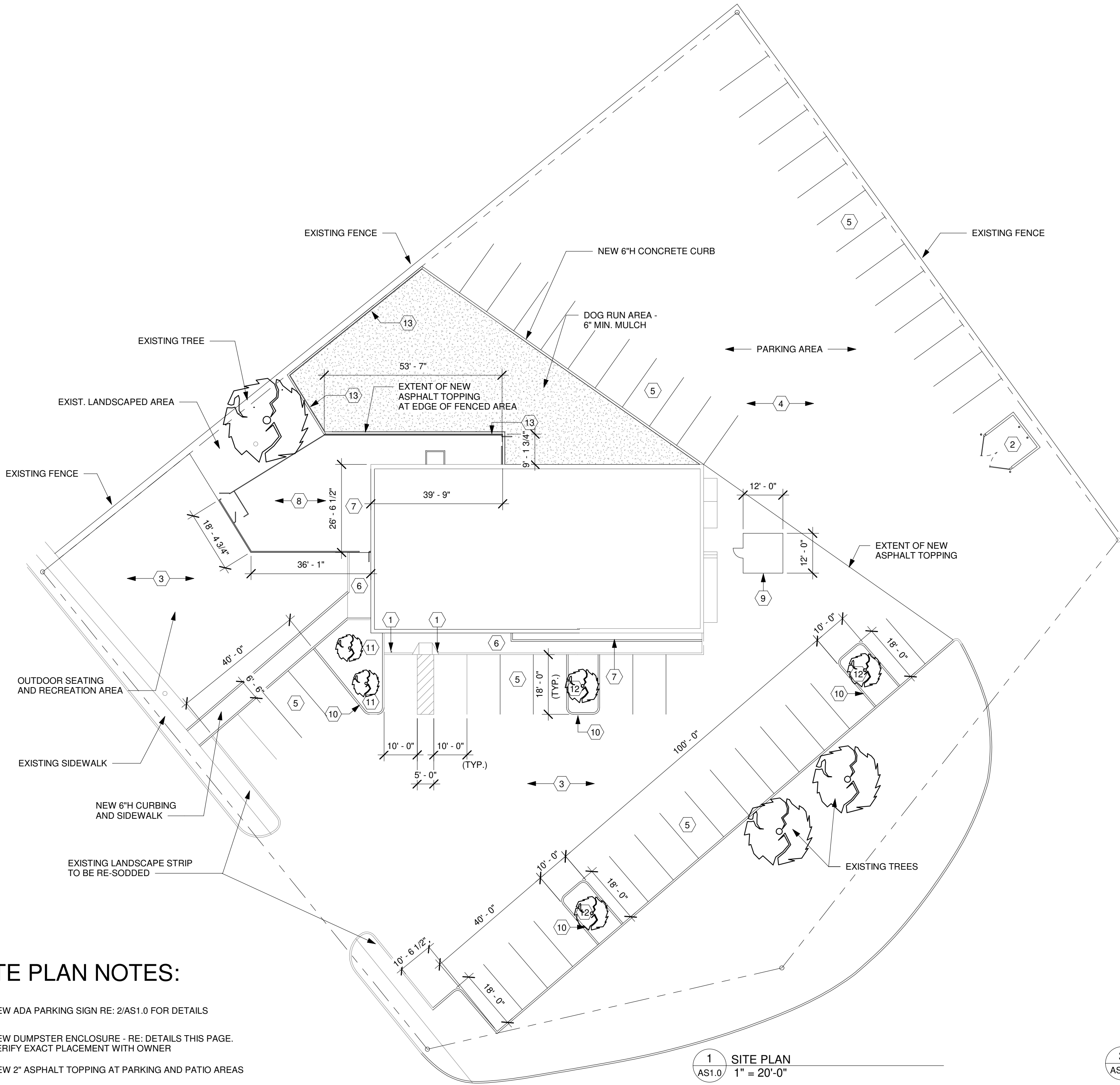
GS JOB NO:	20186018	DRAWING SCALE:	1"= 30'	SURVEY DATE:	1-22-2019
FIELD WORK:	DT	CITY:	HAPEVILLE	STATE:	GA
PROJ MGR:	JEM	COUNTY:	FULTON		
REVIEWED:	JRC	LAND LOT:	98		
DWG FILE:	20186018-01.dwg	DISTRICT:	14th		



SITE PLAN + SCALE 1"=20'-0"

SITE PLAN NOTES:

- 1 NEW ADA PARKING SIGN RE: 2/AS1.0 FOR DETAILS
- 2 NEW DUMPSTER ENCLOSURE - RE: DETAILS THIS PAGE. VERIFY EXACT PLACEMENT WITH OWNER
- 3 NEW 2" ASPHALT TOPPING AT PARKING AND PATIO AREAS
- 4 NEW SEAL COAT AT AREAS AT BACK OF BUILDING
- 5 NEW PARKING AREA STRIPING
- 6 REMOVE CONCRETE WALKWAYS AT BUILDING EXTERIOR AND REPLACE WITH NEW CONCRETE CURBS AND SIDEWALKS AS SHOWN RE: FLOOR PLAN
- 7 REMOVE ALL TREES AND SHRUBS ADJACENT TO BUILDING.
- 8 NEW ENCLOSED PATIO AREA - RE: ID DRAWINGS
- 9 NEW 6'-0" H WOOD PRIVACY FENCE ENCLOSURE WITH LOCKING GATE FOR SMOKER
- 10 LANDSCAPE ISLAND - 6" RAISED CONCRETE CURBING WITH MIN. 6" MULCH
- 11 NEW FLOWERING TREE: NATCHEZ CREPE MYRTLE
- 12 NEW DECIDUOUS TREE: TUPELO (SWAMP BLACK GUM) WILDFIRE
- 13 6 X 6 PRESSURE-TREATED WD. BORDER AT DOG RUN AREA - ANCHOR TO EXISTING PAVING



THE CONTENTS OF THIS DRAWING WILL REMAIN THE PROPERTY OF TEDROW DESIGN GROUP. ITS CONTENTS, INCLUDING ALL INFORMATION, SHALL NOT BE REPRODUCED USING ANY MEANS WITHOUT EXPRESSED WRITTEN CONSENT AND/OR PERMISSION FROM TEDROW DESIGN GROUP.



2886 ADAMS BROOK WAY
SNELLVILLE, GA 30078
PH: 678/777-5946



Pit Boss BBQ
800 Doug Davis Drive
Hapeville, Georgia 30354

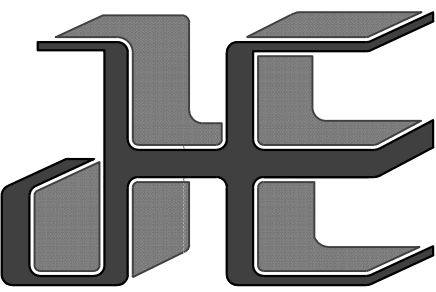


REV. NO.	DATE	DESCRIPTION

PROJECT NO.:
DRAWN BY:
CHECKED BY:
ISSUE DATE: 9-15-20

ARCH. SITE PLAN

AS1.0



J.H. ENGINEERING
5014 KINGSBRIDGE PASS
POWDER SPRINGS, GA 30127
678-234-8156
justin@hlmp.com



professional seal

Pit Boss BBQ
800 Doug Davis Drive
Hapeville, GA 30354

project

BDC/OR 7-2-2020

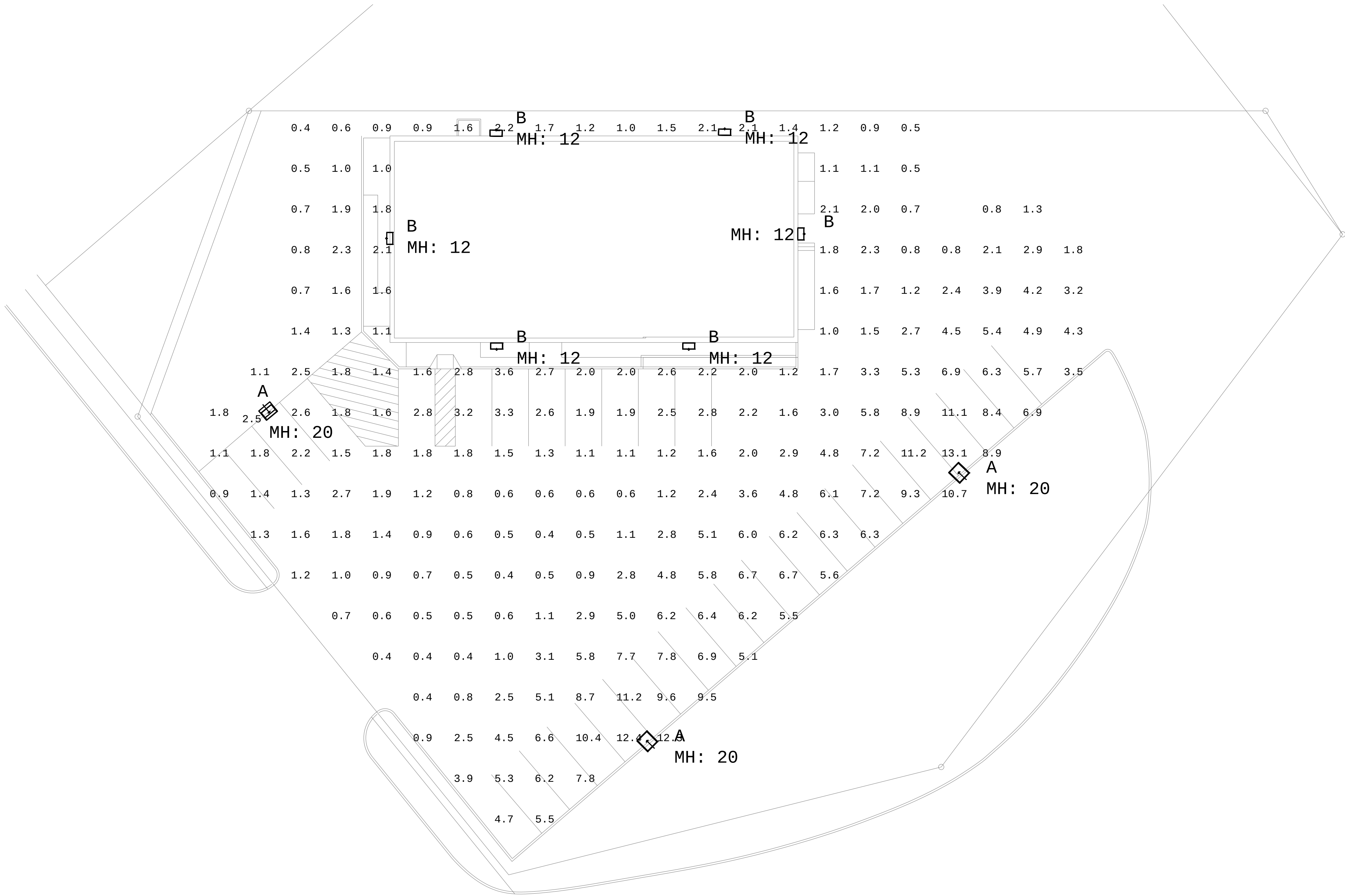
release

PHOTOMETRIC

title

E5.1

number



PHOTOMETRIC
SCALE: 1' = 1/8"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	A	SINGLE	N.A.	0.900	VP-L-96L-315-4K7-3
	6	B	SINGLE	N.A.	0.900	LNC3-24L4K-035-3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	3.09	13.1	0.4	7.73	32.75



Exterior Remodeling



New Location:
800 Doug Davis Drive
Hapeville, GA 30354



Architect



Interior Designer

Pit Boss and Hapeville's Shared Goals



- Pit Boss and Wade McSwain have inspired to provide a safe environment for residents of Hapeville and the walkability the city.
- By staying in the heart of Hapeville, the Pit Boss team looks to continue investing in enhancement of the neighborhood and bettering the characteristics of the community.
- Instead of demolishing for new construction, the investment of underdeveloped spaces is a step in the direction of improving the soul of Hapeville
- By creating green spaces and dog-friendly zones over time, we look to enhance the movement of Virginia Ave.
- Improving the exterior by means of brightening up the structure's façade, creates a safe environment and elevates the value of its surroundings.



Front-Left Corner



Front-Right Corner



Receiving in Backside



Dog Area near Patio





Exterior Awning Compliance

Awnings will be at least five feet deep as measured from the building's front facade.

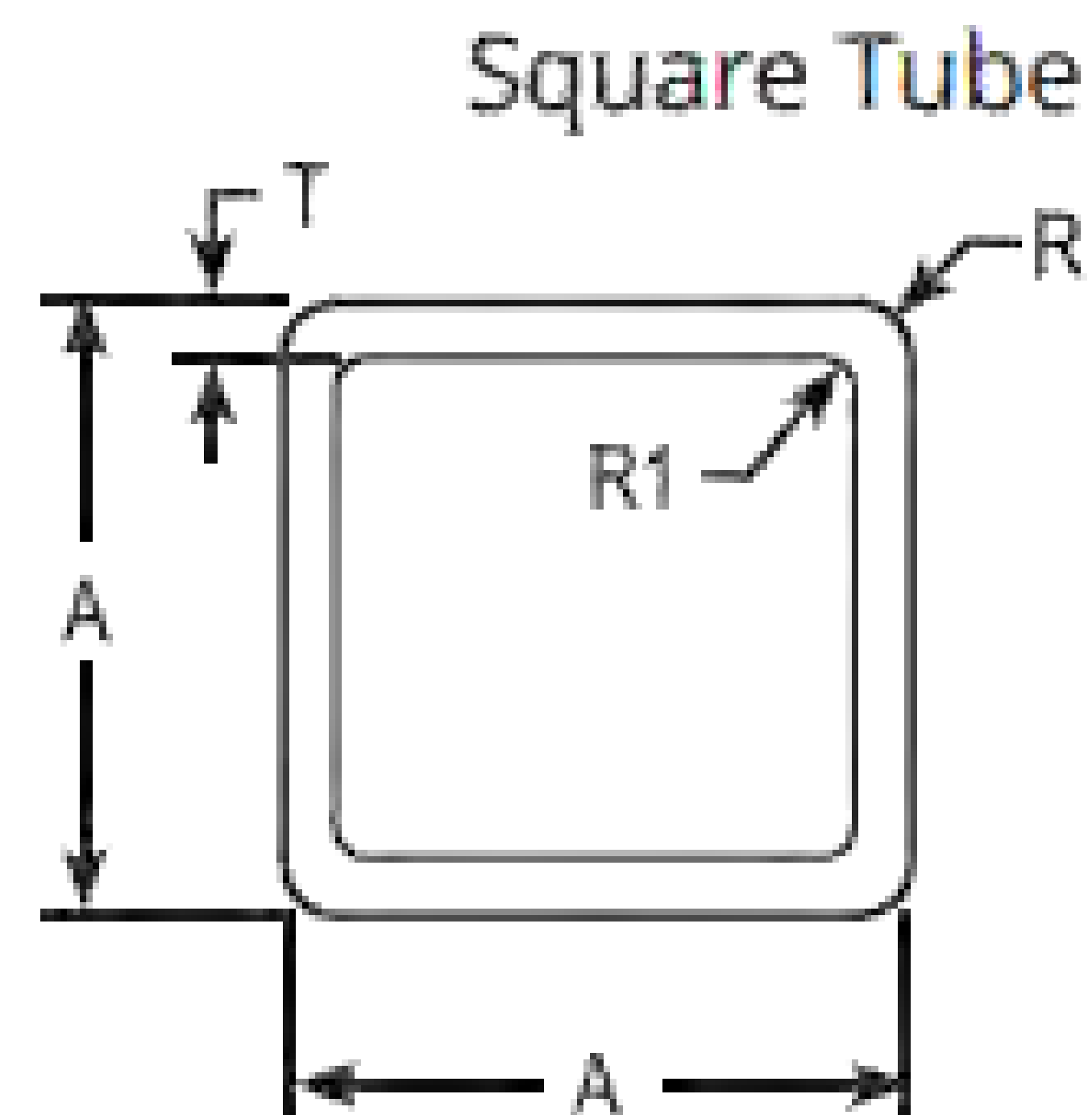
Awnings will match the adjacent awnings in depth and height.

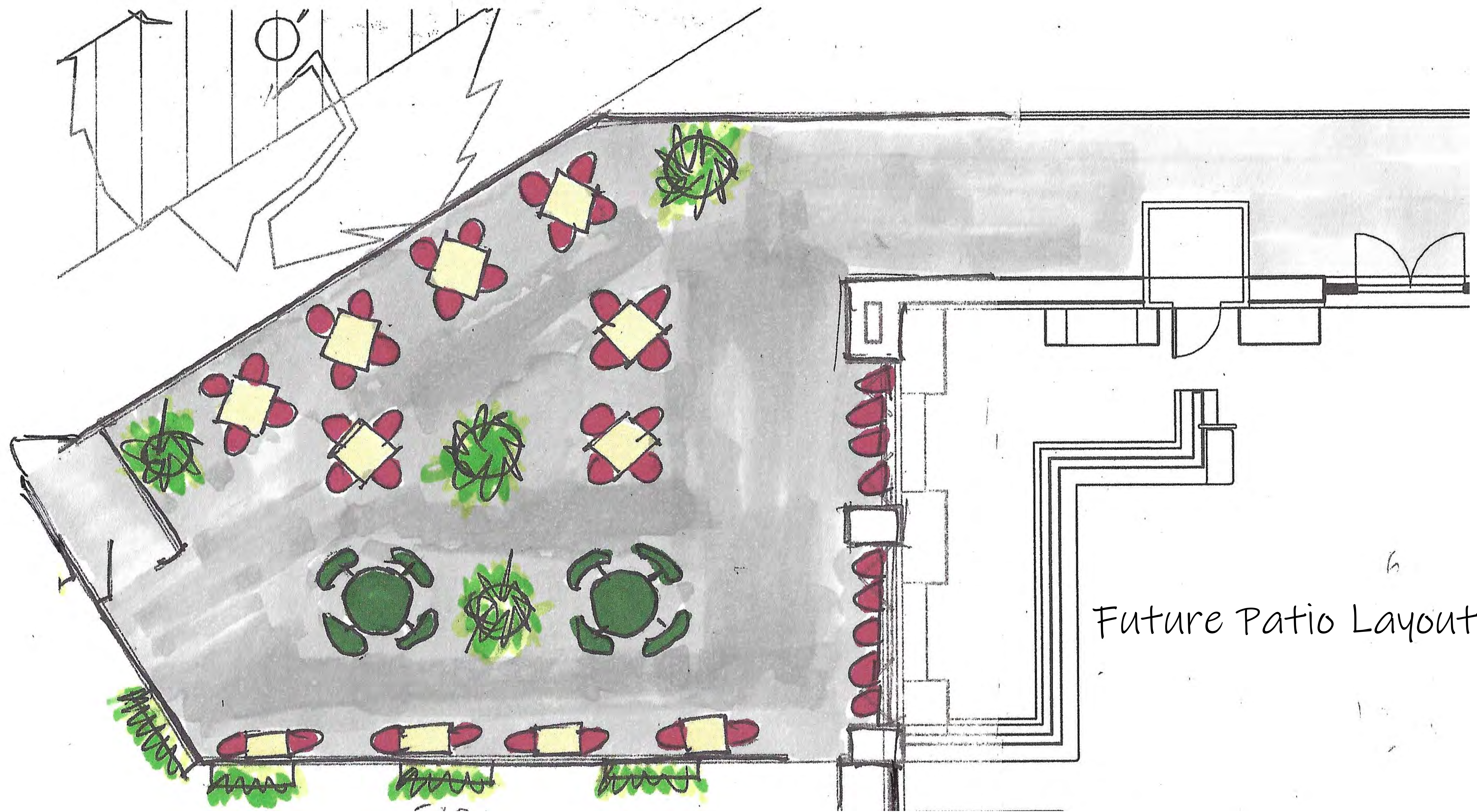
Frame construction on awnings will be square aluminum tubes.

Steel Stitch™ brand can provide a bid for work.

No valances have been designed into these awnings.

No lights or signs are being used on the awnings.





Future Patio Layout

Street Facing Elements

- LED Streetlights will be provided to maintain a safe, walkable space. A well-lit pedestrian area will be provided to enhance and illuminate the community.
- No chain-link fencing will be used.
 - Black metal frame with small plants mounted between railings will be installed.
- All street-facing exterior walls are faced with full-depth brick, to be painted white for cleanliness.



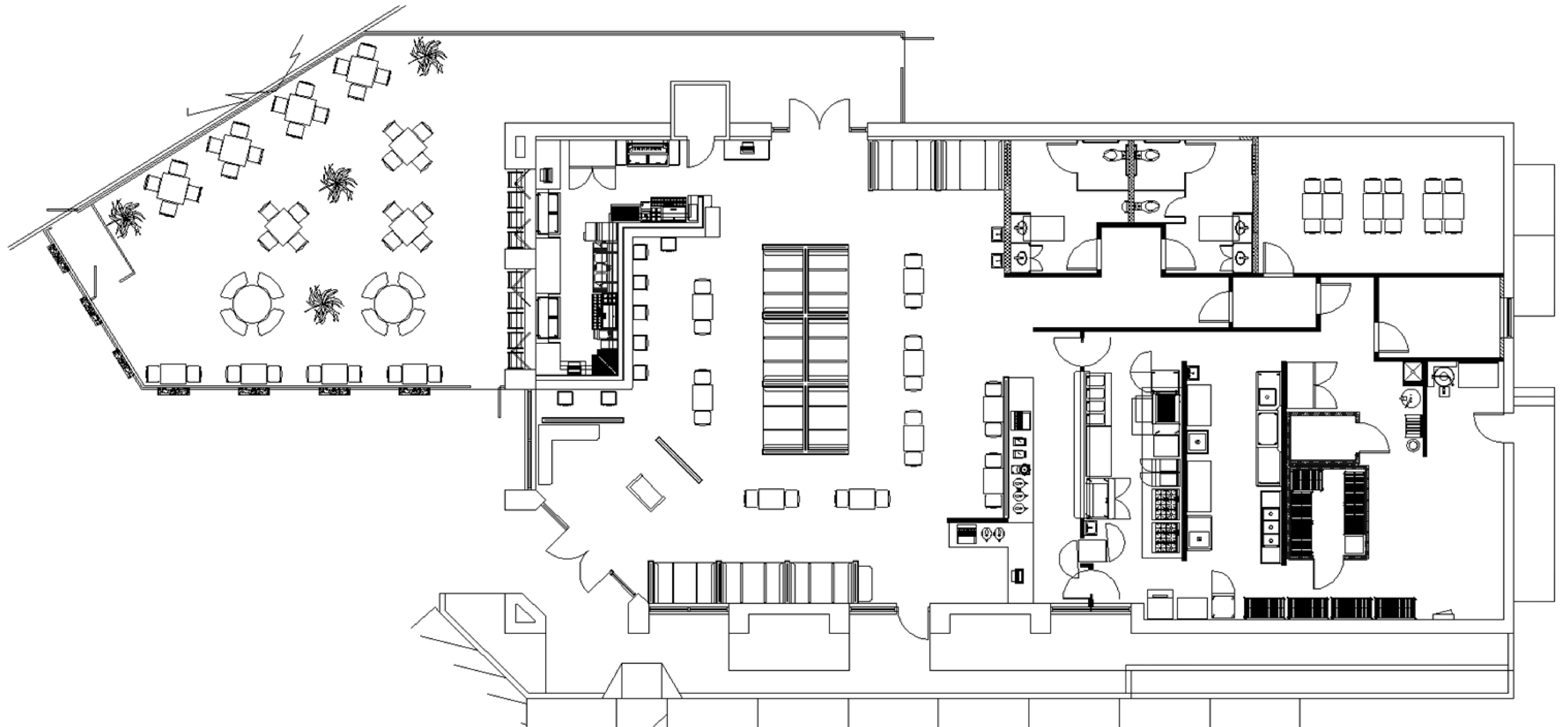
Street Facing Elements



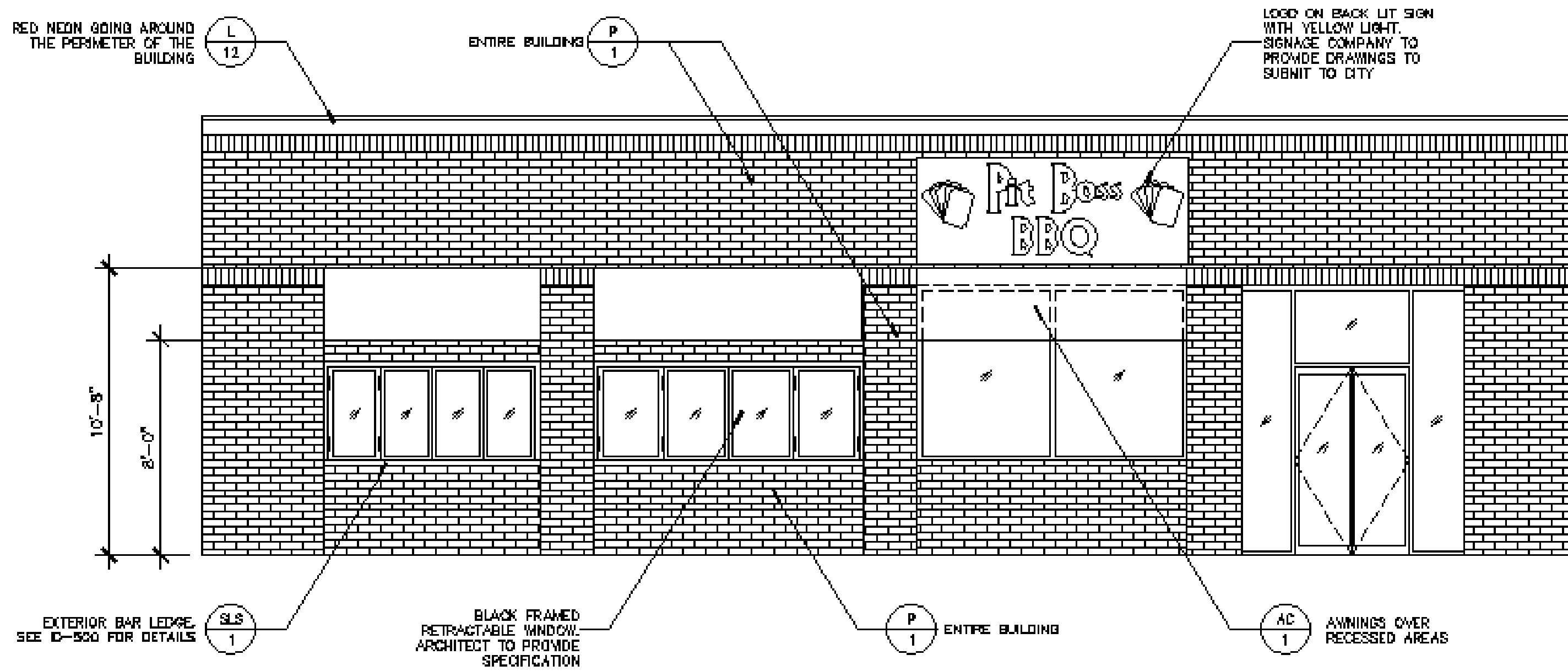
- Clean washable furniture that is UV protected for outdoor use.
- Black metal frame with small plants mounted between railings will be installed.
- Round picnic tables
- Potted plants through with fresh greenery



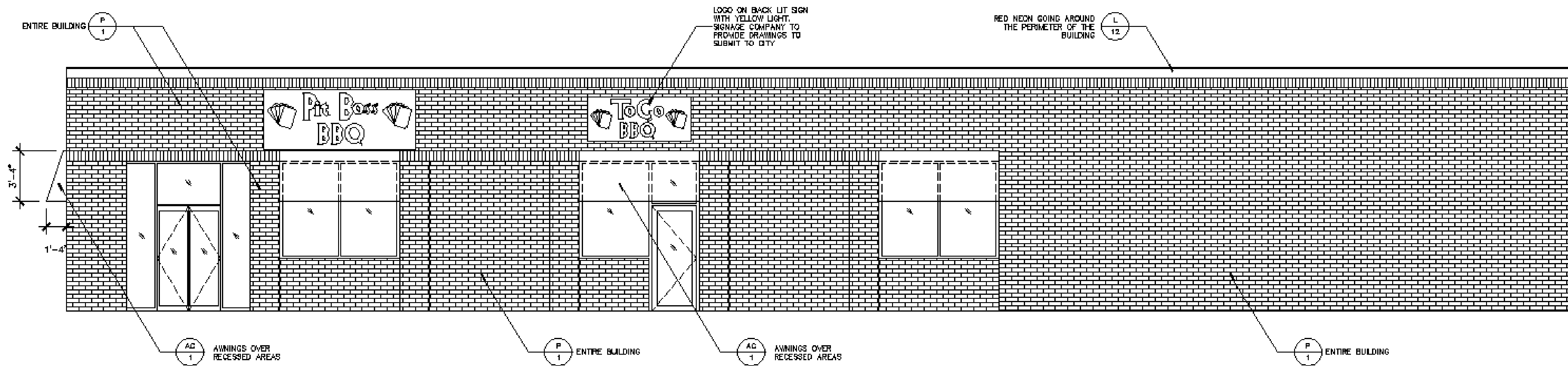
Overall Layout



Exterior Elevations



1 ELEVATION • EXTERIOR
SCALE: 1/4"=1'-0"



2 ELEVATION • EXTERIOR
SCALE: 1/4"=1'-0"



PLANNER'S REPORT

DATE: November 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 461 North Central Ave

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

BACKGROUND

The City of Hapeville has received a design review application from Joseph Latimer for the reconstruction of the Dwarf House restaurant. The 11,568 SF restaurant will be between 22' and 26' tall, constructed of brick, wood, stone, metal wall panels, and glazed ceramic tile.

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

CODE

SEC. 81-1-6. COMMERCIAL/MIXED-USE AREA

(a) Site development standards.

- ✗ Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- ✗ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✗ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✗ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✗ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - ✓ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - ✓ The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - ✓ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

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

The applicant has requested a variance for the setback/build to line from the Board of Appeals (to increase the setback)

NOTES:

(c) Supplemental area and fence standards.

- ✓ Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.
- ✗ All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
- ✗ The supplemental area shall be hardscaped.
 - ✗ Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
- ⊙ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- ✗ All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- ⊙ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:
- Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
 - Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
- ✓ A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - ✓ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

The supplemental area includes hardscape and landscaping, including parking away from the building aslong N Central. A variance has been requested by the Board of Appeals for those 12 parking spaces.

NOTES:

(d) Utility standards.

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

Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: Dumpster enclosure should meet all requirements.

(e) Parking and traffic standards.

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

Parking in the supplemental area along N Central. A request to Board of Appeals for a variance to allow this parking has been requested. but not yet heard/approved.

NOTES: Supplemental area landscaping may not meet the required 10ft. There is a landscape zone, sidewalk and landscape buffer along N Central. Design exception requested.

The wider driveway width (>24') may be approved by the Community Services director, has been recommended by the Planning Commission and likewise a design exception is requested.

(f) Roof and chimney standards.

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

- ⊙ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: **Proposed roof line requires design exception**

(g) Facade and style standards.

- ✓ Exterior facade materials shall be limited as follows:
 - Subarea A.* Unpainted full-depth brick.
 - Subarea B.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Subarea C.* See neighborhood conservation area.
 - Remaining commercial/mixed-use area.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Split-face block.* In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza
 - [Materials on enfronting facades.]* The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - [Façade colors, materials.]* Facade colors and materials shall be limited to three per facade face.
- Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.

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

NOTES:

(h) Door and window standards.

- ✗ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

- ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✋ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✋ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ✋ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ✓
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✋ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊗ Painted window or door glass is prohibited.
- ✋ All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
 - A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- ⊗ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
 - Awnings shall be at least five feet deep as measured from the building's front facade.
 - Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - Valance width and height must align horizontally.
 - ✋ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - Valance on awnings should always be loose as valances should not be rigidly framed.
 - Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - Signs on awning must meet all requirements of the sign ordinance.

NOTES:

- The Applicant should include building numbers on the plans.**
- The Applicant should all information regarding windows, including dimensions and recessions per above.**
- The Applicant should provide the knee wall base measurements.**
- Any tinting must be in compliance with the Code.**

RECOMMENDATIONS

Upon review of the information provided by the Applicant, a number of items have been found deficient or require a Design Exception. Upon modification of the plans or granting of a Design Exception, the application for the Commercial Building may be approved.

Design Exceptions Requested

Main entry door is not located along the enfronting street.

Proposed roof line.

Height of building less than 24'.

Parking in the supplemental area along N Central. A request to Board of Appeals for a variance to allow this parking has been requested. but not yet heard/approved.

Supplemental area landscaping may not meet the required 10ft. There is a landscape zone, sidewalk and landscape buffer along N Central.

The wider driveway width (>24')

Deficiencies to Address

The Applicant should include building numbers on the plans.

The Applicant should window details, including measurements, recessions, etc.

The Applicant should provide knee wall measurements.

Any tinting must be in compliance with the Code.

The Applicant should include gutters and downspouts on drawings.

Dumpster screening must be compliant

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/21/20 for review at 11/18/20 committee meeting.

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: Joseph Latimer **Contact Number:** 1 (404) 305-7745

Applicants Address: 5200 Buffington Road, Atlanta GA 30349

E-Mail Address: joseph.latimer@cfacorp.com **Zoning Classification:** U-V, Urban Village

Address of Proposed Work: 461 North Central Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 14009600030268

Property Owner: Dwarf House Property Co., Inc **Contact Number:** (404) 376-1380

Project Description (including occupancy type): _____

Demolition of existing Dwarf House. Removal of asphalt pavement, relocation of utilities and closure of Sherman Road. Construction of a new building, double lane drive-thru and parking lot. Occupancy type A-2

Contractors Name: WH Bass **Contact Number:** 770.734.1069

Contact Person: Chris Daniel **Contact Number:** 770.734.1069

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

Applicants Signature Joseph Latimer

Digitally signed by Joseph Latimer
DN: cn=Joseph Latimer, o=Chick-fil-A, Inc., ou=Strategic Reinvestment,
email=joseph.latimer@cfacorp.com, c=US
Date: 2020.10.16 11:20:44 -04'00'

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: 10,642 sf

Total Square Footage of existing building: 6,233 sf

Estimated Cost of Construction: 4.5 Million

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

Veneer Brick, Red Architectural Metal Wall Panel, EIFS

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

Veneer Brick, Flag Stone, Dark Grey Architectural Metal Wall Panel, Glazed
Ceramic Wall Tile, Storefront Glazing Systems, Prodema Wood Veneer Soffit.

NOTICE

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

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

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

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

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

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

Joseph
Latimer

Digitally signed by Joseph Latimer
DN: cn=Joseph Latimer, o=Chick-fil-
A, Inc., ou=Strategic Reinvestment,
email=joseph.latimer@cfacorp.com,
c=US
Date: 2020.10.16 11:22:15 -04'00'



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.

Joseph Latimer

Joseph
Latimer

Digitally signed by Joseph Latimer
DN: cn=Joseph Latimer, o=Chick-fil-A,
Inc., ou=Strategic Reinvestment,
email=joseph.latimer@cfacorp.com,
c=US
Date: 2020.10.16 11:17:53 -0400

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.



N Central Ave

1 - View From SW Corner Dwarf House Site



2 - View From South Corner Dwarf House Site



King Arnold St

3 - View From NE Corner Dwarf House Site



King Arnold St

4 - View From North Corner Dwarf House Site



5 - View From West Side Dwarf House Site



6 - Existing Dwarf House



7 - Irrigation Meter Along N Central Ave



8 - Hydrant @ N Central Ave & Sherman Road



9 - Power & Phone From Sherman Rd To Building



10 - Rear Of Dwarf House



11 - Refuse Enclosure & Grease Trap



12 - Drive-Thru Pick-Up



13 - Flume Near Refuse Enclosure



14 - Sherman Road Toward South





EAST - FRONT ELEVATION



WEST - REAR ELEVATION



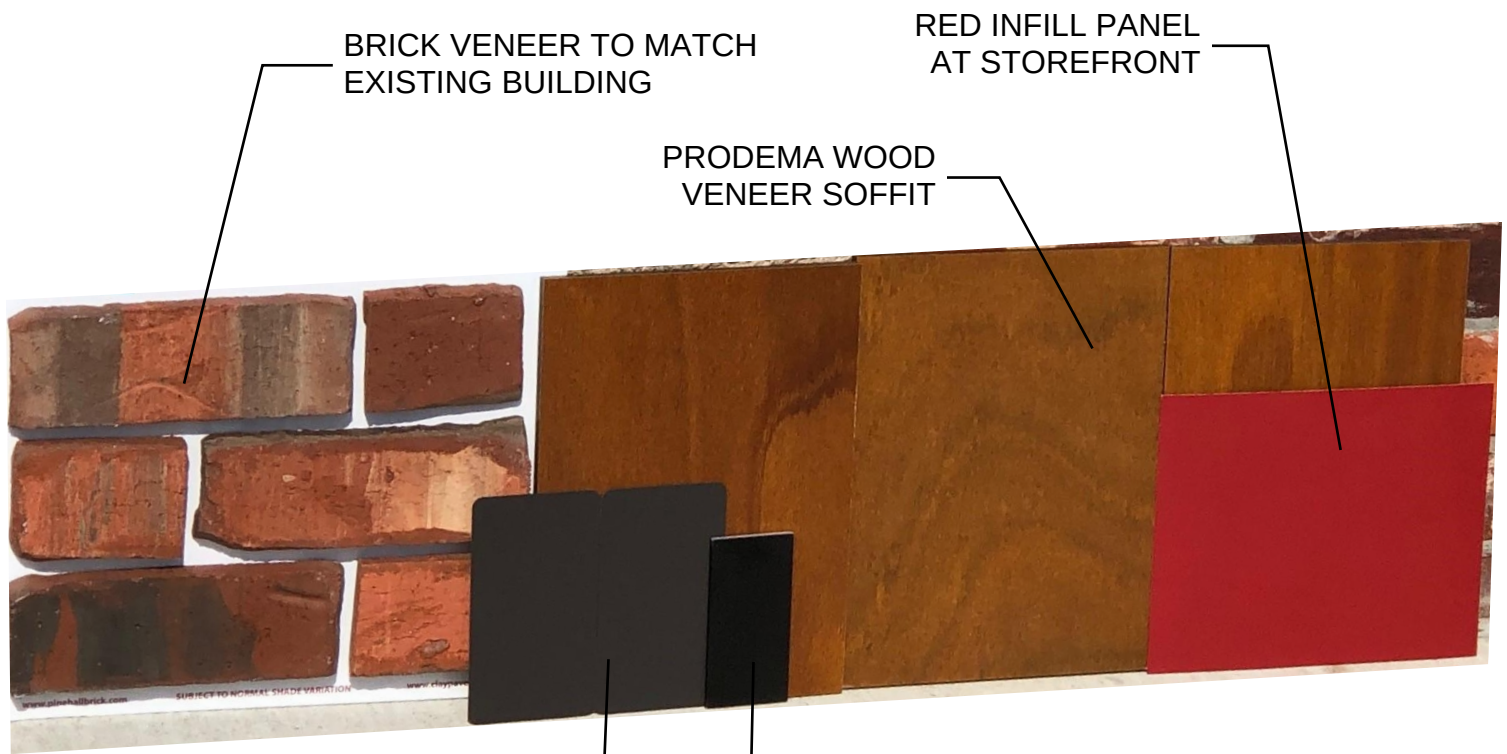
SOUTH - NORTH CENTRAL AVENUE ELEVATION



NORTH - KING ARNOLD STREET ELEVATION

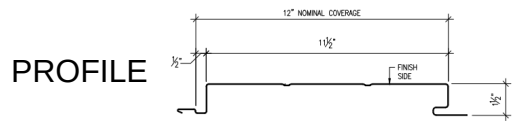
CHICK-FIL-A HAPEVILLE DWARF HOUSE

DESIGN REVIEW ELEVATIONS
OCTOBER 21, 2020



ARCHITECTURAL METAL
 PANEL (BUILDING STEEL
 PAINT COLOR TO MATCH)

ALLUMINUM STOREFRONT



FLAGSTONE VENEER



EXTERIOR BUILDING MATERIALS



— Glazed Ceramic Tile

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SURVEYOR CERTIFICATION:

TO: DWARF HOUSE GROUP, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 16. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

SIGNED: *Daniel F. Conner*
DATE: 5/25/19
REGISTRATION NO.: 2350

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	97.95'	1160.17'	S 45°28'37" E	97.93'
C2	14.43'	10.00'	S 06°33'38" E	13.21'

LAND DESCRIPTION OF TRACT 6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 95 OF THE 14TH DISTRICT AND BEING IN THE CITY OF HAPEVILLE GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE S54°04'18"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET A DISTANCE OF 162.46 FEET TO A 1/2" REBAR WITH CAP SET AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S33°59'19"W A DISTANCE OF 196.06 FEET TO A X-CUT IN PVC PIPE SET; THENCE N54°15'22"W A DISTANCE OF 64.08 FEET TO A MAG NAIL SET; THENCE N34°21'48"E A DISTANCE OF 50.00' TO A 1/2" REBAR WITH CAP FOUND; THENCE N55°04'51"W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY N34°00'22"E A DISTANCE OF 130.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 22.14 FEET HAVING A RADIUS OF 14.00 FEET SUBTENDED BY A CHORD OF N79°18'55"E A DISTANCE OF 19.91 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY S55°22'32"E A DISTANCE OF 149.53 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 26,868 SQUARE FEET OR 0.617 ACRES.

SITE

LOCATION MAP

NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0367F & 13121C0369F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IT IS IN A AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE S6 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
 - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY gGPS SOLUTIONS, INC.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
 - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD FRONTS/AGES OF SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF WASTE DUMP, SUMP, OR SANITARY LANDFILL ON SUBJECT PROPERTY.
 - THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY THE PUBLIC UTILITY COMPANIES SERVING THIS AREA AND ARE SHOWN HEREON AS THEY WERE PAINTED AND/OR MARKED ACCORDINGLY.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT LOCATED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
- THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE EXTENDED INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE SOUTH S54°04'18"E A DISTANCE OF 162.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH S34°46'29"W WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 126.59 FEET TO A POINT; THENCE SOUTH S40°07'47"W WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 215.19 FEET TO A MAG NAIL SET ON THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD AND NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE LEAVING NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, NORTH S45°33'19"W WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE A DISTANCE OF 149.85 FEET TO A 1" ROD FOUND; THENCE LEAVING NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE NORTH S43°39'31"E EAST, ALONG PROPERTY LINE OF DWARF HOUSE GROUP, LLC, RECORDED IN DEED BOOK 56214, PAGE 54, A DISTANCE OF 192.59 FEET TO A 1/2" REBAR SET; THENCE NORTH S58°44'13"W WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 50.00 FEET TO A 1/2" REBAR FOUND (REBAR 0.19 FEET SOUTH EAST FROM TRUE CORNER); THENCE LEAVING SAID PROPERTY LINE NORTH S35°00'29"E EAST, ALONG PROPERTY LINE OF SOUNG THACH AND LAI THI KIM RECORDED IN DEED BOOK 48602, PAGE 90, A DISTANCE OF 199.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET; THENCE SOUTH S42°14'20"E EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT A DISTANCE OF 97.95 FEET, HAVING A RADIUS OF 1160.17 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH S45°28'37"E EAST, FOR A DISTANCE OF 97.93 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF KING ARNOLD STREET AND SHERMAN ROAD, ALONG A CURVE TO THE RIGHT A DISTANCE OF 14.43 FEET, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH S06°33'38"E EAST, FOR A DISTANCE OF 13.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63,266 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH S42°14'48"E EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET, SAID THE POINT BEING THE POINT OF BEGINNING; THENCE NORTH S42°14'48"E EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH S55°04'51"E EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE SOUTH S42°14'48"W WEST, ALONG SAID PROPERTY LINE AND PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH S55°04'51"W WEST, ALONG SAID PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,499 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH S42°14'48"E EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD SOUTH S55°04'51"E EAST, ALONG PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., RECORDED IN DEED BOOK 56214, PAGE 54, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH S42°14'48"E EAST, ALONG SAID PROPERTY LINE, A DISTANCE OF 75.00 FEET TO A POINT TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH S45°15'22"E EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH S56°03'38"E EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE LEAVING SAID PROPERTY LINE SOUTH S43°33'18"W WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 149.98 FEET TO A 1/2" REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE SOUTH S43°33'18"W WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 149.98 FEET TO A 1/2" REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH S55°04'51"W WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE, A DISTANCE OF 229.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

CIVIL ENGINEERS * LAND PLANNERS

* LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357



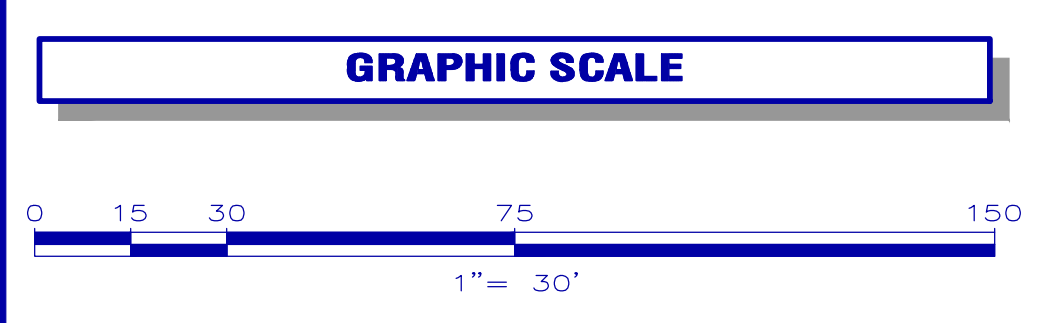
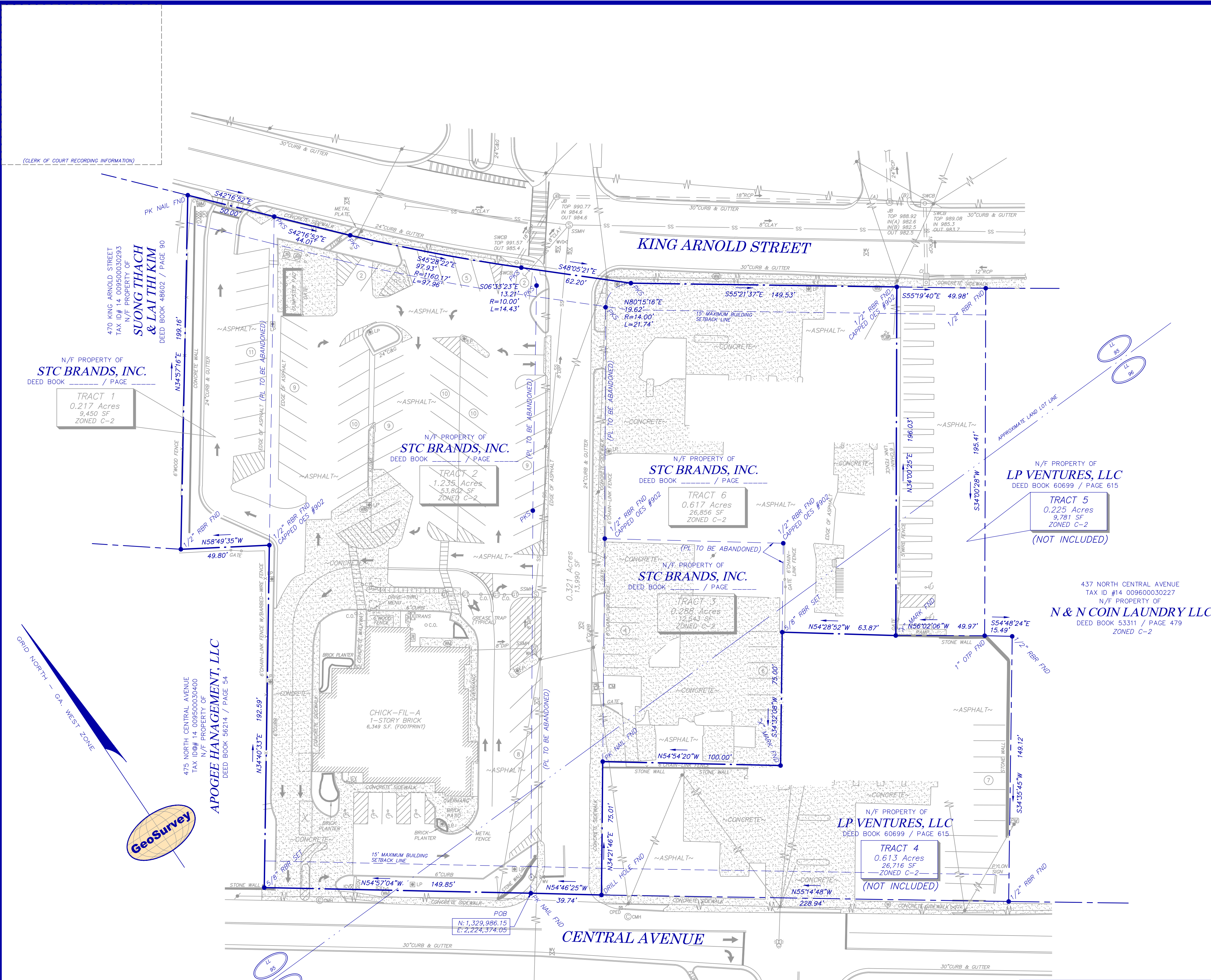
FOR THE FIRM COLUMBIA ENGINEERING LSF#000902

ALTANSPS SURVEY FOR
DWARF HOUSE GROUP, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY
451, 461 NORTH CENTRAL AVENUE, 3580 SHERMAN ROAD, 436, 440, 448 KING ARNOLD STREET
LAND LOTS 95 AND 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

REVISIONS	DATE
RAILROAD CROSSING	05/09/18
ADDED BUICE TRACK	05/30/19

DRAWING TITLE	
ALTANSPS SURVEY	
FILE NAME: 5041.00_SV	
DRAWN BY: SJ	DRAWING NO.
PROJECT NO: 5041.00	
FIELD DATE: 05/22/19	1 OF 1
PLAT DATE: 04/05/18	
SCALE: 1"=30'	

- LEGEND**
- PROPERTY CORNER FOUND
 - SWCB
 - W/CAP
 - SSMH
 - SSMH-1
 - SSMH-2
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Dial 811

Or Call 800-282-7441

LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CO CONCRETE MONUMENT FND	WATER VAULT
CPED SANITARY CLEANOUT	GAS VALVE
CI OPEN TOP PIPE	GAS METER
DIP DUCTILE IRON PIPE	WATER VALVE
DWBC DOUBLE WING CATCH BASIN	WATER METER
FNC FENCE	FIRE HYDRANT
FM FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
INV INVERT	UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UNDERGROUND WATER LINE
MH MANHOLE	PHOTO POSITION INDICATOR
OCS OUTLET CONTROL STRUCTURE	REGULAR PARKING SPACE COUNT
OTP OPEN TOP PIPE	HANDICAP PARKING SPACE
PM POWER METER	TREE POSITION INDICATOR
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

AREA TABLE					
PARCEL	ACRES	SQUARE FEET	ZONED	TAX ID#	
TRACT 1	0.217	9,450	C-2	14 009500030301	
TRACT 2	1.235	53,802	C-2	14 009500030152	
TRACT 3	0.288	12,543	C-2	14 009600030276 & 14 009600030268	
TRACT 6	0.613	26,716	C-2	14 009600030219	
SHERMAN RD	0.321	13,990			
TOTAL AREA	2.678	116,641			

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 81,823 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 326,554 FEET. *dlh*, INV.

FINAL SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 81,823 feet and an angular error of 01 per angle point, and was adjusted using the Least Squares rule. This plat has been calculated for closure and is found to be accurate within one foot in 326,554 feet and the property shown contains a total of 2,678 acres. The equipment used to obtain the linear and angular measurements herein was a Trimble "S" Series Total Station and Trimble TSC-3 data collector.



David L. Hester
Georgia Registered
Land Surveyor # 3042

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northern right-of-way of Central Avenue with the western right-of-way of Sherman Road, said PK nail found having Georgia State Plane coordinates of N:1,329,986.15; E:2,224,374.05; Thence along said northern right-of-way of Central Avenue the following courses and distances: North 54 degrees 57 minutes 04 seconds West a distance of 149.85 feet to a 5/8-inch rebar found; Thence leaving said right-of-way of Central Avenue, North 34 degrees 40 minutes 33 seconds East a distance of 192.59 feet to a 1/2-inch rebar found (capped OES #902); Thence North 58 degrees 49 minutes 35 seconds West a distance of 49.80 feet to a pk nail set; Thence South 42 degrees 16 minutes 52 seconds East a distance of 50.00 feet to a pk nail set; Thence South 42 degrees 16 minutes 52 seconds East a distance of 44.01 feet to a pk nail set; Thence along a curve to the left having a radius of 1160.17 feet and an arc length of 97.96 feet, being subtended by a chord bearing of South 43 degrees 28 minutes 22 seconds East for a distance of 97.93 feet to a pk nail set; Thence South 48 degrees 05 minutes 21 seconds East a distance of 62.20 feet to a pk nail set; Thence South 55 degrees 21 minutes 37 seconds East a distance of 149.53 feet to a 1/2-inch rebar found (capped OES #902); Thence South 34 degrees 00 minutes 25 seconds West a distance of 196.03 feet to a x-mark found; Thence North 54 degrees 28 minutes 52 seconds West a distance of 63.87 feet to a 5/8-inch rebar set; Thence South 34 degrees 32 minutes 08 seconds West a distance of 75.00 feet to a x-mark found; Thence North 54 degrees 54 minutes 20 seconds West a distance of 100.00 feet to a pk nail found; Thence South 34 degrees 21 minutes 46 seconds West a distance of 75.01 feet to a drill hole found at the intersection of the northern right-of-way of Central Avenue with the eastern right-of-way of Sherman Road; Thence along said right-of-way of Central Avenue, North 54 degrees 46 minutes 25 seconds West a distance of 39.74 feet to a PK nail found and the TRUE POINT OF BEGINNING.

Said tract of land contains 2.678 Acres (116,641 sf).

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

(STATE OF GEORGIA)
(FULTON COUNTY)
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider _____ Date Signed _____
Printed or Typed Name of Subdivider _____

Signature of Owner _____ Date Signed _____
Printed or Typed Name of Owner _____

FINAL SURVEYOR'S CERTIFICATE

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk - On Behalf of Mayor and Council _____ Date _____

Chairman, Planning Commission _____ Date _____

City Engineer _____ Date _____

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13121c03671 & 13121c03691, AND THE DATE OF SAID MAPS IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-2" (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF HAPEVILLE, GEORGIA.

THE MINIMUM YARD SETBACKS ARE: FRONT - 0-15 MAXIMUM FEET; SIDE - 0 FEET; AND REAR - 0 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1- ALTA/NSPS SURVEY FOR DWARF HOUSE GROUP, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY COLUMBIA ENGINEERING, DATED MAY 30, 2019.

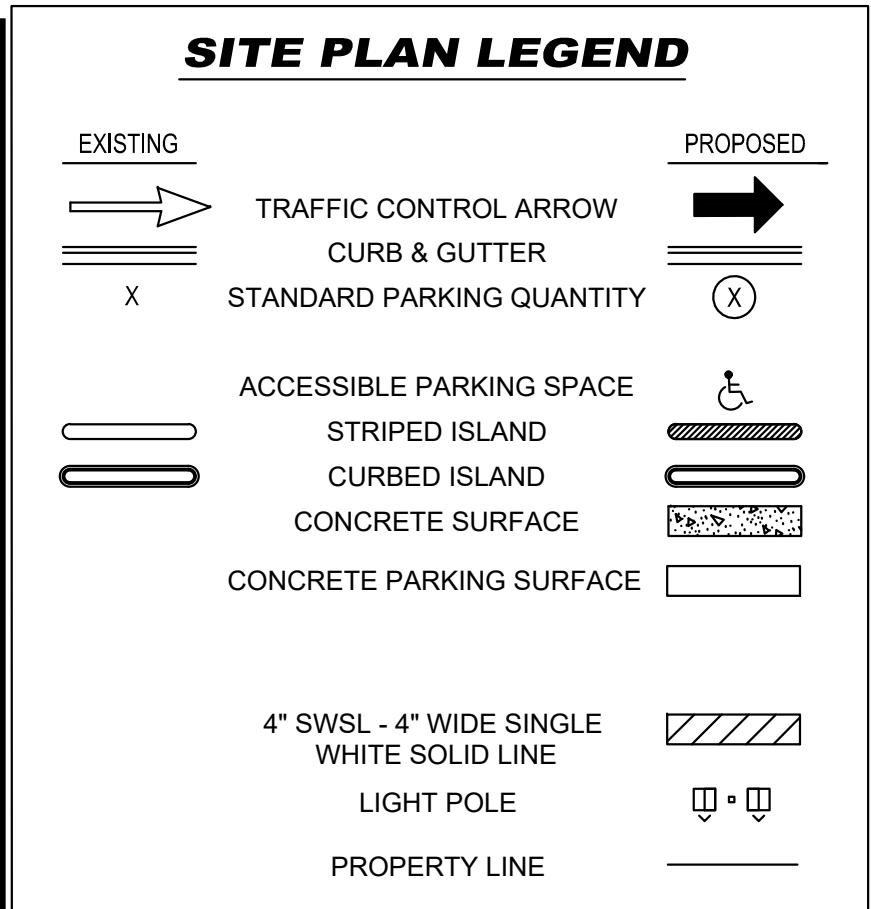
SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as required by law. The undersigned, by approval of this plat, certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



David L. Hester
Georgia Registered
Land Surveyor # 3042

COMBINATION PLAT			
461 North Central Avenue			
FOR			
STC BRANDS, INC.			
FOR			
GS JOB NO:	20206529	DRAWING SCALE:	1"= 30'
FIELD WORK:	CC	CITY:	HAPEVILLE
PROJ MGR:	DLH	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	95 & 96
DWG FILE:	20206529.dwg	DISTRICT:	14th
SURVEY DATE:	APRIL 15, 2020	No. Date	REVISIONS (SEE GENERAL NOTES)
			Description



AREA SUMMARY

EXISTING AREA TABULATION:

IMPERVIOUS AREA BUILDING PAD, ASPHALT PAVEMENT, CONCRETE, GRAVEL	139746.62 SF: 3.21 ACRES (91.2)
PERVIOUS AREA GRASS/LANDSCAPE	13504.92 SF: 0.31 ACRES (8.8%)
TOTAL AREA	153251.54 SF: 3.52 ACRES (100%)

PROPOSED AREA TABULATION:

IMPERVIOUS AREA BUILDING, PAVEMENT, CONCRETE	127388.86 SF: 2.92 ACRES (83%)
PERVIOUS AREA GRASS/LANDSCAPE	25862.68 SF: 0.59 ACRES (17%)
TOTAL AREA	153251.54 SF: 3.52 ACRES (100%)

FAR = 7%

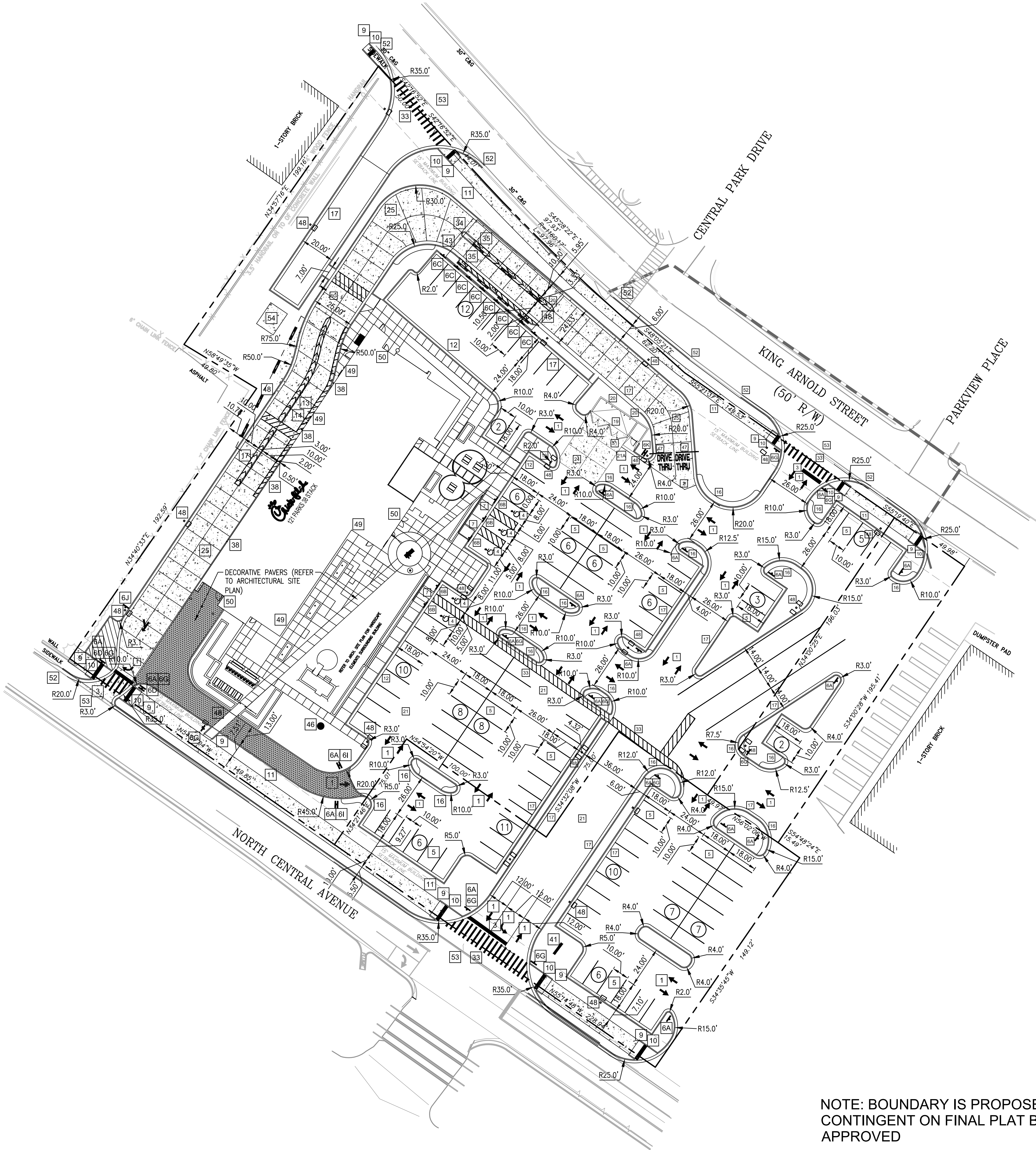
PARKING REQUIREMENTS

PARKING RATIO = 3 SPACES PER 1000 SF
TOTAL SPACE INSIDE = 11,324 SF
PATIO SPACE = 818
PARKING SPACES REQUIRED = 36
TOTAL SPACES PROVIDED = 121

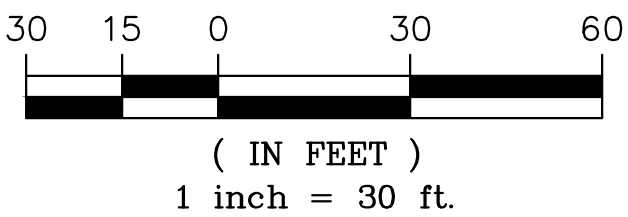
DEVELOPMENT DATA

SITE ZONING: U-V-c

SETBACKS	BUILDING	LANDSCAPE
EAST -	0 FEET	0 FEET
SOUTH -	0-15 FEET	5 FEET
NORTH -	0-15 FEET	5 FEET
WEST -	15 FEET	5 FEET



NOTE: BOUNDARY IS PROPOSED AND
CONTINGENT ON FINAL PLAT BEING
APPROVED



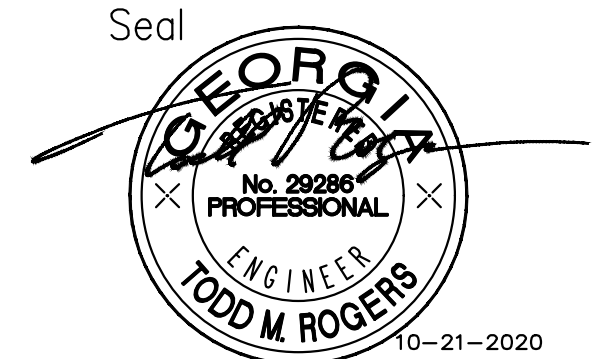
SITE PLAN DESIGN NOTES & KEY PLAN

- | | | | |
|-----|--|-----|--------------------------------|
| 1 | DIRECTIONAL ARROW | 1 | C-9.0 |
| 2 | DRIVE-THRU GRAPHICS | 2 | C-9.0 |
| 3 | STOP LINE GRAPHIC | 2 | C-9.0 |
| 4 | PAINTED ACCESSIBILITY SYMBOL | 1 | C-9.0 |
| 5 | STANDARD PARKING STALL & STRIPING DETAIL, NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE. | 38A | C-9.0 |
| 6 | DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND DETAILS 5-8 ON C9.0)
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. | 5-8 | C-9.0 |
| 6A | STOP SIGN (R1-1 36"x36") | 6F | RIGHT TURN ONLY |
| 6B | HANDICAP SIGN | 6G | PEDESTRIANS CROSSING |
| 6C | MOBILE ORDERING SIGN | 6H | CIRCLE BUILDING FOR DRIVE THRU |
| 6D | NO LEFT TURN SIGN | 6I | DO NOT ENTER SIGN (R5-1) |
| 6E | ONE WAY SIGN (R6-1 OR R6-2) | 6J | LANES MERGE SIGN |
| | | 6K | D/T ARROW SIGNS |
| 7 | SIDEWALK ACCESSIBLE RAMP | 3 | C-9.1 |
| 8 | CURB RAMP w/ FLARED SIDES | 2 | C-9.1 |
| 8A | CURB RAMP w/ SHORT FLARED SIDES | 1 | C-9.1 |
| 9 | NOT USED | 4 | C-9.1 |
| 10 | TRUNCATED DOMES | 9 | C-9.0 |
| 11 | TYPICAL CONCRETE SIDEWALK | 10 | C-9.0 |
| 12 | SIDEWALK WITH CURB & GUTTER SECTION | 8 | C-9.3 |
| 13 | DRIVE-THRU PLAN VIEW | 9 | C-9.3 |
| 14 | DRIVE-THRU ISOMETRIC VIEW | 5 | C-9.1 |
| 15 | SOLID PLASTIC WHEEL STOP (NOT USED) | 11 | C-9.0 |
| 16 | LANDSCAPE & IRRIGATION PROTECTOR | 6 | C-9.1 |
| 17 | 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING | 2 | C-9.3 |
| 18 | EXPANSION JOINT | 3 | C-9.3 |
| 19 | REFUSE ENCLOSURE FOUNDATION PLAN | 4 | C-9.3 |
| 19A | REFUSE ENCLOSURE FOUNDATION PLAN (ALT) | 5 | C-9.2 |
| 19B | REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN | 3 | C-9.2 |
| 20 | CONCRETE BOLLARD | 11 | C-9.1 |
| 21 | TYPICAL PAVEMENT SECTION | 12 | C-9.1 |
| 21A | PAVEMENT EDGE DETAIL | 2 | C-9.2 |
| 22 | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT | 8 | C-9.2 |
| 23 | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT | 9 | C-9.2 |
| 24 | CONCRETE APRON @ TRASH ENCLOSURE | 8 | C-9.2 |
| 25 | CONCRETE PAVING @ DRIVE THRU LANE | 9 | C-9.1 |
| 26 | ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN) | 4 | C-9.2 |
| 27 | TYPICAL ADA RAMP AND HANDRAIL | 6 | C-9.1 |
| 28 | CONTRACTION JOINT | 7 | C-9.2 |
| 29 | KEYED CONSTRUCTION JOINT | 1 | C-9.2 |
| 30 | LONGITUDINAL BUTT JOINT | 4 | C-9.2 |
| 30A | BUTT JOINT | 6 | C-9.1 |
| 31 | EXPANSION JOINT | 7 | C-9.2 |
| 32 | MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS | 1 | C-9.3 |
| 33 | CROSSWALK | 10 | C-9.2 |
| 34 | DRIVE-THRU ORDER POINT ISLAND CURB | 58A | C-9.3 |
| 35 | MENU BOARD LOOP DETECTION SYSTEM | 1 | C-9.3 |
| 36 | ENTRY DOOR FROST SLAB DETAIL | 11 | C-9.2 |
| 37 | SAN. C.O. OUTSIDE BUILDING | 10 | C-9.2 |
| 38 | BUILDING DOWNSPOUT CONNECTION DETAIL | 12 | C-9.2 |
| 39 | TYPICAL SECTION AT INLET/CATCH BASIN DETAIL | | |
| 40 | STORM WEEP HOLE DETAIL | | |
| 41 | CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE) | | |
| 42 | PRE-SELL MENU BOARD (NOT USED) | | |
| 43 | MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS) | | |
| 44 | CHICK-FIL-A "ENTER" SIGN (NOT USED) | | |
| 45 | CHICK-FIL-A "EXIT" SIGN (NOT USED) | | |
| 46 | 20' FLAG POLE (REFER TO SIGN PACKAGE) | | |
| 47 | CLEARANCE BARS | | |
| 48 | LIGHT POLE & BASE | | |
| 49 | BITUMASTIC EXPANSION JOINT. TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS, TYPICAL. | | |
| 50 | SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC. | | |
| 51 | GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION | | |
| 52 | SAWCUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION. PROVIDE EXPANSION JOINT BETWEEN INTERFACE. | | |
| 53 | THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY. | | |
| 54 | TRANSFORMER PAD | | |
| 55 | SINGLE YELLOW LINE | | |
| 56 | BIKE RACK | | |
| 57 | SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED) | | |



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

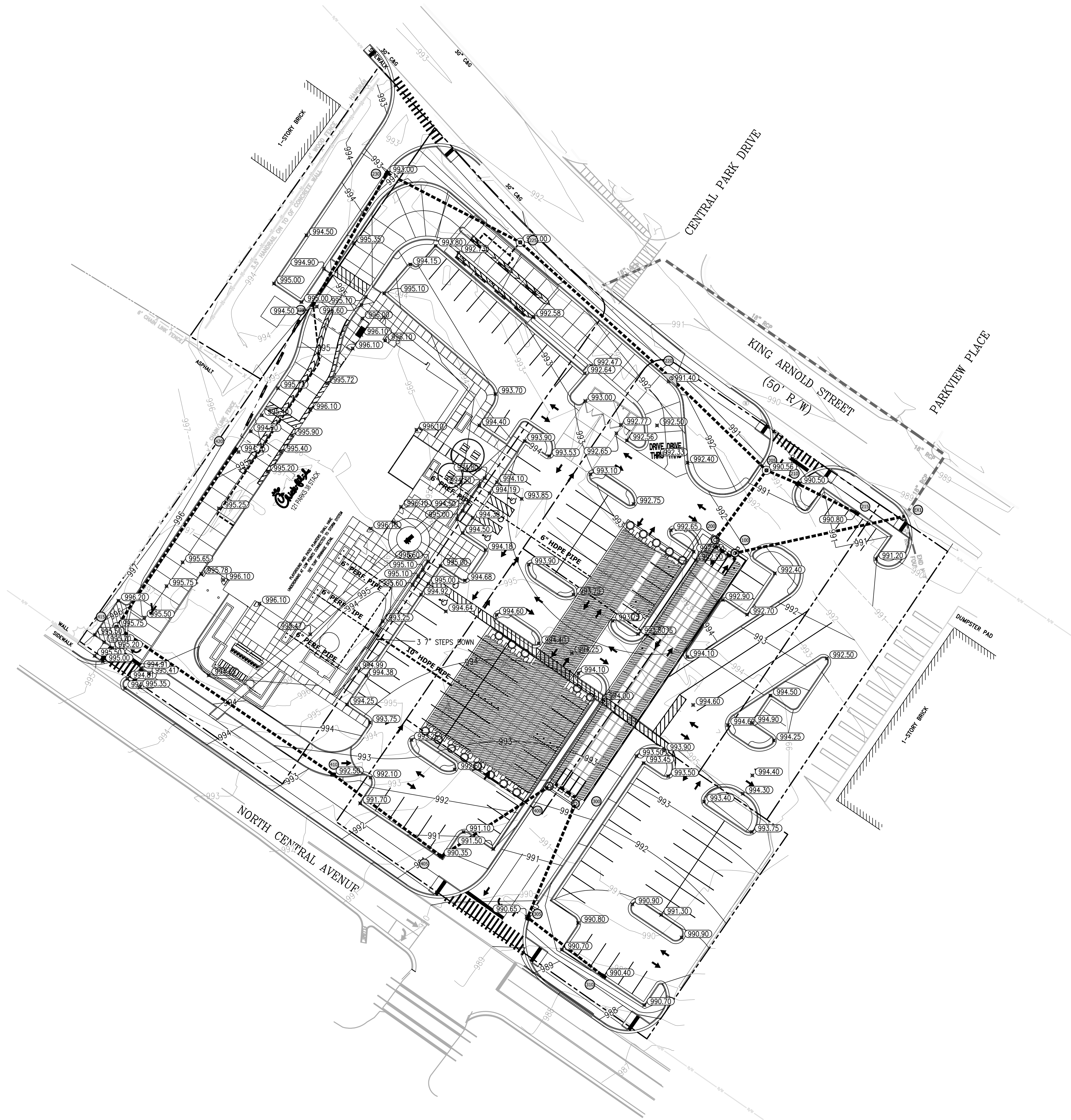
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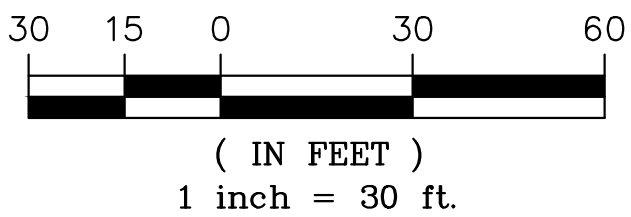
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SHEET
SITE PLAN



PLAN LEGEND

1000 — PROPOSED CONTOUR
1000 - - - EXISTING CONTOUR
0.00 — PROPOSED SPOT ELEVATION
CONCRETE



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal

GEORGIA
No. 29286
PROFESSIONAL
ENGINEER
TODD M. ROGERS
7-8-2020

GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

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SHEET
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-3.0

IFP

CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE, SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMP'S AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
2. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
3. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
4. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
5. CONTRACTOR MUST ATTEND CITY PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
6. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.
7. 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.
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14. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
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17. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL I A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
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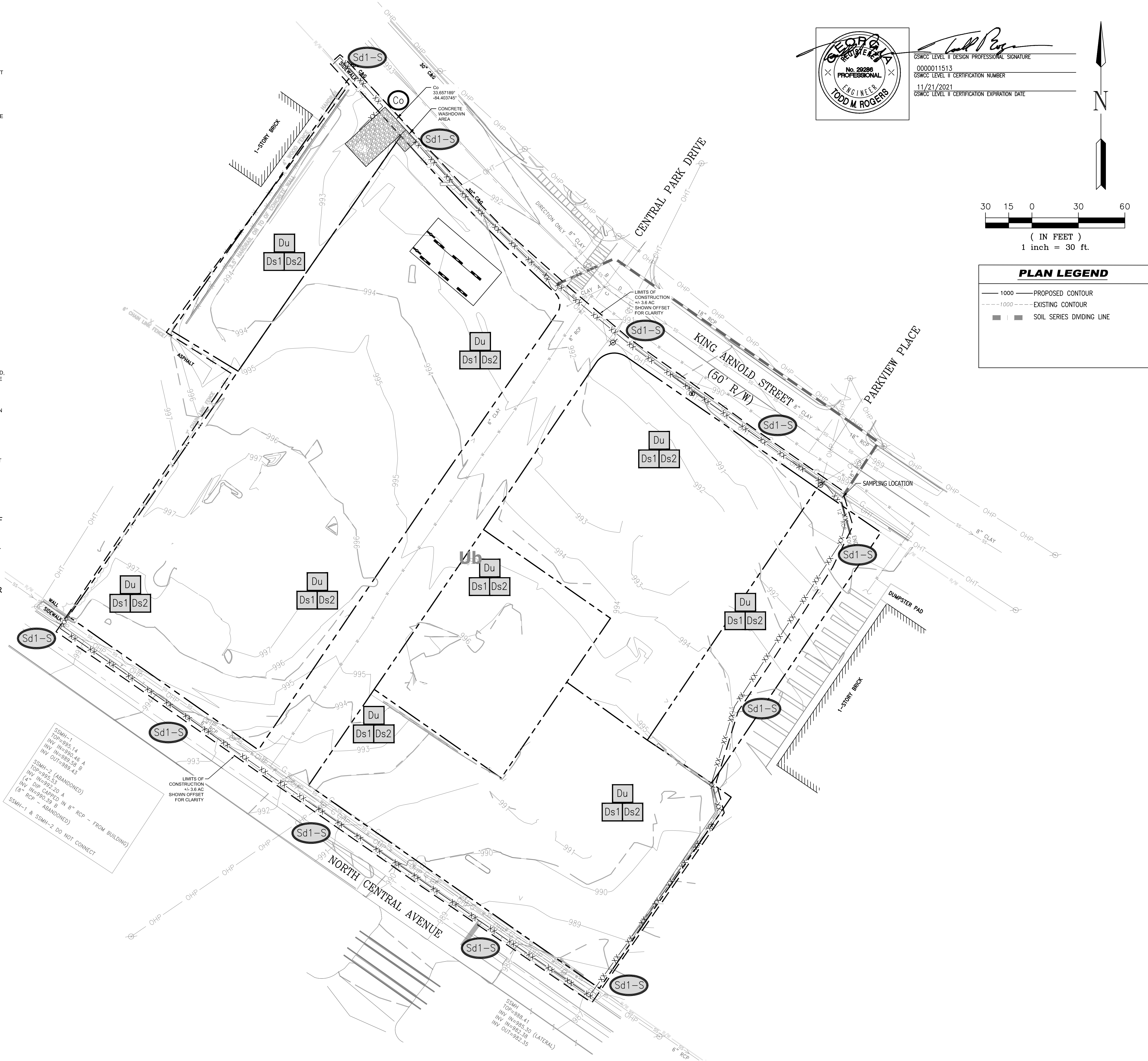
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

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SOILS

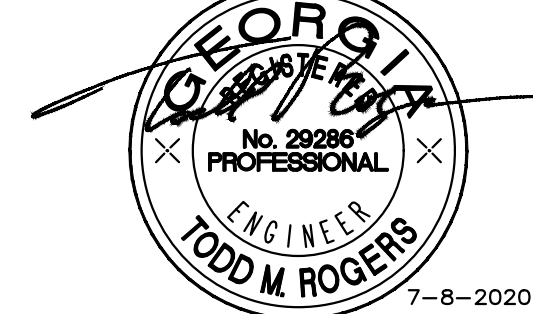
SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal



GREYDEN

ENGINEERING • PLANNING

125 Townpark Dr., Suite 300

Kennesaw, GA 30144

PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE
NO. DATE DESCRIPTION

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SHEET
INITIAL PHASE
EROSION
CONTROL PLAN

SHEET NUMBER

C-3.3

IFP

CONSTRUCTION ACTIVITY NOTES:

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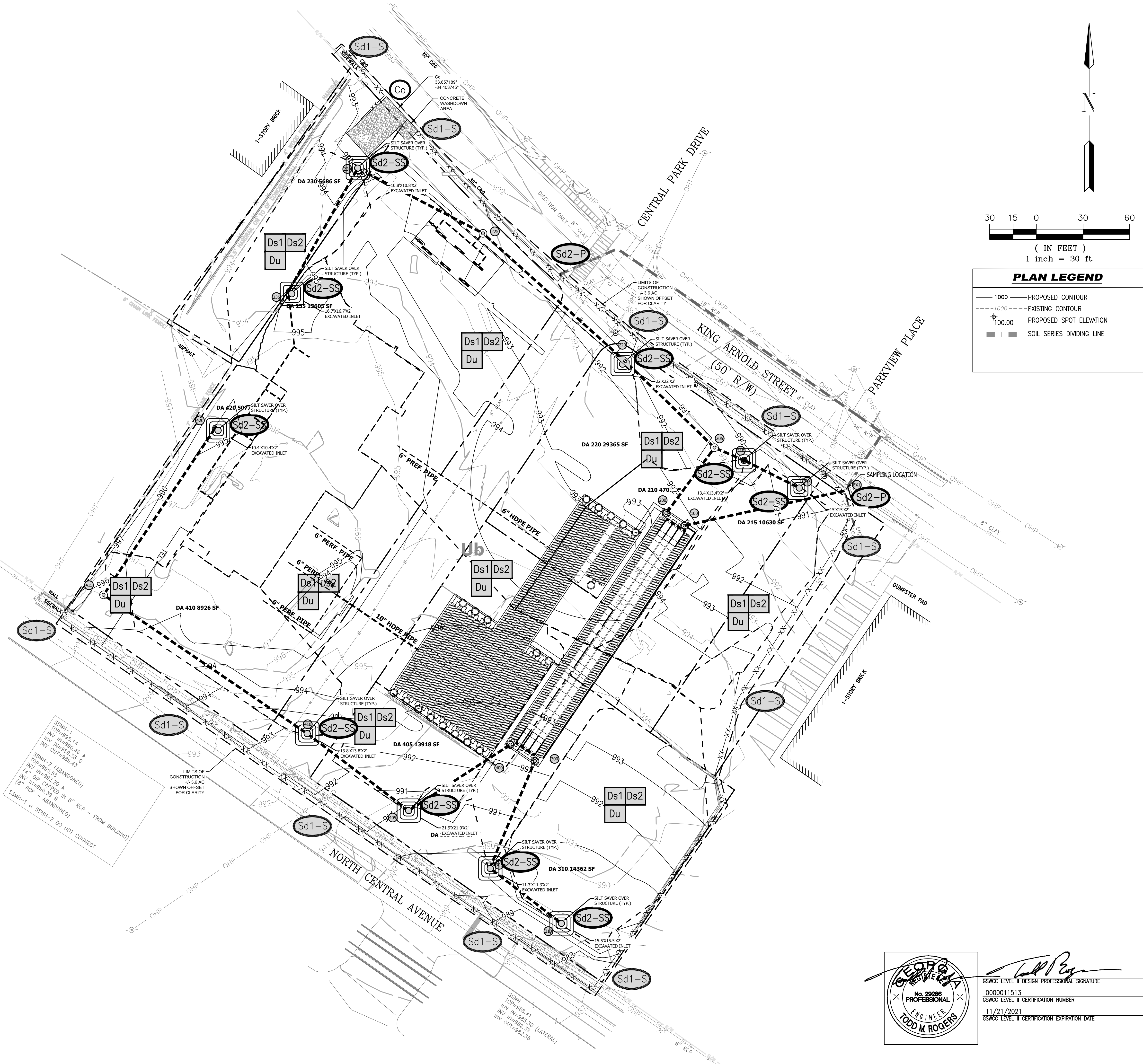
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%

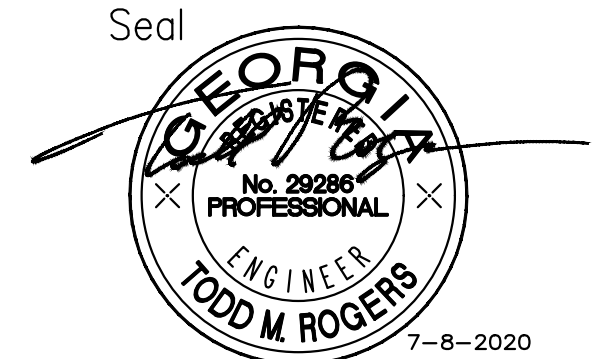
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TOP=895.14
INV. IN=890.46 A
INV. IN=890.36 B
INV. OUT=899.43
SSMH-2 (ABANDONED)
TOP=895.53
INV. IN=895.20 A
INV. IN=895.20 B
INV. IN=890.35 B
(8" RCP - FROM BUILDING)
SSMH-1 & SSMH-2 DO NOT CONNECT



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal



GREYDEN
ENGINEERING + PLANNING

125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE
NO. DATE DESCRIPTION

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SHEET
INTERMEDIATE
PHASE EROSION
CONTROL PLAN

SHEET NUMBER

C-3.4

IFP

CONSTRUCTION ACTIVITY NOTES:

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6. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECLARATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.
7. 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.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE C OR APPROVED EQUAL.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
16. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL IA EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
17. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL I A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
18. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUEL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
19. THE CITY MAY REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

IF PRIMARY PERMITTEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITTEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY.

THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

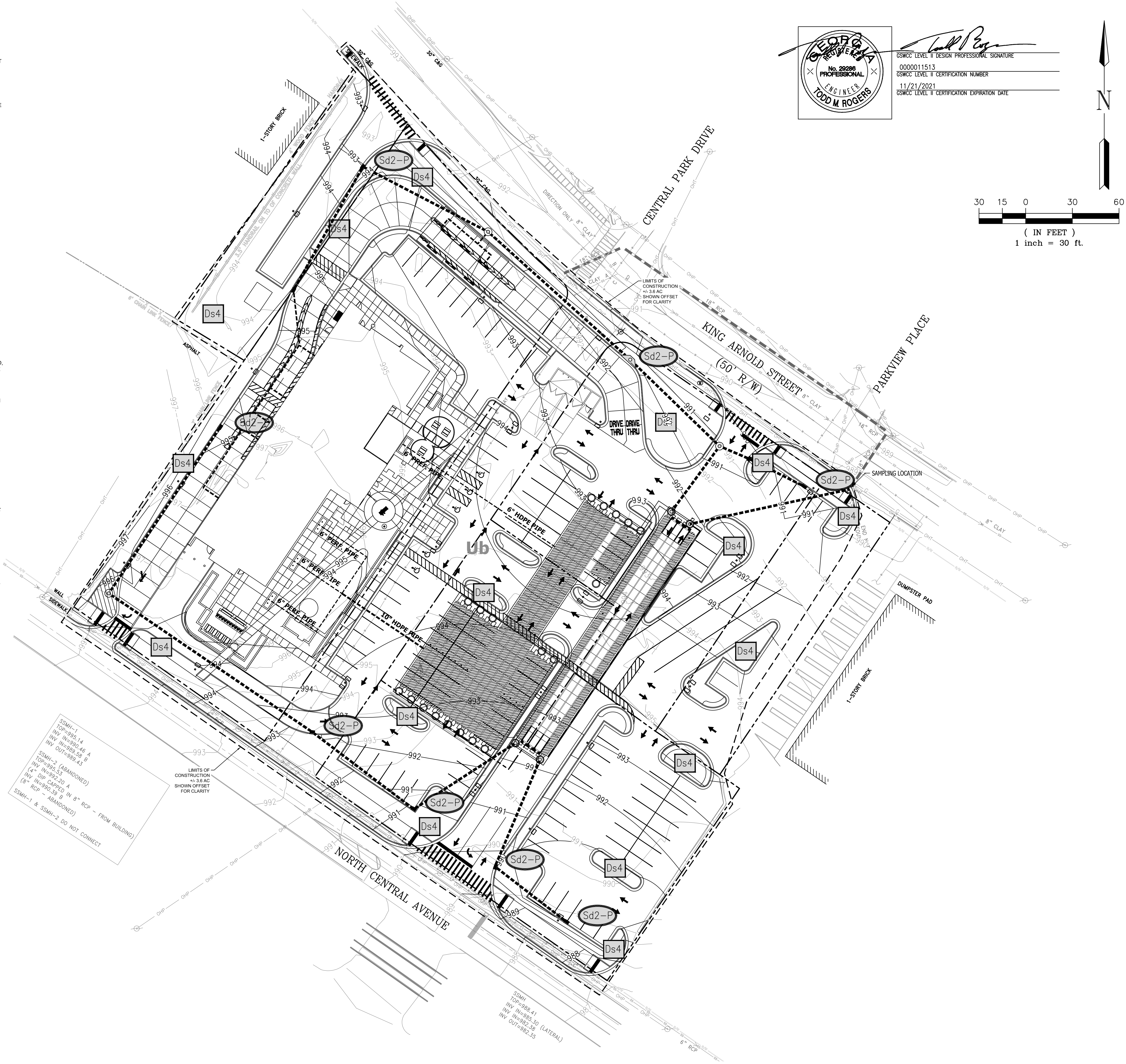
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S ACTIVITIES WILL BE ADHERED TO WHILE CONDUCTING ANY CONSTRUCTION ACTIVITY AT THIS SITE.

SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
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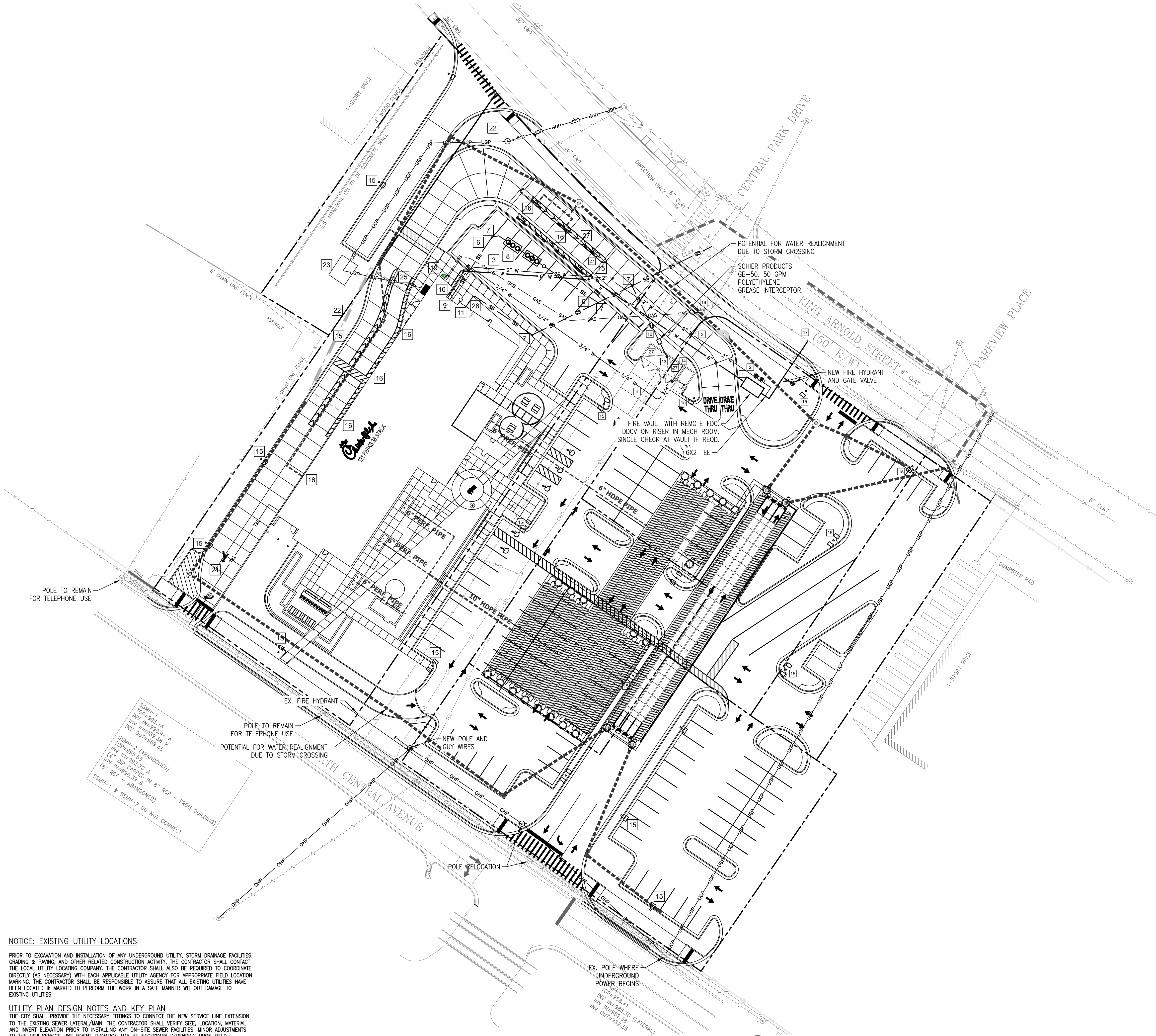
GREYDEN PROJECT #	19-064
PRINTED FOR	IFP
DATE	J.J.
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SHEET
FINAL PHASE
EROSION
CONTROL PLAN

SHEET NUMBER
C-3.5

IFP



NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

UTILITY PLAN DESIGN NOTES AND KEY PLAN

THE CITY SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER LATERAL/MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY ON-SITE SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.

CAUTION/WARNING:

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEWATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TOO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTE:

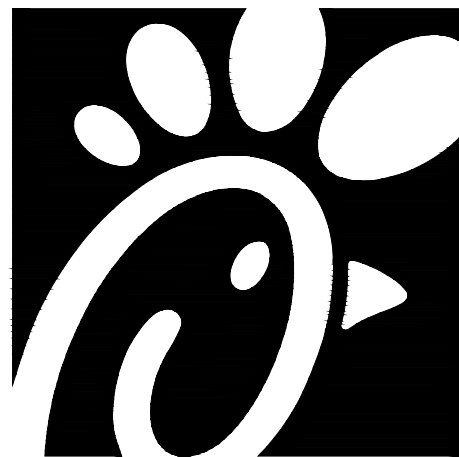
PRIOR TO ANY UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL HIRE AN EXTENSIVE UNDERGROUND UTILITY LOCATE COMPANY TO VERIFY ALL EXISTING UTILITY LOCATIONS. INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM MUNICIPALITY RECORDS AND ACTUAL LOCATIONS COULD VARY IN THE FIELD.

1. PAY DOMESTIC METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 2" WATER METER, DOMESTIC 2" COPPER LINE TO BLDG. RPZ OR DDV BFP REQUIRED AFTER METER. GC W/INSPECTIONS FOR THE TAPS.
2. PAY IRRIGATION METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 1" COPPER LINE WITH 1" IRRIGATION METER AND RPZ OR DDV BFP TO SERVE SITE. GC W/INSPECTIONS FOR THE TAPS.
3. INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
4. 3/4" TO DUMPSTER POST HYDRANT.
5. INSTALL 6" WASTEWATER SERVICE LATERAL.
6. 6" WASTEWATER SERVICE LINE AT 1.0% SLOPE (MIN.)
7. INSTALL 6" CLEAN OUT EVERY 100' MINIMUM. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED OR AS REQUIRED BY THE LOCAL PLUMBING CODE (WHICHEVER IS MORE STRINGENT).
8. TWO PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS CITY WATER AND SEWER DEPARTMENT SPECIFICATIONS PRIOR TO INSTALLATION AND ORDERING. REFER TO PLUMBING PLAN, SHEET P-1-4.
9. 4" KITCHEN WASTE LINE
10. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P-1-4 FOR LOCATION).
11. 4" RESTROOM WASTE LINE
12. 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
13. DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
14. 5/8" FREEZE-PROOF HOSE BIBB. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
15. LIGHT POLE AND BASE
16. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS). CONNECT TO 8" PVC COLLECTION SYSTEM AND ROUTE TO NEAREST STORM INLET WITH CLEAN OUTS AT EACH BEND, SEE GRADING PLAN.
17. EXISTING WATER LINE PER SURVEY. CONTRACTOR TO FIELD VERIFY SIZE, TYPE, AND LOCATION.
18. PROPOSED GAS SERVICE BY ATLANTA GAS LIGHT. CONTRACTOR SHALL COORDINATE INSTALLATION TO INSURE THE APPROPRIATE BENDS ARE INCORPORATED TO MAINTAIN A MINIMUM OF 2.0' CLEARANCE BELOW ALL STORM SEWER, WATER, AND WASTEWATER LINES OR SERVICES WHEN CROSSING.
19. COORDINATE GAS METER INSTALLATION WITH ATLANTA GAS LIGHT.
20. 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
21. 6" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
22. UNDERGROUND PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
23. INSTALL PAD MOUNTED TRANSFORMER PER GEORGIA POWER POWER STANDARDS.
24. UNDERGROUND PRIMARY TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
25. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. CONTRACTOR SHALL INSTALL AND PAY ALL AFFILIATED COST RELATED TO WORK. SEE SERVICE UTILITY NOTES, THIS SHEET. (REFER TO MEP PLANS).
26. 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
27. BOLLARD

UTILITY PLAN LEGEND

EXISTING	PROPOSED
— GAS —	GAS — G —
— W —	WATER — W —
— F —	FIRE — F —
— E —	ELECTRICITY — E —
— T —	TELEPHONE — T —
— SS —	SANITARY SEWER — SS —
THRUST BLOCK	THRUST BLOCK
FIRE HYDRANT ASSEMBLY	FIRE HYDRANT ASSEMBLY
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
POST INDICATOR VALVE	POST INDICATOR VALVE
VALVE	VALVE
STRUCTURE LABEL	STRUCTURE LABEL
WATER METER	WATER METER
LIGHTING	LIGHTING
TRANSFORMER PAD	TRANSFORMER PAD
FIRE DEPT. CONNECTION (FDC)	FIRE DEPT. CONNECTION (FDC)

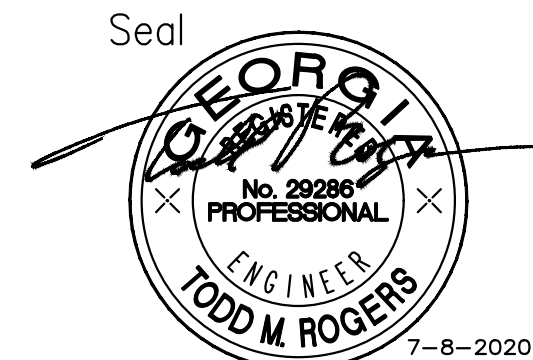
30 15 0 30 60
(IN FEET)
1 inch = 30 ft.



Chick-Fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998

Seal



GREYDEN
ENGINEERING • PLANNING

125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

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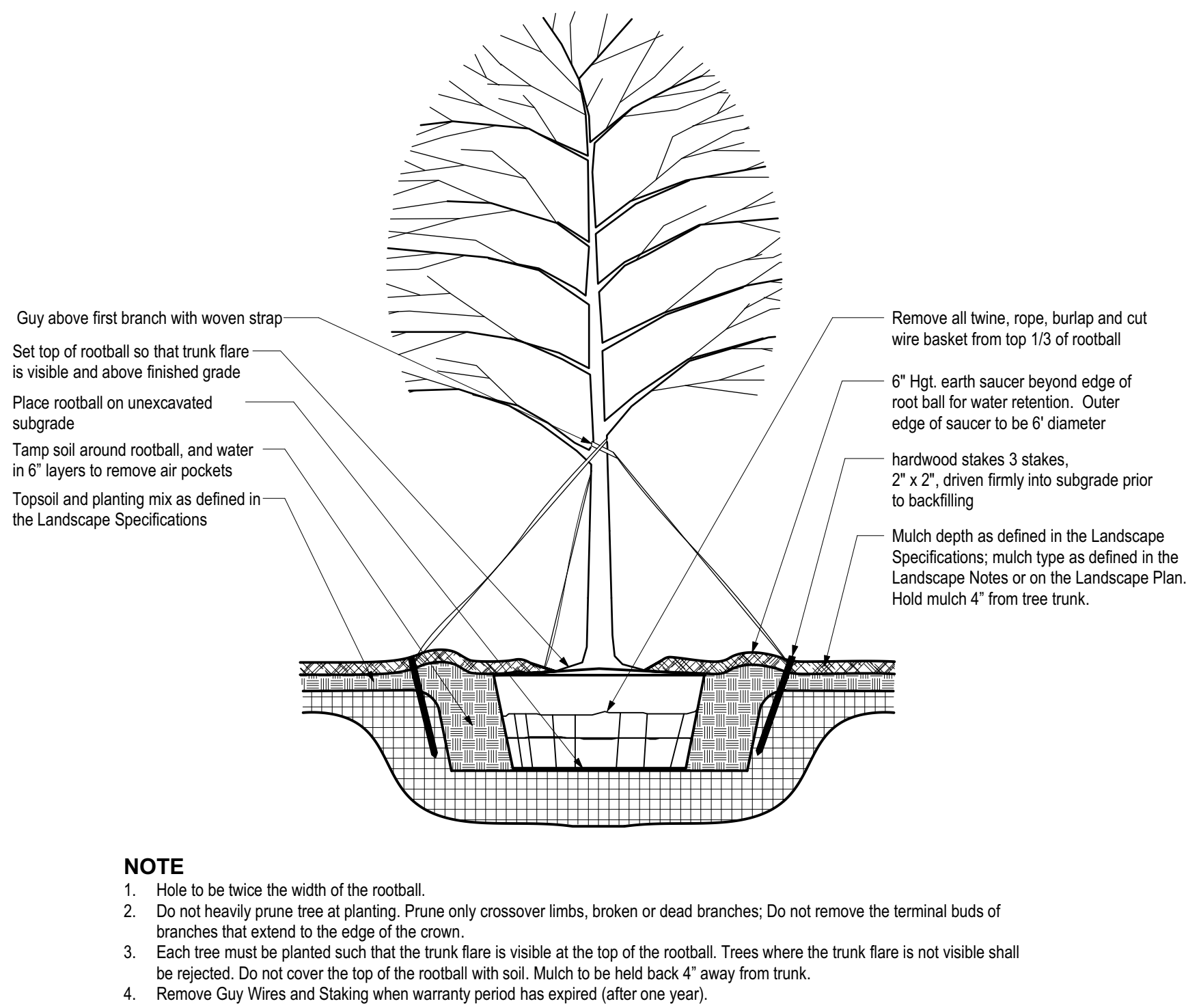
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SHEET
PLUMBING SITE UTILITY PLAN

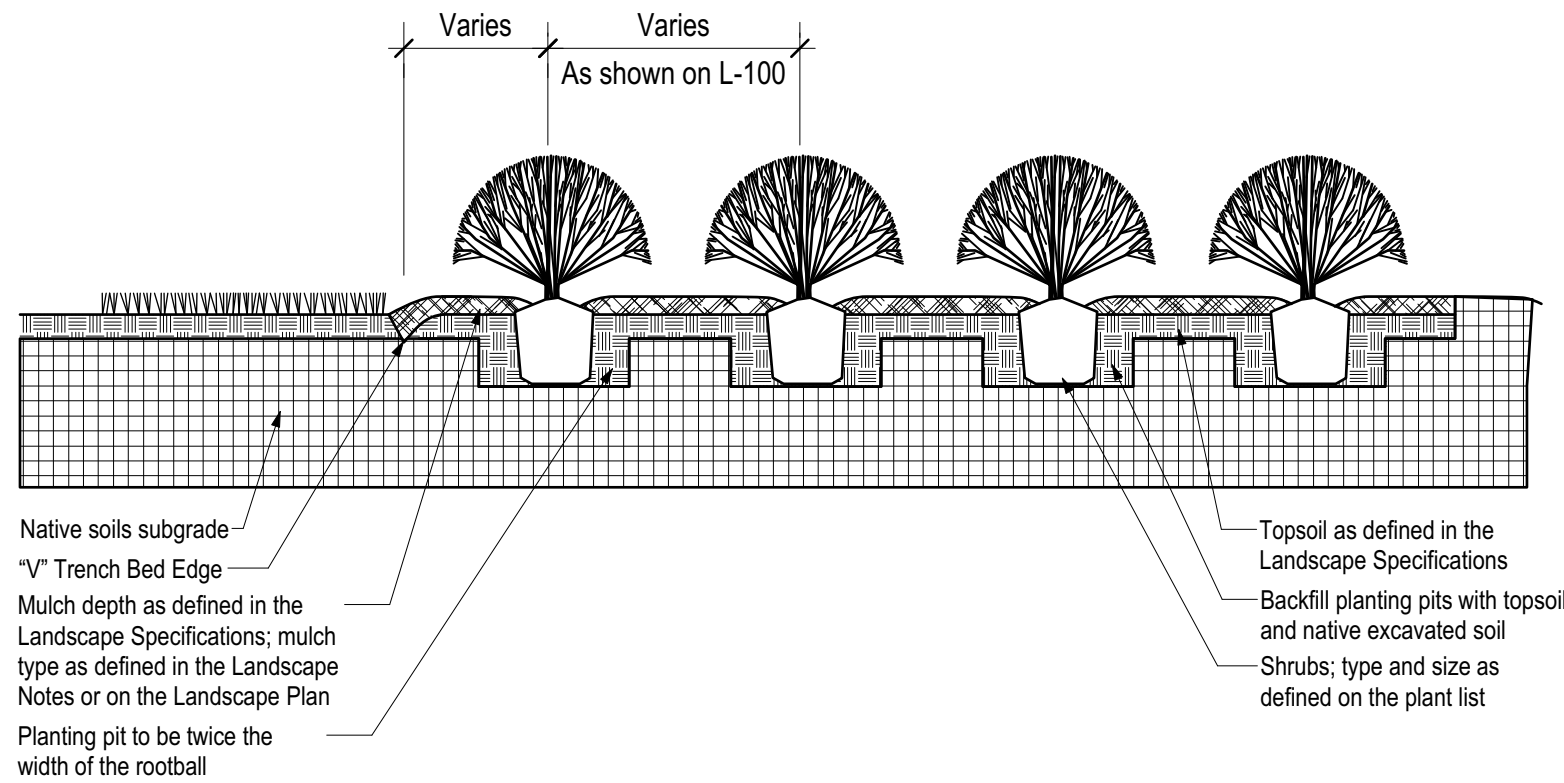
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SHEET NUMBER

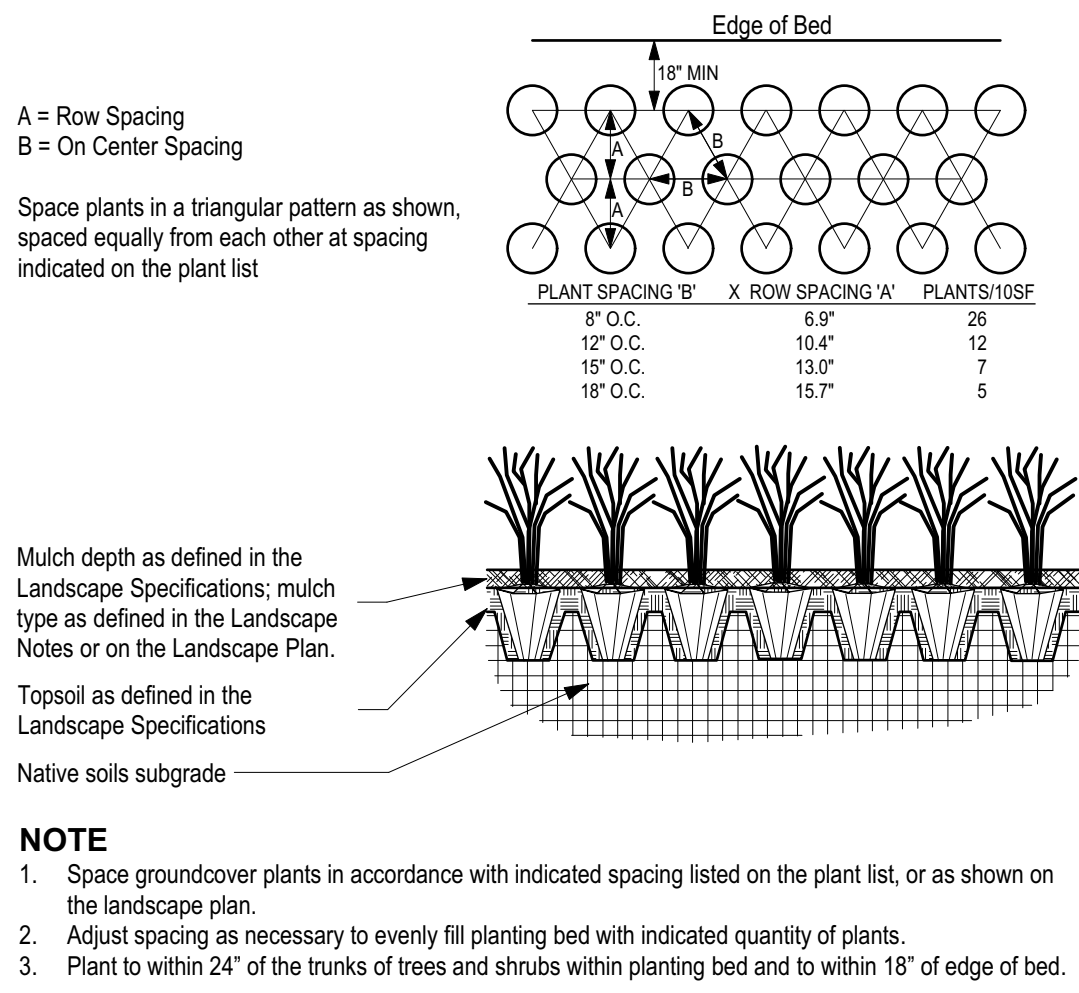
PS-1.0



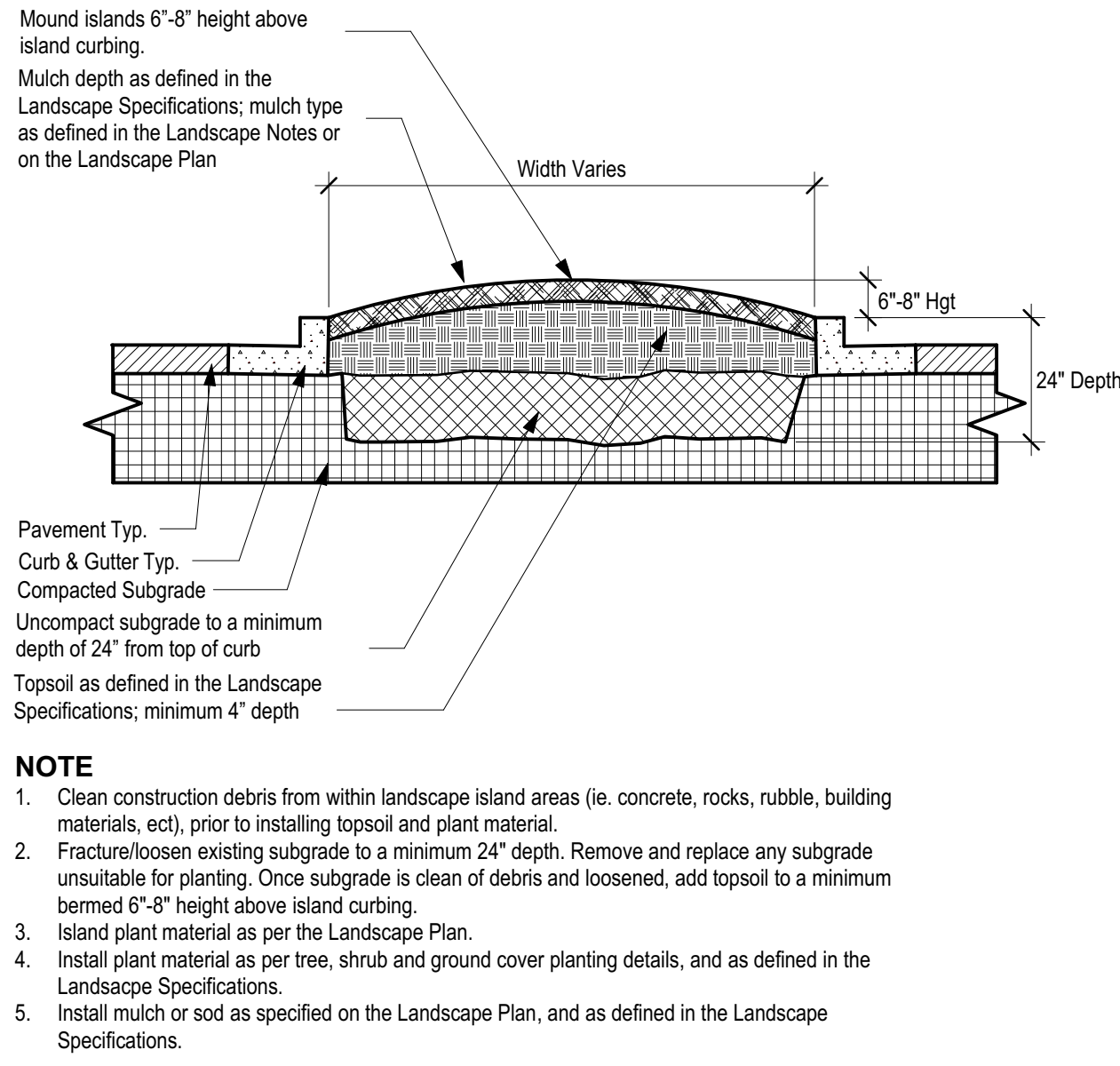
1 **TREE PLANTING & STAKING**
SCALE: NTS



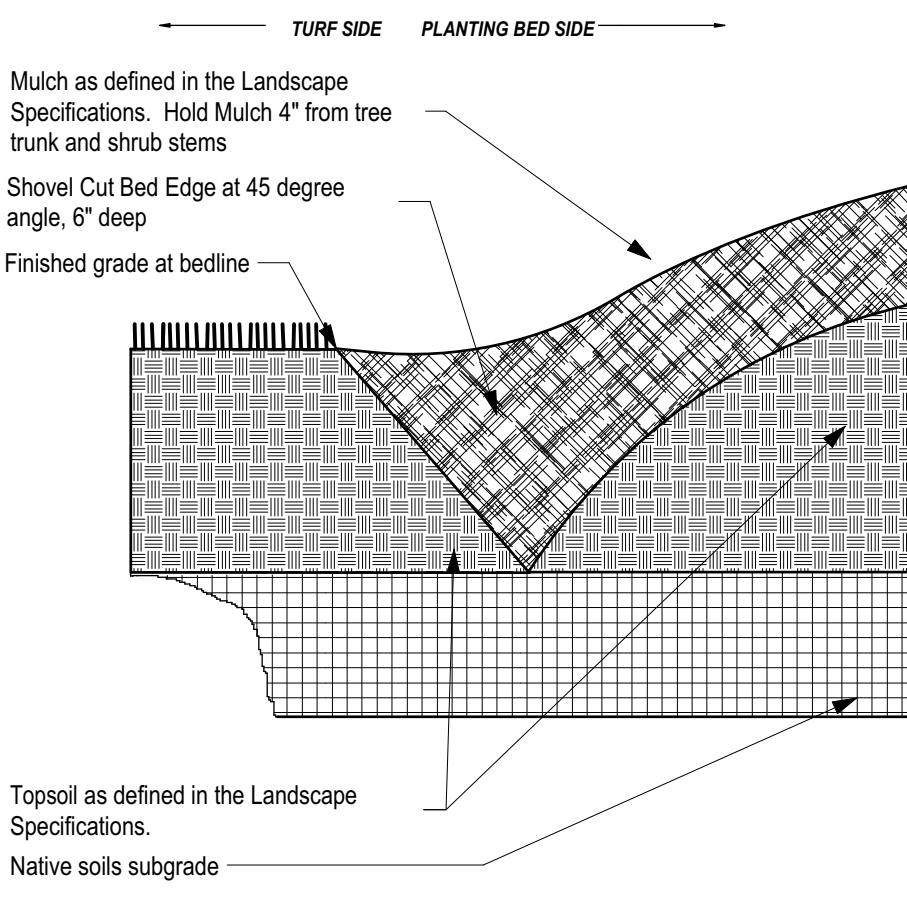
2 **SHRUB BED PLANTING DETAIL**
SCALE: NTS



3 **GROUNDCOVER PLANTING DETAIL**
SCALE: NTS



4 **PARKING ISLAND DETAIL**
SCALE: NTS



5 **"V" TRENCH BED EDGING**
SCALE: NTS



Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

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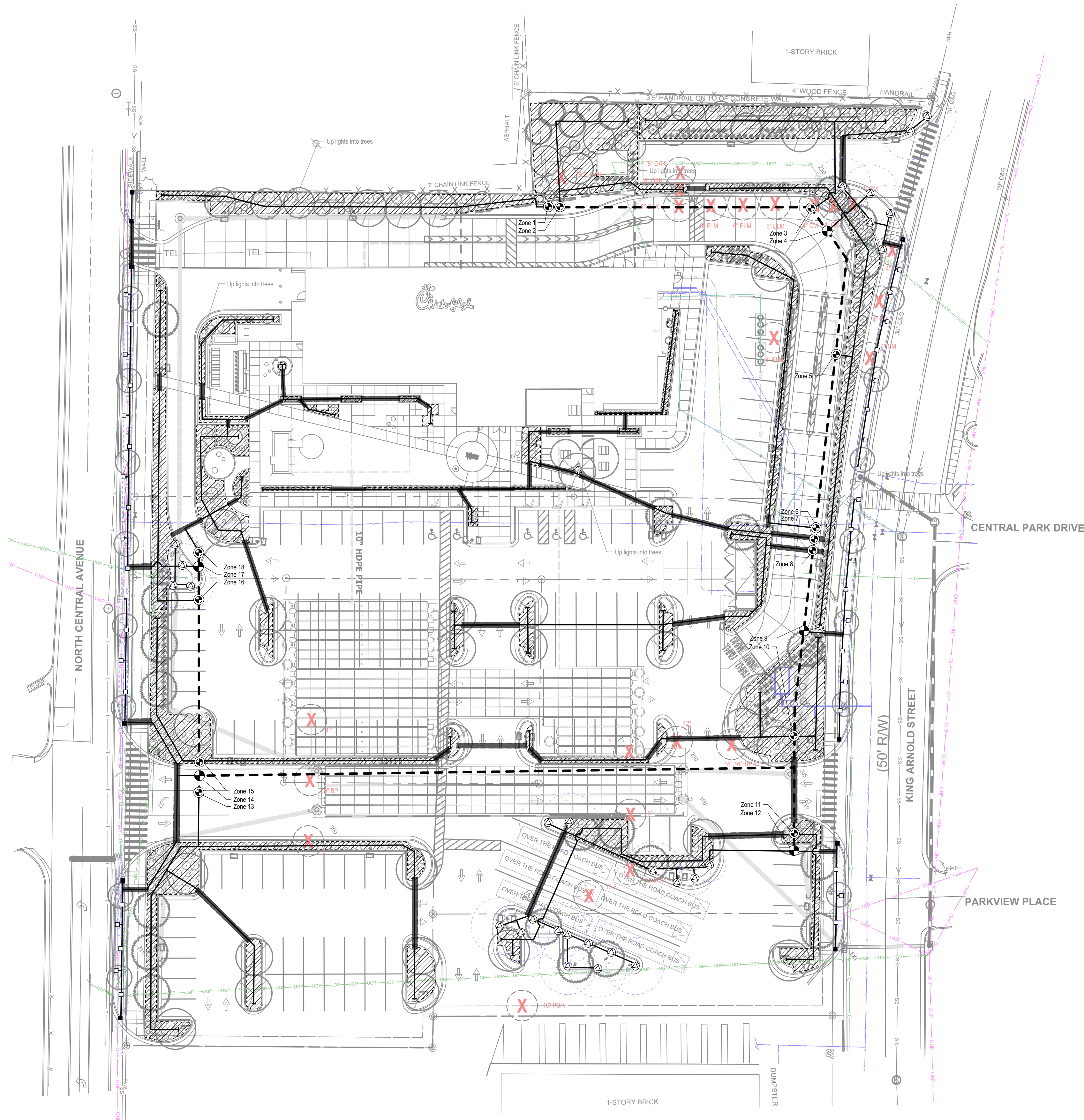
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SHEET

PERMIT LANDSCAPE DETAILS

SHEET NUMBER

L-101



IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

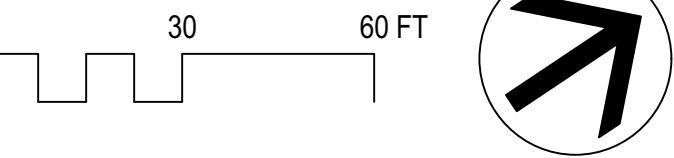
M	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
S	1" MANUAL SHUTOFF VALVE	1 REQUIRED
BF	BACKFLOW PREVENTER	AS REQUIRED BY CITY
PR	1" PRESSURE REGULATOR	AS REQUIRED
EV	1" ELECTRICAL MASTER VALVE	1 REQUIRED
	LANDSCAPE DRIPLINE	RAINBIRD XFD-09-18
□	ROTARY SIDE STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANLCS or (RCS)
■	ROTARY LEFT OR RIGHT END STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANSST
⦿	45-270 ADJUSTABLE ARC ROTARY NOZZLE - 8'-14" RADIUS	RAINBIRD RD1800-S-P45-R-VAN14
⦿	1" ELECTRIC VALVE	RAINBIRD 100-PGA
⦿	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-100-PRB-COM
C	AUTOMATIC CONTROLLER	RAINBIRD ESP-ME3 (120V required); expansion modules as needed
R/F	RAIN/FREEZE SENSOR	RAINBIRD WR2-RFC
—	1" LATERAL LINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1" LATERAL LINES
- - -	1.5" MAINLINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1.5" MAINLINE
■	IRRIGATION SLEEVE - 4" SCH 40 PVC	4" SCH 40 PVC SLEEVE UNDER PAVEMENT installation of sleeves by contractor in location as shown on plan.

NOTE:
SEE SHEET L-201 FOR IRRIGATION DETAILS
SEE SHEET L-202 FOR IRRIGATION SPECIFICATIONS

Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.

Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

- IRRIGATION NOTES
- Irrigation contractor is responsible for locating and protecting all underground utilities prior to trenching.
 - Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
 - Irrigation meter and backflow preventor to be provided by the general contractor.
 - All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
 - Automatic controller to be located in the storage room. Rain/freeze sensor shall be located on the trash enclosure respectively; Rain/freeze Sensor to be located free from obstructions and exposed to the weather.
 - All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
 - 45 psi required per rotor station, 30 psi required per spray station, 40 psi required per drip station. All spray and rotor bodies to have PRS (in-stem pressure regulation) as indicated in the legend.
 - Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
 - 4" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
 - All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
 - All lateral and sub-main pipe (class 200 PVC pipe) to have a minimum of 12" and a maximum of 18" cover.
 - No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
 - All threaded joints to be coated with Teflon Tape or Liquid Teflon.
 - All lines to be thoroughly flushed before installation of sprinkler heads.
 - Must use products specified on this drawing, unless otherwise approved by the Landscape Architect. Refer to the Irrigation Legend for product specs.
 - Irrigation is to be installed as designed, unless otherwise approved by the Landscape Architect.
 - All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-904-1146
 - Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
 - Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

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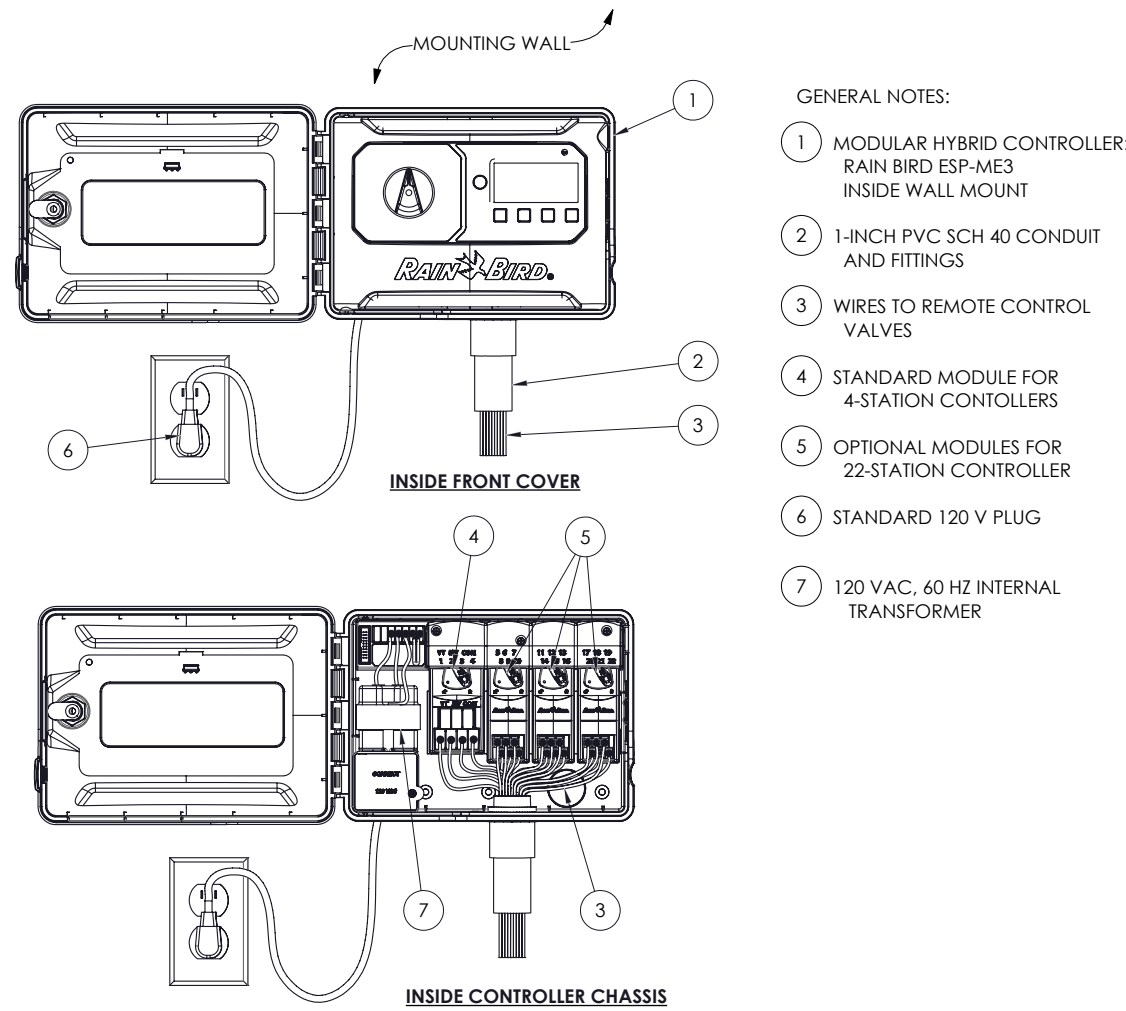
SHEET

IRRIGATION PLAN

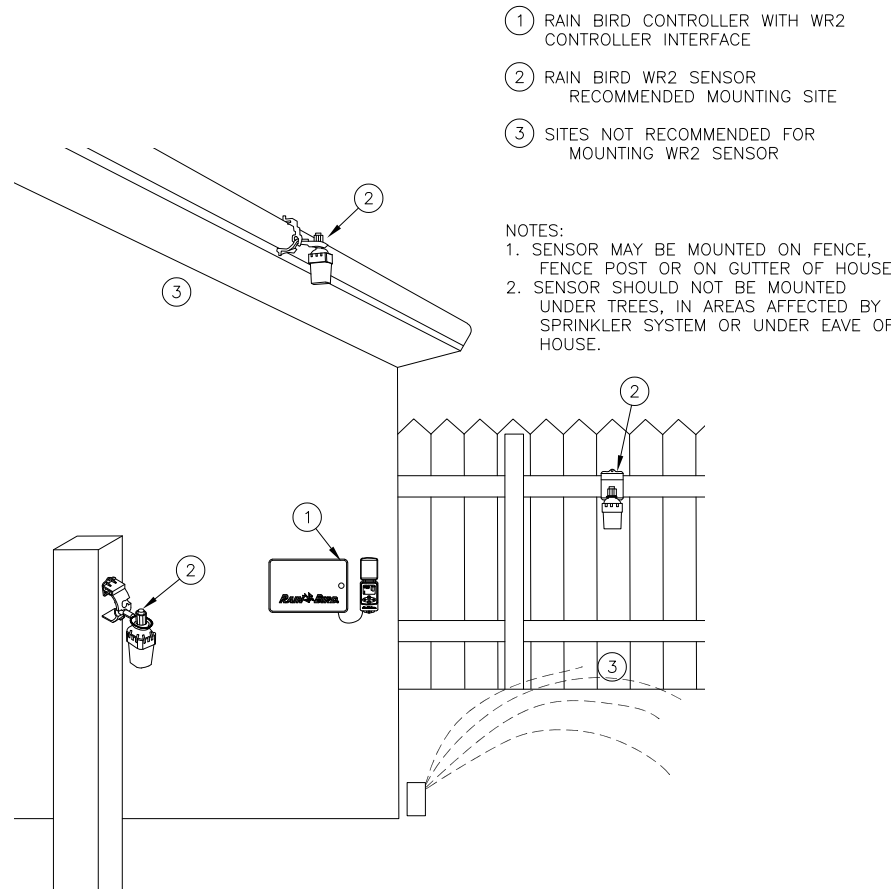
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L-200

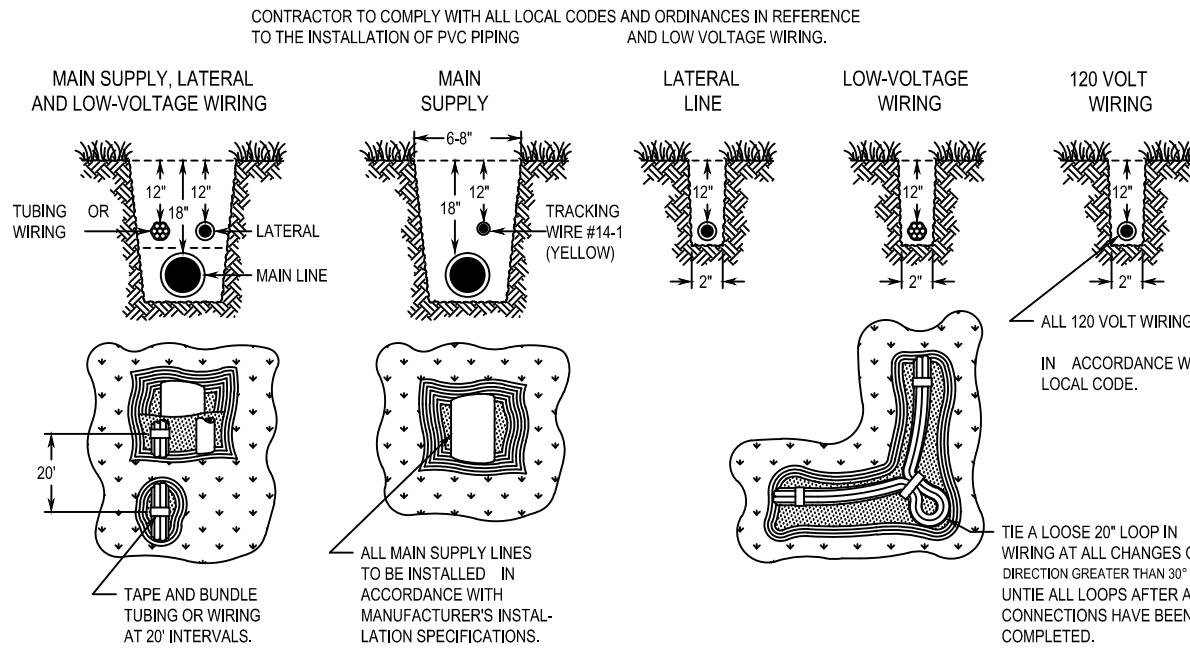
1 IRRIGATION CONTROLLER: ESP-ME3
SCALE: NTS (LOCATE IN STORAGE ROOM)



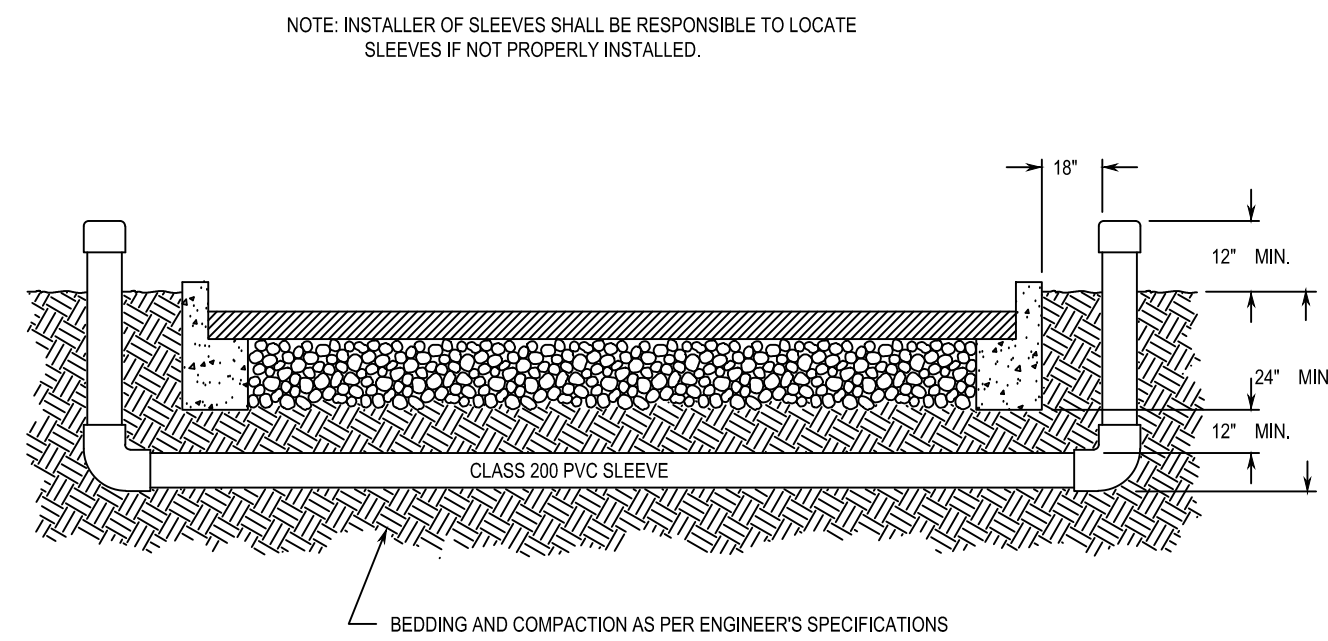
2 WR2 WIRELESS RAIN/FREEZE SENSOR
SCALE: NTS (LOCATE AT DUMPSTER WALL)



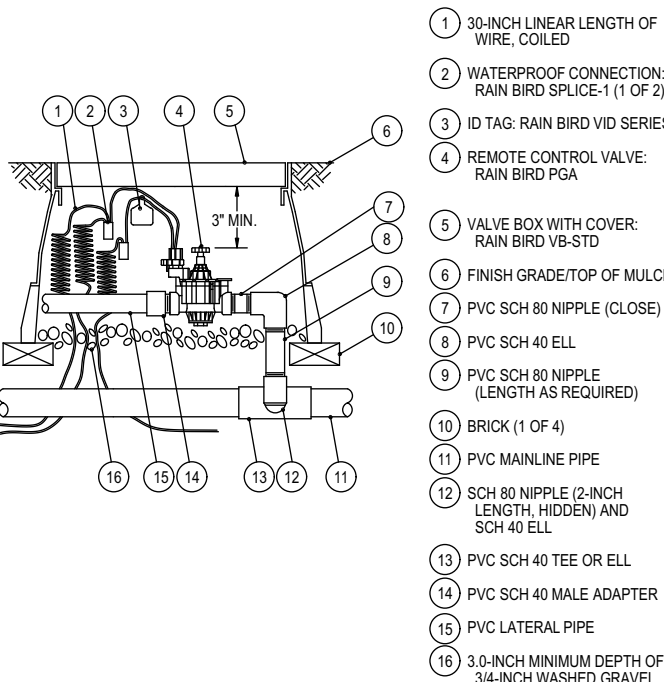
3 IRRIGATION TRENCHING AND PIPE DEPTH
SCALE: NTS



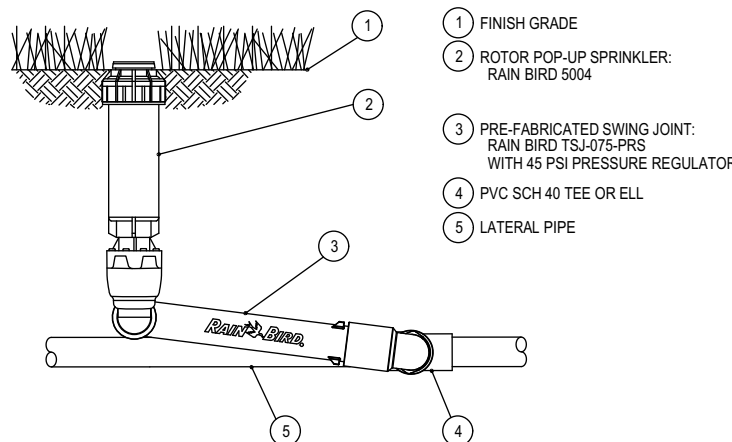
4 IRRIGATION SLEEVING
SCALE: NTS



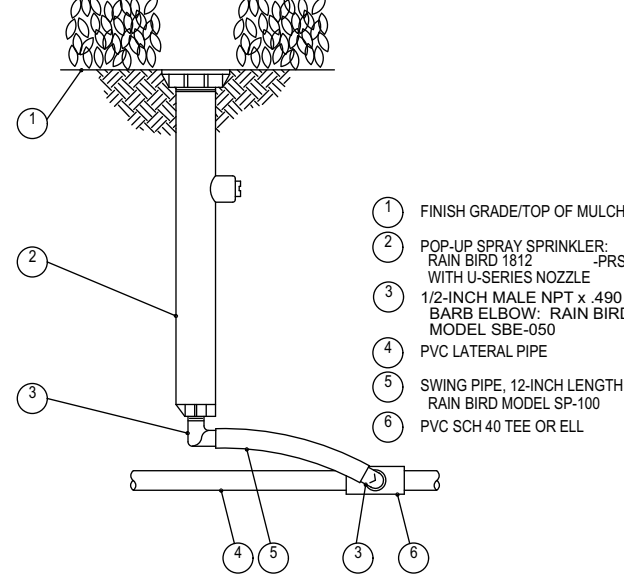
5 IRRIGATION VAVLE: 100-PGA
SCALE: NTS



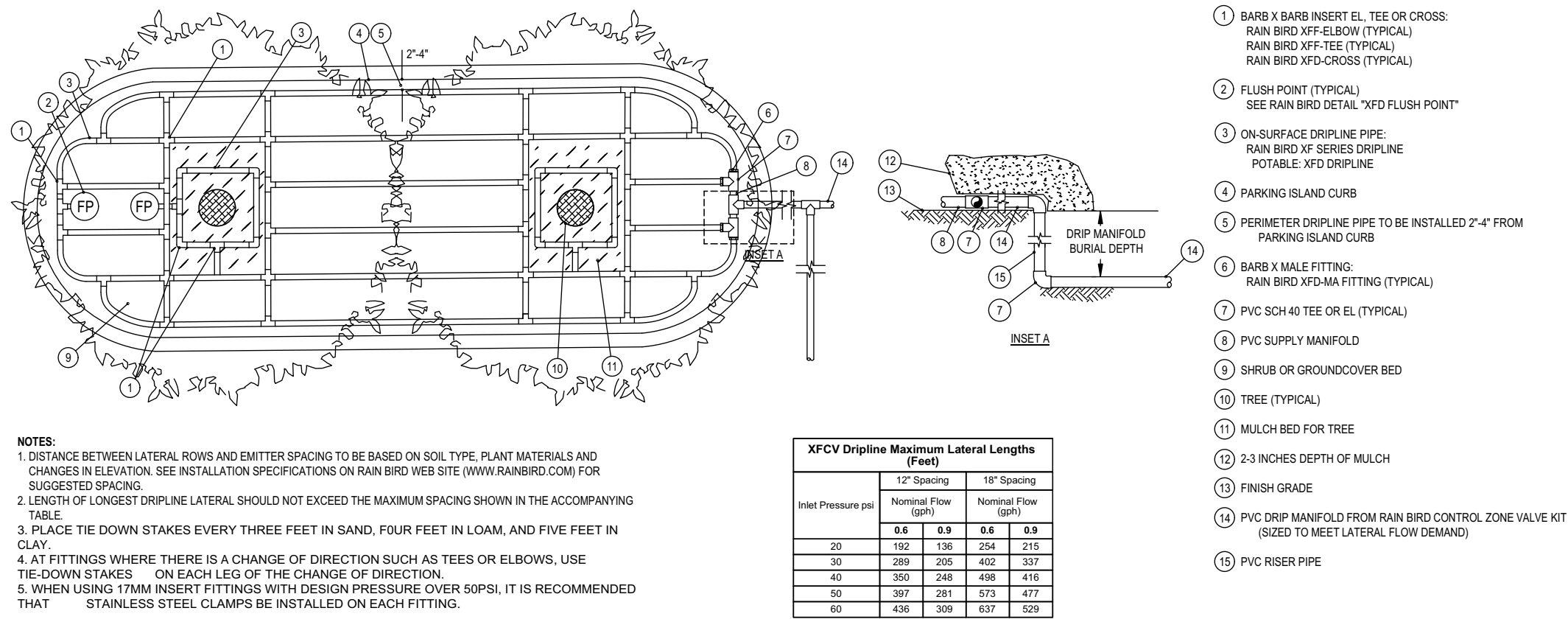
6 POP-UP ROTOR: 5000 SERIES W/T MPR NOZZLE
SCALE: NTS



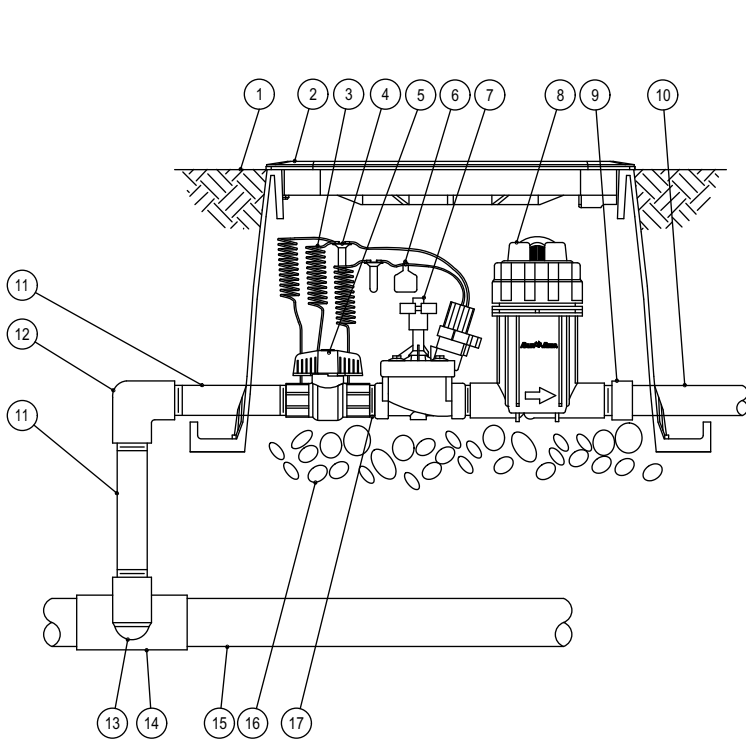
7 POP-UP SPRAY: 1800 SERIES
SCALE: NTS



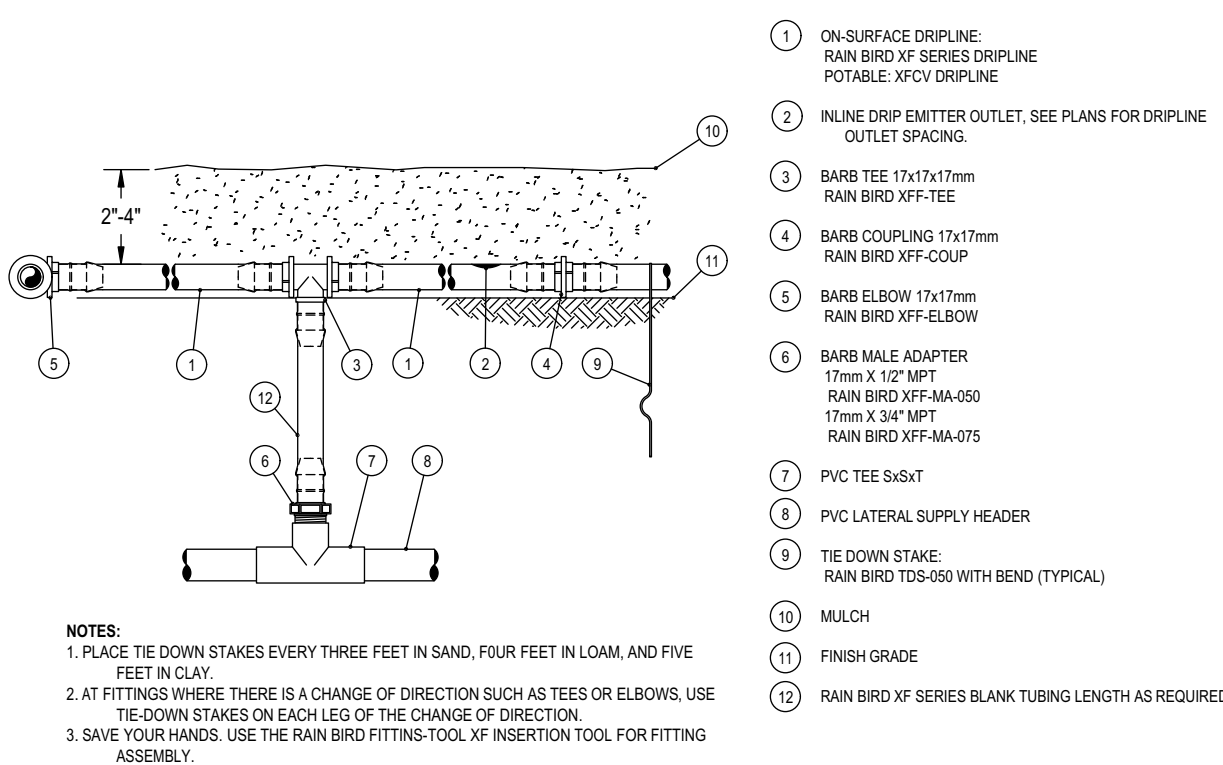
8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW
SCALE: NTS



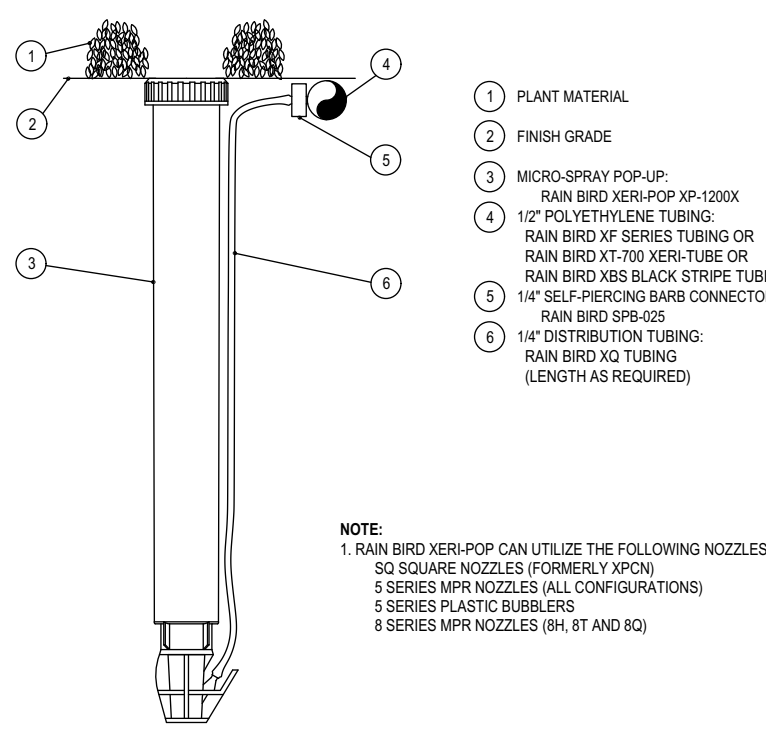
9 DRIP VALVE: XCZ-PRB-100-COM
SCALE: NTS



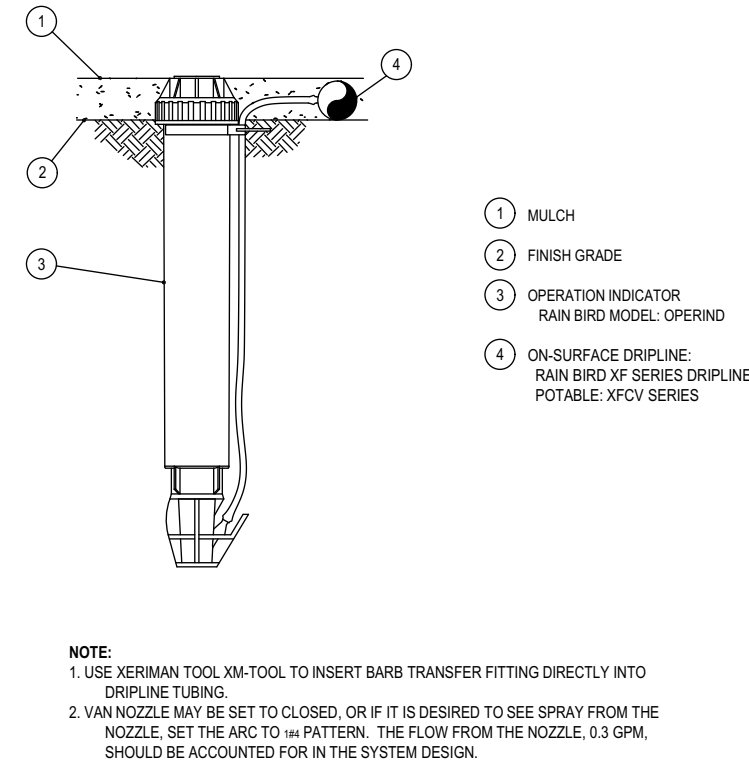
10 DRIP: ON-SURFACE RISER ASSEMBLY
SCALE: NTS



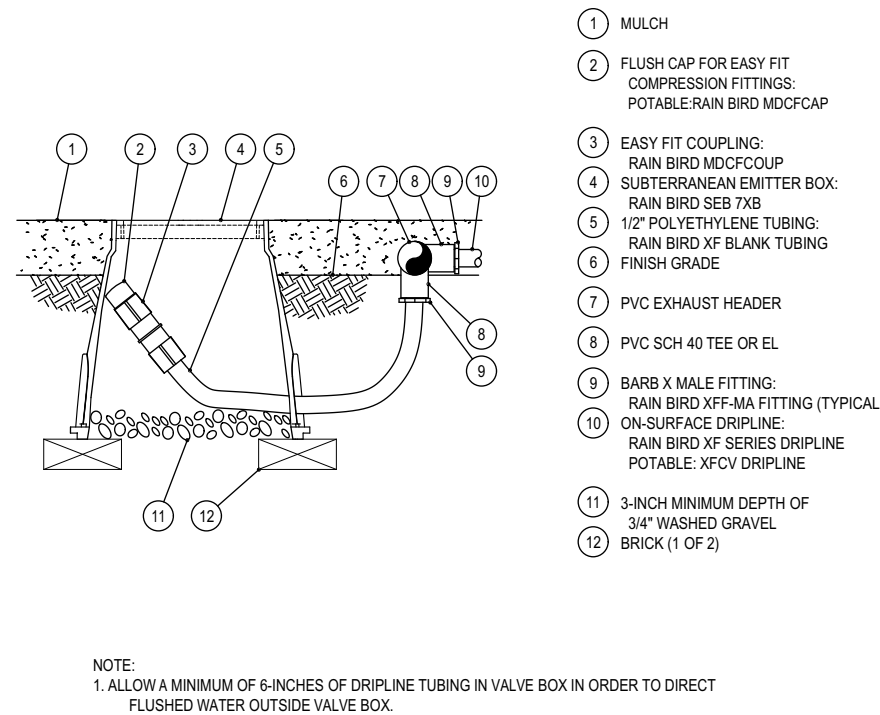
11 DRIP: XERI-POP MICRO SPRAY
SCALE: NTS



12 DRIP: OPERATION INDICATOR
SCALE: NTS



13 DRIP: DRIPLINE FLUSH POINT
SCALE: NTS



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

REVISION SCHEDULE
NO. DATE DESCRIPTION

MLD PROJECT # 2020013
PRINTED FOR PERMIT
DATE 10.19.20
DRAWN BY SLM

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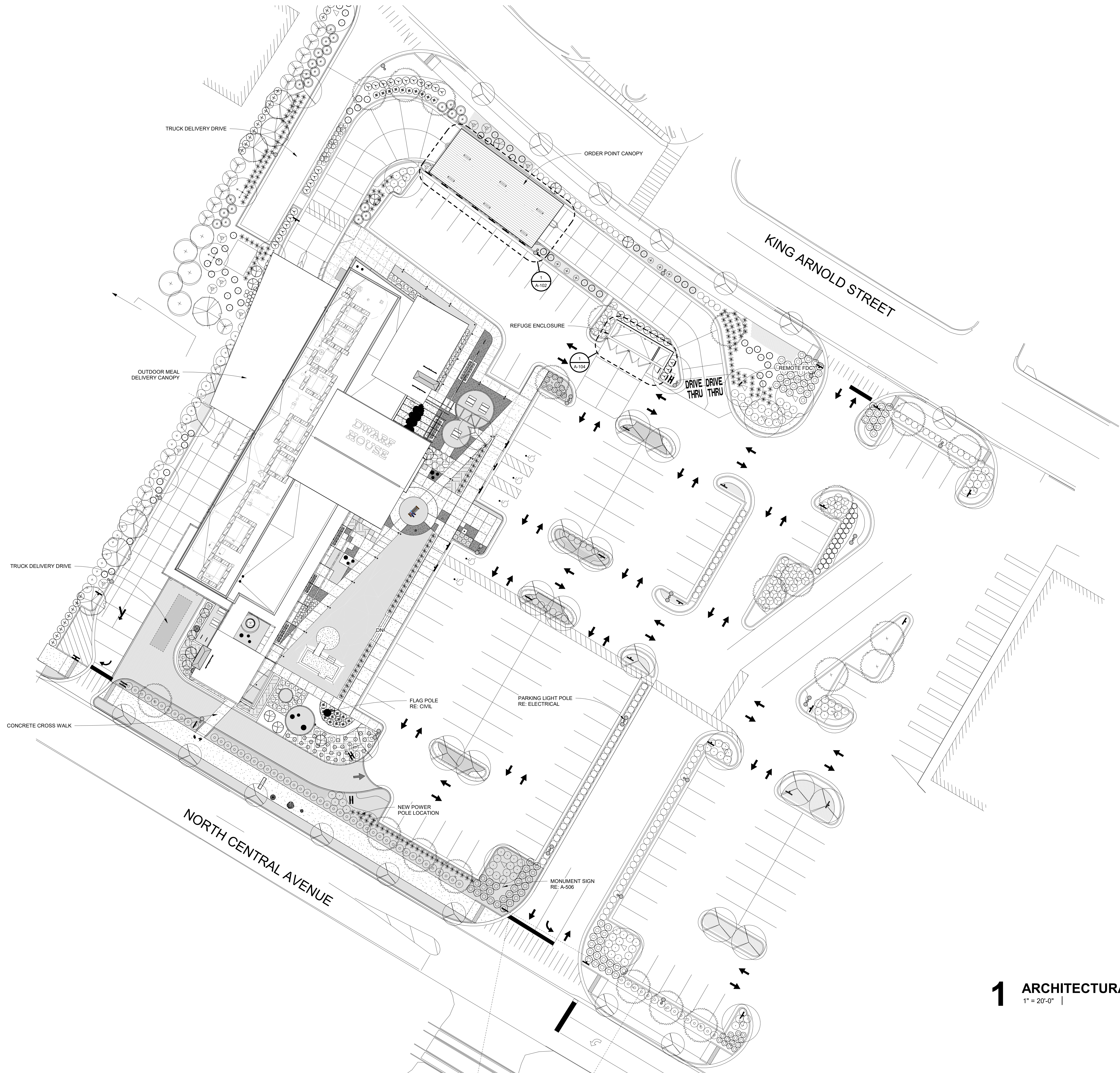
SHEET

IRRIGATION DETAILS

SHEET NUMBER

L-201

BIM 360//GA_70001_Hapeville DH Rebuild_FSR_Custom FSR/Hapeville_DwarfHouse_Arch_v20.rvt
10/15/2020 3:41:51 PM
70001-A-100-ARCHITECTURAL SITE PLAN



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



SELSE SCHAEFER ARCHITECTS
2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
918.587.2282 | F 918.587.2285
WWW.SELSERSCHAEFER.COM

CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 NORTH CENTRAL AVENUE
HAPEVILLE GEORGIA 30354

FSR#70001

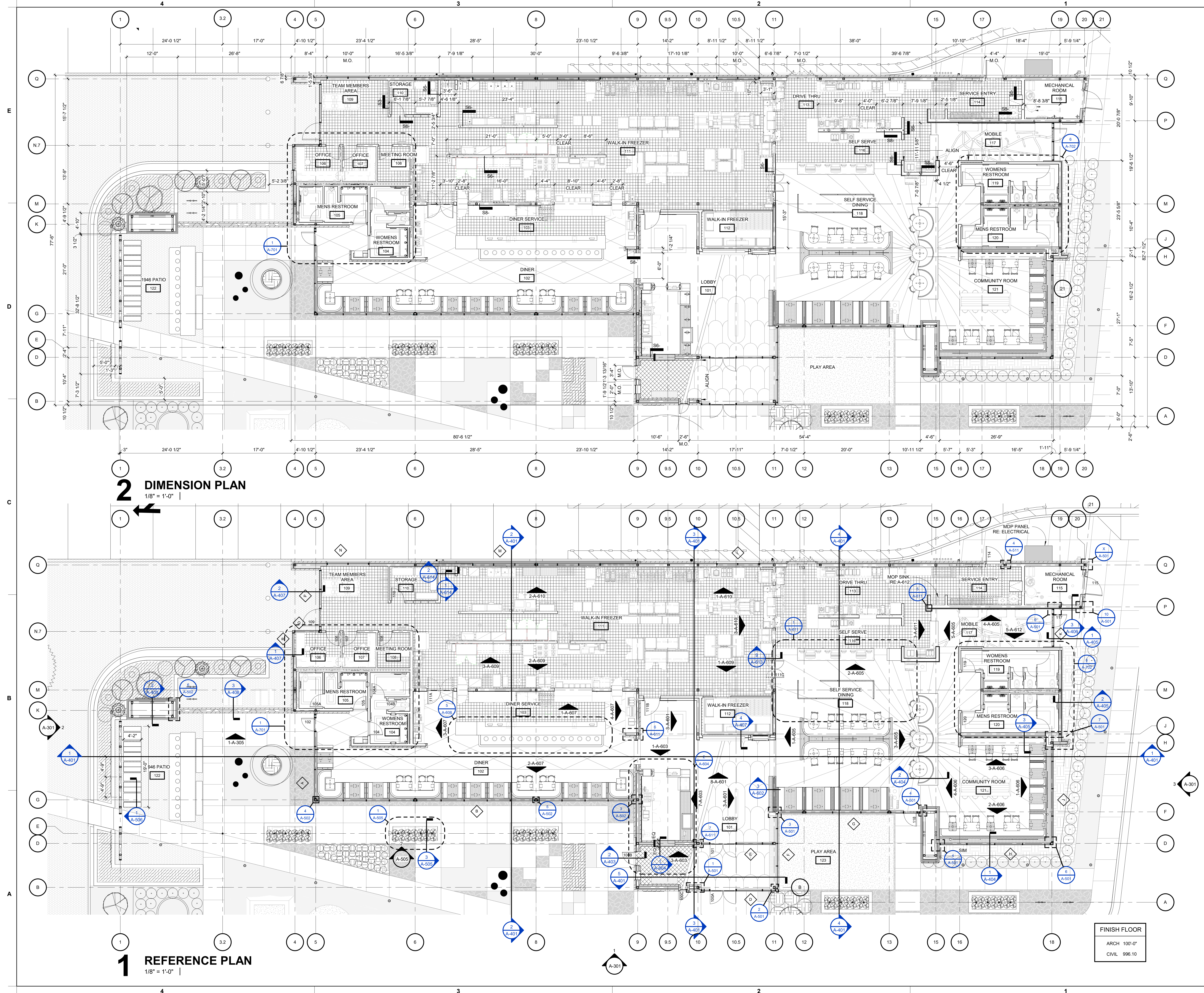
BUILDING TYPE / SIZE:		
RELEASE:		
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	19036
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DATE	07.08.20
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SHEET	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER	

PERMIT

A-100

BIM 360/GA_70001_Hapeville DH Rebuild_FSR_Custom FSR/Hapeville_Dwaf House_Arch_v20.rvt
7/8/2020 10:56:16 PM
70001-A-201-FLOOR PLAN



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CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 NORTH CENTRAL AVENUE
HAPEVILLE GEORGIA 30354

FSR#70001

BUILDING TYPE / SIZE:
RELEASE:
REVISION SCHEDULE
NO. DATE DESCRIPTION

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SHEET
FLOOR PLAN

SHEET NUMBER
A-201

PERMIT

BRICK

WOOD

STONE

METAL WALL
PANEL

GLAZED
CERAMIC TILE

BR-1

WP-1

ST-1

MP-1

T-3

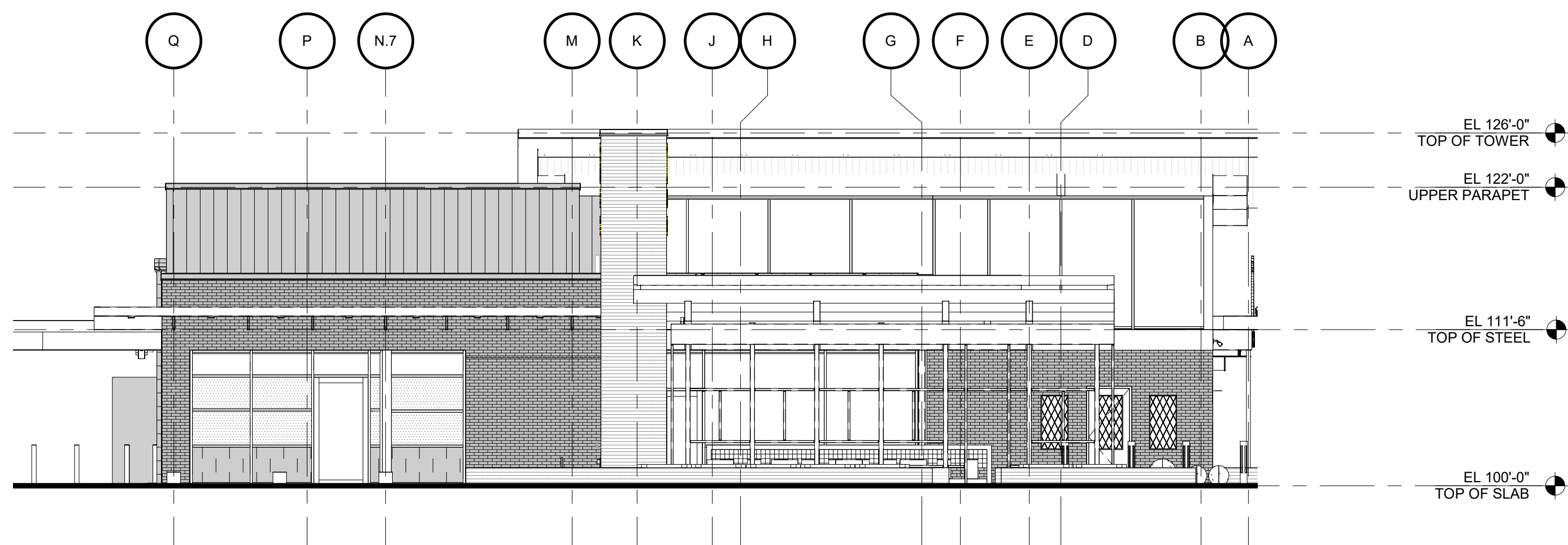
BR-2

BR-2

EXTERIOR MATERIALS NOTES:
1. ALL EXPOSED STRUCTURAL STEEL TO BE PAINTED PT-A UNLESS NOTED OTHERWISE
2. REFER TO A-803 FOR EXTERIOR SYSTEM INFORMATION

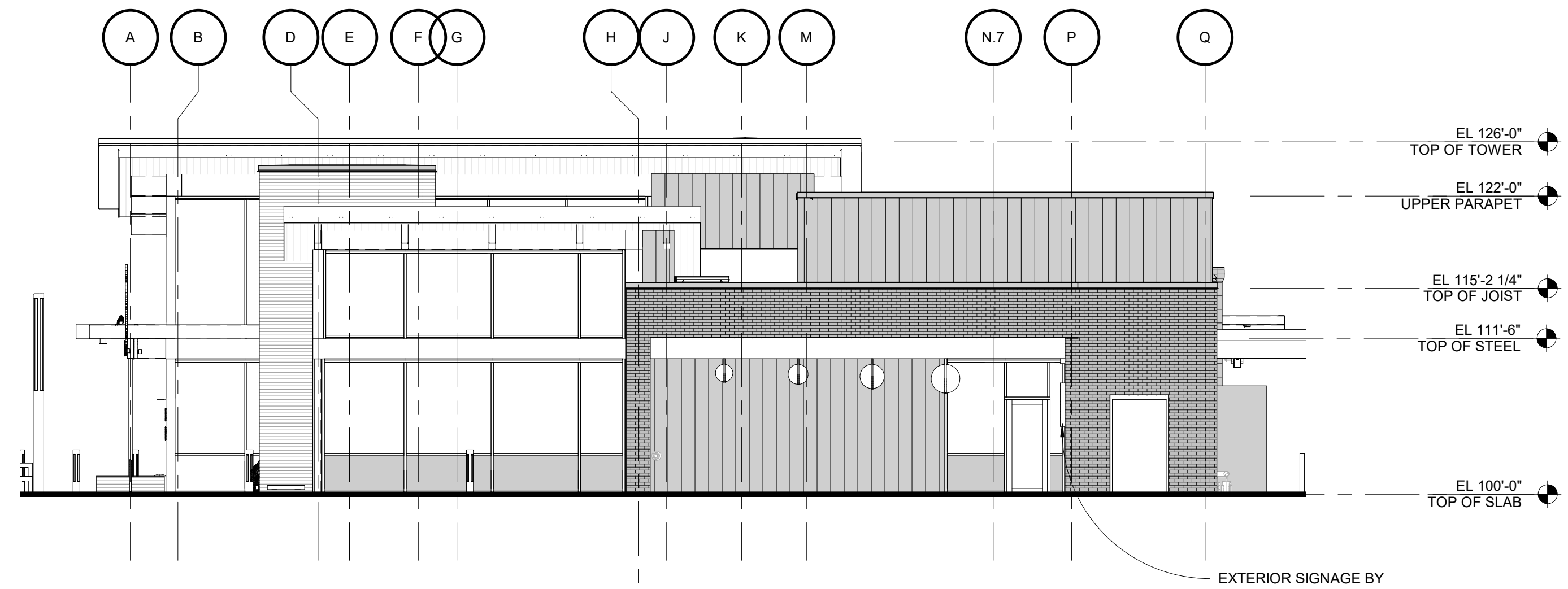
5 EXTERIOR MATERIALS LEGEND

N.T.S. |



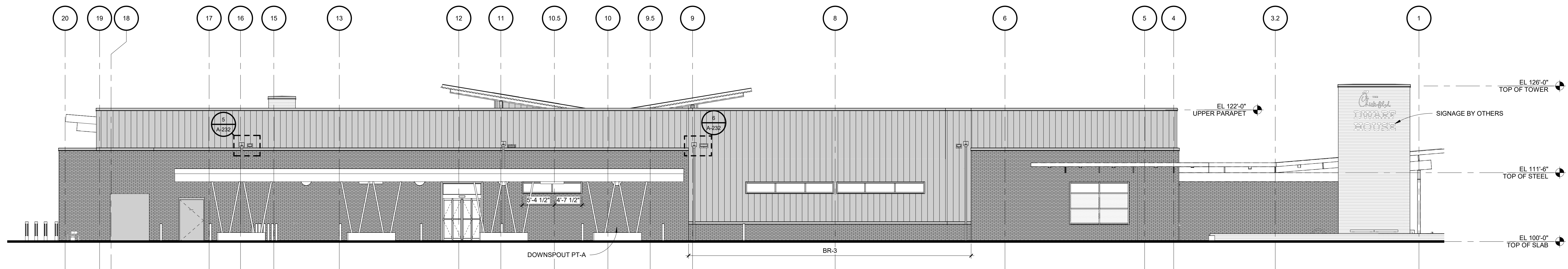
2 ELEVATION - WEST

1/8" = 1'-0" | 1 - A-101



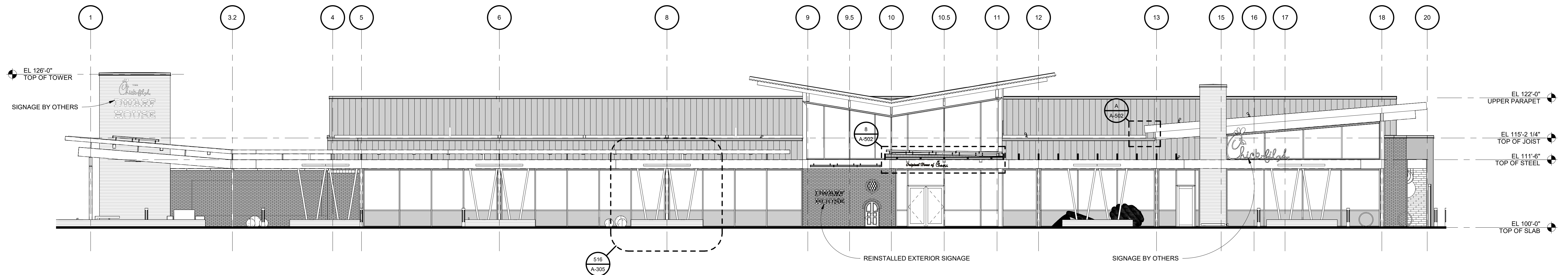
3 ELEVATION - EAST

1/8" = 1'-0" | 1 - A-101



4 ELEVATION - NORTH

1/8" = 1'-0" | 1 - A-101



1 ELEVATION - SOUTH

1/8" = 1'-0" | 1 - A-101



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SHEET

EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

Hapeville Design Review Committee 2021

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	Wednesday, December 16, 2020	Wednesday, January 20, 2021
February	Wednesday, January 20, 2021	Wednesday, February 17, 2021
March	Wednesday, February 17, 2021	Wednesday, March 17, 2021
April	Wednesday, March 17, 2021	Wednesday, April 21, 2021
May	Wednesday, April 21, 2021	Wednesday, May 19, 2021
June	Wednesday, May 19, 2021	Wednesday, June 16, 2021
July	Wednesday, June 16, 2021	Wednesday, July 21, 2021
August	Wednesday, July 21, 2021	Wednesday, August 18, 2021
September	Wednesday, August 18, 2021	Wednesday, September 15, 2021
October	Wednesday, September 15, 2021	Wednesday, October 20, 2021
November	Wednesday, October 20, 2021	Wednesday, November 17, 2021
December	Wednesday, November 17, 2021	Wednesday, December 15, 2021

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.