

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

February 17, 2021 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 January 20, 2021

Documents:

1. DRC Minutes January 20, 2021

4. New Business

4.I. Leslie Weaver 240 Maple Street - Addition

Background:

Ms. Weaver has submitted an application seeking approval to construct a 457-square foot addition and a 242-square foot front porch to the existing 1,062-square foot single- family dwelling at 240 Maple Street. The property is zoned R-1, Single Family Residential.

Documents:

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

4.II. Champion Window 3358 Colville Avenue - Roof Installation

Background:

Champion Window has submitted an application seeking approval to install a roof over an existing deck at the rear of the dwelling at 3358 Colville Avenue. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Planners Report 3358 Colville Avenue
2. Application - 3358 Colville Avenue_Redacted

4.III Epic Development 3264 Springhaven/Stillwood Farm - New Construction

. Background:

Epic Development has submitted an application for the establishment of site requirements for the P-D development zoning classification. The application proposes approximately 58 single family dwelling units on a 4.17-acre parcel located between Stillwood Drive, Springhaven and North Avenue. In addition to the single-family units, the site has an amenity area, including a pool and greenspace.

Documents:

1. Planners Report Stillwood PD Requirements
 2. Application - Springhaven_Redacted
 3. Springhaven - Legal Description
 4. Springhaven - Surveys
 5. Springhaven - Site Plan
 6. Springhaven - Arborist Report
 7. Springhaven - Tree Plan
 8. Springhaven - Aerial And Site Photos
 9. Springhaven - Concept Images
 10. Springhaven - Elevations And Floor Plans
5. Open Discussion
 6. Next Meeting Date - Wednesday, March 17, 2021
 7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 20, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 5:59PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne
Gregory Morgan

3. Election of Officers

MOTION ITEM: John Stalvey made a motion, Karl Dufrenne seconded to elect Jonathan Love as Chairman and Brian Gregory as Secretary. Motion Carried 5-0.

4. Approval of Minutes

3.1 Minutes of December 16, 2020

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

5. New Business

4.1 244 Mount Zion Road

New SF Dwelling

Background:

Mr. Honore requested approval to construct a new 2,268-square foot two-story single-family dwelling at 244 Mt. Zion Road. The property is zoned R-1, One Family Residential.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application with the following conditions agreed upon by the applicant:

1. Remove or update the stair notation on A-1 per code
2. On A-6, update window detail to show the proper sill design as per the drawings on A-2 and the standard
3. On A-2, the first-floor window header heights should all be the same allowing for a 2 ½ - foot clearance from the floor, especially the front and side elevation windows
4. On the front elevation, the left double window should be centered between the columns, symmetric with the right window
5. Applicant to provide the height of the existing retaining wall at the front of the property

Motion Carried 5-0

6. Open Discussion

The Committee had a brief discussion on the upcoming applications for February and March.

7. Next Meeting Date – Wednesday, February 17, 2021 at 6:00PM

8. 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 6:34PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: February 11, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 240 Maple St**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Leslie Weaver to build an addition and install a front porch onto an existing single family dwelling located at 240 Maple Street. Per the application, the remodeling and addition will add 457 SF of heated floor space and a 242 SF front porch to an existing 1062 SF single family dwelling.

Stucco finish on a CMU block foundation and Hardiplank siding with vinyl SDL windows asphalt architectural shingles, aluminum gutters and a wooden porch with wood columns, railing and stairs will make up the exterior façade material.

The property is zoned R-1, 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: Existing sidewalk is shown on the plan.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist. Street Tree required with final plan.

(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: Ensure mechanical is screened.

(d) Parking and Traffic Standards

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

- ⊖ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width is not provided. Driveway should be extended beyond supplemental area to accommodate 2 cars.

(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: Shingles must provide 30 year warranty.

(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:

(g) Door and window standards.

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

STAFF COMMENT: Provide walkway to sidewalk.

Provide calculations to confirm window percentage of façade and also for wood trim/mullions.

(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

Please provide the following:

- Finalize Tree Conservation Plan and ensure street tree is included
- Height of first floor window sills.
- Walkway to sidewalk.
- Calculations to confirm window percentage of façade and also for wood trim/mullions.
- 30 year warranty for roof shingles
- Driveway width
- Extend driveway beyond supplemental area to accommodate 2 cars.
- Ensure mechanical is screened.

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: December 14, 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: Leslie Weaver Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: leslie@ascendantatlanta.com Zoning Classification: R-1

Address of Proposed Work: 240 Maple St, Hapeville Ga 30354

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

Property Owner: Joist Solutions, LLC Contact Number: 845-380-3868

Project Description (including occupancy type): IBC Occupancy R-3. New lap siding, windows, and roof. Existing 2/1 SFR with addition of 457 sf heated space to create 3/2 SFR with open floor plan. Add laundry room. New fixtures, cabinets, and appliances in kitchen. New fixtures and cabinets in bathroom. Add 242 sf front porch

Contractors Name: Clayton Lindsey Contact Number: [REDACTED]

Contact Person: Steven Hedengquist 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

12/14/20
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: heated 457 sf; porch 242 sf

Total Square Footage of existing building: heated 1062 sf; stoop 15 sf

Estimated Cost of Construction: \$90,000

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

CMU block foundation, wood siding, 6 over 6 wood windows,
panel siding on bonus room addition, asphalt shingle
roof, aluminum gutters, concrete front stoop with concrete
steps

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

CMU block foundation with painted stucco finish, HardiPlank
shingle siding, HardiPlank lap siding, vinyl 6 over 6
simulated divided lite windows, asphalt architectural
shingles, aluminum gutters, wood porch with wood
columns, railings, and stairs.

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 Leslie Weaver JW 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:

Yw 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

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

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

Yw 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.

Yw 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.

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

Yw 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.

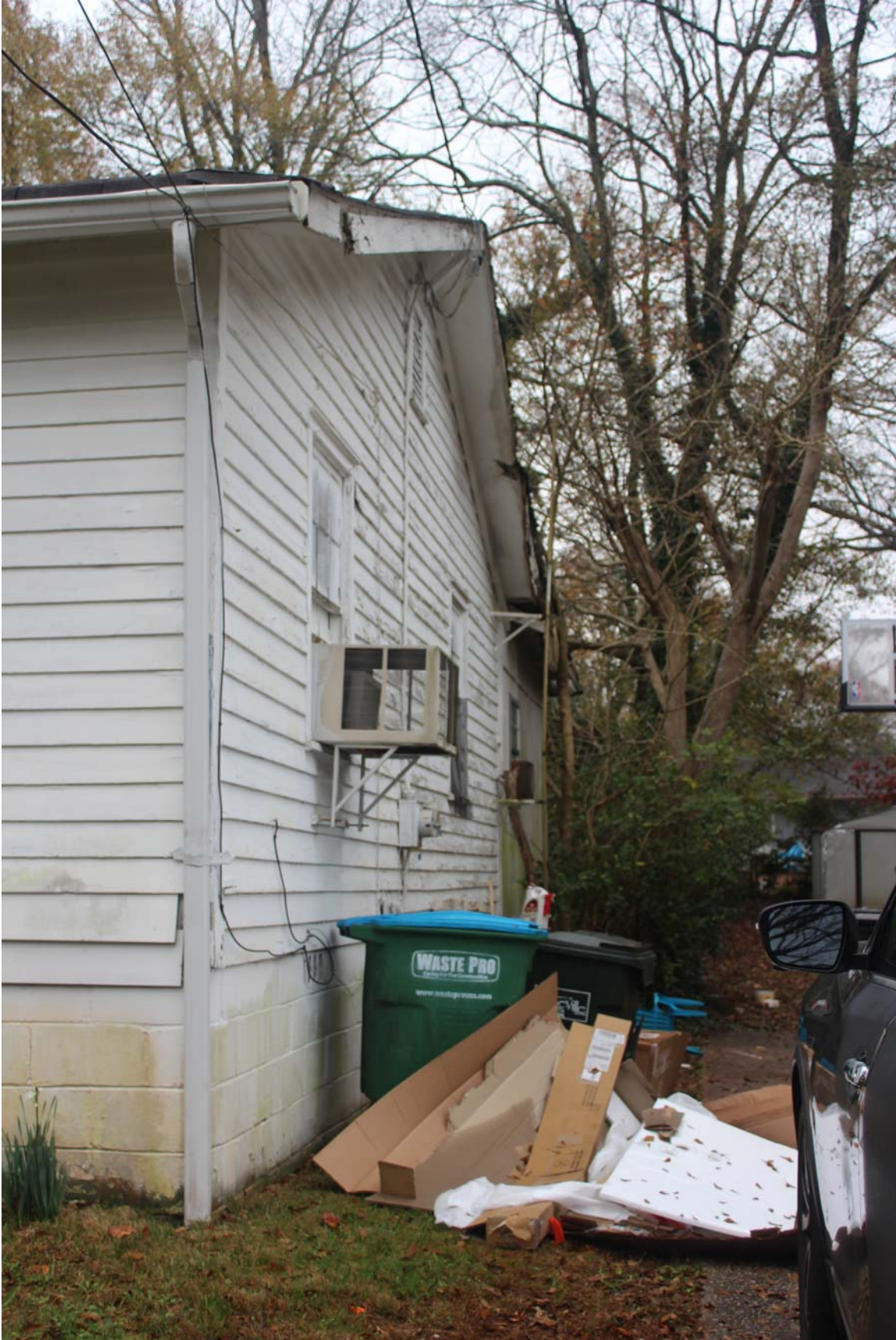
Leslie Weaver  12/14/20
Printed Name Signature Date

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.









Renderings of Proposed Elevations
No Scale

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

RELEASED FOR CONSTRUCTION

Int Alt and Addition
240 Maple St
Atlanta, GA 30354



DATE:
12/13/2020

SCALE:

SHEET:
R1

INTERIOR ALTERATION and ADDITION

240 MAPLE ST
ATLANTA, GA 30354

SCOPE OF WORK:

Addition of 457 sf to create a 3/2 SFR with an open floor plan. Add laundry room. Add front porch. New siding, windows, and roof.

SQUARE FOOTAGE:

Existing First Floor 1062 sf
Existing Stoop 15 sf

Proposed First Floor 1519 sf
Proposed Porch 242 sf

EXISTING TOTAL: 1077 sf
PROPOSED TOTAL: 1761 sf

Layout Page Table	
Label	Title
A0	Cover Sheet
A0.1	Survey and Site Plan
A1.1	Existing Elevations and Floor Plan
A2.1	Proposed Elevations
A2.3	Proposed Framing
A2.4	Propsoed Framing
R1	Color Renderings

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code for One- and Two-Family Dwellings, 2018 Edition, with Georgia Amendments (2020)
- International Existing Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition, with Georgia Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- 2018 NFPA 101 - Life Safety Code with State Amendments (2020)

Legal Description:
Land lot 94 in the 14th District as set forth in Deed Book 28298 Page 212 dated 11/12/1999 and recorded 12/30/1999, Fulton County Records, State of Georgia.

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

RELEASED FOR CONSTRUCTION

Int Alt and Addition

240 Maple St
Atlanta, GA 30354



DATE:

12/13/2020

SCALE:

SHEET:

A0

Page 20 of 101

Maple Street
40' Right of Way

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

1/2" Rebar Found

S 89°21'12" W 50.28'

1/2" Rebar Found

Concrete Sidewalk

N 89°21'12" E 50.00'

15' BL

33'-3.4378"

Concrete Driveway

1/2" Rebar Set

Owner's driveway 0.23' East (Over) of Property Line

Owner's driveway on Property Line

Neighbor's driveway clear of property line

4'-11.8342"

Proposed Porch

#240 One Story Frame

Bonus Room To Be Demolded

Proposed Addition

Proposed Addition

8.7668"

5' BL

N 01°19'00" W 148.56' (Deed 150.00')

Owner's fence on Property Line

N/F Alejandro Ramirez Cruz Virgen Valente Cruz Deed Book 58294, Page 625

Owner's fence 0.58' East (Over) of Property Line

N/F Mary Anna Ribock Deed Book 54685, Page 416

Owner's fence 0.32' East (Over) of Property Line

Owner's fence 1.19' East (Over) of Property Line

Owner's fence 2.90' West (Over) of Property Line

Owner's fence 0.64' East (Over) of Property Line

Owner's fence 0.72' West (Over) of Property Line

N/F Vigar Investments LLC Deed Book 57300, Page 173

N/F Dudely B. Dugger Deed Book 61387, Page 382

N/F Aemha Properties LLC Deed Book 57010, Page 690

S 89°19'24" W 49.85'

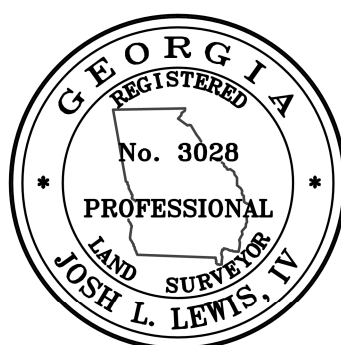
1/2" Rebar Found

Neighbor's fence clear of property line

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 herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY, VALIDITY, 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 Professional Engineers and Land Surveyors and as set forth in O.C.G.A. SECTION 47-6-5.

John Lewis W. Register

By: John Lewis W. Register, Registered Land Survey Number 3028

[illegible]

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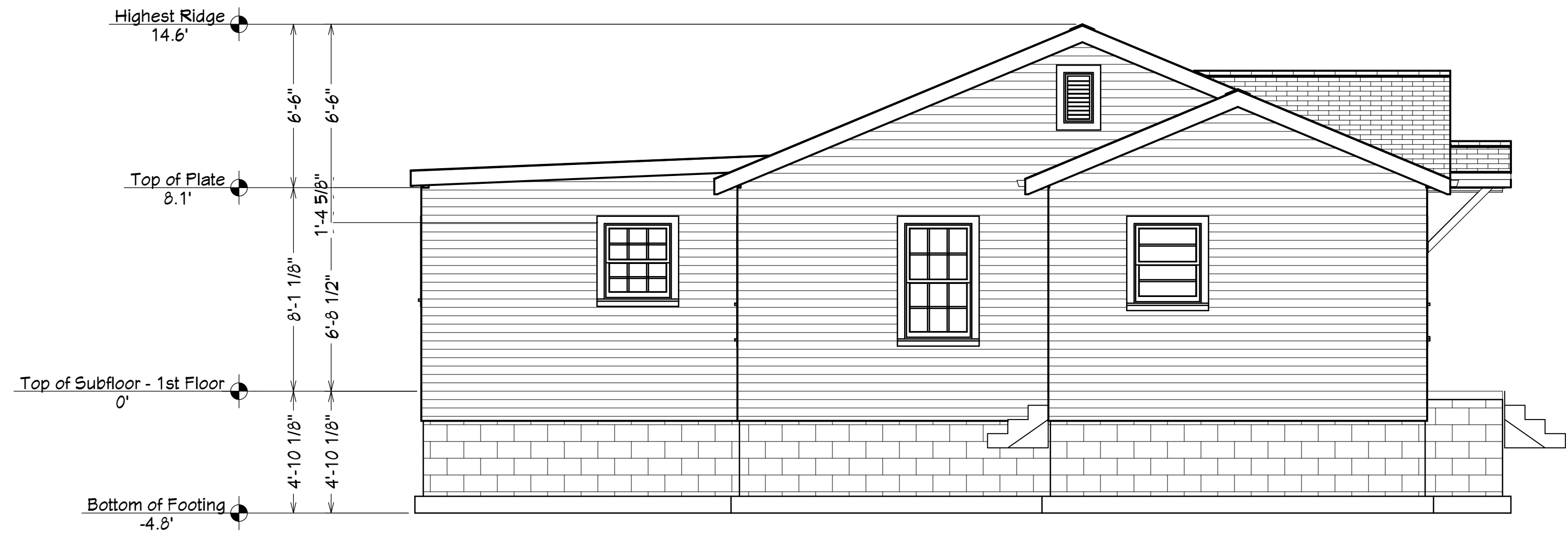
Int Alt and Addition
240 Maple St
Atlanta, GA 30354



DATE:
12/13/2020
SCALE:
SHEET:
A0.1



Existing Elevation Front
Scale: 1/4" = 1'



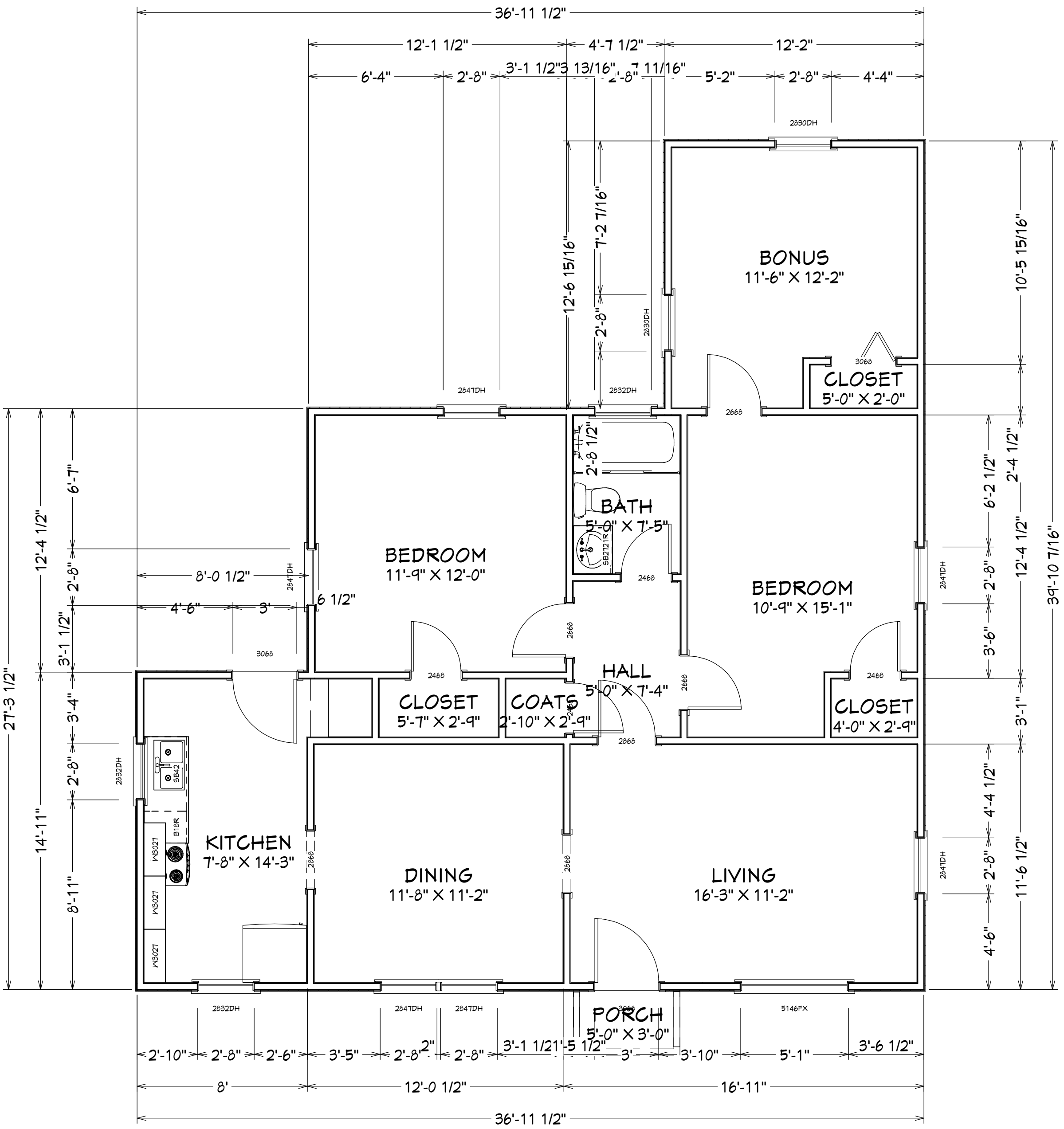
Existing Elevation Left
Scale: 1/4" = 1'



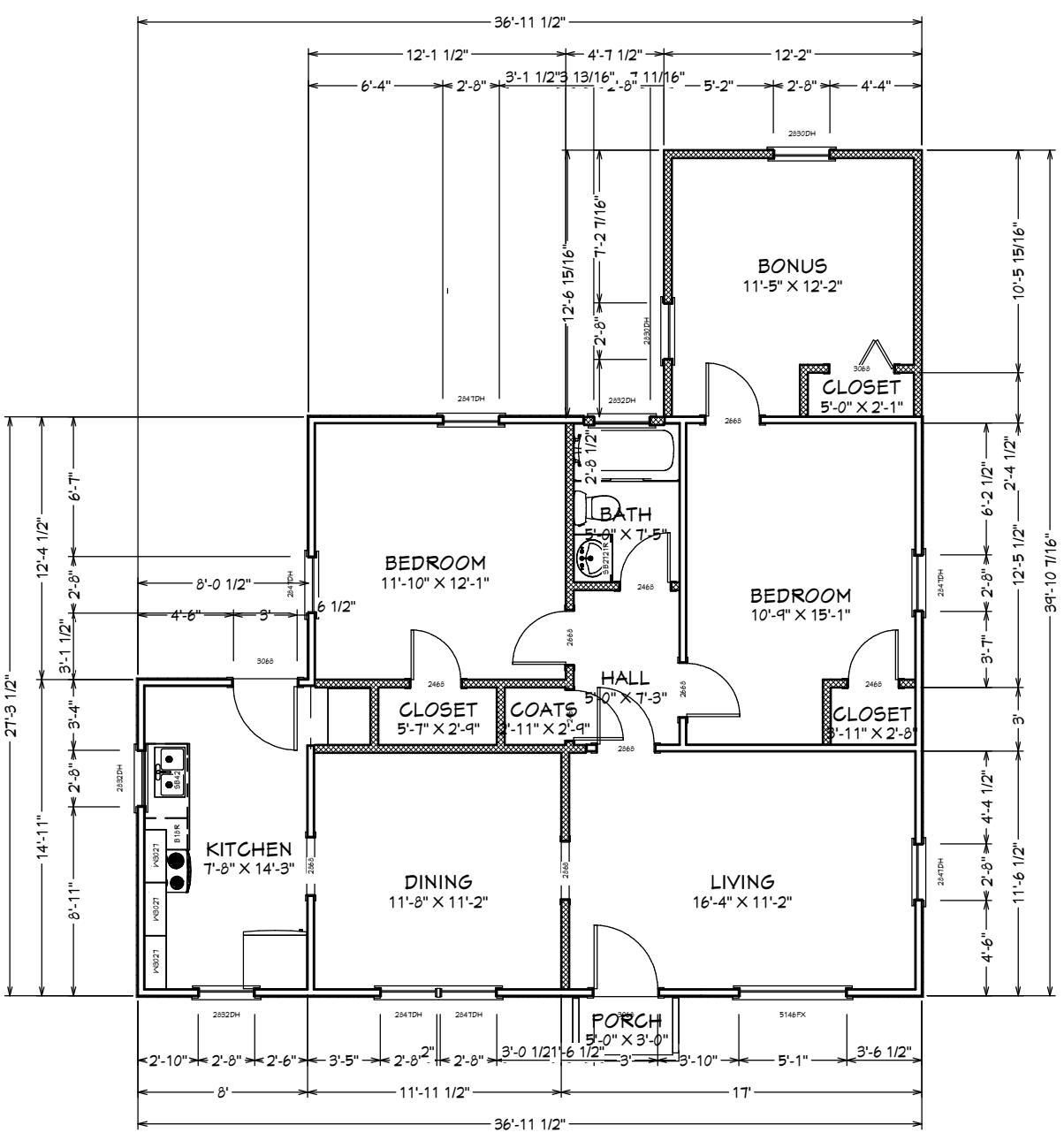
Existing Elevation Back
Scale: 1/4" = 1'



Existing Elevation Right
Scale: 1/4" = 1'



Existing Floor Plan
Scale: 1/4" = 1'



Demo Plan
Scale: 1/8" = 1'

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	DECK RAILING/FENCE
	DEMOLITION-4
	INTERIOR-4
	ROOM DIVIDER
	SIDING-4

REVISION TABLE	
NUMBER	DATE

RELEASED FOR CONSTRUCTION

Int Alt and Addition
240 Maple St
Atlanta, GA 30354



DATE: 12/13/2020

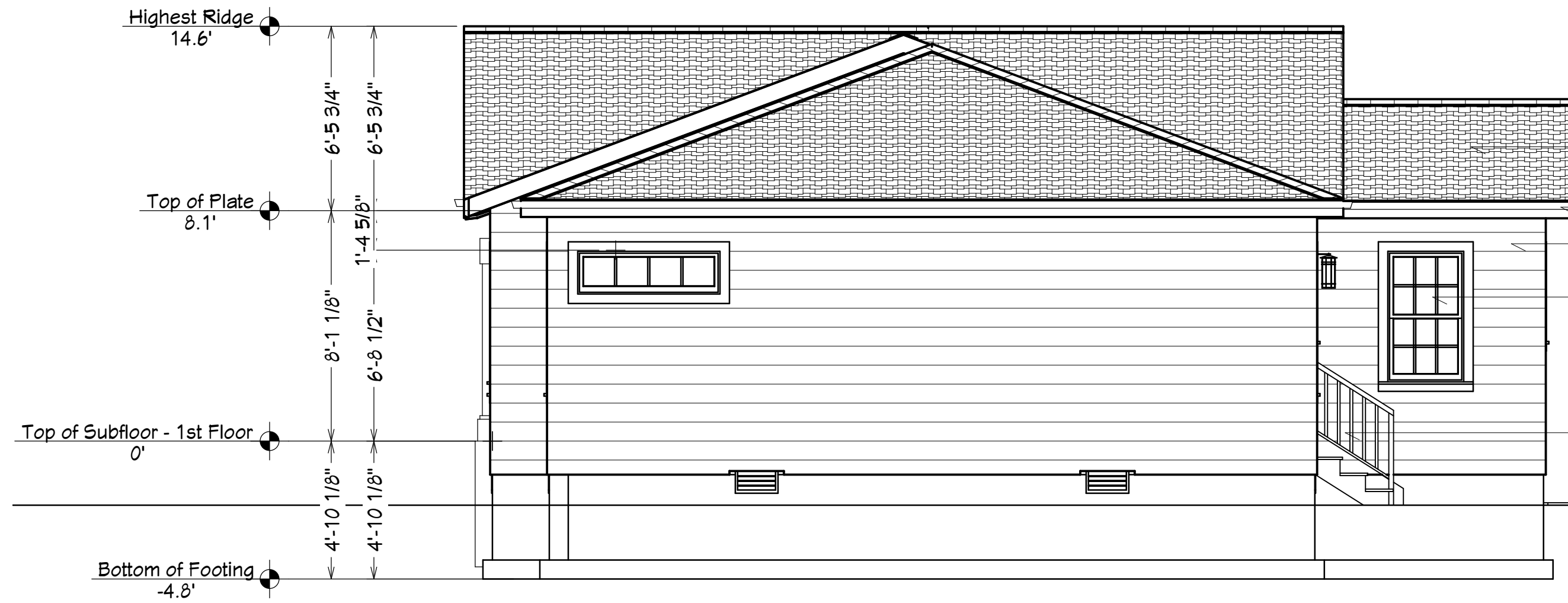
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SHEET: A1.1



Proposed Elevation Front
Scale: 1/4" = 1'

- Asphalt Architectural Shingles
- HardiPlank Shingle Siding
- Aluminum gutters to match trim
- Wood Columns, 6x6 Post with Finishing Boards
- Vinyl 6 over 6 simulated divided lite Windows with Wood Trim
- HardiPlank Board and Batten Siding
- Painted Wood Railing. Detail on Sheet D1.
- Deck Planking
- Painted Stucco finish CMU Block Foundation



Proposed Elevation Back
Scale: 1/4" = 1'

- Asphalt Architectural Shingles
- Aluminum Gutter Painted to match Trim
- HardiPlank Board and Batten Siding
- Vinyl 6 over 6 simulated divided lite Windows
- Wood Railing and Stairs



Proposed Elevation Left
Scale: 1/4" = 1'



Proposed Elevation Right
Scale: 1/4" = 1'

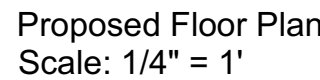
REVISION TABLE	
NUMBER	DESCRIPTION

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240 Maple St
Atlanta, GA 30354

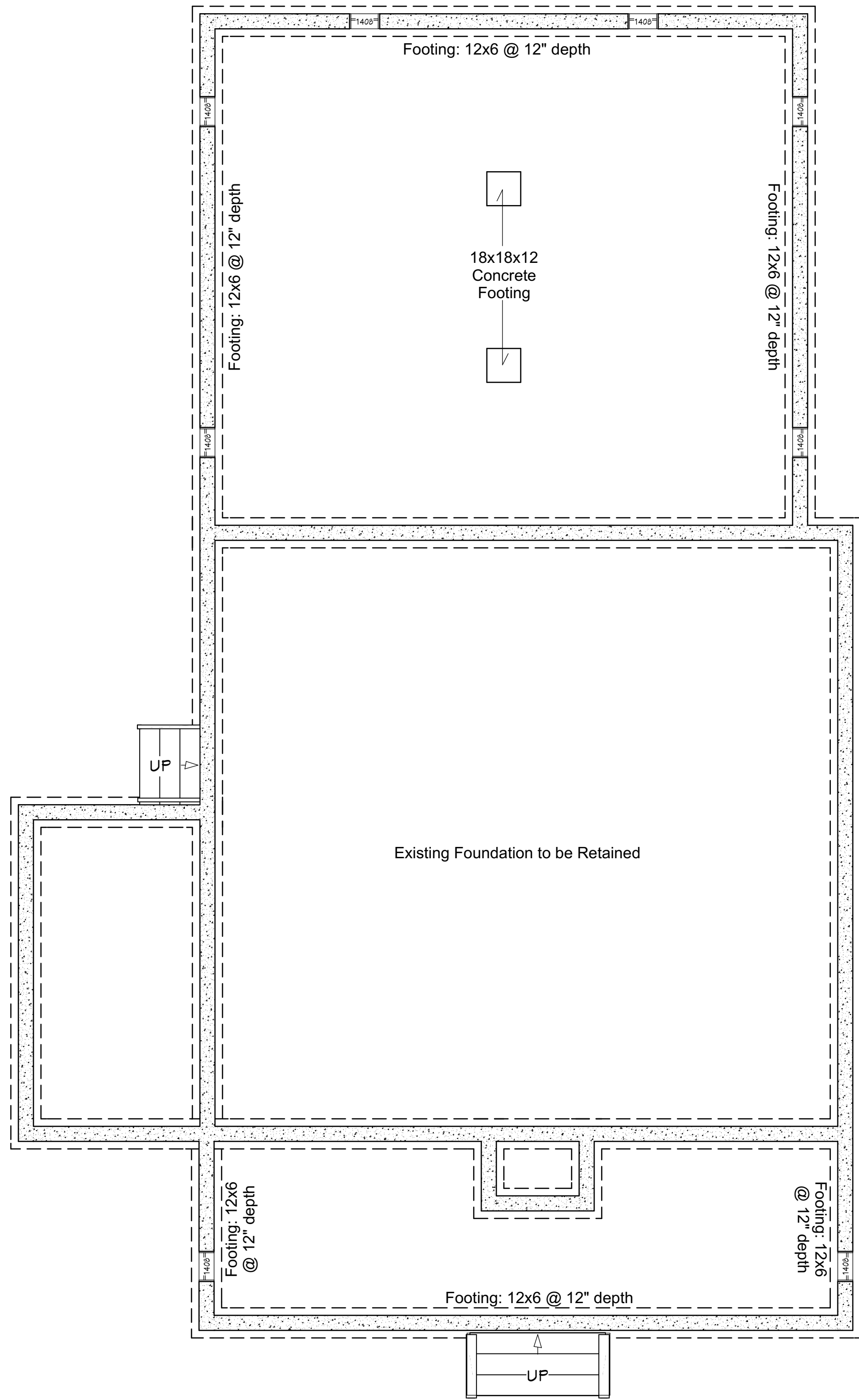


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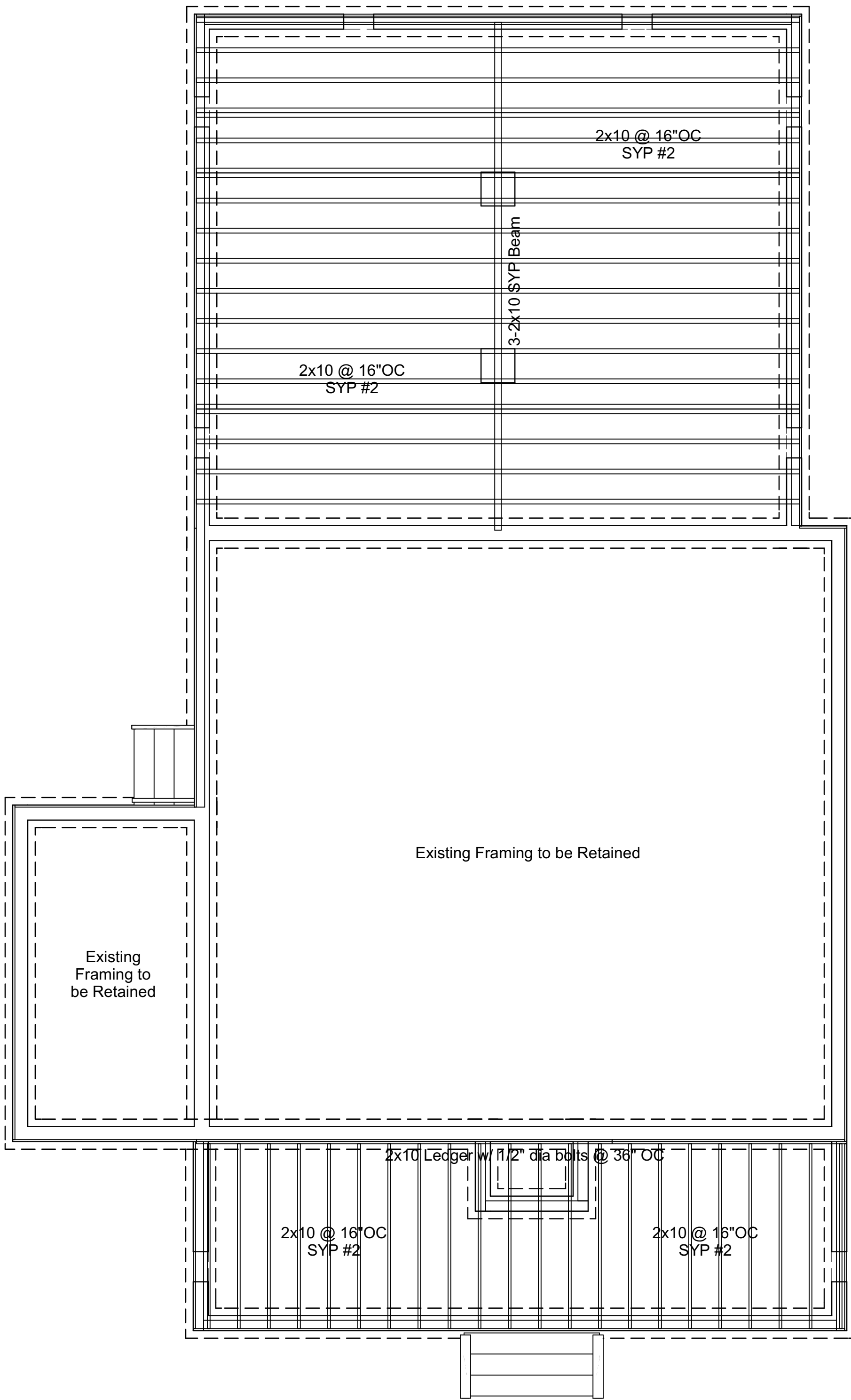


1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS, AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED. 1" MOUNT AS LOW AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IF THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT OF EXISTING CHIMNEY. CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE DEPARTMENT FOR ANY SPECIAL REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5' 10" SQ. FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WIPPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 80 CFM FAN. RANGE HOODS SHALL BE VENTED TO OUTSIDE.
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE X GYPSUM BOARD WITH 1 HOUR FIRE RATING. ALL EXTERIOR DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS, INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL, "DRAFT STOP" AT EACH FLOOR LEVEL BY PACKING (6" R19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE FLOOR, AND SAND (3 COATS). USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER. USE 1/2" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS LESS THAN 24"OC.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

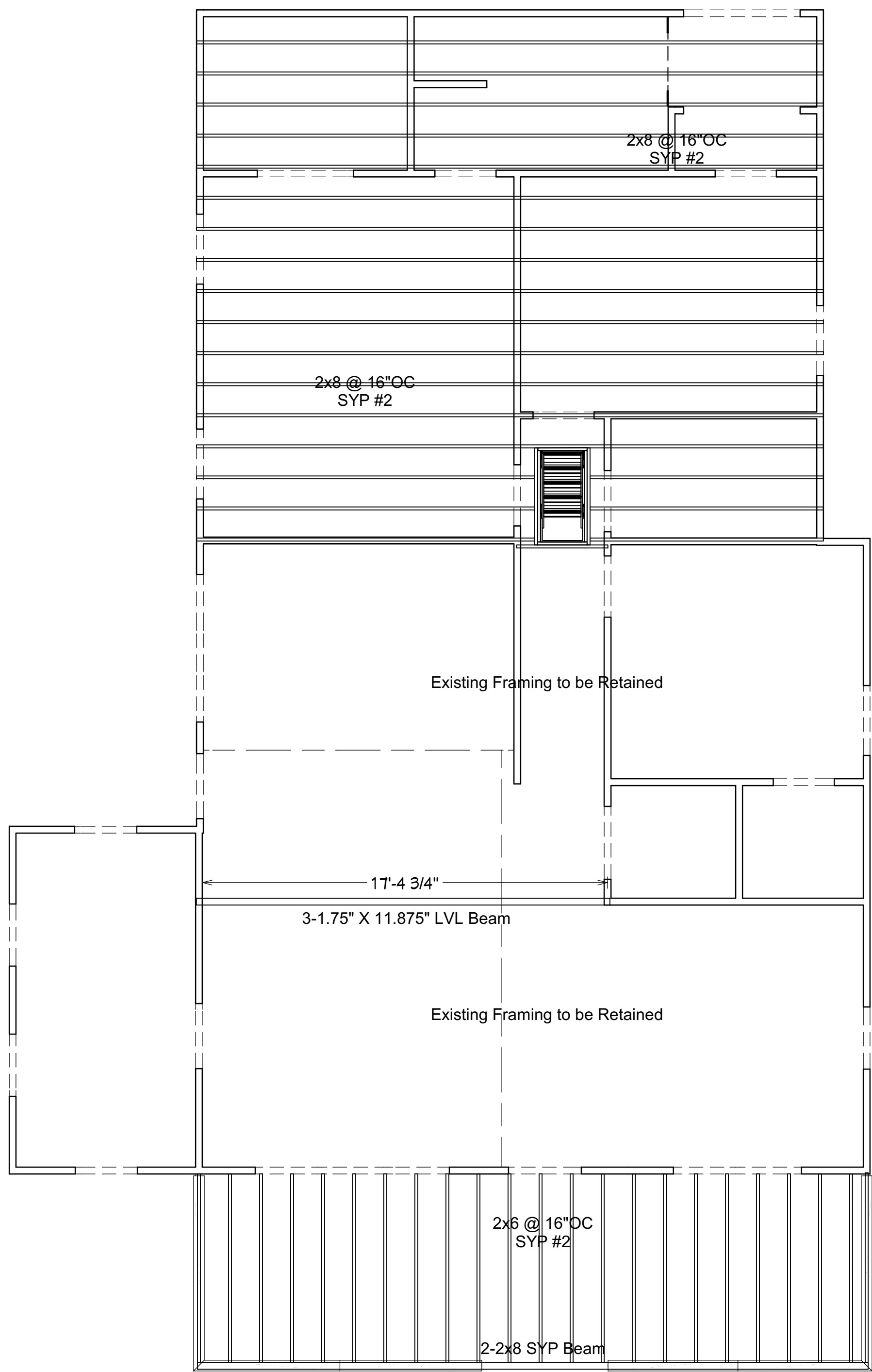
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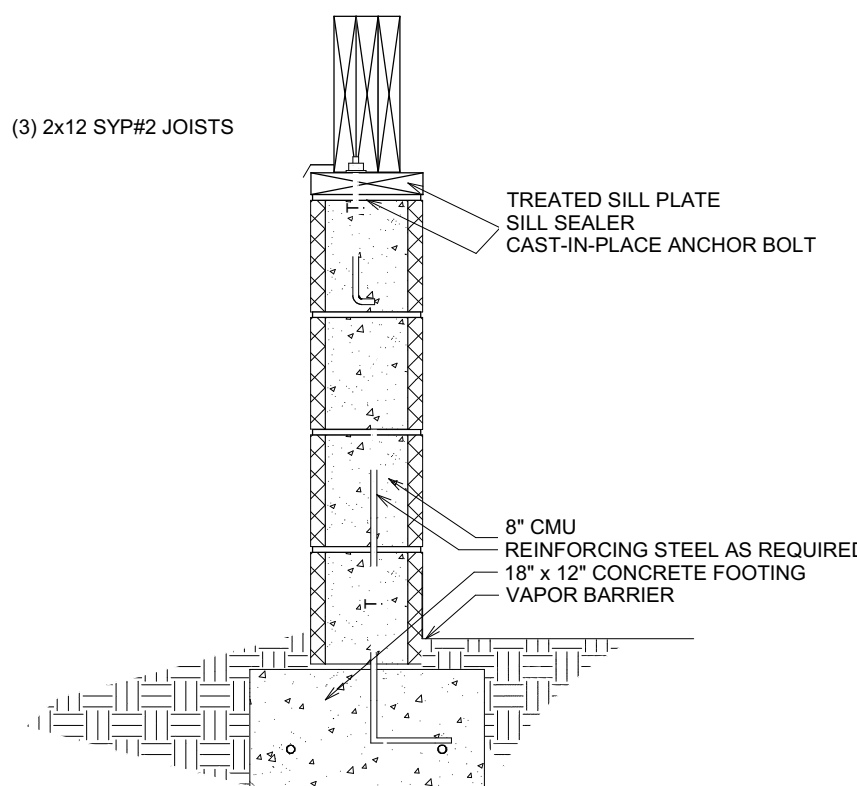
Foundation Plan
Scale: 1/4" = 1'



Proposed Framing, Floor Plan
Scale: 1/4" = 1'



Proposed Framing, Ceiling Plan
Scale: 1/4" = 1'



Interior Footing

TABLE R602.7(2) GIRDER SPANS ^a AND HEADER SPANS ^a FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir ^b and required number of jack studs)							
HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING WIDTH ^c (feet)					
		12		24		36	
		Span ^a	N _J ^d	Span ^a	N _J ^d	Span ^a	N _J ^d
One floor only	2-2 x 4	4-1	1	2-10	1	2-4	1
	2-2 x 6	6-1	1	4-4	1	3-6	1
	2-2 x 8	7-9	1	5-5	1	4-5	2
	2-2 x 10	9-2	1	6-6	2	5-3	2
	2-2 x 12	10-9	1	7-7	2	6-3	2
	3-2 x 6	9-8	1	6-10	1	5-7	1
	3-2 x 10	11-5	1	8-1	1	6-7	2
	3-2 x 12	13-6	1	9-6	2	7-9	2
	4-2 x 8	11-2	1	7-11	1	6-5	1
	4-2 x 10	13-3	1	9-4	1	7-8	1
	4-2 x 12	15-7	1	11-0	1	9-0	2

TABLE R502.3.1(1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential sleeping areas, live load = 30 psf, L/Δ = 360) ^a									
JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2 x 6		2 x 8		2 x 10		2 x 12	
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
16"	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	21-4	10-9	13-9	16-1	19-1
	Southern pine #2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6
	Southern pine #3	7-11	10-0	11-1	14-4	7-1	8-11	10-10	12-10

Required Beam Depths and Bearing Lengths [in]

Load Duration %	Roof Load [psf]	Rough Opening [feet]	Width of Building Segment [feet]							
			KEY: Beam Breadths [in] X Span Depth [in]							
			20	24	26	28	30	32	36	40
115%	30	15	9	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 9.5
			12	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 9.5
			16	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 11.875	3.5 x 11.875
			18	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5
				3.5 x 11.875	3.5 x 11.875	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 16

VERSALAM® 2.0 3100

TABLE R602.5.1(2) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics with limited storage, live load = 20 psf, L/Δ = 240)							
CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				2 x 10	
		2 x 4		2 x 6		2 x 8	
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
16"	Southern pine SS	9-4	14-7	19-3	24-7		
	Southern pine #1	8-11	14-0	17-9	20-9		
	Southern pine #2	8-0	12-0	15-3	18-1		
	Southern pine #3	6-2	9-2	11-6	14-0		

TABLE R602.7(3) GIRDER AND HEADER SPANS ^a FOR OPEN PORCHES (Maximum span for Douglas fir-larch, hem-fir, Southern pine and spruce-pine-fir ^b)									
SIZE	SUPPORTING ROOF						SUPPORTING FLOOR		
	GROUND SNOW LOAD (psf)								
	30		50		70				
	DEPTH OF PORCH ^c (feet)								
	8	14	8	14	8	14	8		14
2-2 x 6	7-6	5-8	6-2	4-8	5-4	4-0	6-4		4-9
2-2 x 8	10-1	7-7	8-3	6-2	7-1	5-4	8-5		6-4
2-2 x 10	12-4	9-4	10-1	7-7	8-9	6-7	10-4		7-9
2-2 x 12	14-4	10-10	11-8	8-10	10-1	7-8	11-11		9-0

For SJI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Spans are given in feet and inches.
b. Tabulated values assume No. 2 grade lumber; wet service and incising for refractory species. Use 30 psf ground snow load for cases in which ground snow load is less than 30 psf and the roof live load is equal to or less than 20 psf.
c. Porch depth is measured horizontally from building face to centerline of the header. For depths between those shown, spans are permitted to be interpolated.

REVISION TABLE		NUMBER		DATE		REVISION BY		DESCRIPTION	

RELEASED FOR CONSTRUCTION

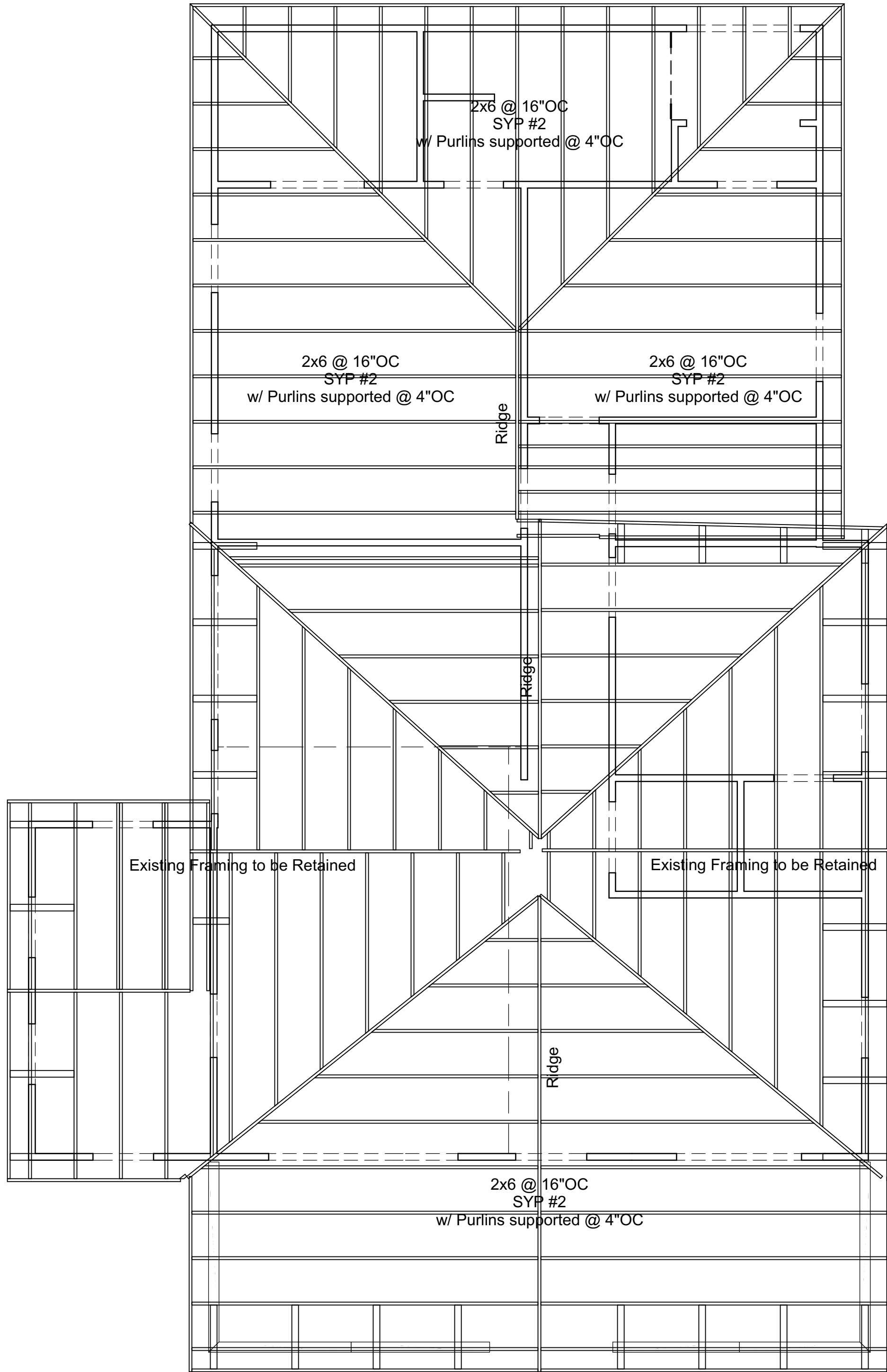
Int Alt and Addition
240 Maple St
Atlanta, GA 30354



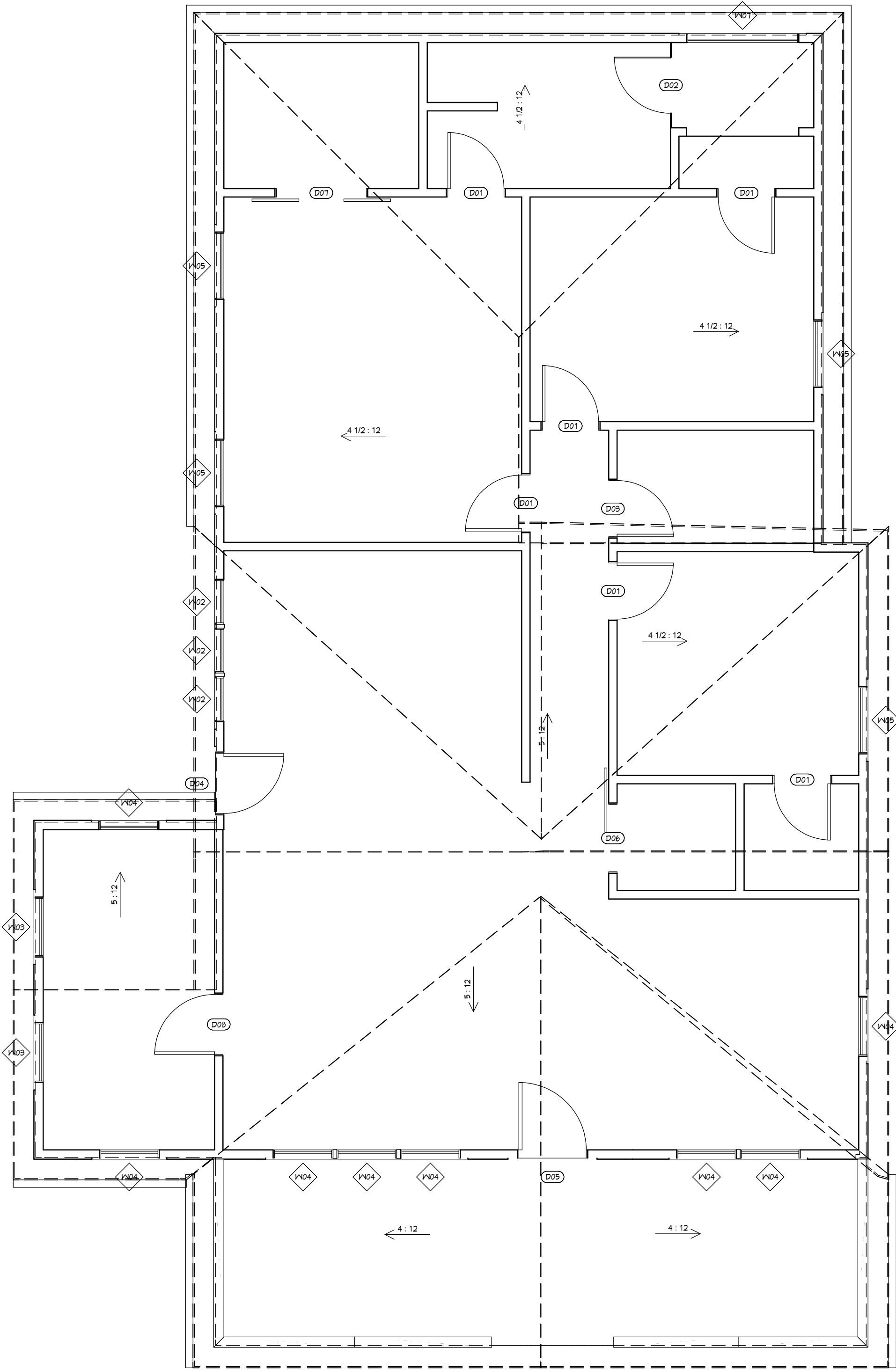
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12/13/2020

SCALE:

SHEET:
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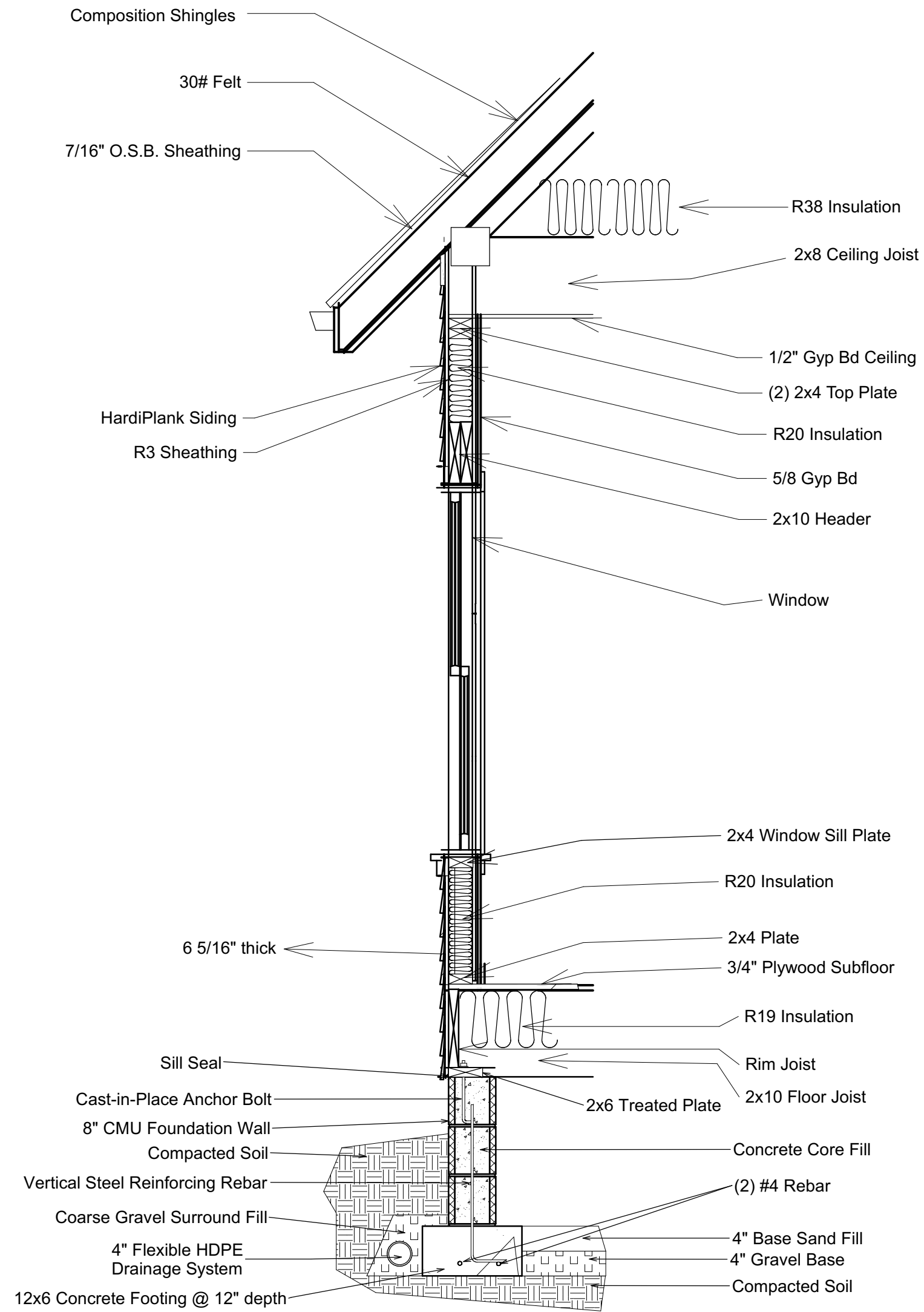


Proposed Framing, Roof Plan
Scale: 1/4" = 1'



Proposed Roof Plan
Scale: 1/4" = 1'

TABLE R802.4.1(3) RAFTER SPANS FOR COMMON LUMBER SPECIES (Ground snow load = 30 psf, ceiling not attached to rafters, L/A = 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*									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
16"	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-5	1-11	25-11
	Southern pine	#1	8-7	13-0	16-6	19-3	22-10	7-10	11-7	14-9	17-3	20-5
	Southern pine	#2	7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
	Southern pine	#3	5-9	8-6	10-8	13-0	15-4	5-2	7-7	9-7	11-7	13-9



Wall Detail On CMU Block Foundation

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	
W01	1220	2	2	1220	15"X25"		LOUVERED	2X6X18"	(2)
W02	2032DH	3	1	2032DH	25"X34"		DOUBLE HUNG	2X10X28"	(2)
W03	2832DH	2	1	2832DH	33"X34"		DOUBLE HUNG	2X10X36"	(2)
W04	284TDH	8	1	284TDH	33"X56"		DOUBLE HUNG	2X10X36"	(2)
W05	3050DH	4	1	3050DH	37"X61"	YES	DOUBLE HUNG	2X10X40"	(2)
W07	5016FX	1	1	5016FX	61"X14"		FIXED GLASS	2X10X64"	(2)

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	TEMPERED	HEADER	
D01	2668	6	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04		2X10X35"	(2)
D02	2668	1	1	2668 R	30"X80"	SHOWER GLASS SLAB	YES	2X10X30"	(2)
D03	2668	1	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04		2X10X35"	(2)
D04	2668	1	1	2668 L EX	34"X83"	EXT. HINGED-DOOR F07		2X10X39"	(2)
D05	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E21		2X10X41"	(2)
D06	3068	1	1	3068 R	38"X82 1/2"	BARN-BARNPLANK DOOR		2X10X41"	(2)
D07	4068	1	1	4068 L/R	50"X82 1/2"	DOUBLE BARN-BARNPLANK DOOR		2X10X53"	(2)
D08	2868	1	1	2868 L IN	34"X82 1/2"	HINGED-DOOR F07		2X10X37"	(2)

REVISION TABLE		REVISION BY	
NUMBER	DATE	DESCRIPTION	



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

DATE: February 11, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3358 Colville Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Champion Window to install a roof over an existing deck at the rear of the home at 3358 Colville Ave. The proposed materials are asphalt shingles and structural aluminum posts.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

- ✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: *There is no sidewalk. This is a small roof addition to the rear and outside the scope of the project..*

(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: *Shingles must provide 30 year warranty. Gutters and downspouts not shown. Overhand is not provided. Aluminum posts are proposed.*

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

✖ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

STAFF COMMENT:

RECOMMENDATIONS

Please provide the following:

- *30 year warranty for roof shingles*
- *Show gutters and downspouts.*
- *Overhang of 12"*
- *Aluminum posts are proposed. DRC must render decision.*

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: 12/8/20

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: Champion window Contact Number: 678-359-6172

Applicants Address: 3700 Dekalb Tech Pkwy Atlanta 30340

E-Mail Address: APowell@getchampion.com Zoning Classification: R-SF

Address of Proposed Work: 3358 Colville Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009 800080170

Property Owner: Todd Koeu Contact Number: [REDACTED]

Project Description (including occupancy type): 8423.5 roof over existing deck

Contractors Name: John Lawless Contact Number: 678-359-6172

Contact Person: Amy Powell Contact Number: 678-359-6172

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

[REDACTED]
Applicant's Signature

12/7/20
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 - roof over existing deck

Total Square Footage of proposed New Construction: 188

Total Square Footage of existing building: _____

Estimated Cost of Construction: 15,000-

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

N/A

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

Asphalt shingles + structural
aluminum posts

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.

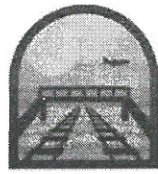
Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued 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 Amy Powell  swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Amy Powell  12-7-20
Printed Name Signature Date

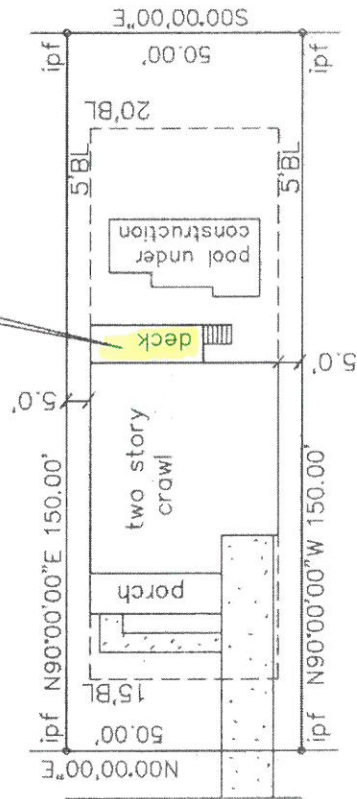
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

LEGEND

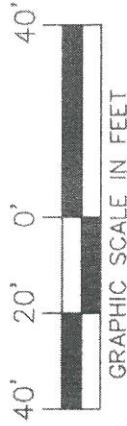
- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE

new 8'x23.5' roof
over existing deck



Colville Ave.
50' R/W

MAG



site survey for

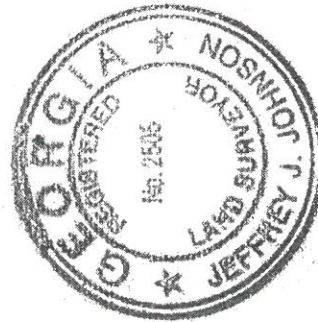
Todd Koeu

total lot.....	7500 sf
house.....	1664 sf
drive, walk, porch.....	857 sf
pool area.....	441 sf
steps.....	24 sf
new roof over deck.....	188 sf
total.....	3174 sf
3174 / 7500 = 42% impervious	

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: Nikon-322



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED.

Jeffrey J. Johnson
JEFFREY J JOHNSON R.L.S. 2505

JOHNSON
SURVEYING

4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

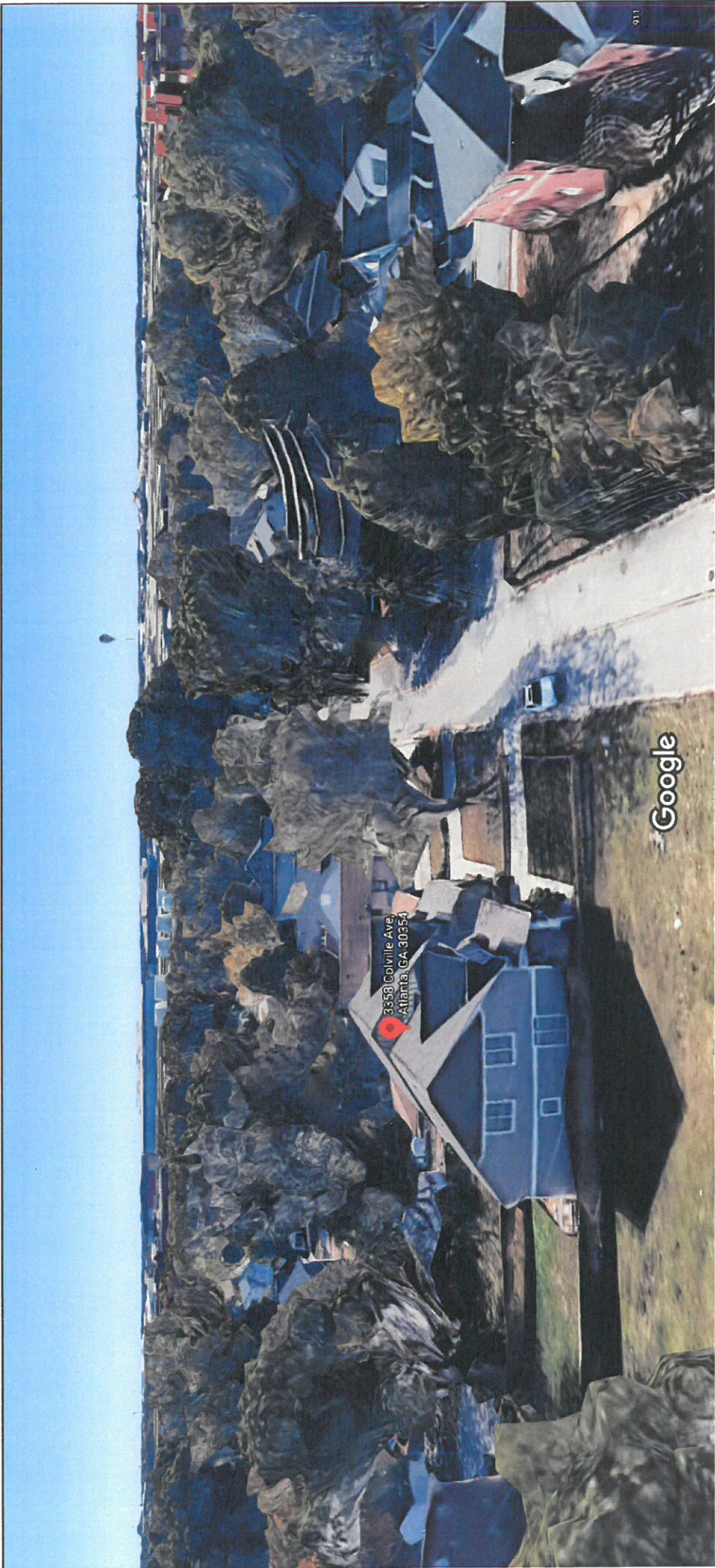
Land Lot 98
District 14
Fulton County, Ga.
Virginia Park
Lot 160
3358 Colville Ave.

DATE: 10-27-2020 SCALE: 1"=40'

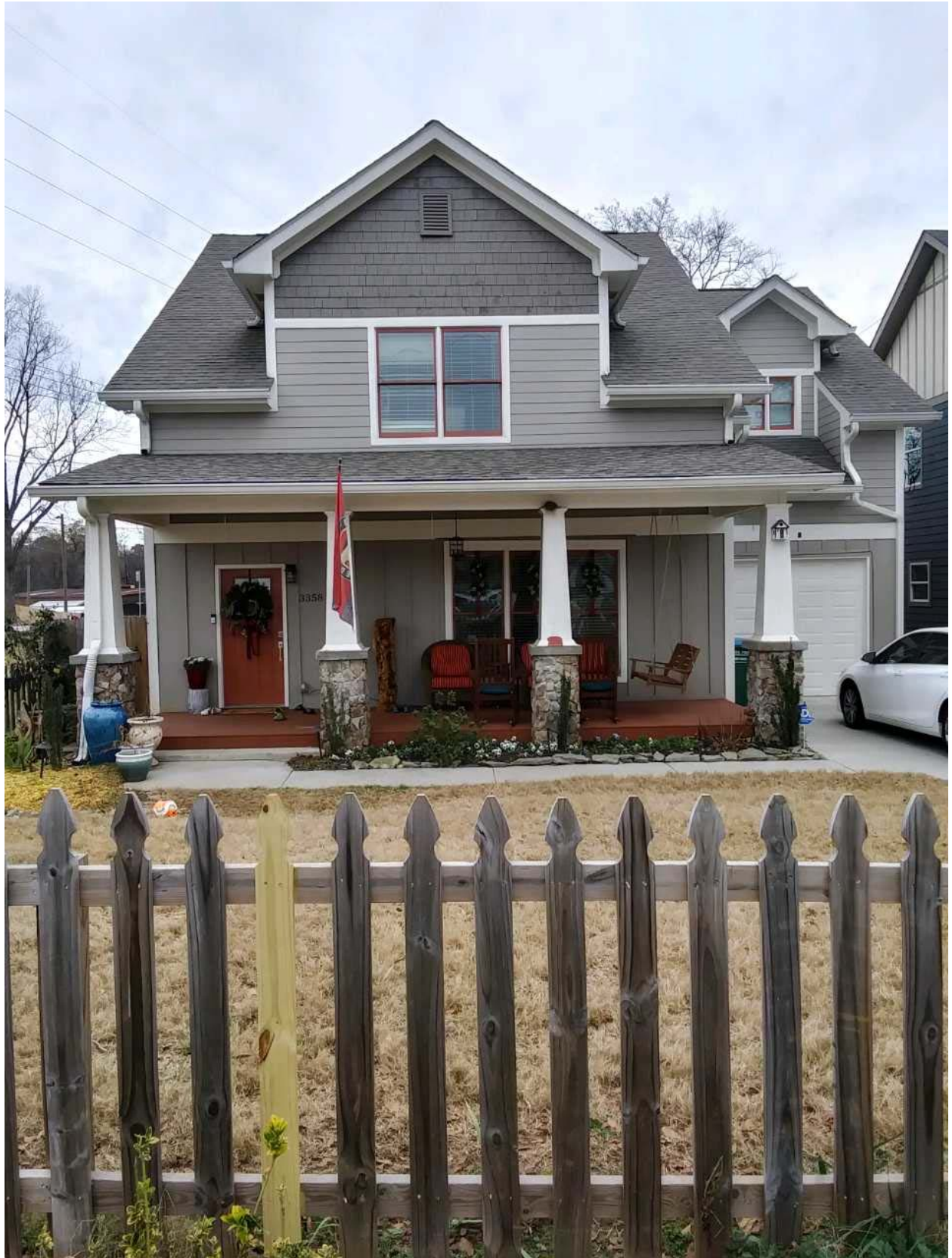
JOB NO: 20-159



Imagery ©2020 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2020 , Map data ©2020 20 ft



Imagery ©2020 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Imagery ©2020 Maxar Technologies, Map data ©2020 20 ft

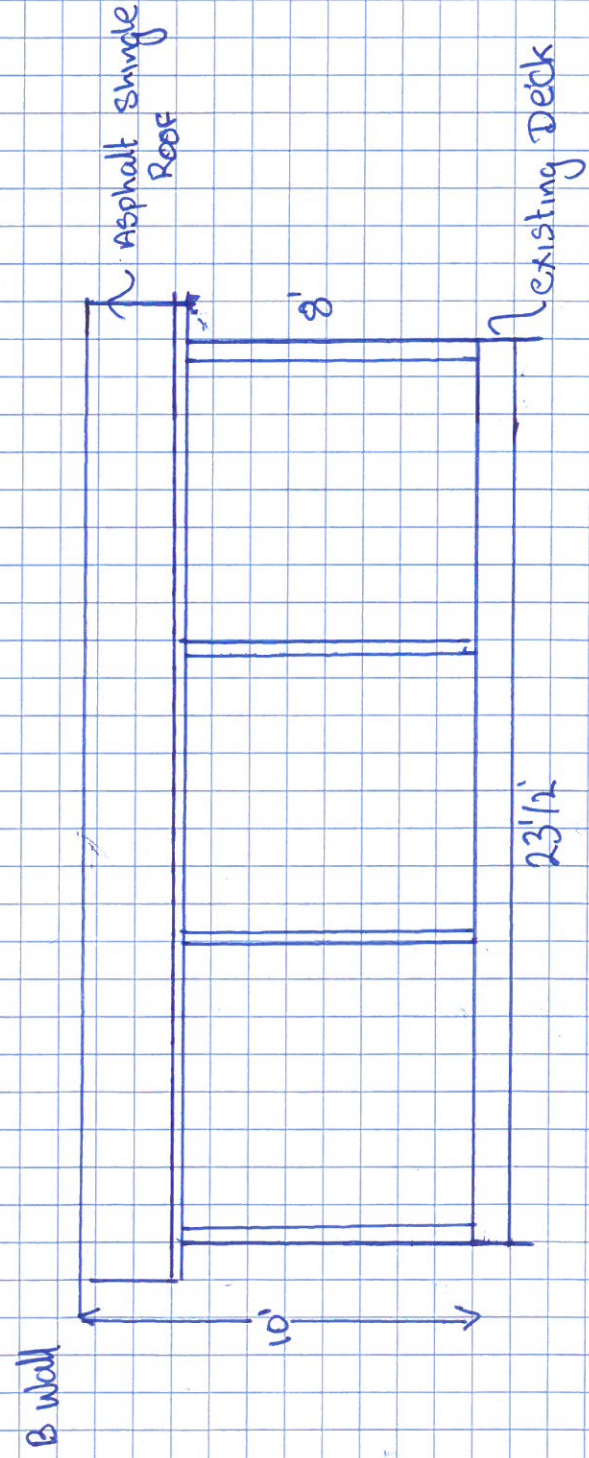
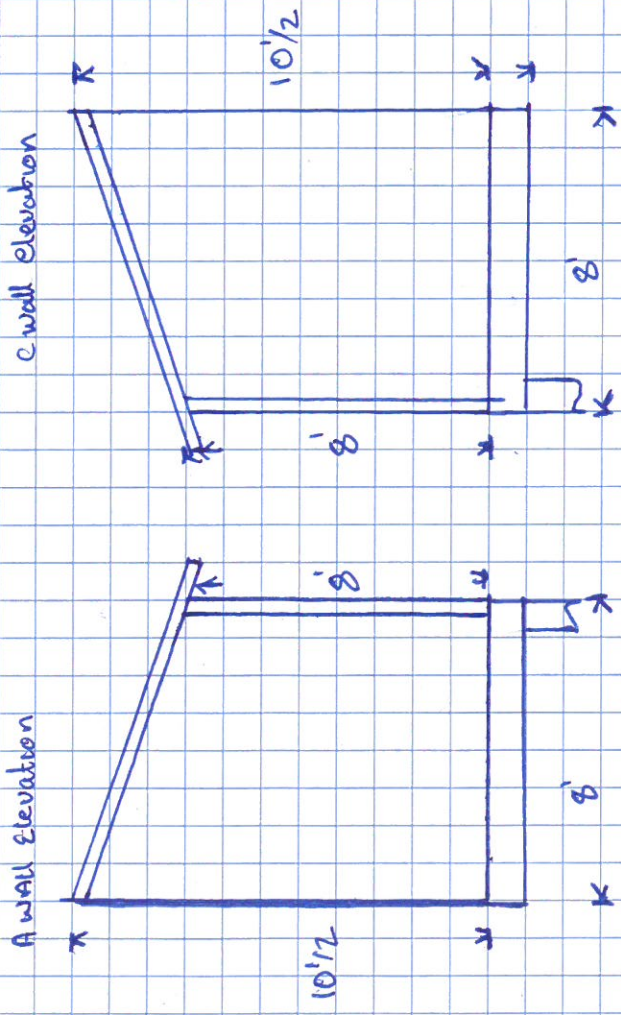








3358
Colville Ave
patio Roof project





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

DATE: February 12, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3264 Springhaven/Stillwood Farm**

The City of Hapeville has received a design review application from Epic Development for the establishment of site requirements for the P-D development zoning classification. The application proposes approximately 58 single family dwelling units on a 4.17 acre parcel located between Stillwood Drive, Springhaven and North Avenue. In addition to the single family units, the site has an amenity area, including a pool and greenspace.

The property is zoned P-D, Planned Unit Development.

The following comments are to guide the DRC in their review of the proposed site plan requirements.

CODE

ARTICLE 21. - P-D ZONE (PLANNED UNIT DEVELOPMENT)

Sec. 93-21-1. - Intent.

The purpose of this district is to provide flexibility in the development of certain types of intense land uses, and to insure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments.

Sec. 93-21-4. - Application procedure.

Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication conference will be scheduled with the applicant and the DRC. Upon completion of this process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article.

Sec. 93-21-5. - Application review.

- (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met:
 - (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land uses of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities.

Planner design concerns/recommended requirements

All single family dwellings located along a public street or the private driveway should enfront the public streets (e.g., 28, 32, 48, 49, 53, 2, 3, 10, 19...) Single family dwellings on corner lots or that address the private driveway should have additional treatments on the side elevations to create a secondary façade.

Side setbacks between single family dwellings are a minimum of 5', including the roof eaves. A 6' separation between dwellings is indicated on the site plan. Units 2 and 4 appear to have a 5' distance between houses.

Should the applicant wish to maintain the general layout, a footprint with a wider façade is recommended for those units enfronting the public street/private driveway turned 90 degrees.

- (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes.

Not Applicable

- (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust, and fumes.

Not Applicable

- (4) Planted buffers, solid walls and setbacks provide sufficient separation between different types of land use, such as between attached and detached residential developments, or residential and commercial facilities to guarantee compatibility of the mixed land uses.

The only change in use is the pool/amenity area. Three units are located immediately adjacent to the amenity area.

- (5) Accessory uses and their required parking do not occupy more than 30 percent of the land area of the property, nor more than 25 percent of the total floor area of the combined floor area of all buildings.

Not Applicable

- (6) All buildings maintain a compatible architectural style.

Review of Architectural Designs will be completed at a later date. Sample elevations were provided.

A variety of stoops/patios is recommended.

Side elevations must include windows. No blank walls are allowed.

- (7) Any traffic generated by such a use will not present problems of safety or unduly impede normal traffic movement on adjacent streets.

There are three points of ingress/egress to the interior of the property as well as on street parking along Springhaven and North Avenue.

- (8) Landscaping, screening, open space, building location, parking and loading areas, services areas, lighting and signs and overall layout is adequate and appropriate and has a reasonable spatial and functional relationship within each development and to exterior structures, spaces and circulation elements.

Sidewalk requirements are at a minimum 5' clear area and 2' landscape zone between the sidewalk and the street. Recommendation is a 4' landscape zone (except between on-street parallel parking) and a 4' sidewalk. This will allow for street trees as required in the Architectural Design Standards and still allow the closer setback of the single family dwellings.

One street tree should be spaced at a minimum of 50' apart, but recommended at 40'.

Lighting must be provided in the interior of the project, including but not limited to the sidewalks, driveway, amenities area. In addition to the City provided overhead street lights, the exterior of the project should include pedestrian level lighting.

Parking pads should be reviewed for their proximity to adjacent dwellings.

Landscaping should be included between single family dwelling and private driveway.

Mechanical units should be screened.

- (9) The vehicular circulation system is so located and designed as to provide an efficient, safe and convenient transportation system and accommodates various transportation modes.

The alleyways create concern regarding turning radii and should be reviewed.

Any dwelling that does not include a garage but includes a parking pad must screen the front of the parking pad from the front yard with landscaping, fencing, or similar.

- (10) The pedestrian circulation system is so located and designed as to provide safe, pleasing and efficient movement, convenient linkages among land uses and facilities and generally encourages pedestrian travel.

Sidewalk requirements are at a minimum 5' clear area and 2' landscape zone between the sidewalk and the street. Recommendation is a 4' landscape zone (except between on-street parallel parking) and a 4' sidewalk.

Lighting must be provided in the interior of the project, including but not limited to the sidewalks, driveway, amenities area. In addition to the City provided overhead street lights, the exterior of the project should include pedestrian level lighting.

- (11) Reservation of greenspace shall be a minimum of ten percent per plan.

Compliant (confirm with calculations)

- (12) The establishment of all uses at the requested locations are in accordance with the aforementioned intent section in establishing this zone and meets all applicable requirements of this chapter.

Compliant

- (13) The minimum land assemblage requirements of two acres of contiguous land are met and that such land is under a single ownership.

Compliant. Assemblage is 4.17 acres.

Other requirements for development

- **Architectural Design Standards**

All City Neighborhood Conservation Area Architectural Design Standards should be met.

- **Tree Conservation Plan**

The City's arborist will review the final tree conservation plans. An initial review indicates the following corrections must be made. ANY impact to the CRZ does not allow for the tree to be counted as "SAVED". Three trees, 52" SR Oak, 28" Poplar and 47" SR Oak will have impacts in the CRZ and therefore must be removed from the calculation. Total saved inches therefore are 98 inches, not 138. Landmark trees in good health impacted must be recompensed either through replacement plantings or payment into the Tree Bank.

Sec. 93-21-6. - Dimensional chart applicability.

Section 93-22.1-1, chart of dimensional requirements, shall not apply to this article. Dimensional requirements applicable to the P-D district shall be generated by the application, as approved in the plan.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 1/20/2021

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: Stillwood Development, LLC Contact Number: 770-228-2000

Applicants Address: 430 Plasters Ave NE, Suite 100, Atlanta GA 30324-3912

E-Mail Address: Service@EpicDevelopment.com Zoning Classification: PD

Address of Proposed Work: 3264 Springhaven Ave, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800090484

Property Owner: W. E. Norton Sr. Contact Number: _____

Project Description (including occupancy type): See attached.

Contractors Name: Epic Development Contact Number: 770-228-2000

Contact Person: Rick Bennett 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.

1/20/21

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: 103,375 (estimated)

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$2M site development

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: _____

A blend of Brick, Hardie siding and Hardie Board and Batten.

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(Please Print & Init)

Jim LaVallee

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imagine
Hapeville
georgia

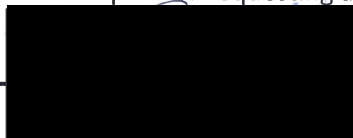
DEPARTMENT OF PLANNING AND ZONING

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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.
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- ☒ 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.

T. J. LaVallee Jr
Printed Name



1/20/21
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.

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDE BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDE BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDE BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDE BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDE BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDE BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDE BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDE BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

RECORDATION AREA

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

1/6/20
DATE

Aaron M. McCullough (Ga. L.S. #2990)

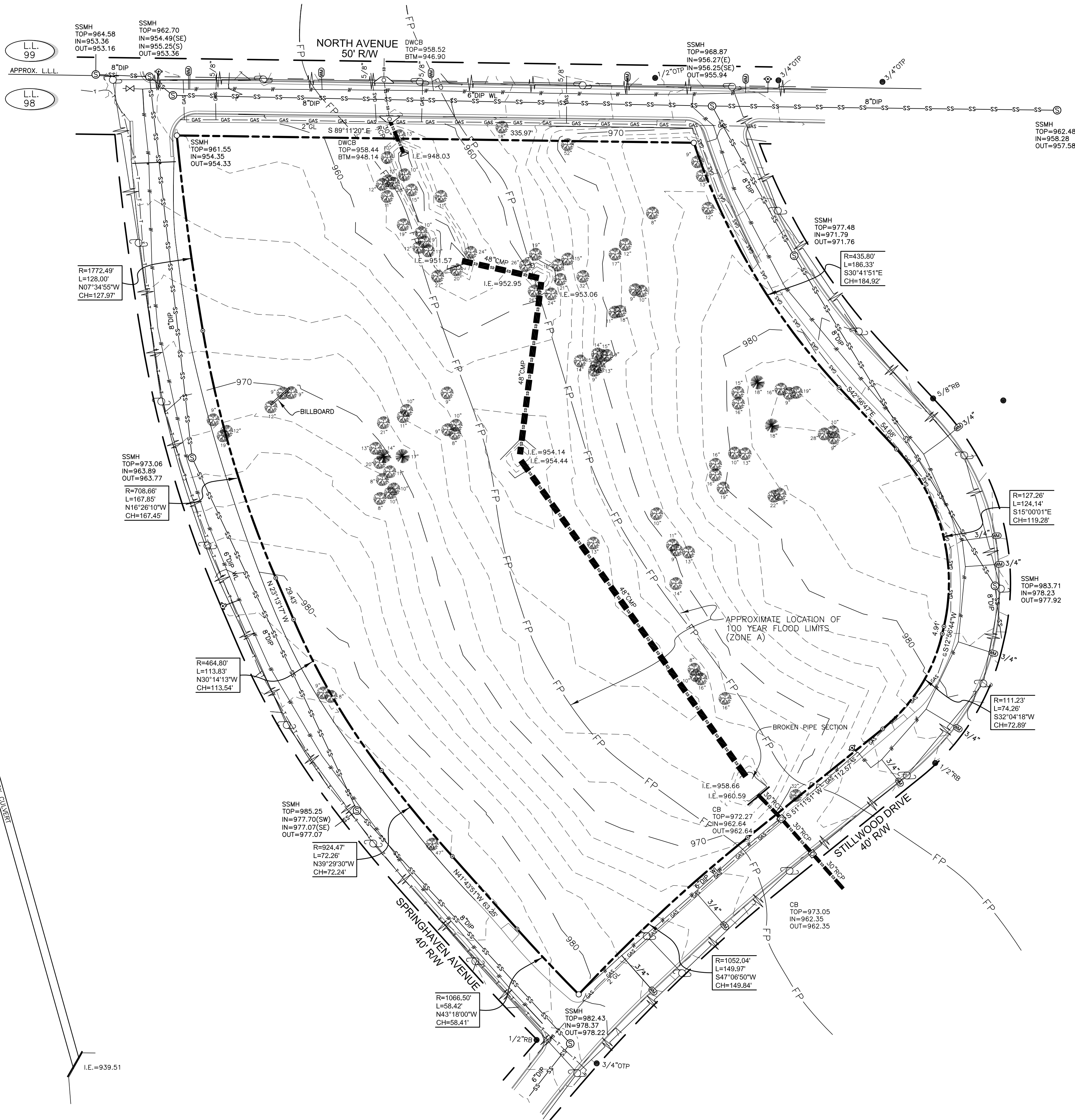
GEORGIA
REGISTERED
LAND SURVEYOR
No. 2990
AARON M. MCCULLOUGH

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

LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTP OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X-X- FENCE
- GAS- GAS LINE
- U-G- UNDERGROUND POWER LINE
- O-P- OVERHEAD POWER LINE
- SS-SS- SANITARY SEWER LINE
- D-D- STORM DRAIN LINE
- W-W- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- I.R.C.V. IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

INTERSTATE 85
RW VARIES



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.
- FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13121C0366F DATED 9/18/2013 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- DATE OF FIELD WORK : 12/20/19

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,758 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR

UTILITY NOTE

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

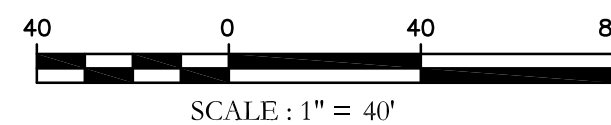
UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

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

TRACT AREA
4.17 ACRES



PLAT

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.HughesRay.com

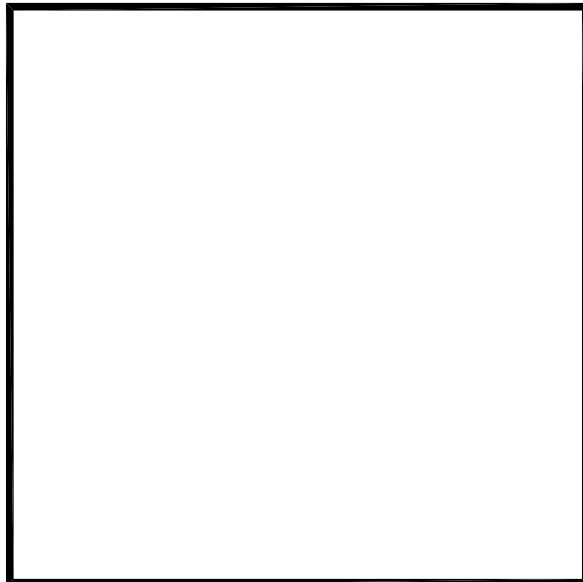
BOUNDARY & TOPOGRAPHIC SURVEY FOR EPIC DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

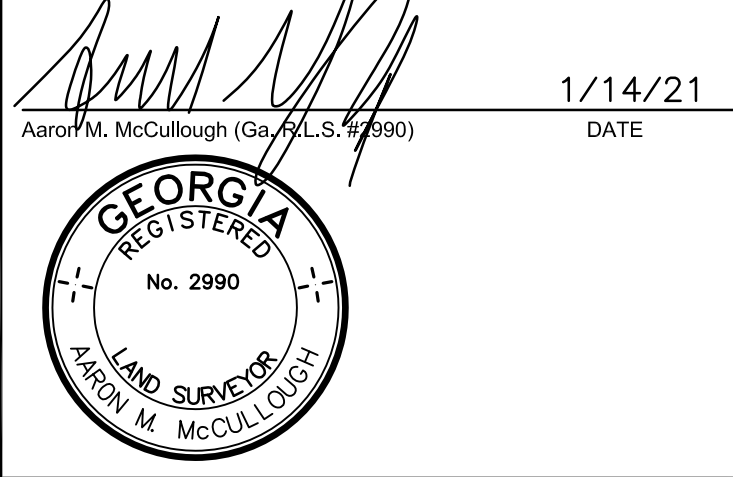
DATE: 2 JANUARY 2020

NO.	DATE	REVISION DESCRIPTION	DRAWING NO. H19225 SU
			DRAWN BY: DAS
			CHECKED BY: AMM
			JOB NO.: H19225
			SCALE: 1"=40'
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1/14/21
DATE

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- DATE OF FIELD WORK : 12/20/19
- TREE LIST PROVIDED BY BOUTEE TREES

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TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR



LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
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- DOUBLE WING CATCH BASIN
- HEADWALL
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- COMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
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- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

UTILITY NOTE

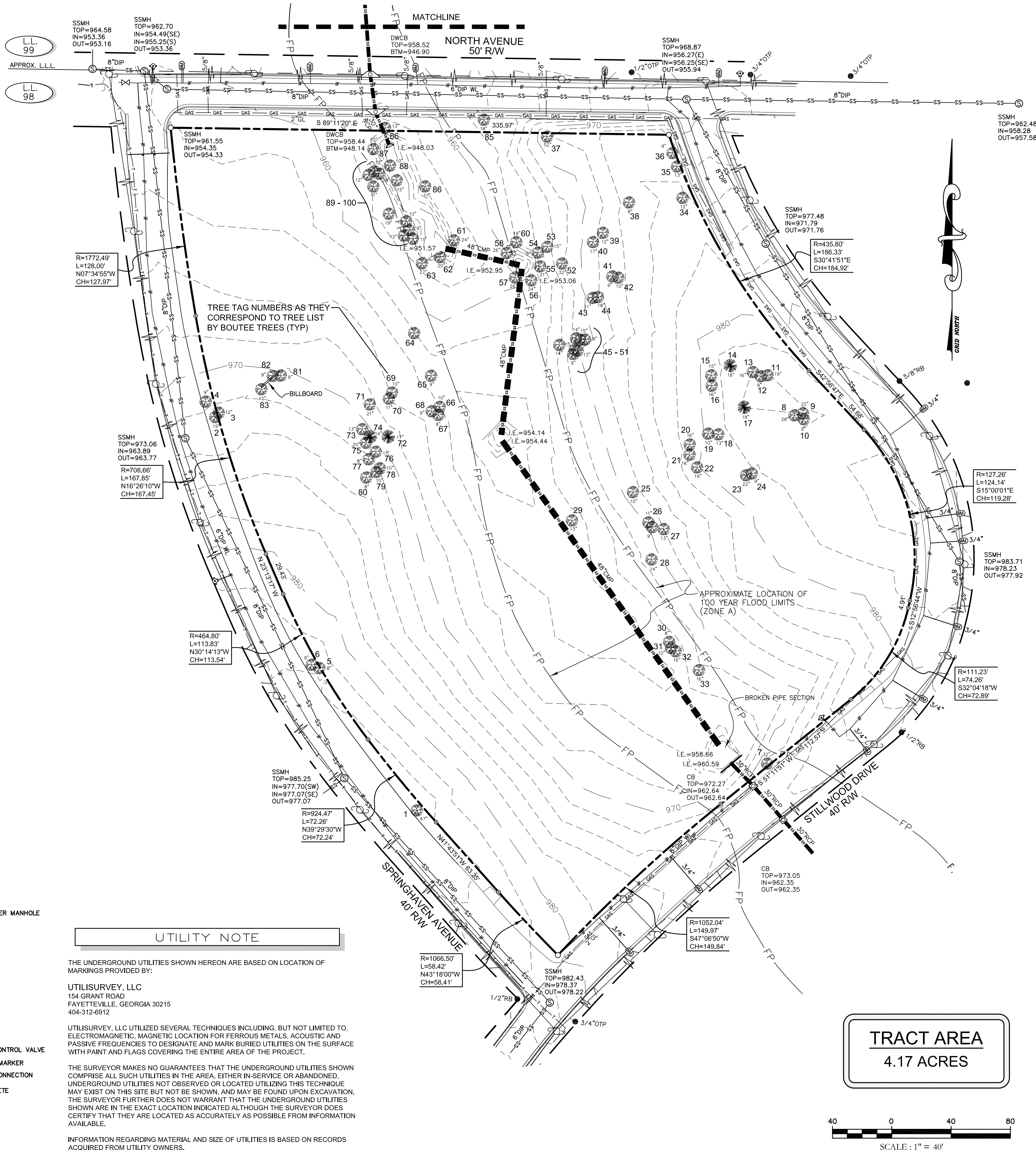
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TRACT AREA
4.17 ACRES

SCALE: 1" = 40'

Client Epic Development 3264 Springhaven Ave
ArboristTyler Baxter, ISA SO-5613AUTM, Boutte Tree
Date12/22/2020

Tag #	Species	DBH	Location	Comments	Recommendations
1	Willow Oak	47	Springhaven/Stillwood	Utility Prune, Canopy Failure	preserve if possible
2	Bradford Pear	19	Springhaven/North Ave	Undesirable	remove
3	Bradford Pear	12	Springhaven/North Ave	Undesirable	remove
4	Mulberry	9	Springhaven/North Ave	Undesirable	remove
5	Mulberry	9	Springhaven	Undesirable	remove
6	Mulberry	8	Springhaven	Undesirable	remove
7	Pecan	32	Stillwood Drive	On Drain, Vines	remove
8	Water Oak	28	Stillwood Drive/North Ave	Vines, Cavity on Trunk	remove
9	Mimosa	10	Stillwood Drive/North Ave	Undesirable	remove
10	Sweet gum	9	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
11	Water Oak	19	Stillwood Drive/North Ave	Vines +	remove
12	Dead Hardwood	9	Stillwood Drive/North Ave	Vines + Dead	remove
13	Southern Red Oak	19	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
14	Pine	18	Stillwood Drive/North Ave	Vines +	remove
15	Pecan	15	Stillwood Drive/North Ave	Vines + Lean	remove
16	Sweet gum	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
17	Pine	18	Stillwood Drive/North Ave	Vines +	remove
18	Water Oak	13	Stillwood Drive/North Ave	Vines +, Suppressed	remove
19	Southern Red Oak	10	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
20	Southern Red Oak	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
21	Water Oak	16	Stillwood Drive/North Ave	Vines +	remove
22	Southern Red Oak	19	Stillwood Drive/North Ave	Vines +	remove
23	Water Oak	22	Stillwood Drive/North Ave	Vines -	preserve if possible
24	Mimosa	9	Stillwood Drive/North Ave	Undesirable	remove
25	Bradford Pear	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
26	Bradford Pear	9"/11"	Stillwood Near Flood Limits	Undesirable, Double Trunk	remove
27	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
28	Water Oak	14	Stillwood Near Flood Limits	Vines	remove
29	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
30	Bradford Pear	8	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
31	Mulberry	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
32	Mulberry	16	Stillwood Near Flood Limits	Undesirable, Vines	remove
33	Bradford Pear	16	Stillwood Near Flood Limits	Undesirable, Vines -	remove
34	Poplar	12	Corner of North Ave/ Stillwood	Vines, Slope	remove
35	Mimosa	13	Corner of North Ave/ Stillwood	Undesirable	remove
36	Sweet gum	9	Corner of North Ave/ Stillwood	Vines, Slope	remove
37	Southern Red Oak	52	North Ave/ Stillwood	Vines, Canopy Failure, Slope, Cavities	remove
38	Mimosa	8	North Ave/ Stillwood	Undesirable	remove
39	Sweet gum	12	North Ave/ Stillwood	Vines, Slope, Fungi present	remove
40	Water Oak	17	North Ave/ Stillwood	Culvert Vines, Slope, Fungi present	remove
41	Mulberry	9	North Ave/ Stillwood Near Culvert	Fallen	remove
42	Bradford Pear	10	North Ave/ Stillwood Near Culvert	Undesirable, Lean, Vines, Slope	remove
43	Sweet gum	11	North Ave/ Stillwood Near Culvert	Vines, Slope, Suppressed	remove
44	Sweet gum	18	North Ave/ Stillwood Near Culvert	Lean, Vines, Canopy Failure	remove
45	Sweet gum	14	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
46	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
47	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
48	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
49	Sweet gum	13	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
50	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
51	Mimosa	15	North Ave/ Stillwood Near Culvert	Undesirable	remove
52	Poplar	32	North Ave/ Stillwood Near Culvert	Vines - Healthy Canopy	preserve if possible
53	Poplar	15	North Ave/ Stillwood North of Culvert	Low LCR	remove
54	Poplar	16	North Ave/ Stillwood North of Culvert	Low LCR, Culvert	remove
55	Poplar	21	North Ave/ Stillwood Near Culvert	V Union, Vines, Culvert	remove
56	Poplar	24	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy	remove
57	Poplar	26	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy, Vines -	remove
58	?Poplar	20	North Ave/ Stillwood North of Culvert	Culvert, Unbalanced Canopy, Vines -	remove
59	?Poplar	28	North Ave/ Stillwood North of Culvert	Culvert, Vines	remove
60	?Poplar	19	North Ave/ Stillwood North of Culvert	Culvert, Vines Unbalanced Canopy	remove
61	Water Oak	24	North Ave/ Springhaven North of Culvert	Culvert, Vines Unbalanced Canopy	remove
62	Poplar	20	North Ave/ Springhaven South of Culvert	Culvert, Vines Unbalanced Canopy	remove
63	Elm	27	North Ave/ Springhaven Southwest of Culvert	Culvert, Lean +, Vines, Uprooting	remove
64	Bradford Pear	9	North Ave/ Springhaven Southwest of Culvert	Undesirable, Tagged with ribbon but not on site plan	remove
65	Bradford Pear	9	Springhaven/North Ave near FP line	Undesirable	remove
66	Mimosa	10	Springhaven/North Ave near FP line	Undesirable	remove
67	Sweet gum	8	Springhaven/North Ave near FP line	Vines, Lean	remove
68	Black Cherry	9	Springhaven/North Ave near FP line	Dead	remove
69	Water Oak	10	Springhaven/North Ave near FP line	Uneven Canopy, Suppressed	remove
70	Sweet gum	11	Springhaven/North Ave near FP line	Low LCR, Suppressed	remove
71	Poplar	21	Springhaven/North Ave southeast of Billboard	Vines - Healthy Canopy	preserve if possible
72	Pine	17	Springhaven/North Ave southeast of Billboard	Low LCR, Vines	remove
73	Poplar	13	Springhaven/North Ave southeast of Billboard	Seam w/ cavity	remove
74	Pine	14	Springhaven/North Ave southeast of Billboard	Vines, Suppressed	remove
75	Poplar	20	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
76	Sweet gum	11	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
77	Water Oak	8	Springhaven/North Ave southeast of Billboard	Lean, Vines +	remove
78	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
79	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
80	Mimosa	8	Springhaven/North Ave southeast of Billboard	Undesirable	remove
81	Water Oak	9	Springhaven/North Ave	Billboard Lean, Vines	remove
82	Bradford Pear	9	Springhaven/North Ave	Billboard Undesirable	remove
83	Water Oak	12	Springhaven/North Ave	Billboard Vines +, Billboard	remove
84	Pecan	13	North Ave	CulvertVines +, Culvert, Lean	remove
85	Pecan	18	North Ave	Culvert Utility Prune, Sidewalk Impacting Root Plate, Healthy	preserve if possible
86	Mulberry	11	North Ave	Culvert Undesirable	remove
87	Black Cherry	10	North Ave	Culvert Broken Top, Vines	remove
88	Pecan	10	North Ave	Culvert Lean +, Edge of Creek, Uprooting	remove
89	Mulberry	12	North Ave	Creek Failing @ Base, Undesirable	remove
90	Mulberry	13	North Ave	Creek Failing @ Base, Undesirable	remove
91	Mulberry	11	North Ave	Creek Failing @ Base, Undesirable	remove
92	Poplar	28	North Ave	Creek Inside Creek, Lean, Vines	remove
93	Mulberry	11	North Ave	Creek Lean +, Canopy Failure	remove
94	Sweet gum	19	North Ave	Creek Vines, Healthy Canopy	remove
95	N/T?Pecan	9	North Ave	Creek Middle of Creek, Lean	remove
96	N/T?Poplar	16-18	North Ave	Creek Middle of Creek, Lean	remove
97	Sweet gum	10	North Ave	Creek Vines, Creekside	remove
98	Sweet gum	9	North Ave	Creek Vines, Creekside	remove
99	Sweet gum	11	North Ave	Creek Vines, Creekside	remove
100	Sweet gum	12	North Ave	Creek Vines, Lean	remove

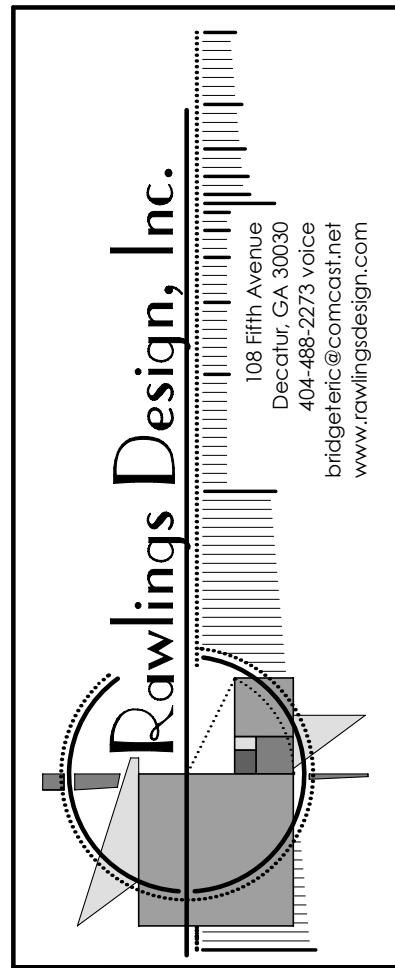
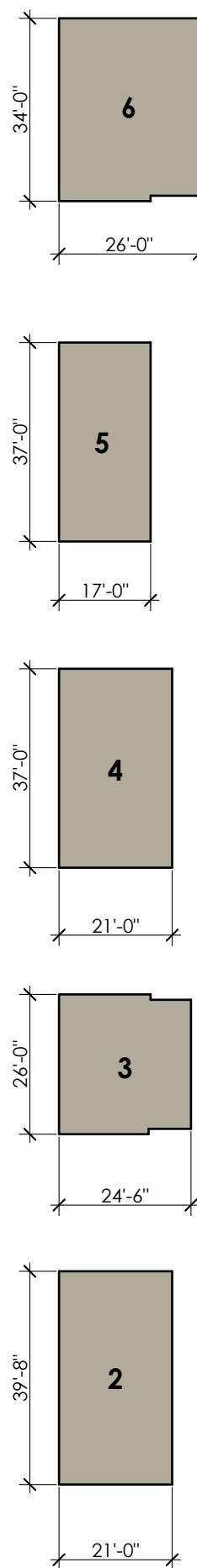
PLAT



TREE SURVEY FOR EPIC DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

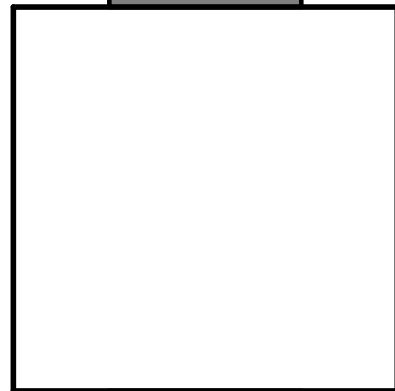
DATE: 14 JANUARY 2021			DRAWING NO. H19225 TREES
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JAS
			CHECKED BY: AMM
			JOB NO.: H19225
			SCALE: 1"=40'
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Revisions

Drawing Date:
1/19/21



PRELIMINARY NOT
RELEASED FOR
CONSTRUCTION

Project Number:
1937



Drawing Description:
Site Plan

A-1.2

Stillwood Farm - Massing Study

Looking North East



Stillwood Farm - Massing Study

Looking West



Stillwood Farm - Massing Study

Looking North



Stillwood Farm - Massing Study

Looking West



Stillwood Farm - Massing Study

Looking South











Office (404) 799 5472

Fax (404) 799 8661

Mobile (404) 436.3727

tyler@bouttetree.com

January 19, 2021

I visited the 4.17 acre tract at 3264 Springhaven Ave Hapeville, GA 30354 per the request of Stillwood Development on several dates in December 2020 and January 2021 to inspect trees on the property. The following assessment is based on my visual evaluation at the time of inspection, current industry standards, and professional experience as an ISA certified arborist in good standing with my accreditation organizations.

A simple tree inventory was performed by Boutte Tree where each tree on the survey was marked with a numbered aluminum tag and assessed for species, location, and condition. The diameters match the initial survey. From the tree inventory, 5 trees were identified as possible Landmark Trees based on the City of Hapeville Tree Ordinance. Tree #1,7,8,37, and 52 were evaluated on January 18th to evaluate whether they fit the condition criteria outlined in the ordinance.

City of Hapeville Tree Conservation Ordinance, Nov 15, 2019

Section 3 - Preservation, Replacement and Removal of Landmark Trees Page 9 and 10

A Landmark Tree is any Tree which qualifies for special consideration for preservation due to its size, type and condition. The following criteria are used by the City to identify Landmark Trees. Both the size and condition criteria must be met for a Tree to qualify.

1. Minimum Size Criteria:

- a. 27-inch Caliper at DBH - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood*
- b. 30-inch Caliper at DBH - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine*
- c. 10-inch Caliper at DBH- American Holly, Dogwood, Redbud or another genus as determined by the City Arborist such as Bigleaf magnolia*

2. Condition Criteria:

- a. Life expectancy greater than 15 years;*
- b. Relatively sound and solid trunk with no extensive decay or significant structural deficiencies;*
- c. No more than two major and several minor dead limbs (excluding pine for minor limbs); and*
- d. A radial trunk dieback of no more than 20% or a canopy dieback of no more than 30%.*

It should be understood that all trees pose a certain degree of risk and that there are different thresholds for acceptable risk. Tree risk assessments are not an exact science, rather an arboricultural tool to evaluate site and tree characteristics. The assessment was based on industry best management practices and guidelines. Absolute rules are not possible due to the natural variability of trees and their defects. If tree defects are unreasonable or uncorrectable with proper ANSI approved tree care, tree removal should be considered. Visual assessment was done from the ground and all measurements should be considered approximate. Other more advanced techniques are available, but they were either not requested or deemed unnecessary at this time. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Baxter". The signature is stylized with a large "T" and "B".

Tyler Baxter
ISA Certified Arborist SO-5613AUTM

Tree #1, 47" Willow Oak located on Springhaven Ave

Tree #1 is a Landmark Tree. The oak has been pruned regularly for utility clearance but is in good health and has no sign/symptom of decay or vascular disease at the base. The tree is in the ROW and has a limited root zone but with a proper tree protection plan, the tree will survive construction activities.



Tree #7, 32" Pecan located on south-side of property, Stillwood Drive

Tree #7 is not a Landmark Tree. The Pecan has healthy branch ends but vines have reduced the amount of healthy interior growth and pushed live branch ends to overextended scaffold limbs. The tree has a high likelihood of limb failure based on current structure and species characteristics. The environment is unsuitable for this mature tree because of the high percentage of impervious surface, oversaturated soils, and steep slopes. The structural root plate and critical root zone are compromised because of street, slope, utilities, and drainage. Life expectancy less than 15 years and structural defects in structural root plate and canopy.



Tree #8, 28" Water Oak located on east-side of property, Stillwood Drive

Tree #8 is not a Landmark Tree. The tree is entirely encompassed with vines. The vines have grown through 100% of the canopy and girdled most of the scaffold limbs. The amount of vine growth has reduced the tree's vigor and caused structural defects. Life expectancy less than 15 years and structural defects on more than 50% of canopy.



Tree #37, 52" Southern Red Oak located on north-side of property, North Ave
Tree #37 is not a Landmark Tree. The tree is entirely encompassed with vines and 50% of the canopy is dead or broken. There is evidence of active large limb failure. The tree is high risk. Life expectancy less than 15 years and structural defects on the trunk and canopy.



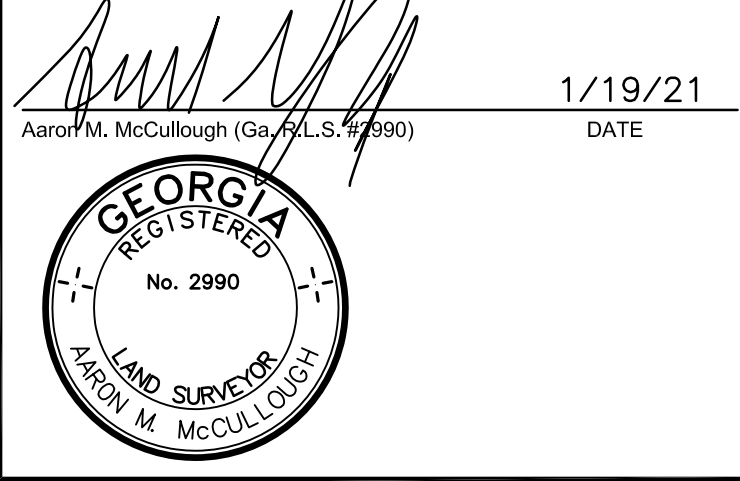
Tree #52, 32" Poplar located on middle of property near creek and drain

Tree #52 is a Landmark Tree. The tree has some vines in the canopy but they cover less than 25% of the canopy. The vines can be cut at the base and will fall off naturally. The canopy appears to be healthy and there are no sign/symptoms of decay or vascular disease at the base. There is a drainage area near the tree, but the structural root plate is not impacted, and the critical root zone is mostly undisturbed wooded area.



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- DATE OF FIELD WORK : 12/20/19
- TREE LIST PROVIDED BY BOUTEE TREES

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TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR



LEGEND

- CALCULATED POINT
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- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTF OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- ↓ HEADWALL
- ⊕ JUNCTION BOX
- ⊖ DROP INLET
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- ⊙ LIGHT POLE (1 LAMP)
- ⊙ LIGHT POLE (2 LAMPS)
- ⊙ LIGHT POLE (3 LAMPS)
- ⊙ LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X-X- FENCE
- G-G- GAS LINE
- U-U- UNDERGROUND POWER LINE
- O-O- OVERHEAD POWER LINE
- S-S- SANITARY SEWER LINE
- D-D- STORM DRAIN LINE
- W-W- WATER LINE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- CLEANOUT
- ⊕ GREASE TRAP
- ⊕ GAS METER
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ GAS VALVE
- ⊕ POWER POLE
- ← GUY ANCHOR
- BOLLARD
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIBER OPTIC MARKER
- ⊕ FIRE DEPT. CONNECTION
- ⊕ CONCRETE

UTILITY NOTE

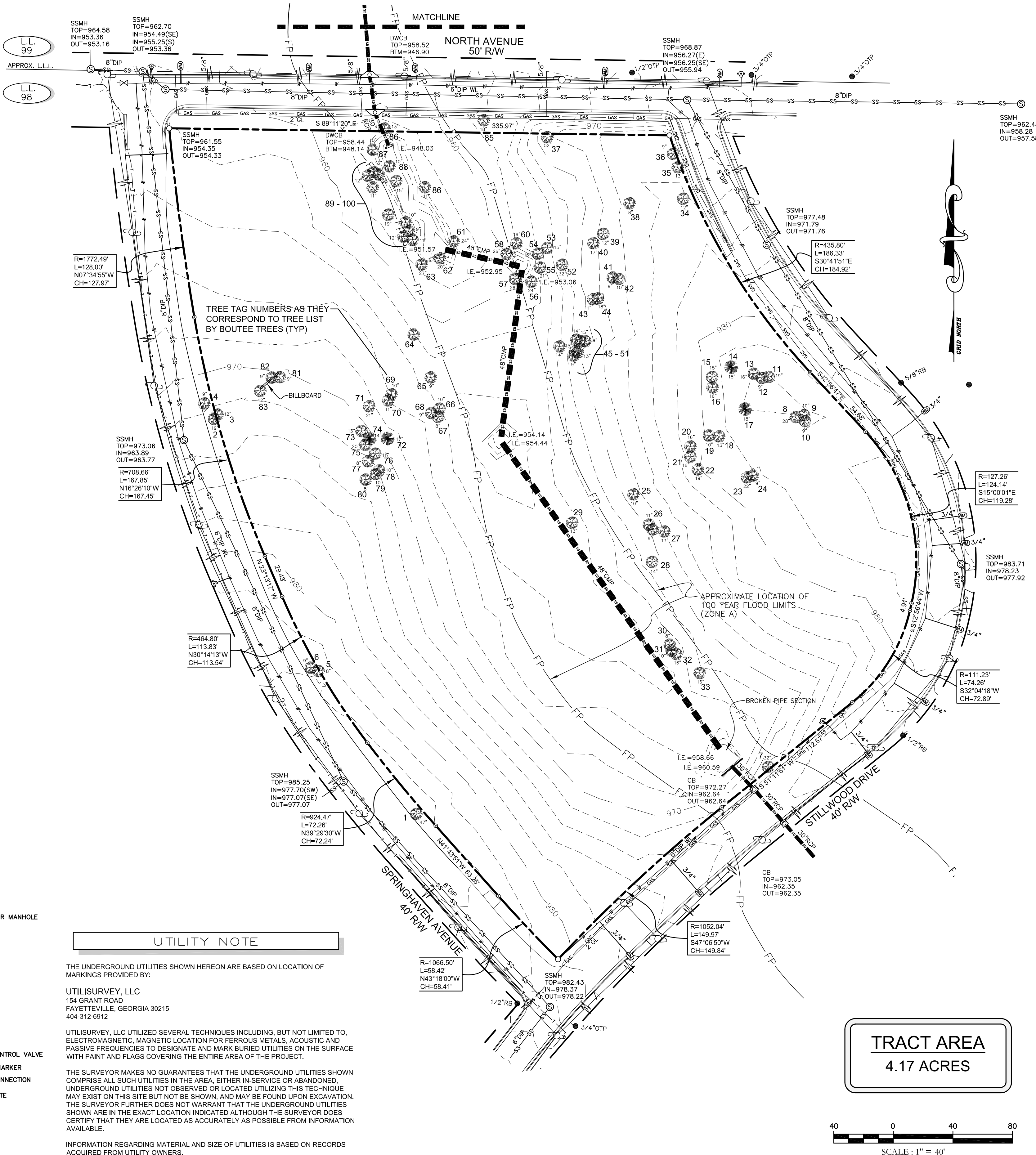
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

UTILISURVEY, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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 UTILITY OWNERS.



TRACT AREA
4.17 ACRES

SCALE: 1" = 40'

Client Epic Development 3264 Springhaven Ave
ArboristTyler Baxter, ISA SO-5613AUTM, Boutte Tree
Date12/22/2020

Tag #	Species	DBH	Location	Comments	Recommendations
1	Willow Oak	47	Springhaven/Stillwood	Utility Prune, Canopy Failure	preserve if possible
2	Bradford Pear	19	Springhaven/North Ave	Undesirable	remove
3	Bradford Pear	12	Springhaven/North Ave	Undesirable	remove
4	Mulberry	9	Springhaven/North Ave	Undesirable	remove
5	Mulberry	9	Springhaven	Undesirable	remove
6	Mulberry	8	Springhaven	Undesirable	remove
7	Pecan	32	Stillwood Drive	On Drain, Vines	remove
8	Water Oak	28	Stillwood Drive/North Ave	Vines, Cavity on Trunk	remove
9	Mimosa	10	Stillwood Drive/North Ave	Undesirable	remove
10	Sweet gum	9	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
11	Water Oak	19	Stillwood Drive/North Ave	Vines +	remove
12	Dead Hardwood	9	Stillwood Drive/North Ave	Vines + Dead	remove
13	Southern Red Oak	19	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
14	Pine	18	Stillwood Drive/North Ave	Vines +	remove
15	Pecan	15	Stillwood Drive/North Ave	Vines +, Lean	remove
16	Sweet gum	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
17	Pine	18	Stillwood Drive/North Ave	Vines +	remove
18	Water Oak	13	Stillwood Drive/North Ave	Vines +, Suppressed	remove
19	Southern Red Oak	10	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
20	Southern Red Oak	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
21	Water Oak	16	Stillwood Drive/North Ave	Vines +	remove
22	Southern Red Oak	19	Stillwood Drive/North Ave	Vines +	remove
23	Water Oak	22	Stillwood Drive/North Ave	Vines -	preserve if possible
24	Mimosa	9	Stillwood Drive/North Ave	Undesirable	remove
25	Bradford Pear	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
26	Bradford Pear	9"/11"	Stillwood Near Flood Limits	Undesirable, Double Trunk	remove
27	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
28	Water Oak	14	Stillwood Near Flood Limits	Vines	remove
29	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
30	Bradford Pear	8	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
31	Mulberry	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
32	Mulberry	16	Stillwood Near Flood Limits	Undesirable, Vines	remove
33	Bradford Pear	16	Stillwood Near Flood Limits	Undesirable, Vines -	remove
34	Poplar	12	Corner of North Ave/ Stillwood	Vines, Slope	remove
35	Mimosa	13	Corner of North Ave/ Stillwood	Undesirable	remove
36	Sweet gum	9	Corner of North Ave/ Stillwood	Vines, Slope	remove
37	Southern Red Oak	52	North Ave/ Stillwood	Vines, Canopy Failure, Slope, Cavities	remove
38	Mimosa	8	North Ave/ Stillwood	Undesirable	remove
39	Sweet gum	12	North Ave/ Stillwood	Vines, Slope, Fungi present	remove
40	Water Oak	17	North Ave/ Stillwood	Culvert Vines, Slope, Fungi present	remove
41	Mulberry	9	North Ave/ Stillwood Near Culvert	Fallen	remove
42	Bradford Pear	10	North Ave/ Stillwood Near Culvert	Undesirable, Lean, Vines, Slope	remove
43	Sweet gum	11	North Ave/ Stillwood Near Culvert	Vines, Slope, Suppressed	remove
44	Sweet gum	18	North Ave/ Stillwood Near Culvert	Lean, Vines, Canopy Failure	remove
45	Sweet gum	14	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
46	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
47	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
48	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
49	Sweet gum	13	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
50	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
51	Mimosa	15	North Ave/ Stillwood Near Culvert	Undesirable	remove
52	Poplar	32	North Ave/ Stillwood Near Culvert	Vines - Healthy Canopy	preserve if possible
53	Poplar	15	North Ave/ Stillwood North of Culvert	Low LCR	remove
54	Poplar	16	North Ave/ Stillwood North of Culvert	Low LCR, Culvert	remove
55	Poplar	21	North Ave/ Stillwood Near Culvert	V Union, Vines, Culvert	remove
56	Poplar	24	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy	remove
57	Poplar	26	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy, Vines -	remove
58	?Poplar	20	North Ave/ Stillwood North of Culvert	Culvert, Unbalanced Canopy, Vines -	remove
59	?Poplar	28	North Ave/ Stillwood North of Culvert	Culvert, Vines	remove
60	?Poplar	19	North Ave/ Stillwood North of Culvert	Culvert, Vines Unbalanced Canopy	remove
61	Water Oak	24	North Ave/ Springhaven North of Culvert	Culvert, Vines Unbalanced Canopy	remove
62	Poplar	20	North Ave/ Springhaven South of Culvert	Culvert, Vines Unbalanced Canopy	remove
63	Elm	27	North Ave/ Springhaven Southwest of Culvert	Culvert, Lean +, Vines, Uprooting	remove
64	Bradford Pear	9	North Ave/ Springhaven Southwest of Culvert	Undesirable, Tagged with ribbon but not on site plan	remove
65	Bradford Pear	9	Springhaven/North Ave near FP line	Undesirable	remove
66	Mimosa	10	Springhaven/North Ave near FP line	Undesirable	remove
67	Sweet gum	8	Springhaven/North Ave near FP line	Vines, Lean	remove
68	Black Cherry	9	Springhaven/North Ave near FP line	Dead	remove
69	Water Oak	10	Springhaven/North Ave near FP line	Uneven Canopy, Suppressed	remove
70	Sweet gum	11	Springhaven/North Ave near FP line	Low LCR, Suppressed	remove
71	Poplar	21	Springhaven/North Ave southeast of Billboard	Vines - Healthy Canopy	preserve if possible
72	Pine	17	Springhaven/North Ave southeast of Billboard	Low LCR, Vines	remove
73	Poplar	13	Springhaven/North Ave southeast of Billboard	Seam w/ cavity	remove
74	Pine	14	Springhaven/North Ave southeast of Billboard	Vines, Suppressed	remove
75	Poplar	20	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
76	Sweet gum	11	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
77	Water Oak	8	Springhaven/North Ave southeast of Billboard	Lean, Vines +	remove
78	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
79	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
80	Mimosa	8	Springhaven/North Ave southeast of Billboard	Undesirable	remove
81	Water Oak	9	Springhaven/North Ave	Billboard Lean, Vines	remove
82	Bradford Pear	9	Springhaven/North Ave	Billboard Undesirable	remove
83	Water Oak	12	Springhaven/North Ave	Billboard Vines +, Billboard	remove
84	Pecan	13	North Ave	CulvertVines +, Culvert, Lean	remove
85	Pecan	18	North Ave	Culvert Utility Prune, Sidewalk Impacting Root Plate, Healthy	preserve if possible
86	Mulberry	11	North Ave	Culvert Undesirable	remove
87	Black Cherry	10	North Ave	Culvert Broken Top, Vines	remove
88	Pecan	10	North Ave	Culvert Lean +, Edge of Creek, Uprooting	remove
89	Mulberry	12	North Ave	Creek Failing @ Base, Undesirable	remove
90	Mulberry	13	North Ave	Creek Failing @ Base, Undesirable	remove
91	Mulberry	11	North Ave	Creek Failing @ Base, Undesirable	remove
92	Poplar	28	North Ave	Creek Inside Creek, Lean, Vines	remove
93	Mulberry	11	North Ave	Creek Lean +, Canopy Failure	remove
94	Sweet gum	19	North Ave	Creek Vines, Healthy Canopy	remove
95	N/T/Pecan	9	North Ave	Creek Middle of Creek, Lean	remove
96	N/T/Poplar	16-18	North Ave	Creek Middle of Creek, Lean	remove
97	Sweet gum	10	North Ave	Creek Vines, Creekside	remove
98	Sweet gum	9	North Ave	Creek Vines, Creekside	remove
99	Sweet gum	11	North Ave	Creek Vines, Creekside	remove
100	Sweet gum	12	North Ave	Creek Vines, Lean	remove

PLAT



TREE SURVEY FOR STILLWOOD DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

DATE: 19 JANUARY 2021	DRAWING NO. H19225 TREES
NO. DATE	REVISION DESCRIPTION
	DRAWN BY: JAS
	CHECKED BY: AMM
	JOB NO.: H19225
	SCALE: 1"=40'
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LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE

Suite 550

DECATUR, GA 30030

PHONE: (404) 502-9826

FAX: (404) 377-4881

www.landarchitectstudio.com

joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan
Phase 1
Tree removal
FOR

**Sringhaven Ave
Community**

SITE ADDRESS:
3264 Springhaven Ave,
Hapeville, GA 30354

**L.L.98, DISTRICT 14TH
FULTON COUNTY,
GEORGIA**

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:

Alex Popham

404-500-6017



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REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

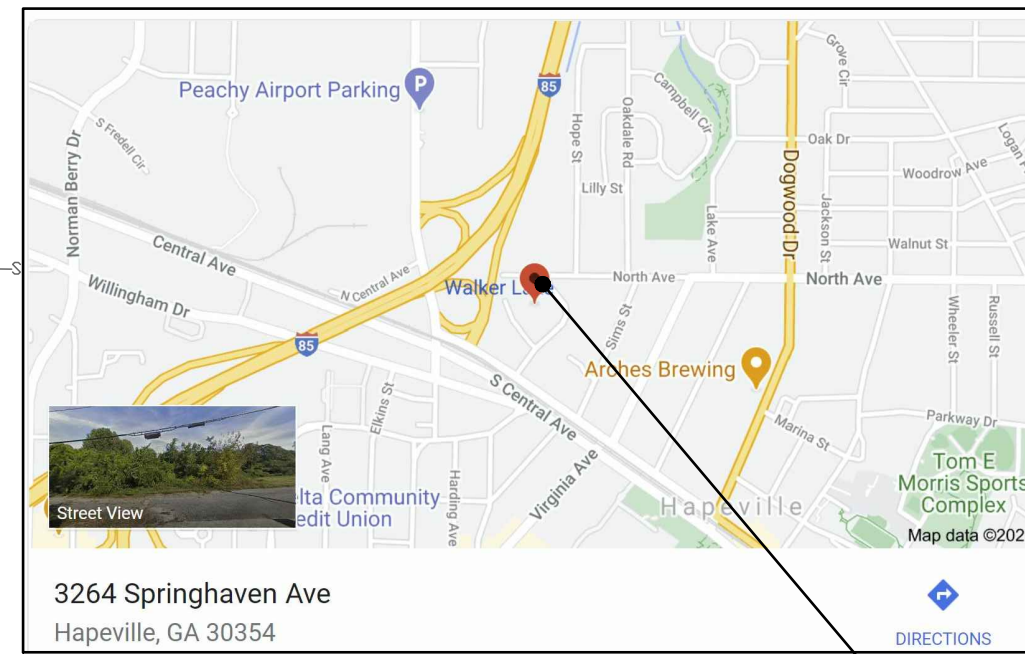
SCALE: 1" = 30'

DATE: 01-18-21

JOB NO. 21-002

SHEET 1 OF 2

TP-1



SITE LOCATION MAP

N.T.S.

SITE

PHASE ONE: INSTALL TREE
FENCE AND TREE REMOVAL

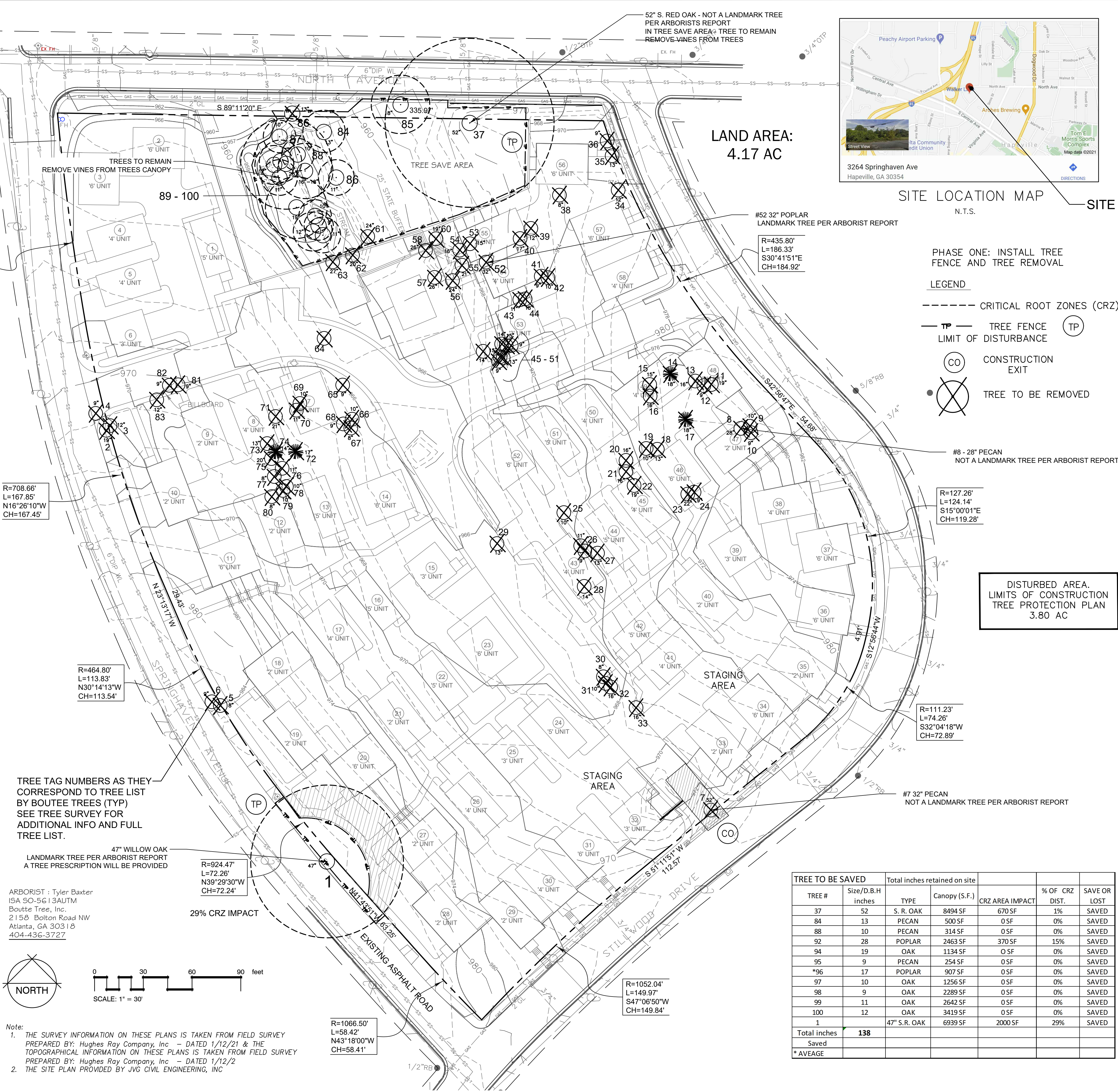
LEGEND

- CRITICAL ROOT ZONES (CRZ)
- TP TREE FENCE
- LIMIT OF DISTURBANCE
- CO CONSTRUCTION EXIT
- TREE TO BE REMOVED

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
3.80 AC

TREE TO BE SAVED		Total inches retained on site			
TREE #	Size/D.B.H inches	TYPE	Canopy (S.F.)	CRZ AREA IMPACT	% OF CRZ
37	52	S. R. OAK	8494 SF	670 SF	1%
84	13	PECAN	500 SF	0 SF	0%
88	10	PECAN	314 SF	0 SF	0%
92	28	POPLAR	2463 SF	370 SF	15%
94	19	OAK	1134 SF	0 SF	0%
95	9	PECAN	254 SF	0 SF	0%
*96	17	POPLAR	907 SF	0 SF	0%
97	10	OAK	1256 SF	0 SF	0%
98	9	OAK	2289 SF	0 SF	0%
99	11	OAK	2642 SF	0 SF	0%
100	12	OAK	3419 SF	0 SF	0%
1	47"	S. R. OAK	6939 SF	2000 SF	29%
Total inches	138				
Saved					
* AVERAGE					

Client: Epic Development 3264 Springhaven Ave					
Arbortist: Tyler Baxter, ISA 50-5613AUTM, Boutte Tree					
Date: 12/22/2020	See Survey from HRC - Dated 12 January 2021				
Tag #	Species	DBH	Arbortist Comments	Removed	Tree Saved
1	Willow Oak	47	Utility Prune, Canopy Failure - Landmark Tree		Saved
2	Bradford Pear	19	Undesirable	Lost /Grading	
3	Bradford Pear	12	Undesirable	Lost /Grading	
4	Mulberry	9	Undesirable	Lost /Grading	
5	Mulberry	9	Undesirable	Lost /Grading	
6	Mulberry	8	Undesirable	Lost /Grading	
7	Pecan	32	On Drain, Vines - Not a Landmark Tree See report	Lost /Grading	
8	Water Oak	28	Vines, Cavity on Trunk - Not a Landmark Tree See re	Lost /Grading	
9	Mimosa	10	Undesirable	Lost /Grading	
10	Sweet gum	9	Girdled with Vines, Vines +	Lost /Grading	
11	Water Oak	19	Vines +	Lost /Grading	
12	Dead Hardwood	9	Vines +, Dead	Lost /Grading	
13	Southern Red Oak	19	Girdled with Vines, Vines +	Lost /Grading	
14	Pine	18	Vines +	Lost /Grading	
15	Pecan	15	Vines +, Lean	Lost /Grading	
16	Sweet gum	16	Vines +, Suppressed	Lost /Grading	
17	Pine	18	Vines +	Lost /Grading	
18	Water Oak	13	Vines +, Suppressed	Lost /Grading	
19	Southern Red Oak	10	Girdled with Vines, Vines +	Lost /Grading	
20	Southern Red Oak	16	Vines +, Suppressed	Lost /Grading	
21	Water Oak	16	Vines +	Lost /Grading	
22	Southern Red Oak	19	Vines +	Lost /Grading	
23	Water Oak	22	Vines	Lost /Grading	
24	Mimosa	9	Undesirable	Lost /Grading	
25	Bradford Pear	10	Undesirable, Lean, Vines	Lost /Grading	
26	Bradford Pear	9"/11"	Undesirable, Double Trunk	Lost /Grading	
27	Bradford Pear	13	Undesirable, Lean	Lost /Grading	
28	Water Oak	14	Vines	Lost /Grading	
29	Bradford Pear	13	Undesirable, Lean	Lost /Grading	
30	Bradford Pear	8	Undesirable, Lean, Vines	Lost /Grading	
31	Mulberry	10	Undesirable, Lean, Vines	Lost /Grading	
32	Mulberry	16	Undesirable, Vines	Lost /Grading	
33	Bradford Pear	16	Undesirable, Vines -	Lost /Grading	
34	Poplar	12	Vines, Slope	Lost /Grading	
35	Mimosa	13	Undesirable	Lost /Grading	
36	Sweet gum	9	Vines, Slope	Lost /Grading	
37	Southern Red Oak	52	Vines, Canopy Failure, Slope, Cavities - not a LM tree		Saved
38	Mimosa	8	Undesirable	Lost /Grading	
39	Sweet gum	12	Vines, Slope, Fungi present	Lost /Grading	
40	Water Oak	17	Vines, Slope, Fungi present	Lost /Grading	
41	Mulberry	9	Fallen	Lost /Grading	
42	Bradford Pear	10	Undesirable, Lean, Vines, Slope	Lost /Grading	
43	Sweet gum	11	Vines, Slope, Suppressed	Lost /Grading	
44	Sweet gum	18	Lean, Vines, Canopy Failure	Lost /Grading	
45	Sweet gum	14	Vines, Lean, Slope	Lost /Grading	
46	Sweet gum	9	Vines, Lean, Slope	Lost /Grading	
47	Sweet gum	15	Vines, Lean, Slope	Lost /Grading	
48	Sweet gum	15	Vines, Lean, Slope	Lost /Grading	
49	Sweet gum	13	Vines, Lean, Slope	Lost /Grading	
50	Sweet gum	9	Vines, Lean, Slope	Lost /Grading	
51	Mimosa	15	Undesirable	Lost /Grading	
52	Poplar	32	Vines - Healthy Canopy - Landmark Tree	Lost /Grading	
53	Poplar	15	Low LCR	Lost /Grading	
54	Poplar	16	Low LCR, Culvert	Lost /Grading	
55	Poplar	21	V Union, Vines, Culvert	Lost /Grading	
56	Poplar	24	Culvert, Unbalanced Canopy	Lost /Grading	
57	Poplar	26	Culvert, Unbalanced Canopy, Vines -	Lost /Grading	
58	Poplar	20	Culvert, Unbalanced Canopy, Vines -	Lost /Grading	
59	Poplar	28	Culvert, Vines	Lost /Grading	
60	Poplar	19	Culvert, Vines Unbalanced Canopy	Lost /Grading	
61	Water Oak	24	Culvert, Vines Unbalanced Canopy	Lost /Grading	lost
62	Poplar	20	Culvert, Vines Unbalanced Canopy	Lost /Grading	
63	Elm	27	Culvert, Lean +, Vines, Uprooting	Lost /Grading	
64	Bradford Pear	11	Undesirable, tagged with ribbon but not on site plan	Lost /Grading	
65	Bradford Pear	9	Undesirable	Lost /Grading	
66	Mimosa	10	Undesirable	Lost /Grading	
67	Sweet gum	8	Vines, Lean	Lost /Grading	
68	Black Cherry	9	Dead	Lost /Grading	
69	Water Oak	10	Uneven Canopy, Suppressed	Lost /Grading	
70	Sweet gum	11	Low LCR, Suppressed	Lost /Grading	
71	Poplar	21	Vines - Healthy Canopy	Lost /Grading	
72	Pine	17	Low LCR, Vines	Lost /Grading	
73	Poplar	13	Seam w/ cavity	Lost /Grading	
74	Pine	14	Vines, Suppressed	Lost /Grading	
75	Poplar	20	Vines, Healthy Canopy	Lost /Grading	
76	Sweet gum	11	Vines, Healthy Canopy	Lost /Grading	
77	Water Oak	9	Lean, Vines +	Lost /Grading	
78	Water Oak	10	Lean, Vines +, Unbalanced Canopy	Lost /Grading	
79	Water Oak	10	Lean, Vines +, Unbalanced Canopy	Lost /Grading	
80	Mimosa	8	Undesirable	Lost /Grading	
81	Water Oak	9	Lean, Vines	Lost /Grading	
82	Bradford Pear	9	Undesirable	Lost /Grading	
83	Water Oak	12	Vines +, Billboard	Lost /Grading	
84	Pecan	13	Vines +, Culvert, Lean		Saved
85	Pecan	18	Utility Prune, Sidewalk Impacting Root Plate, Health/preserv if possible	remove	Saved
86	Mulberry	11	Undesirable		Saved
87	Black Cherry	10	Broken Top, Vines		Saved
88	Pecan	10	Lean +, Edge of Creek, Uprooting		Saved
89	Mulberry	12	Falling @ Base, Undesirable		Saved
90	Mulberry	13	Falling @ Base, Undesirable		Saved
91	Mulberry	11	Falling @ Base, Undesirable		Saved
92	Poplar	28	Inside Creek, Lean, Vines -		Saved
93	Mulberry	11	Lean +, Canopy Failure		Saved
94	Sweet gum	9	Vines, Healthy Canopy		Saved
95	Poplar	10	Middle of Creek, Lean		Saved
96	Poplar	16	Middle of Creek, Lean		Saved
97	Sweet gum	10	Vines, Creekside		Saved
98	Sweet gum	9	Vines, Creekside		Saved
99	Sweet gum	11	Vines, Creekside		Saved
100	Sweet gum	12	Vines, Lean		Saved



ARBORIST : Tyler Baxter
ISA 50-5613AUTM
Boutte Tree, Inc.
2158 Bolton Road NW
Atlanta, GA 30318
404-436-3727

THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Roy Company, Inc. - DATED 1/12/21 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Roy Company, Inc. - DATED 1/12/2
THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

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LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and Tree Conservation Plan Phase 2 Tree Planting

FOR

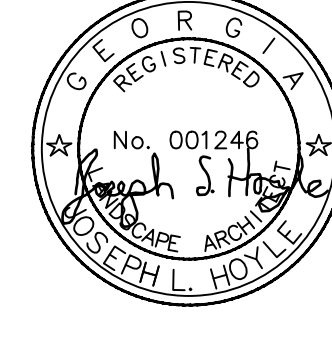
Springhaven Ave Community

SITE ADDRESS:
3264 Springhaven Ave,
Hapeville, GA 30354

L.L.98, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 30'

DATE: 01-18-21

JOB NO. 20-002

SHEET 2 OF 2

TP-2

Tree Conservation Plan Notes:

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

Note:

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

LEGEND

----- CRITICAL ROOT ZONES
--- TP --- TREE FENCE
LIMIT OF DISTURBANCE (TP)

(CO) CONSTRUCTION
EXIT

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
3.80 AC

LAND AREA:
4.17 AC

TREE DENSITY:

4.17 ACRES X 100 INCHES = 417" REQUIRED

EXISTING TREES PRESERVED WITH NO IMPACT TO CRZ: 138"
SEE TREE TO BE SAVED LIST ON SHEET TP-1

DENSITY NOT IN COMPLIANCE

PROPOSED TREE PLANTING:

4" CALIPER TREES (SEE PLANT LIST)
2.5" CALIPER TREES (SEE PLANT LIST)

THE PROPOSED TREES ADD 280"

138" EXISTING + 280.5" PROPOSED = 418.5"

418.5" EXCEEDS THE REQUIRED DENSITY

PLANT SCHEDULE

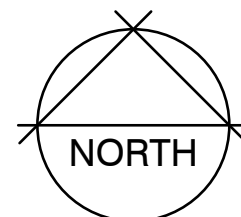
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	INCHES PROPOSED
	AA2	20	Acer buergerianum 'ABMTF' TM / Aeryn Trident Maple	B & B	2.5" Cal	8'-10' H	50"
	AA	18	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5" Cal	10'-12' HT	45"
	AG2	27	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2.5" Cal	7'-8' H	67.5"
	CBF	28	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	2.5" Cal	10'-12' HT	70"
	UB2	20	Ulmus parvifolia 'UPMTF' TM / Bosque Lacebark Elm	B & B	4" Cal	14'-16' HT	12x4=48"
(8 ELM TREES OUT OF 20 @ 4" TREES PROVIDED FOR LANDMARK TREE RECOMPENSE)							280.5"



NOTE: TYPE OF IRRIGATION
REFERENCE NOTES SCHEDULE

SYMBOL OI GENERAL
DESCRIPTION

OI-02 TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Developer/Builder will
maintain Tree Diapers (i.e. fill with water)
weekly until homes are sold and HOA takes
possession if automatic irrigation system is not
installed



0 30 60 90 feet
SCALE: 1" = 30'

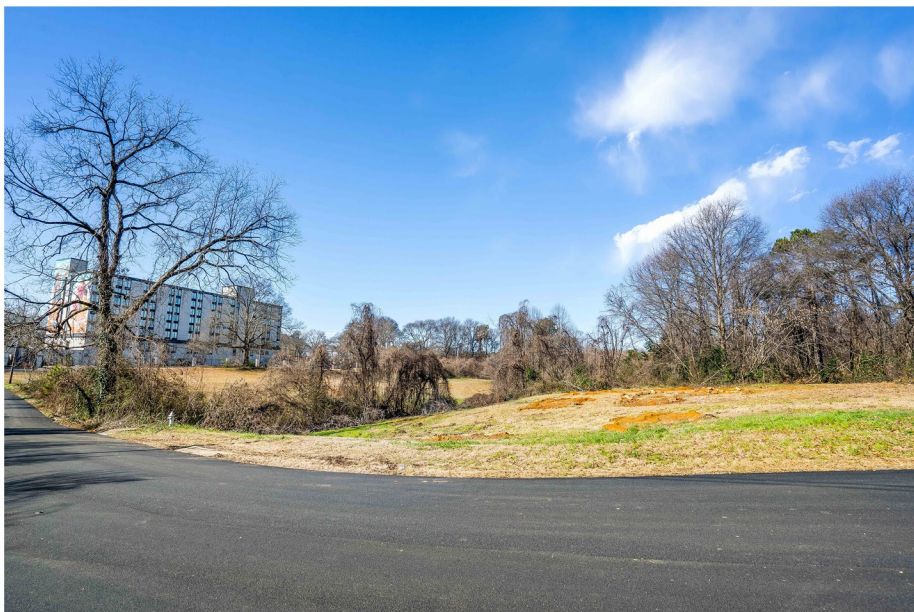
Note:

- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Ray Company, Inc. - DATED 1/12/21 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Ray Company, Inc. - DATED 1/12/21
- THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

PROPOSED STILLWOOD FARM SUBDIVISION

3264 SPRINGHAVEN AVE, HAPEVILLE GA







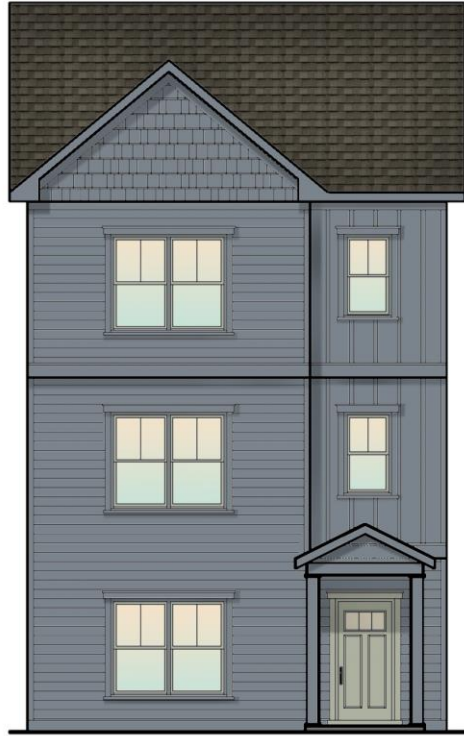


STILLWOOD FARM

CONCEPT IMAGES

A photograph of a residential street featuring a row of modern houses. In the foreground, a concrete sidewalk runs alongside a green lawn, bordered by a two-rail wooden fence. Behind the fence, a brick pillar stands near the sidewalk. The houses in the background have various architectural styles, including a prominent blue house with white trim and a porch with white columns. The scene is set during the day with soft lighting, and mountains are visible in the distance.

COMMUNITY
FEEL



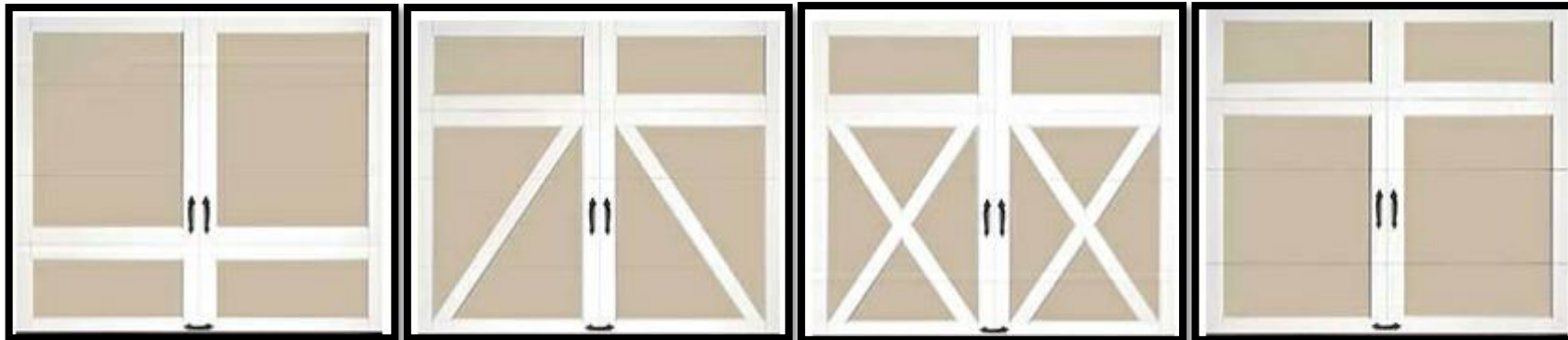
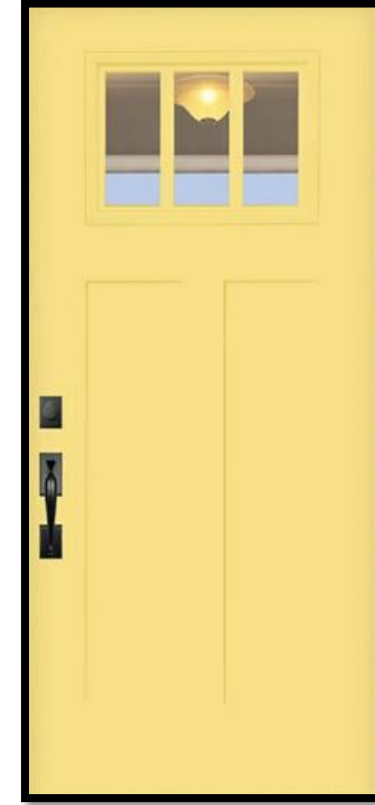
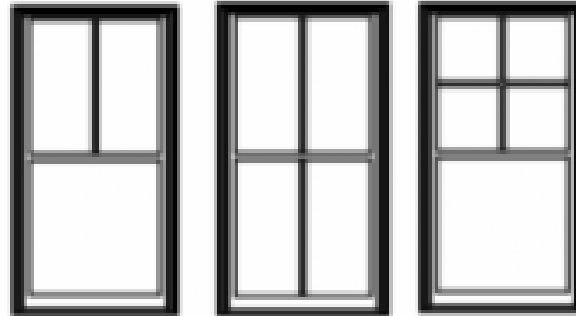
EXTERIOR COLOR SCHEME

SW 7005 Pure White View Details	SW 7075 Web Gray View Details	SW 9130 Evergreen Fog View Details	SW 7029 Agreeable Gray View Details
SW 6249 Storm Cloud View Details	SW 6184 Austere Gray Interior / Exterior Location Number: 215-C2	SW 7652 Mineral Deposit View Details	SW 0077 Classic French Gray Interior / Exterior

FRONT DOOR & WINDOW SASH COLORS

SW 6218 Tradewind Interior / Exterior Location Number: 219-C1	SW 7069 Iron Ore	SW 0066 Cascade Green Interior / Exterior	SW 7602 Indigo Batik Interior / Exterior Location Number: 224-C7	SW 0068 Copen Blue Interior / Exterior	SW 6243 Distance Interior / Exterior Location Number: 224-C6	SW 6204 Sea Salt Interior / Exterior Location Number: 217-C1	SW 2801 Rookwood Dark Red Interior / Exterior	SW 7005 Pure White
---	--------------------------------	--	--	---	--	--	--	----------------------------------

EXTERIOR FRONT & GARAGE DOORS LIGHTING & WINDOWS



ENTRYWAY ARCHITECTURAL DETAILS





SMALL YARD FEEL PHOTOS



MANCHESTER

IMAGES FROM A DENSE DEVELOPMENT BUILT
BY HEDGEWOOD IN CITY OF ATLANTA

MINIMAL FRONT YARD SETBACK



COMMON AREAS



SIDE YARD AREA



ALLEY VIEW



Stillwood Farm

Elevations And Floor Plans



Plan 2 - Elevation A



Plan 2 - Elevation B



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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM



PLAN #2 (20'x38')
2 BR/2 BTH w/BONUS
FLOOR PLANS

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	770
3RD FLR.	770
TOTAL	1905
GARAGE	410

EPIC
DEVELOPMENT

C/O RICK BENNETT & JIM LaVALLEE
430 PLASTERS AVENUE NE, SUITE 100
ALTANTA, GA 30324
(678) 777-7425



Plan 3

The logo for CS Design Group, LLC features a stylized house icon with a chimney on the left side. The letters 'CS' are prominently displayed in a large, bold, black font, with the house icon integrated behind them. Below 'CS', the words 'DESIGN' and 'GROUP, LLC' are stacked in a smaller, black, sans-serif font.

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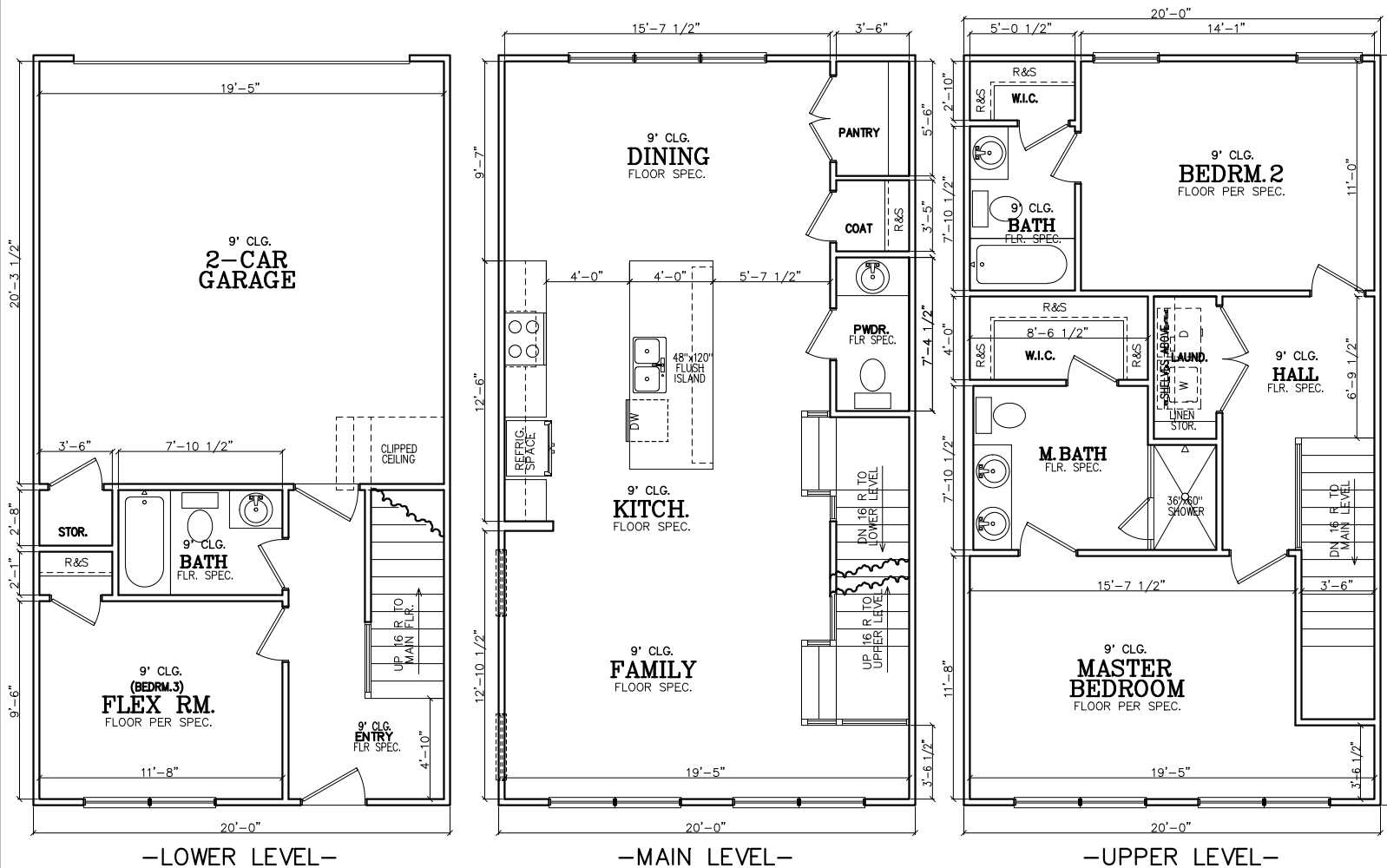


Plan 4

12-22-20
21-1003



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CHRIS@CSDESIGNGROUPLLC.COM



PLAN #4 (20'x36')
2 BR/2 BTH w/BONUS
FLOOR PLANS

SQUARE FOOTAGE:	
1ST FLR.	310
2ND FLR.	720
3RD FLR.	720
TOTAL	1750
GARAGE	410

EPIC
DEVELOPMENT

C/O RICK BENNETT & JIM LaVALLEE
430 PLASTERS AVENUE NE, SUITE 100
ALTANTA, GA 30324
(678) 777-7425

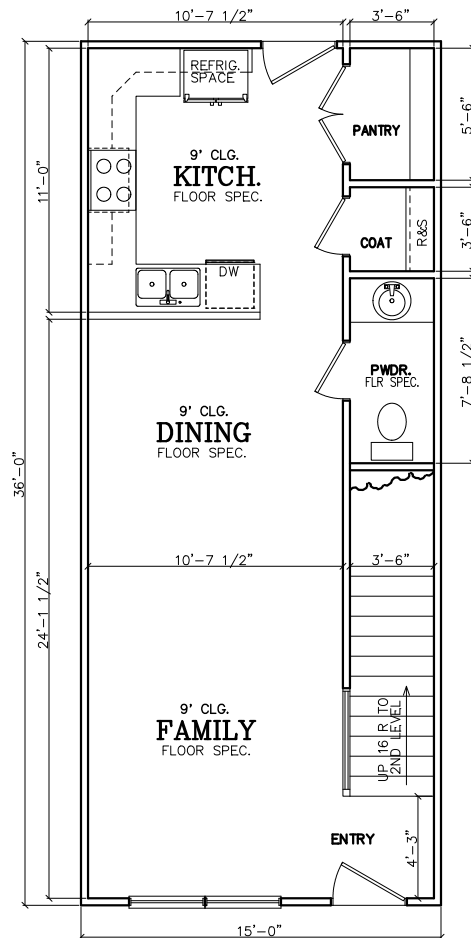


Plan 5

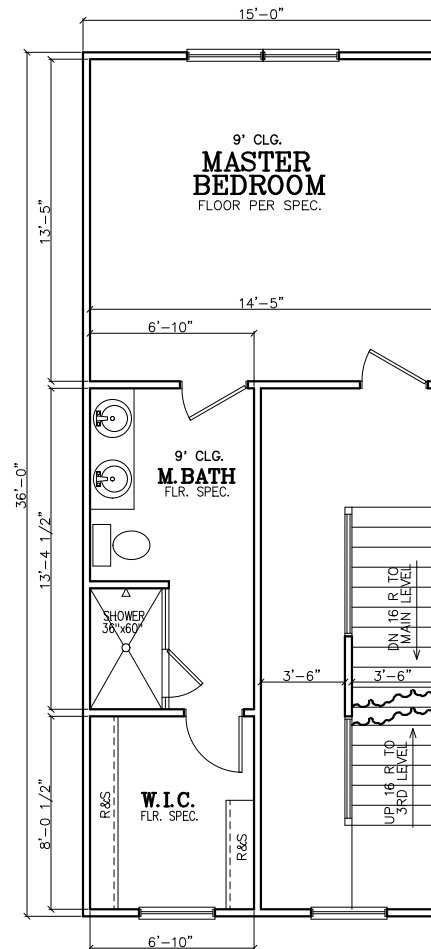
12-22-20
21-1004



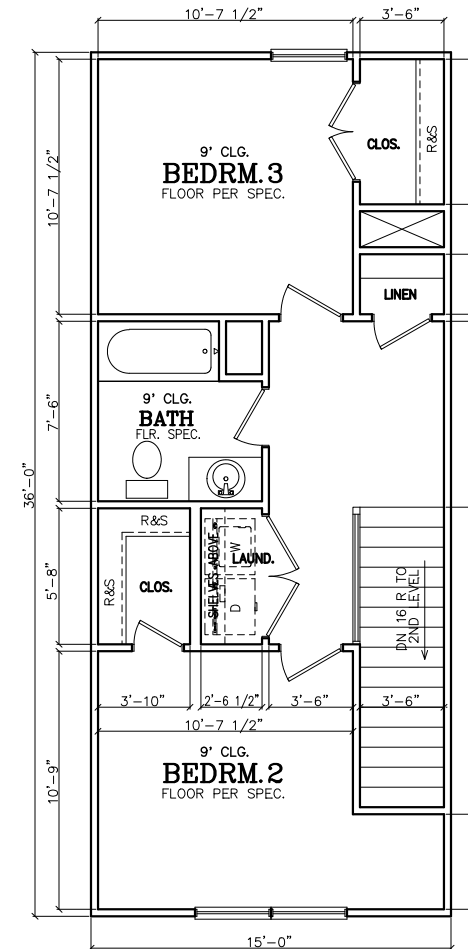
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—MAIN LEVEL—



—2ND LEVEL—



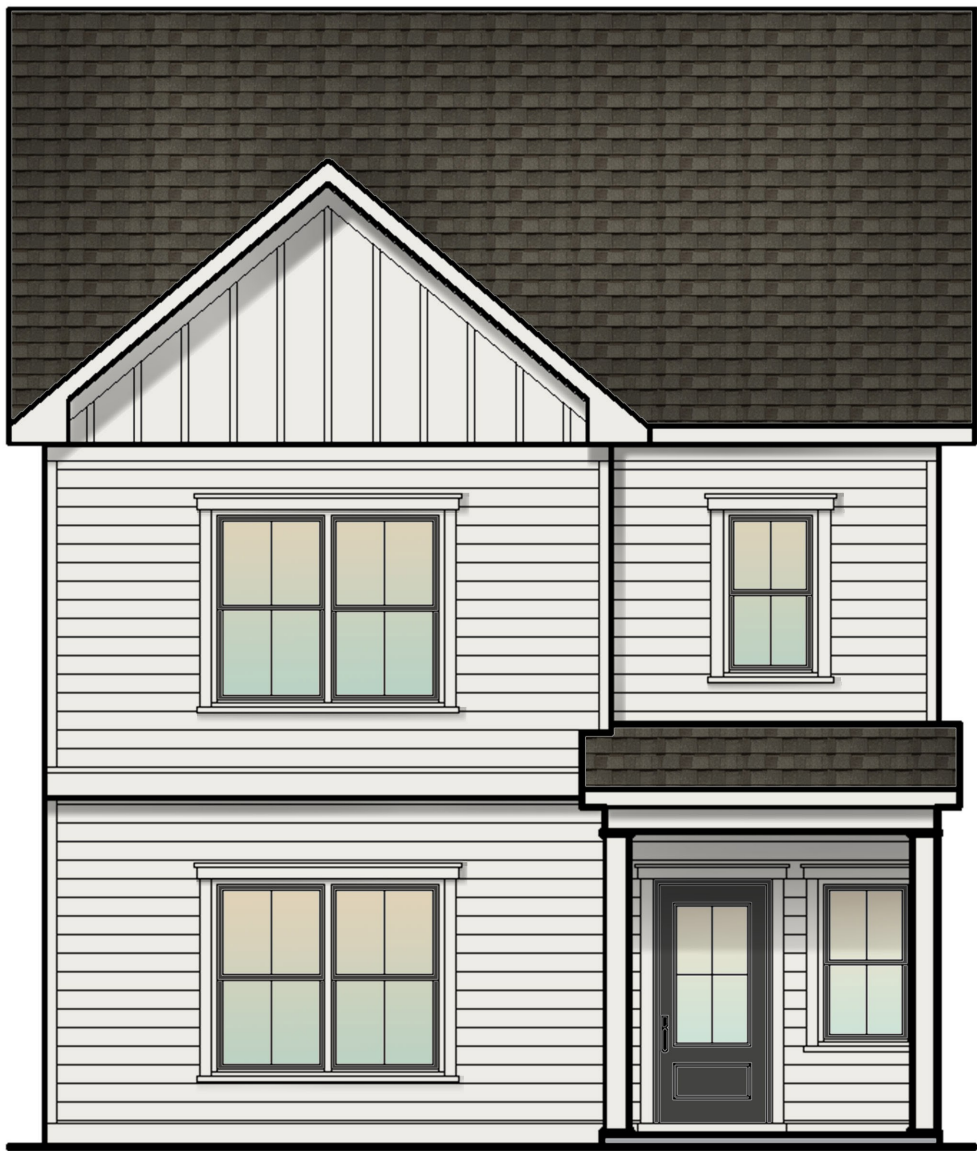
—3RD LEVEL—

OPTION #2
PLAN #5 (15'x36')
3 BR/2.5 BTH
FLOOR PLANS

EPIC
DEVELOPMENT

C/O RICK BENNETT & JIM LaVALLEE
430 PLASTERS AVENUE NE, SUITE 100
ALTANTA, GA 30324
(678) 777-7425

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	0

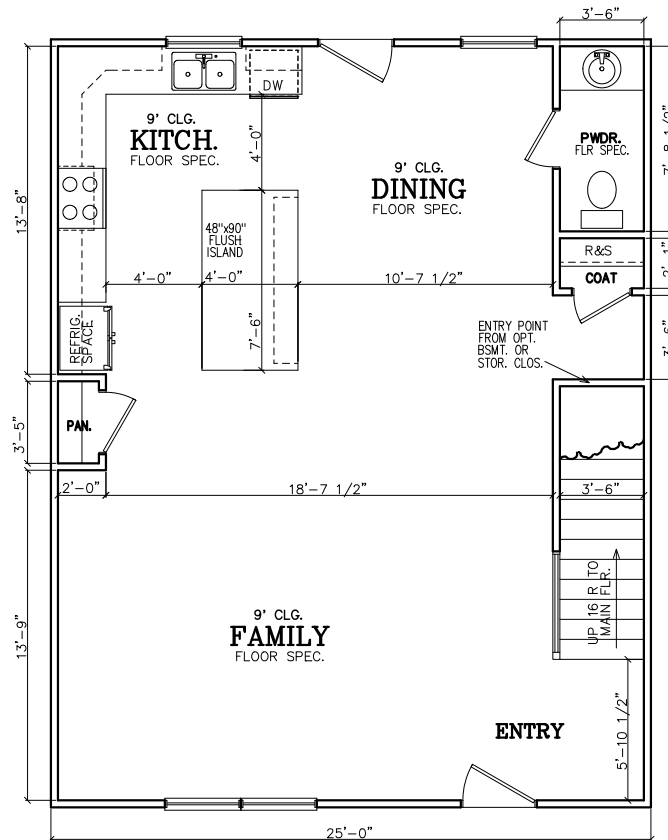


Plan 6

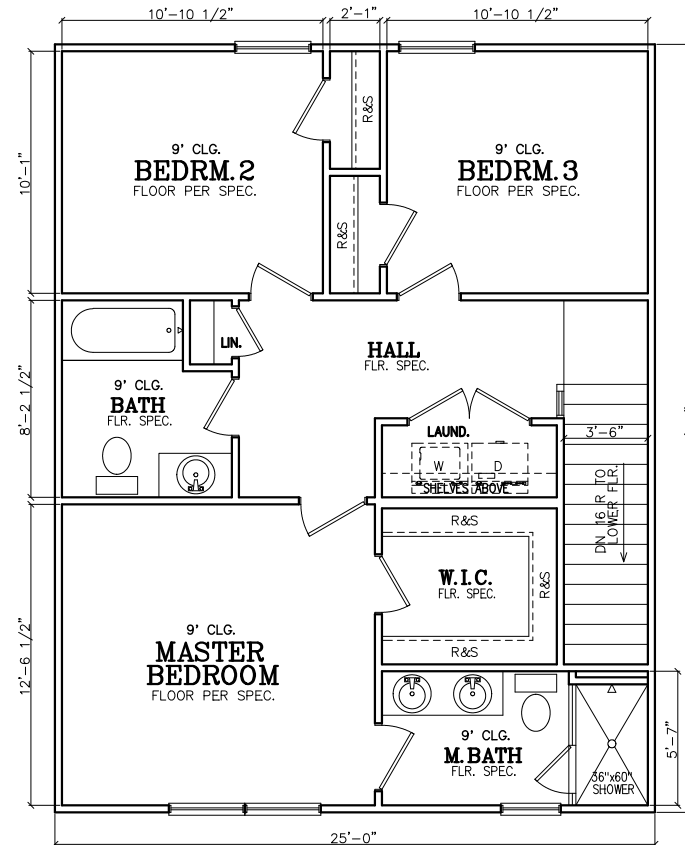
12-22-20
21-1005



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-MAIN LEVEL-



-2ND LEVEL-

PLAN #6 (25'x32')
3 BR/2.5 BTH
FLOOR PLANS

EPIC
DEVELOPMENT

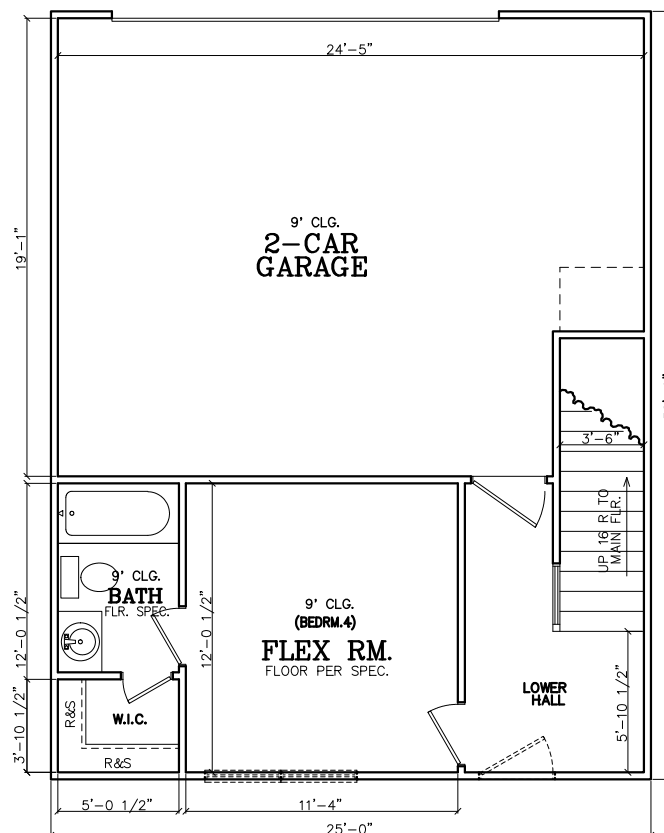
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430 PLASTERS AVENUE NE, SUITE 100
ALTANTA, GA 30324
(678) 777-7425

SQUARE FOOTAGE:	
1ST FLR.	800
2ND FLR.	800
TOTAL	1600
OPT. BSMT.	335
OPT. GARAGE	460

12-22-20
21-1006



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-OPT. LOWER LEVEL-
w/2-CAR GARAGE

PLAN #6 (25'x32')
3 BR/2.5 BTH
FLOOR PLANS

EPIC
DEVEOPMENT

C/O RICK BENNETT & JIM LaVALLEE
430 PLASTERS AVENUE NE, SUITE 100
ALTANTA, GA 30324
(678) 777-7425

SQUARE FOOTAGE:	
1ST FLR.	800
2ND FLR.	800
TOTAL	1600
OPT. BSMT.	335
OPT. GARAGE	460