

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 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 February 17, 2021

Documents:

1. DRC Minutes February 17, 2021

4. New Business

4.I. 3610 Atlanta Avenue Stair Replacement

Background:

John Chauhan has submitted an application seeking approval for replacement of the existing stair structure at 3610 Atlanta Avenue. The property is located in the RMU, Residential Mixed Use, Zoning District and is subject to the Commercial Mixed Use, Subarea B of the Architectural Design Standards.

Documents:

1. Planners Report - 3610 Atlanta Avenue
2. Application - 3610 Atlanta Avenue_Redacted

4.II. 449 Walnut Street New SF Dwelling

Background:

Bernard Vigilance has submitted an application seeking approval for the construction of a new 4,190-square foot single-family dwelling with four bedrooms, three bathrooms and a drive under garage at 449 Walnut Street. The property is zoned R-SF, Residential Single-Family. The Design Review Committee approved this item on September 18, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

Documents:

1. Planners Report - 449 Walnut Street
2. Application - 449 Walnut Street_Redacted

4.III 401 Walnut Street New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 401 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report - 401 Walnut Street
2. Application - 401 Walnut Street_Redacted

4.IV 405 Walnut Street New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 405 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report - 405 Walnut Street
2. Application - 405 Walnut Street_Redacted

4.V. 510 Oak Drive New SF Dwelling

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report - 510 Oak Drive
2. Application - 510 Oak Drive_Redacted

4.VI 518 Oak Drive New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 518 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report - 518 Oak Drive
2. Application - 518 Oak Drive_Redacted

4.VII. 3165 Dogwood Drive New Townhomes

Background:

W. Barry Dunlop has submitted an application seeking approval for the construction of a new 23-unit townhome project along Dogwood Drive. The townhomes are 3 story, 2,200-square feet with a two-car garage. There is an interior greenspace. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

Documents:

1. Planners Report - 3165 Dogwood Drive
 2. Application - 3165 Dogwood Drive_Redacted
5. Open Discussion
 6. Next Meeting Date - Wednesday, April 21, 2021
 7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
February 17, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:03PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Karl Dufrenne – Absent

Gregory Morgan

3. Approval of Minutes

3.I Minutes of January 20, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of January 20, 2021 as submitted. Motion Carried 4-0.

4. New Business

4.I 240 Maple Street

Addition

Background:

Ms. Weaver has submitted an application seeking approval to remodel the existing single-family dwelling at 240 Maple Street. The property is zoned R-1, One Family Residential.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the following condition:

1. Address all deficiencies identified in the Planners Report

(Simone Johnson provided City Planner, Dr. Patterson with revised drawings addressing deficiencies)

Motion Carried: 4-0

4.II 3358 Colville Avenue

Addition

Background:

Champion Window has submitted an application seeking approval for a 188-square foot roof addition over the rear deck at the existing single-family dwelling at 3358 Colville Avenue. The property is zoned R-SF, Residential Single-Family.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the following design exception:

1. Allow for the use of aluminum construction materials for rear deck covering

Motion Carried: 4-0

4.III 3264 Springhaven Avenue

Establishment of Site Requirements

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 Avenue and North Avenue. In addition to the single-family units, the site has an amenity area, including a pool and greenspace.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the development plans with the following requirements:

1. Single family homes (SFHs) along public right-away should enfront or have the appearance of enfronting the public right-away
2. SFHs shall have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls)
3. Plans shall add architectural element onto the pedestrian ways from the public right of way
4. Sidewalks on public streets shall have a minimum 4-ft width with a minimum 4-ft landscape zone. The landscape zone is not required adjacent to parallel parking spots. Street trees are to be placed in the landscape zone where feasible. Sidewalks on the main thoroughfare shall have a minimum 3-ft width. Sidewalks on the pedestrian pathways shall have a minimum 4-ft width.
5. Plans shall provide a standard pedestrian lighting plan for the site
6. Plans shall provide a minimum of 2 parking spots per SFH
7. Shall provide landscaping along the main thoroughfare
8. SFH plan side elevations with non-adjacent homes shall require fenestration
9. Mechanical units should be screened from public right of way and interior streets
10. Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads
11. Driveways should have a minimum 1-ft landscape strip to adjacent SFH
12. Plans shall place the mail kiosk inside a covered structure
13. Plans shall provide the green space calculations on the site plans
14. Tree conservation plans to follow city-wide tree ordinances
15. For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH
16. Plans shall provide for 20-ft wide alleyway (with curb) and 26-ft wide main thoroughfare (as directed by the Fire Marshal)
17. Houses enfronting the pedestrian pathway should have a walkway to the path
18. Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC

Motion Carried: 4-0

5. Open Discussion

None

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

7. 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 8:48PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

		Key:	
DATE:	March 10, 2021	Compliant:	☐
TO:	Tonya Hutson	Not Compliant:	☐
FROM:	Lynn Patterson	Incomplete:	☐
RE:	Design Review – 3610 Atlanta Ave	Not Applicable:	☐

The City of Hapeville has received a design review application from John Chauhan for the replacement of the existing stair structure at 3610 Atlanta Avenue. The new stairs will be made from steel.

The property is located in the RMU, Residential Mixed Use, Zoning District and is subject to the Commercial Mixed Use, Subarea B of the Architectural Design Standards.

The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81-1-7. The section elected shall be applied to said structures in its entirety.

CODE

Sec. 81-1-7. - Neighborhood conservation area.

(f) *Street facing facade and style standards.*

6. All exterior stair risers visible from a street shall be enclosed.
The proposed stairs do not have enclosed risers.

FINDINGS

The applicant should show the proposed railings.

The Design Review Committee should determine whether a design exception should be granted.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 04 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: JOHN CHAUDHAN Contact Number: [REDACTED]

Applicants Address: AIRPORT APARTMENTS, APT #15, 3610 ATLANTA AVE GA 30354

E-Mail Address: [REDACTED] Zoning Classification: AMC1

Address of Proposed Work: 3610 ATLANTA AVE, HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0097-0009-008-9

Property Owner: JOHN CHAUDHAN Contact Number: [REDACTED]

Project Description (including occupancy type): REPLACE EXISTING
STAIR STRUCTURE WITH SIMILAR STRUCTURE. REASON
BEING OLD STRUCTURE RUSTY AND NOT IN GOOD CONDITION

Contractors Name: B & P IRON Contact Number: 404-767-0546

Contact Person: WOODY USSERY Contact Number: 404-6767-0541

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.

[Signature]
Applicants Signature

03/03/21
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: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: 9,600

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

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

STEEL

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ 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](https://library.municode.com/ga/hapeville/codes/code%20of%20ordinances?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.

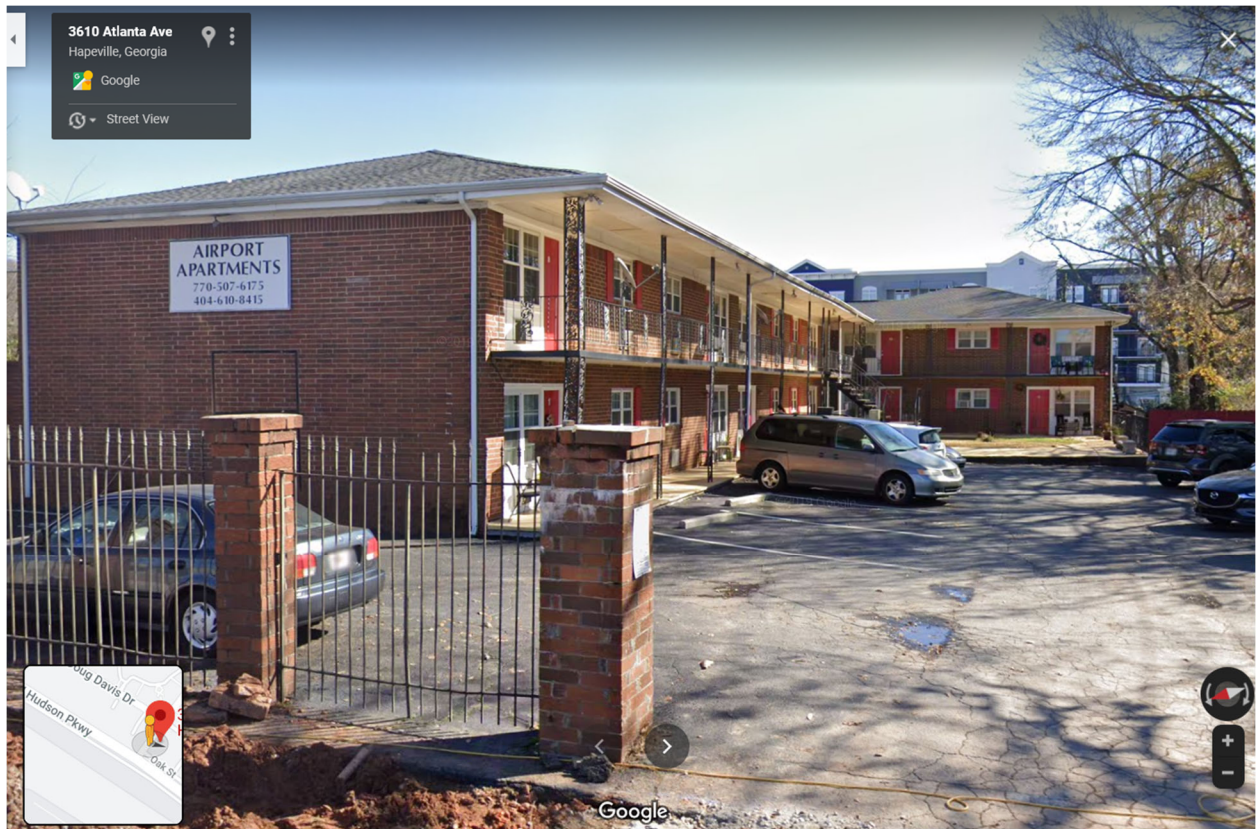
Printed Name

Signature

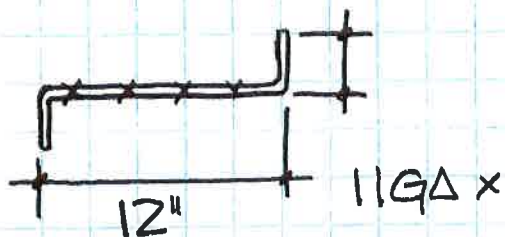
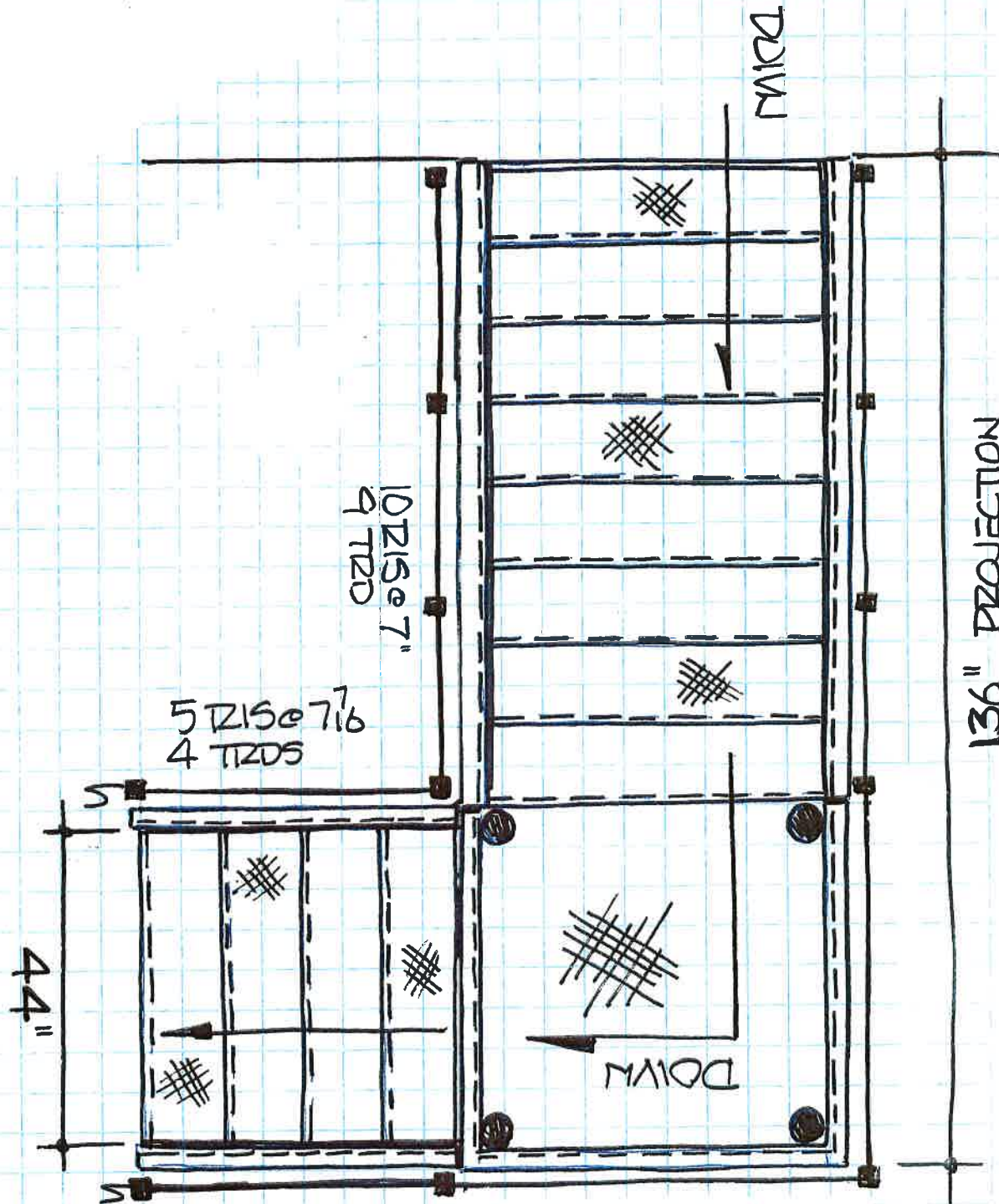
Date

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.



2" PKT @ 4" ϕ
 1" ϕ T.S. POST
 1/2" C TOP
 1" C BOTTOM
 42"
 35" ADA



— RISER PLATES

THESE ARE WHAT
AIRPORT APTS WILL
BE FABRICATED & INSTALLED.

NOTE: THEY WILL NOT
HAVE RISER PLATES.

IF REQD, THE
PRICE WILL INCREASE!



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

DATE: March 11, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 449 Walnut Street**

Key:

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

BACKGROUND

The City of Hapeville has received a revised design review application from Bernard Vigilance for a new single-family dwelling at 449 Walnut Street. The 4,190 SF dwelling will have four finished bedrooms and three finished bathrooms, and a drive under garage. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear.

*The revision removed the attached garage and relocated it under the house. The gable style has also changed to reflect the neighboring house (451 Walnut).

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E 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:

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

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

STAFF COMMENT: **The applicant should show mechanical utility features on the plans and indicate any screening.**

(d) Parking and Traffic Standards

- ✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

- ⊙ All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

- ⊙ Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

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

STAFF COMMENT:

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.

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

STAFF COMMENT:

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

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

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

STAFF COMMENT:

- **Front porch width does not meet 80-100% requirement.**

(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:

- **Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.**
- **Wooden window trim between 4" and 6" wide. Note that mullions between grouped windows must be 2" wider than side trim.**

(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.

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:

- **Provide height of enfronting window sills.**

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

STAFF COMMENT:

RECOMMENDATIONS

This design was approved in October 2019. The revised plans submitted with this application remove the attached garage and modify the gable style. The following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The applicant should show mechanical utility features on the plans and indicate any screening.
2. Front porch widths must be 80-100% of the adjacent façade.
3. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
4. Wooden window trim between 4" and 6" wide. Note that mullions between grouped windows must be 2" wider than side trim.
5. Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 2.17.21

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: Bernard Vigilance Contact Number: [REDACTED]

Applicants Address: 9474 Deer Crossing Trace

E-Mail Address: [REDACTED] g Classification: R-SF

Address of Proposed Work: 449 Walnut St.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009 4000 40400

Property Owner: KELLY BROWN Contact Number: [REDACTED]

Project Description (including occupancy type): TO RELOCATE THE GARAGE OF A PERMITTED HOUSE INTO THE BASEMENT THEREBY REDUCING THE FOOT PRINT.

Contractors Name: TULUMAN REAL ESTATE HOLDING LLC Contact Number: 678 598-9003

Contact Person: DANIEL WILLIAMS Contact Number: 678 598-9003

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.

[Signature]
Applicants Signature

2.17.21
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: 3350 sq ft

Total Square Footage of existing building: _____

Estimated Cost of Construction: 250 K

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

~~HARDY PLANK / BRICK / ASPHALT SHINGLES~~
~~PT WOOD~~

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

HARDIE PLANK / BRICK / ASPHALT / PT WOOD

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

BERNARD VIGILANCE [Signature] 2-17-21
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.

- SURVEY NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
 - LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - DISTANCES SHOWN ARE HORIZONTAL.
 - THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS, SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
 - EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
 - ANGULAR ERROR: 10 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 1:25,429.
 - ADJUSTED BY LEAST SQUARES.
 - PLAT CLOSURE: 1:112,966.

NOTE:
SUBDIVISION PLAT FOR WALNUT GROVE PLATBOOK
320 PAGE 48 BY ROBERT MIKIRKLEY RECORDED
IN FULTON COUNTY CLERK OF SUPERIOR COURT.

TREE NOTES:

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
- ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
- ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

NOTE:
NO DUMPSTERS, PORTABLE TOILETS,
PARKING, MATERIAL STORAGE, OR STOCKPILE
AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

TREE CANOPY CALCULATIONS LOT 2 NOTE: ONE (1) TREES TO BE PRESERVED, ZERO (0) TREES TO BE REMOVED, AND TWO (2) TREES TO BE PLANTED.

TREE CALCULATIONS LOT 1		REQUIRED CANOPY (45%)									
RLS (ACRES)	LSF (SQ FT)	RC (SQ FT) / UNITS	MC (SQ FT) / UNITS	AC UNITS	RCL (SQ FT) / UNITS	RCM (SQ FT) / UNITS	RCS (SQ FT) / UNITS	MC (SQ FT) / UNITS	TOTAL (SQ FT) / UNIT		
0.18	7841	3528 / 14	3217 / 13	1	0.00 0000 / 0	000 / 0	500 / 2	3217 / 13	3717 / 15		3
# OF TREES											

LOT 2

EXISTING TREE CHART LOT 2

THERE ARE NO EXISTING TREES ON SITE (LOT 2).

TREE CANOPY CALCULATIONS LOT 2 NOTE: ZERO (0) TREES TO BE PRESERVED, ZERO (0) TREES TO BE REMOVED, AND SIX (6) TREES TO BE PLANTED.

TREE CALCULATIONS LOT 2											
RLS (ACRES)	LSF (SQ FT)	RC (SQ FT) / UNITS	MC (SQ FT) / UNITS	AC UNITS	RCL (SQ FT) / UNITS	RCM (SQ FT) / UNITS	RCS (SQ FT) / UNITS	MC (SQ FT) / UNITS	TOTAL (SQ FT) / UNIT		
0.16	6969.6	6136 / 13	0000 / 0	0	0.00 2000 / 8	1000 / 4	500 / 2		0 3500 / 14		6
# OF TREES											

LEGEND:

IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
CL	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PF	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
SSMH	OVERHEAD UTILITY LINE(S)
MHT	SANITARY SEWER MAN HOLE
DWCB	CATCH BASIN
DI	JUNCTION BOX
SWCB	DROP INLET
POB	SINGLE WING CATCH BASIN
POC	POINT OF BEGINNING
WV	POINT OF COMMENCEMENT
WM	WATER VALVE
CO C/O	WATER METER
LLL	SANITARY SEWER CLEANOUT
CMP	HEAD WALL
RCP	CORRUGATED METAL PIPE
SSE	REINFORCED CONCRETE PIPE
FT	SANITARY SEWER EASEMENT
DE	FIRE HYDRANT
PB	DRAINAGE EASEMENT
LP	ELECTRIC POWER BOX
18"POP	LIMITS OF DISTURBANCE
18"POP	TREE PROTECTION FENCE
12"OAK	TREE STRUCTURAL
12"OAK	TREE CRITICAL
7"JUNP	TREE CRITICAL ROOT
P-TREE	STRUCTURE IMPACTED
	PRESERVED TREES
	DISTURBED/REMOVED TREES
	REPLACEMENT/PLANTED TREES

SEDIMENT STORAGE CALCULATIONS
DISTURBED AREA= 0.32 Ac.
STORAGE REQUIRED CALCULATION:
0.32 Ac. X 67CY = 21.4 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
99 LF X 0.263CY/LF = 23.36 CY

TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	LUSTERIM
HICKORY	GRAPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
NOT IDENTIFIED	WILLOW
DOGWOOD	TBD-HARDWOOD
REPLACEMENT TREE - LARGE	
REPLACEMENT TREE - MEDIUM	
REPLACEMENT TREE - SMALL	

REVISIONS 02/04/21:
1. HOUSE PLAN LOT 2 REVISED.

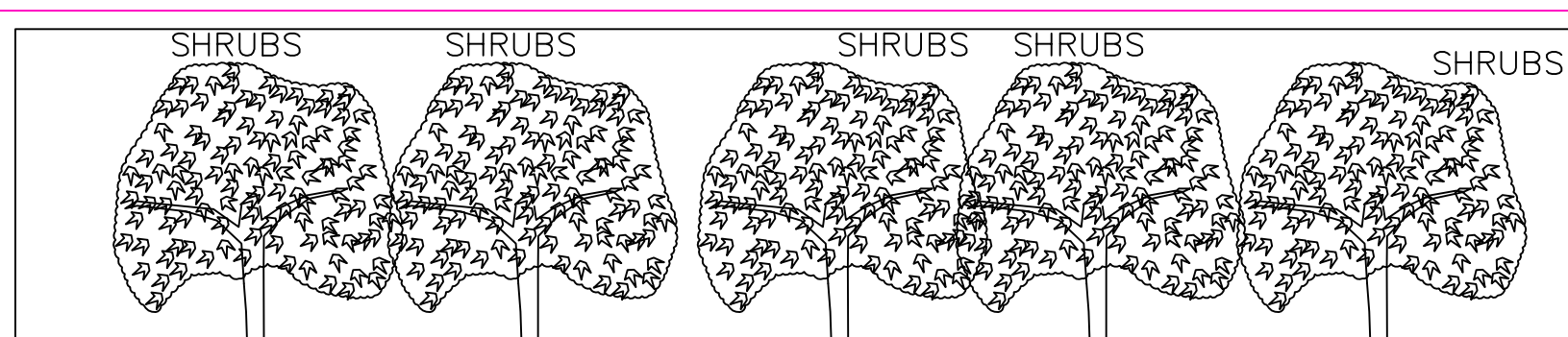
TABLE 2a FROM HAPEVILLE TREE CONSERVATION ORDINANCE

TREE SIZE	CANOPY (sq.ft)	CANOPY CREDITS	DIMENSIONS (APPROX)	COST @ \$375/CREDIT	TREES PER ACRE @ 50% CANOPY	MINIMUM SIZE AT PLANTING*
SMALL	250	1	16X16	\$375.0	87	1.5"
MEDIUM	500	2	22.5X22.5	\$750.0	43.6	2 TO 2.5"
LARGE	1000	4	31.5X31.5	\$1500.0	21.7	2 TO 2.5"

*THE HAPEVILLE ARBORIST MAY APPROVE A SMALLER MINIMUM SIZE TREES FOR DIFFICULT TO OBTAIN NATIVE SHADE TREES AND WITH DOCUMENTED MAINTENANCE PLANS
ALL PROPOSED TREES SHALL BE HARDWOOD TREES SUCH AS OAKS, MAPLES, OR HICKORY TREES.

NOTE:
CONTRACTOR TO FIELD VERIFY
UTILITY TIE-IN TO EXISTING
FACILITIES AND COORDINATE
REMOVAL WITH EACH UTILITY.

NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN 10 FEET OF THE PROPOSED GARAGE.



NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE PHOTINIA "RED ROBIN" OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 2: 14 009400040400
LOT 2
7,147 SQ FT
0.16 ACRES

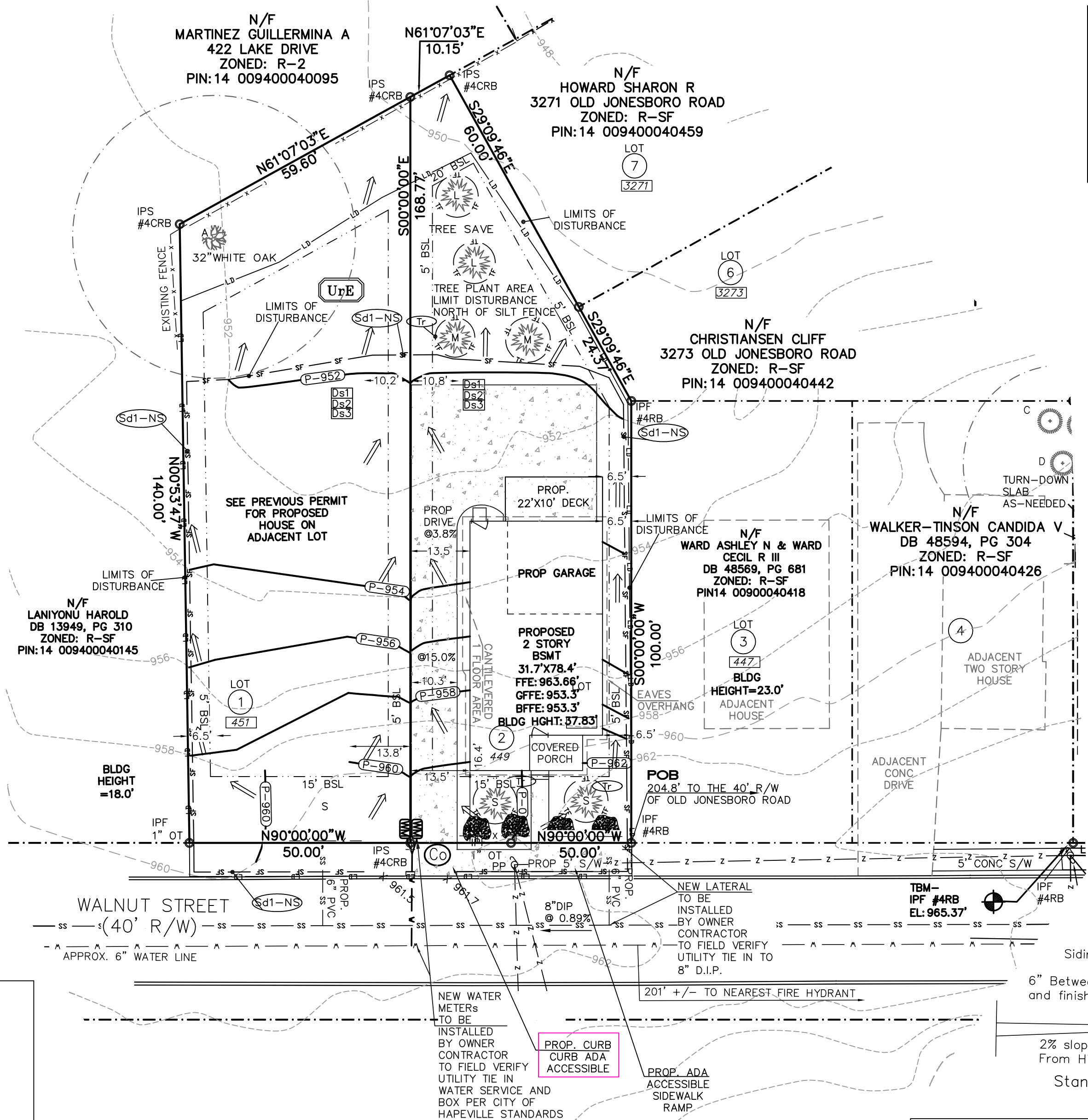
BUILDING HEIGHTS:

FROM REAR GRADE = 37.83'
FROM FRONT GRADE = 27.48'
DRIVEWAY WIDTHS = 10.3'

CURRENT ZONING:
R-SF
FRONT SETBACK = 15'
SIDE = 5'
REAR SETBACK = 20'

DISTURBED AREA:
0.32 ACRES

NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS



EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE

CONTOUR LEGEND

-980-	EXISTING CONTOURS
P-980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT

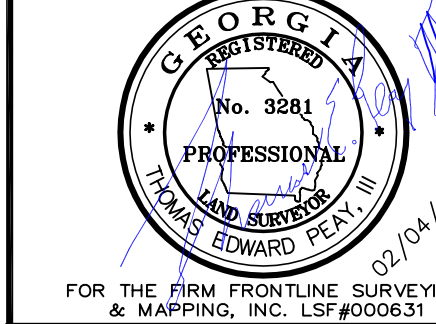


SITE MAP (NTS)

LOT 2: ZONING: R-SF
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,534 SQ FT
GARAGE: 484 SQ FT
DRIVE/WALKS: 1,316 SQ FT
PORCH: 96 SQ FT
LOT AREA: 7,147 SQ FT
0.16 Ac.
IMPERVIOUS AREA: 3,430 SQ FT
TOTAL IMP. AREA: 47.9%

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE 07/22/19		SCALE 1" = 20'		SECTION		DISTRICT		BLOCK		UNIT		PHASE		SUBDIVISION		JOB #	
DATE	07/22/19	SCALE	1" = 20'	SECTION		DISTRICT	14th	BLOCK		UNIT		PHASE		SUBDIVISION		JOB #	74147
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	
REVISION		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1		INCLUDED LOT 1	



EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 & 451 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE

EXISTING ZONING: R-SF
EXISTING PIN

Lot 1: 14 009400040392
Lot 2: 14 009400040400

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

PETROLEUM BASED PRODUCTS – Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS – All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES – These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under cover in sealed containers.

BUILDING MATERIALS – No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of Notices of Intent submitted to EPD; and
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part V.A.5 of this permit;
- A copy of all monitoring information, results and reports required by this permit;
- A copy of all inspection reports generation in accordance with Part V.D.4.a of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and
- Daily rainfall information collected in accordance with Part IV.D.4.a(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS:**
 - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Sil fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
 - Set-C stormwater sil fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS:**
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off-site and construction debris to be disposed of properly. Contractor to coordinate with owner regarding disposal areas.
 - Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, shall be located away from state waters, natural drains, and the storm water drainage inlets. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.

The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.

Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRAIN IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on its provided and maintained by a state licensed sanitary waste management contractor as required by local regulations.

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains, and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. These should be collected in suitable containers and recycled or disposed of as appropriate.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets.

Signage will be posted as needed to achieve the above standards.

All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventive maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly posted and procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

SOIL CLEANUP AND CONTROL PROCEDURES

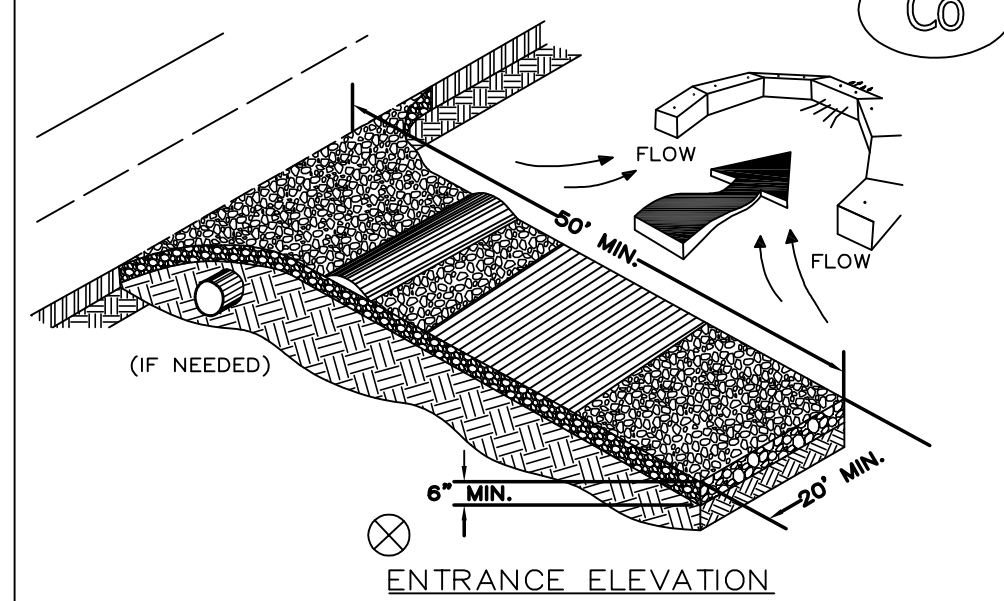
- Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas.
- Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

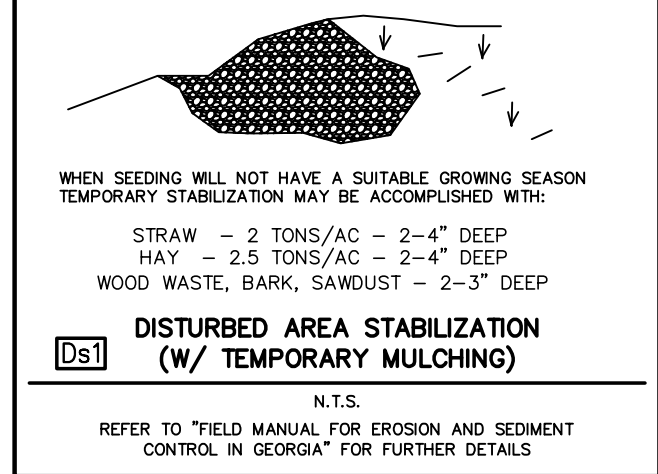
- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- All permittees shall ensure and demonstrate that their plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOI form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

CRUSHED STONE CONSTRUCTION EXIT
EXIT DIAGRAM

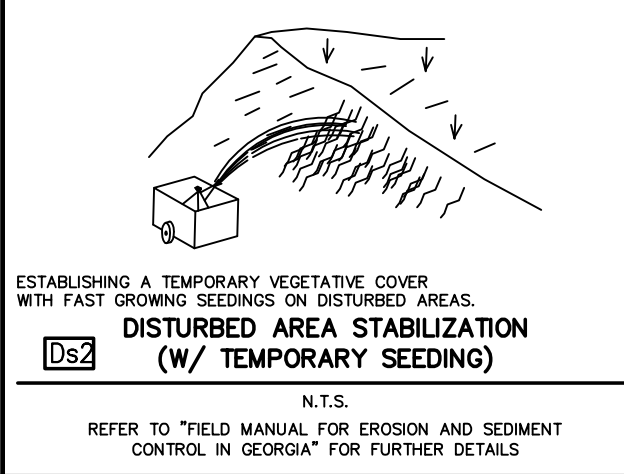


NOTES:

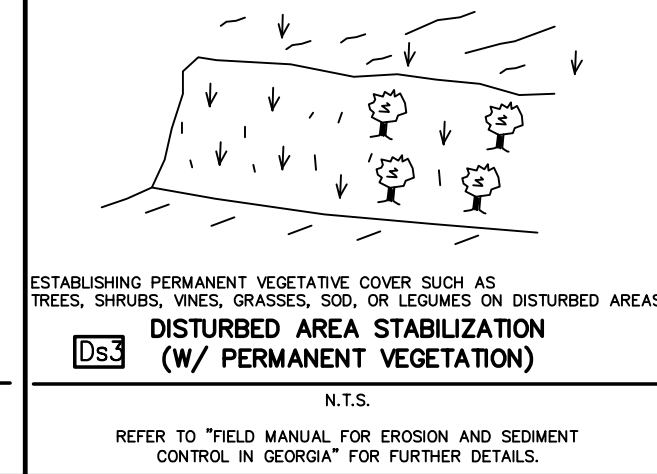
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL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



Disturbed Area Stabilization (W/ Temporary Mulching)



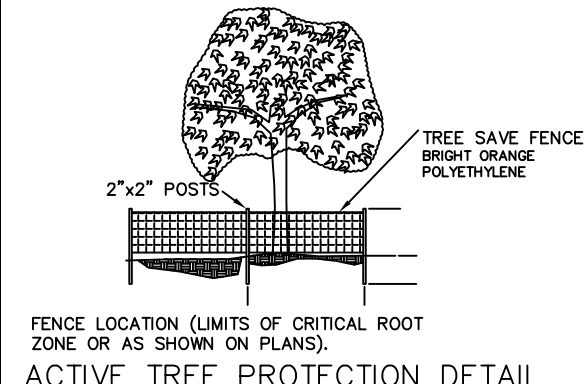
Disturbed Area Stabilization (W/ Temporary Seeding)



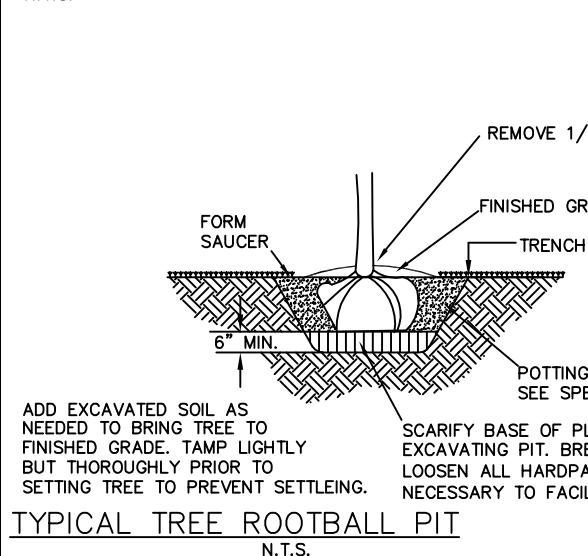
Disturbed Area Stabilization (W/ Permanent Vegetation)

PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL AND TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-5" HIGHER THAN FINISHED GRADE.
3. BACKFILL WITH SOIL MIX AND "WATER IN".
4. COMPLETE BACKFILLING AND CONSTRUCT A TRENCH EDGE AND ALSO SPECIFIED MULCH.
5. STAKE AND GUY SECURELY.



Active Tree Protection Detail



Typical Tree Rootball Pit

Tree protection fence

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
5. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

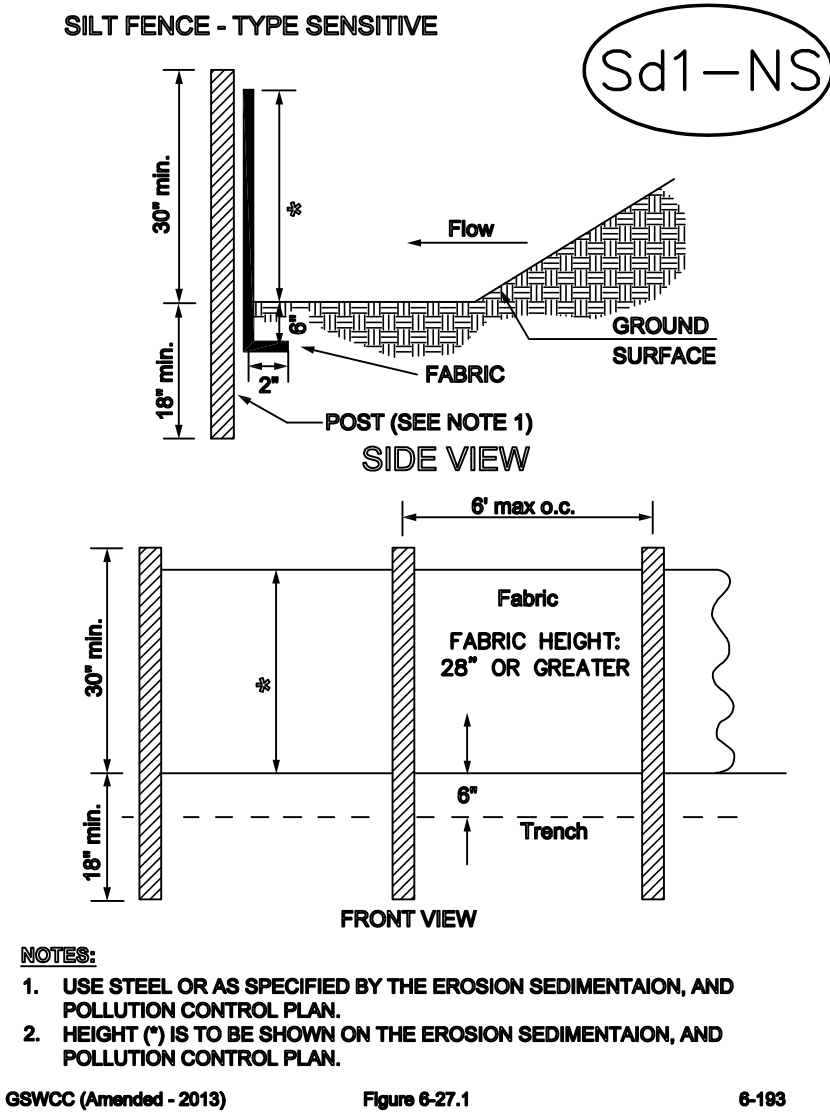
	OCT 2019	NOV 2019	DEC 2019	JAN 2020
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

INSPECTIONS

- Tertiary Permittee

- Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted after a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.4.c(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- A report shall be submitted to the Georgia Department of Transportation (GDOT) and the Georgia Department of Environmental Protection (GDEP) for each inspection that includes the name(s) of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.



NOTES:

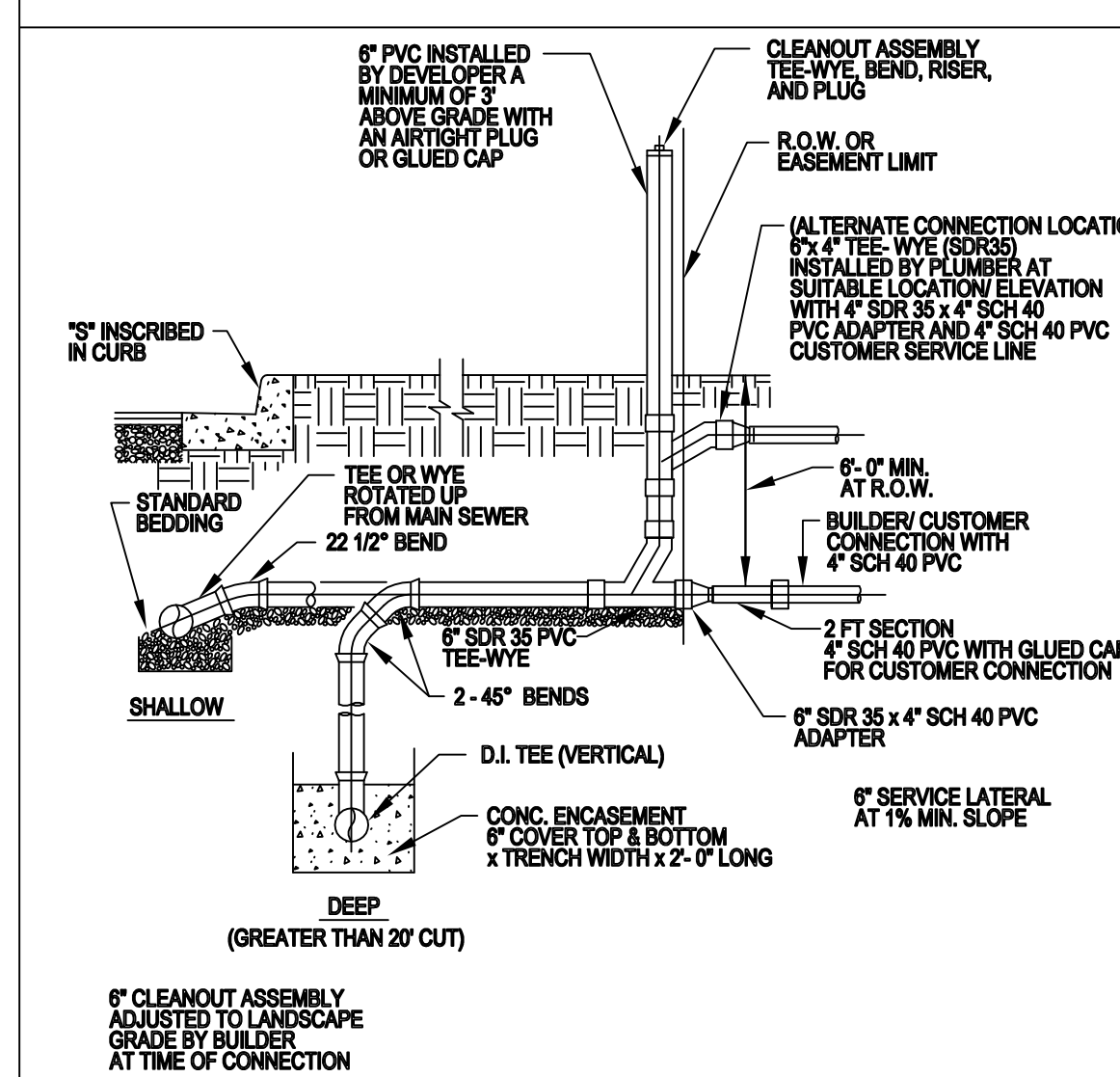
1. USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013)

Figure 6-27.1

6-183

SEWER SERVICE CONNECTION



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

1. SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION
2. SERVICE LATERAL BEDDING & BACKFILL BEDDING DEPTH UNDER PIPE TO BE 4" MIN.

SHEET 2 OF 3

BERNARD VIGILANCE

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

14th DISTRICT

UNIT

14th DISTRICT

BLOCK

94

LOT

2

SUBDIVISION

PB 320

PG 48

DB 54183

PG 26

MAP ID: 1312103087

EFFECTIVE DATE: 09/18/2013

DATE: 07/22/19

SCALE: 1" = 20'

SECTION

INCLUDED LOT 1

REVISION

DATE: 07/22/19

BY: TLW

DATE: 08/05/19

REVISION

DATE: 08/05/19

REVISION

DATE: 08/05/19

REVISION

DATE: 08/05/19

REVISION

DATE: 08/05/19

REVISION

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REVISION

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BY: TLW

DATE: 08/05/19

REVISION

DATE: 08/05/19

REVISION

DATE: 08/05/19

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DATE: 08/05/19

REVISION

DATE: 08/05/19</

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 & 451 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN

Lot 1: 14 009400040392
Lot 2: 14 009400040400

VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

UTILITY INSTALLATION BY OPEN CUT STAGE CONSTRUCTION

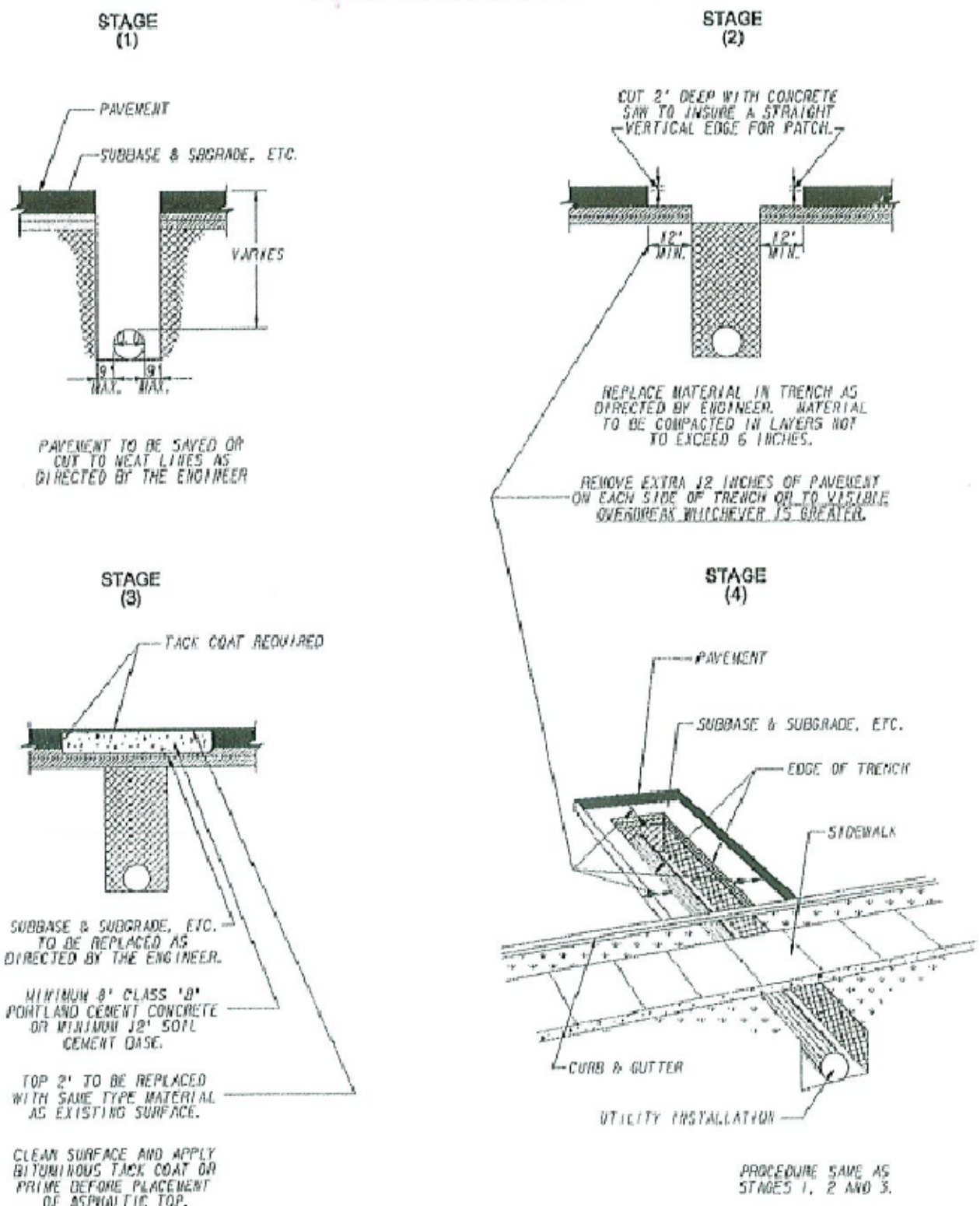
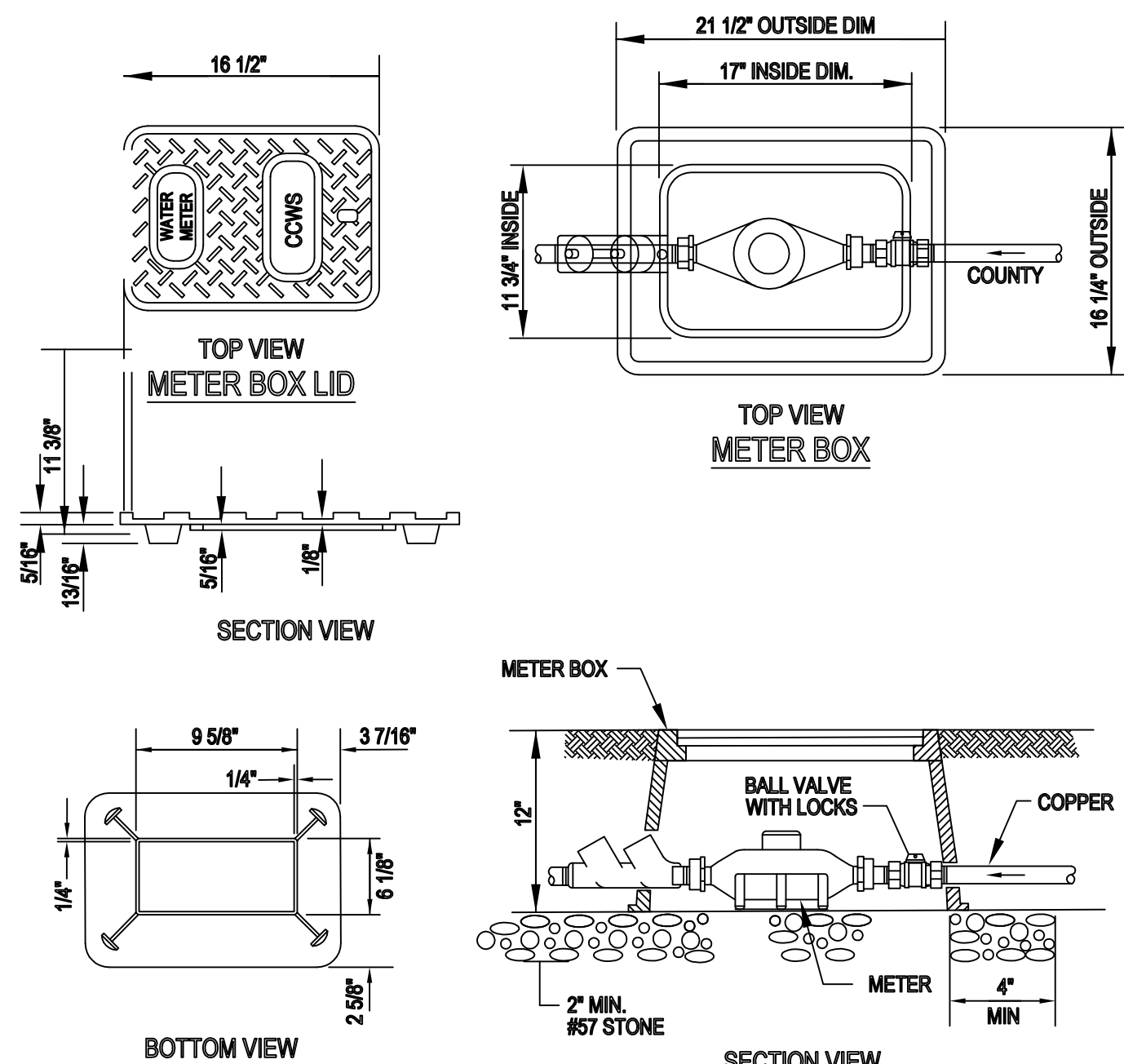


FIGURE 4

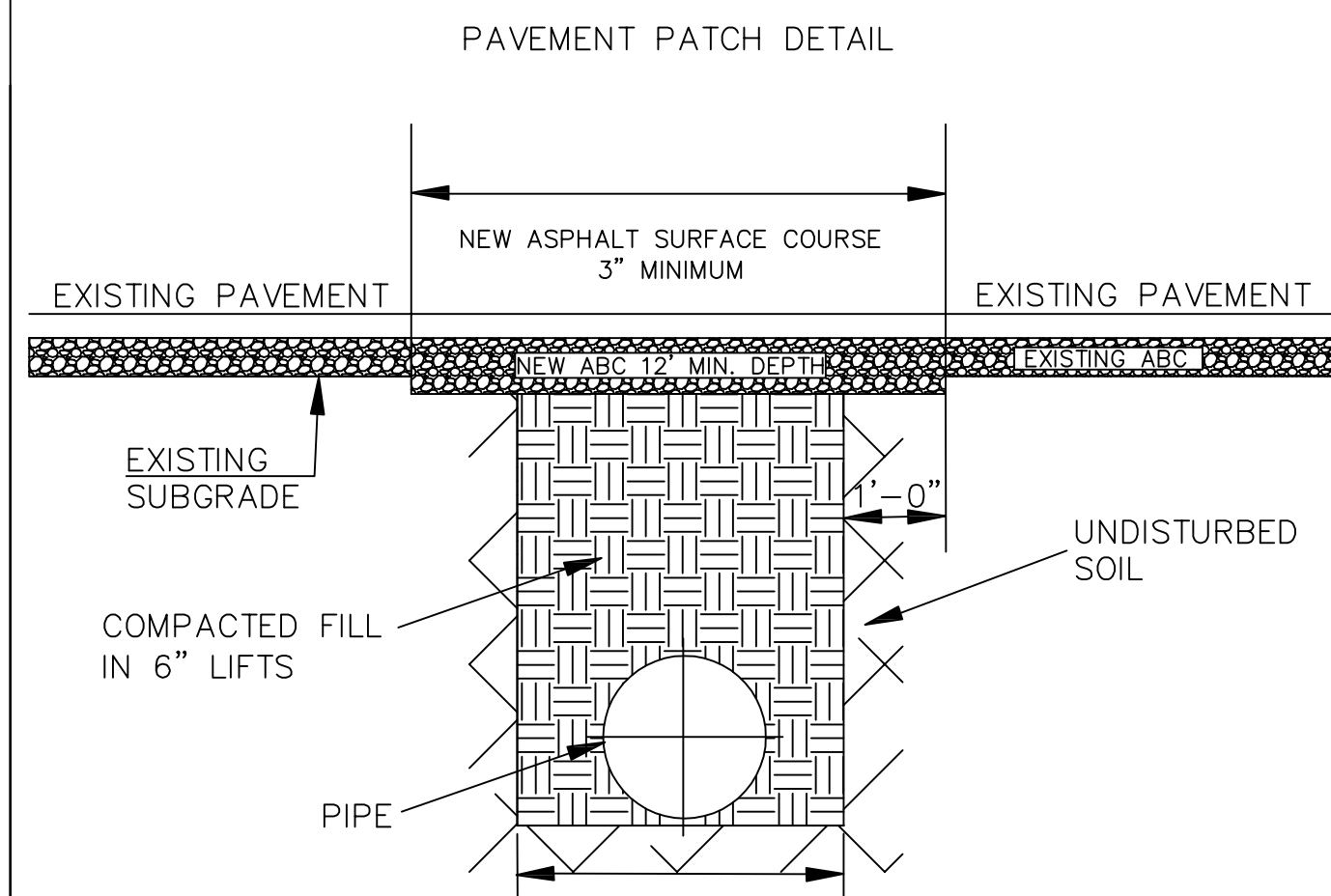
Utility Accommodation Policy and Standards Manual 1/01/2009

5-28

3/4" & 1" WATER METER BOX & LID DETAIL

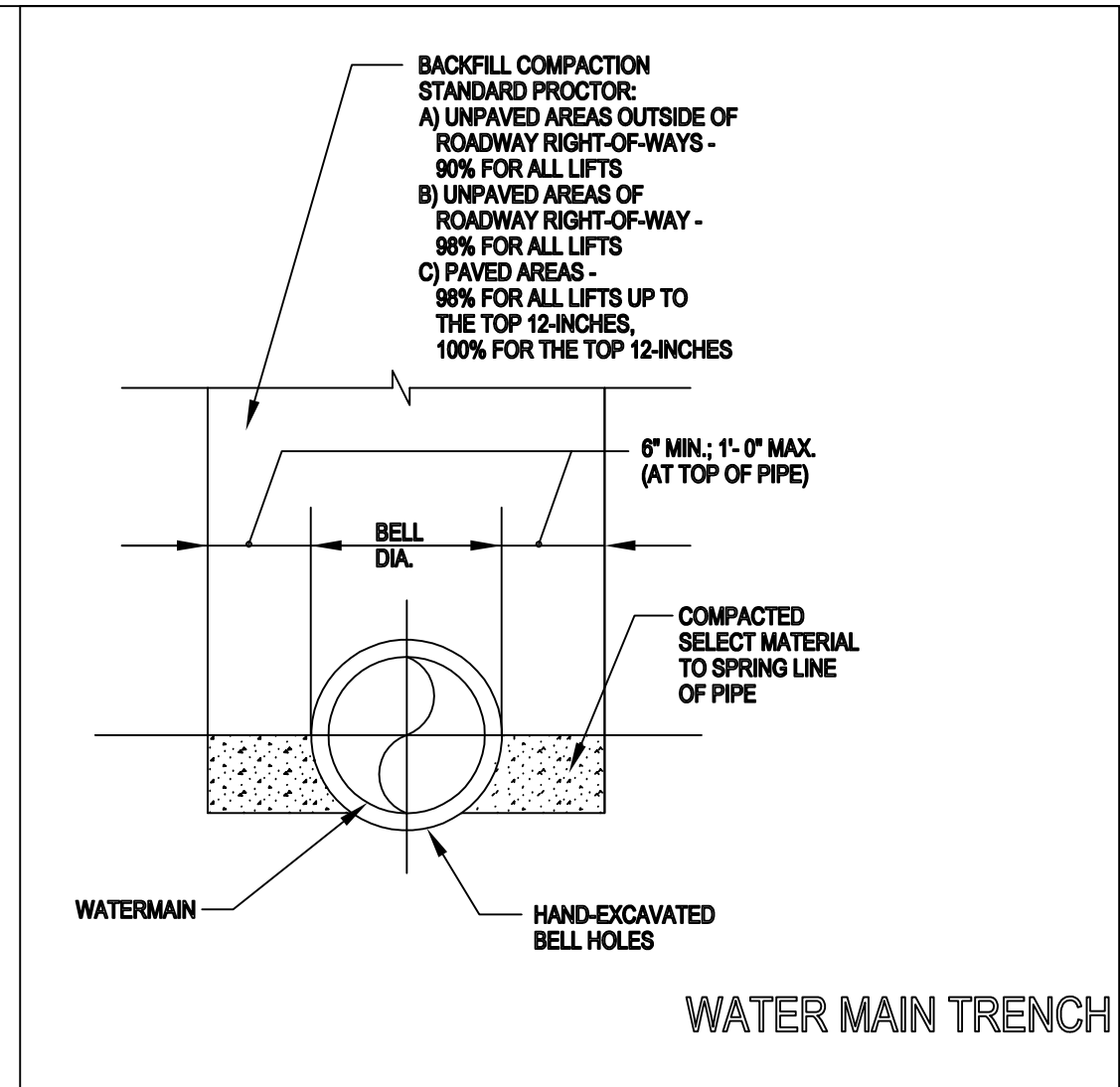


NOTE:
1. METER BOX LID TO BE CAST IRON - (VESTAL MFG. CO. OR APPROVED EQUIVALENT),
2. METER BOX TO BE NDS D1200 OR APPROVED EQUIVALENT.

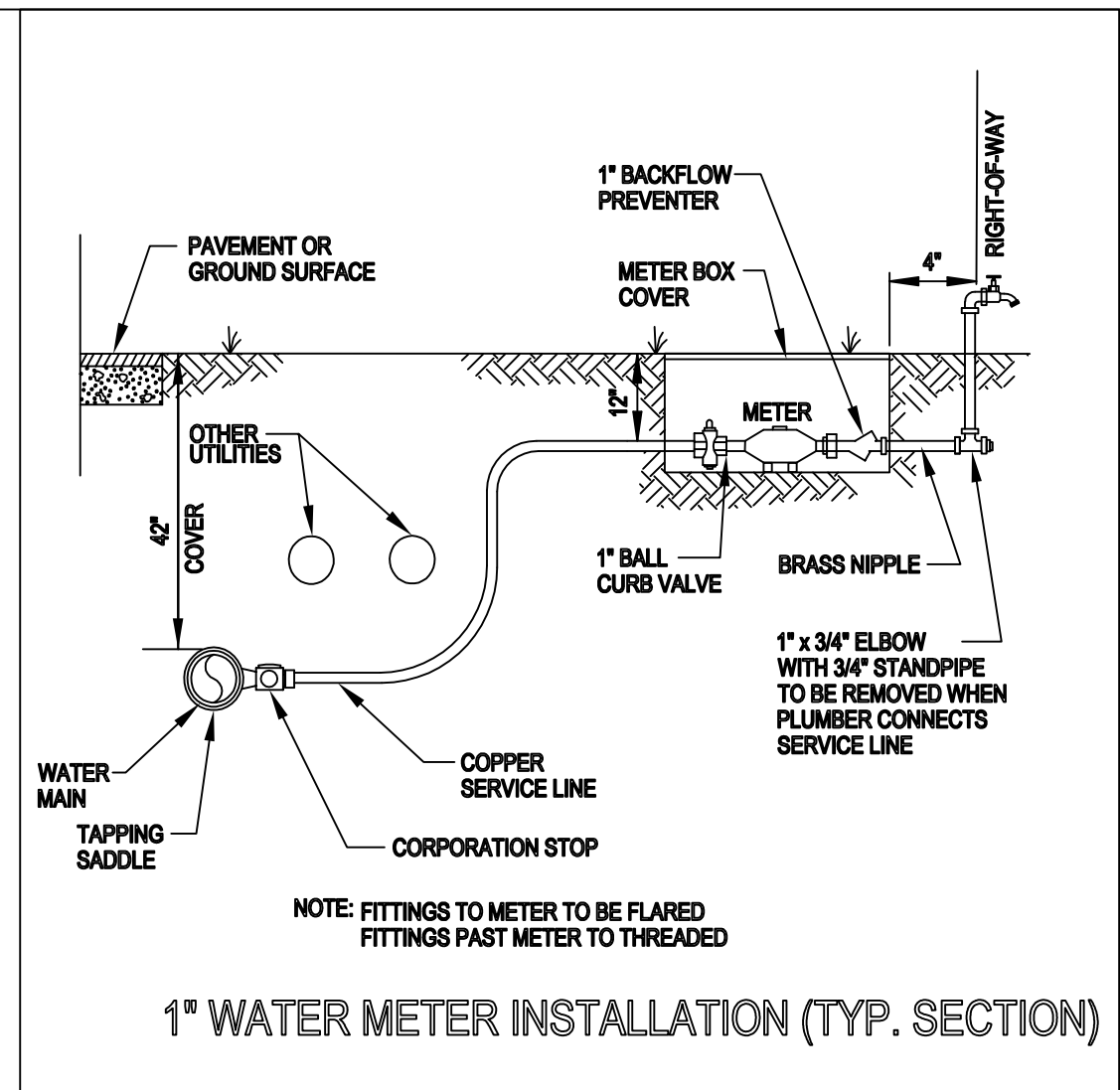


NOTES:
1.) IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2.) THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
4.) THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT.
5.) THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6.) THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7.) THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
9.) NO HAND PATCHING ALLOWED.
10.) PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
11.) REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

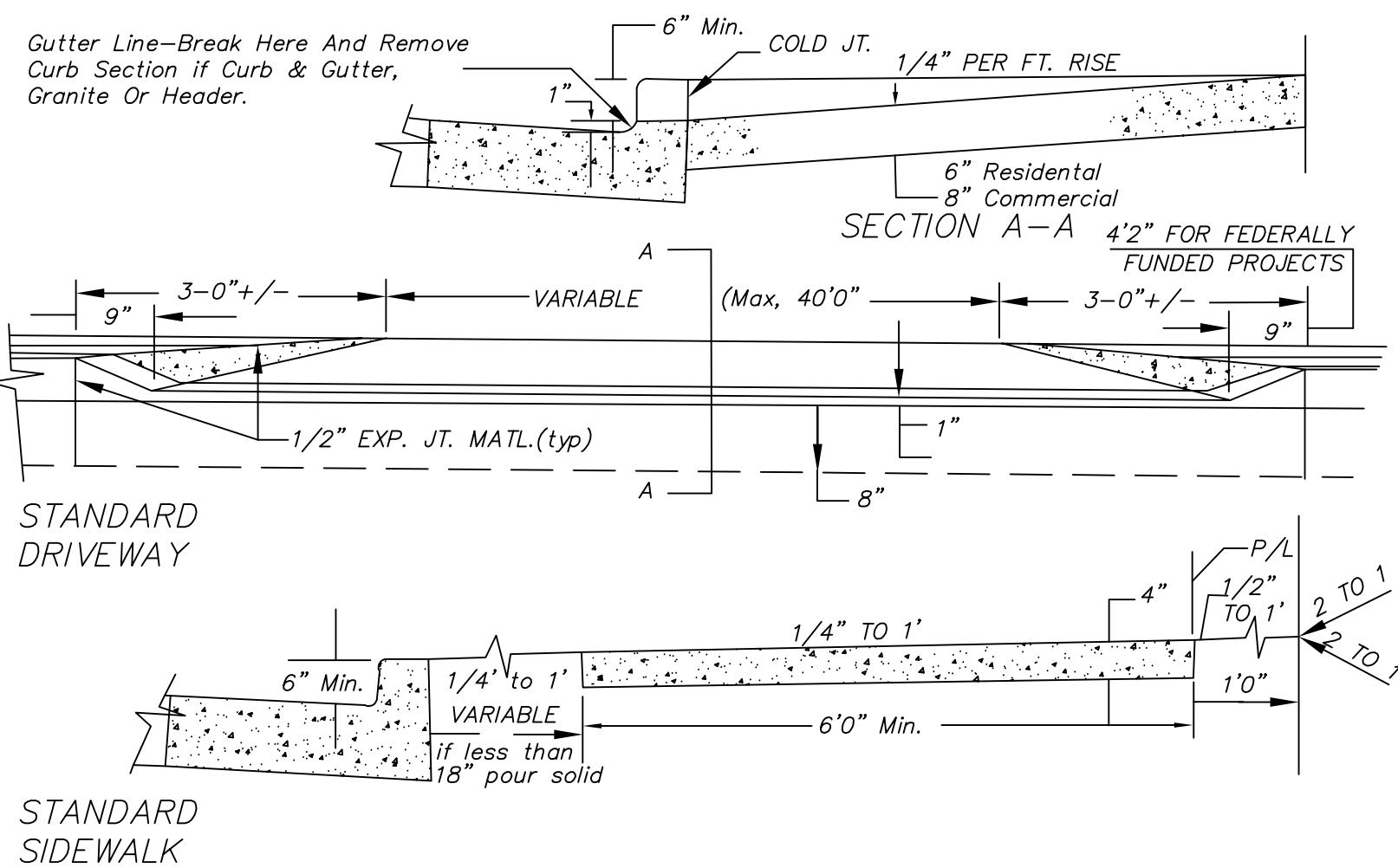
WATER MAIN TRENCH DETAIL



1" WATER METER INSTALLATION (TYPICAL SECTION)



1" WATER METER INSTALLATION (TYP. SECTION)

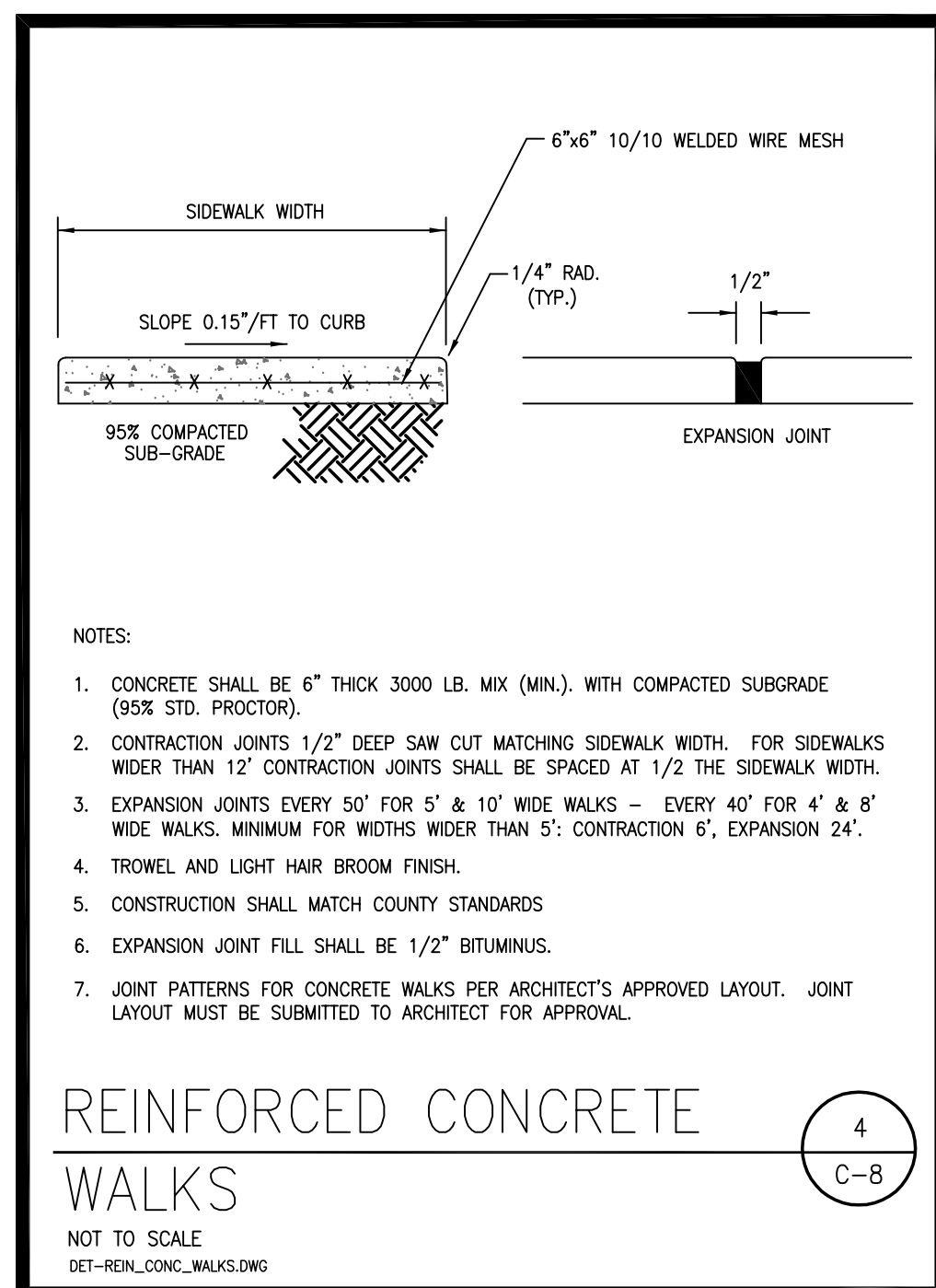


1. SIDEWALK TO BE SCRIBED IN SQUARES EQUAL TO WALK WIDTH BUT NOT TO EXCEED 10'.
2. CONCRETE TO BE 3,000 P.S.I. MIN. DRIVEWAY SECTIONS USE 6,000 P.S.I. HIGH EARLY.
3. EXPANSION JOINTS ACROSS THE SIDEWALK ON EACH SIDE OF THE DRIVEWAY NOT MORE THAN 100' APART.
4. PREFORMED BITUMINOUS EXPANSION MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS (EXCEPT CURB) AND THE NEW CONCRETE SIDEWALK.

STANDARDS DRIVEWAY AND SIDEWALK	NOT TO SCALE
	DATE NOV. 1972
	DESIGNED
	CHECKED
DRAWN FC	REVISIONS 8/84 JGOJ

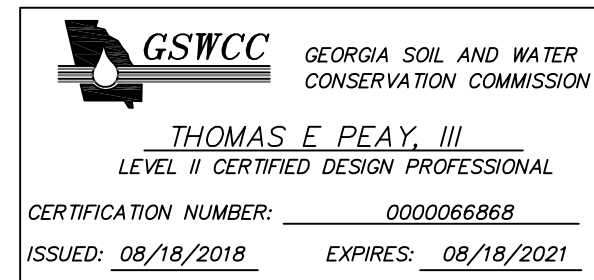


SIDEWALK RAMP



REINFORCED CONCRETE WALKS

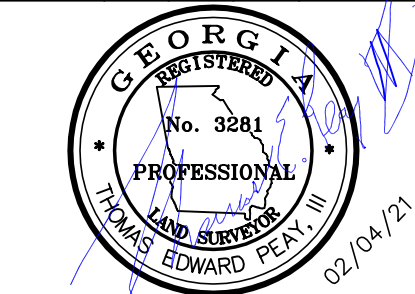
NOT TO SCALE
DET-REIN_CONC_WALKS.DWG



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 25,423 FEET, AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN 113.966 FEET AND 113.966 FEET. THE INFORMATION TOTAL STATION AND 4 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR. NAMING OF ANY PROPERTY OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR SHALL REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2017 FRONTLINE SURVEYING AND MAPPING, INC. ALL MATERIALS PERTAINING TO TITLE ARE EXCEPTED.

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Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE	07/22/19
SCALE	1" = 20'
SECTION	FULTON COUNTY, GEORGIA
REVISION	REV. DATE: 08/14/19
INCLUDED LOT 1	TLW 08/30/19
CITY COMMENTS	TP3 08/30/19
PHASE	PHASE
UNIT	UNIT
BLOCK	BLOCK
LOT 1 & 2	LOT 1 & 2
SUBDIVISION	SUBDIVISION
PB 320 PG 48	PB 320 PG 48
DE 54183 PG 26	DE 54183 PG 26
MAP ID 1321C0367F	MAP ID 1321C0367F
EFFECTIVE DATE: 09/18/2013	EFFECTIVE DATE: 09/18/2013



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

NEW RESIDENCE

449 WALNUT STREET
HAPEVILLE, GA , 30354



APPLICABLE CODES

TYPE OF OCCUPANCY:	IRC RESIDENTIAL GROUP (R-3)
RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION, W/ GEORGIA STATE AMENDMENTS (2020)
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
CLIMATE ZONE:	3A
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2018 EDITION, W/ GEORGIA AMENDMENTS (2020)

DESIGN LOADS AND BUILDING PLANNING

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

FLOORS:
SLEEPING AREAS = 30 PSF LL + 20 PSF DL
LIVING AREAS = 40 PSF LL + 20 PSF DL
STAIRS = 100 PSF LL
WOOD DECKS = 40 PSF LL + 20 PSF DL

ROOFS:
CEILINGS NOT ATTACHED TO RAFTERS, L/A = 180:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, L/A = 240:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS:
UNINHABITABLE ATTICS W/O STORAGE, L/A = 240:
LIVE LOAD = 10 PSF
DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, L/A = 240:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF

WIND LOADS:
BASIC WIND SPEED = 90 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

GROUND SNOW LOAD : 5 PSF

TERMITE INFESTATION PROBABILITY : VERY HEAVY

ARCHITECTURAL LEGEND

	SECTION MARK
	CALLOUT DETAIL MARK
	CEILING TAG
	CENTER LINE
	DOOR TAG
	EQUIPMENT TAG
	NORTH ARROW
	ROOM TAG
	AL STOREFRONT TAG
	WALL TAG
	WINDOW TAG
	(GRID LINE) CENTER
	(GRID LINE) FACE

ABBREVIATIONS

3050 WINDOW SIZE 3'-0" x 5'-0"	KW KNEE WALL
A AMPS	KW KLOWAIT
ABV ABOVE	LDG LEDGE
AC ABOVE CEILING	LIN LINEN
ACT ACOUSTICAL CEILING TILE	LOC LOCATION
AFF ABOVE FINISH FLOOR	MAS MASONRY
ALUM ALUMINUM	MECH MECHANICAL ROOM
APPROX APPROXIMATE	MFR MANUFACTURER
ASC ABOVE SUSPENDED CEILING	OHD OVERHEAD DOOR
BDRM BEDROOM	OPG OPENING
BF BI-FOLD DOOR	OPT OPTIONAL
BLW BELOW	PAN PANTRY
BRK BRICK	PDS PULL DOWN STAIR
BSMT BASEMENT	PS PEDESTAL SINK
CL CENTER LINE	PT PRESSURE TREADED
CLW CENTER LINE OF WALL	PW PLUMBING WALL
COL COLUMN	PWR POWDER ROOM
CONC CONCRETE	QT QUARRY TILE
CONT CONTINUOUS	RB RUBBER
COORD COORDINATE	RC STAIR RISER COUNT
CT CARPET	RD STAIR RISER DIMENSION
CT CERAMIC TILE	RECP RECEPTACLE
DBL DOUBLE	SB SMOKE BARRIER
DECO DECORATIVE	SC SOLID CORE
DF DRINKING FOUNTAIN	SCW SOLID CORE WOOD
DN DOWN	SIM SIMILAR
DS DOWNSPOUT	SS STAINLESS STEEL
DW DISHWASHER	STL STEEL
DWG DRAWINGS	SU STUB-UP
EIRS EXTERIOR INSULATION FINISH SYSTEM	TC STAIR TREAD COUNT
ELEC ELECTRIC	TD STAIR TREAD DIMENSION
EP ELECTRIC PANEL	TOP TOP OF PLATE
EW EACH WAY	TOW TOP OF WINDOW
EWG ELECTRIC WATER COOLER	TRANS TRANSOM WINDOW
EXG EXISTING	TYP TYPICAL
EXT EXTERIOR	UNO UNLESS NOTED OTHERWISE
FE WALL RECESSED	V VOLTS
FEC FIRE EXTINGUISHER 5# A.B.C.	VCT VINYL COMPOSITE TILE
FIRE EXTINGUISHER CABINET	W WANTS
SEMI RECESSED W/ 5# A.B.C.	WH WATER HEATER
FLR FLOORING	WIC WALK IN CLOSET
FOS FACE OF STUD	
FPL FIRE PLACE	
FTG FOOTING	
GS GENERAL CONTRACTOR	
GYP GYPSUM BOARD	
HGT HEIGHT	
HM HOLLOW METAL	
HP HOKSEPOWER	
IG ISOLATED GROUND	

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

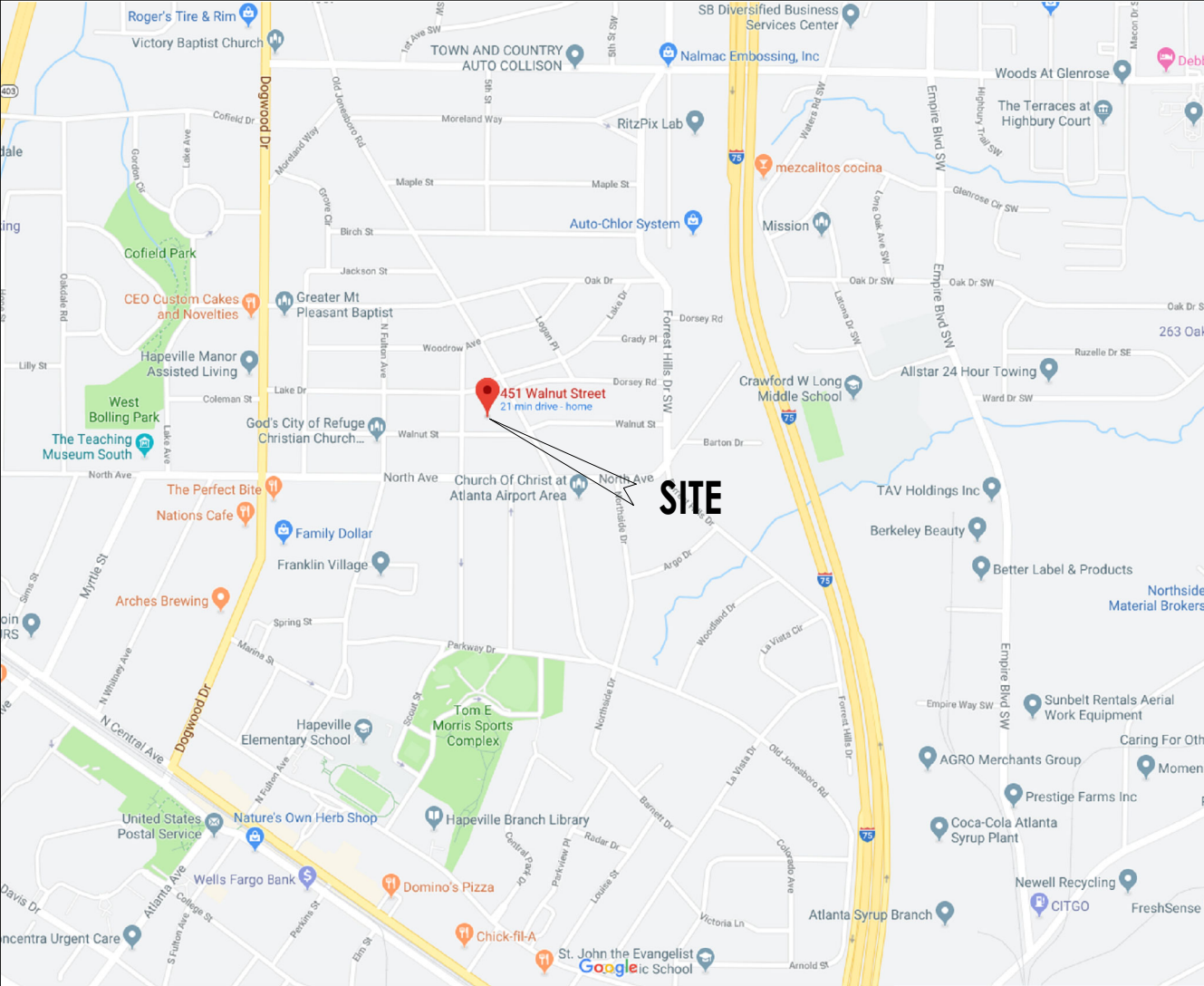
TEAM MEMBERS

OWNER:	BERNARD VIGILANCE 404.573.7041
ARCHITECT:	JOEL AVILES ARCHITECTS, LLC ATTN: JOEL AVILES, AIA, NCARB 12055 GREENMONT WALK ALPHARETTA, GA 30009 TEL: 404.975.7895 EMAIL: JOEL@JOELAVILES.COM

BUILDING AREAS

AREA SCHEDULE (GROSS HEATED)	
FIRST FLOOR HEATED AREA	1628 SF
SECOND FLOOR HEATED AREA	661 SF
Grand total	2289 SF
AREA SCHEDULE (GROSS UNHEATED)	
FRONT COVERED PORCH	120 SF
UN-FINISHED BASEMENT AREA	1106 SF
2-CAR GARAGE	454 SF
REAR DECK	220 SF
Grand total	1901 SF
AREA SCHEDULE (GROSS TOTAL UNDER ROOF)	
FIRST FLOOR HEATED AREA	1628 SF
SECOND FLOOR HEATED AREA	661 SF
FRONT COVERED PORCH	120 SF
UN-FINISHED BASEMENT AREA	1106 SF
2-CAR GARAGE	454 SF
REAR DECK	220 SF
Grand total	4190 SF

LOCATION MAP



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DRAWING INDEX

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A001	COVER SHEET
A100	NOTES AND SPECIFICATIONS
A101	BASEMENT & FIRST FLOOR PLANS
A102	SECOND FLOOR AND ROOF PLANS
A103	PROPOSED EXTERIOR ELEVATIONS
A104	PROPOSED EXTERIOR ELEVATIONS
A105	FOUNDATION PLAN AND DETAILS
A106	FIRST, SECOND AND ROOF FRAMING PLANS
A107	TYPICAL DECK & RAILING DETAILS
A108	ELECTRICAL LAYOUT
A109	ELECTRICAL LAYOUT BASEMENT
A901	ISOMETRICS

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Drawing Title:

COVER SHEET

Drawing Status:

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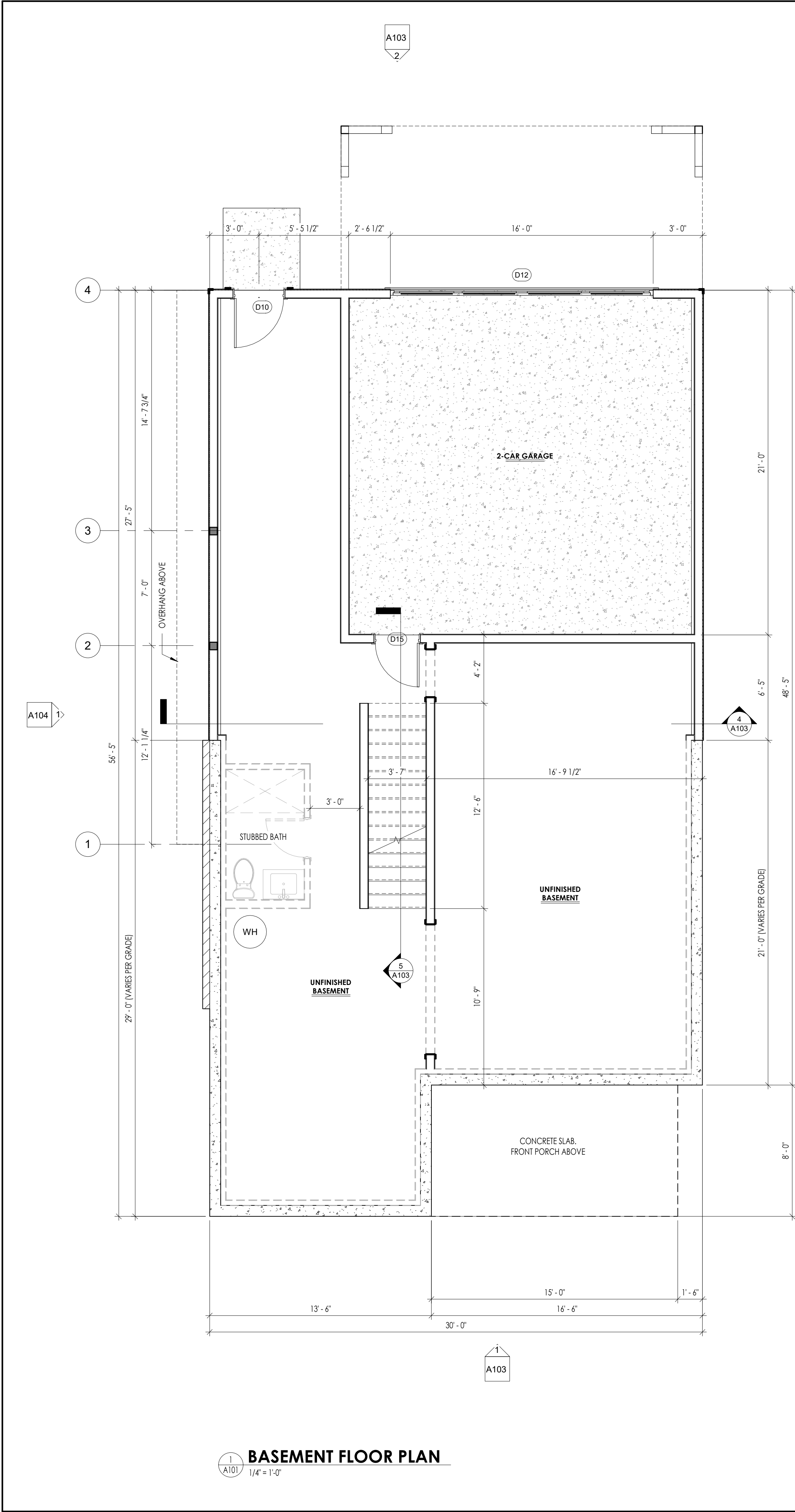
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Date: 02.02.21 Project number: 20073

Drawing:

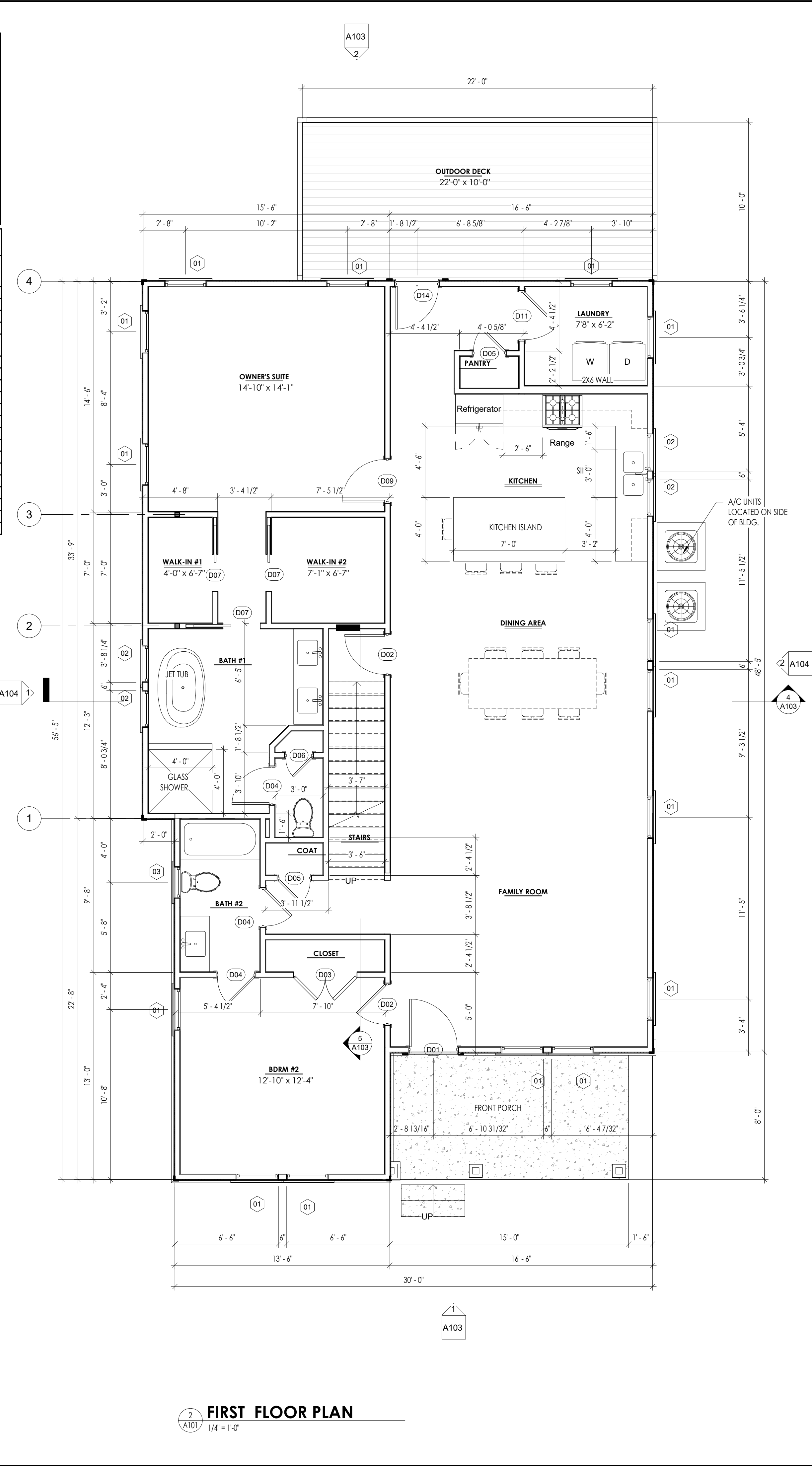
A001



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

WINDOW SCHEDULE RESIDENTIAL					
TYPE MARK	R.O.		HEAD HEIGHT	COUNT	COMMENTS
	WIDTH	HEIGHT			
LEVEL 1					
01	2'-8"	6'-0"	8'-0"	15	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
02	2'-4"	4'-6"	8'-0"	4	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
03	2'-0"	4'-0"	8'-0"	1	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
LEVEL 2					
05	2'-3 1/8"	4'-3 1/8"		1	SKYLIGHT, VELUX, BY OWNER.
08	2'-8"	5'-6"	7'-0"	2	SINGLE OR DOUBLE HUNG WINDOW BY OWNER, EGRESS REQ'D WINDOW

DOOR SCHEDULE RESIDENTIAL				
NO.	SIZE		COUNT	COMMENTS
	WIDTH	HEIGHT		
GARAGE LEVEL				
D12	16'-0"	8'-0"	1	GARAGE DOOR
BSMT LEVEL				
D10	3'-0"	6'-8"	1	
D15	2'-8"	6'-8"	1	INSULATED METAL DOOR, 1-3/8" MIN. THICKNESS.
LEVEL 1				
D01	3'-0"	8'-0"	1	
D02	2'-6"	6'-8"	2	
D03	4'-0"	6'-8"	1	
D04	2'-4"	6'-8"	3	
D05	2'-0"	6'-8"	2	
D06	1'-8"	6'-8"	1	
D07	2'-4"	6'-8"	3	POCKET DOOR
D09	2'-8"	6'-8"	1	
D11	3'-0"	6'-8"	1	
D14	2'-8"	8'-0"	1	
LEVEL 2				
D02	2'-6"	6'-8"	2	
D04	2'-4"	6'-8"	3	
D06	1'-8"	6'-8"	1	



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

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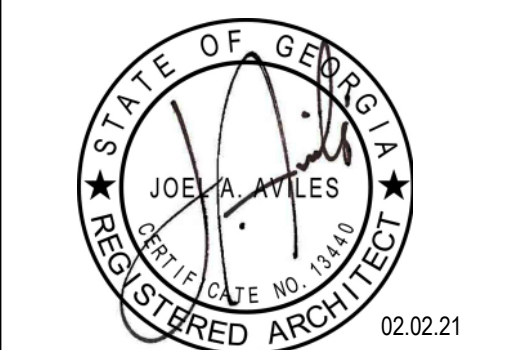


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Drawing Title:

BASEMENT & FIRST FLOOR PLANS

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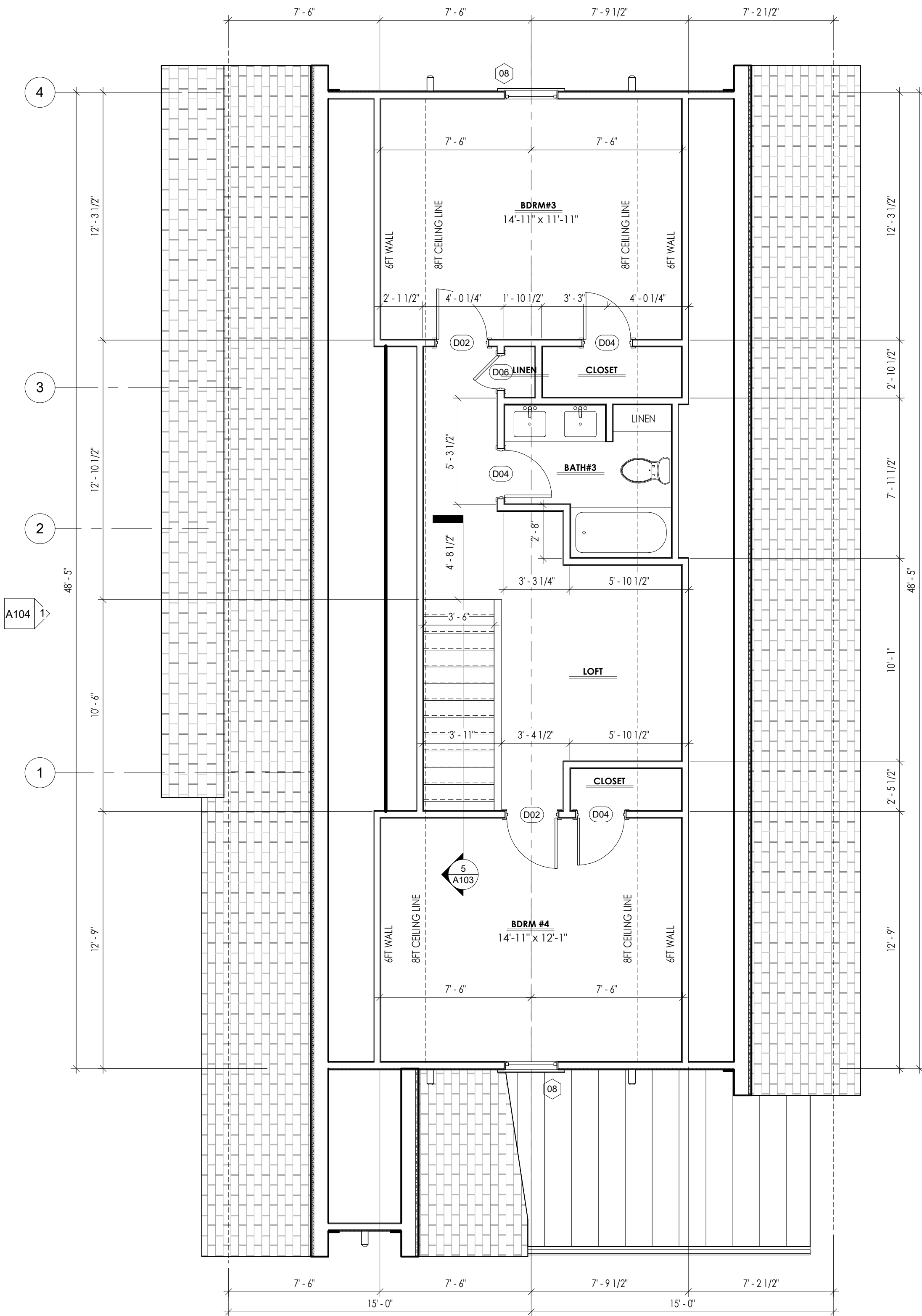
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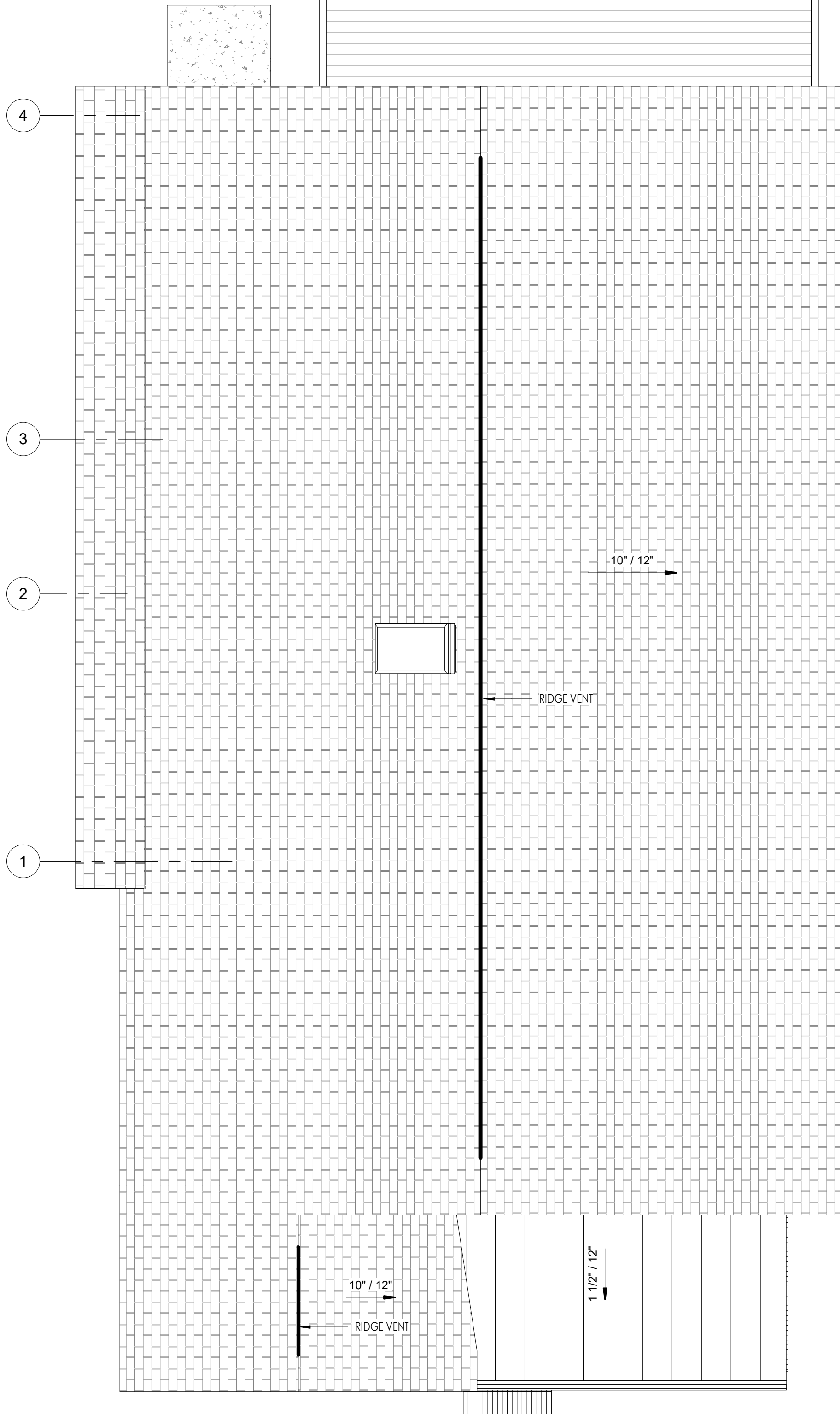
A101



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

WINDOW SCHEDULE RESIDENTIAL					
TYPE MARK	R.O.		HEAD HEIGHT	COUNT	COMMENTS
	WIDTH	HEIGHT			
LEVEL 1					
01	2'-8"	6'-0"	8'-0"	15	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
02	2'-4"	4'-6"	8'-0"	4	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
03	2'-0"	4'-0"	8'-0"	1	SINGLE OR DOUBLE HUNG WINDOW BY OWNER
LEVEL 2					
05	2'-3 1/8"	4'-3 1/8"		1	SKYLIGHT, VELUX, BY OWNER.
08	2'-8"	5'-6"	7'-0"	2	SINGLE OR DOUBLE HUNG WINDOW BY OWNER, EGRESS REQ'D WINDOW

DOOR SCHEDULE RESIDENTIAL				
NO.	SIZE		COUNT	COMMENTS
	WIDTH	HEIGHT		
GARAGE LEVEL				
D12	16'-0"	8'-0"	1	GARAGE DOOR
BSMT LEVEL				
D10	3'-0"	6'-8"	1	
D15	2'-8"	6'-8"	1	INSULATED METAL DOOR, 1-3/8" MIN. THICKNESS.
LEVEL 1				
D01	3'-0"	8'-0"	1	
D02	2'-6"	6'-8"	2	
D03	4'-0"	6'-8"	1	
D04	2'-4"	6'-8"	3	
D05	2'-0"	6'-8"	2	
D06	1'-8"	6'-8"	1	
D07	2'-4"	6'-8"	3	POCKET DOOR
D09	2'-8"	6'-8"	1	
D11	3'-0"	6'-8"	1	
D14	2'-8"	8'-0"	1	
LEVEL 2				
D02	2'-6"	6'-8"	2	
D04	2'-4"	6'-8"	3	
D06	1'-8"	6'-8"	1	



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

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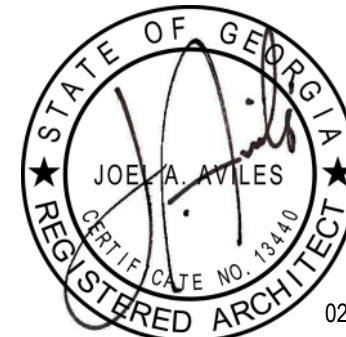


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Drawing Title:

SECOND FLOOR AND
ROOF PLANS

Drawing Status:

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20073

Drawing:

A102



Consultants:

A103

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Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

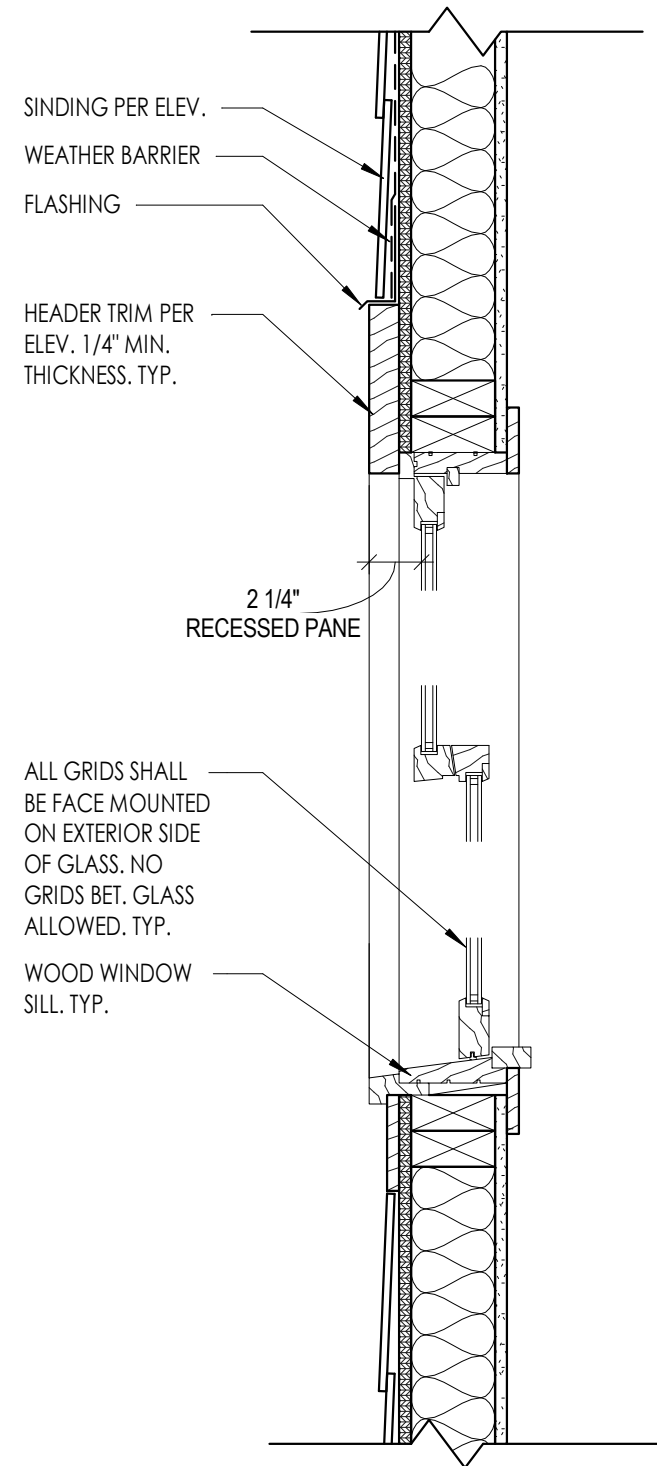
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Date: 02.02.21 Project number: 20073

Drawing:
A104



RIGHT ELEVATION
1
A104
1/4" = 1'-0"

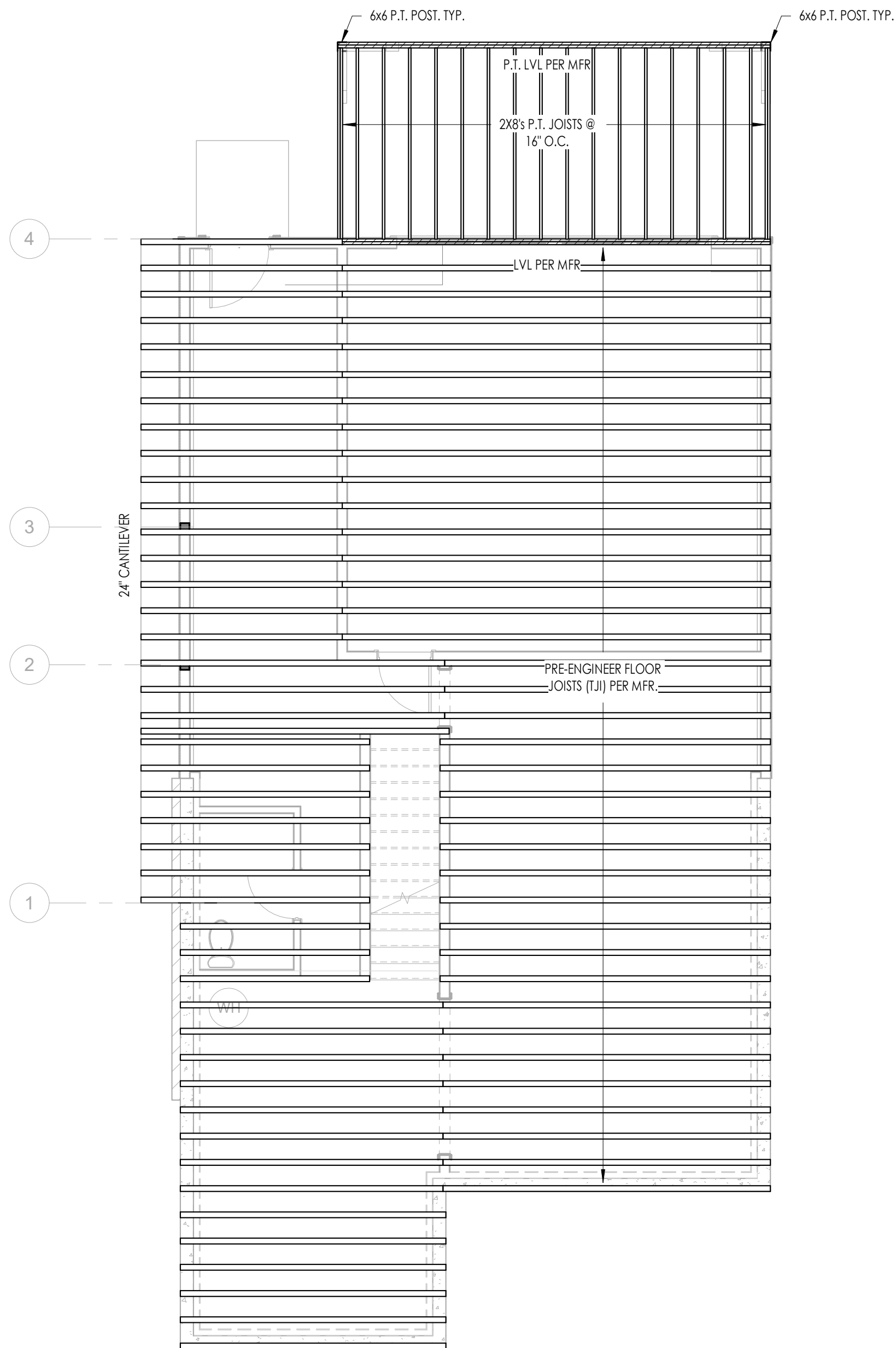


TYP WD WINDOW SECTION
3
A104
1 1/2" = 1'-0"

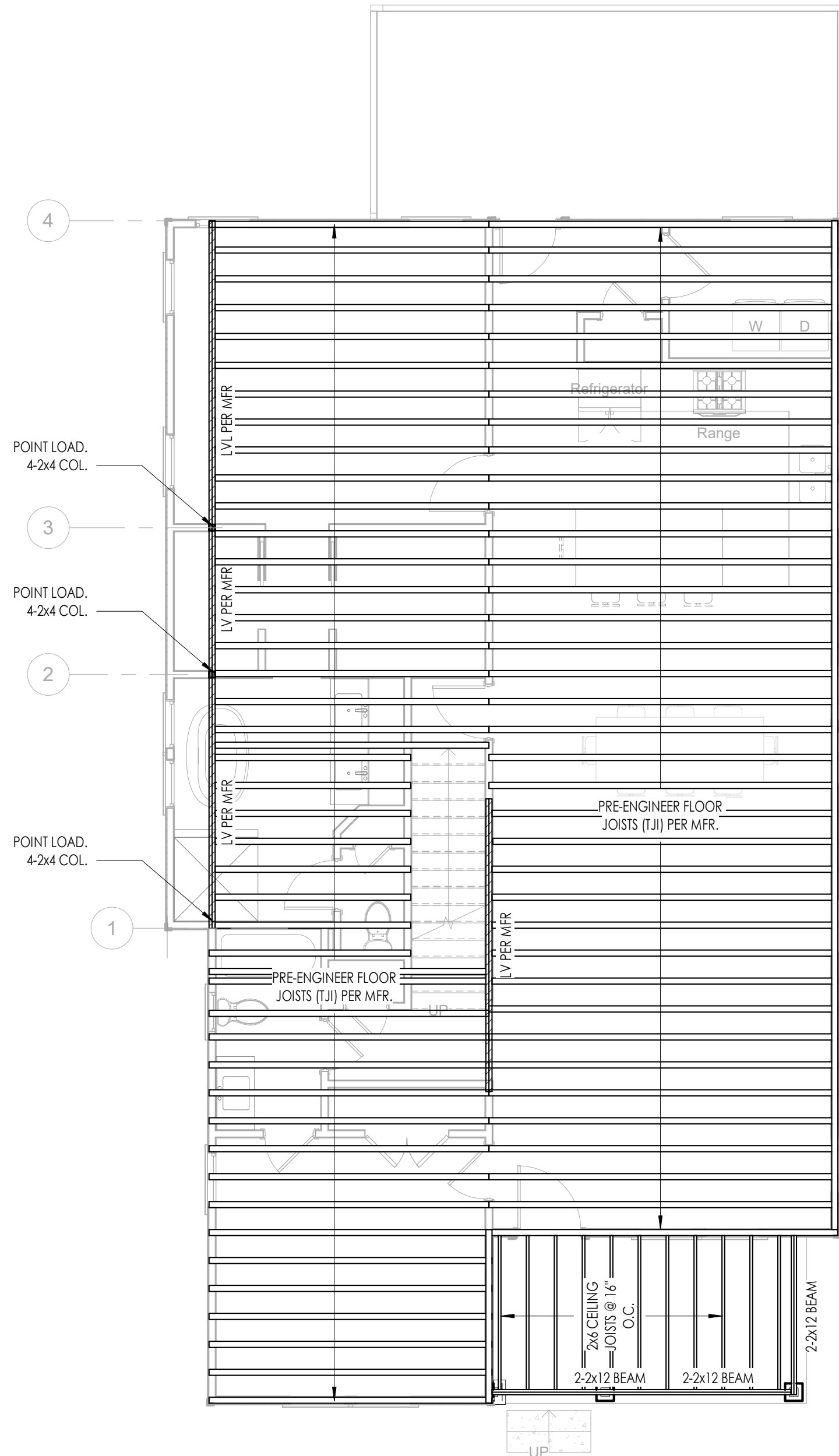


LEFT ELEVATION
2
A104
1/4" = 1'-0"

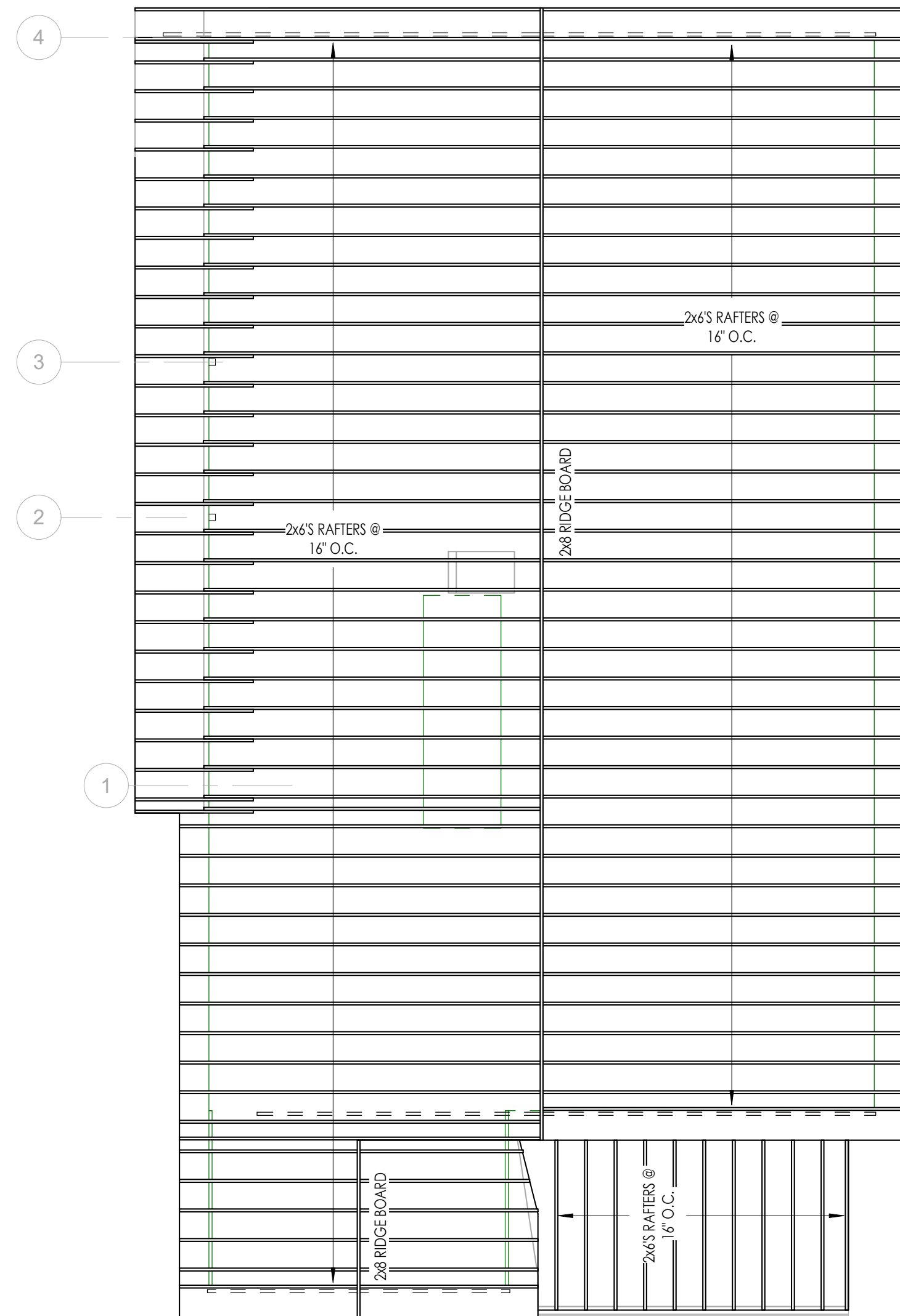




2
A106
FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"



1
A106
2ND FLOOR FRAMING PLAN
3/16" = 1'-0"



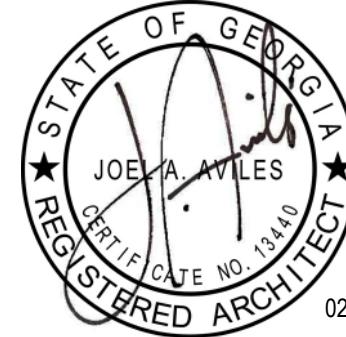
3
A106
ROOF FRMAING PLAN
3/16" = 1'-0"

Prepared by:



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Drawing Title:

**FIRST, SECOND AND
ROOF FRAMING PLANS**

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Date: 02.02.21

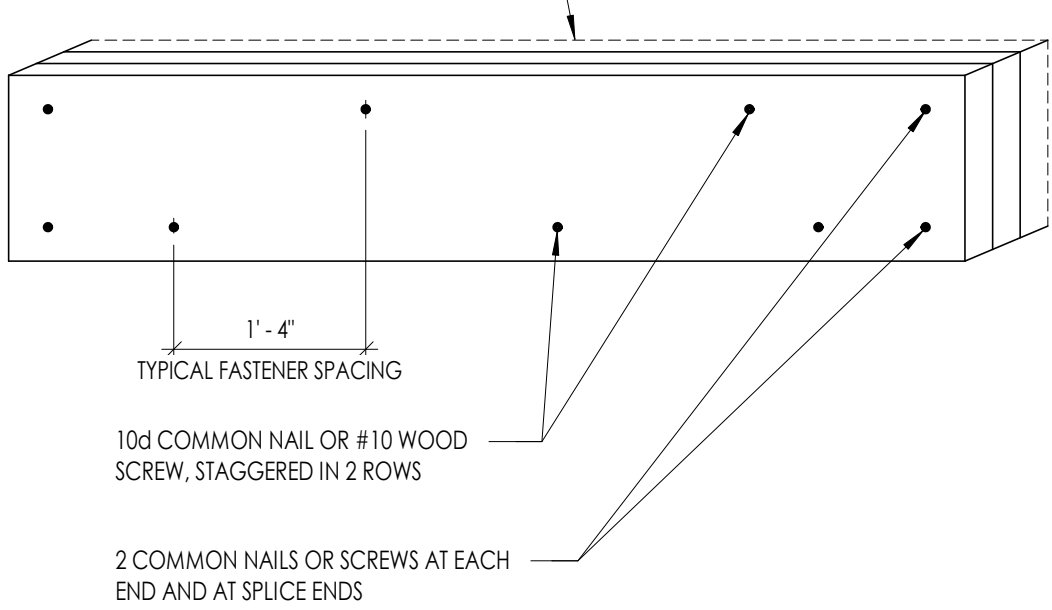
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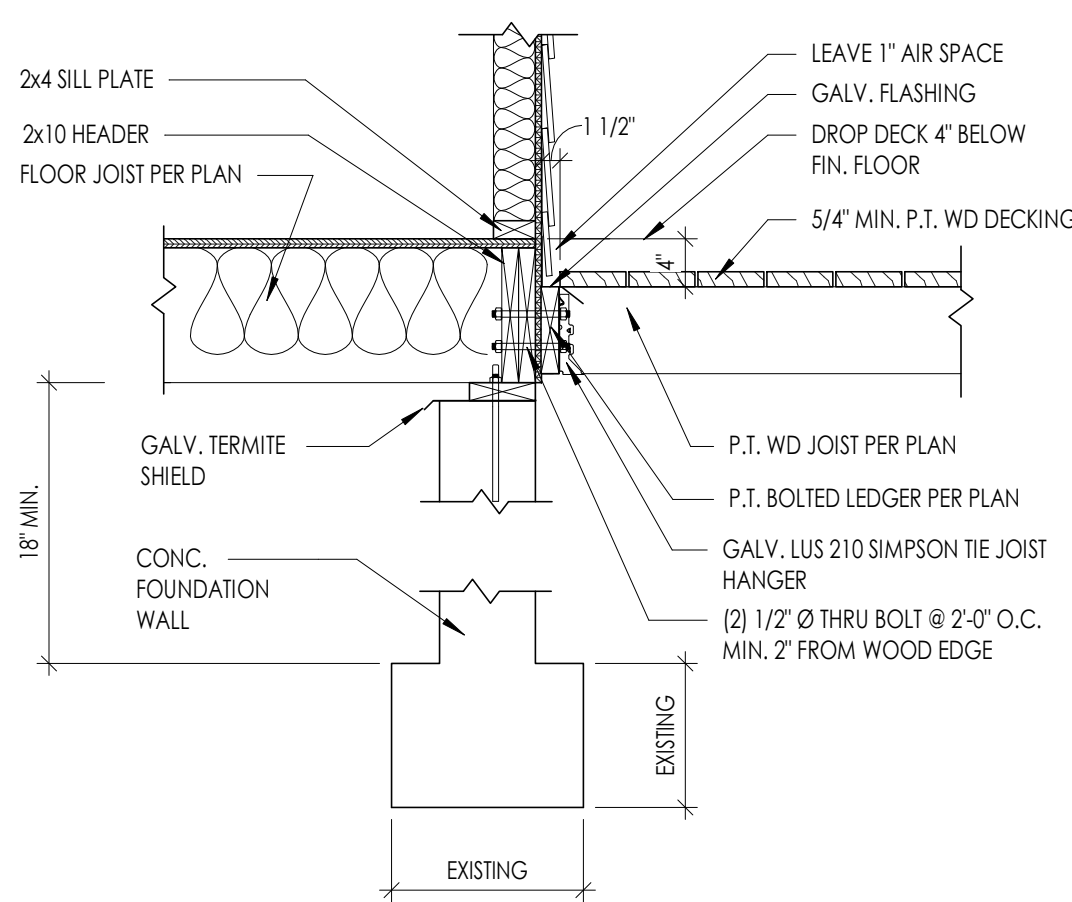
Drawing:

A106

IF A BEAM IS CONSTRUCTED WITH 3-PLIES, —
ATTACH EACH OUTSIDE MEMBER TO THE INSIDE
AS SHOWN HEREIN

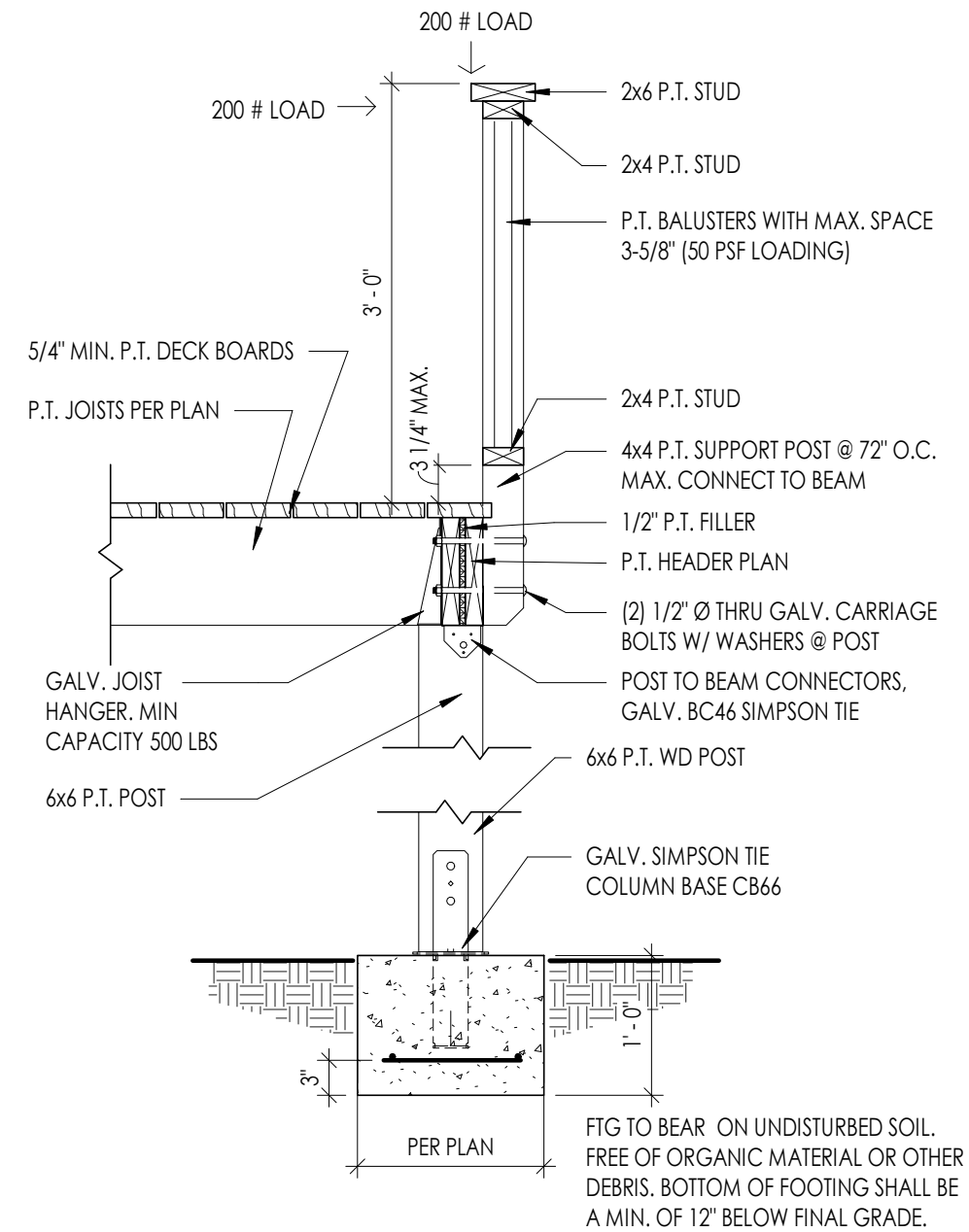


(A107) $3/4" = 1'-0"$



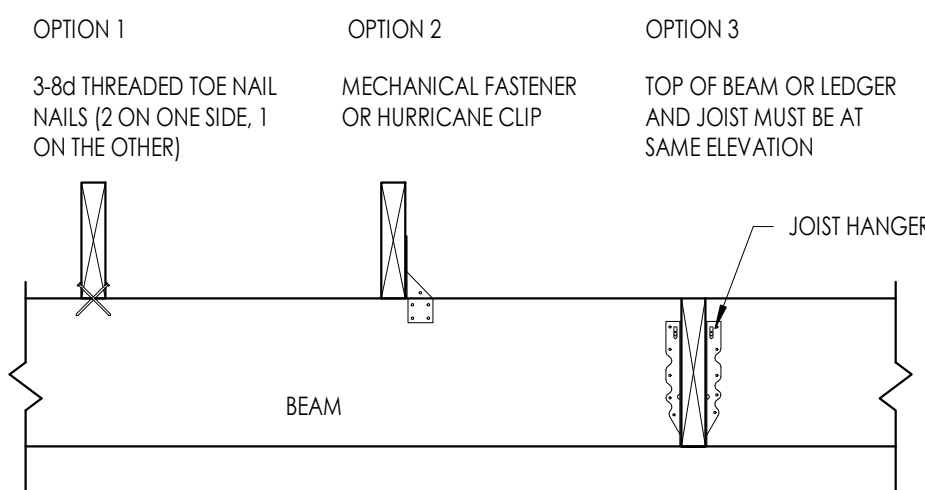
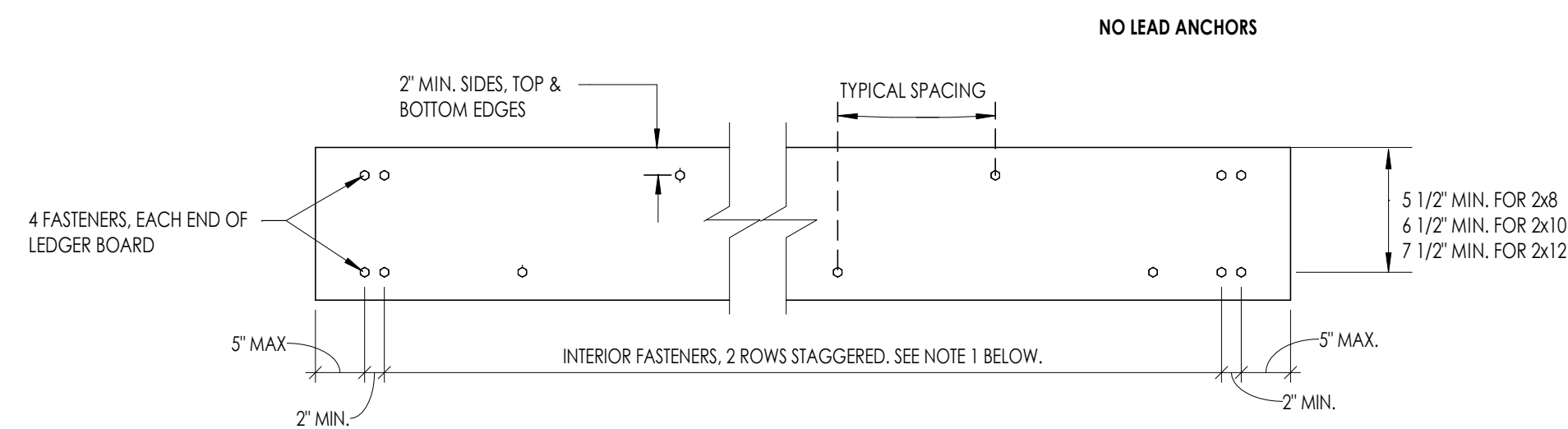
(A107) $3/4'' = 1'-0''$

DECK GENERAL NOTES



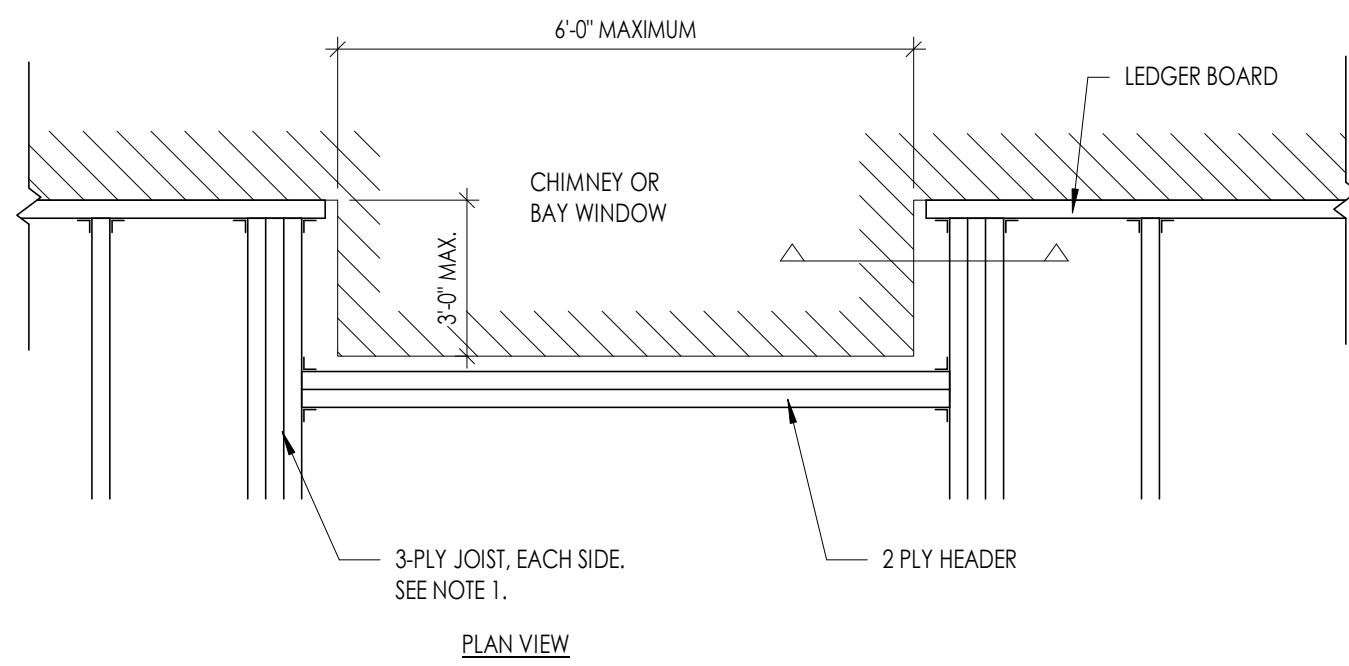
(A107) $3/4" = 1'-0"$

A107 12" = 1'-0"


$$1'' = 1'-0''$$


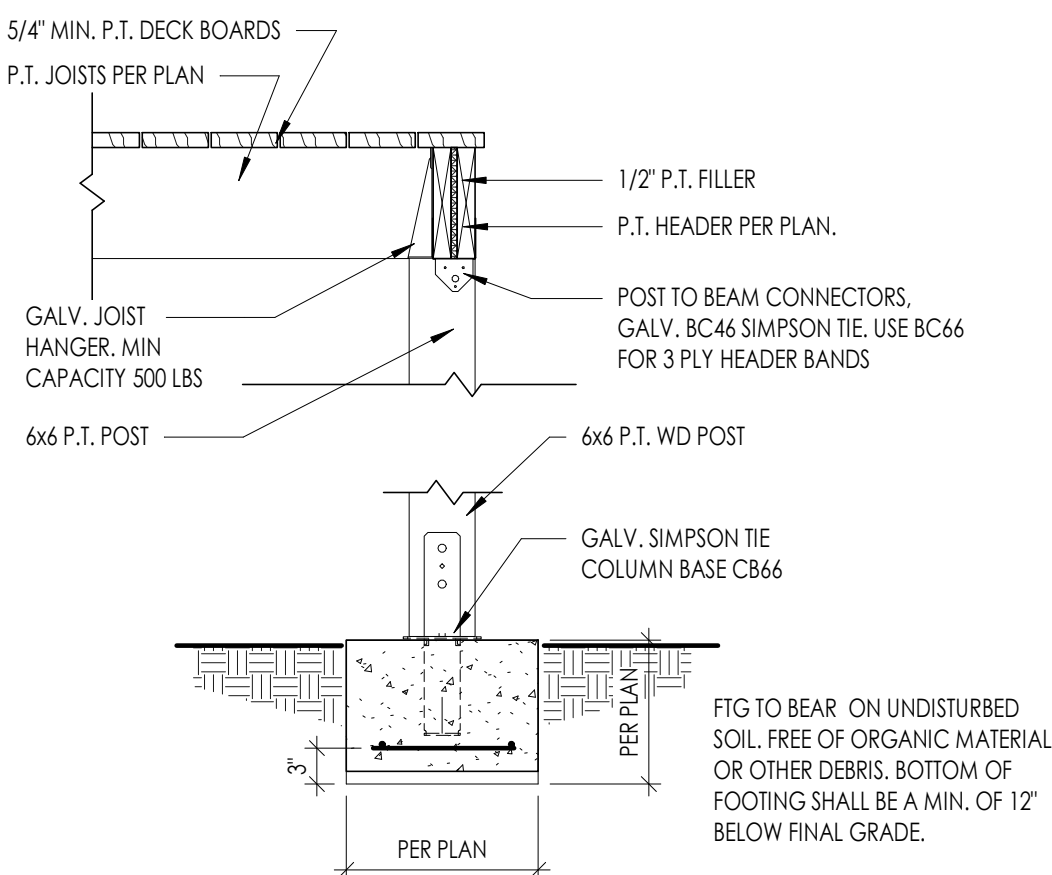
MAXIMUM LEDGER BOARD FASTENER SPACING, ON CENTER								
FASTENER	JOIST SPAN 	≤ 6'	> 6' - 8'	> 8' - 10'	> 10' - 12'	> 12' - 14'	> 14' - 16'	> 16' - 18'
	BAND BOARD 							
THROUGH BOLTS	EWPC=ENGINEERED WOOD PRODUCT	24"	18"	14"	12"	10"	9"	8"
	2x LUMBER	36"	36"	34"	29"	24"	21"	19"

1. EWP = 1" MINIMUM MANUFACTURED ENGINEERED WOOD PRODUCT.
2. THROUGH-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2". PILOT HOLES FOR THROUGH-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER. THROUGH-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT-HEAD AND NUT.



1. MAY BE REDUCED TO 24" IF JOISTS SPACING = 24" ON CENTER, JOIST SPAN ≤ 8'-0" OR CHIMNEY / BAY WINDOW DEPTH ≤ 18".
2. FASTENERS ADJACENT CHIMNEY / BAY WINDOW ARE CONSIDERED INTERIOR TO THE LEDGER BOARD.
3. JOIST HANGERS SHALL BE SIZED FOR THE NUMBER OF PLIES SUPPORTED.
4. HEADER SIZE SHALL BE EQUAL TO THE JOIST SIZE.
5. WHEN THE CHIMNEY OR BAY WINDOW IS DEEPER THAN 3'-0", INSTALL A 6x6 POST WITH FOOTING BELOW THE TRIPLE JOIST AT THE LOCATION OF THE HEADER CONNECTION.
6. WHEN THE HEADER IS LONGER THAN 6'-0", INSTALL 6x6 POST WITH FOOTING BELOW THE HEADER TO REDUCE THE SPAN TO LESS THAN 6'-0".

A107 $3/4" = 1'-0"$



107 $3/4" = 1'-0"$

02.02.21

BERNARD VIGILANCE

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[illegible]

NO.	DATE	DESCRIPTIONS
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Project

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HAPEVILLE, GA 30354

Drawing Title

Drawing Status:

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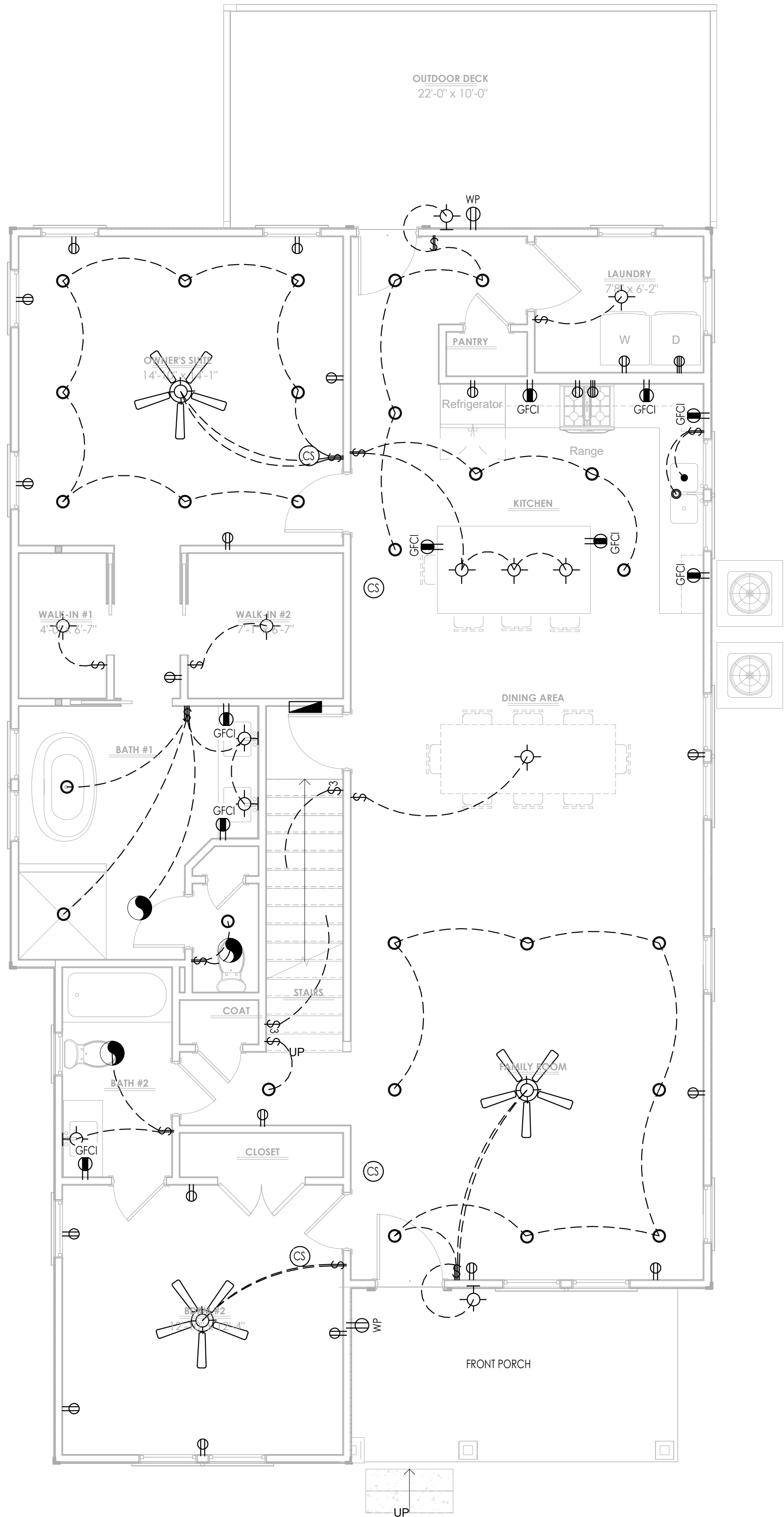
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Date: 02.02.21 Project number: 20073

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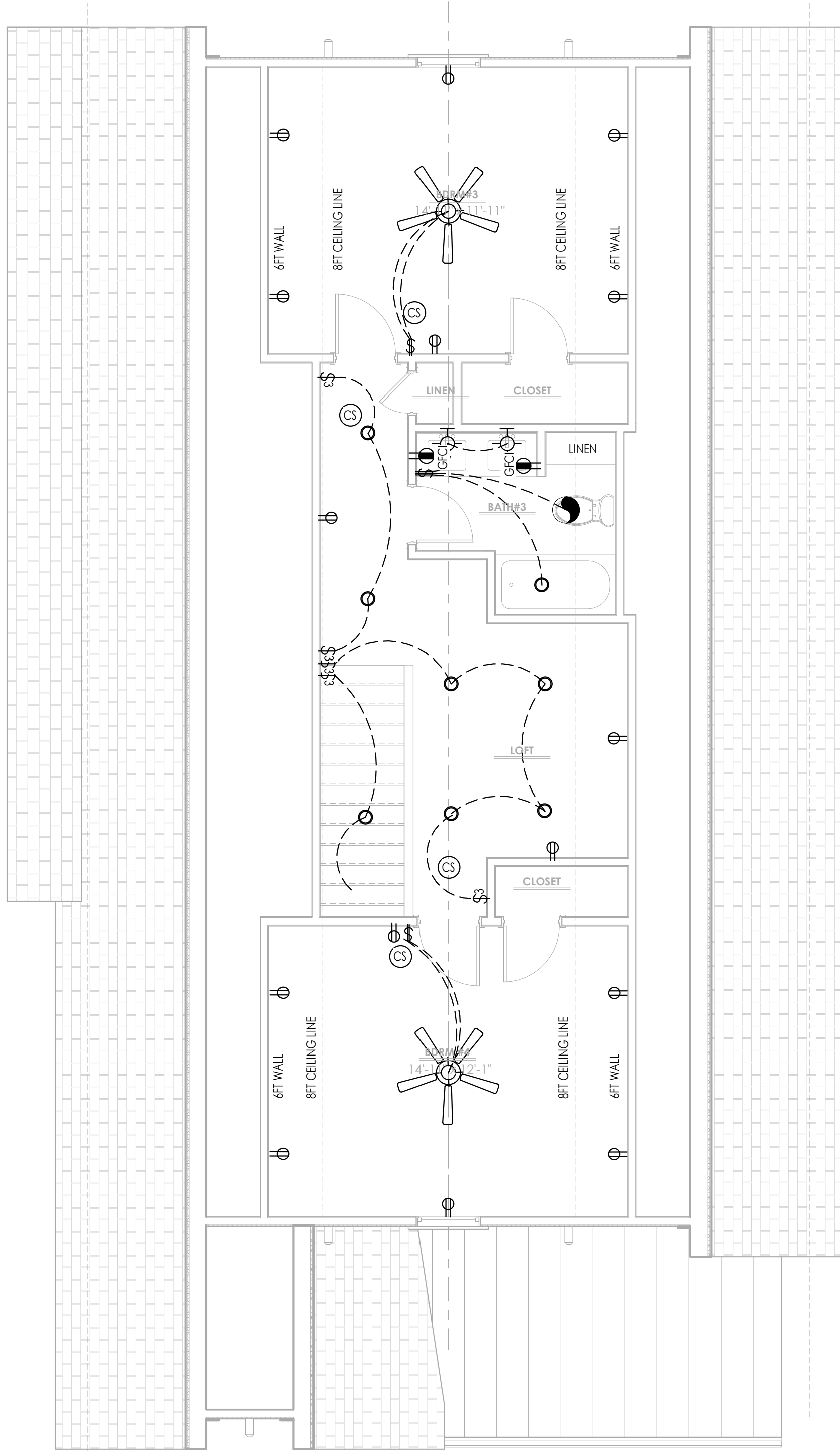
Drawing

A107



1
A108
1/4" = 1'-0"

FIRST FLOOR ELECTRICAL



2
A108
1/4" = 1'-0"

SECOND FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND

NOTES:

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

	LIGHT - FLOOD		SWITCH
	LIGHT - EYE LID		SWITCH DOUBLE SWITCH BOX
	14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)		SWITCH TRIPLE SWITCH BOX
	10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160 DS)		SWITCH QUADRUPLE SWITCH BOX
	PULL CHAIN LIGHT		3-WAY SWITCH
	CLG MOUNTED LUMINAIRE		4-WAY SWITCH
	WALL MOUNTED LUMINAIRE		FAN SWITCH
	RECESSED CAN LIGHT		GARAGE DOOR OPENER SWITCH
	RECESSED MINI CAN LIGHT		GARBAGE DISPOSAL
	RECESSED WALL MOUNTED WALL LUMINAIRE		EQUIPMENT BACKBOARD
	2 x 4 FLUORESCENT LIGHT FIXTURE		EXISTING EQUIPMENT BACKBOARD
	CEILING MOUNTED LED STRIP FIXTURE (8 FT)		ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
	CEILING MOUNTED LED STRIP FIXTURE (4 FT)		ELECTRICAL METER
	TRACK LIGHTING (LED)		NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
	ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS		FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
	HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)		DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	LIGHT W/CEILING FAN PRE-WIRED		DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
	CEILING FAN W/LIGHT		ELECTRIC VEHICLE CHARGING STATION
	CEILING FAN		DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
	TELEVISION CABLE		SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
	TELEVISION CABLE CEILING MOUNTED THERMOSTAT		SPECIAL PURPOSE RECEPTACLE- ELECTRIC CAR OUTLET - AMPS PER MFR
	42" A.F.F. PHONE OUTLET		WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT INDICATED
	SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED		HIDDEN OUTLET
	SMOKE DETECTOR - WALL MOUNTED & HARD WIRED		SWITCHED OUTLET
	CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED		FLOOR MOUNTED OUTLET
	CARBON MONOXIDE & SMOKE DETECTOR ALARM DETECTOR COMBO - CEILING MOUNTED		CEILING MOUNTED OUTLET
			JUNCTION BOX (DIRECT CONNECTION)

MECHANICAL SYMBOL LEGEND

NOTES:

1. MECHANICAL NOTES

	EXHAUST FAN
	EXHAUST FAN WITH LIGHT COMBO
	HVAC RETURN DIFFUSER
	HVAC SUPPLY DIFFUSER
	GAS LINE CONNECTION

PLUMBING SYMBOL LEGEND

	WATER LINE
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Prepared by:

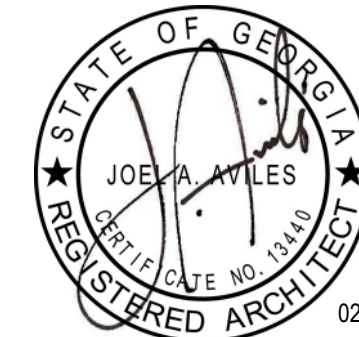


JOEL AVILES ARCHITECTS
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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ELECTRICAL LAYOUT

Drawing Status:

**RELEASED FOR
CONSTRUCTION**

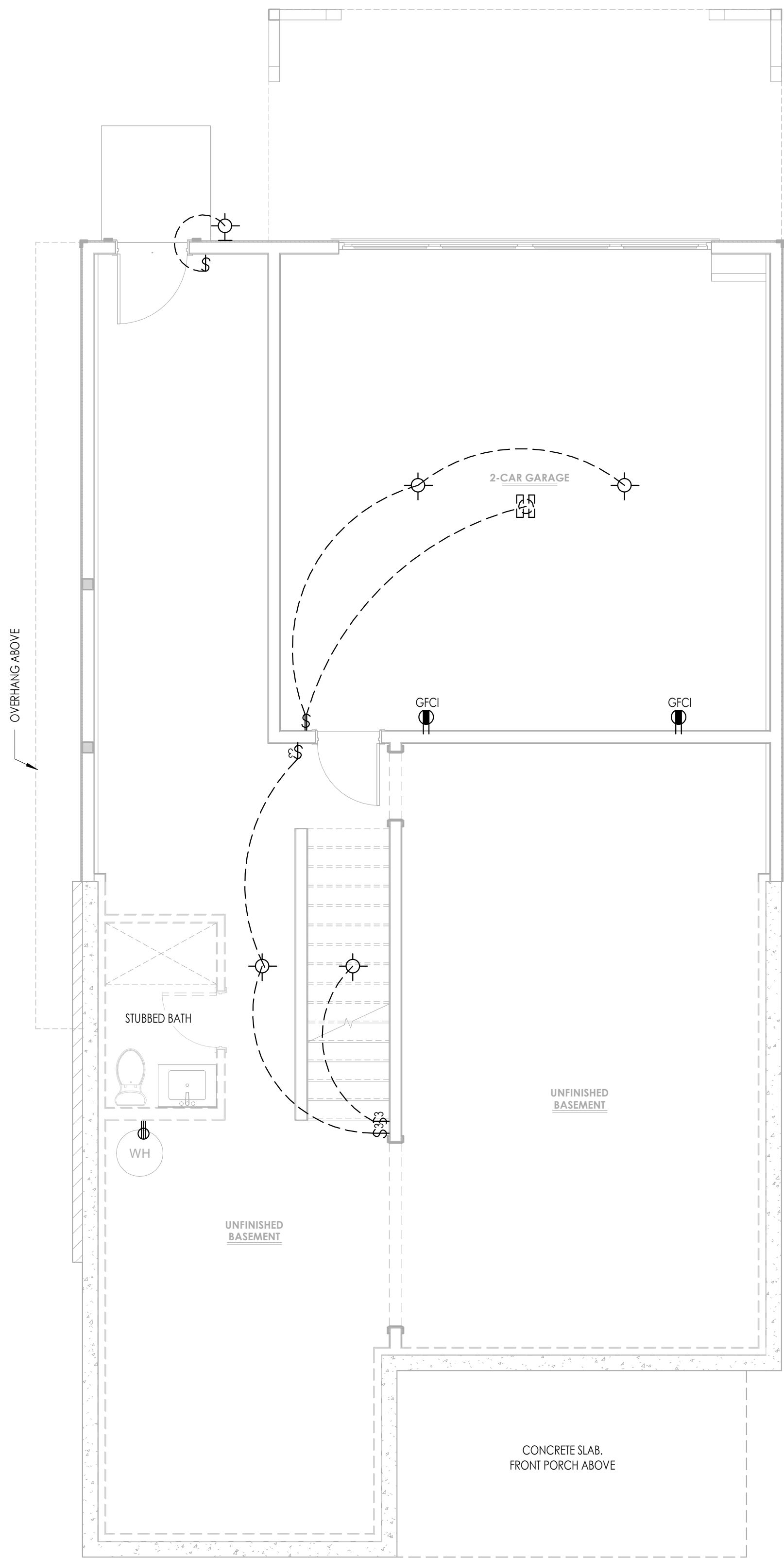
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Date/Time Printed: 2/3/2021 8:47:52 AM

Date: 02.02.21 Project number: 20073

Drawing:

A108



BASEMENT FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND

- NOTES:
1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO. ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

	LIGHT - FLOOD		SWITCH
	LIGHT - EYE LID		SWITCH DOUBLE SWITCH BOX
	1 1/4" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)		SWITCH TRIPLE SWITCH BOX
	10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160 DS)		SWITCH QUADRUPLE SWITCH BOX
	PULL CHAIN LIGHT		3-WAY SWITCH
	CLG MOUNTED LUMINARE		4-WAY SWITCH
	WALL MOUNTED LUMINARE		FAN SWITCH
	RECESSED CAN LIGHT		GARAGE DOOR OPENER SWITCH
	RECESSED MINI CAN LIGHT		GARBAGE DISPOSAL
	RECESSED WALL MOUNTED WALL LUMINARE		EQUIPMENT BACKBOARD
	2' x 4' FLUORESCENT LIGHT FIXTURE		EXISTING EQUIPMENT BACKBOARD
	CEILING MOUNTED LED STRIP FIXTURE (8 FT)		ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
	CEILING MOUNTED LED STRIP FIXTURE (4 FT)		ELECTRICAL METER
	TRACK LIGHTING (LED)		NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
	ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS		FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
	HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)		DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
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	CEILING FAN W/LIGHT		EV ELECTRIC VEHICLE CHARGING STATION
	CEILING FAN		DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
	TELEVISION CABLE		SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
	TELEVISION CABLE CEILING MOUNTED		SPECIAL PURPOSE RECEPTACLE- ELECTRIC CAR OUTLET - AMPS PER MFR
	THERMOSTAT		WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT INDICATED
	42" A.F.F. PHONE OUTLET		HIDDEN OUTLET
	SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED		SWITCHED OUTLET
	SMOKE DETECTOR - WALL MOUNTED & HARD WIRED		FLOOR MOUNTED OUTLET
	CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED		CEILING MOUNTED OUTLET
	CARBON MONOXIDE & SMOKE DETECTOR ALARM DETECTOR COMBO - CEILING MOUNTED		JUNCTION BOX (DIRECT CONNECTION)

MECHANICAL SYMBOL LEGEND

NOTES:

1. MECHANICAL NOTES

	EXHAUST FAN
	EXHAUST FAN WITH LIGHT COMBO
	HVAC RETURN DIFFUSER
	HVAC SUPPLY DIFFUSER
	GAS LINE CONNECTION

PLUMBING SYMBOL LEGEND

	WATER LINE
--	------------

Prepared by:

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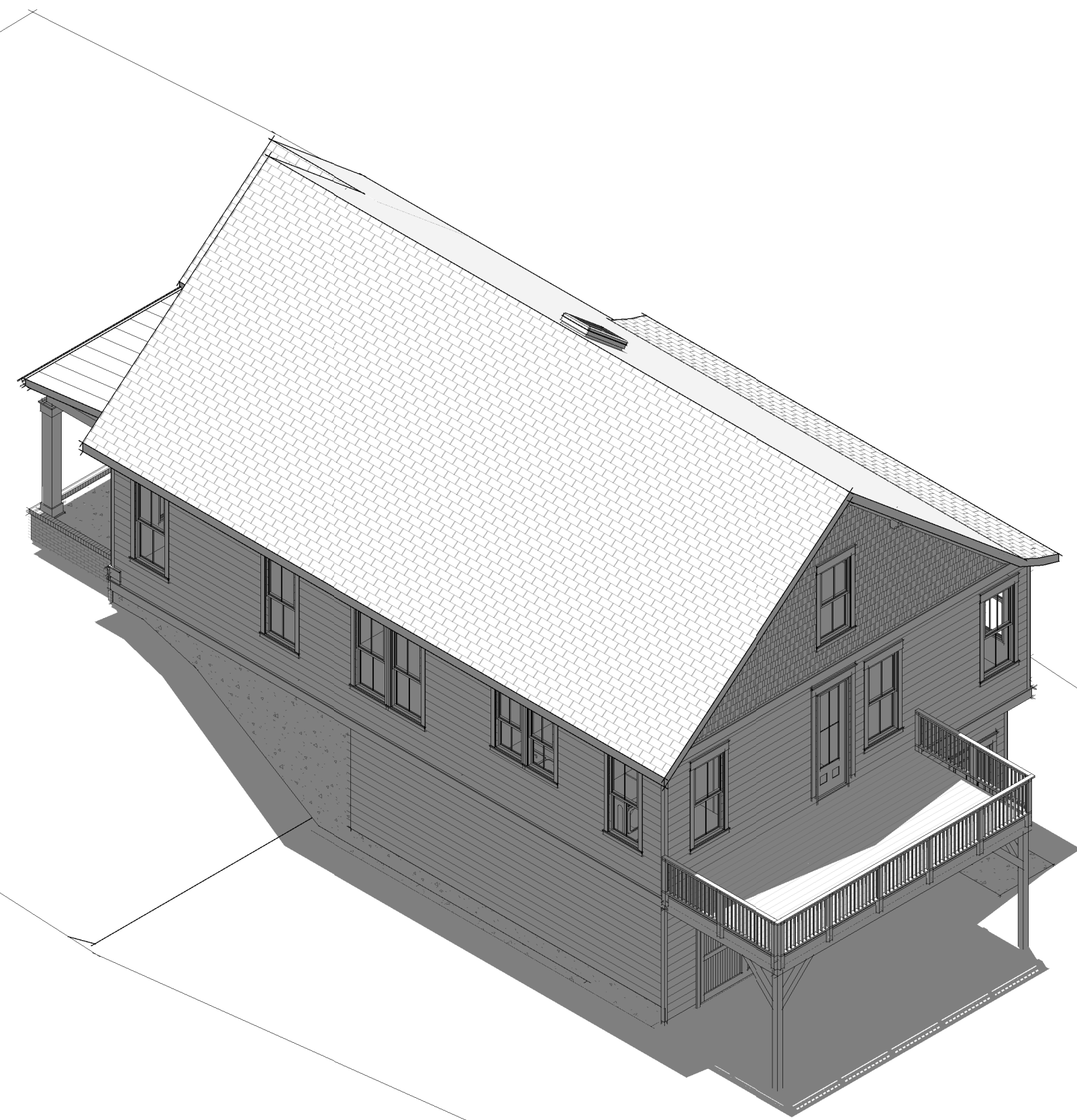
Prepared for:

BERNARD VIGILANCE

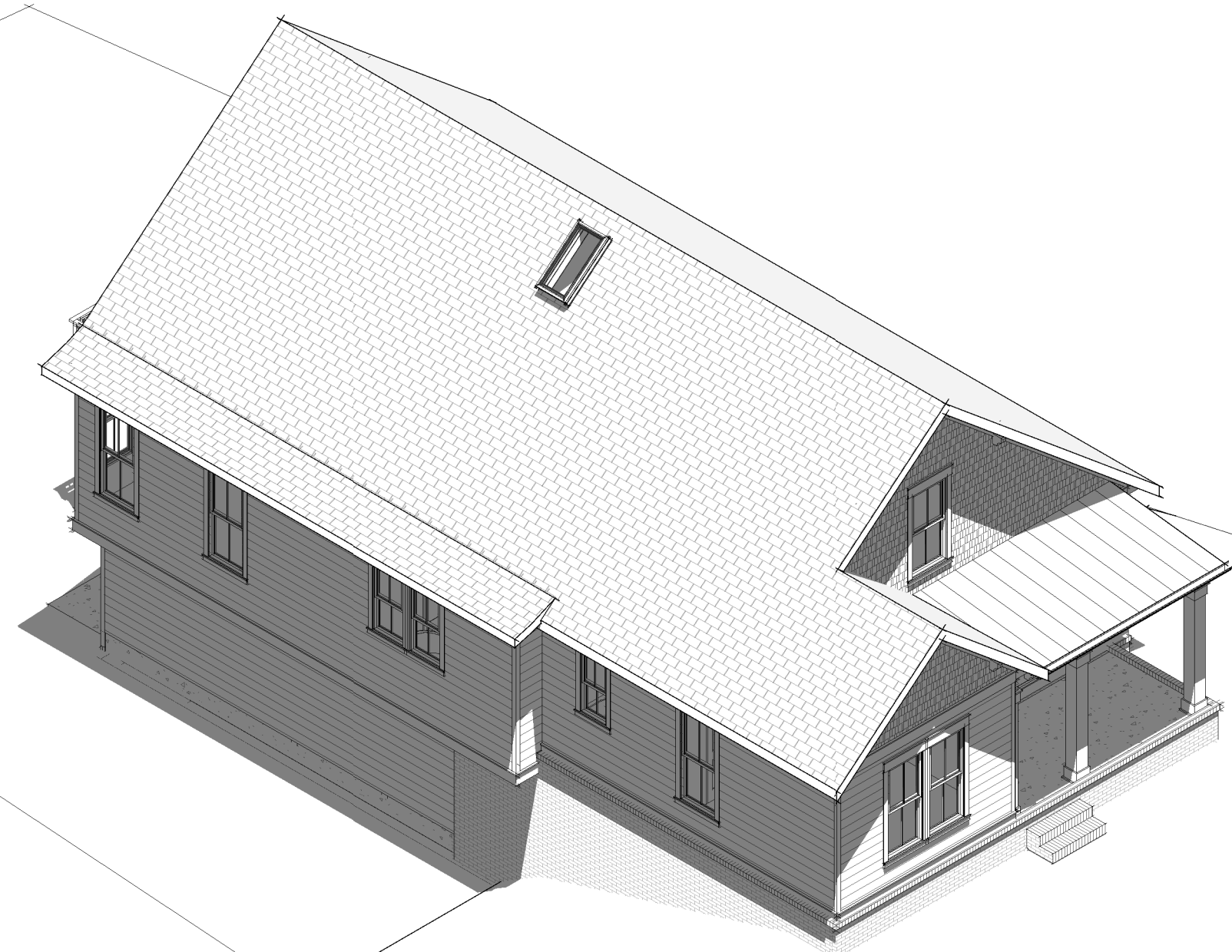
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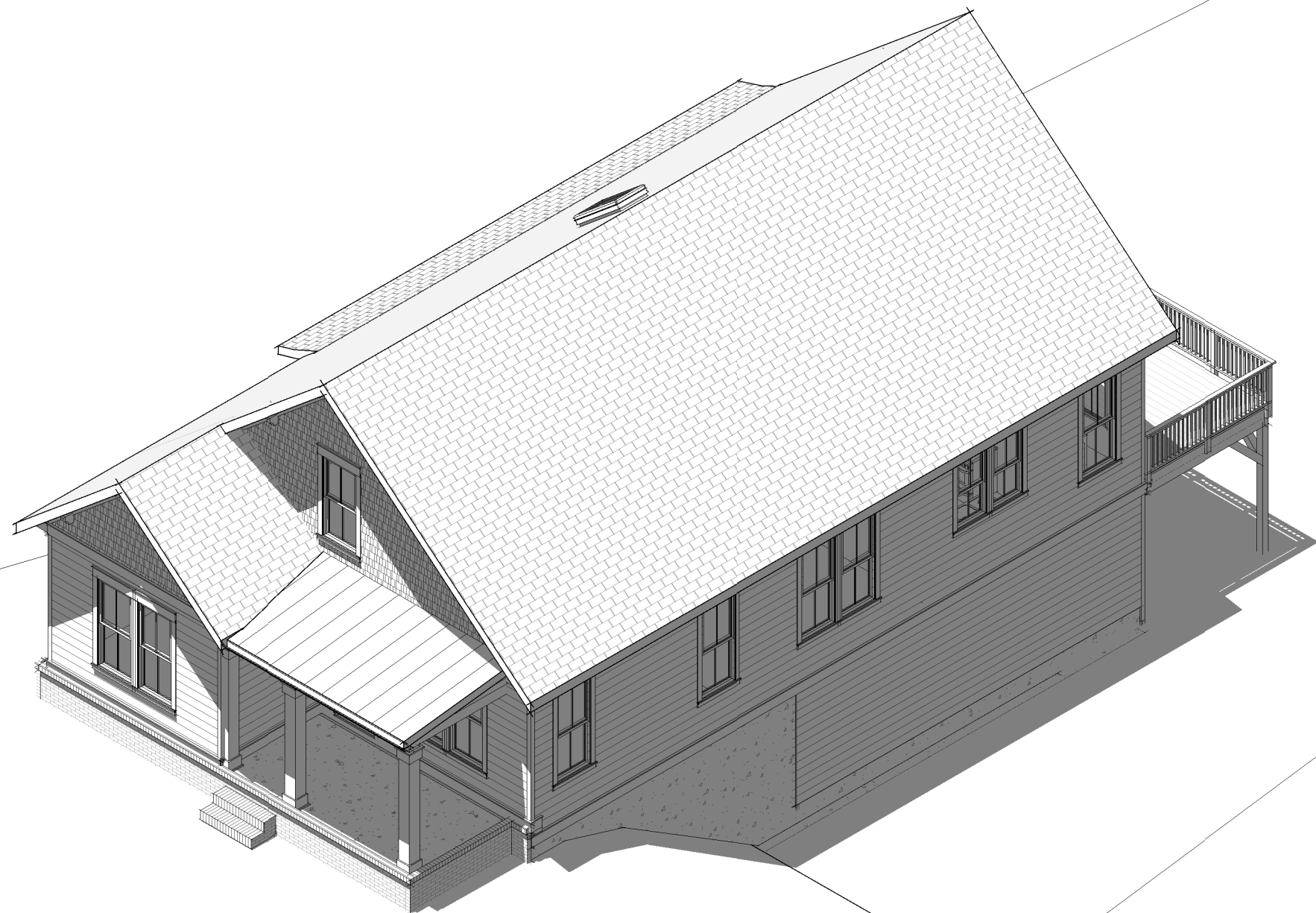
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Project:			
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Project Address:			
449 WALNUT STREET HAPEVILLE, GA 30354			
Drawing Title:			
ELECTRICAL LAYOUT BASEMENT			
Drawing Status:			
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Date/Time Printed: 2/3/2021 8:47:53 AM			
Date: 02.02.21 Project number: 20073			
Drawing:			
A109			



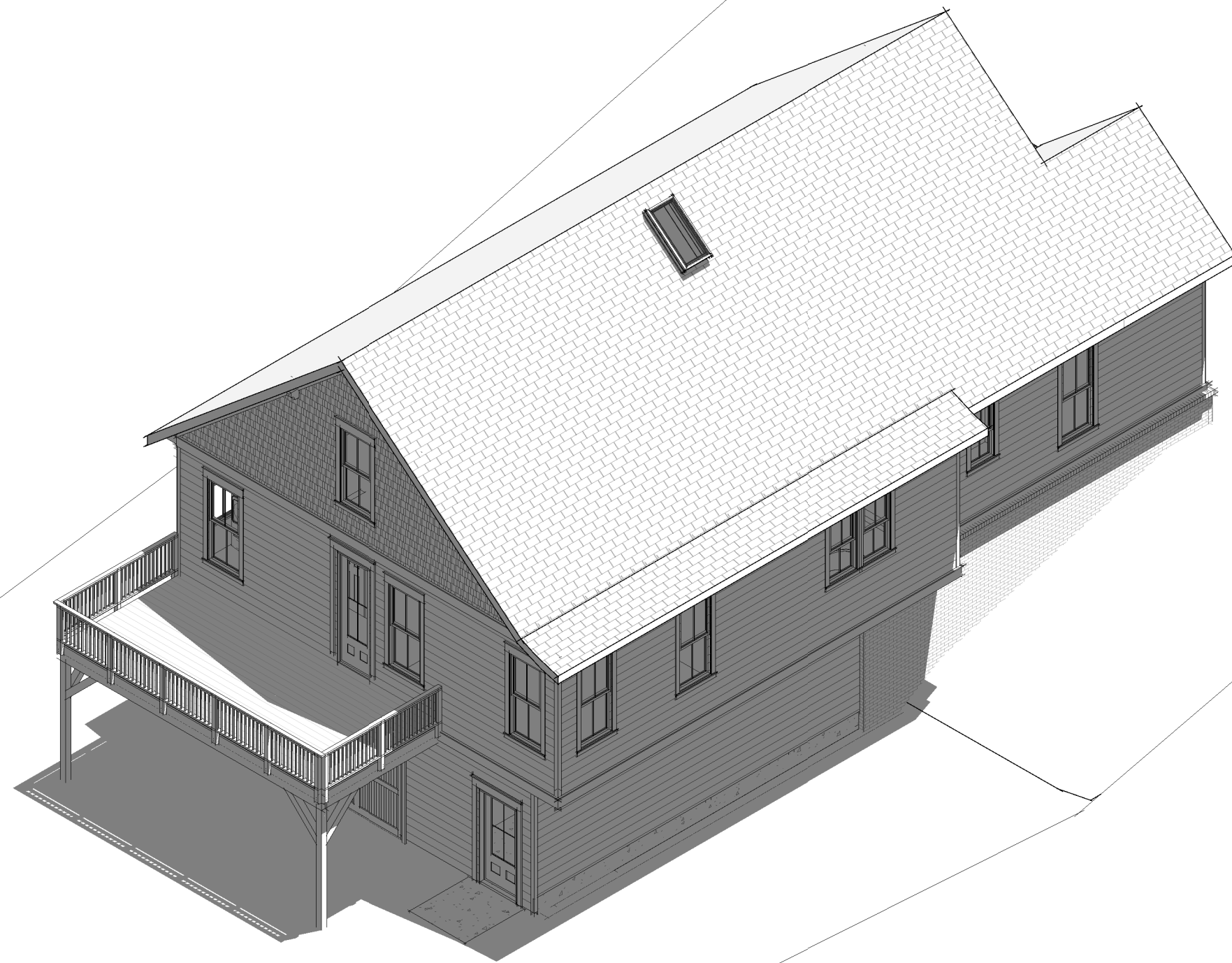
1 ISOMETRIC REAR RIGHT
A901



2 ISOMETRIC FRONT LEFT
A901



3 ISOMETRIC FRONT RIGHT
A901



4 ISOMETRIC REAR LEFT
A901

Prepared by:

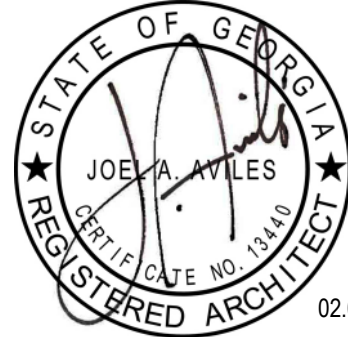


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Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ISOMETRICS

Drawing Status:

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Date/Time Printed: 2/3/2021 8:47:58 AM

Date: 02.02.21 Project number: 20073

Drawing:

A901



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

DATE: March 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 401 Walnut Street**

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 401 Walnut Street. Per the application, the single family dwelling will be 2,352 SF with 3 BR, 3.5 BA and a drive under garage.

The style is craftsman with cementitious board and batten and horizontal siding, brick veneer with soldier course on the front face, asphalt shingles and a metal shed roof.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT: *There is no sidewalk; see evaluation criteria below.*

(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.*

(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: Mechanical is shown - Ensure mechanical is screened. Front light required at door.

(d) Parking and Traffic Standards

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

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

STAFF COMMENT:

(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 should be called out on drawings.

(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: Ensure brick veneer is full depth brick. Brick coursing to simulate foundation is recommended.

(g) Door and window standards.

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

STAFF COMMENT: Provide building numbers. Provide window recess information, sill information and trim information. Provide calculations to confirm window percentage of façade.

(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:

- Height of first floor window sills.
- Window recess, trim, and sill information
- Calculations to confirm window percentage of façade
- 30 year warranty for roof shingles
- Ensure mechanical is screened
- Details for brick veneer (full depth brick)
- Brick coursing to simulate foundation
- Gutters and downspouts details and locations
- Screening for mechanical
- Front light at door
- Approved Tree Conservation Plan (finalized with Arborist)

A sidewalk is not recommended for this property per the sidewalk evaluation criteria – most notably the existence of a sidewalk on the opposite side of the street.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

Sidewalk Evaluation

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: FEB 17 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: James MacDowell Contact Number: [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com Zoning Classification: R-SF

Address of Proposed Work: 401 Walnut St, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060200

Property Owner: MacBuilt Homes Partners, LLC Contact Number: 770-880-5649

Project Description (including occupancy type): Single family detached, new construction

Contractors Name: MacBuilt Homes Contact Number: 678-688-4960

Contact Person: James MacDowell 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.

[Signature]
Applicants Signature

2/17/21
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: 2352

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 198,000

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

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

Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

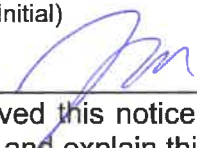
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

James MacDowell

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.

Legal Description: 0 Walnut Street, Hapeville

TRACT III:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lots 21, 22 and 23, Block 18, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 59, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the northerly right-of-way line of Walnut Street (formerly known as Pine Avenue), being a 40 foot wide right-of-way, as shown on said Plat, with the westerly right-of-way line of Forrest Hills Drive (formerly known as Wallace Road), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the southeast corner of Lot 38, Block 18, of said Plat;

Thence along said northerly right-of-way line of said Walnut Street, a distance of 375.00 feet to the southeast corner of said Lot 23 and the POINT OF BEGINNING;

Thence N 89°22'10" W along said northerly right-of-way line of said Walnut Street and the southerly line of said Lots 21, 22 and 23, a distance of 75.00 feet to the southwest corner of said Lot 21;

Thence N 00°07'33" E along the westerly line of said Lot 21, a distance of 124.98 feet to the northwest corner of said Lot 21;

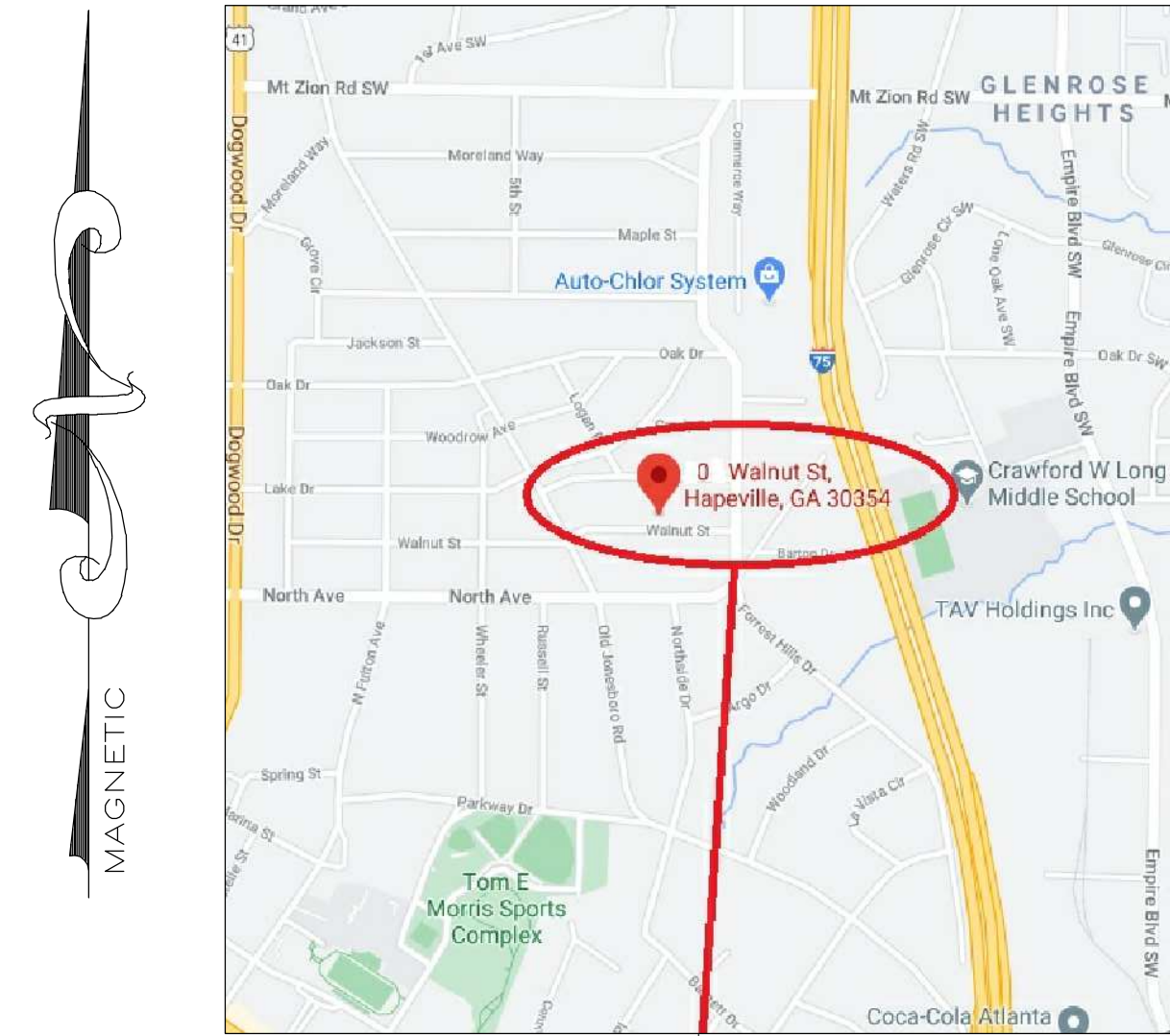
Thence S 89°23'15" E along the northerly line of said Lots 21, 22 and 23, a distance of 75.00 feet to the northeast corner of said Lot 23;

Thence S 00°07'34" W along the easterly line of said Lot 23, a distance of 125.00 feet to said northerly right-of-way line and the POINT OF BEGINNING.

Land Area 0.215

Survey completed by Survey Land Express, Inc, dated January 06, 2021
End





FLOOD NOTE: SITE LOCATION MAP NOT TO SCALE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 171212033677 EFFECTIVE DATE: 03/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/15/2021
ANTICIPATED COMPLETION DATE: 10/15/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

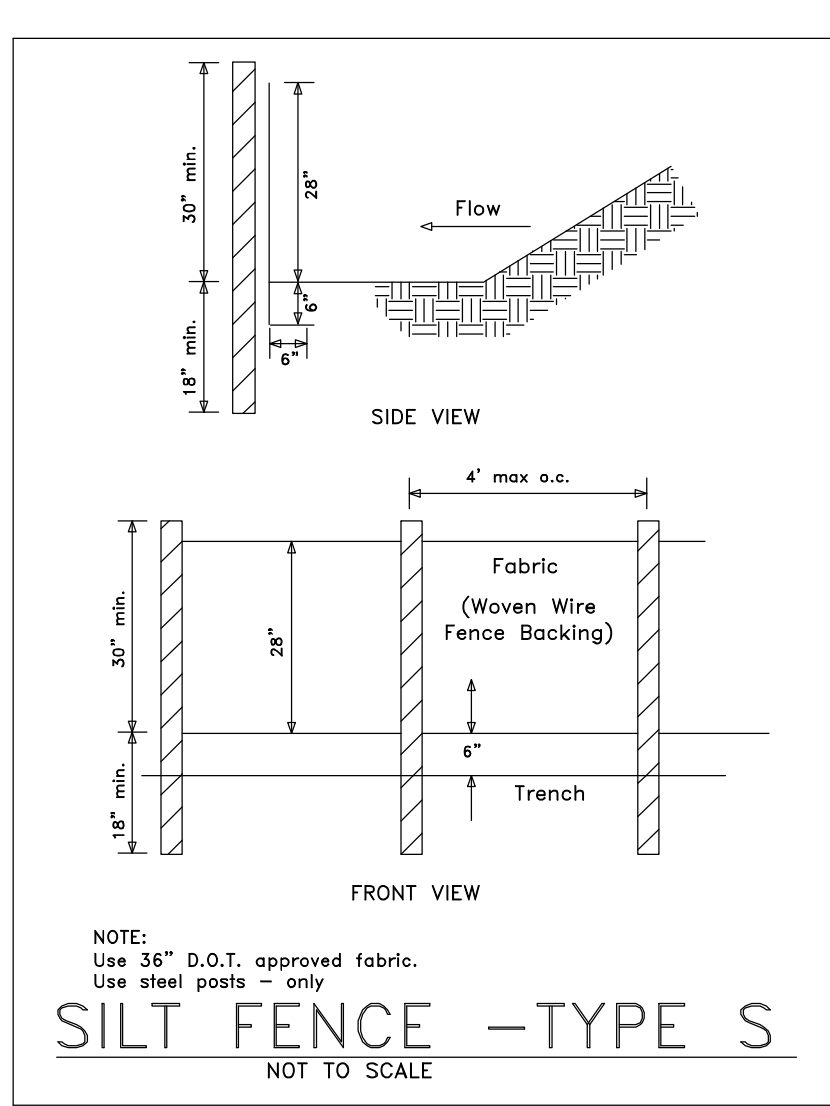
APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AFF	PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MGN	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BAK	BACK OF CURB	MTF	METAL FENCE
BCK	BLOCK	NH	NORRIS HOLE
BLS	BUILDING LINE SETBACK	NT	NOTED
BKR	BRICK	OTP	OPEN TOP PIPE FOUND
CBK	CABLE BOX	OU	OWNERSHIP UNCLEAR
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
CO	CITY OF ATLANTA	PP	POWER POLE
COA	SAN SEWER CLEANOUT	PW	POWER LINE
CPT	CALCULATED POINT	(P)	PLAT
CPT	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	RCF	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
F	FIELD	SW	SHADENED PORCH
FP	FENCE POST	SW	TOP OF BANK
FC	FENCE CORNER	UE	UTILITY EASEMENT
FR	FIRE HYDRANT	WD	WOOD
FW	FRAME	WDF	WOOD FENCE
GL	GAS LINE	WDK	WOOD DECK
GM	GAS METER	WL	WATER LINE
GV	GAS VALVE	WM	WATER METER
GW	GLASS	WRF	WIRE FENCE
HW	HEAD WALL	WW	WATER VALVE
HW	HARDWOOD TREE	WW	WET WEATHER
IPF	IRON PIN FOUND	WI	WIRE INLET
IPS	IRON PIN SET		
IR	IRON ROD FOUND		

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* LINE INDICATORS *

—	INDICATES SANITARY SEWER LINE
—	INDICATES POWER LINE
—	INDICATES WATER LINE
—	INDICATES GAS LINE
—	INDICATES FENCE LINE
—	INDICATES DRAINAGE LINE



(Sd1-S) SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

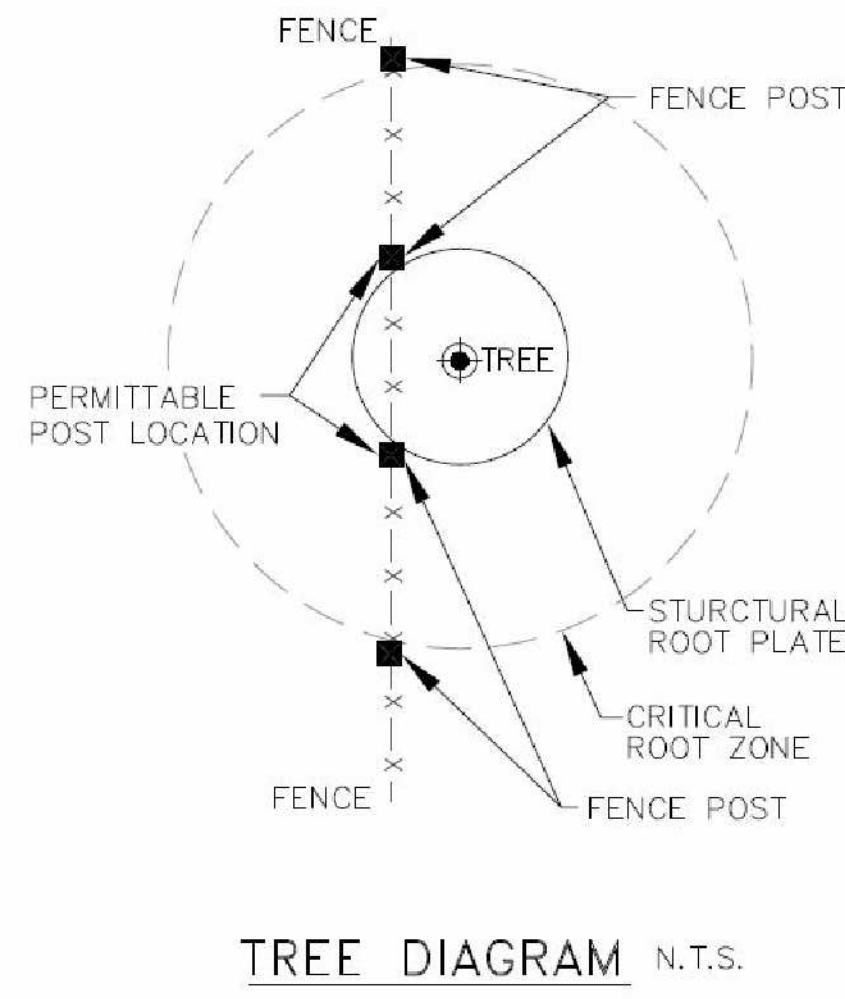
SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000065549
ISSUED: 01/27/2018 EXPIRES: 01/27/2021

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
MACBUILT HOMES, LLC
12195 HWY 92 STE 114-307
WOODSTOCK, GA 30188
24-HRS CONTACT: RYAN MACDOWELL
eMAIL: ryan@macbuilthomes.com
PHONE: 678.688.4960

TREE NOTES:

NO TREES WILL BE DESTROYED ACCORDING TO CITY OF ATLANTA PROTECTION ORDINANCE 158. ALL CONTINUOUS FENCE FOOTERS/STRINGERS LOCATED IN TREE'S CRITICAL ROOT ZONES WILL BE BUILT AT OR ABOVE EXISTING GRADE. THE ONLY IMPACT TO EARTH WILL BE TO DIG POSTS.



SILT FENCE HAND DUG IN CRZ

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

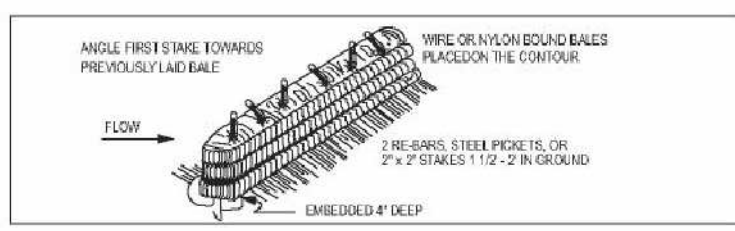


Figure 1. Straw Bale Barrier Installation Requirements

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb (HAYBALES)

INDICATES TREE PROTECTION FENCE

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

Released for Construction

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FOREST HILL PARK SUBDIVISION	SECTION	UNIT	RYAN MACDOWELL
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB 62461/PG.568	PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	PROPERTY ADDRESS:	(TRACT III) # 0 WALNUT STREET HAPEVILLE, GA 30354
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
MC	COORD #20202732		
DWG	#20202736 SITE PLAN		
		LAND SURVEYING SERVICES	

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
EUGENE A. STEPANOV
No. 1197
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED AND THE BOUNDARIES SHOWN THEREON ARE ACCURATE TO THE EXTENT OF THE SURVEY.
Page 55 of 179

MAGNETIC

SSMH1
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

SSMH2
TOP=944.36
(A) INV IN=934.26
(B) INV IN=934.26
(C) INV IN=938.96
INV OUT=933.96

SSMH3
TOP=936.86
INV IN=930.16
INV OUT=930.06

SSMH4
TOP=937.62
INV IN=929.72
INV OUT=929.62

SSMH5
TOP=932.04

SSMH6
TOP=966.05
(A) INV IN=961.25
(B) INV IN=961.25
INV OUT=961.15

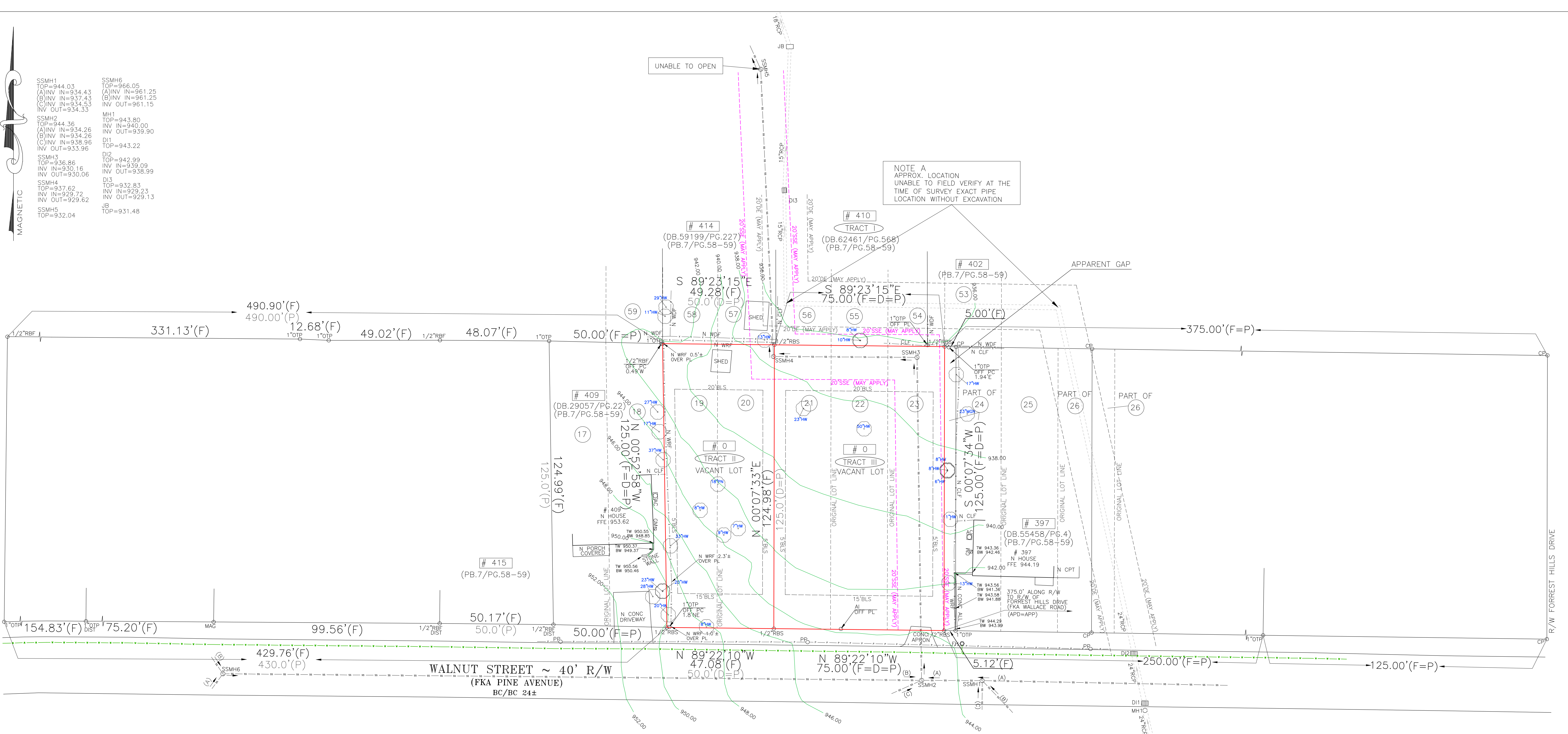
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D11
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D12
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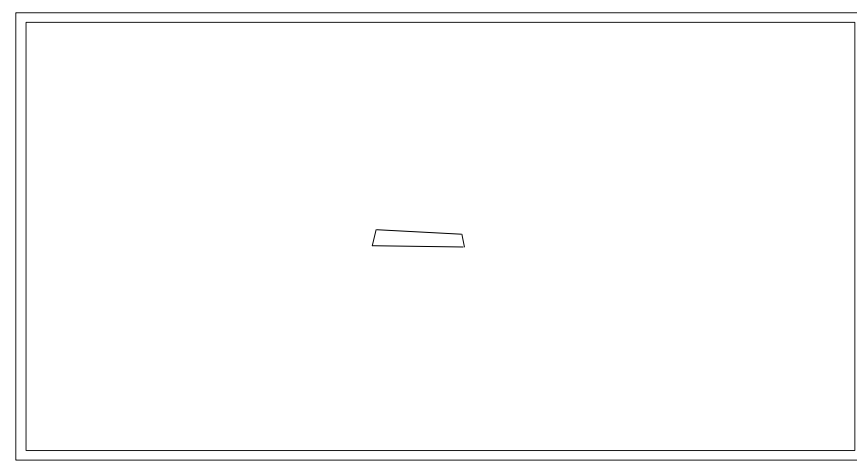
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JB
TOP=931.48



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SCALE 1" = 20'

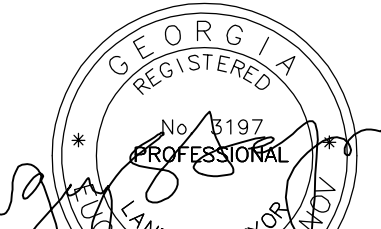
EXISTING LOT COVERAGE DETAIL
(TRACT III) # 0 WALNUT STREET HAPEVILLE GA 30354

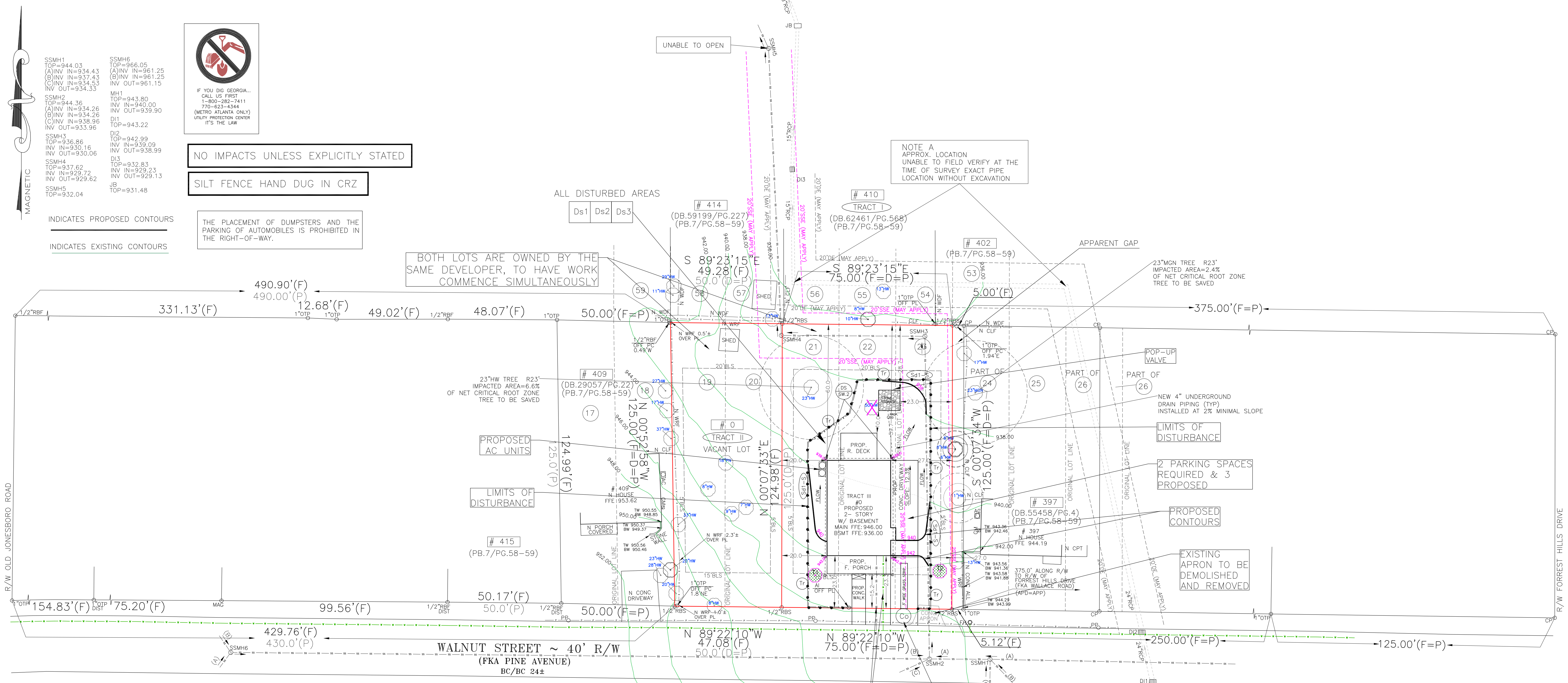


(TRACT III) # 0 WALNUT STREET HAPEVILLE GA 30354
TOTAL LAND AREA
9373.83 SF / 0.215 AC

ALLOWABLE LOT COVERAGE
6561.68 SF / 0.151 AC / 70%
EXISTING LOT COVERAGE
13.22 SF / 0.0 AC / 0.0%

EXISTING CONDITIONS

LOTS 19, 20, 21, 22, 23			BLOCK 18			SITE PLAN PREPARED FOR:			SHEET 2 OF 5								
FOREST HILL PARK SUBDIVISION			SECTION			UNIT			RYAN MACDOWELL								
LAND LOT 94			14TH DISTRICT			SECTION											
FULTON COUNTY, GEORGIA			DB.62461/PG.568			PB.7/PG.58-59			PROPERTY ADDRESS: (TRACT III) # 0 WALNUT STREET HAPEVILLE, GA 30354								
FIELD WORK DATE JAN 4, 2020			PRINTED/SIGNED FEB 1, 2021														
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"														
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANS, COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.																	
MC COORD #20202732 DWG #20202736 SITE PLAN						SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES						24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM					



SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PROTECTION:

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

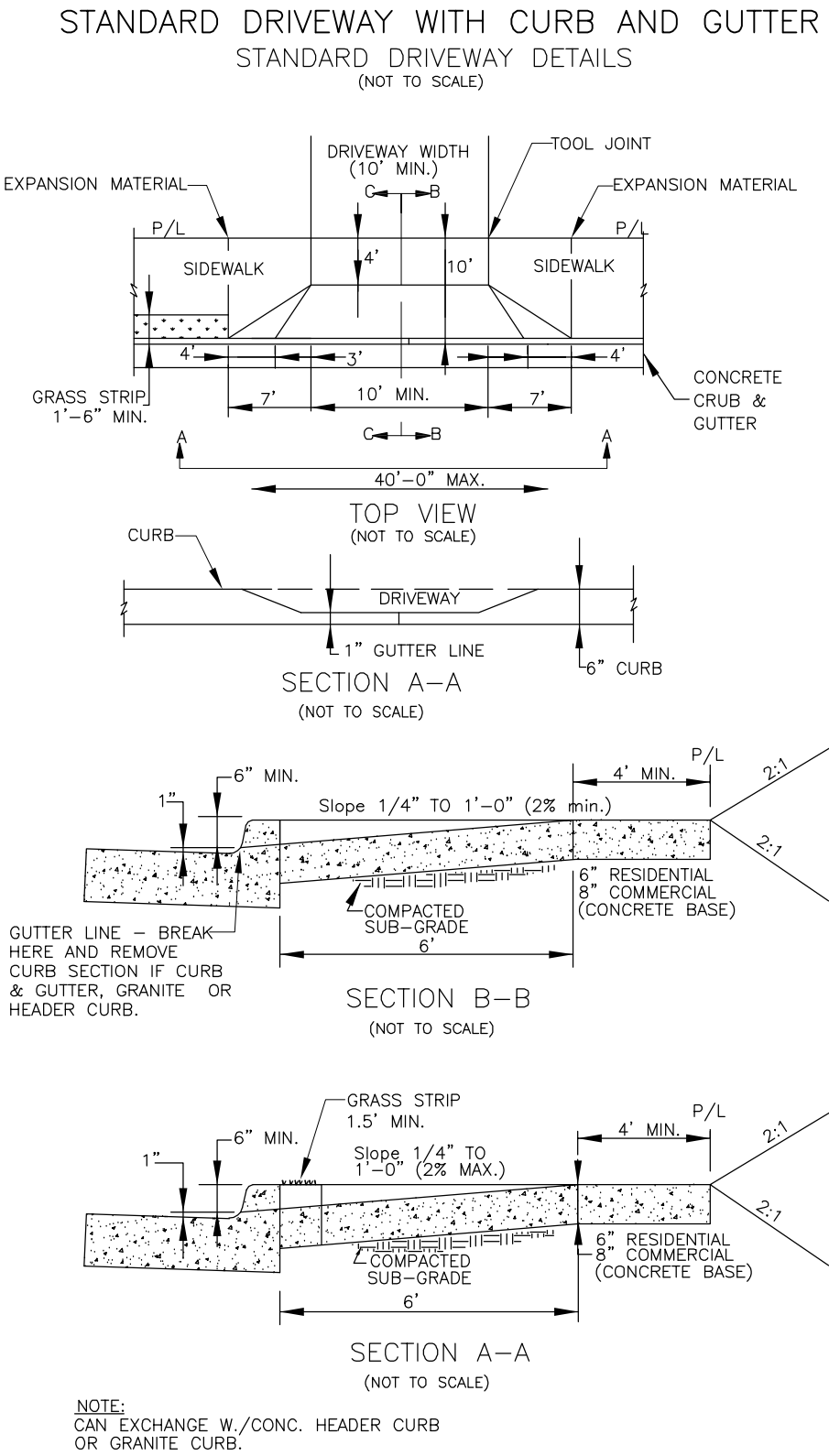
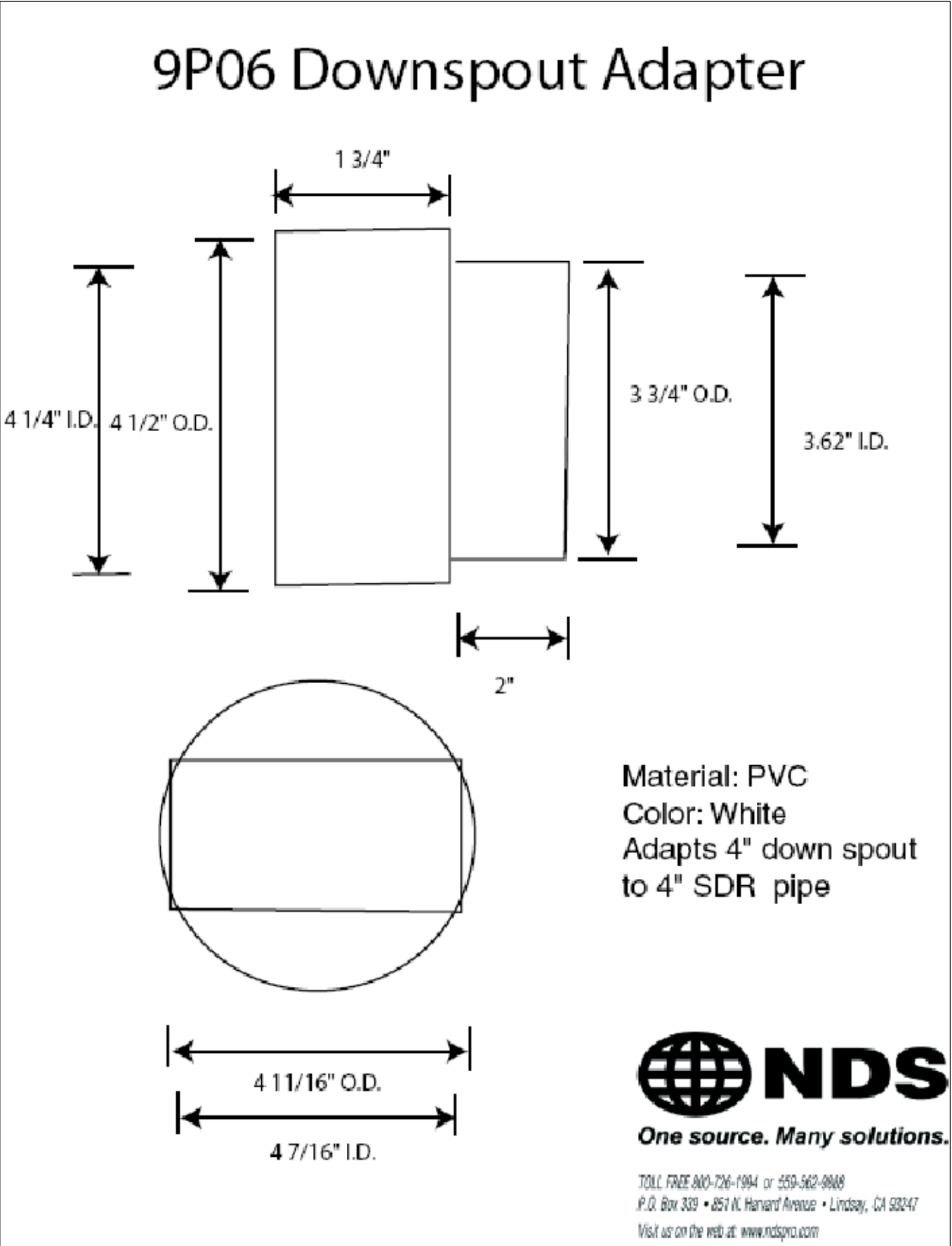
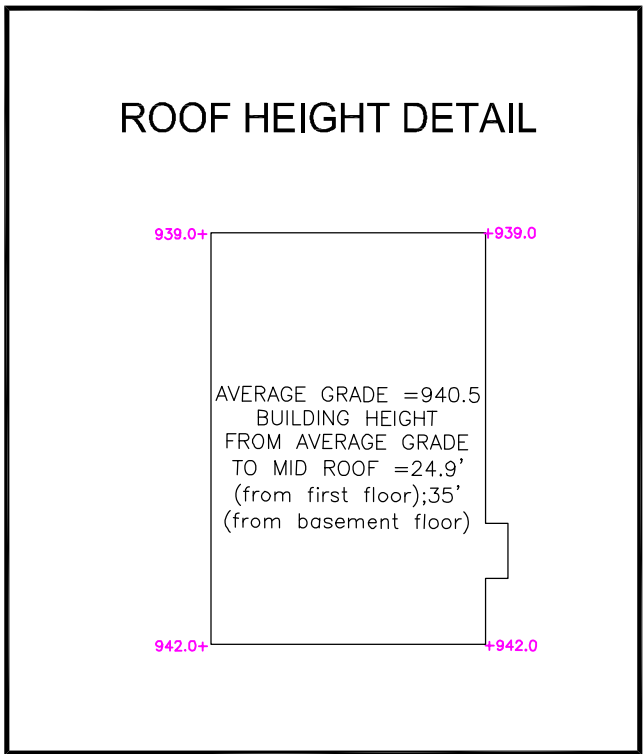
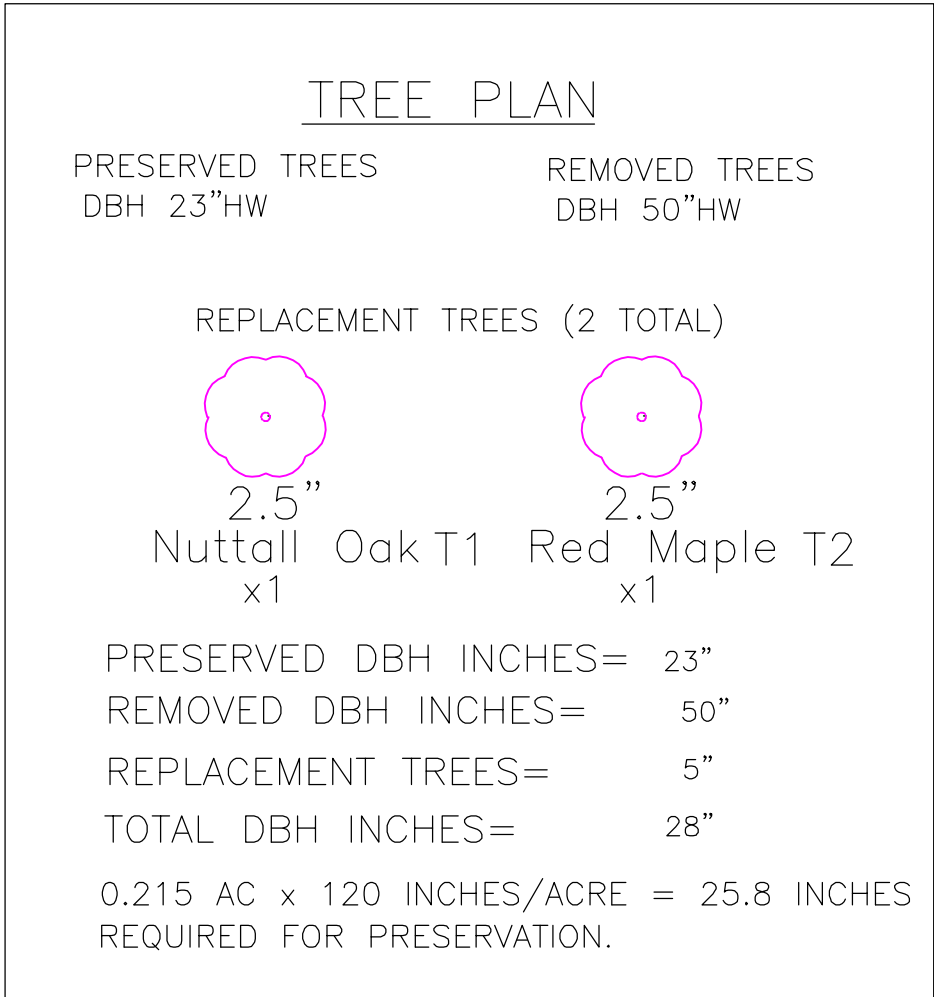
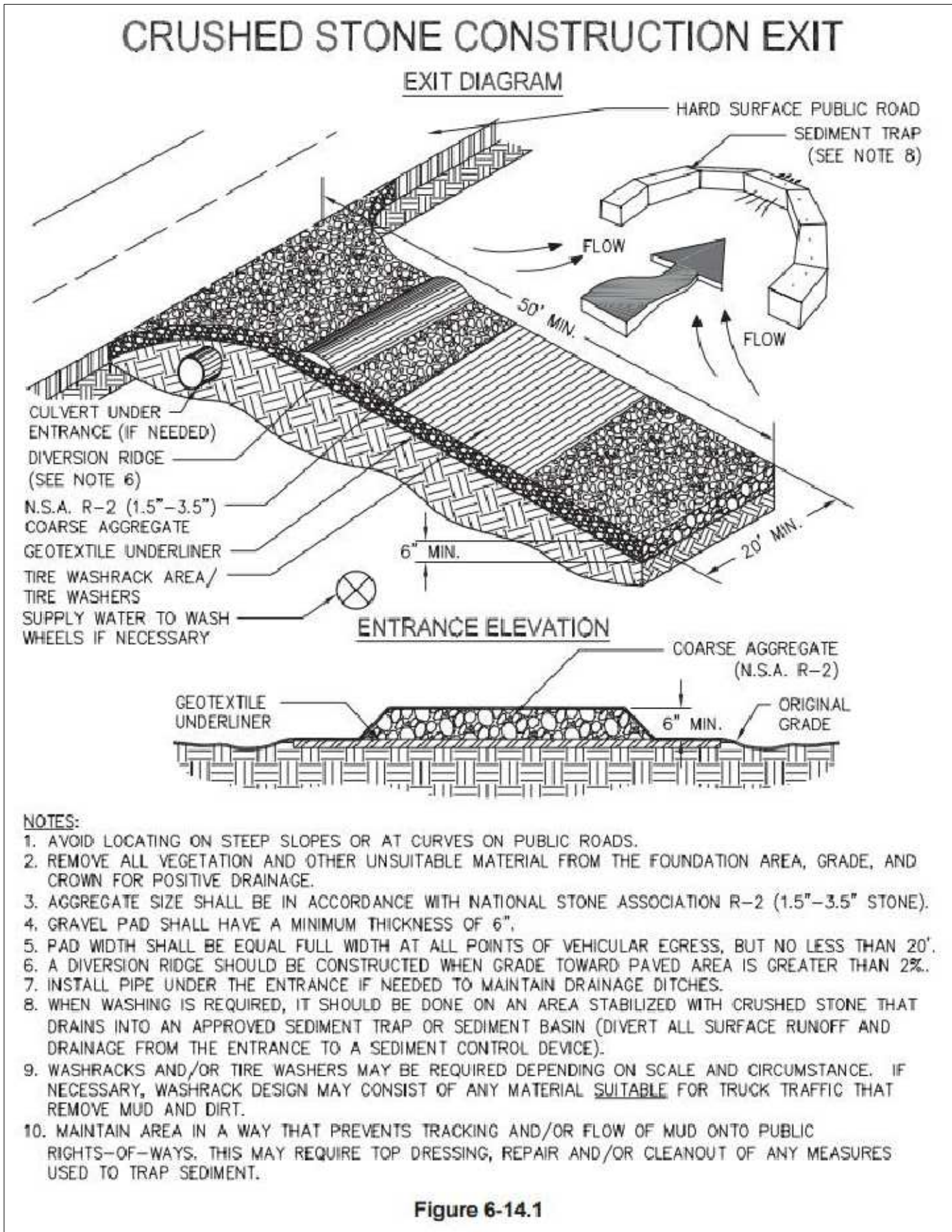
- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
- (Tr) INDICATES TREE PROTECTION FENCE
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

0 20
SCALE 1" = 20'

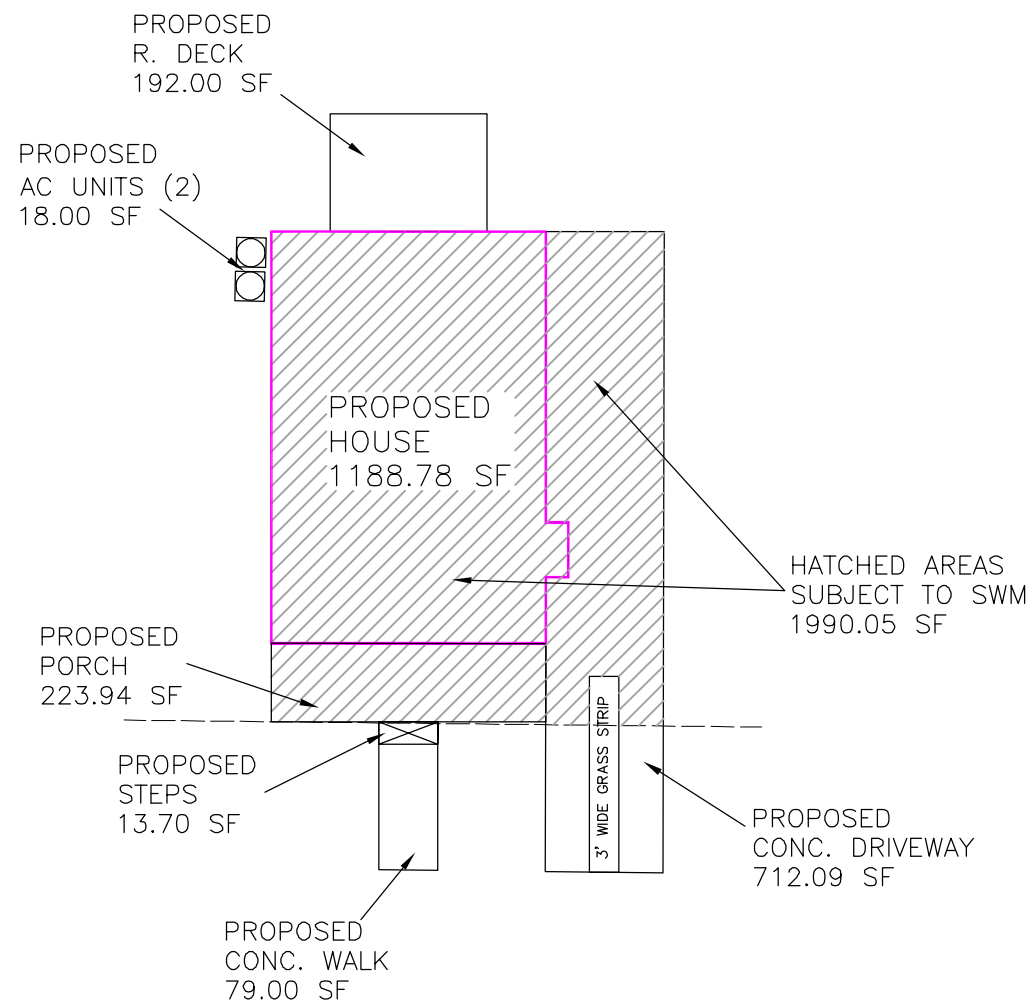
TOTAL LAND AREA
9373.83 SF / 0.215 AC

ALLOWABLE LOT COVERAGE
6561.68 SF / 0.151 AC / 70%
EXISTING LOT COVERAGE (PRE REMOVALS)
13.22 SF / 0.0 AC / 0.0%
PROPOSED LOT COVERAGE
2427.51 SF / 0.056 AC / 25.9%
DISTURBED AREA
4939.30 SF / 0.113 AC
FLOOR AREA RATIO
See architect's set for details

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT		
FULTON COUNTY, GEORGIA	DB.62461/PG.568	PROPERTY ADDRESS:	(TRACT III) # 0 WALNUT STREET HAPEVILLE, GA 30354
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
MC COORD #20202732 DWG #20202736 SITE PLAN	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		
	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		
			IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON. IN CONFIDENCE WITH THE BUREAU OF SURVEYING



LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

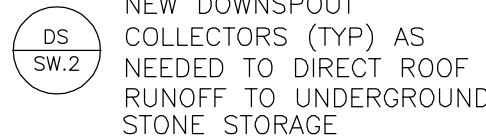
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1990.05 SF
(I) PERCENT OF IMPERVIOUS = 21.2%
Rv=0.05+0.009*(I) VOLUME RUNOFF = 0.2408
ACRE-FT)x43560=(CUBIC FEET)
A = 9373.83 SF
WQv=(1.2*Rv*A)/12
WQv= 225.72 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 9.5' LONG, 9' WIDE AND 7' IN DEPTH.
TOTAL 598.5 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 239.40 CF

TOTAL STORAGE 239.40 CF
TOTAL REQUIRED 225.72 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE



LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 4 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA	DB.62461/PG.568 PB.7/PG.58-59	PROPERTY ADDRESS:	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	(TRACT III) # 0 WALNUT STREET	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF .05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
MC COORD #20202732 DWG #20202736 SITE PLAN		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON. IN COMPLIANCE WITH THE "LAND SURVEYING" STATUTE, I HAVE SIGNED AND SEALED THIS PLAN.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

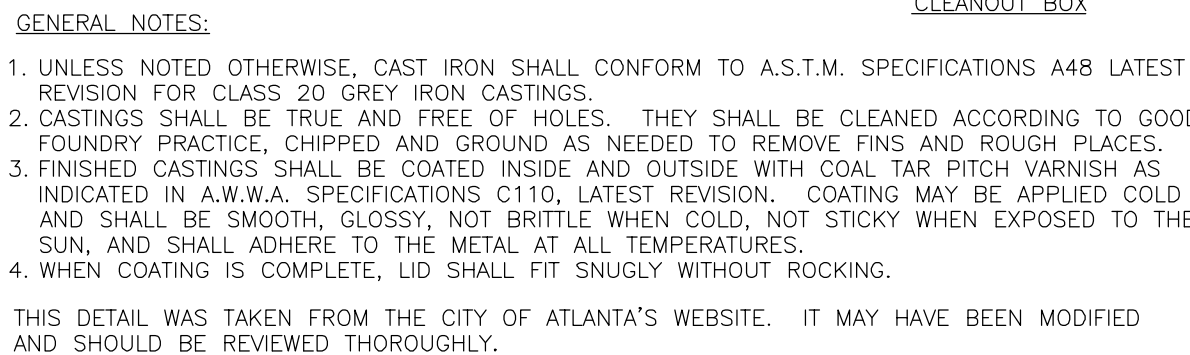
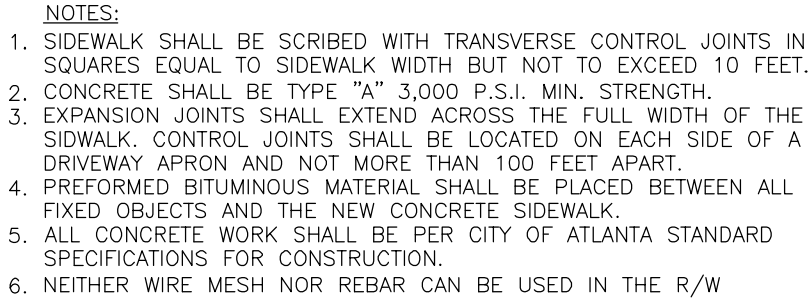
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

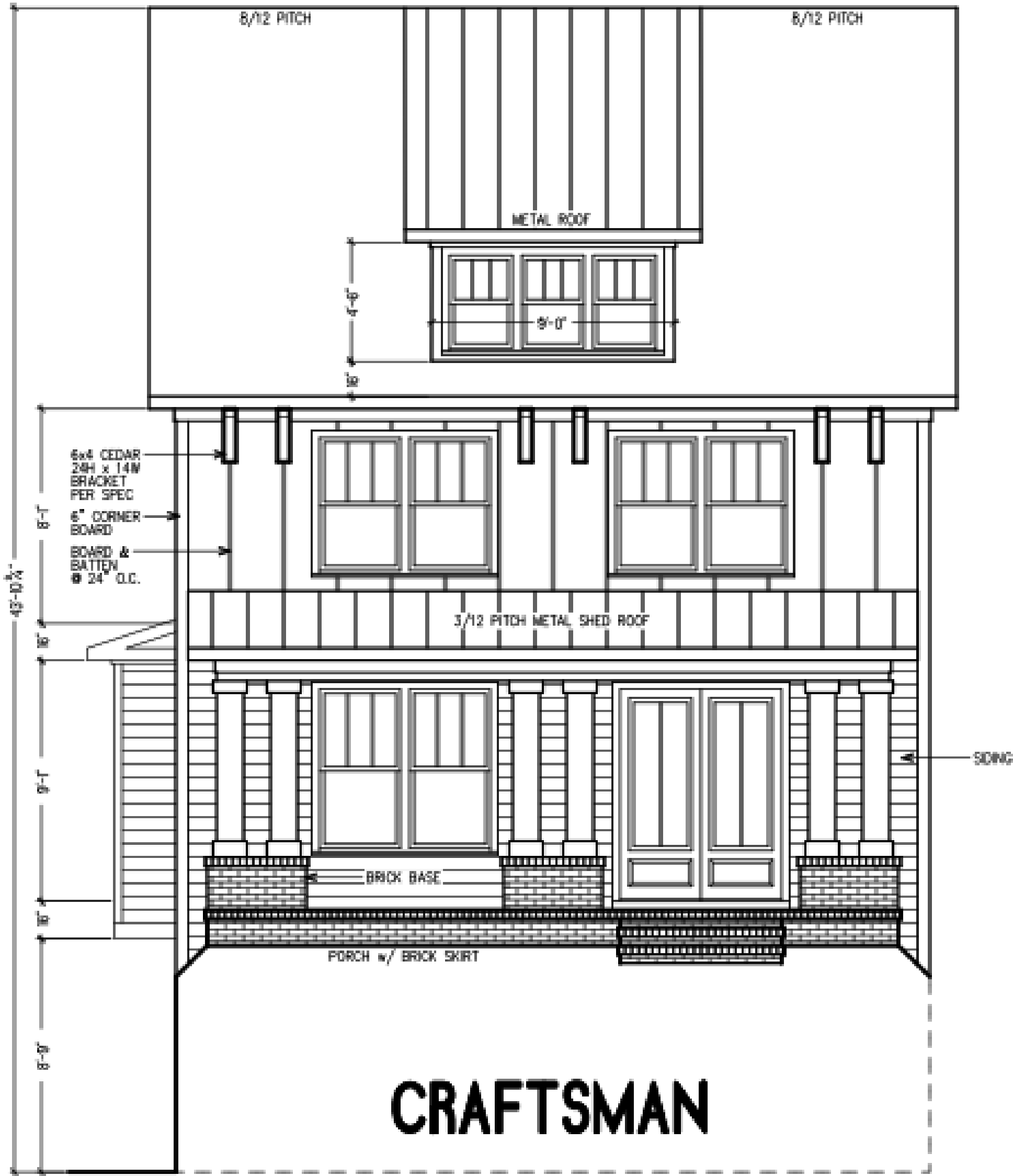
PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRYPROMPTED= AND JOINTS OF PIPE TO BE WAPPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BMP(S).
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

A circular professional seal for Eugene A. Stepanko, a Registered Professional Land Surveyor in the State of Georgia. The seal features the text "GEORGIA REGISTERED" at the top, "No. 8197" in the center, and "PROFESSIONAL LAND SURVEYOR" below it. The name "EUGENE A. STEPANKO" is written along the bottom inner edge. A signature is written across the seal. Below the seal, a statement reads: "IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW."



INDEX

- A1 - Cover Sheet
A2 - Basement Floor Plan
A3 - First Floor Plan
A4 - Second Floor Plan
A5 - Elevations 1
A6 - Elevations 2
A7 - Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: Walnut St Lot 1

PROJECT OWNER: MacBuilt Homes

PROJECT ADDRESS: 0 Walnut St, Hapeville, GA 30354

Unfinished basement square feet = 408.5
First Floor heated square feet = 1176
Second floor heated square feet = 1176
Total heated square feet = 2352
Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES
CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
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0 Walnut St
Hapeville, GA 30354
RELEASED FOR CONSTRUCTION

COVER SHEET

MACBUILT HOMES

BY: *RLG* CK: *TDJ*

DATE:

SHEET:

A-1

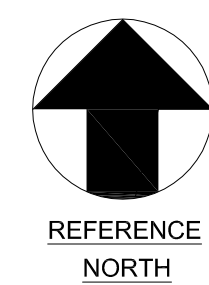
OF:



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

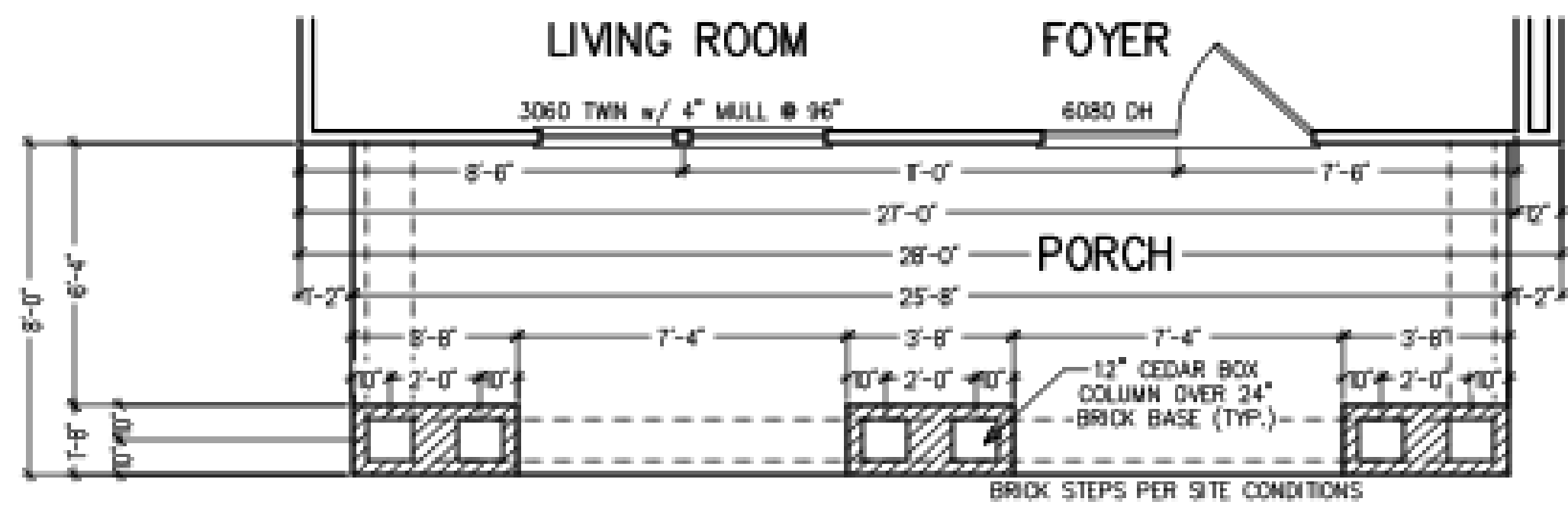
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CHECKED:	TMF
DATE:	2-22-2019
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A-2

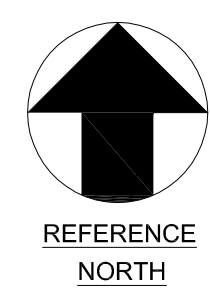
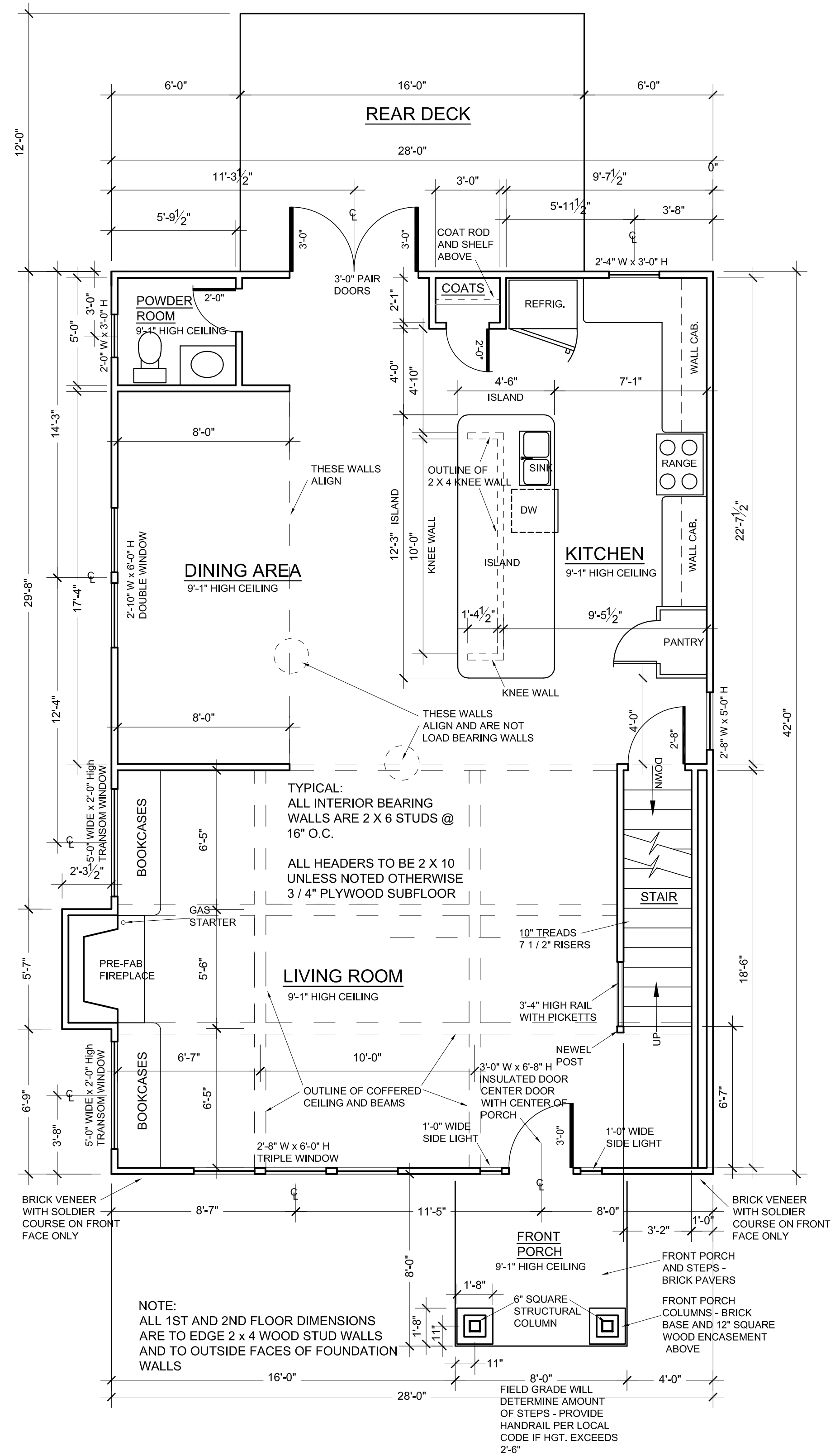


BASEMENT FLOOR PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



PARTIAL FIRST FLOOR



FIRST FLOOR PLAN

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



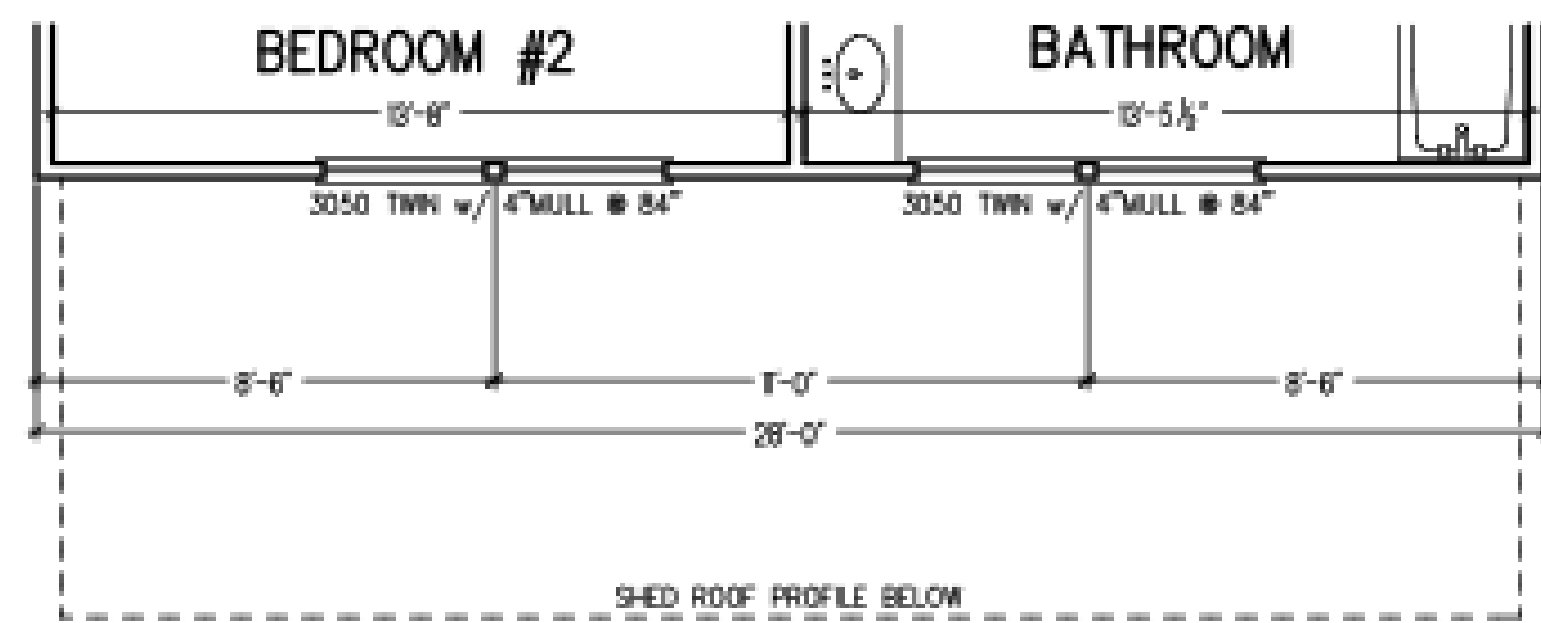
0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

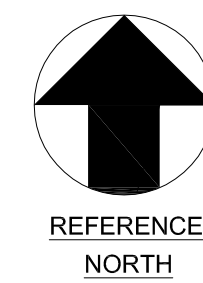
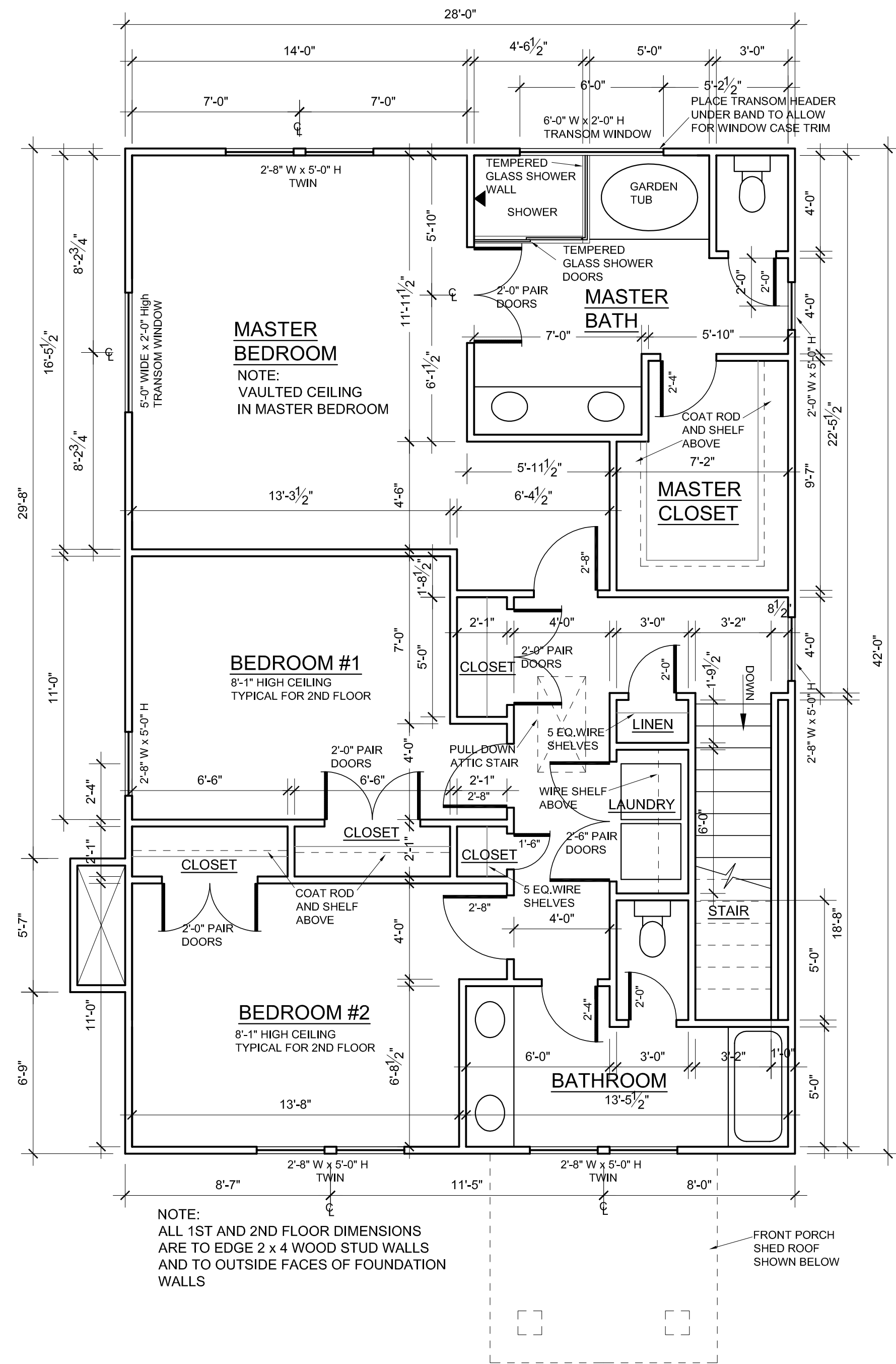
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CHECKED:	TMF
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SCALE:	1 / 4 " = 1'-0"

A-3

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"



PARTIAL SECOND FLOOR



SECOND FLOOR PLAN

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

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-5



FRONT ELEVATION

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



0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
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A-6



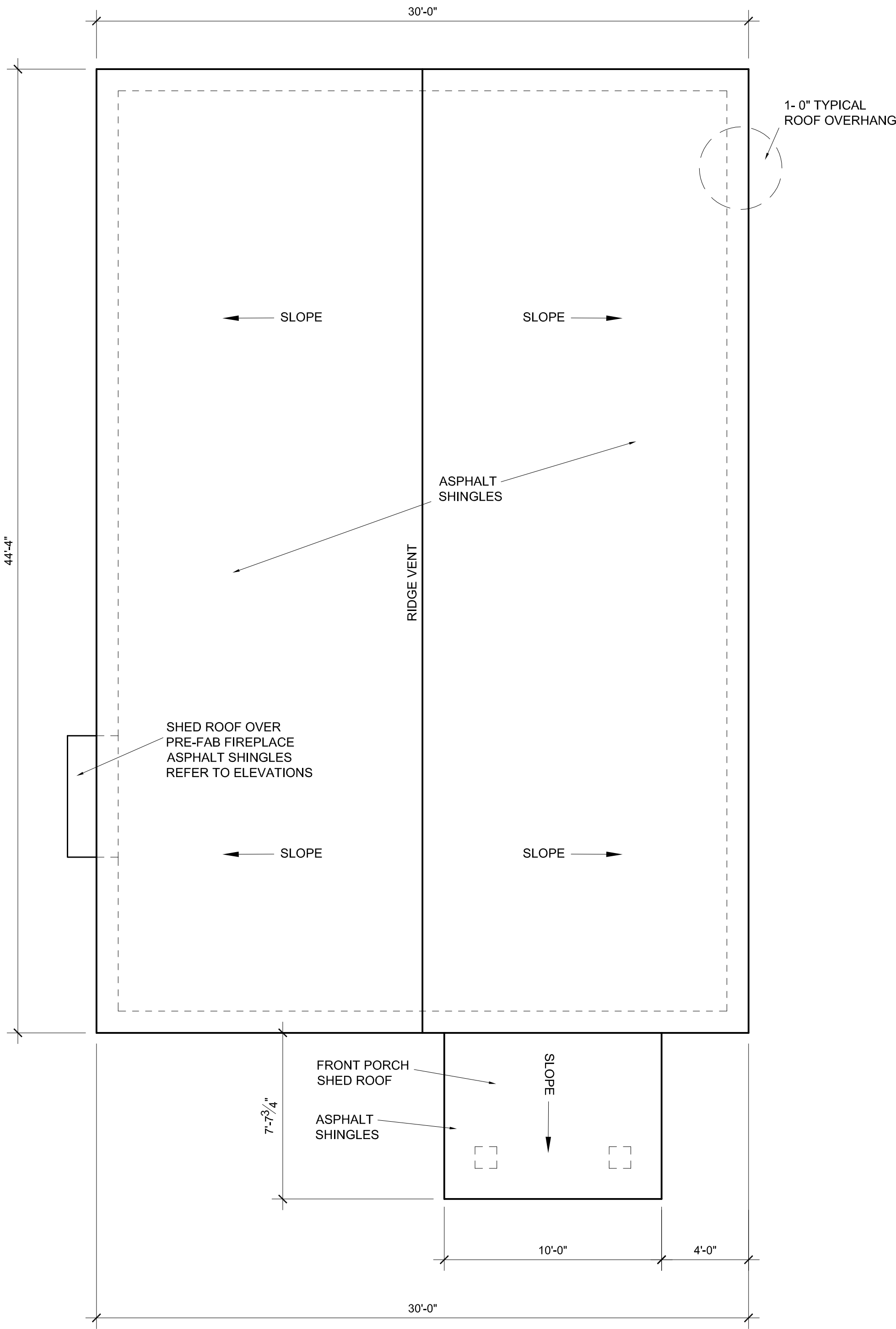


0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



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

DATE: March 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 405 Walnut Street**

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 405 Walnut Street. Per the application, the single family dwelling will be 2,352 SF with 3 BR, 3.5 BA and a drive under garage.

The style is modern Tudor with brick, cementitious paneling and horizontal siding, asphalt shingles and a metal awning over the front stoop.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT: *There is no sidewalk; see evaluation criteria below.*

(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.*

(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: Mechanical is shown - Ensure mechanical is screened. Front light required at door.

(d) Parking and Traffic Standards

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

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

STAFF COMMENT:

(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 should be called out on drawings.

(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: Ensure brick veneer is full depth brick. Brick coursing to simulate foundation is recommended. Stairs not shown, if required.

(g) Door and window standards.

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

STAFF COMMENT: Provide building numbers. Provide window recess information, sill information and trim information. Provide calculations to confirm window percentage of façade.

(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:

- Height of first floor window sills.
- Window recess, trim, and sill information
- Calculations to confirm window percentage of façade
- 30 year warranty for roof shingles
- Ensure mechanical is screened
- Details for brick veneer (full depth brick)
- Brick coursing to simulate foundation
- Gutters and downspouts details and locations
- Screening for mechanical
- Front light at door
- Stairs from stoop, if required.
- Approved Tree Conservation Plan (finalized with Arborist)

A sidewalk is not recommended for this property per the sidewalk evaluation criteria – most notably the existence of a sidewalk on the opposite side of the street.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

Sidewalk Evaluation

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: James MacDowell Contact Number: [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com Zoning Classification: R-SF

Address of Proposed Work: 465 Walnut St, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060713

Property Owner: MacBuilt Homes Partners, LLC Contact Number: 770-880-5649

Project Description (including occupancy type): Single family detached, new construction

Contractors Name: MacBuilt Homes Contact Number: 678-688-4960

Contact Person: James MacDowell 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.

[Signature]
Applicants Signature

2/17/21
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: 2352

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 198,000

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

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

Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

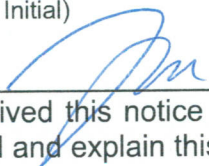
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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 James MacDowell/  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

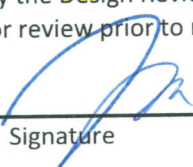
DEPARTMENT OF PLANNING AND ZONING

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.

James MacDowell
Printed Name


Signature

2/17/21
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.

Legal Description: 0 Walnut Street, Hapeville

TRACT II:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lots 19 and 20, Block 18, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 59, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the northerly right-of-way line of Walnut Street (formerly known as Pine Avenue), being a 40 foot wide right-of-way, as shown on said Plat, with the westerly right-of-way line of Forrest Hills Drive (formerly known as Wallace Road), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the southeast corner of Lot 38, Block 18, of said Plat;

Thence along said northerly right-of-way line of said Walnut Street, a distance of 450.00 feet to the southeast corner of said Lot 20 and the POINT OF BEGINNING;

Thence N 89°22'10" W along said northerly right-of-way line of said Walnut Street and the southerly line of said Lots 19 and 20, a distance of 47.08 feet to the southwest corner of said Lot 19;

Thence N 00°52'58" W along the westerly line of said Lot 19, a distance of 125.00 feet to the northwest corner of said Lot 19;

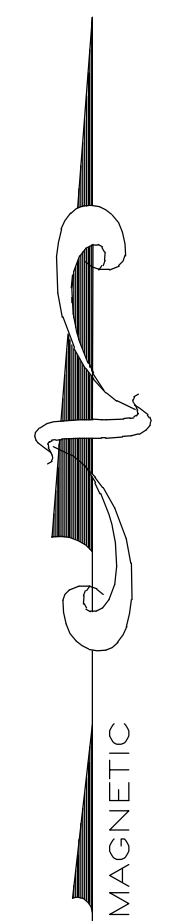
Thence S 89°23'15" E along the northerly line of said Lots 19 and 20, a distance of 49.28 feet to the northeast corner of said Lot 20;

Thence S 00°07'33" W along the easterly line of said Lot 20, a distance of 124.98 feet to said northerly right-of-way line and the POINT OF BEGINNING.

Land Area 0.138

Survey completed by Survey Land Express, Inc, dated January 06, 2021
End





SSMH1
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(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

SSMH2
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(A) INV IN=934.26
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INV OUT=933.96

SSMH3
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INV IN=930.16
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SSMH4
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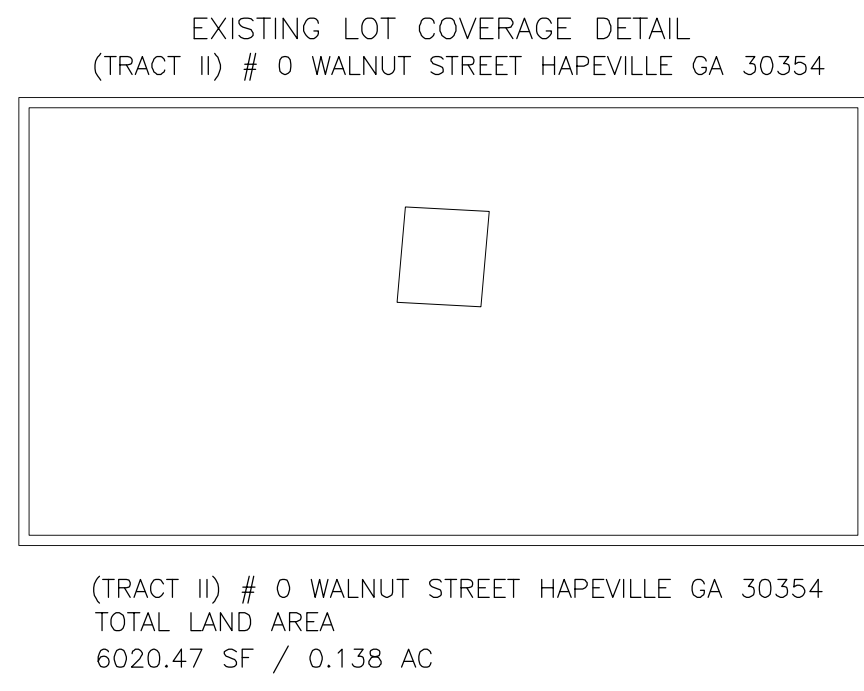
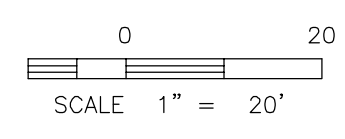
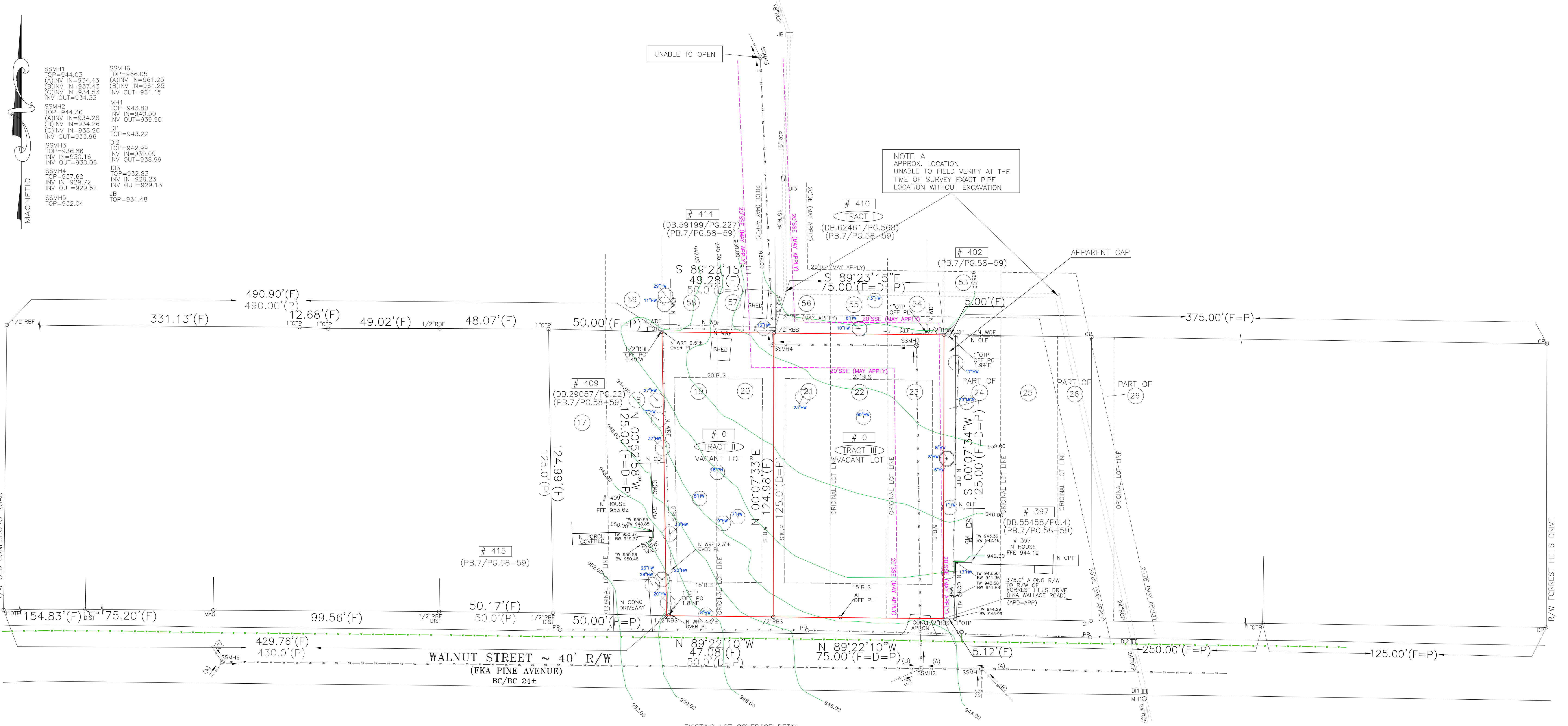
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D12
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D13
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INV IN=929.23
INV OUT=929.13

JB
TOP=931.48



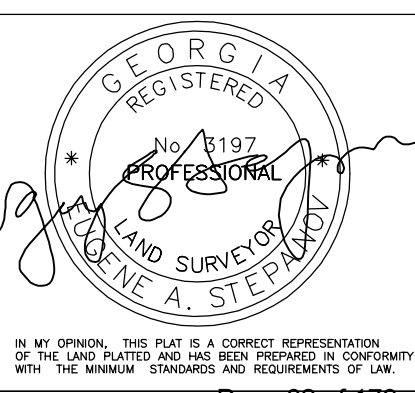
(TRACT II) # 0 WALNUT STREET HAPEVILLE GA 30354
TOTAL LAND AREA
6020.47 SF / 0.138 AC

ALLOWABLE LOT COVERAGE
4214.33 SF / 0.097 AC / 70%

EXISTING LOT COVERAGE
36.59 SF / 0.001 AC / 0.61%

EXISTING CONDITIONS

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR: SHEET 2 OF 6	
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION	PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354	
FULTON COUNTY, GEORGIA	DB.62461/PG.568 PB.7/PG.58-59	FIELD WORK DATE JAN 4, 2020 PRINTED/SIGNED FEB 1, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
MC COORD #20202732 DWG #20202736 SITE PLAN		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



MAGNETIC

SSMH1
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

SSMH2
TOP=944.36
(A) INV IN=934.26
(B) INV IN=934.26
(C) INV IN=938.96
INV OUT=933.96

SSMH3
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INV IN=930.16
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SSMH4
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SSMH5
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SSMH6
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MH1
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INV IN=939.09
INV OUT=938.99

D13
TOP=932.83
INV IN=929.23
INV OUT=929.13

JB
TOP=931.48



NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

0
TRACT II
VACANT LOT

EXISTING SHED TO BE
DEMOLISHED AND REMOVED

ALL DISTURBED AREAS

Ds1 Ds2 Ds3

NOTE A
APPROX. LOCATION
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION

23"HW TREE R23'
IMPACTED AREA=12.4%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

BOTH LOTS ARE OWNED BY THE
SAME DEVELOPER, TO HAVE WORK
COMMENCE SIMULTANEOUSLY

LIMITS OF
DISTURBANCE

2 PARKING SPACES
REQUIRED & 3
PROPOSED

PROPOSED
CONTOURS

HAY BALES AND TREE
PROTECTION ONLY

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

TREE PROTECTION: (Tr)

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
- (Tr) INDICATES TREE PROTECTION FENCE
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

0 20
SCALE 1" = 20'

TOTAL LAND AREA
6020.47 SF / 0.138 AC

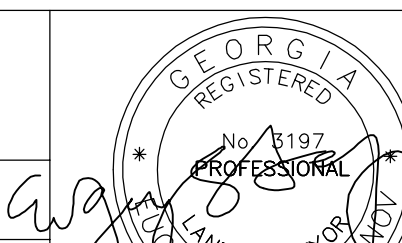
ALLOWABLE LOT COVERAGE
4214.33 SF / 0.097 AC / 70%

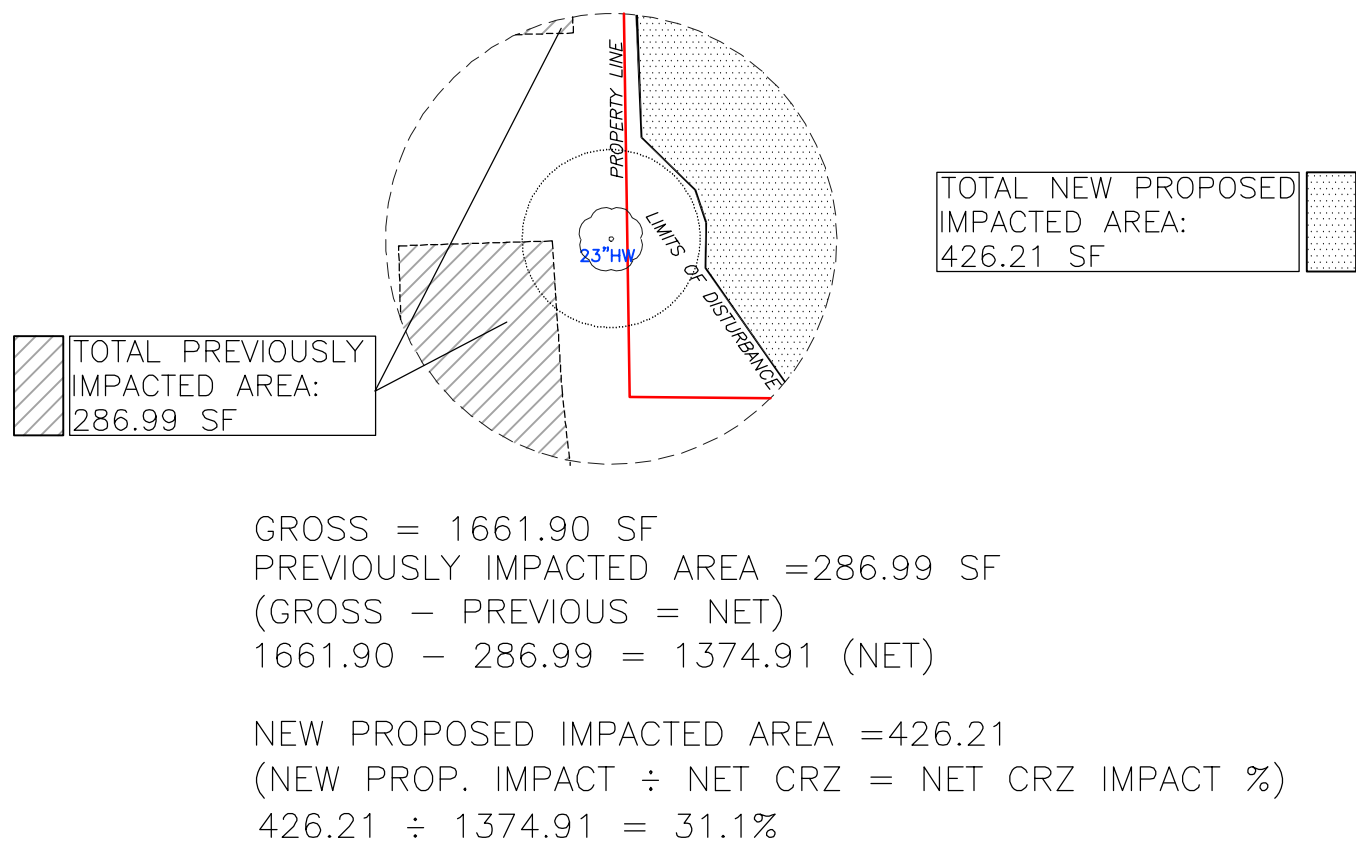
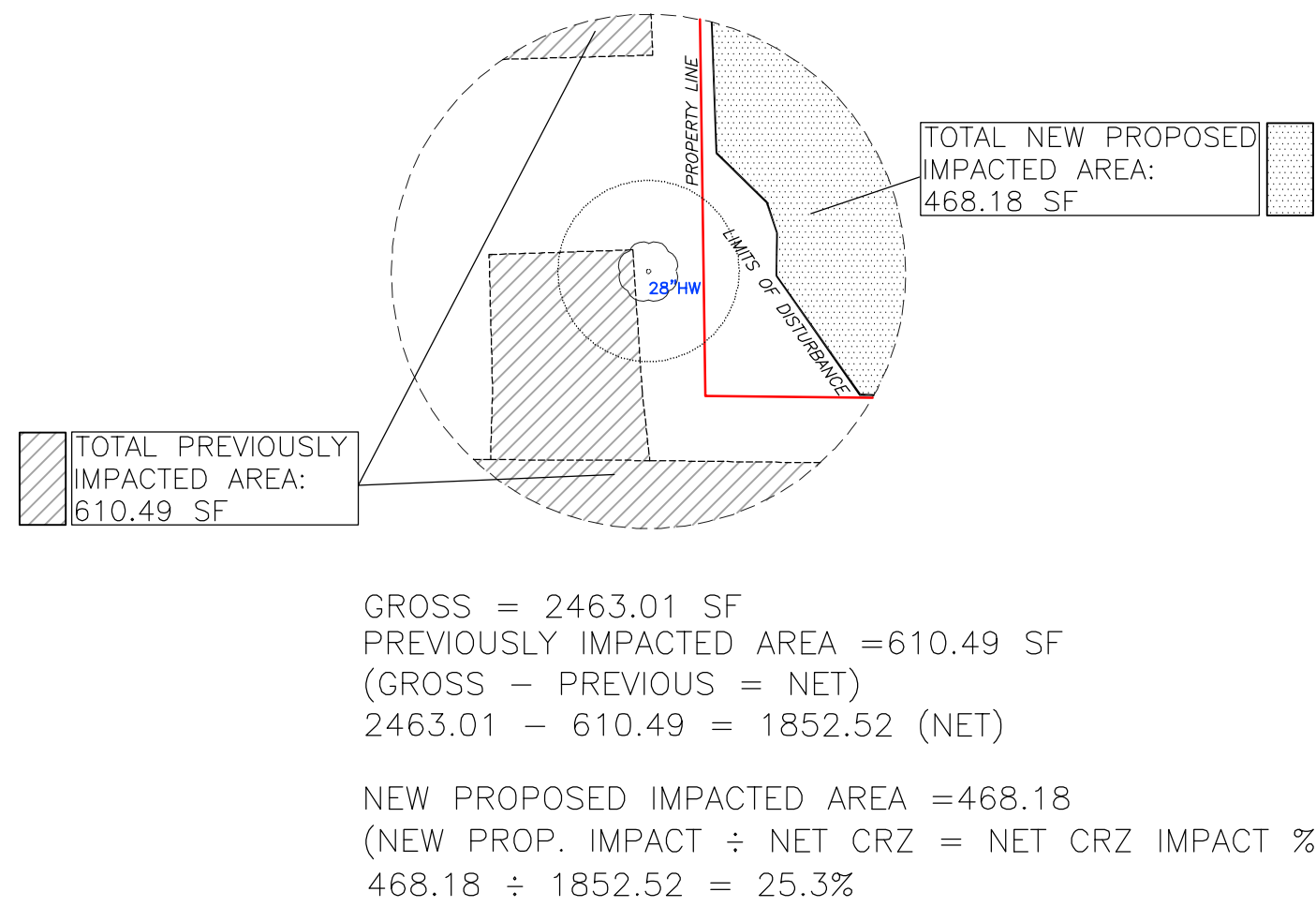
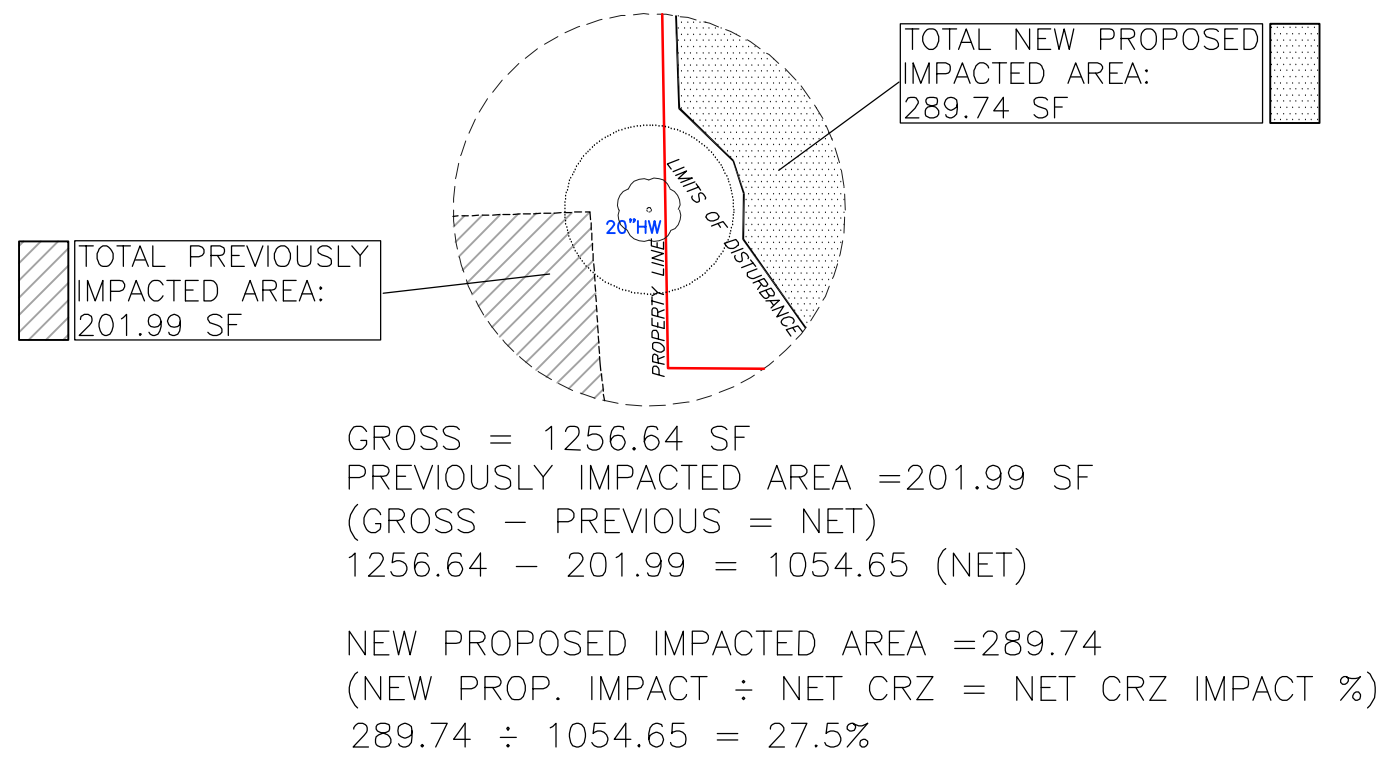
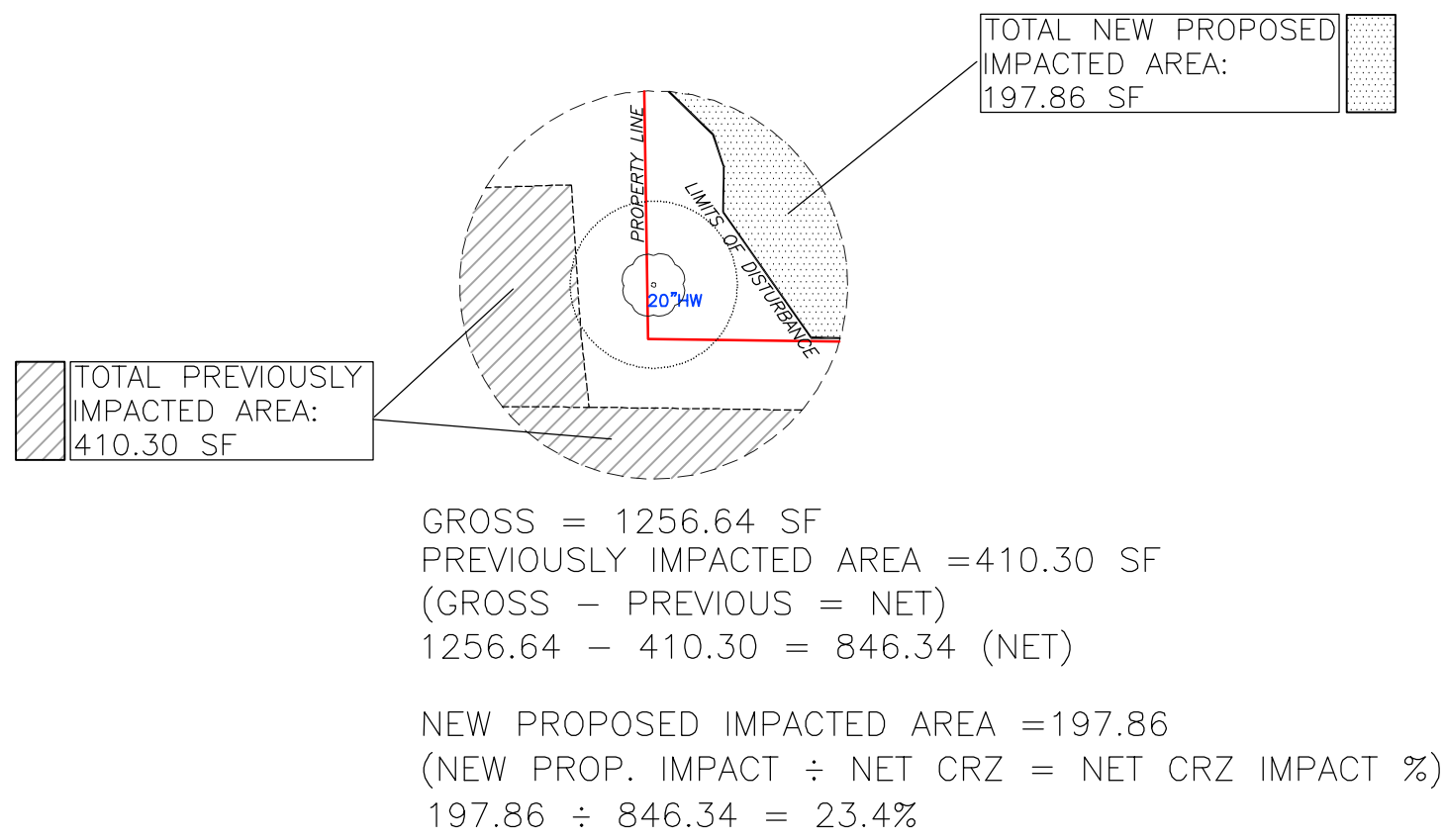
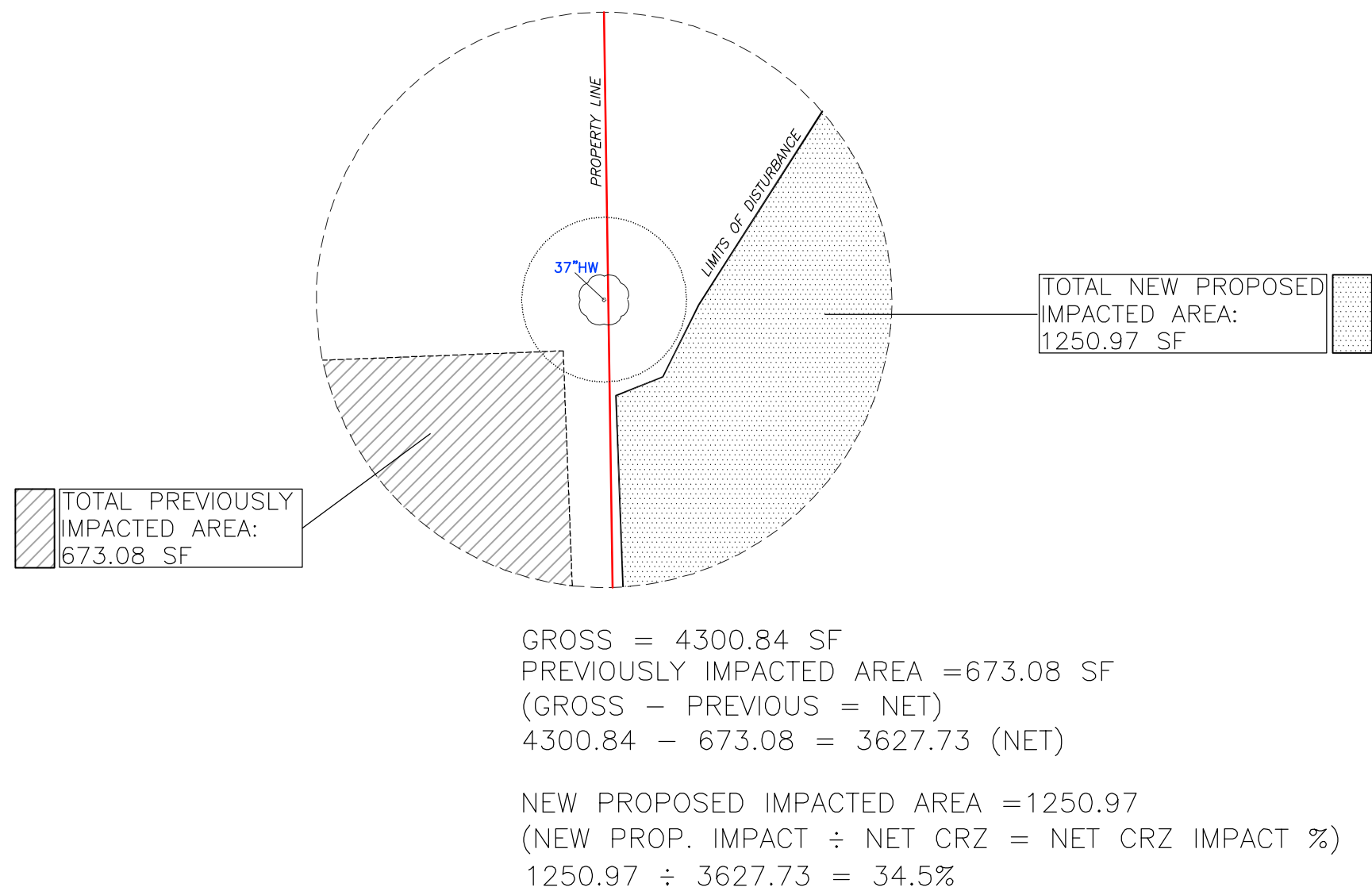
EXISTING LOT COVERAGE (PRE REMOVALS)
36.59 SF / 0.001 AC / 0.61%

PROPOSED LOT COVERAGE
2452.40 SF / 0.056 AC / 40.7%

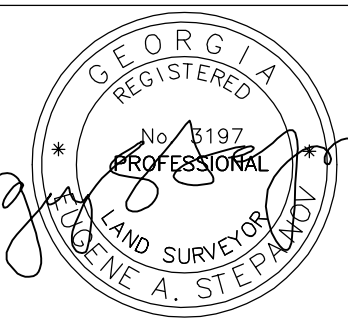
DISTURBED AREA
3896.78 SF / 0.089 AC

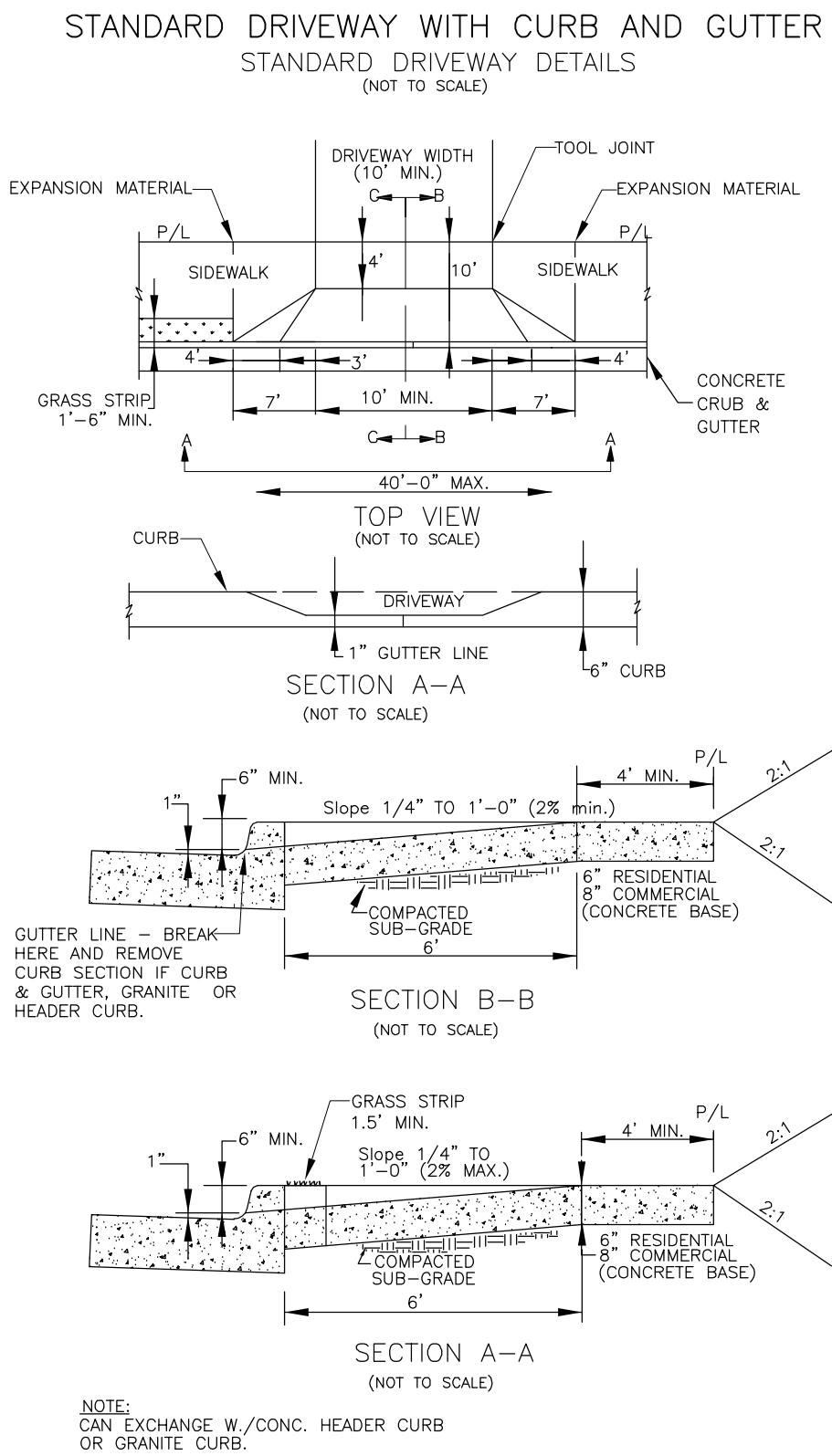
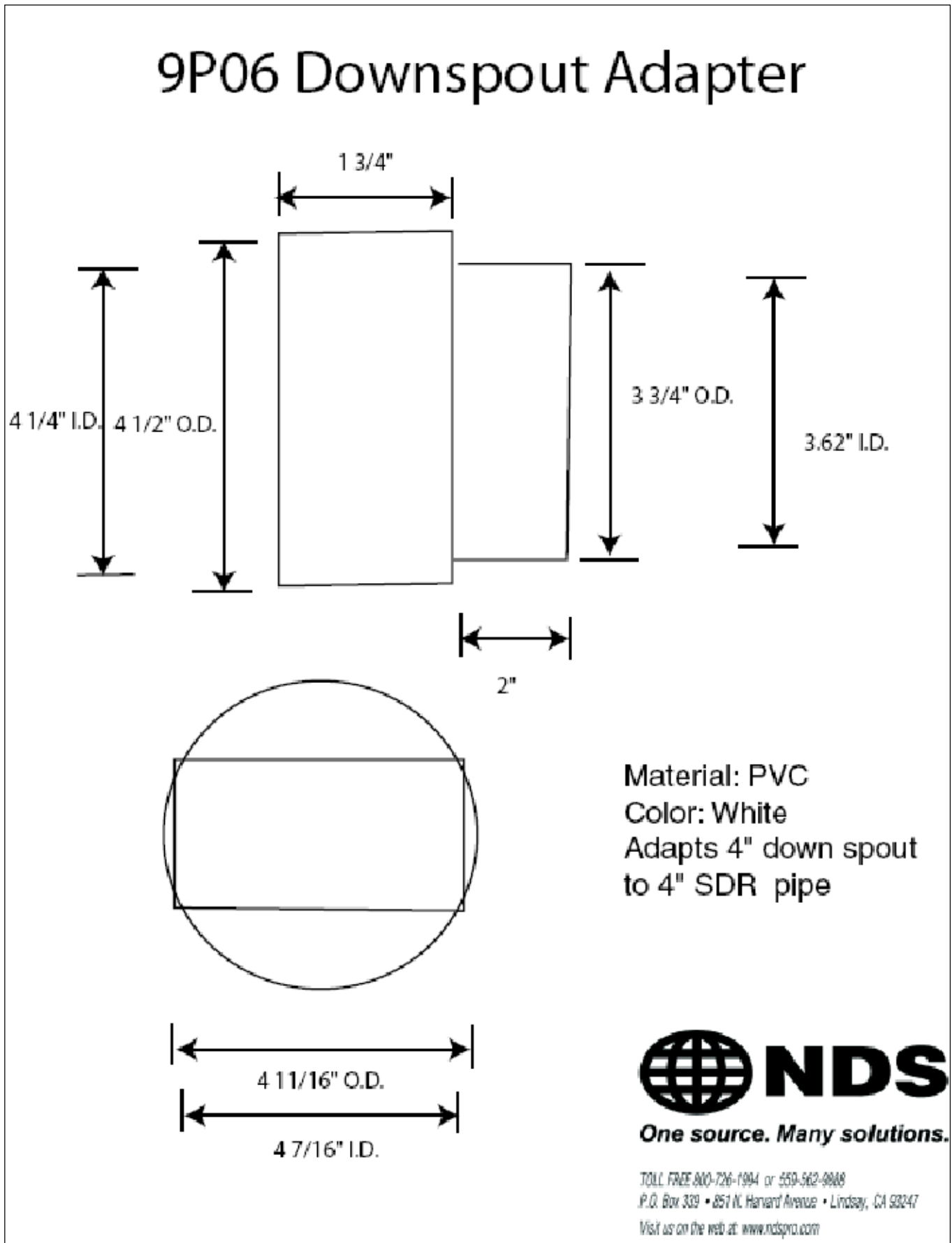
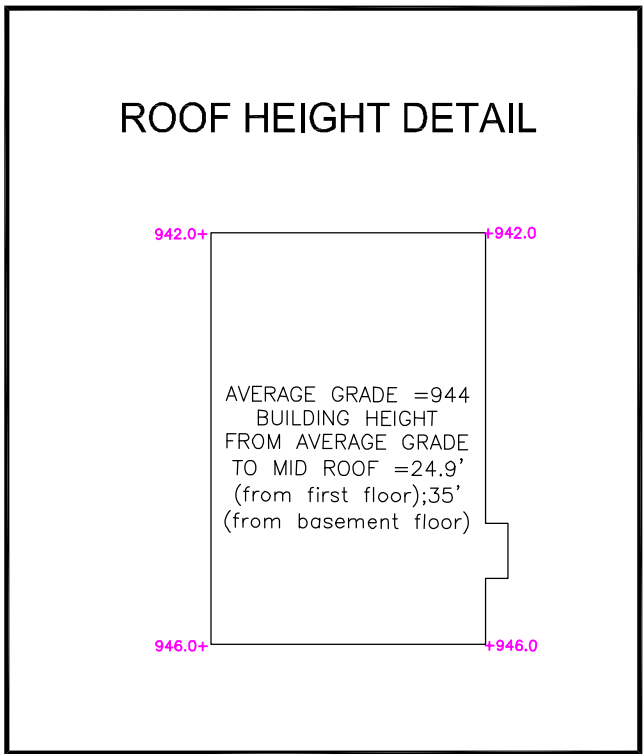
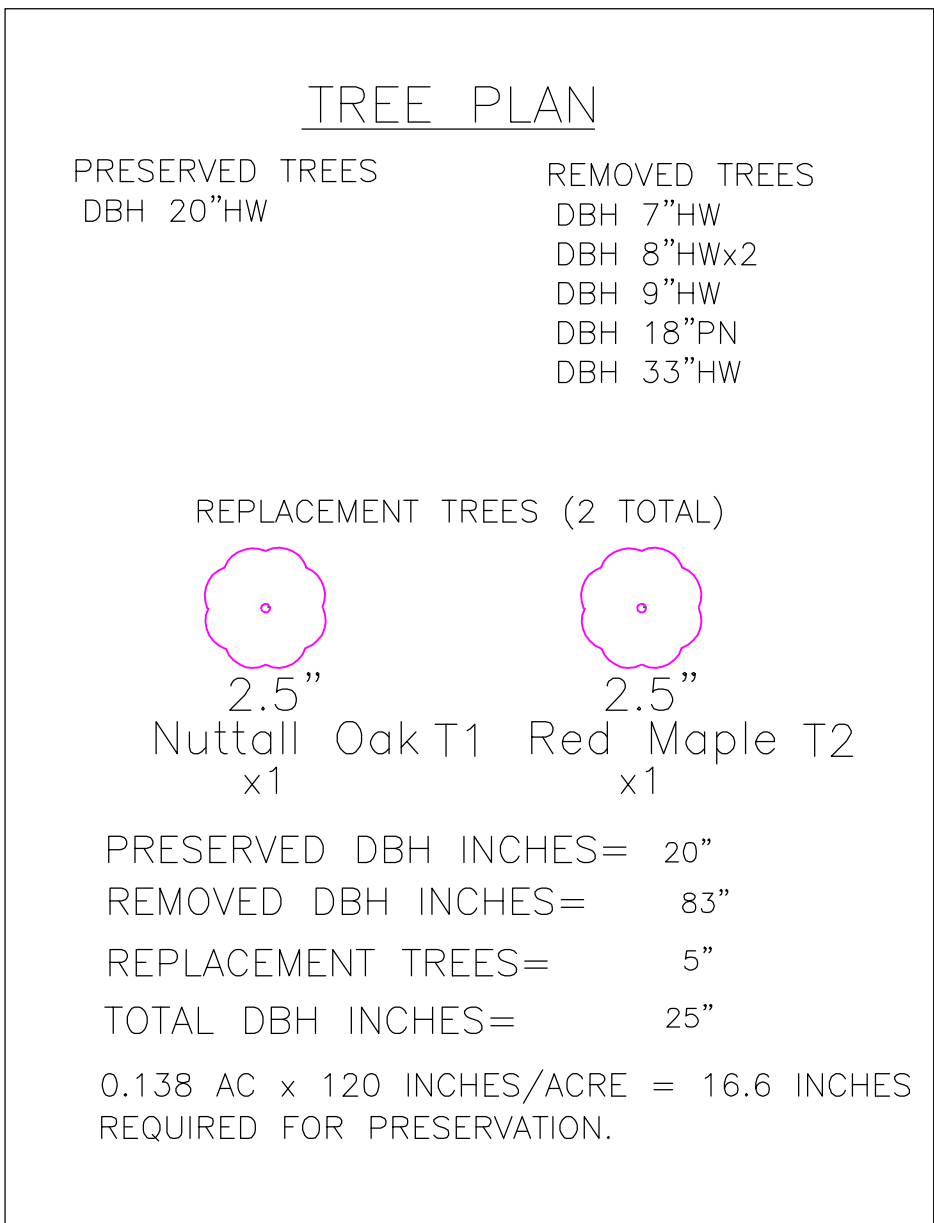
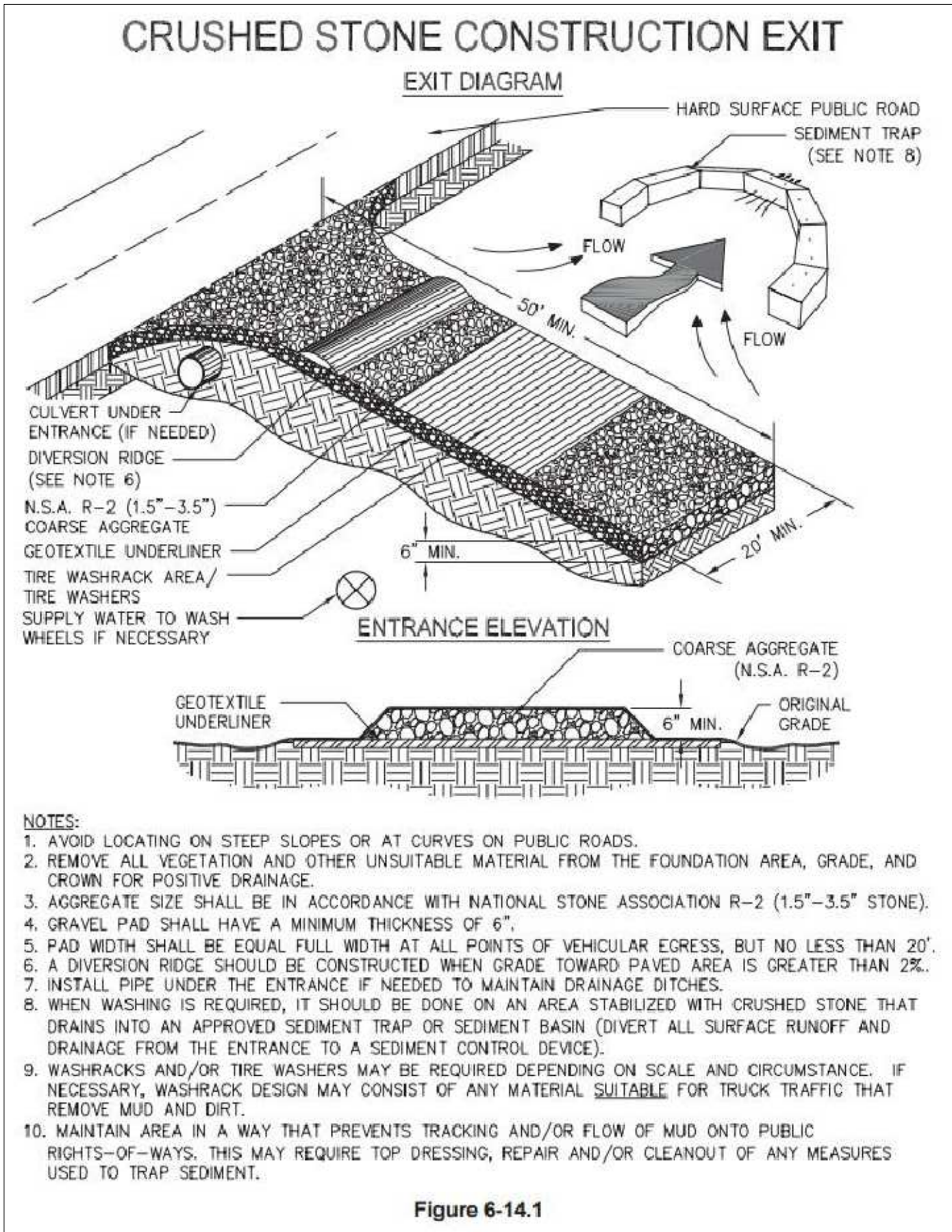
FLOOR AREA RATIO
See architect's set for details

LOTS 19, 20, 21, 22, 23			BLOCK 18		SITE PLAN PREPARED FOR: SHEET 3 OF 6	
FOREST HILL PARK SUBDIVISION			SECTION		UNIT	
LAND LOT 94			14TH DISTRICT		RYAN MACDOWELL	
FULTON COUNTY, GEORGIA			DB.62461/PG.568		PB.7/PG.58-59	
FIELD WORK DATE JAN 4, 2020			PRINTED/SIGNED FEB 1, 2021		PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"			
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.						
MC COORD #20202732 DWG #20202736 SITE PLAN			SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION.						

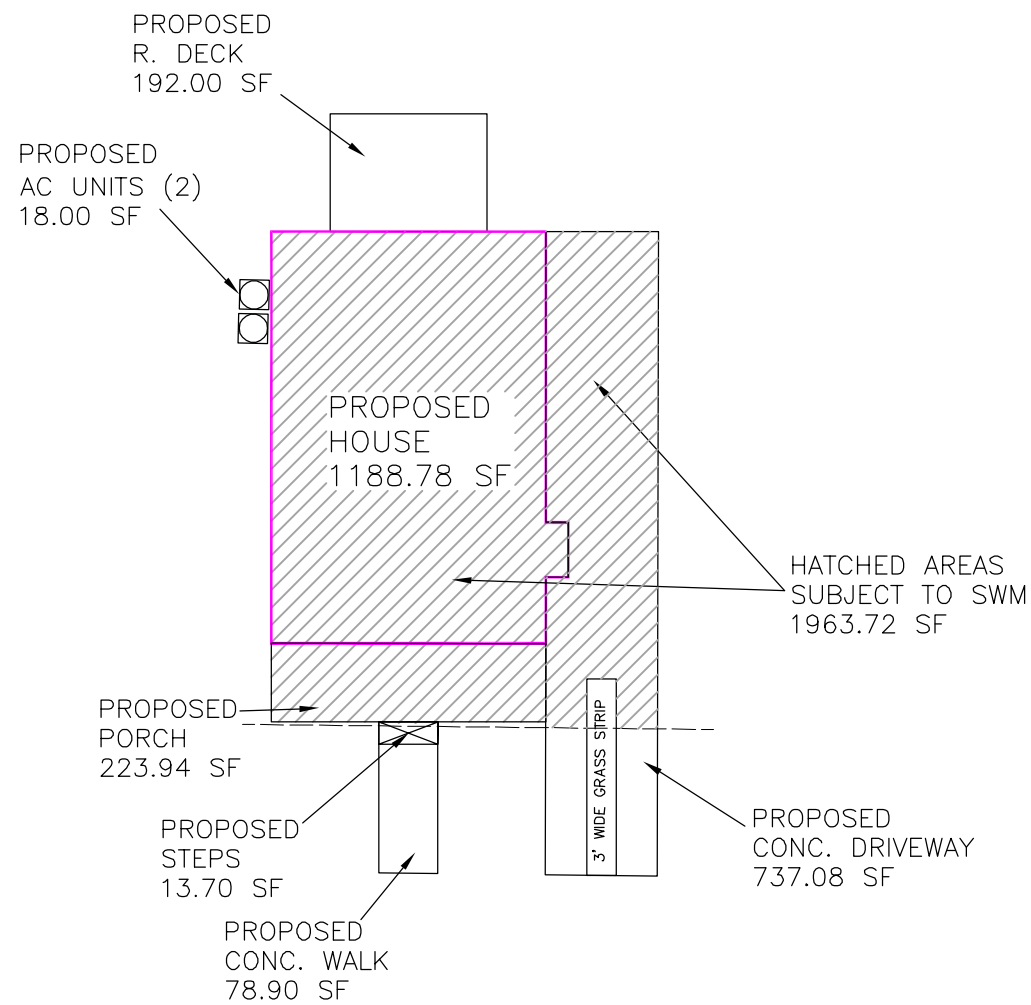


TREE IMPACT DETAILS

LOTS 19, 20, 21, 22, 23			BLOCK 18		SITE PLAN PREPARED FOR:		SHEET 4 OF 6		
FOREST HILL PARK SUBDIVISION			SECTION		UNIT		RYAN MACDOWELL		
LAND LOT 94			14TH DISTRICT		SECTION				
FULTON COUNTY, GEORGIA			DB.62461/PG.568		PB.7/PG.58-59		PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354		
FIELD WORK DATE JAN 4, 2020			PRINTED/SIGNED FEB 1, 2021						
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED					PAPER SIZE: 24" x 36"				
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MC COORD #20202732 DWG #20202736 SITE PLAN			SURVEY LAND EXPRESS, INC			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM			
			LAND SURVEYING SERVICES						
						IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THE S&P REPRESENTS IN COMPLIANCE WITH THE GEORGIA SURVEYING ACT OF 1967. Page 84 of 179			



LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1963.72 SF
(I) PERCENT OF IMPERVIOUS = 32.6%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3434
ACRE-FT $\times 43560 =$ (CUBIC FEET)
 $A = 6020.47$ SF
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 206.74$ CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 9.5' LONG, 9' WIDE AND 6.5" IN DEPTH.
TOTAL 555.75 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 222.30 CF

TOTAL STORAGE 222.30 CF
TOTAL REQUIRED 206.74 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE

DS SW.2
NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

LOTS 19, 20, 21, 22, 23	BLOCK 18	SITE PLAN PREPARED FOR:	SHEET 5 OF 6
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA	DB.62461/PG.568 PB.7/PG.58-59	PROPERTY ADDRESS: (TRACT II) # 0 WALNUT STREET HAPEVILLE, GA 30354	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021		
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		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON. IN COMPLIANCE WITH THE "LAND SURVEYING" STATUTE OF THE STATE OF GEORGIA, I HAVE SIGNED AND SEALED THIS PLAN.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

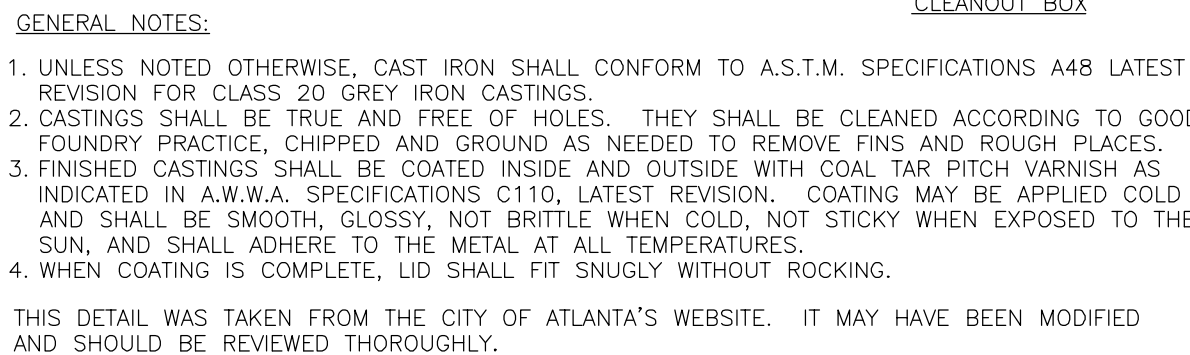
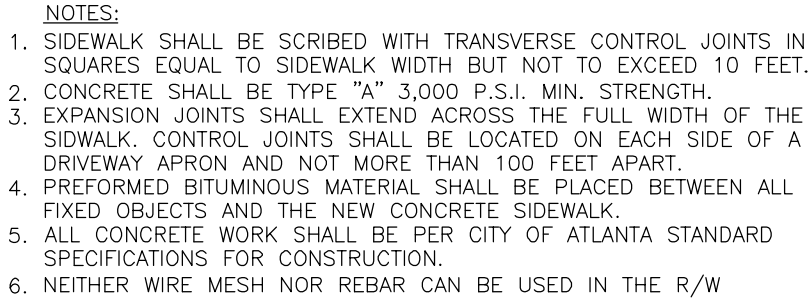
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

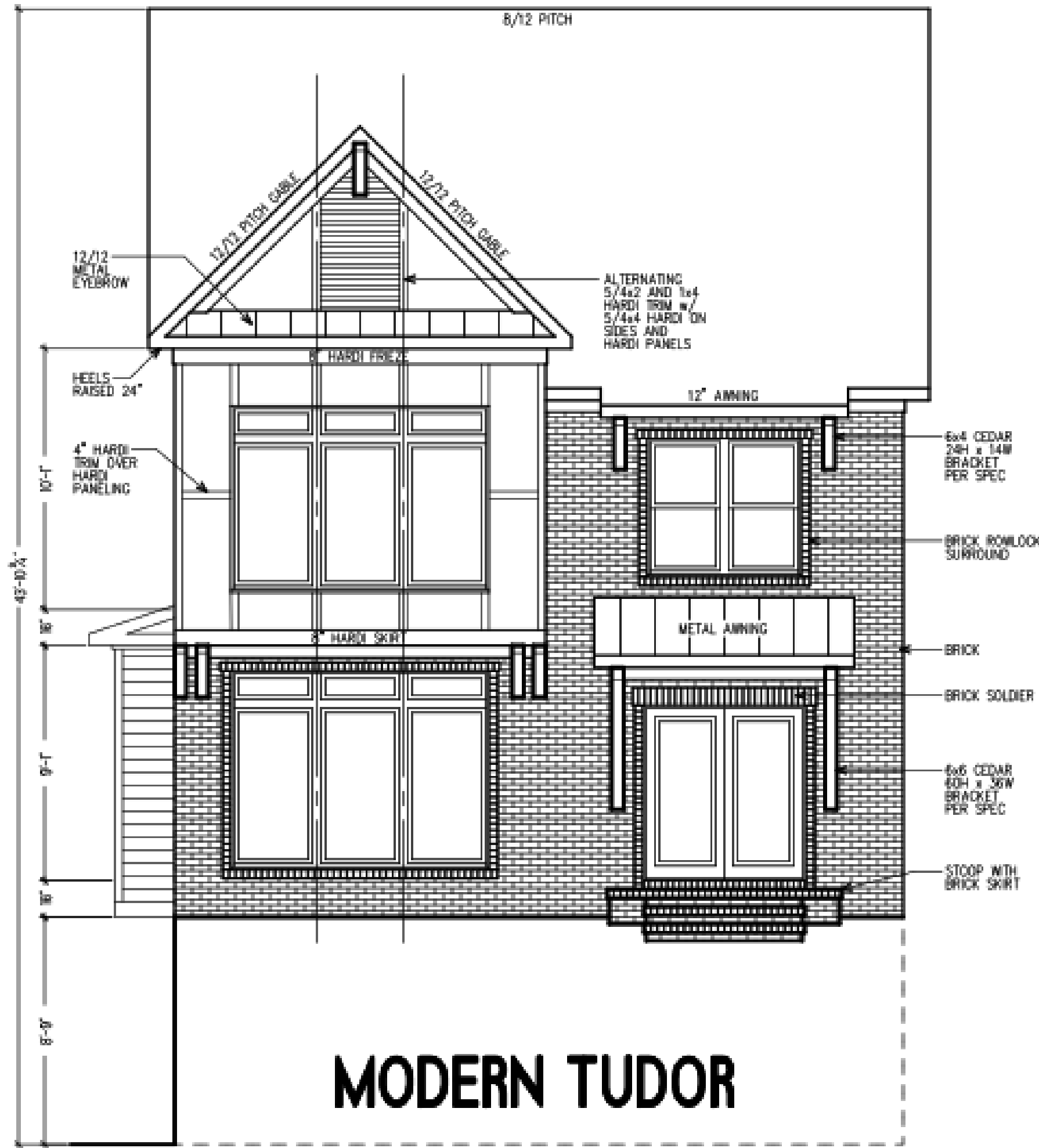
PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRAPPED DEBRIS AND LOGS OF PIPE TO BE CAPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BMP'S.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



INDEX
A1 - Cover Sheet
A2 - Basement Floor Plan
A3 - First Floor Plan
A4 - Second Floor Plan
A5 - Elevations 1
A6 - Elevations 2
A7 - Roof Plan

PROJECT INFORMATION
SINGLE FAMILY RESIDENCE:
PROJECT NAME: Walnut St Lot 2
PROJECT OWNER: MacBuilt Homes
PROJECT ADDRESS: 0 Walnut St, Hapeville, GA 30354
Unfinished basement square feet = 408.5 First Floor heated square feet = 1176 Second floor heated square feet = 1176 Total heated square feet = 2352 Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION.
APPLICABLE CODES:
– 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
– 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
– 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
– 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
– 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
– 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
– 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
– 2017 NATIONAL ELECTRICAL CODE

REVISIONS	DATE	BY
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0 Walnut St
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

COVER SHEET

MACBUILT HOMES

BY: *RLG* CK: *TDJ*

DATE:

SHEET:

A-1

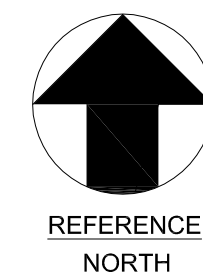
OF:



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

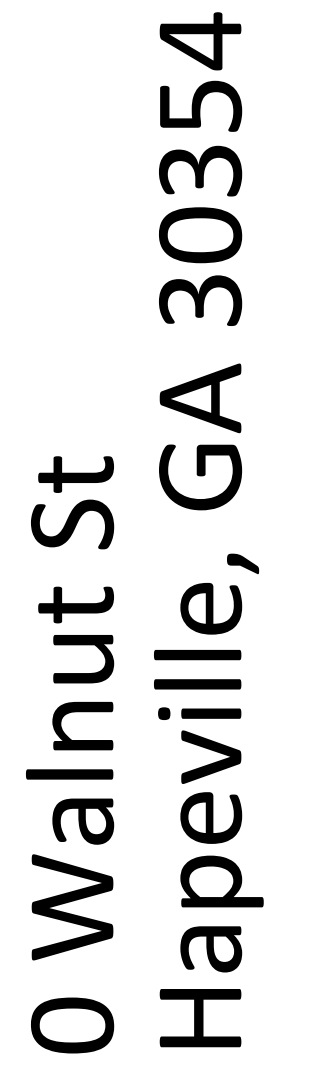
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A-2



BASEMENT FLOOR PLAN

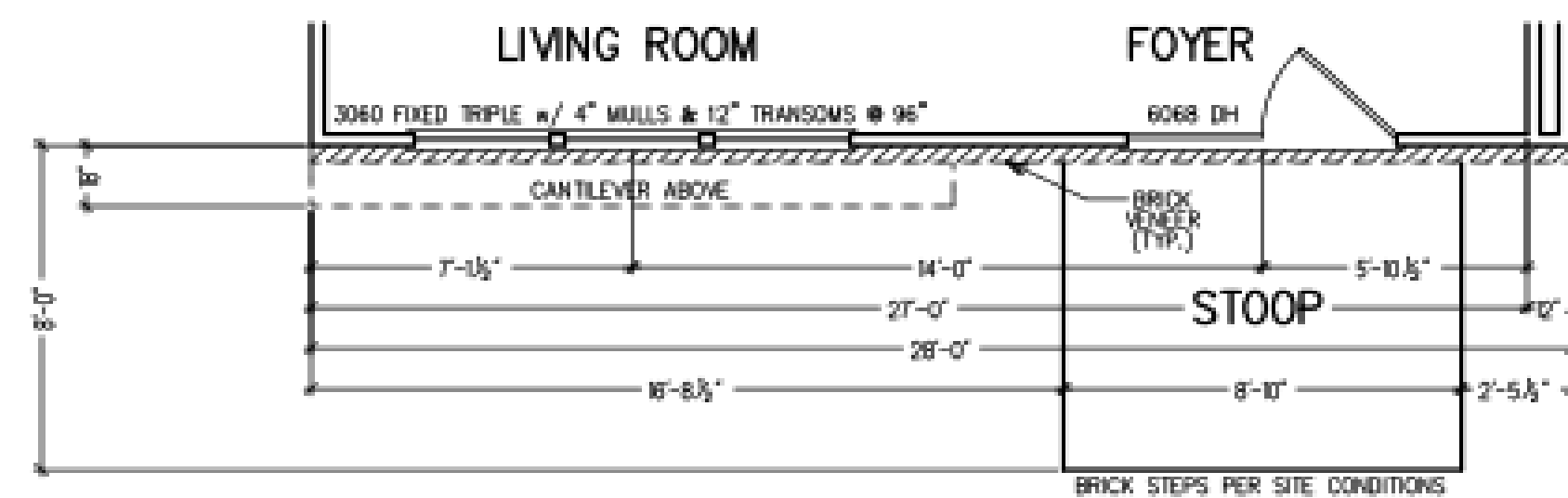
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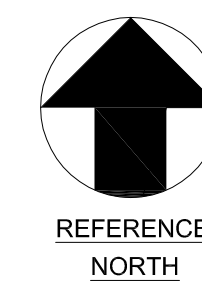
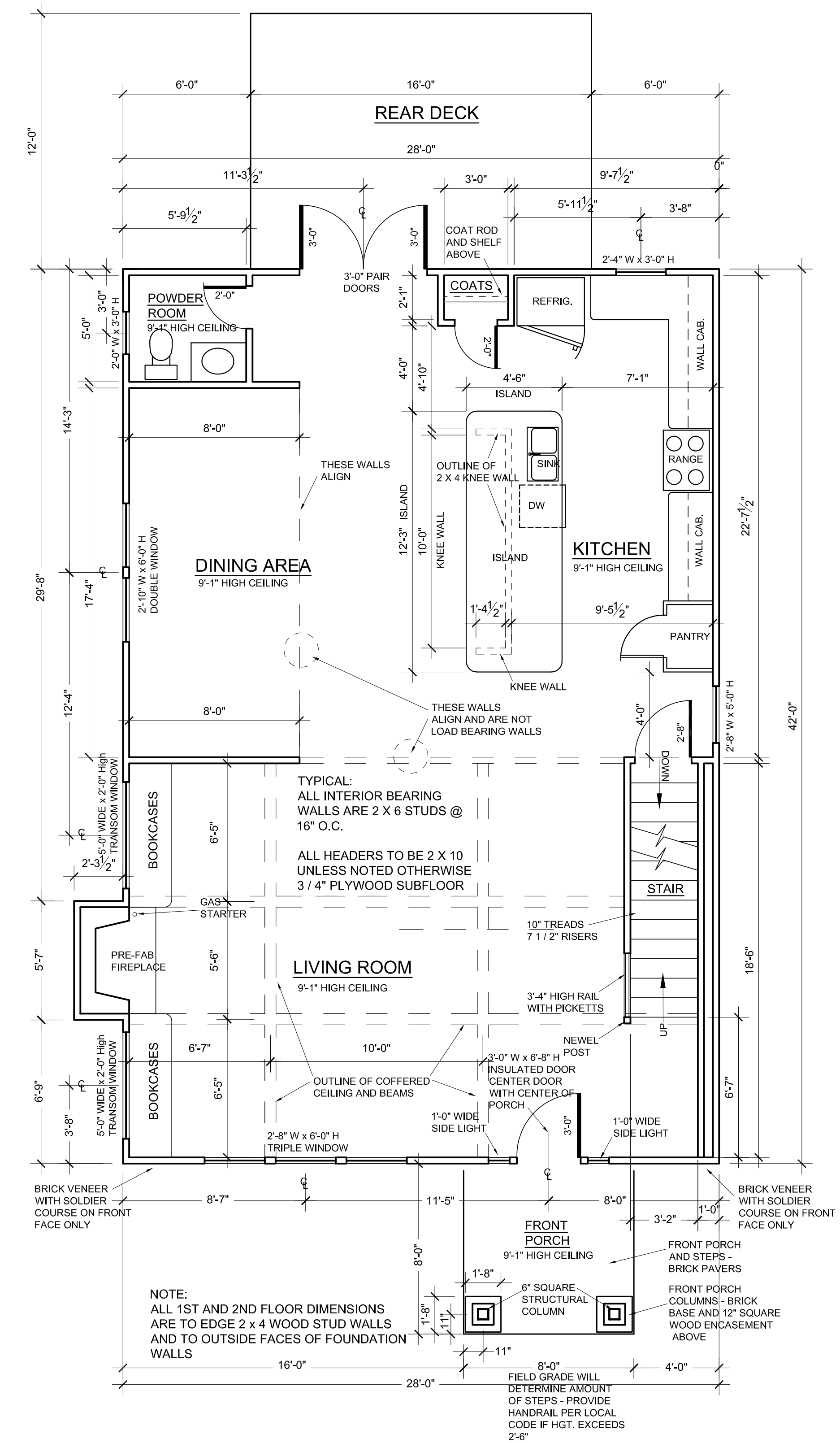
MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

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CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"

A-3



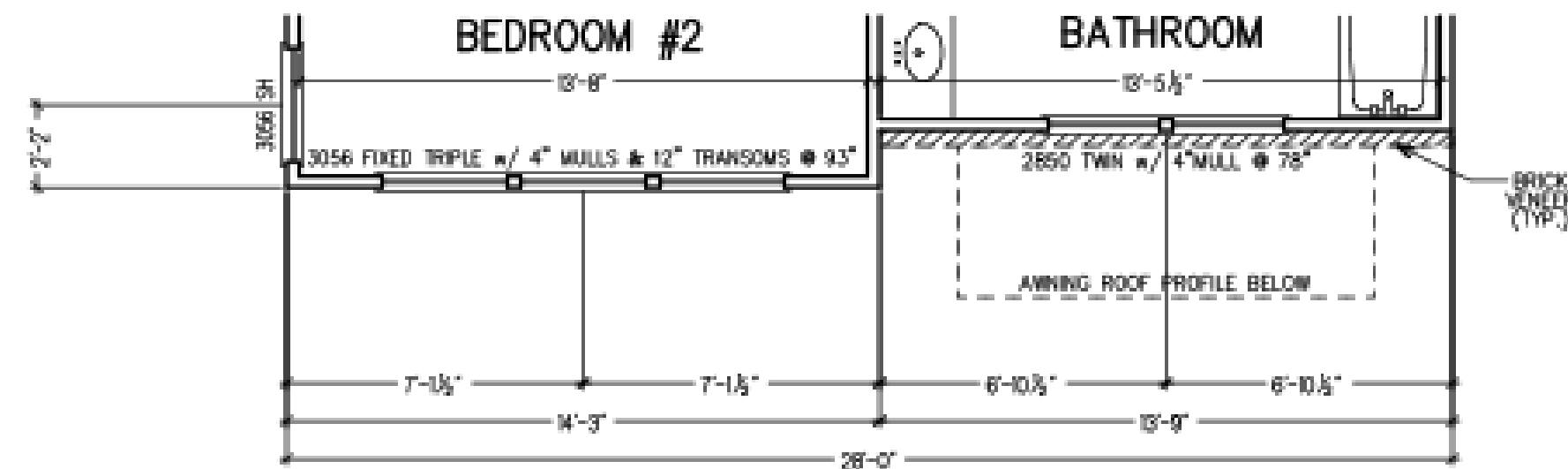
PARTIAL FIRST FLOOR



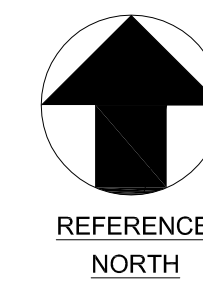
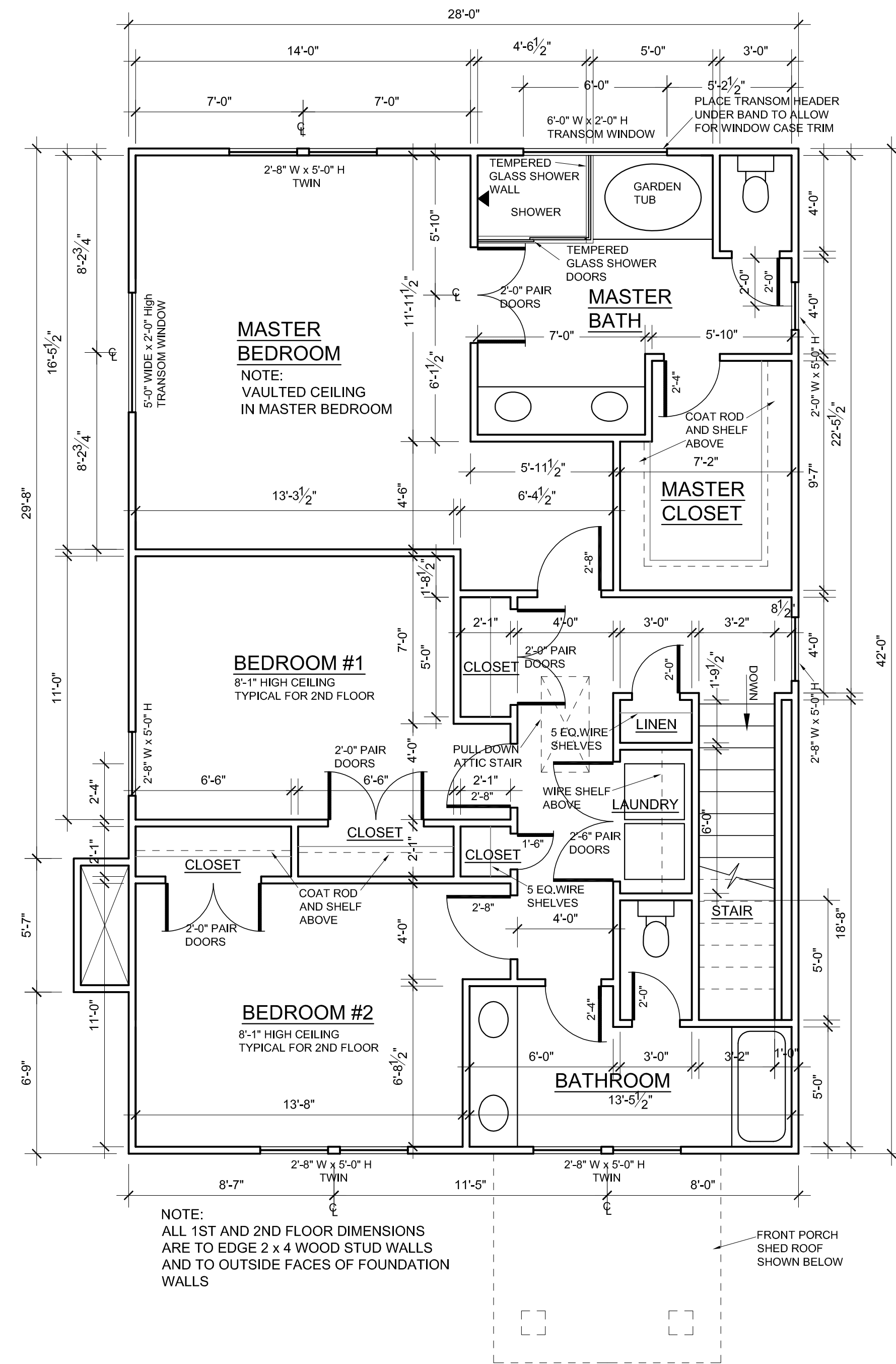
FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"



PARTIAL SECOND FLOOR



SECOND FLOOR PLAN

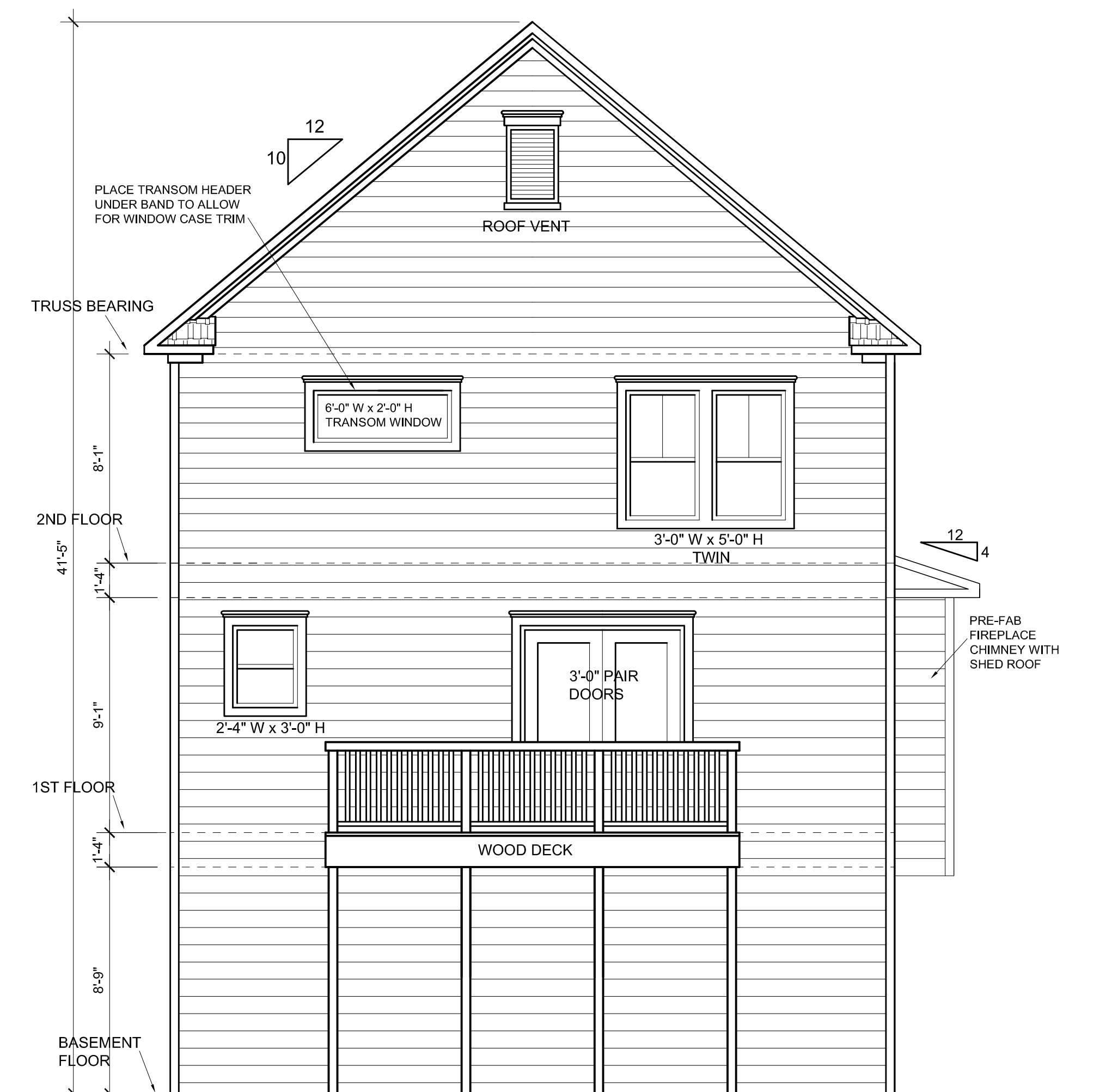
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0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

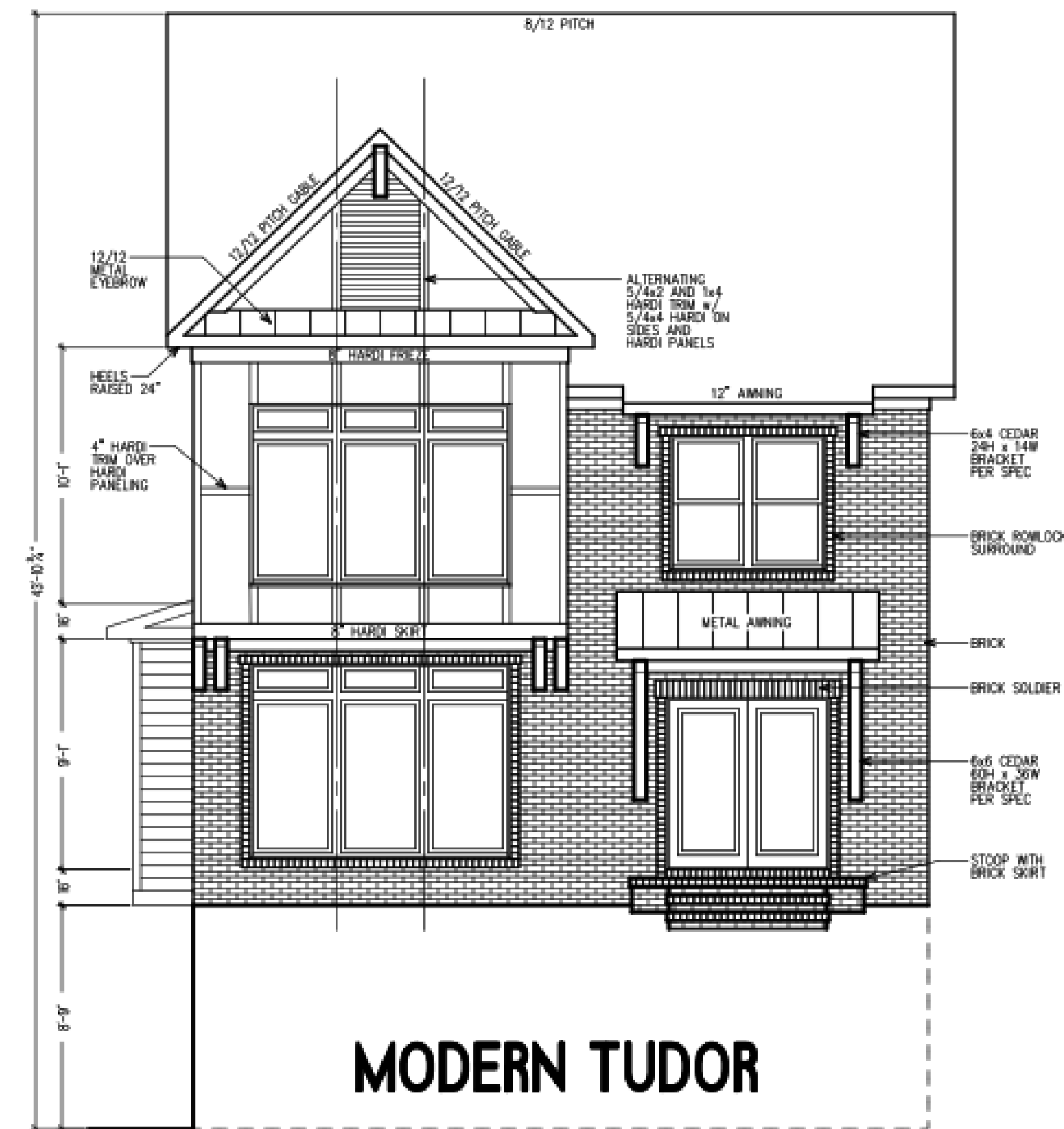
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CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-5



REAR ELEVATION

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



FRONT ELEVATION

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



0 Walnut St
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

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CHECKED:	TMF
DATE:	2-22-2019
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A-6



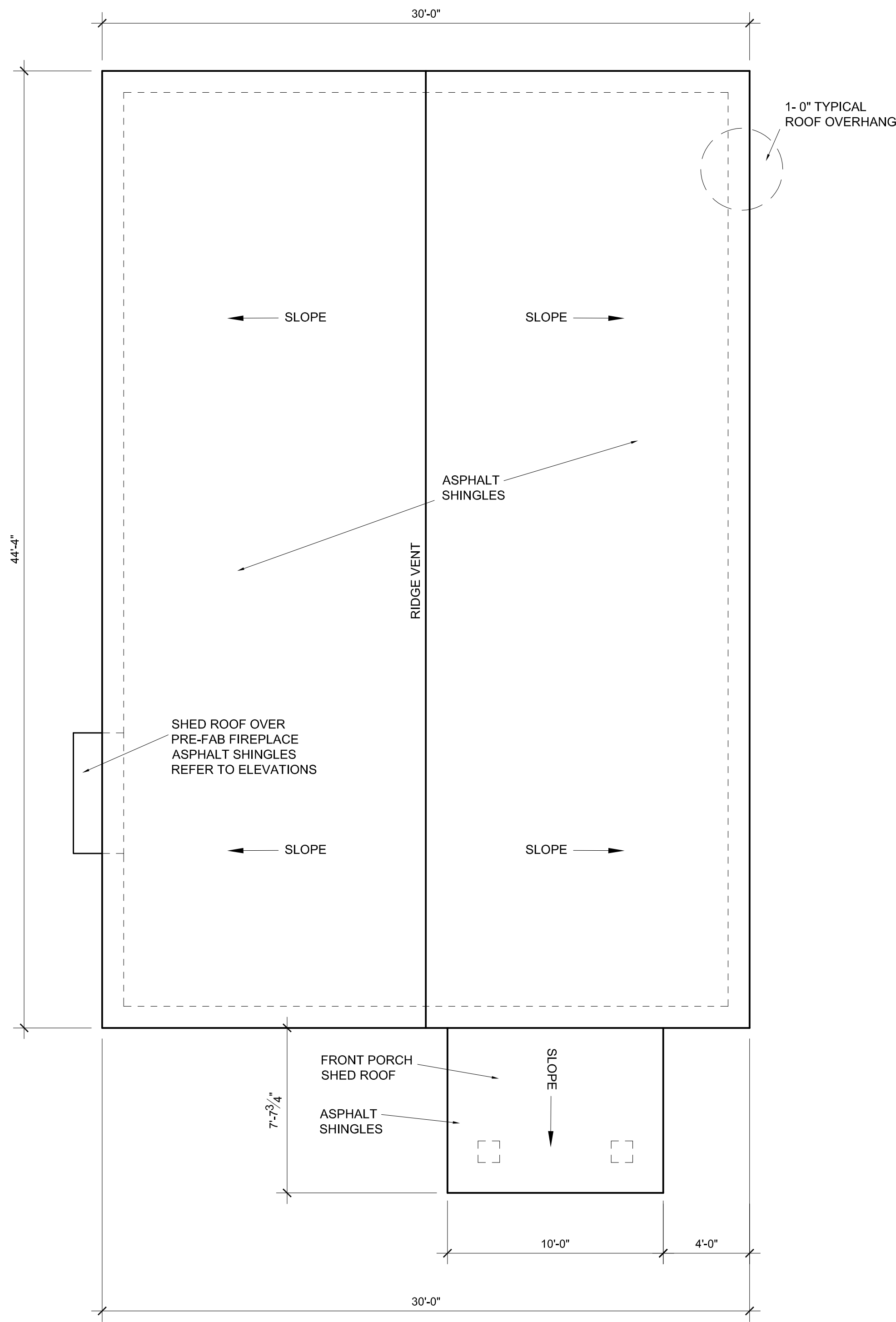


0 Walnut St
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Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



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

DATE: March 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 510 Oak Drive**

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 510 Oak Drive. Per the application, the single family dwelling will be 2,566 SF with 4 BR, 3.5 BA and a side entry garage.

The style is not one typically found in Hapeville and uses cementitious board siding, shutters, stone veneer asphalt shingles and a shed roof over the front porch.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT: Dwelling is 31'6" which is compliant (max 35'). 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 including a tree in the supplemental area .

(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: Mechanical is shown - Ensure mechanical is screened. Front light required at door.

(d) Parking and Traffic Standards

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

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

STAFF COMMENT:

(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: Walkway to sidewalk required. Provide building number. Provide window recess information, sill information and trim information (mullions are not correct). Provide calculations to confirm window percentage of façade. Ensure no GBG.

(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. Powder room is located behind higher window on porch.

The style does not reflect traditional styles in City.

RECOMMENDATIONS

Most significantly, the style proposed does not reflect the traditional styles found in the City.

For these plans, should they be acceptable, please provide the following:

- Height of first floor window sills (powder room located behind porch window)
- Window recess, trim, and sill information (mullion not wide enough)
- No GBG allowed
- Calculations to confirm window percentage of façade
- 30 year warranty for roof shingles
- Building number
- Ensure mechanical is screened.
- Screening for mechanical
- Front light at door
- Approved Tree Conservation Plan (finalized with Arborist) to include supplemental area tree.

Should the Design Review Committee approve the style, the application may be approved subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: James MacDowell **Contact Number:** [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com **Zoning Classification:** R-SF

Address of Proposed Work: 510 Oak Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400050334

Property Owner: MacBuilt Homes Partners, LLC **Contact Number:** 770-880-5649

Project Description (including occupancy type):

Single family detached, new construction

Contractors Name: MacBuilt Homes **Contact Number:** 678-688-4960

Contact Person: James MacDowell **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.

Applicants Signature

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: 2566

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 198,000

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

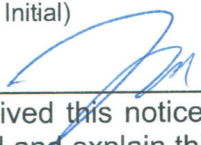
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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 James MacDowell/  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.

James MacDowell

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.

Legal Description: 0 Oak Drive, Hapeville

LOT 3:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lot 31 and portions of Lots 29, 30 and 32, Block 12, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 58, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the southerly right-of-way line of Oak Drive, being a 40 foot wide right-of-way, as shown on said Plat, with the easterly right-of-way line of North Fulton Avenue (formerly known as Lee Street), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the northwest corner of Lot 42, Block 12, of said Plat;

Thence along said southerly right-of-way line of said Oak Drive, a distance of 270.00 feet to the POINT OF BEGINNING;

Thence N 89°58'06" E along said southerly right-of-way line of said Oak Drive and the northerly line of said Lot 32, a distance of 5.00 to the northwest corner of said Lot 31 and the point of curvature of a curve, concave to the north, having a radius of 445.00 feet, a chord distance of 51.57 feet and a chord bearing of N 86°08'37" E;

Thence easterly along said southerly right-of-way line of said Oak Drive, the northerly line of said Lots 31, 30 and 29 and the arc of said curve, a distance of 51.60 feet;

Thence S 19°21'17" W, a distance of 28.27 feet;

Thence S 18°54'56" E, a distance of 109.25 feet to the southerly line of said Lot 29;

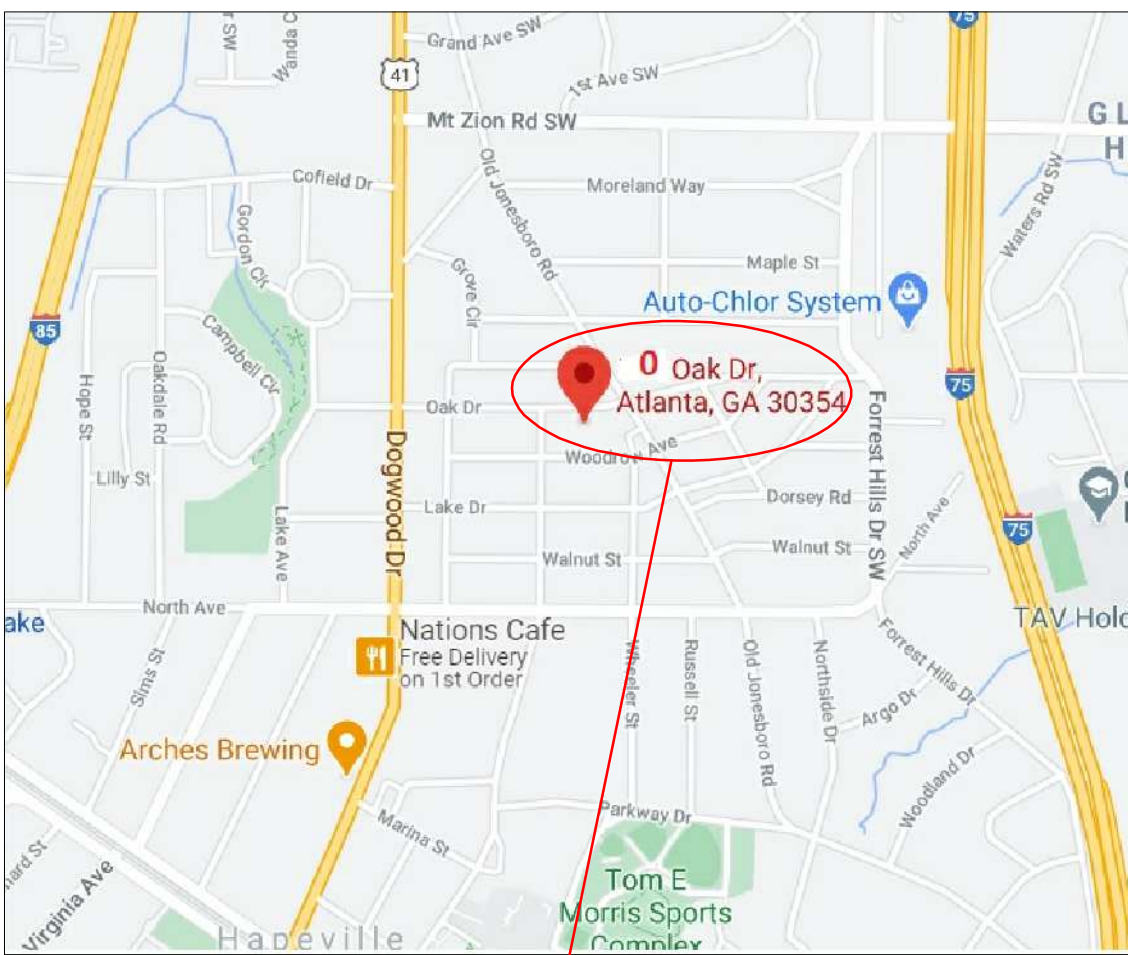
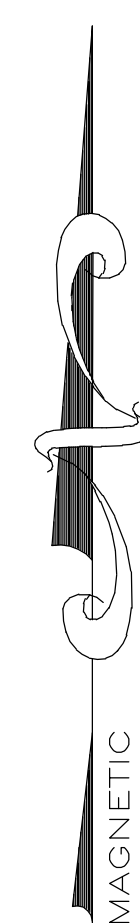
Thence N 89°35'54" W along the southerly line of said Lots 29, 30, 31 and 32, a distance of 82.53 feet;

Thence N 00°00'43" E, a distance of 125.97 feet to said southerly right-of-way line and the POINT OF BEGINNING

Land Area 0.182

Survey completed by Survey Land Express, Inc, dated January 08, 2021
End





FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 3121C03367E EFFECTIVE DATE: 02/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR ADDITIONAL INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
SIDE STREET: 15.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/15/2021
ANTICIPATED COMPLETION DATE: 10/15/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

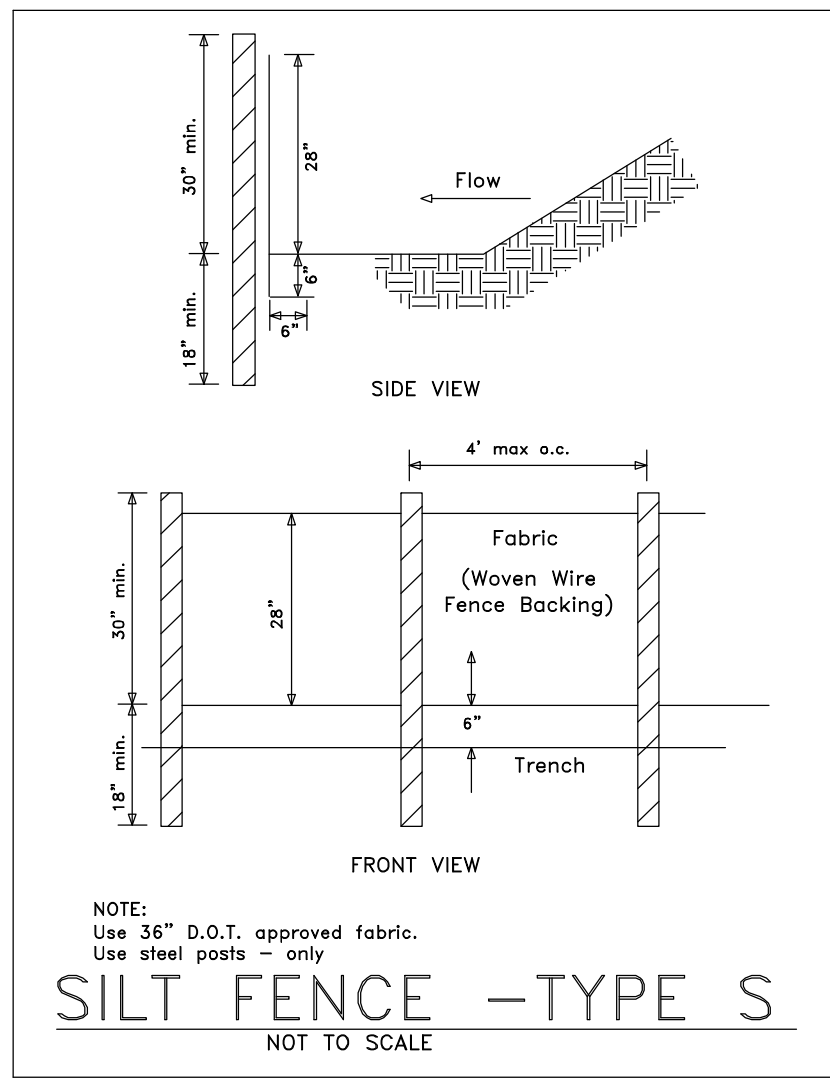
APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AF	AS PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MA	MAGNETIC READING IP
APP	AS PER PLAT	MC	MAGNOLIA TREE
ADR	AS PER RECORD	MH	MAN HOLE
BK	BACK OF CURB	MT	METAL FENCE
BUC	BLOCK	NH	NORRIS HILL
BLS	BUILDING LINE SETBACK	NT	NOTED
BRK	BRICK	OTP	OPEN TOP PIPE FOUND
CBK	CABLE BOX	OU	OWNERSHIP UNCLAR
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
COA	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CPT	CALCULATED POINT	(P)	PLAT
CP	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	RCF	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SCREENED SEWER EASEMENT
F	FIELD	SN	SIGN
FP	FENCE POST	SW	SANITARY SEWER EASEMENT
FC	FENCE CORNER	TB	TOP OF BANK
FR	FIRE HYDRANT	UE	UTILITY EASEMENT
FW	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GW	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
HW	HEAD WALL	WM	WATER METER
HW	HARDWOOD TREE	WRF	WIRE FENCE
IPF	IRON PIN FOUND	WW	WET WEATHER
IR	IRON PIN SET	WY	WET WEATHER
IR	IRON ROD FOUND	YI	YARD INLET

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* LINE INDICATORS *

—	INDICATES SANITARY SEWER LINE
—	INDICATES POWER LINE
—	INDICATES WATER LINE
—	INDICATES GAS LINE
—	INDICATES FENCE LINE
—	INDICATES DRAINAGE LINE



(Sd1-S) SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

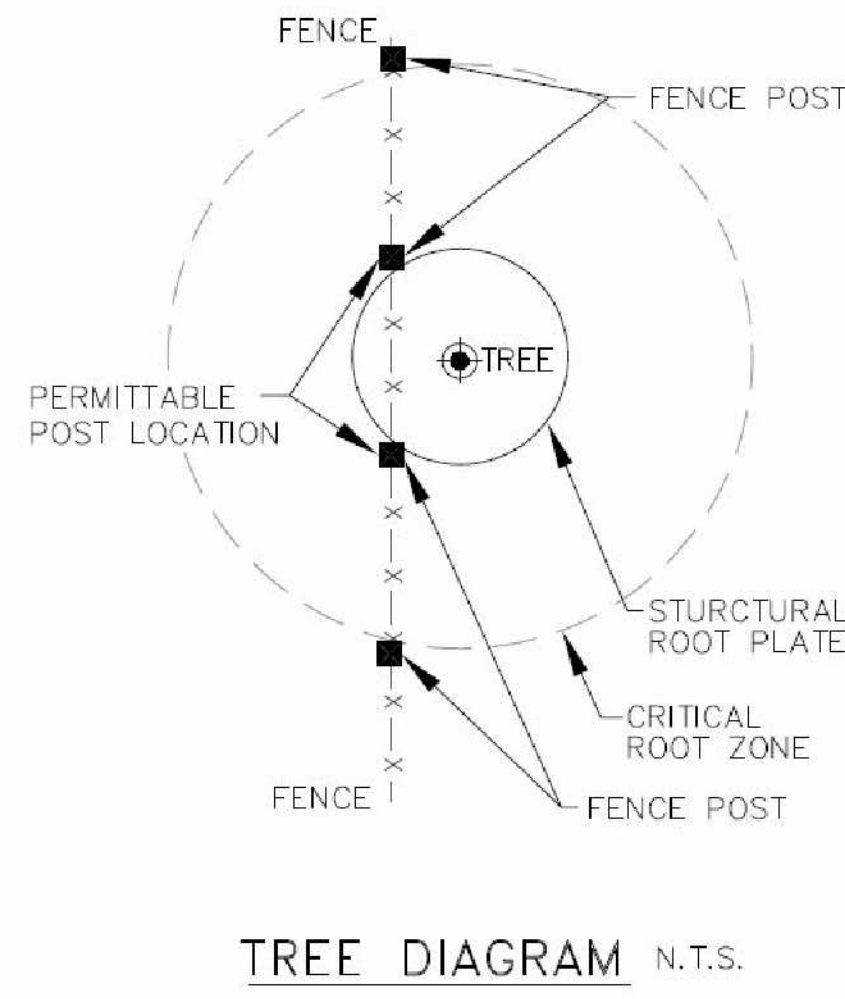
SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000065549
ISSUED: 01/27/2018 EXPIRES: 01/27/2021

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
MACBUILT HOMES, LLC
12195 HWY 92 STE 114-307
WOODSTOCK, GA 30188
24-HRS CONTACT: RYAN MACDOWELL
eMAIL: ryan@macbuilthomes.com
PHONE: 678.688.4960

TREE NOTES:

NO TREES WILL BE DESTROYED ACCORDING TO CITY OF ATLANTA PROTECTION ORDINANCE 158. ALL CONTINUOUS FENCE FOOTERS/STRINGERS LOCATED IN TREE'S CRITICAL ROOT ZONES WILL BE BUILT AT OR ABOVE EXISTING GRADE. THE ONLY IMPACT TO EARTH WILL BE TO DIG POSTS.



TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

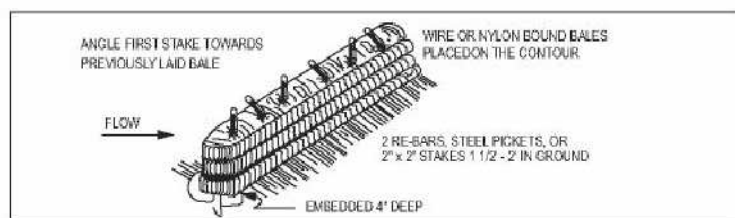


Figure 1. Straw Bale Barrier Installation Requirements

(Co)	CONSTRUCTION ENTRANCE/EXIT
(Sd1-S)	INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb)	INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr)	INDICATES TREE PROTECTION FENCE

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

Released for Construction

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL
FORREST HILL PARK SUBDIVISION	UNIT	PROPERTY ADDRESS: 0 OAK DRIVE HAPEVILLE, GA 30354
LAND LOT 94	14TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478 PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
MC COORD #20202733 DWG #20202733-(AKA LOT 3)	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

Notes:

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

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

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
4. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
5. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE SPACED 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH ENRICHED ASPHALT (GRADE 4E-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF ENRICHED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR ENRICHED ASPHALT. PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. SETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

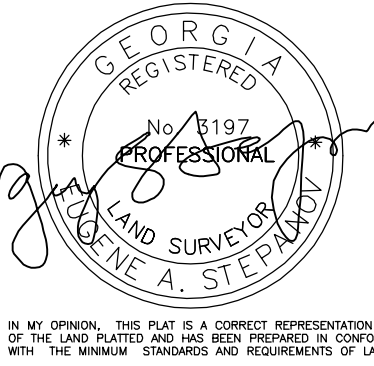
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.



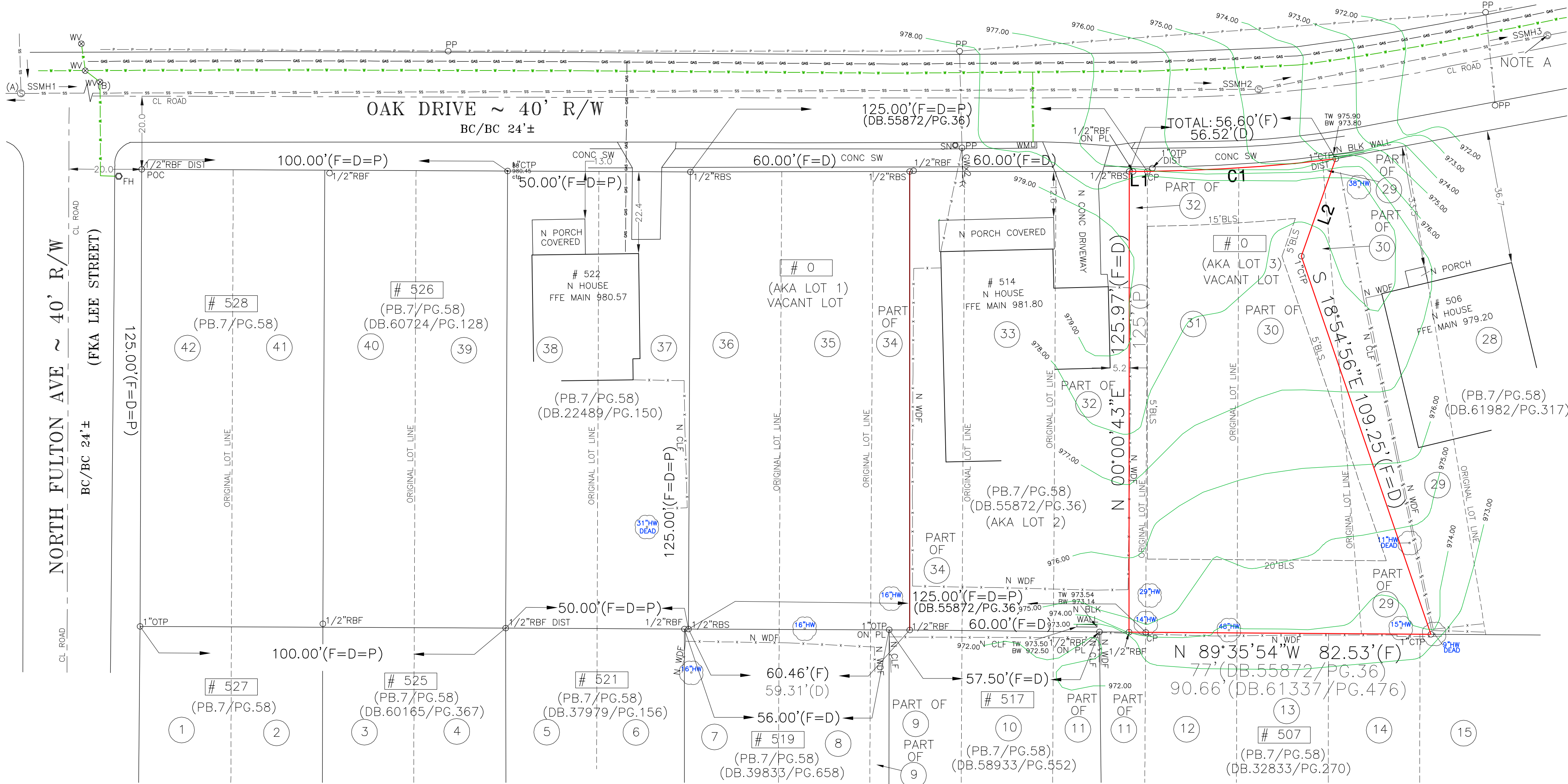
Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

Course	Bearing	Distance
L1	N 89°58'06"E	5.00'
L2	S 19°21'17"W	28.27'

SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

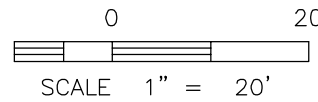
SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED



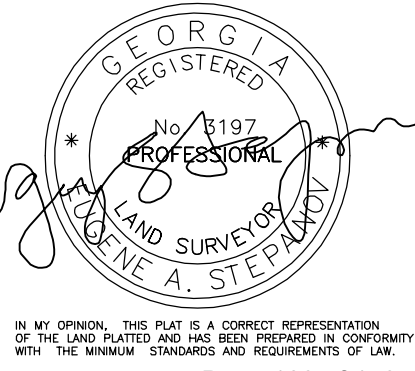
TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5545.56 SF / 0.127 AC / 70%



EXISTING CONDITIONS

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR: <i>SHEET 2 OF 5</i>	
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS: 0 OAK DRIVE HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
MC COORD #20202733 DWG #20202733-(AKA LOT 3)		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



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C1	445.00'	51.60'	51.57'	N 86°08'37"E

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SSMH1
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INV. IN=985.19
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SSMH2
TOP=974.67
INV. IN=969.57
INV. OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED



NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

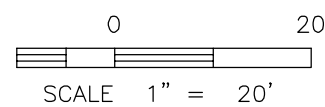
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION:



- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

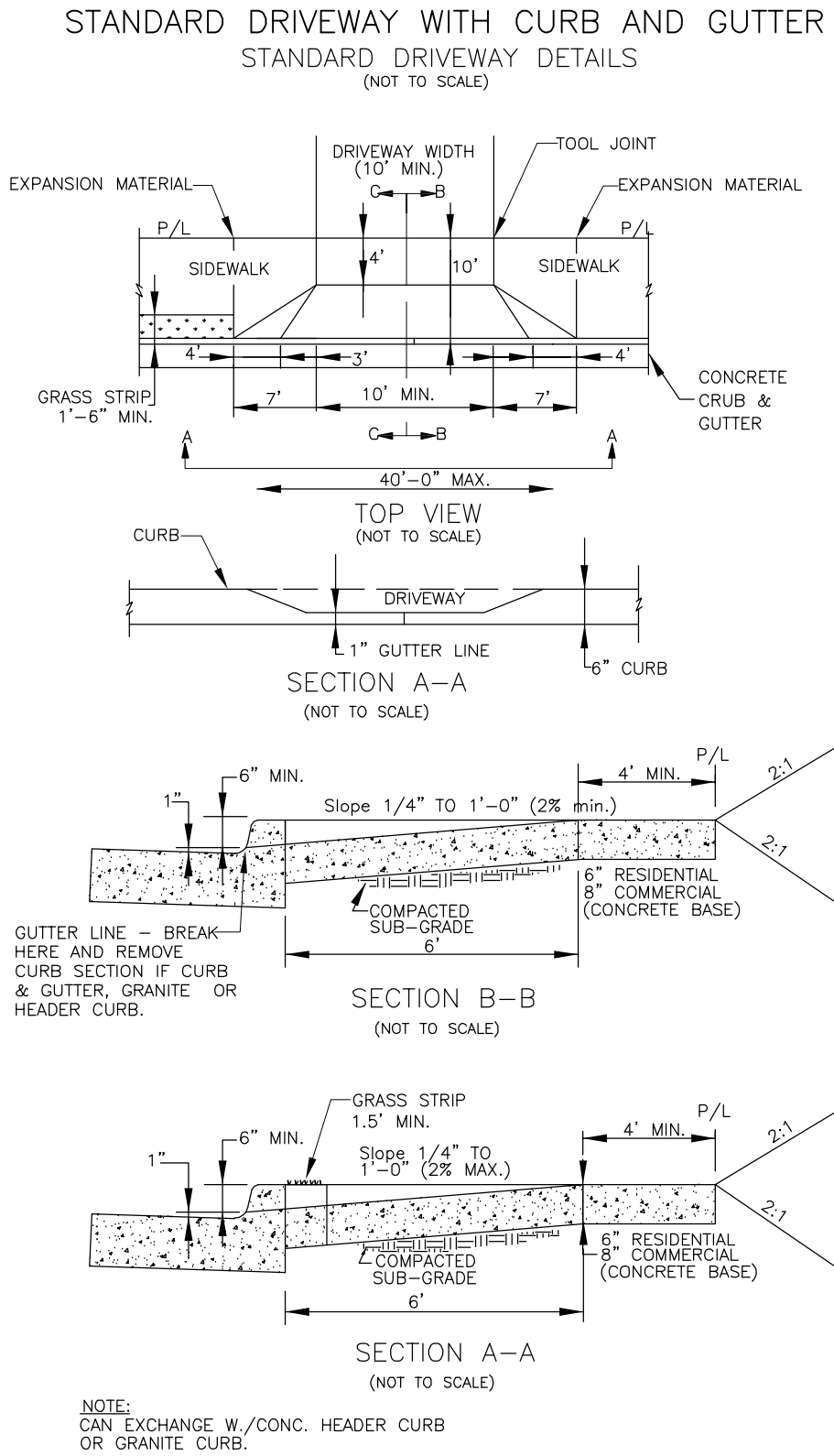
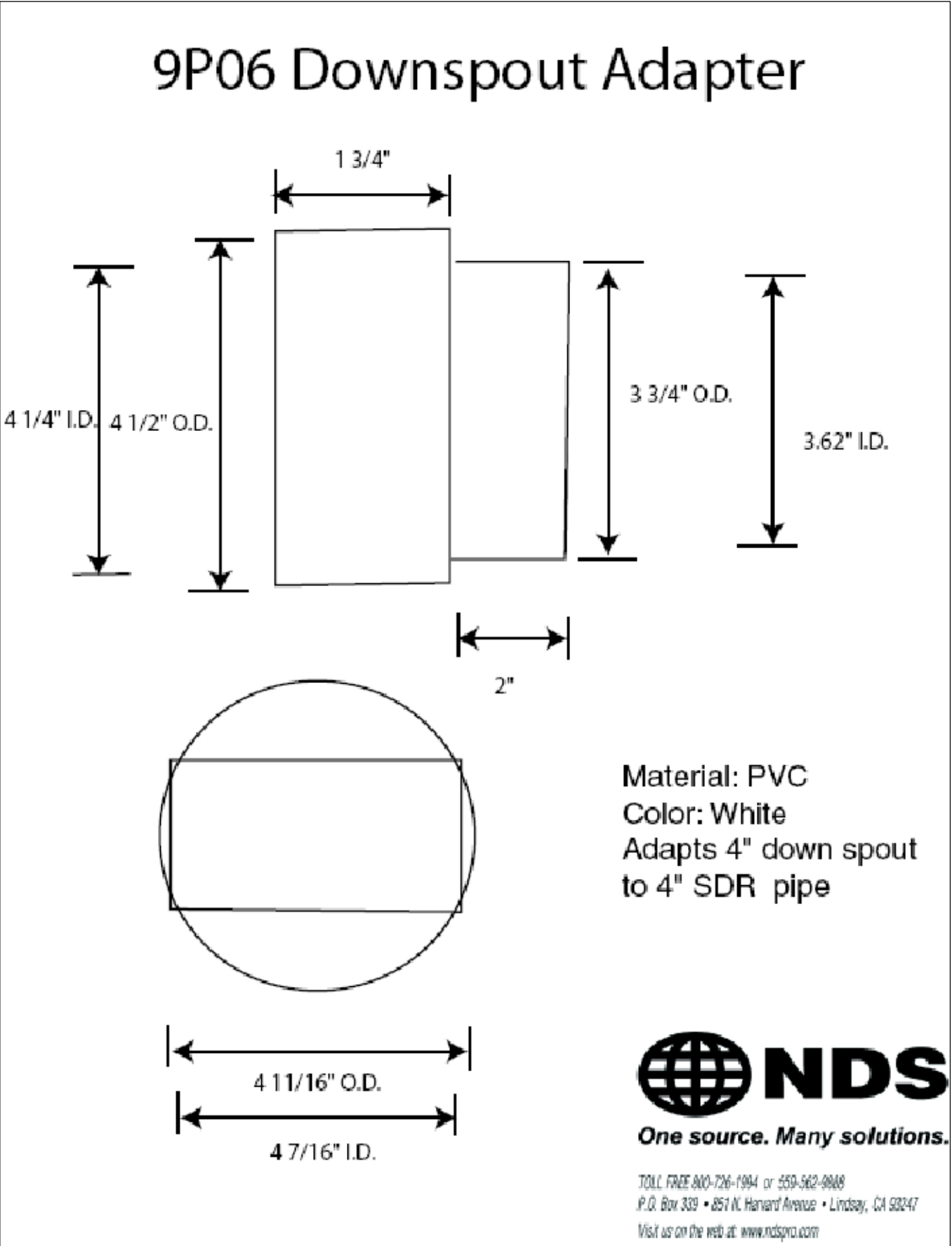
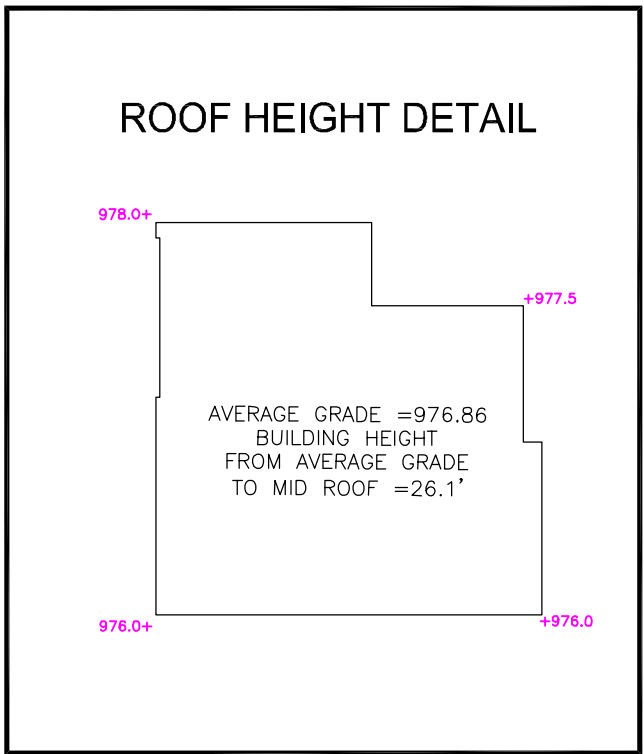
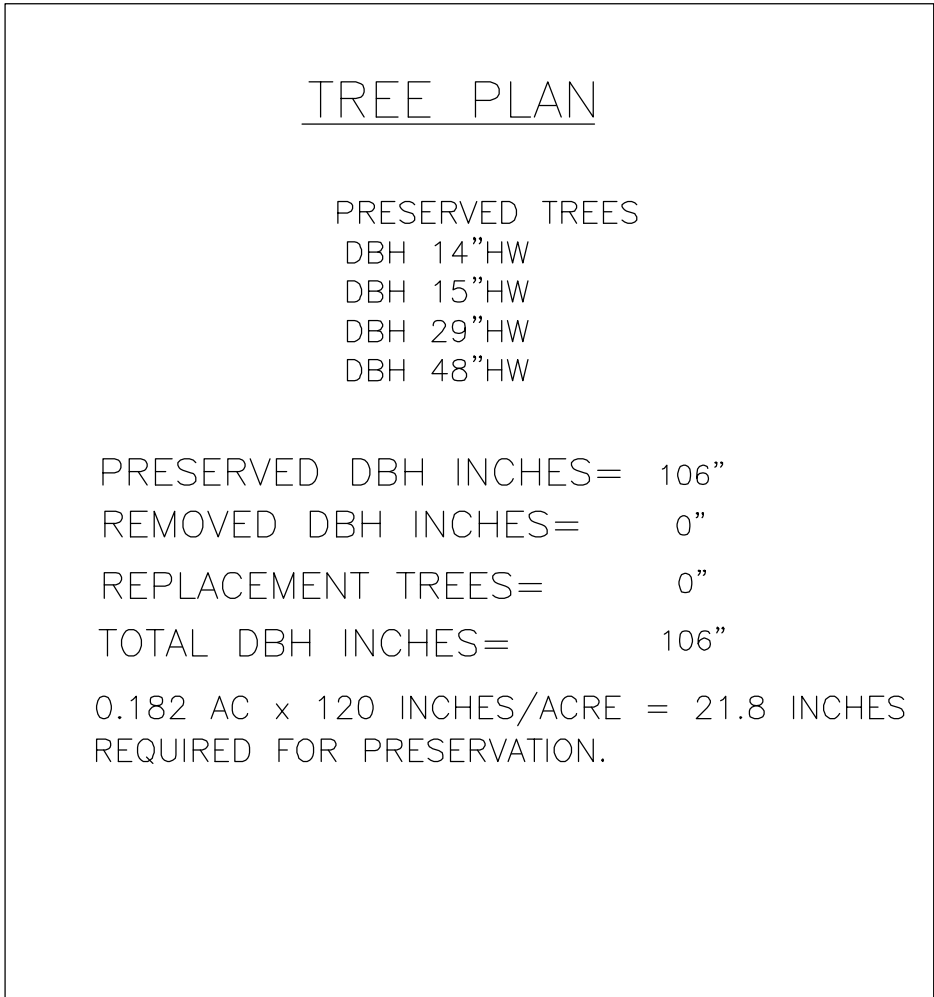
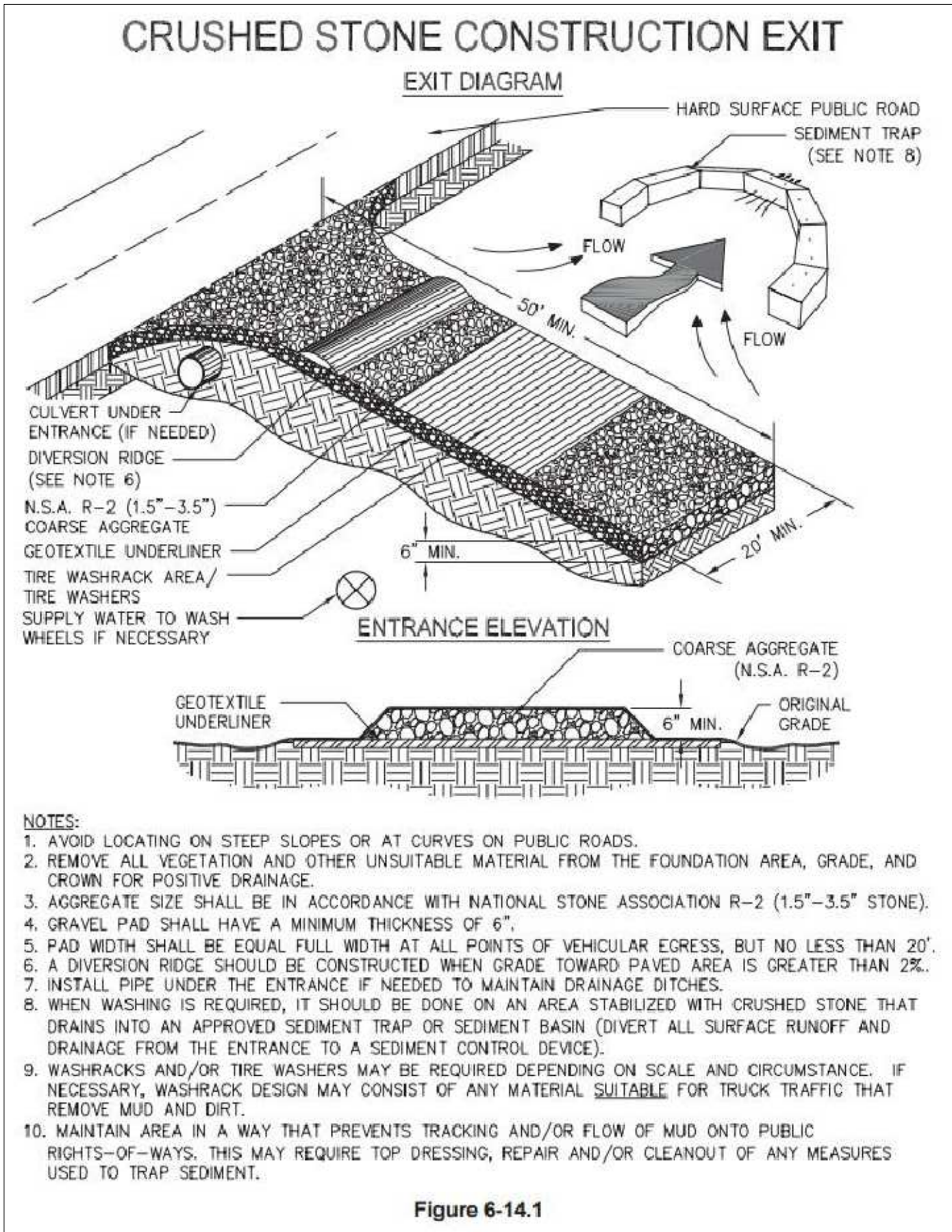
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Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)



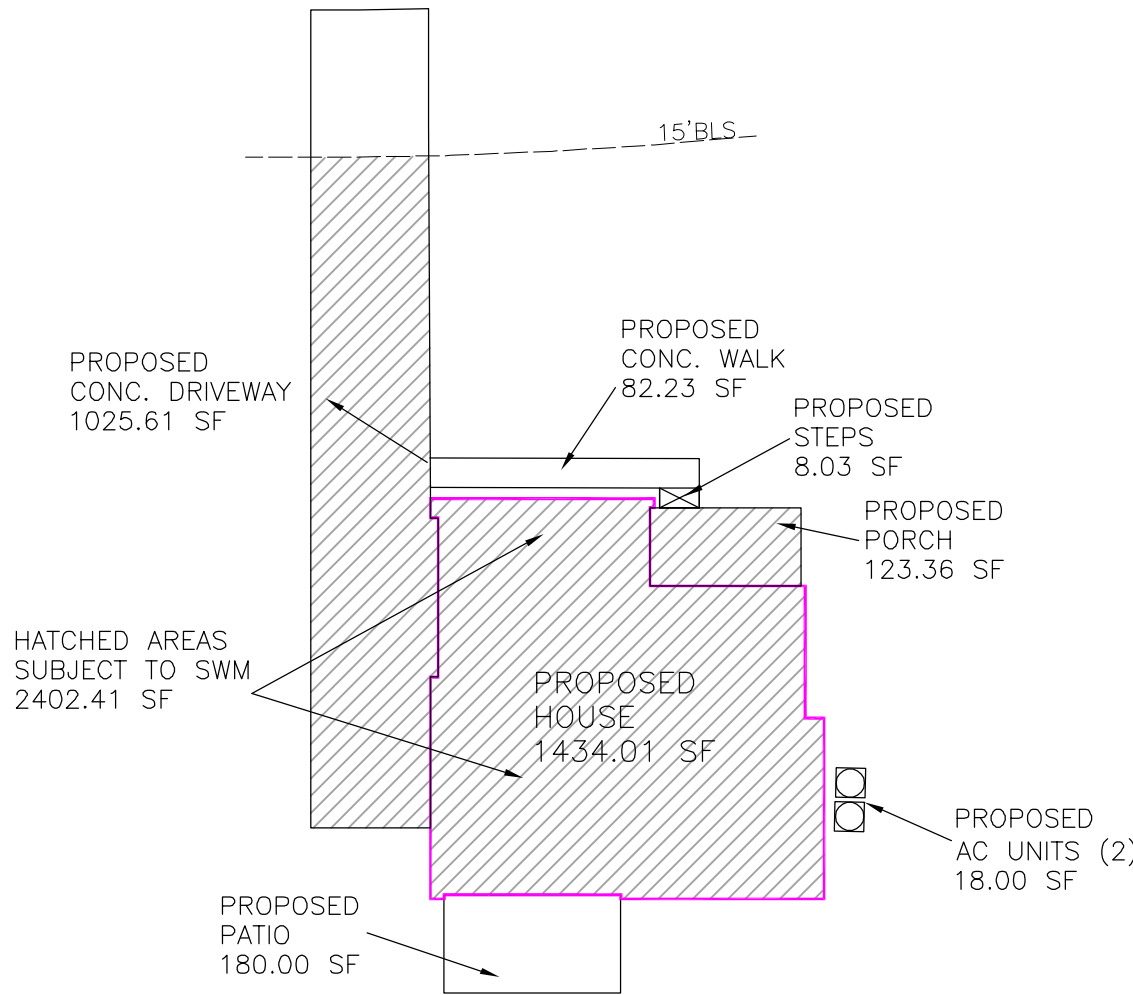
TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2871.24 SF / 0.056 AC / 44.1%
DISTURBED AREA
4114.05 SF / 0.094 AC
FLOOR AREA RATIO
See architect's set for details

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	0 OAK DRIVE	
		HAPEVILLE, GA 30354	
MC COORD #20202733 DWG #20202733-(AKA LOT 3)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 1197 DAVID A. STEPHENS



LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 2402.41 SF
(I) PERCENT OF IMPERVIOUS = 31.9%
Rv=0.05+0.009*(I) VOLUME RUNOFF = 0.3371
ACRE-FT)x43560=(CUBIC FEET)
A = 7538.90 SF
WQv=(1.2*Rv*A)/12
WQv= 254.14 CUBIC FEET

STONE STORAGE DIMENSIONS

PIT SHALL BE 18' LONG, 5' WIDE AND 7.5' IN DEPTH.
TOTAL 675 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 270.00 CF

TOTAL STORAGE 270.00 CF
TOTAL REQUIRED 254.14 CF
REQUIREMENT IS COMPLETE

BMP W.Q. DEVICE

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

DS SW.2

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)		BLOCK 12	SITE PLAN PREPARED FOR:		SHEET 4 OF 5	
FORREST HILL PARK SUBDIVISION		UNIT	RYAN MACDOWELL			
LAND LOT 94		14TH DISTRICT	SECTION			
FULTON COUNTY, GEORGIA		DB.61337/PG.478		PB.7/PG.58-59		
FIELD WORK DATE JAN 04, 2021		PRINTED/SIGNED FEB 4, 2021		PROPERTY ADDRESS:		
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MC COORD #20202733 DWG #20202733-(AKA LOT 3)		SURVEY LAND EXPRESS, INC			24 LENOX POINTE ATLANTA, GA 30324 FAX: 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
		LAND SURVEYING SERVICES			GEORGIA REGISTERED No. 8197 PROFESSIONAL LAND SURVEYOR GENE A. STEINBOCK  IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE SURVEYOR'S RESPONSIBILITY OF CARRYING THE "WARRANTY" STANDARD AND REQUISITIONS OF LAW.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

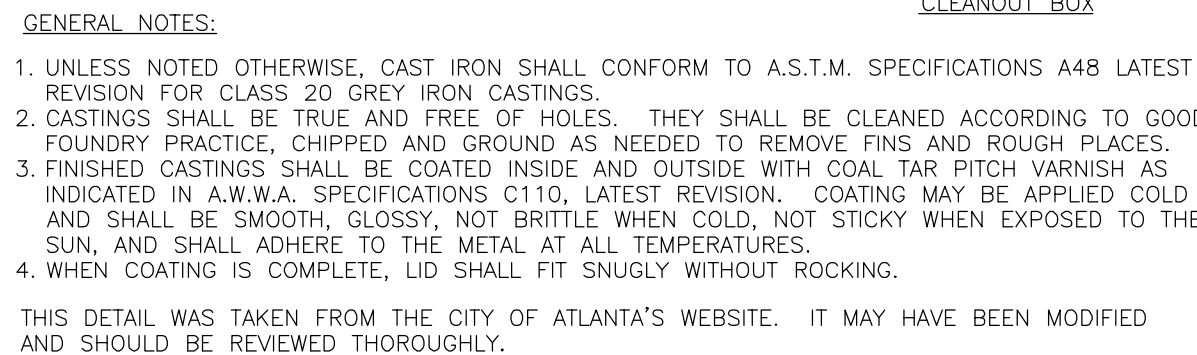
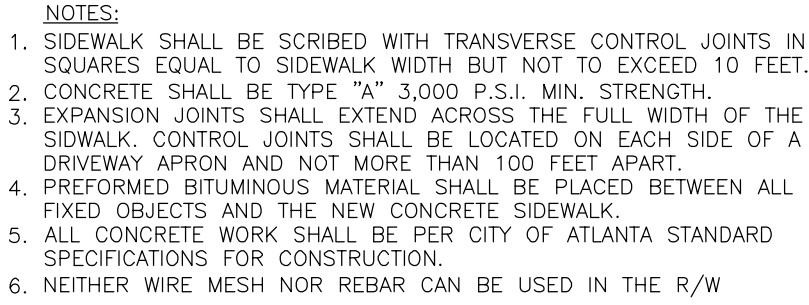
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRAPPED DEBRIS AND LOGS OF PIPE TO BE CAPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BMP'S.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1" INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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- A1 – ELEVATIONS, TYPICAL WALL SECTION, & DETAILS
- A2 – SLAB FOUNDATION & FIRST FLOOR PLAN
- A3 – SECOND FLOOR PLAN & ROOF PLAN
- A4 – TRANSVERSE & STAIR SECTIONS, & DETAIL

- S1 – SECOND FLOOR STRUCTURAL PLAN
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- S3 – ROOF TRUSS PLAN

- SUPPLEMENT – ENGINEERS LETTER
- SUPPLEMENT – FIREPLACE SPECIFICATIONS

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE: **Spring Hollow Plan**

PROJECT NAME: **Oak Dr Lot 0**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **0 Oak Drive, Hapeville, GA 30354**

HEATED SQUARE FOOTAGE:

FIRST FLOOR: 1266 SQ. FT.

SECOND FLOOR: 1300 SQ. FT.

TOTAL: 2566 SQ. FT.

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE

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COVER SHEET

THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.

DESIGNERS OF CUSTOM AND STOCK HOMES

3550 GEORGE BUSBEE PARKWAY

SUITE 190

KENNESAW, GEORGIA 30144

770-431-0888

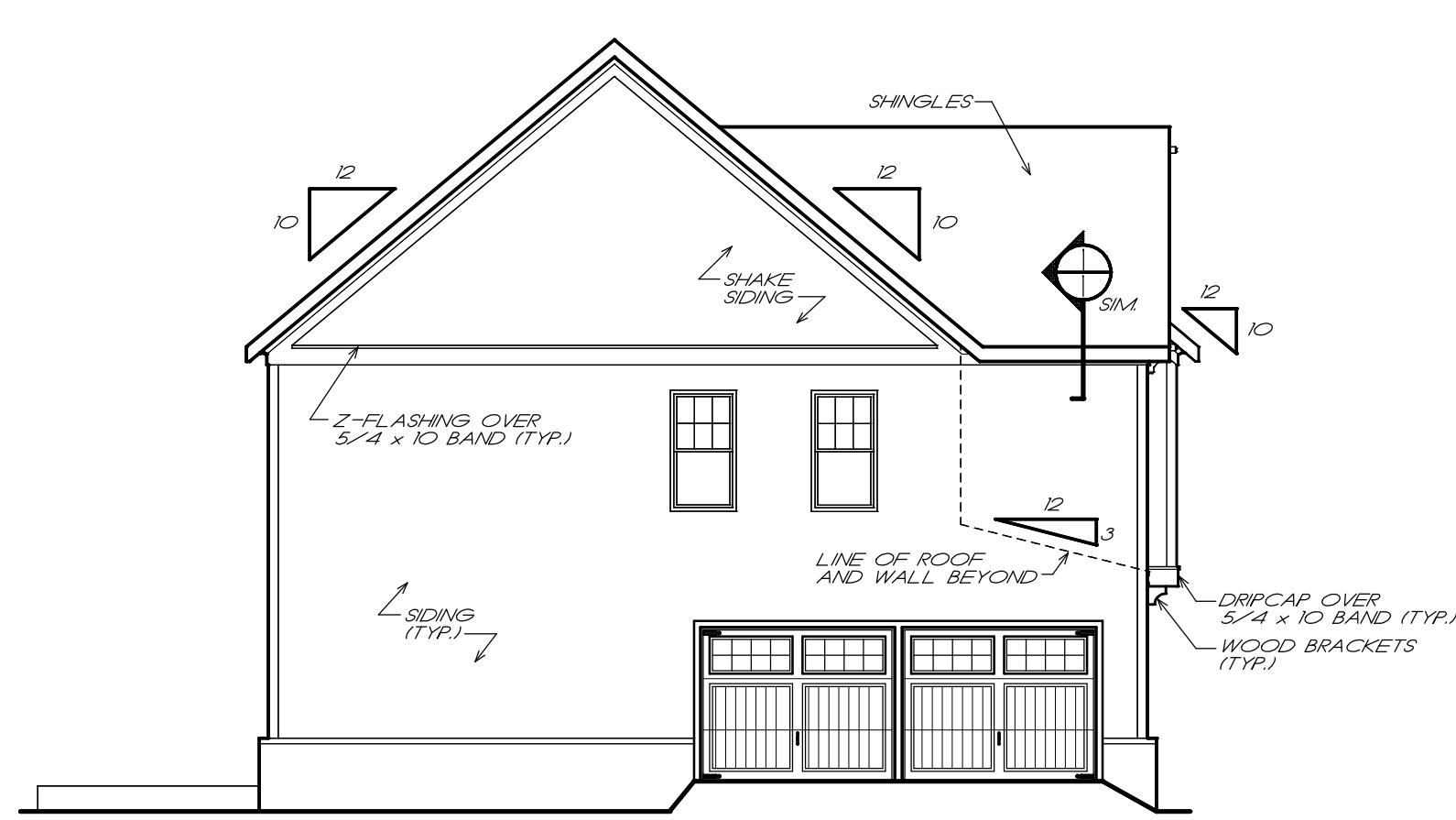
BY: *RLG* CK: *TDJ*

DATE: *5/5/20*

SHEET:

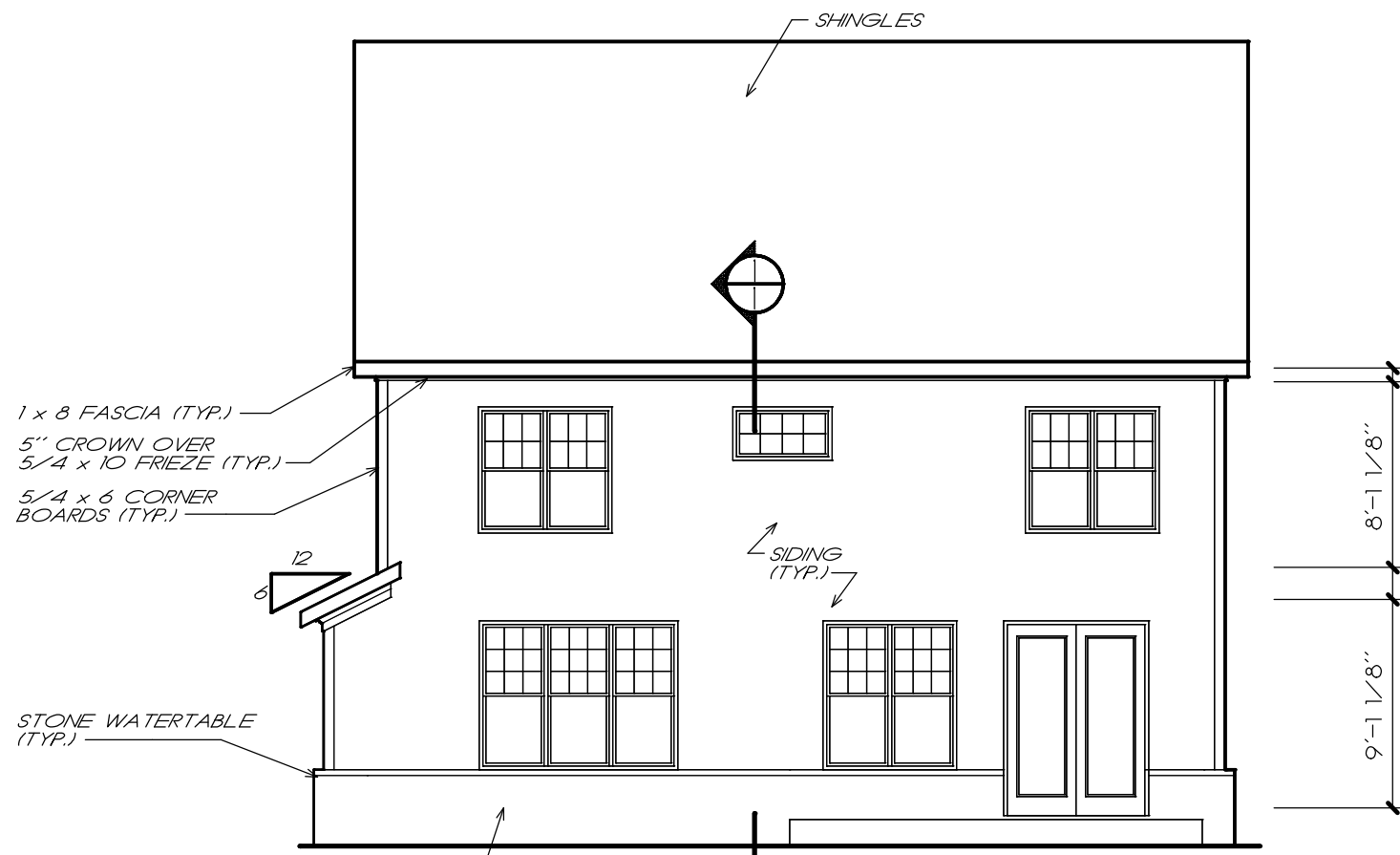
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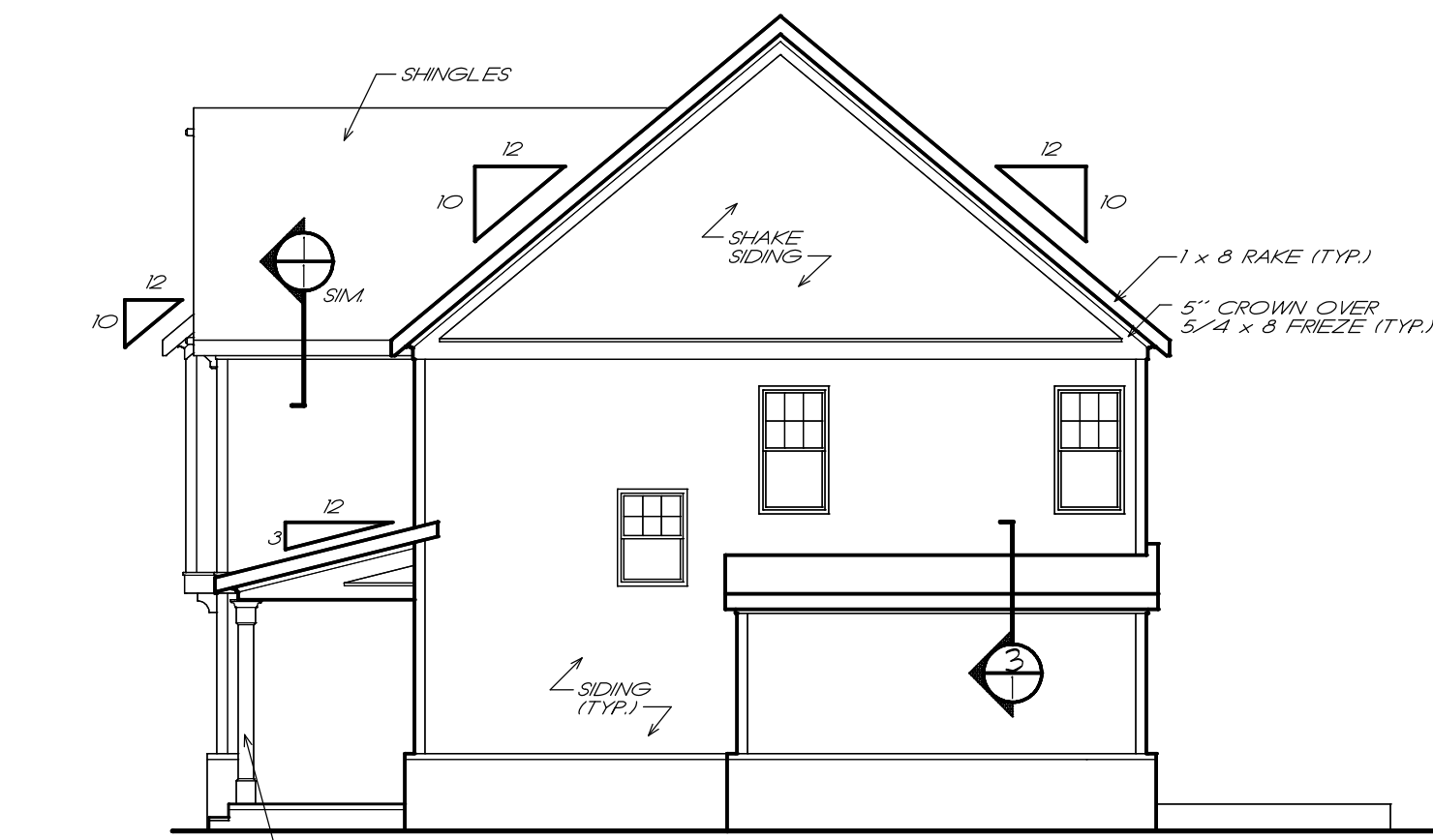
LEFT ELEVATION

1/8" = 1'-0"



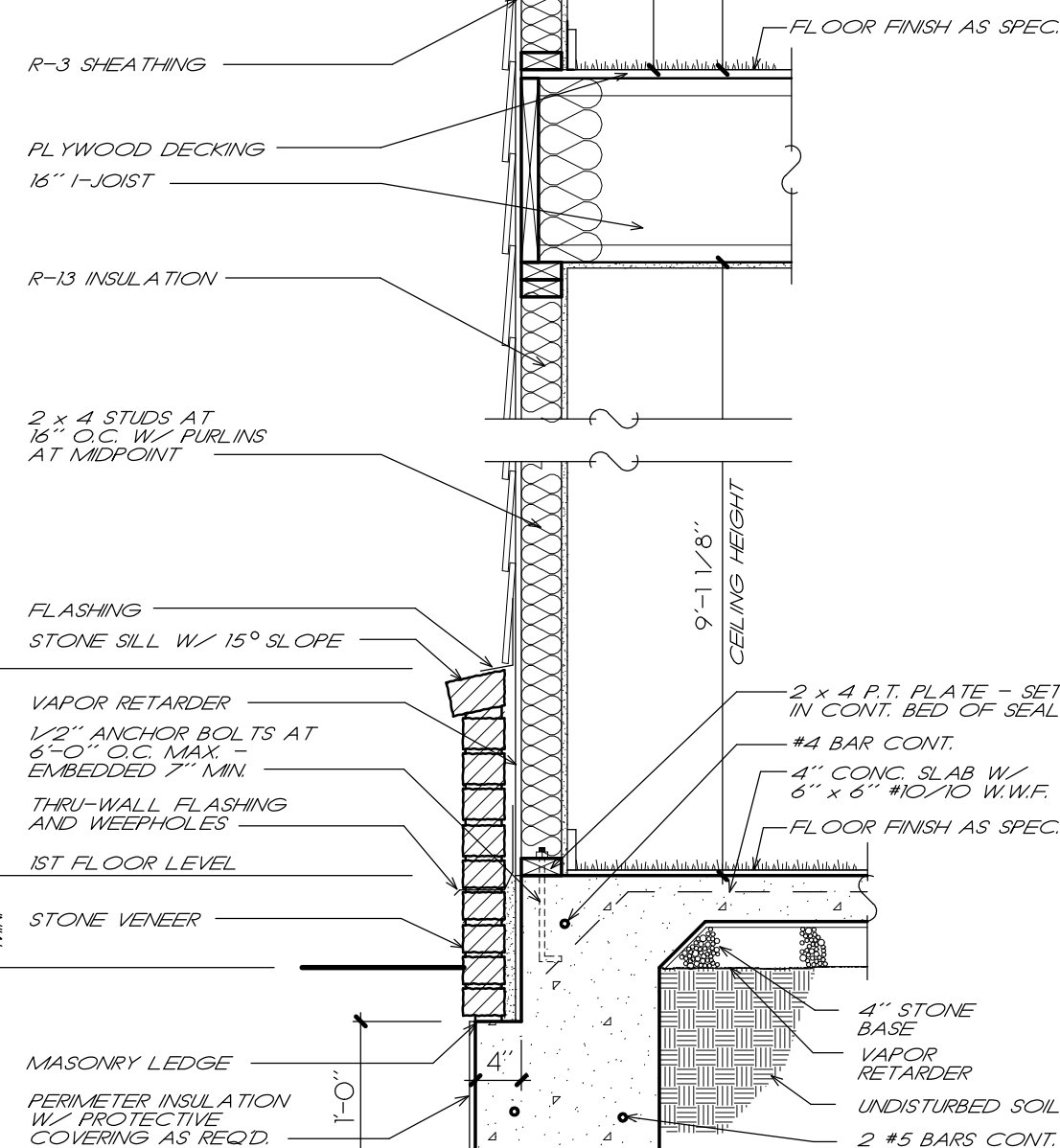
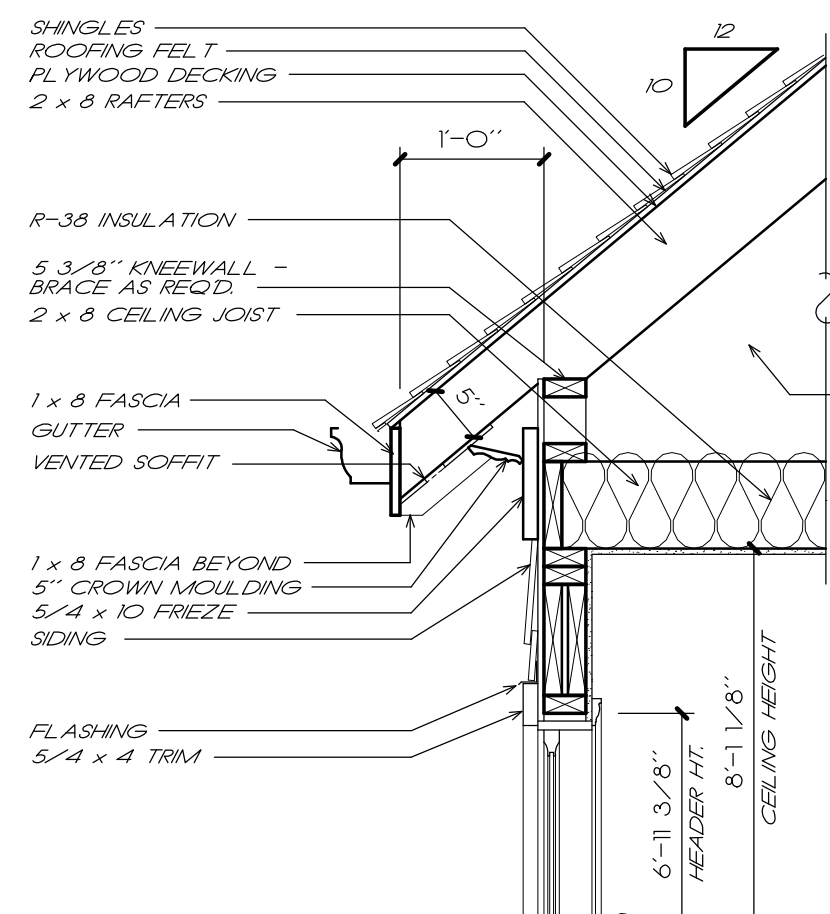
REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

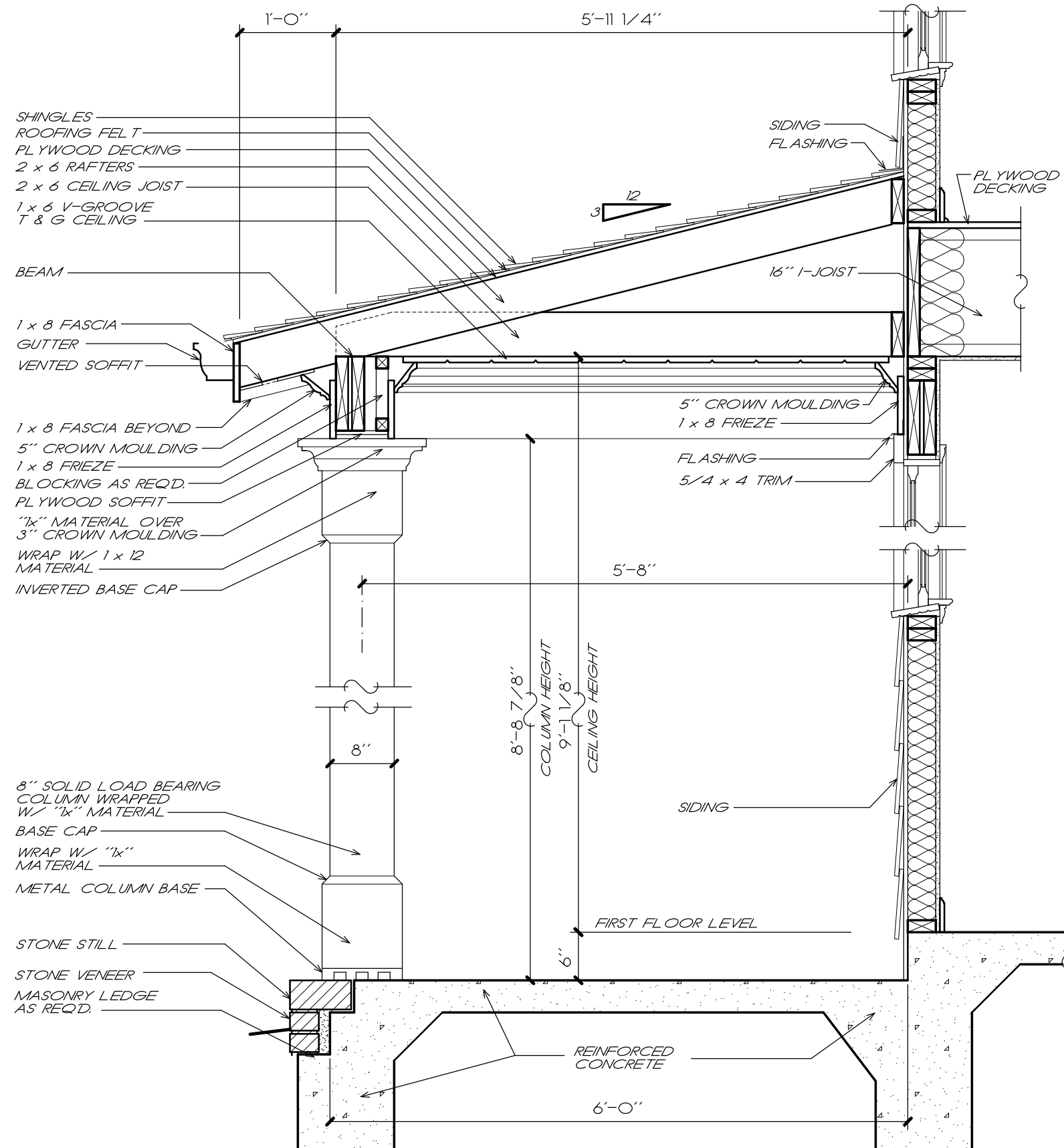
1/8" = 1'-0"



1 TYP. WALL SECTION

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2 PORCH DETAIL

3/4" = 1'-0"

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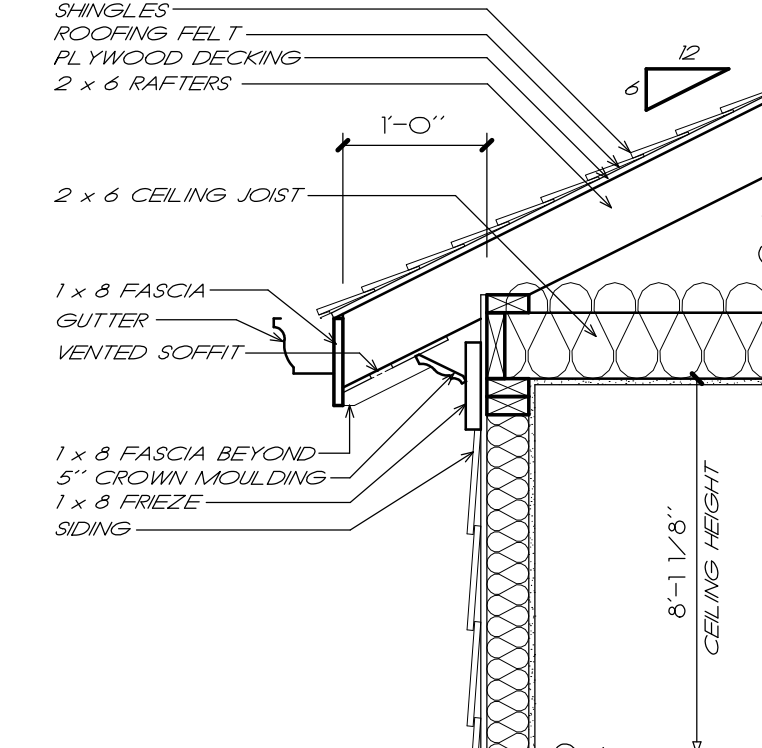
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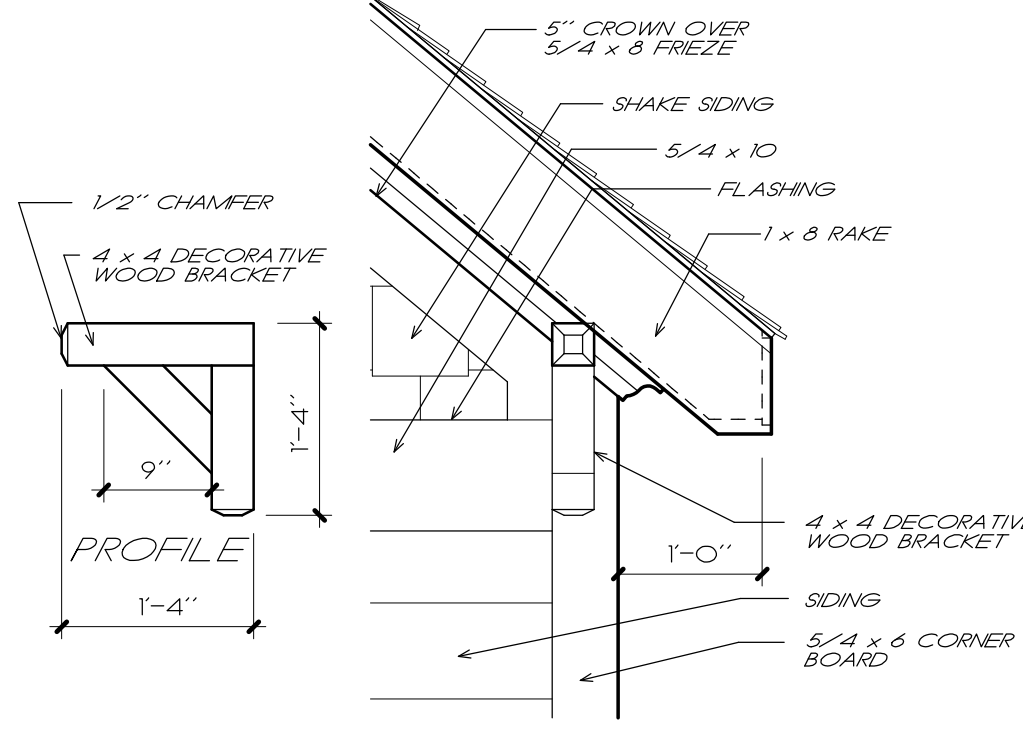
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3 CORNICE DETAIL

3/4" = 1'-0"

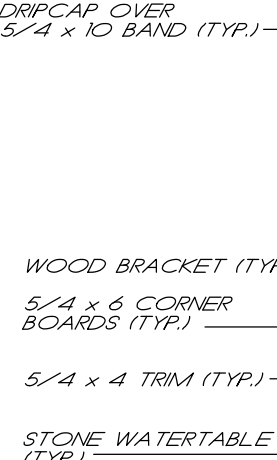
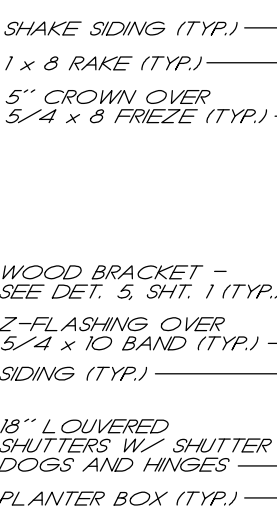


4 RAKE DETAIL

3/4" = 1'-0"

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS



FRONT ELEVATION

1/4" = 1'-0"

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ELEVATIONS & DETAILS

THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES/PLANS

3550 GEORGE BUSEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: RLG CK, DCF
RS TJL

DATE: 10/19/09
2/25/20

SHEET:

AI

OF: 4

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.D.B. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FINISHES TO BE BELOW FINISH LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FIRST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THIS LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 2. ALL JOISTS AND RAPTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2-2x10 #2 SYP. WITH 1/2" PLYWOOD PLATE BETWEEN (UNLESS NOTED OTHERWISE).
 4. FRAME TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
 5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" MAXIMUM IN ALL FLOORS.
 6. FLOOR DECKING TO BE APA 24 RATED 24/36" T&G PLYWOOD EXPOSURE 1 GRADED AND NAILLED PER MANUFACTURER'S SPECIFICATIONS.
 7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 35/16 7/16" OSB EXPOSURE 1 NAILING SCHEDULE TO BE 6" ON 6" O.C. AT ALL EDGES AND 8" COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 10. HIP VALLEY RAPTERS AND RIDGE BOARDS SHALL BE ONE 2"x" SIZE LARGER THAN RAPTERS.
 11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NAILING SCHEDULE TO BE 6" COMMONS AT 6" O.C. AT ALL EDGES AND 8" COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 12. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
 13. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 14. ALL CEILING JOISTS AND RAPTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
 15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

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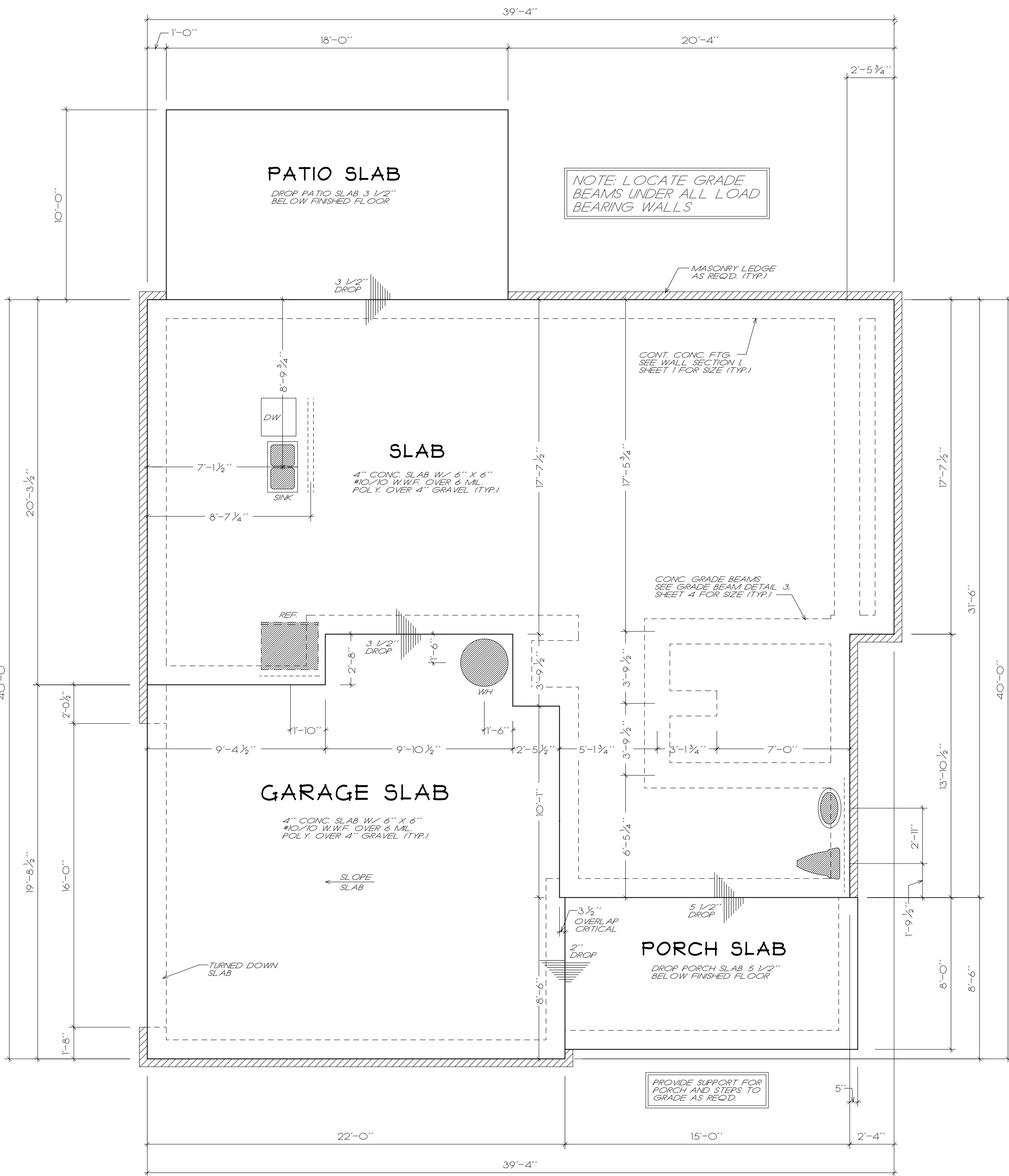
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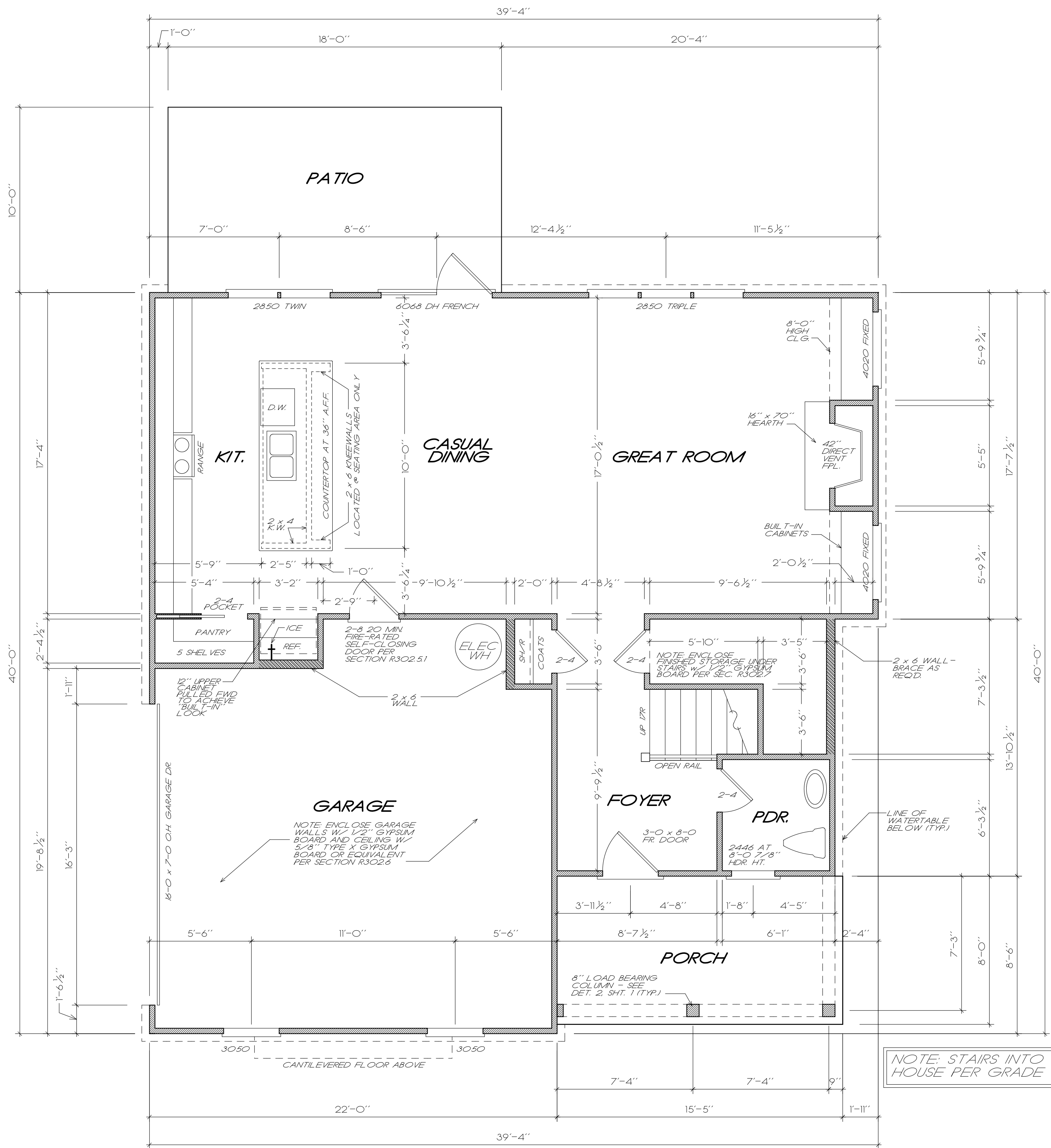
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SLAB FOUNDATION PLAN
1/4" = 1'-0"



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

0 Oak Drive
Hapeville, GA 30354

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SLAB FOUNDATION PLAN/
FIRST FLOOR PLAN

THE SPRING HOLLOW

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES

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SUITE 190
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770-431-0888

BY: RLG CK: DCF
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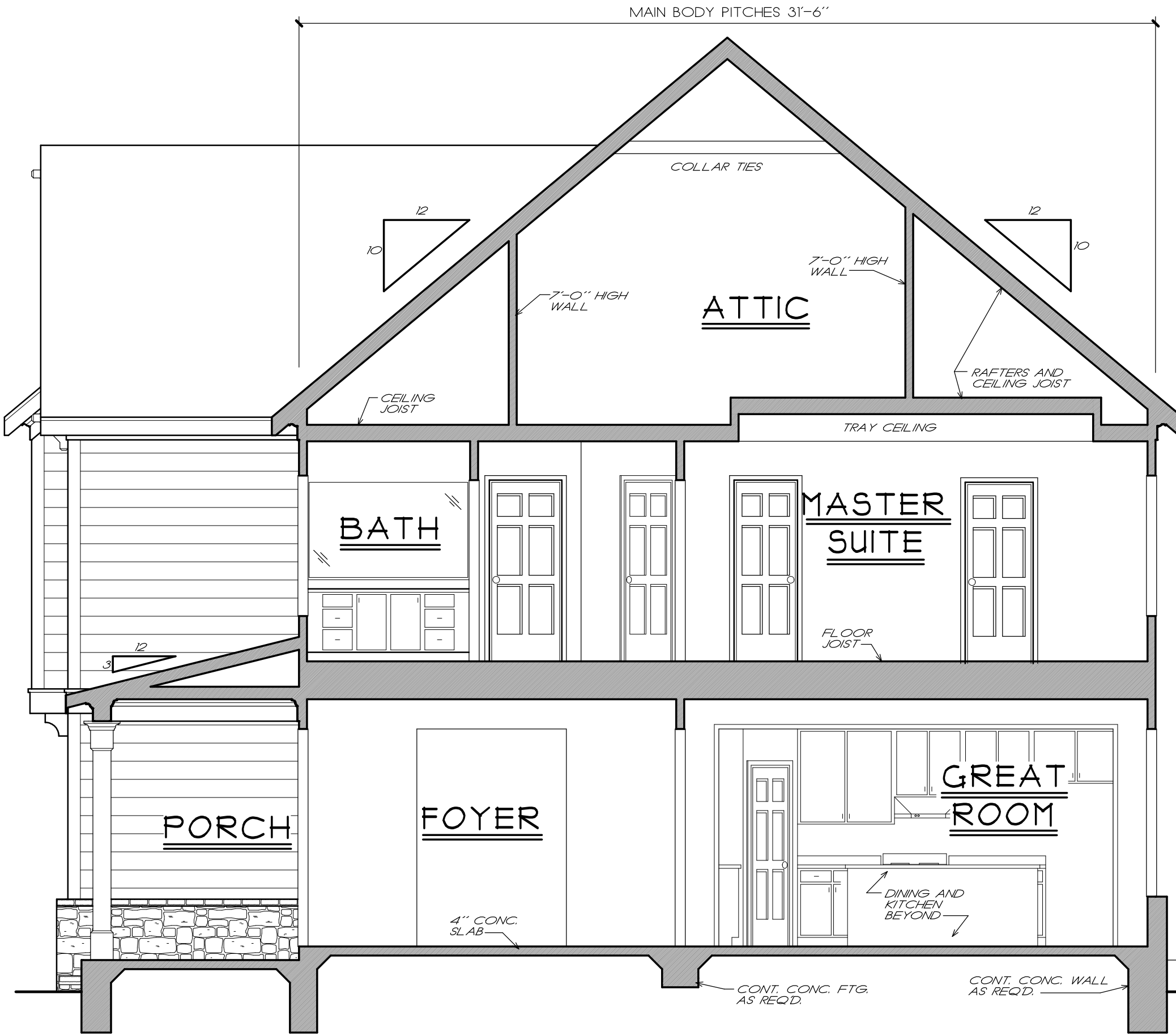
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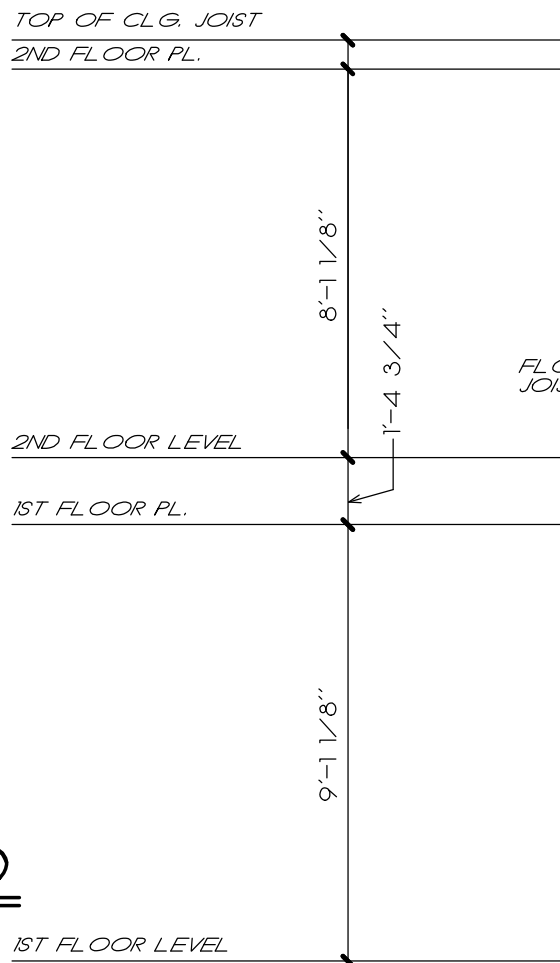
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NOTE: STAIRS INTO
HOUSE PER GRADE

1-0" = 1'-0"
TRANSVERSE SECTION

NOTE: RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS
SEE DETAILS



NOTE: ENCLOSE FINISHED
AREA UNDER STAIRS W/
1/2" GYPSUM BOARD
PER SECTION R302.7

1/4" = 1'-0"
STAIR SECTION

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3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: RLS CK: DCF
RS TDJ

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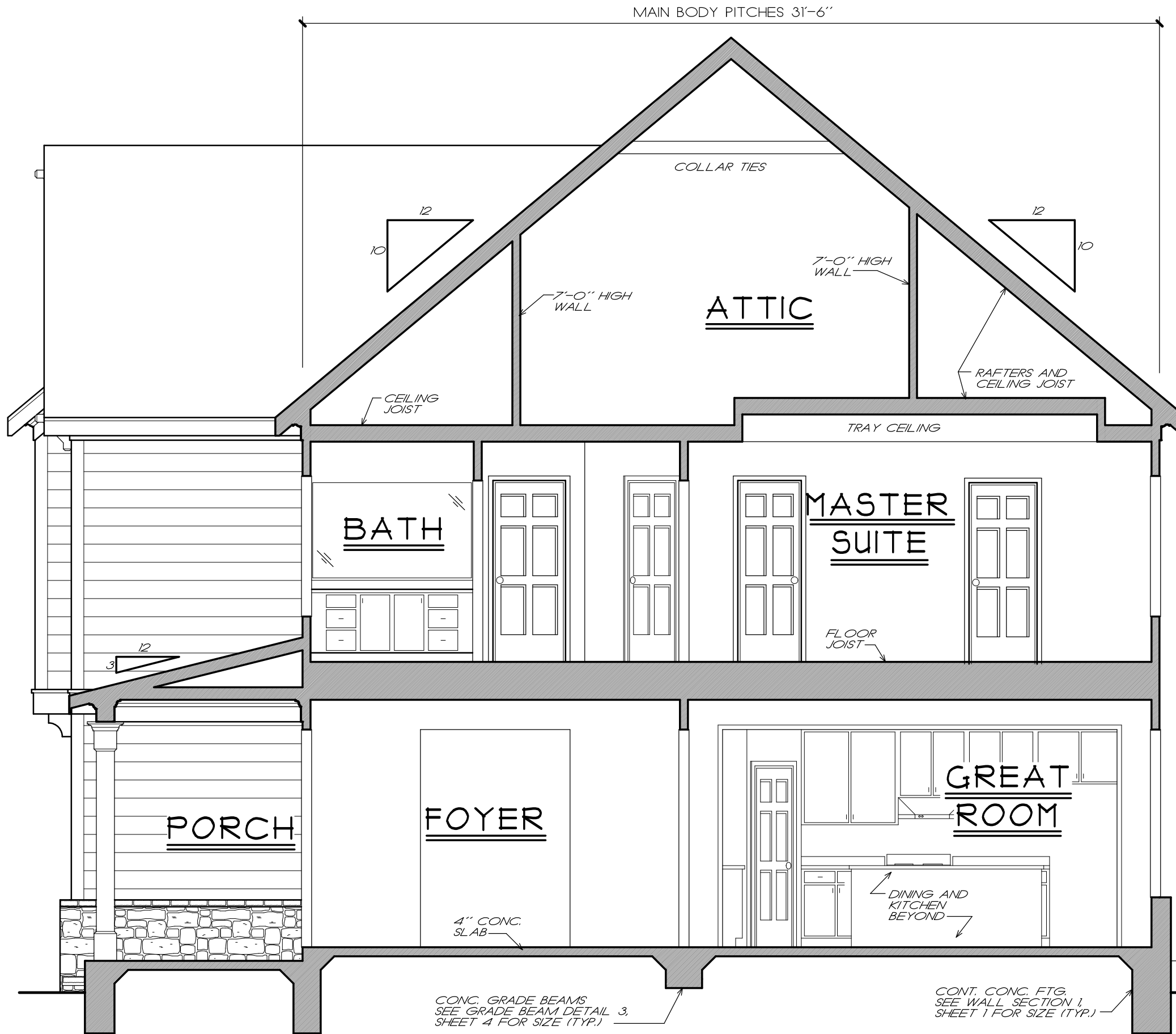
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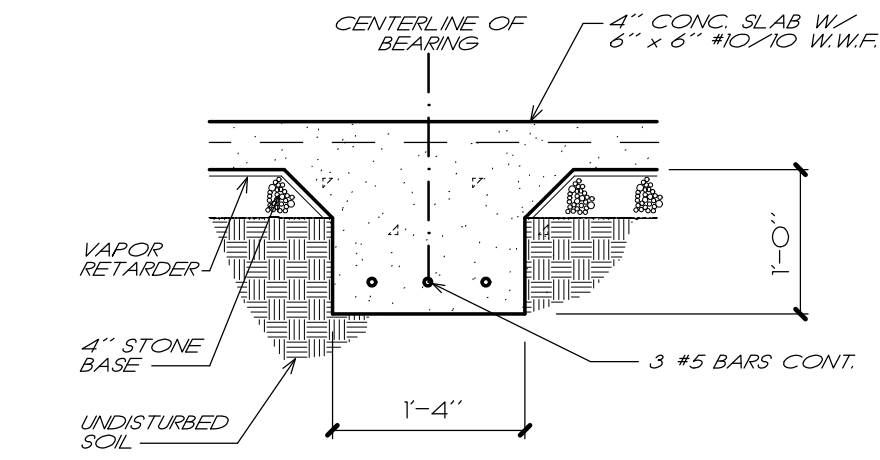
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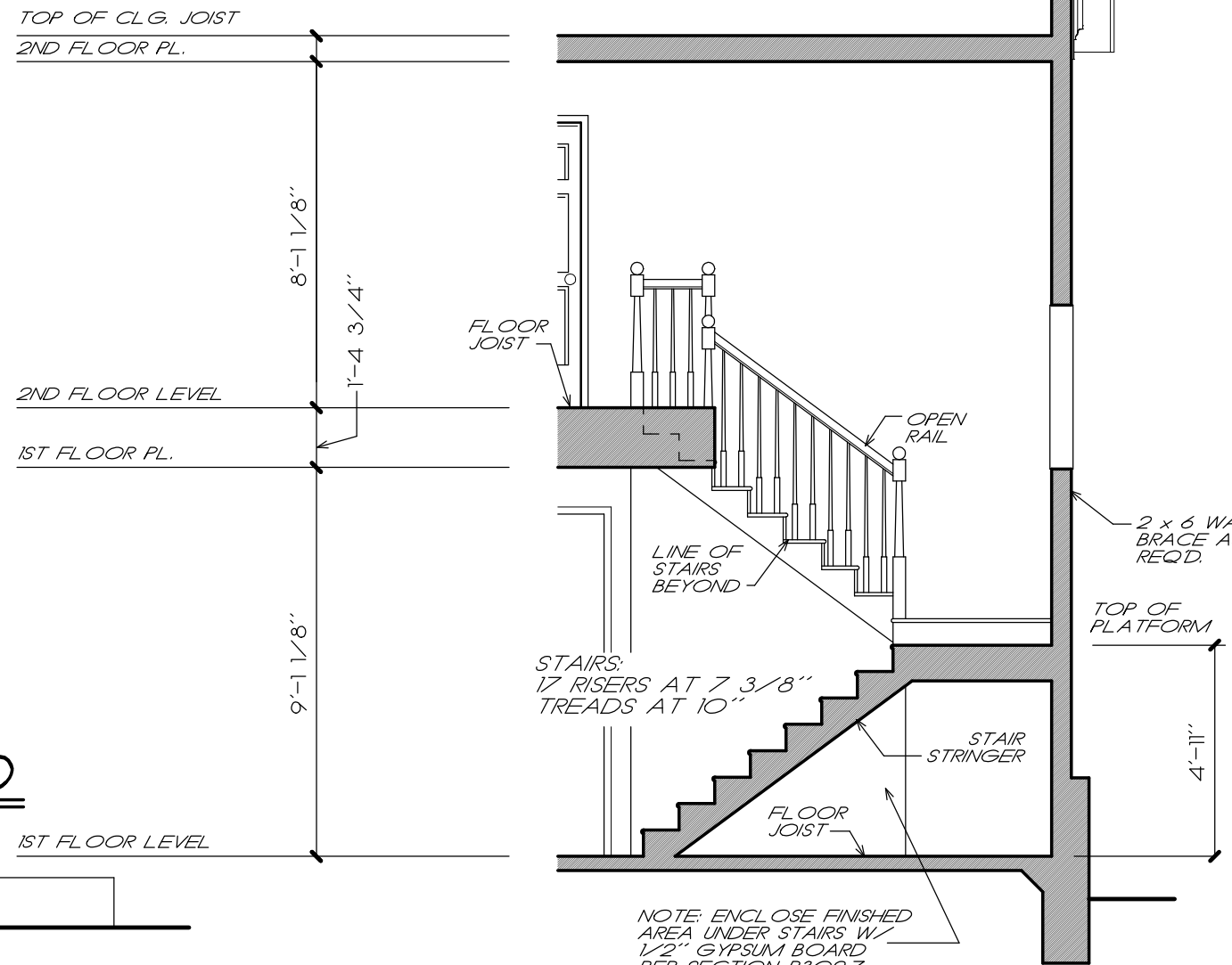
NOTE: STAIRS INTO
HOUSE PER GRADE

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



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

NOTE: RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS
SEE DETAILS



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

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THE SPRING HOLLOW

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DESIGNERS OF CUSTOM AND STOCK HOMES/PLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
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770-431-0888 888-717-3003

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

DATE: March 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 518 Oak Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 518 Oak Drive. Per the application, the single family dwelling will be 2,352 SF with 3 BR, 3.5 BA and a drive under garage.

The style is craftsman with cementitious board and batten and horizontal siding, brick veneer with soldier course on the front face, asphalt shingles and a metal shed roof.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT: 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.

(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: Mechanical is shown - Ensure mechanical is screened. Front light required at door.

(d) Parking and Traffic Standards

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

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

STAFF COMMENT:

(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 should be called out on drawings.

(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: Ensure brick veneer is full depth brick. Brick coursing to simulate foundation is recommended.

(g) Door and window standards.

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

STAFF COMMENT: Provide building numbers. Provide window recess information, sill information and trim information. Provide calculations to confirm window percentage of façade.

(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:

- Height of first floor window sills
- Window recess, trim, and sill information
- Calculations to confirm window percentage of façade
- 30 year warranty for roof shingles
- Ensure mechanical is screened.
- Details for brick veneer (full depth brick)
- Brick coursing to simulate foundation
- Gutters and downspouts details and locations
- Screening for mechanical
- Front light at door
- Approved Tree Conservation Plan (finalized with Arborist)

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: James MacDowell **Contact Number:** [REDACTED]

Applicants Address: 4040 Derby Dr., Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com **Zoning Classification:** R-SF

Address of Proposed Work: 58 Oak Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 00940050409

Property Owner: MacBuilt Homes Partners, LLC **Contact Number:** 678-688-4960

Project Description (including occupancy type): Single Family detached, new construction

Contractors Name: MacBuilt Homes **Contact Number:** 678-688-4960

Contact Person: James MacDowell **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.

[Signature]
Applicants Signature

2/17/21
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: 2352

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 198,000

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

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

Combination of lap siding, board and batten, Hardie shake siding and brick/stone

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.

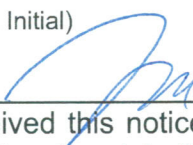
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

James MacDowell

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.

Legal Description: 0 Oak Drive, Hapeville

LOT 1:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lots 35, 36 and a portion of Lot 34, Block 12, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 58, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the southerly right-of-way line of Oak Drive, being a 40 foot wide right-of-way, as shown on said Plat, with the easterly right-of-way line of North Fulton Avenue (formerly known as Lee Street), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the northwest corner of Lot 42, Block 12, of said Plat;

Thence along said southerly right-of-way line of said Oak Drive, a distance of 150.00 feet to the northwest corner of said Lot 36 and the POINT OF BEGINNING;

Thence N 89°55'20" E along said southerly right-of-way line of said Oak Drive and the northerly line of said Lots 36, 35 and 34, a distance of 60.00;

Thence S 00°00'39" W, a distance of 125.33 feet to the southerly line of said Lot 34;

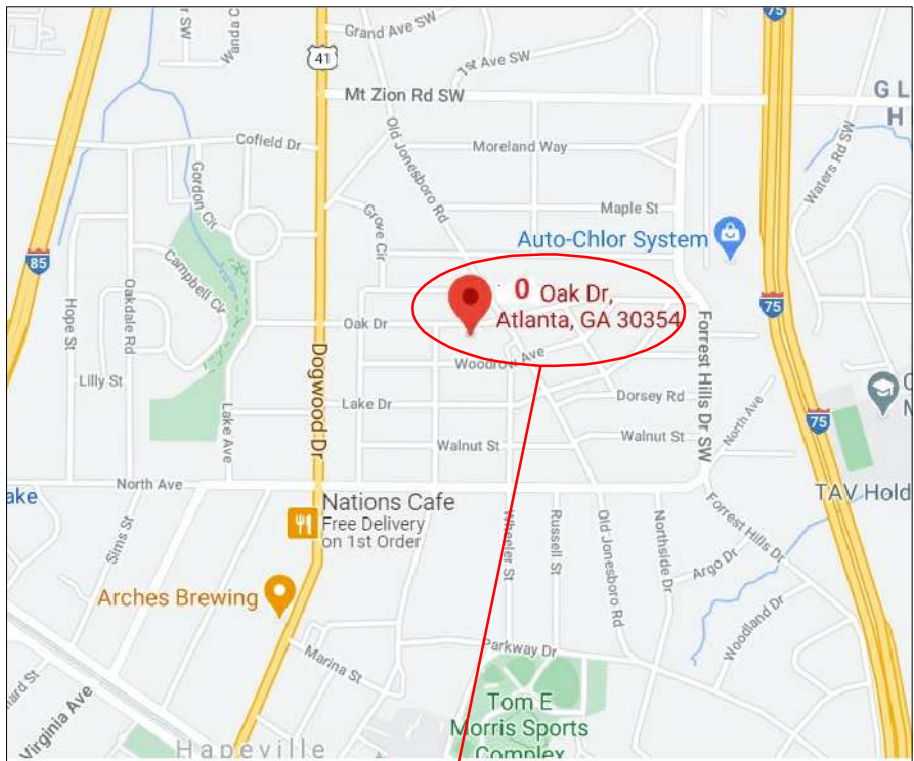
Thence N 89°45'40" W along the southerly line of said Lots 34, 35 and 36, a distance of 60.46 feet to the southwest corner of said Lot 36;

Thence N 00°13'22" E along the westerly line of said Lot 36, a distance of 125.00 feet to said southerly right-of-way line and the POINT OF BEGINNING

Land Area 0.173

Survey completed by Survey Land Express, Inc, dated January 08, 2021
End





FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 3121C0367E EFFECTIVE DATE: 02/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF
CITY OF HAPEVILLE
BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
SIDE STREET: 15.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION
ANTICIPATED STARTING DATE: 02/01/2021
ANTICIPATED COMPLETION DATE: 10/01/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT
TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* L E G E N D *

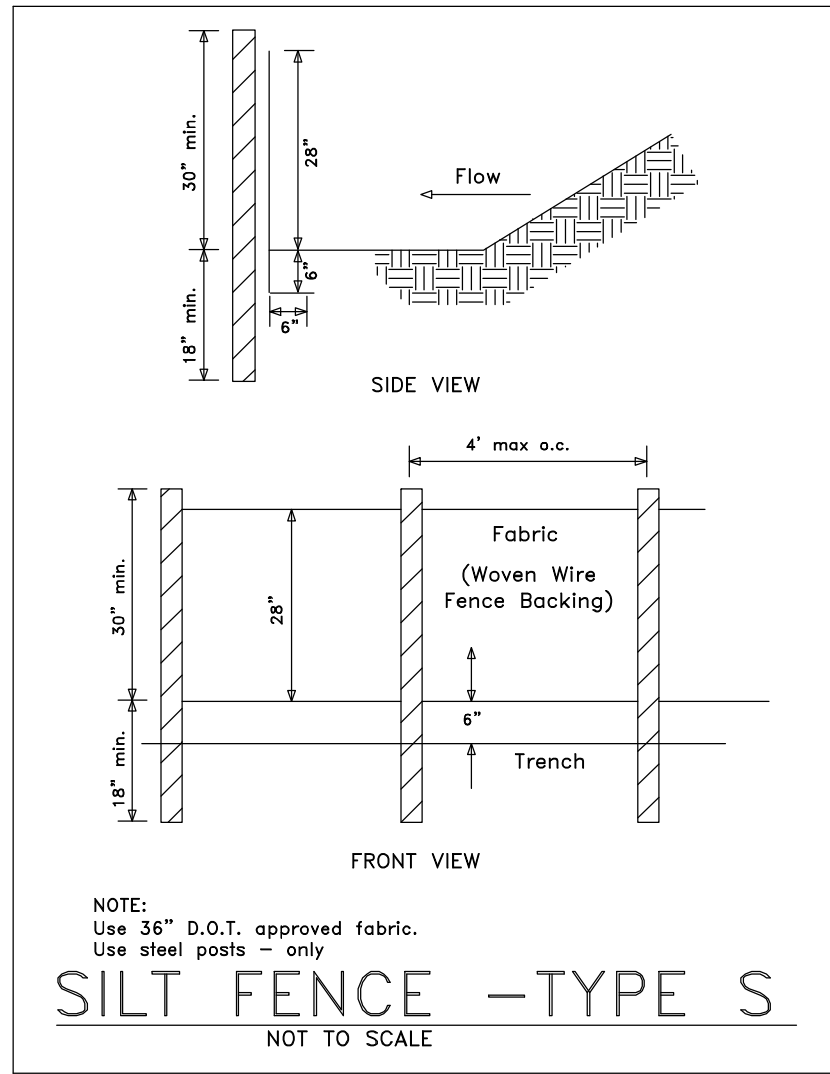
APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AFF	ACCESS FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MA	MAGNETIC READING IP
APP	AS PER PLAT	MC	MANGROVE TREE
APR	AS PER RECORD	MH	MAN HOLE
BC	BACK OF CURB	MT	METAL FENCE
BK	BLOCK	NH	NORRIS HOLE
BLS	BUILDING LINE SETBACK	NT	NOTED
BRK	BRICK	OTP	OPEN TOP PIPE FOUND
CBK	CABLE BOX	OU	OWNERSHIP UNCLEAR
CL	CATCH BASIN	PC	PROPERTY CORNER
CLF	CENTER LINE	PL	PROPERTY LINE
CMP	CHAIN LINK FENCE	PN	PINE TREE
CO	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
COT	CITY OF ATLANTA	PP	POWER POLE
CPT	CAN SEWER CLEANOUT	PW	POWER LINE
CP	CALCULATED POINT	(P)	PLAT
CTP	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCED CONCRETE
DM	DRAINAGE INLET	RCF	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
F	FIELD	SSC	SCREENED PORCH
FC	FENCE POST	SW	TOP OF BANK
FC	FENCE CORNER	UB	UTILITY EASEMENT
FR	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GL	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GLASS	WM	WATER METER
HW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WW	WATER VALVE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPW	IRON PIN SET	WY	WATER YARD INLET
IR	IRON ROD FOUND	YI	INDICATES STAIRS

* S Y M B O L S *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* L I N E I N D I C A T O R S *

— — — — —	INDICATES SANITARY SEWER LINE
— — — — —	INDICATES POWER LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES WATER LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES FENCE LINE
— — — — —	INDICATES DRAINAGE LINE



(Sd1-S) SEDIMENT BARRIER
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

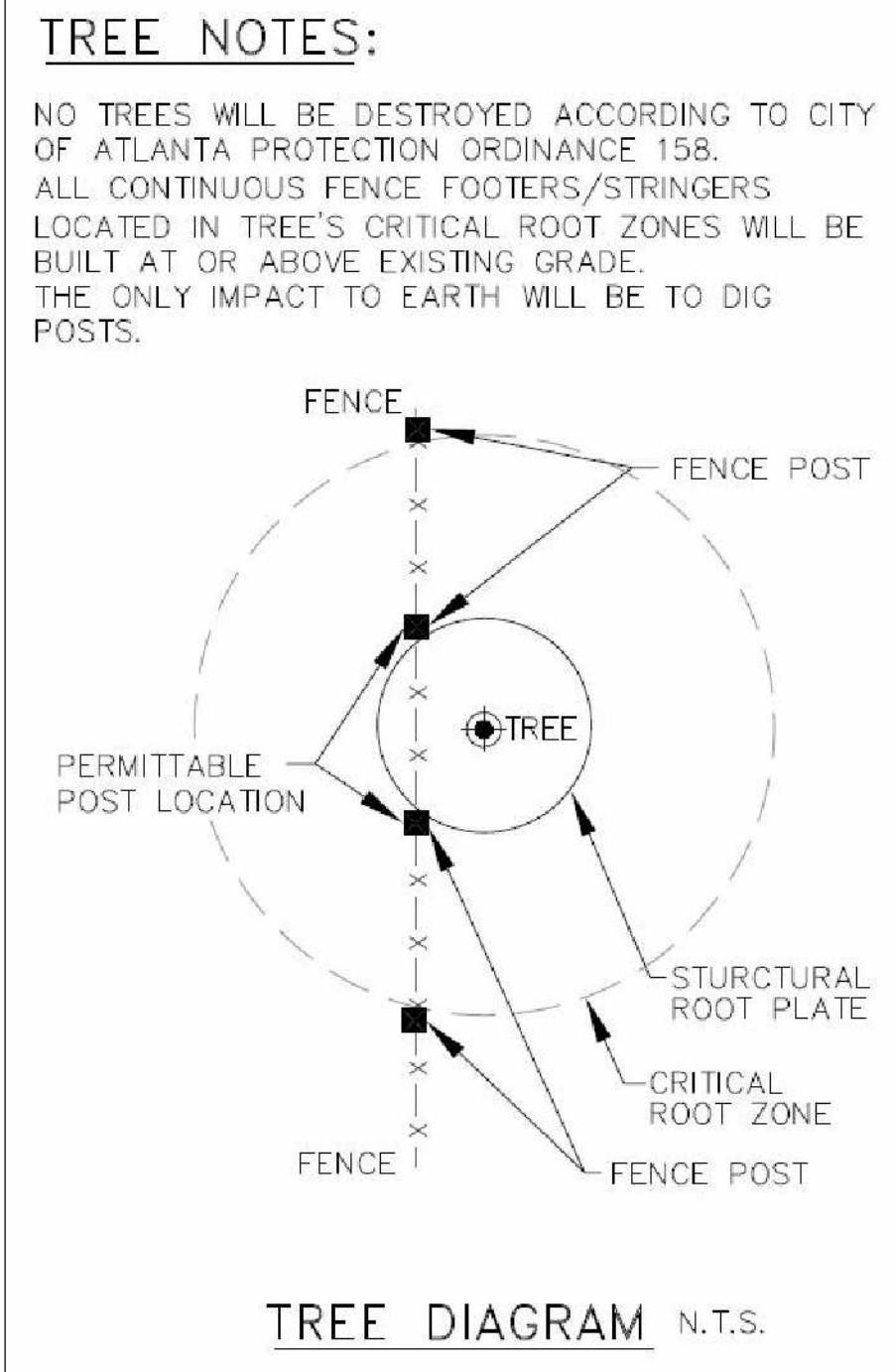
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
EUGENE A STEPANOV
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 000065549
ISSUED: 01/27/2018 EXPIRES: 01/27/2021

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
MACBUILT HOMES, LLC
12195 HWY 92 STE 114-307
WOODSTOCK, GA 30188
24-HRS CONTACT: RYAN MACDOWELL
eMAIL: ryan@macbuilthomes.com
PHONE: 678.688.4960

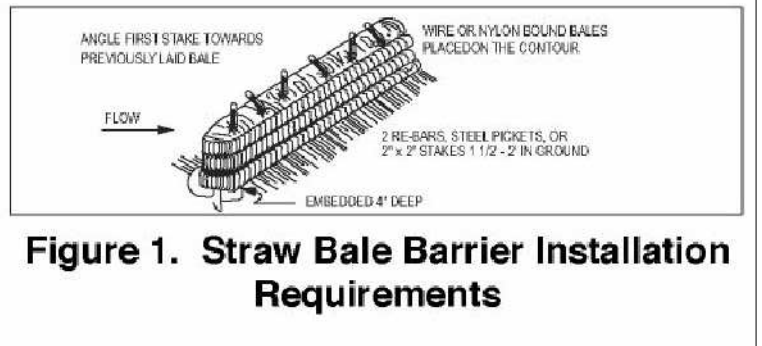


SILT FENCE HAND DUG IN CRZ

TREE PROTECTION: (Tr)

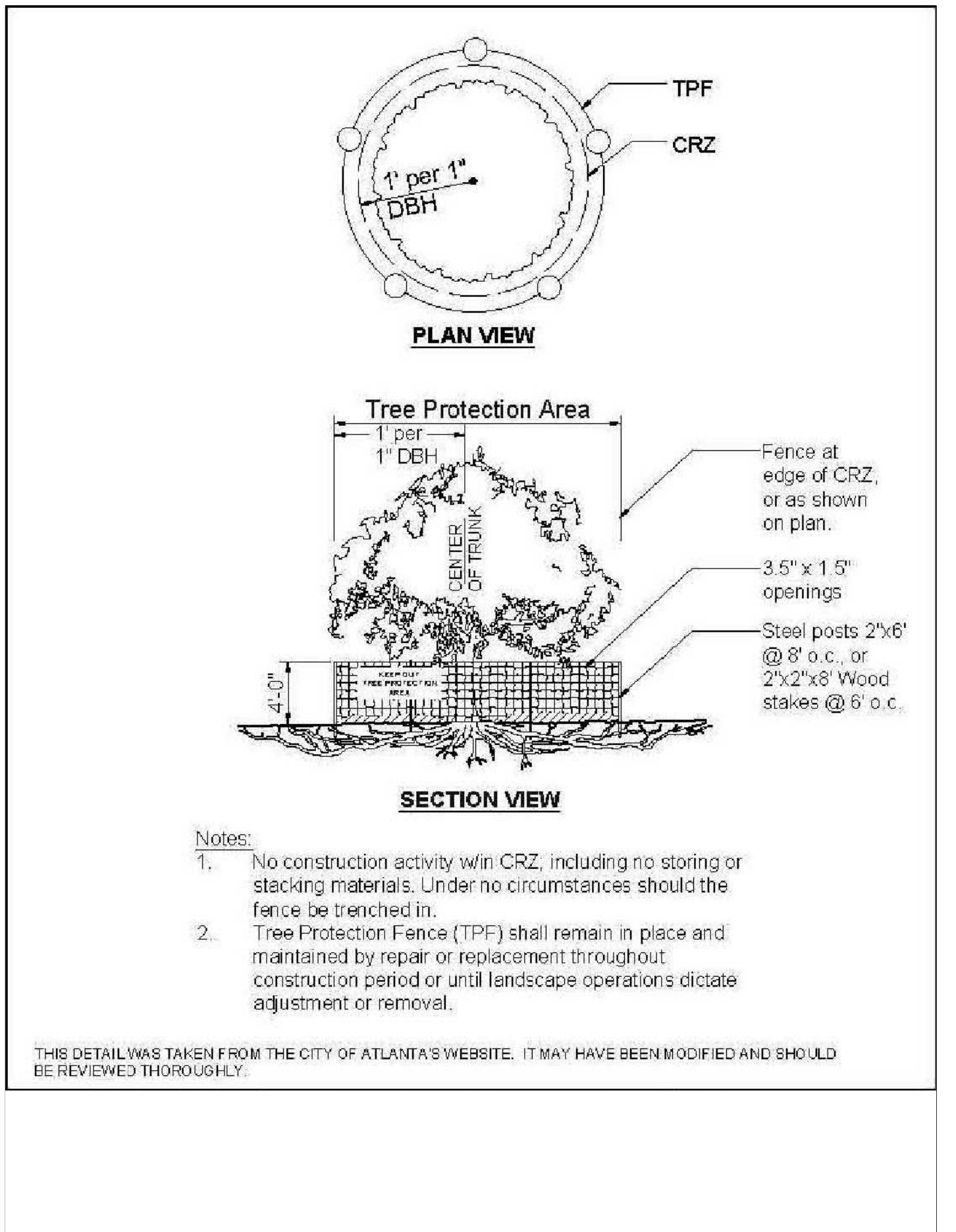
1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

- Hay or Straw Bales (Sd1-Hb)
- Place in a single row, lengthwise, on the contour.
 - Embed in the soil to a depth of 4 inches.
 - Secure with stakes or bars driven through the bales or by other adequate means.
 - Place in areas of low rate sheet flow.
 - For use on projects with a duration of three months or less.



- (Co) CONSTRUCTION ENTRANCE/EXIT
(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr) INDICATES TREE PROTECTION FENCE

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.
CONDITIONS
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.
SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
4. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD). THIS MATERIAL CAN BE SALVAGED AND REUSED.
APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE PLACED WITH SPECIAL "PACKER DISK" OR WITH A SPECIAL "PACKER DISK". DISKS SHALL BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL, LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH ENHANCED ASPHALT (GRADE 4E-1 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH DAMAGE TO SHOES, CLOTHING, ETC.
ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE PLACED WITH SPECIAL "PACKER DISK" OR WITH A SPECIAL "PACKER DISK". DISKS SHALL BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL, LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH ENHANCED ASPHALT (GRADE 4E-1 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH DAMAGE TO SHOES, CLOTHING, ETC.
2. SETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDAGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

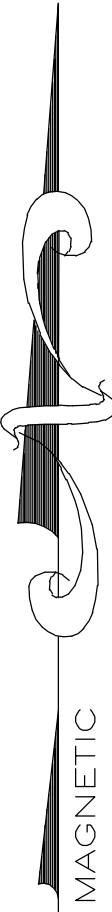
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)	BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL
FORREST HILL PARK SUBDIVISION	UNIT	PROPERTY ADDRESS: 0 OAK DRIVE HAPEVILLE, GA 30354
LAND LOT 94	14TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478 PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED JAN 22, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
MC COORD #20202733 DWG #20202733-(AKA LOT 1)	LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
EUGENE A. STEPANOV
No. 1197
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND THE BOUNDARIES THEREOF, AND THE BOUNDARIES SHOWN THEREON ARE TRUE AND CORRECT.

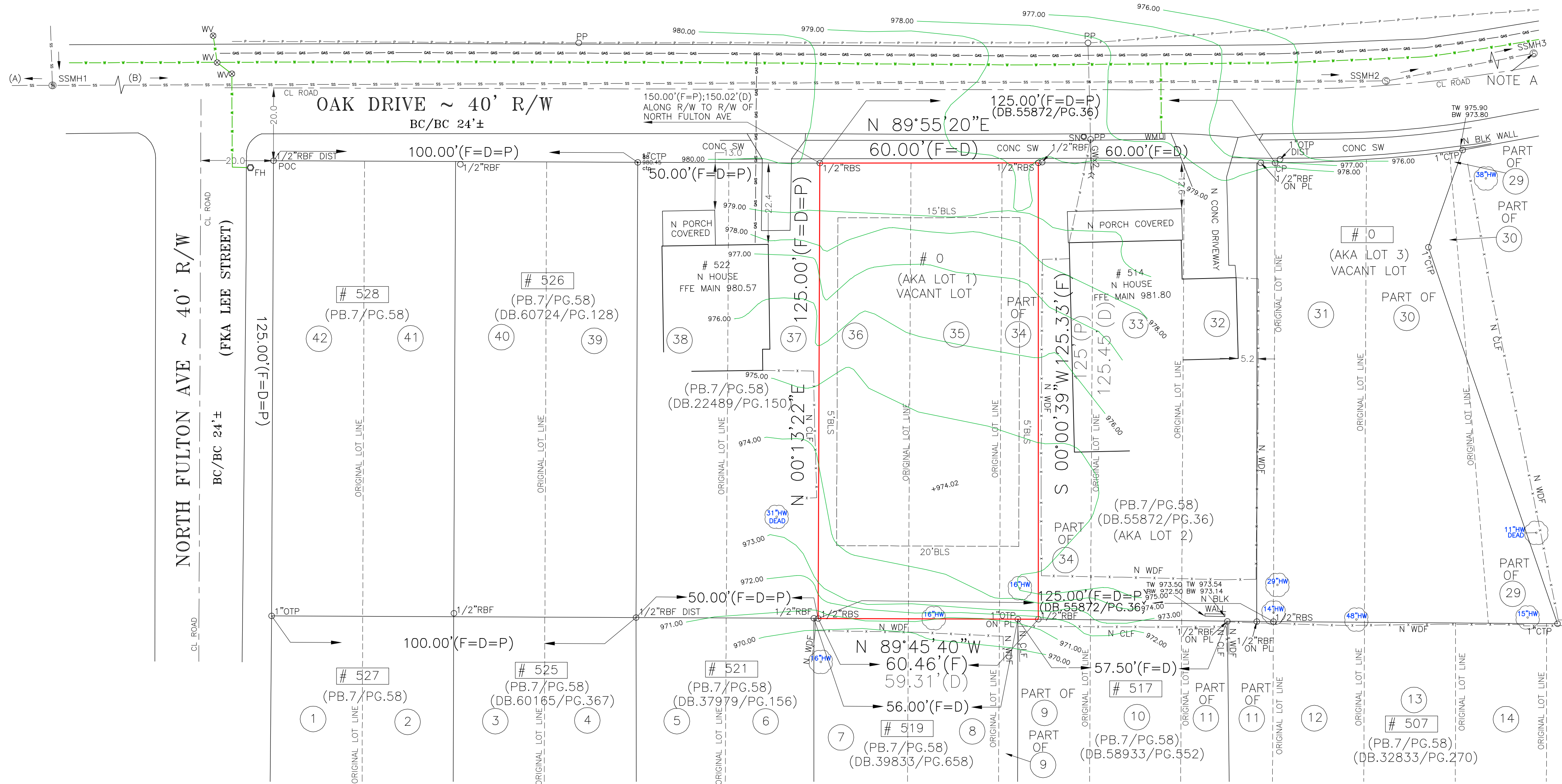


SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

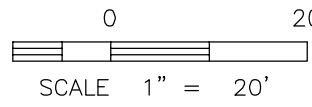
SSMH3
TOP=960.45
NOTE
COVERED

NOTE:
UNABLE TO FIELD VERIFY AT THE
TIME OF SURVEY EXACT PIPE
LOCATION WITHOUT EXCAVATION



TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%



EXISTING CONDITIONS

PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)			BLOCK 12	SITE PLAN PREPARED FOR:		SHEET 2 OF 4	
FORREST HILL PARK SUBDIVISION			UNIT		RYAN MACDOWELL		
LAND LOT 94			14TH DISTRICT				
FULTON COUNTY, GEORGIA			DB.61337/PG.478		PB.7/PG.58-59		GEORGIA REGISTERED PROFESSIONAL No. 1197 LAND SURVEYOR DAVID A. STEPHENSON
FIELD WORK DATE JAN 04, 2021			PRINTED/SIGNED JAN 22, 2021		PROPERTY ADDRESS:		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			PAPER SIZE: 24" x 36"		0 OAK DRIVE HAPEVILLE, GA 30354		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. NO PLAT BEING CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" OAK CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.							
MC COORD #20202733 DWG #20202733-(AKA LOT 1)			SURVEY LAND EXPRESS, INC				24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
LAND SURVEYING SERVICES							IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED. I AM NOT PROVIDING ANY GUARANTEE, WARRANTY, OR OTHER ASSURANCE OF THE ACCURACY OF THE DATA OR THE GENERAL STANDARDS AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

SSMH1
TOP=990.89
INV IN=985.19
(A) INV OUT=983.79
(B) INV OUT=983.79

SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED

NOTE A:

UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION.

MAGNETIC



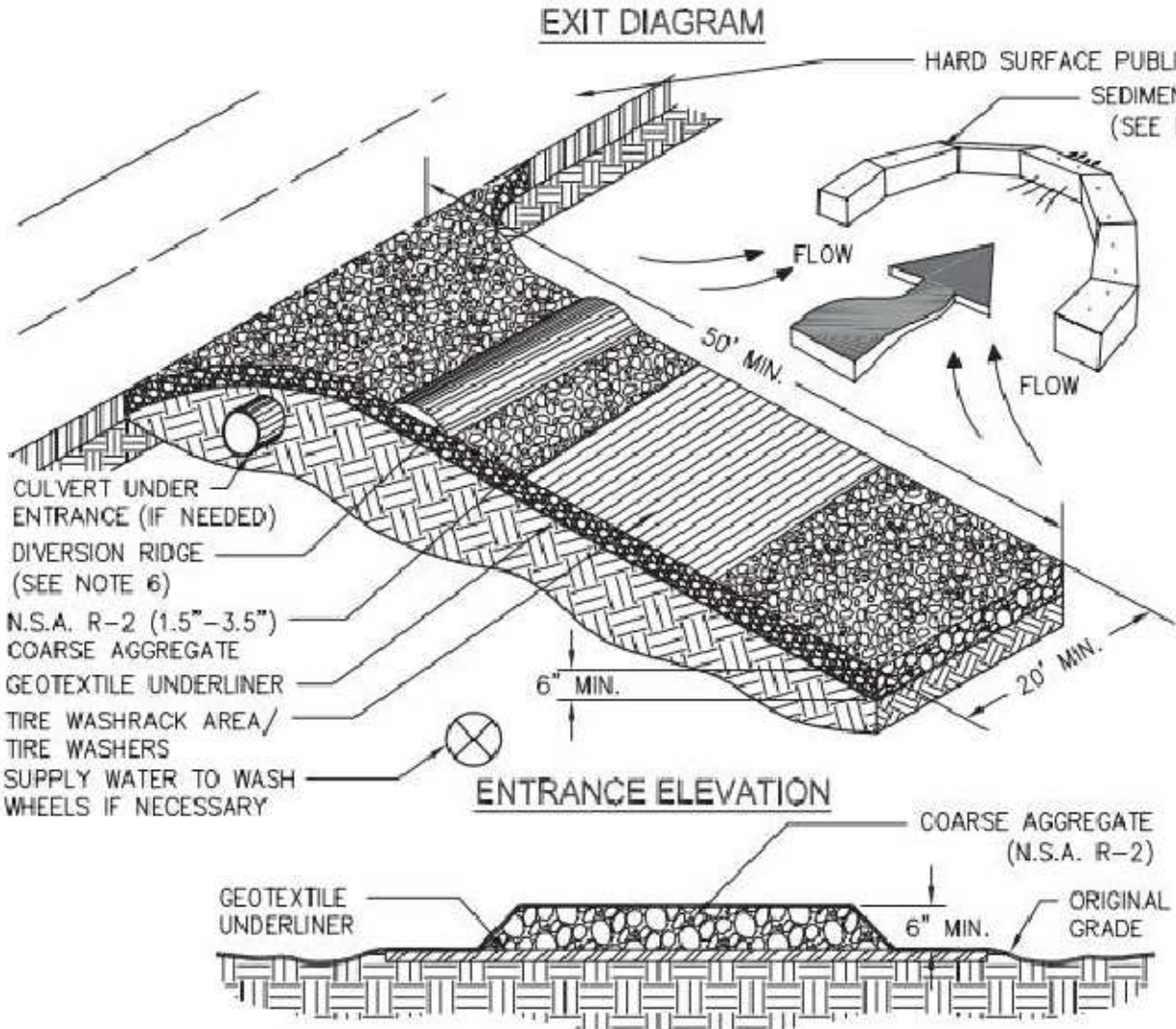
IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

CRUSHED STONE CONSTRUCTION EXIT

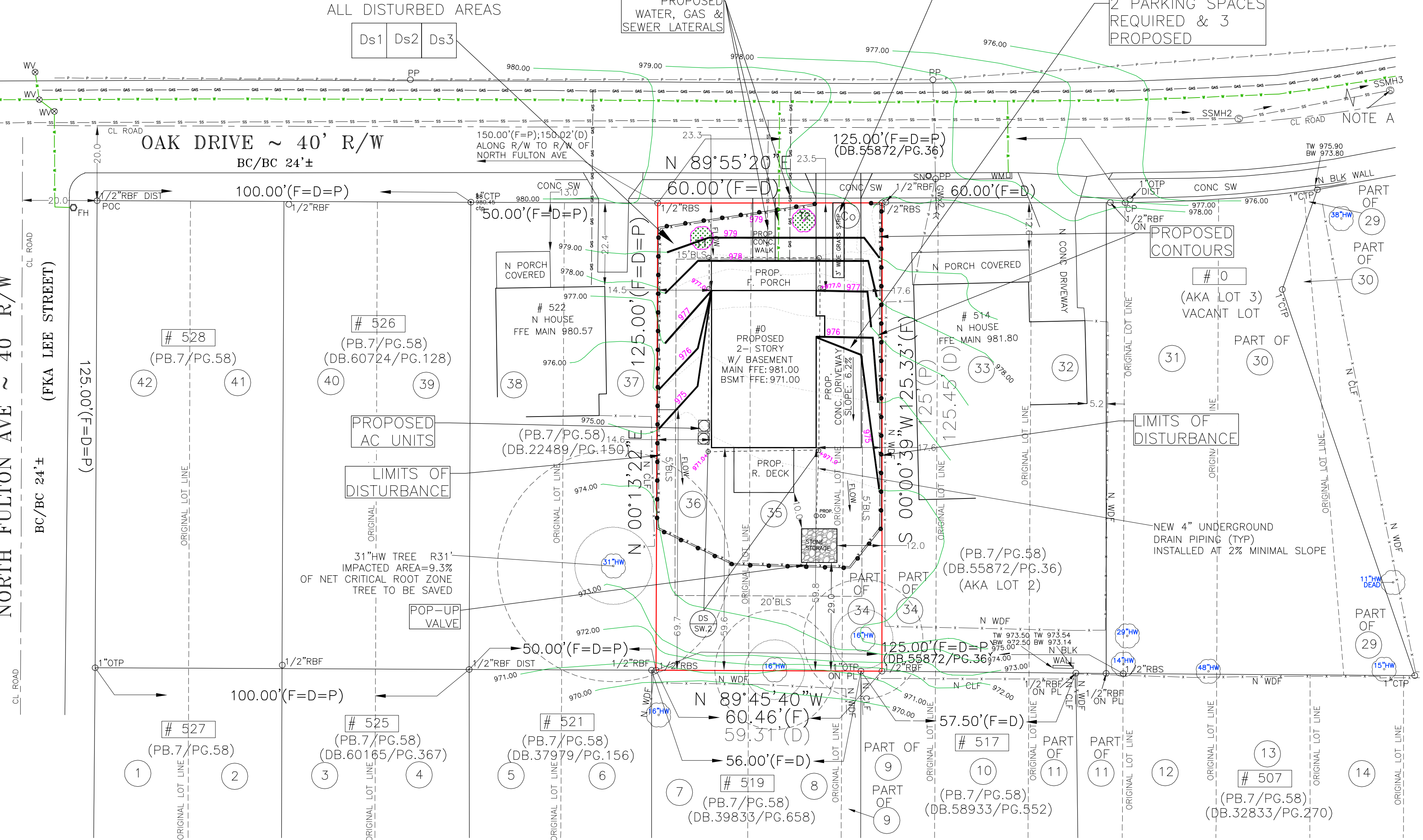


- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL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

Figure 6-14.1

EROSION CONTROL LEGEND

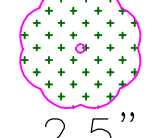
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.



TREE PLAN

PRESERVED TREES
DBH 16"HW
DBH 16"HW

REPLACEMENT TREES (2 TOTAL)



Nuttall Oak T1 Red Maple T2

x1

PRESERVED DBH INCHES= 32"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 5"
TOTAL DBH INCHES= 37"

0.173 AC x 120 INCHES/ACRE = 21 INCHES
REQUIRED FOR PRESERVATION.

- Co CONSTRUCTION ENTRANCE/EXIT
Sd1-S INDICATES Sd1 TYPE S SILT FENCE
Sd1-Hb INDICATES Sd1 TYPE Hb (HAYBALES)
Tr INDICATES TREE PROTECTION FENCE
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

TREE PROTECTION: Tr

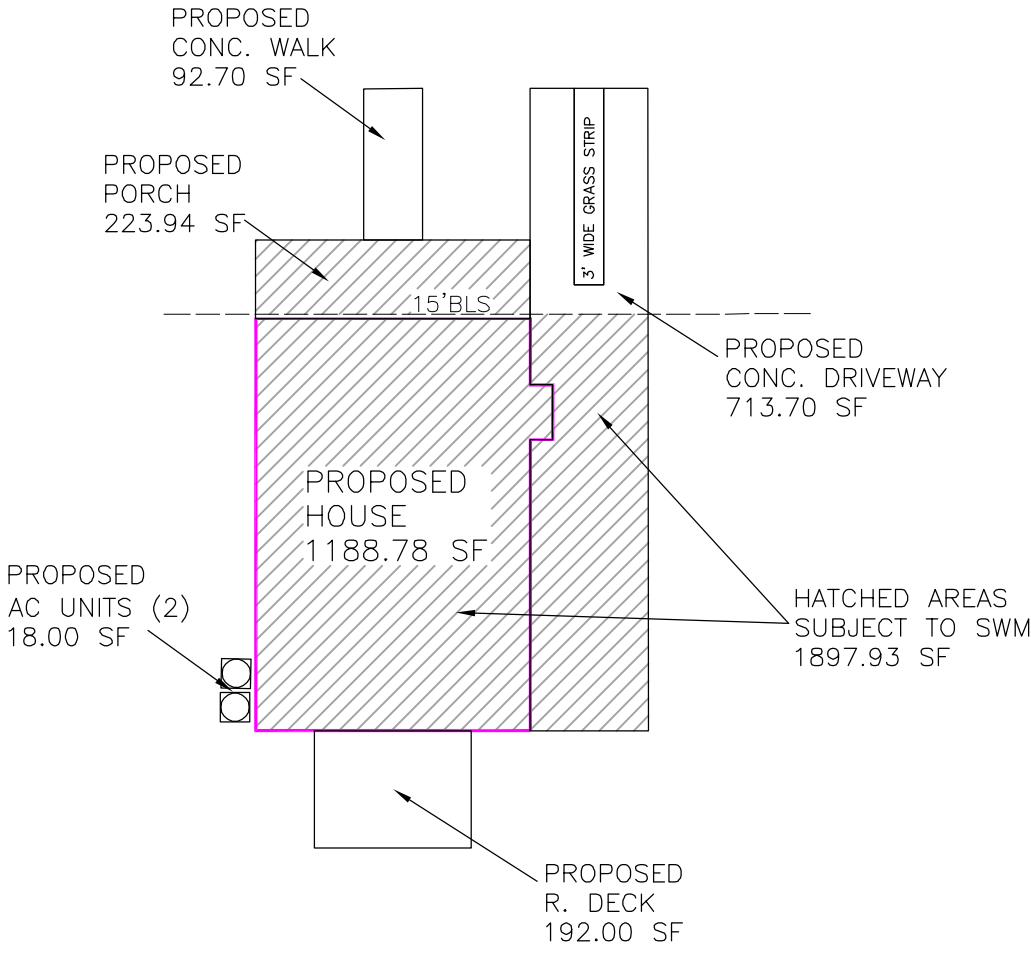
1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

TOTAL LAND AREA
7538.90 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2429.12 SF / 0.056 AC / 32.2%
DISTURBED AREA
1971.78 SF / 0.045 AC
FLOOR AREA RATIO
See architect's set for details

0 20
SCALE 1" = 20'

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

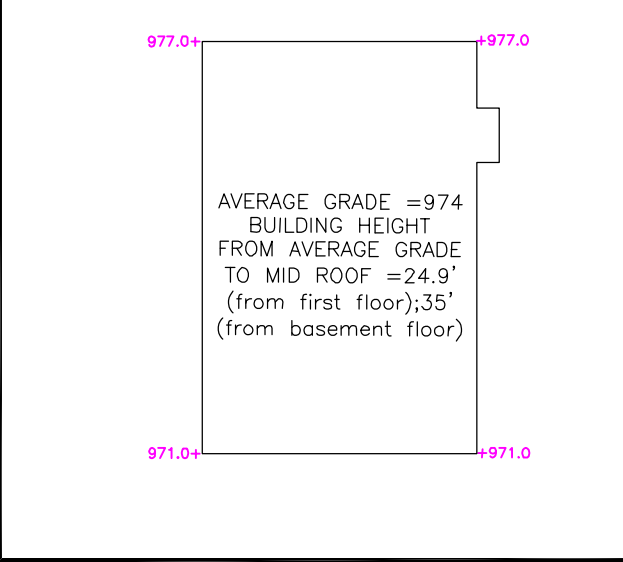
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1897.93 SF
(I) PERCENT OF IMPERVIOUS = 25.2%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2768
 $ACRE - FT = (I) \times 43560 = \text{CUBIC FEET}$
 $A = 7538.90 \text{ SF}$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 208.68 \text{ CUBIC FEET}$

STONE STORAGE DIMENSIONS

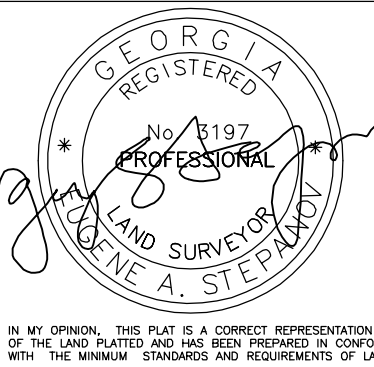
PIT SHALL BE 9.5' LONG, 9' WIDE AND 6.5' IN DEPTH.
TOTAL 555.75 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 222.30 CF

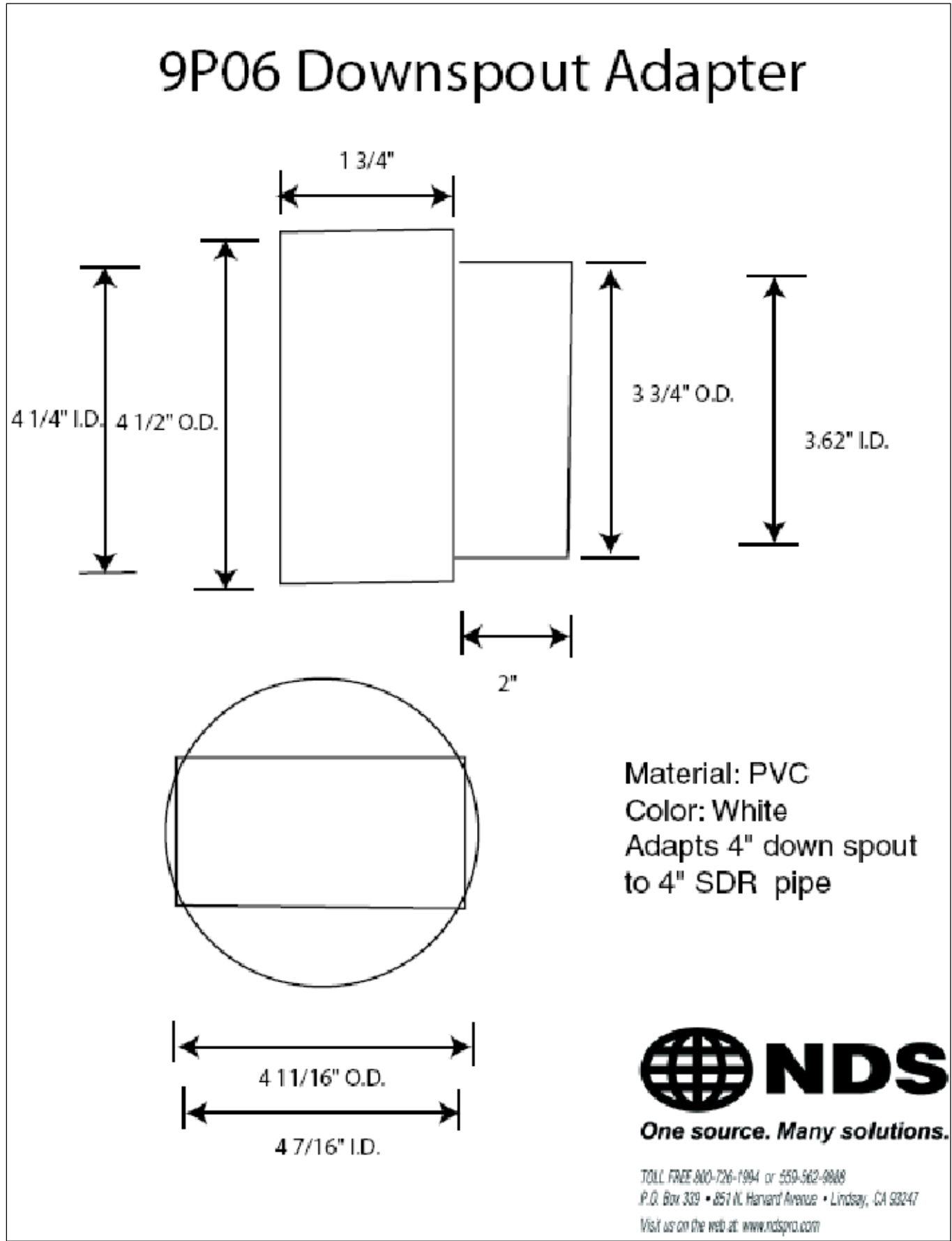
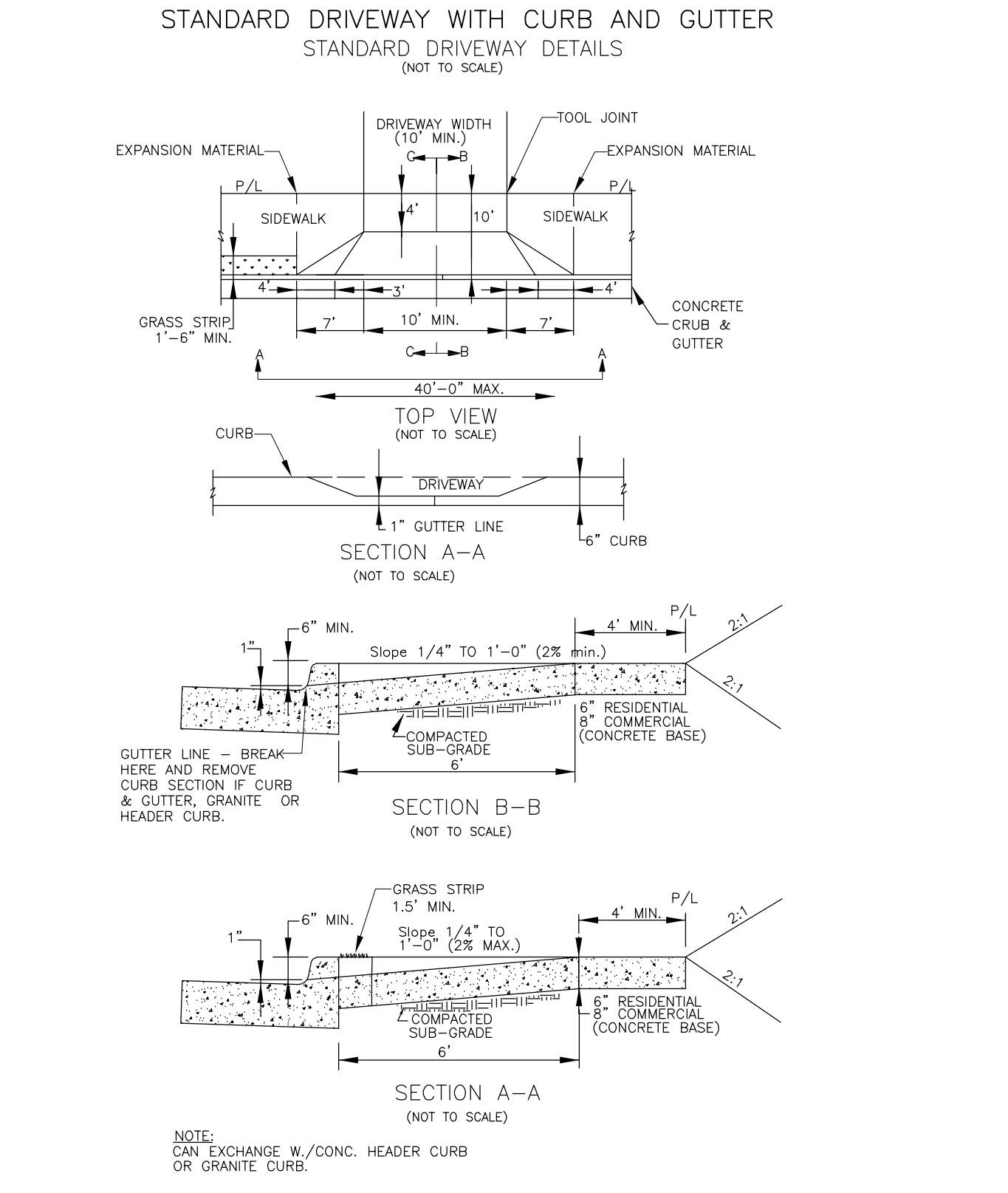
TOTAL STORAGE 222.30 CF
TOTAL REQUIRED 208.68 CF
REQUIREMENT IS COMPLETE

ROOF HEIGHT DETAIL

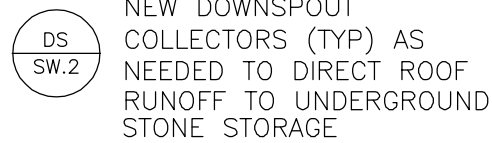


PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)			BLOCK 12	SITE PLAN PREPARED FOR: <i>SHEET 3 OF 4</i>	
FORREST HILL PARK SUBDIVISION		UNIT		RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT		SECTION			
FULTON COUNTY, GEORGIA		DB.61337/PG.478	PB.7/PG.58-59	PROPERTY ADDRESS:	
FIELD WORK DATE JAN 04, 2021		PRINTED/SIGNED JAN 22, 2021		0 OAK DRIVE	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.					
MC COORD #20202733 DWG #20202733-(AKA LOT 1)		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATS AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MEASURED CONDITIONS AND RECORDS.					

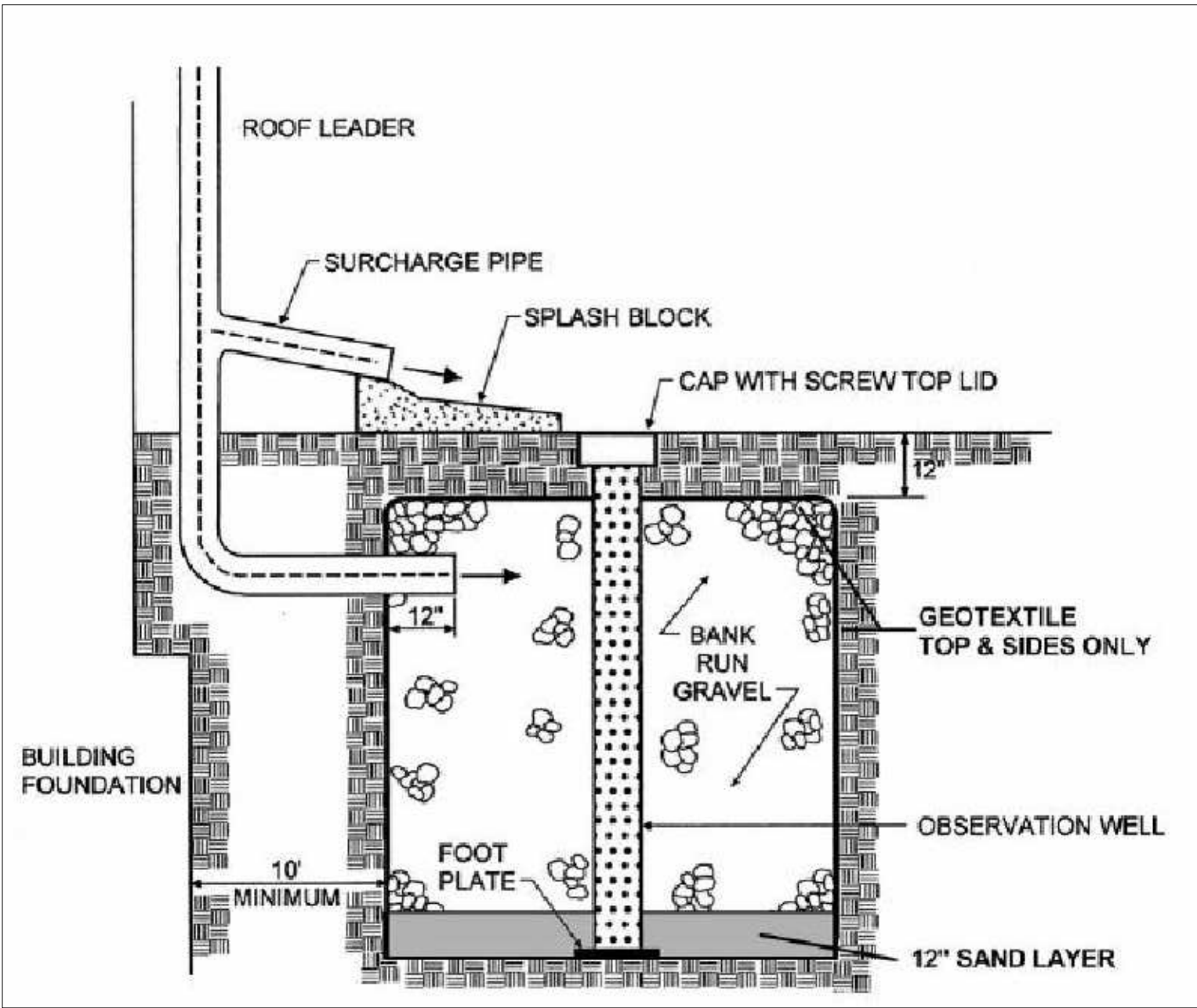
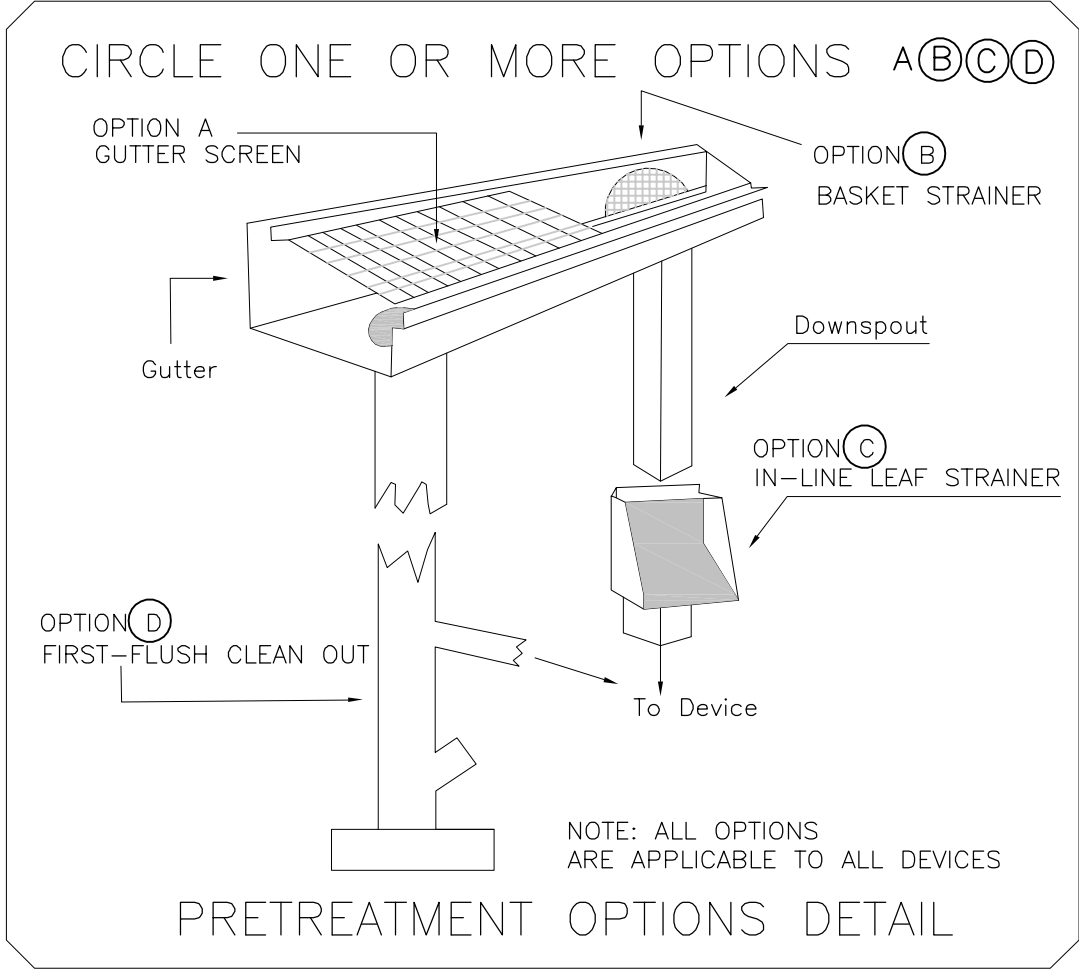




BMP W.Q. DEVICE

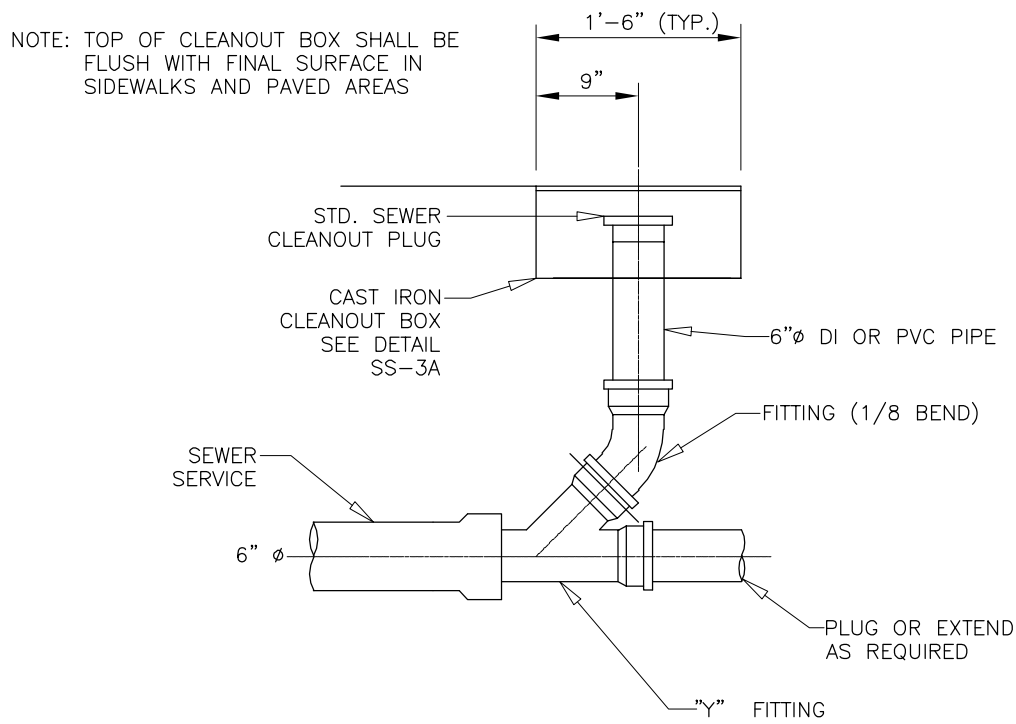


CIRCLED ITEMS ARE REQUIRED



STONE STORAGE DETAIL
SIDE VIEW

PER GEORGIA STORMWATER MANAGEMENT TECHNICAL MANUAL,
VOLUME 2 (2016 EDITION)



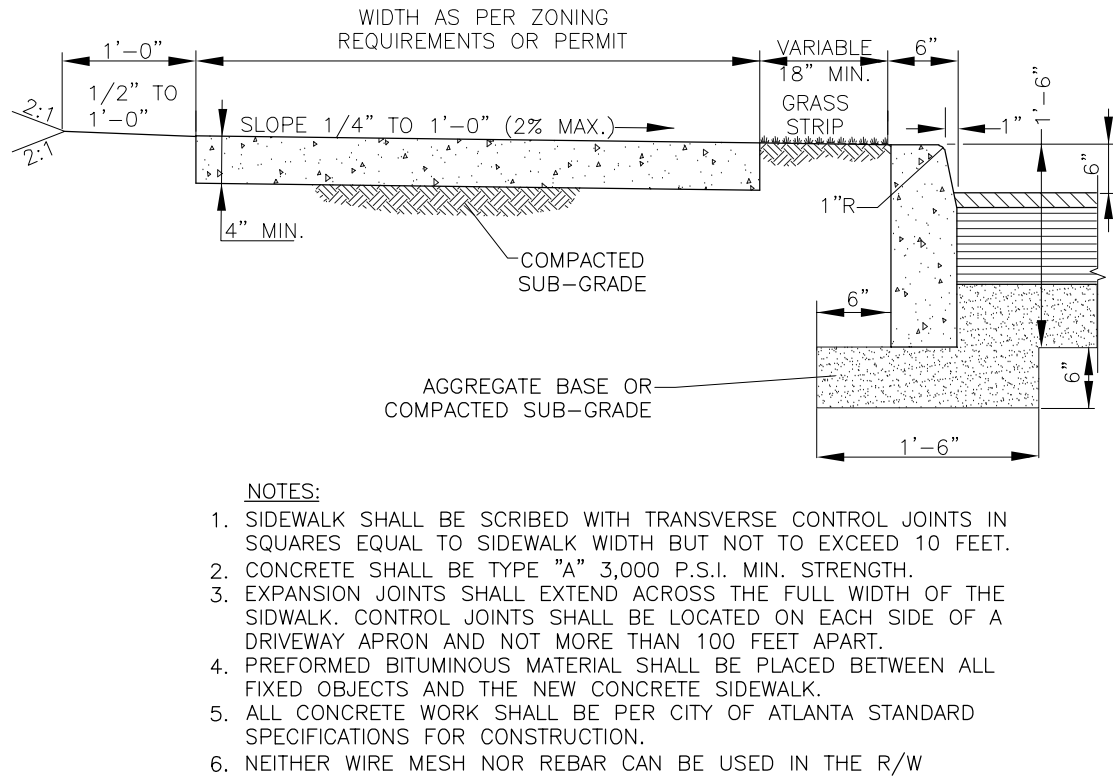
STANDARD SANITARY CLEANOUT DETAIL
(NOT TO SCALE)

BMP NOTES:

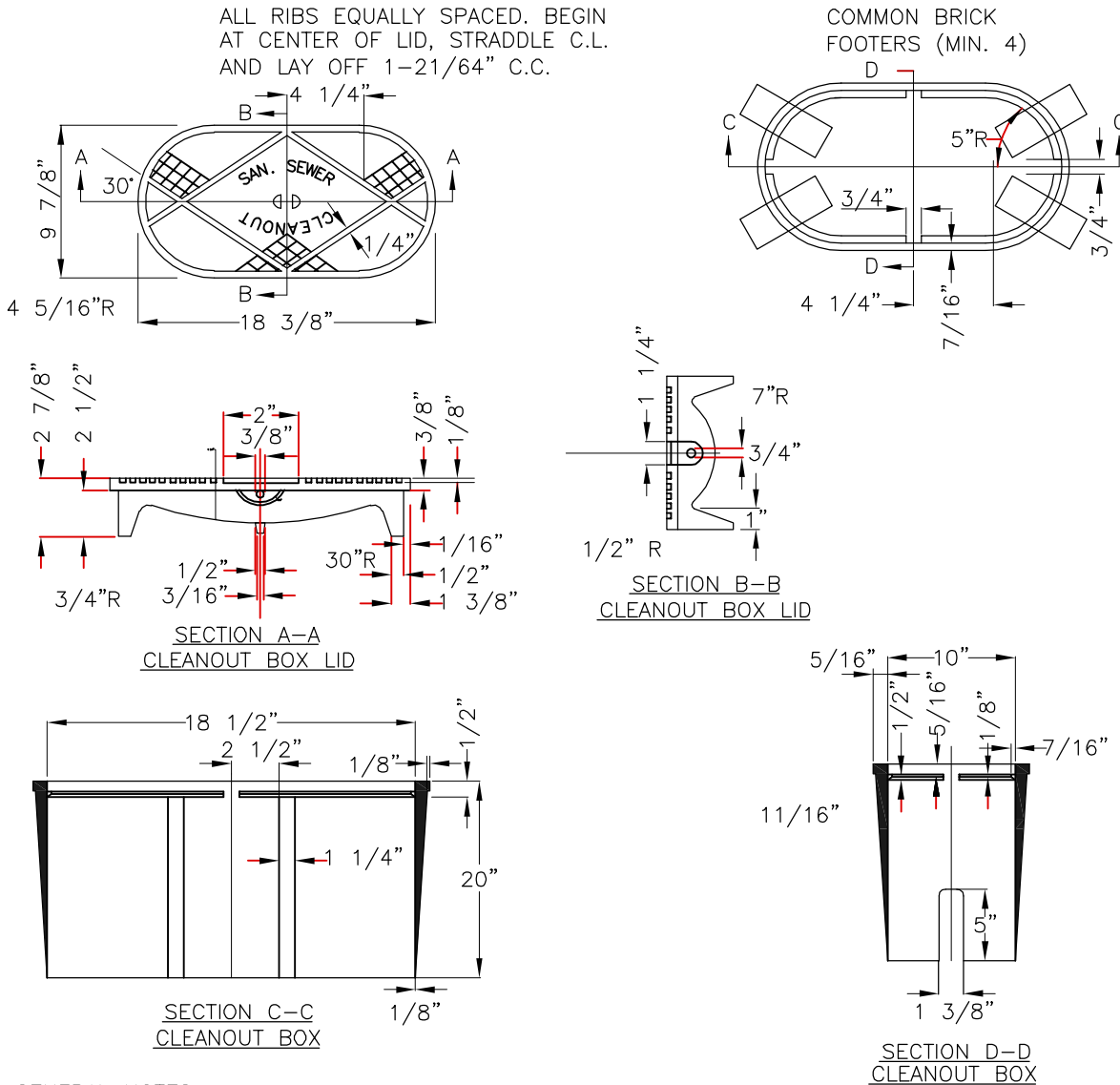
1. GRAVEL SIZE 1"-3" STONE.
2. 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMP'S.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

TYPICAL MAINTENANCE ACTIVITIES FOR STONE STORAGE	
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	ANNUALLY
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	UPON FAILURE
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	

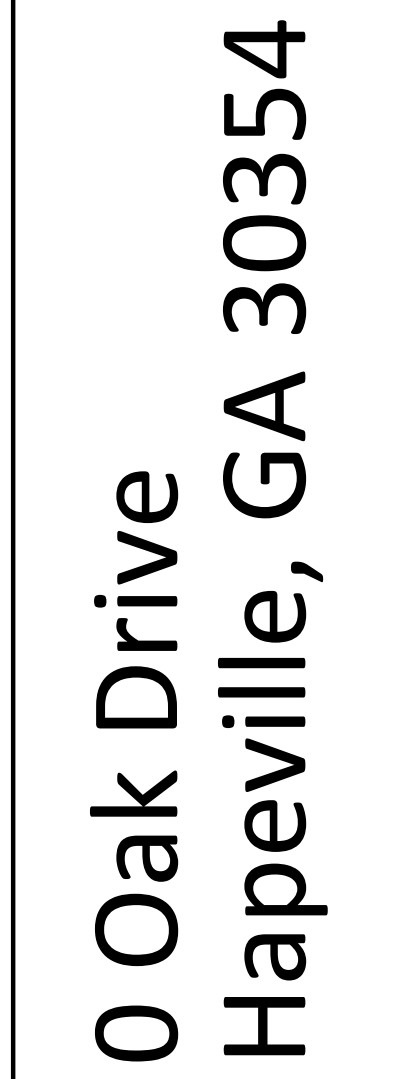
CONCRETE SIDEWALK AND CONCRETE HEADER CURB
(NOT TO SCALE)



SANITARY CLEANOUT BOX
(NOT TO SCALE)



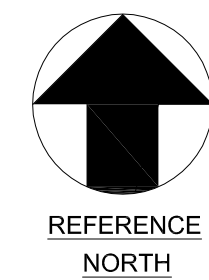
PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 4 OF 4
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/Pg.478	PB.7/Pg.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED JAN 22, 2021		
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MC COORD #20202733 DWG #20202733-(AKA LOT 1)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 FEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

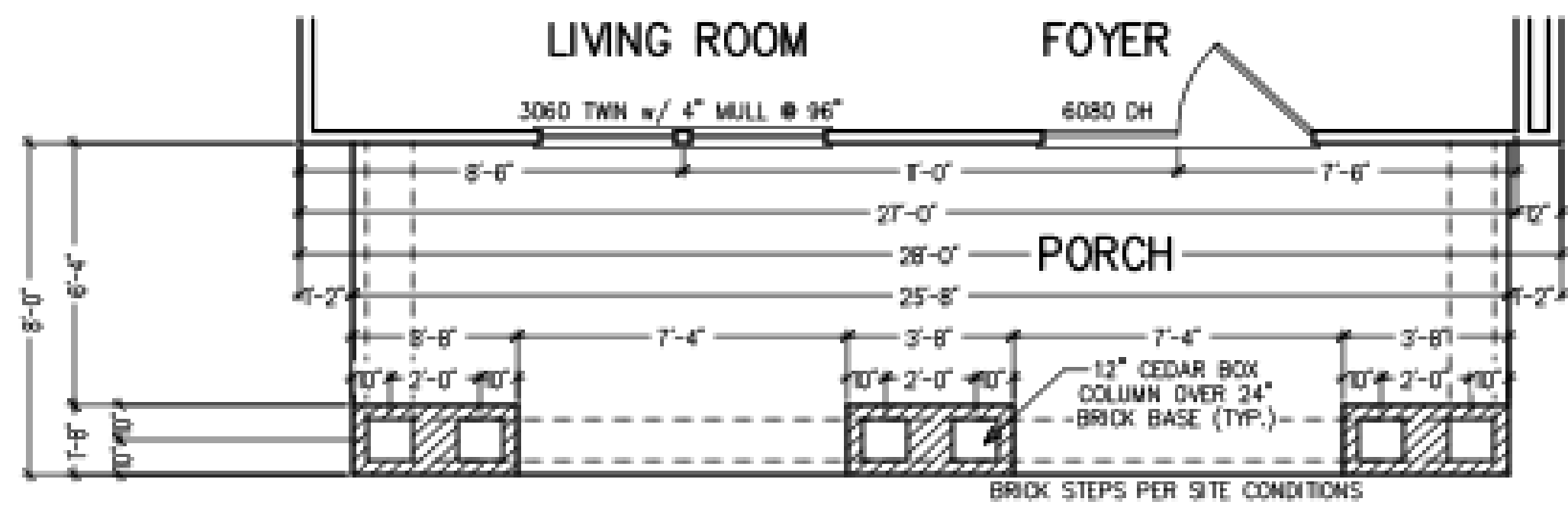
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4"=1'-0"

A-2

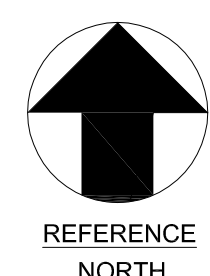
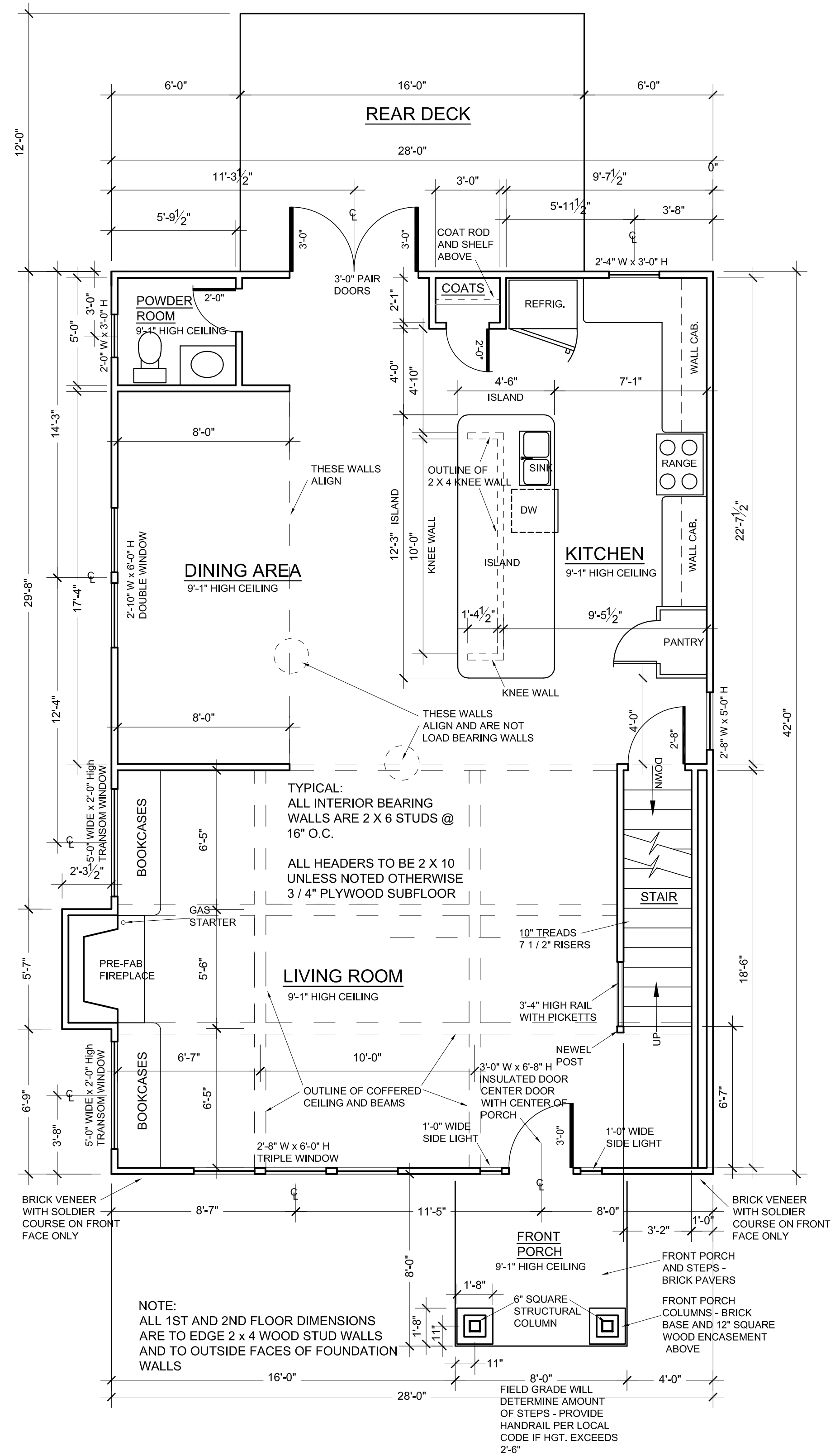


BASEMENT FLOOR PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



PARTIAL FIRST FLOOR



FIRST FLOOR PLAN

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



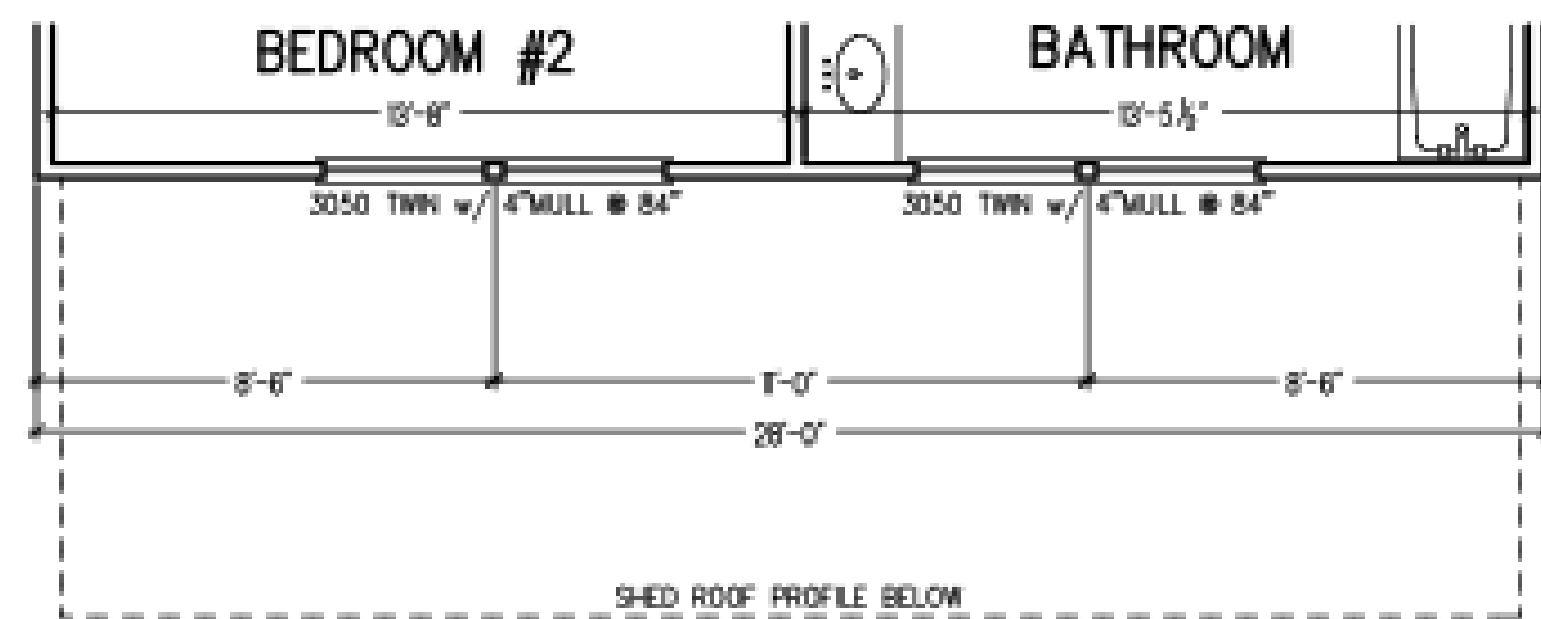
0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

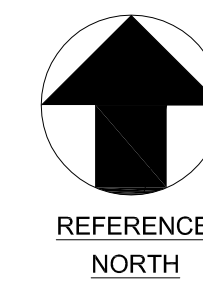
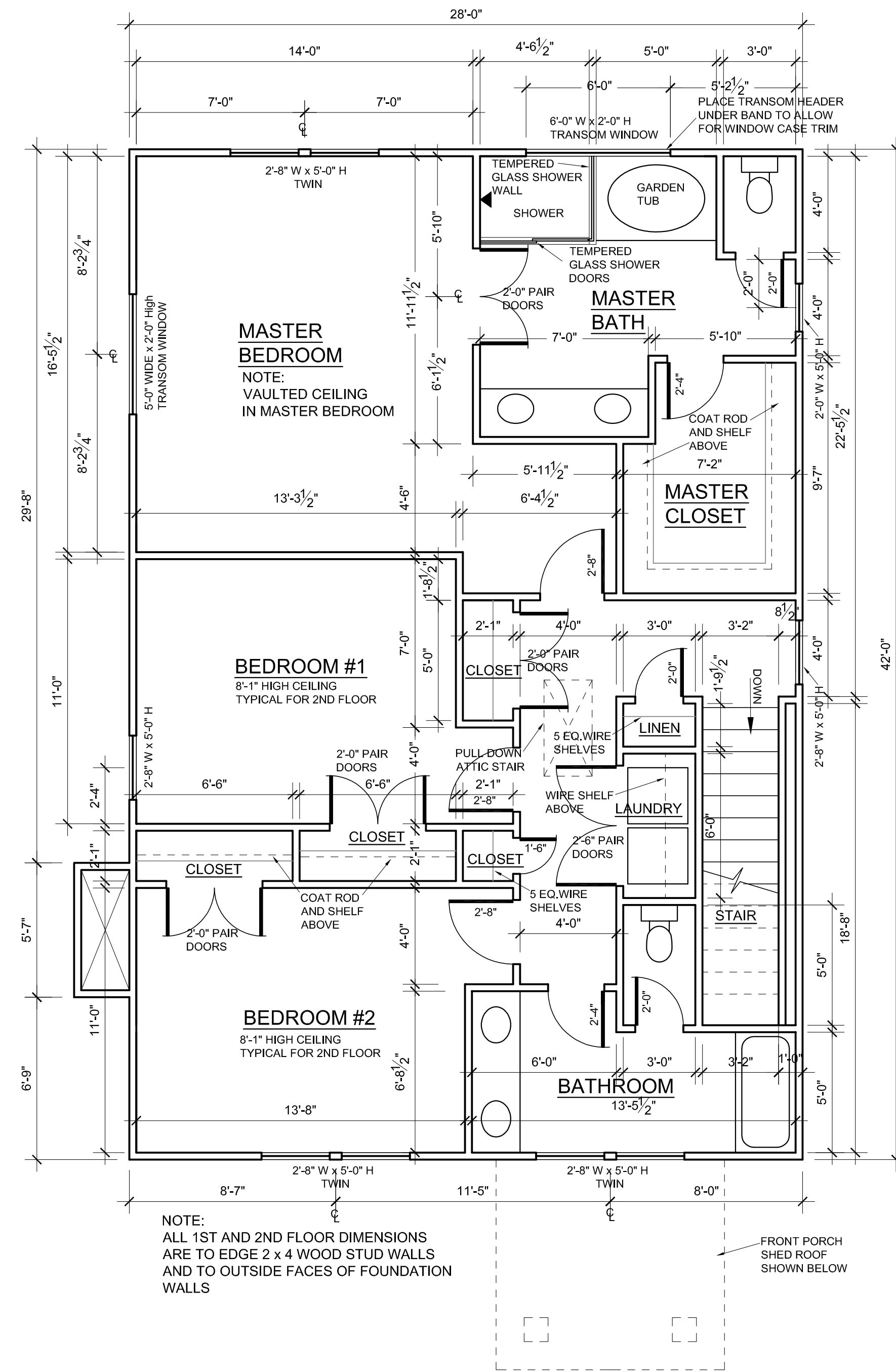
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"

A-3

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4 " = 1'-0"



PARTIAL SECOND FLOOR



SECOND FLOOR PLAN

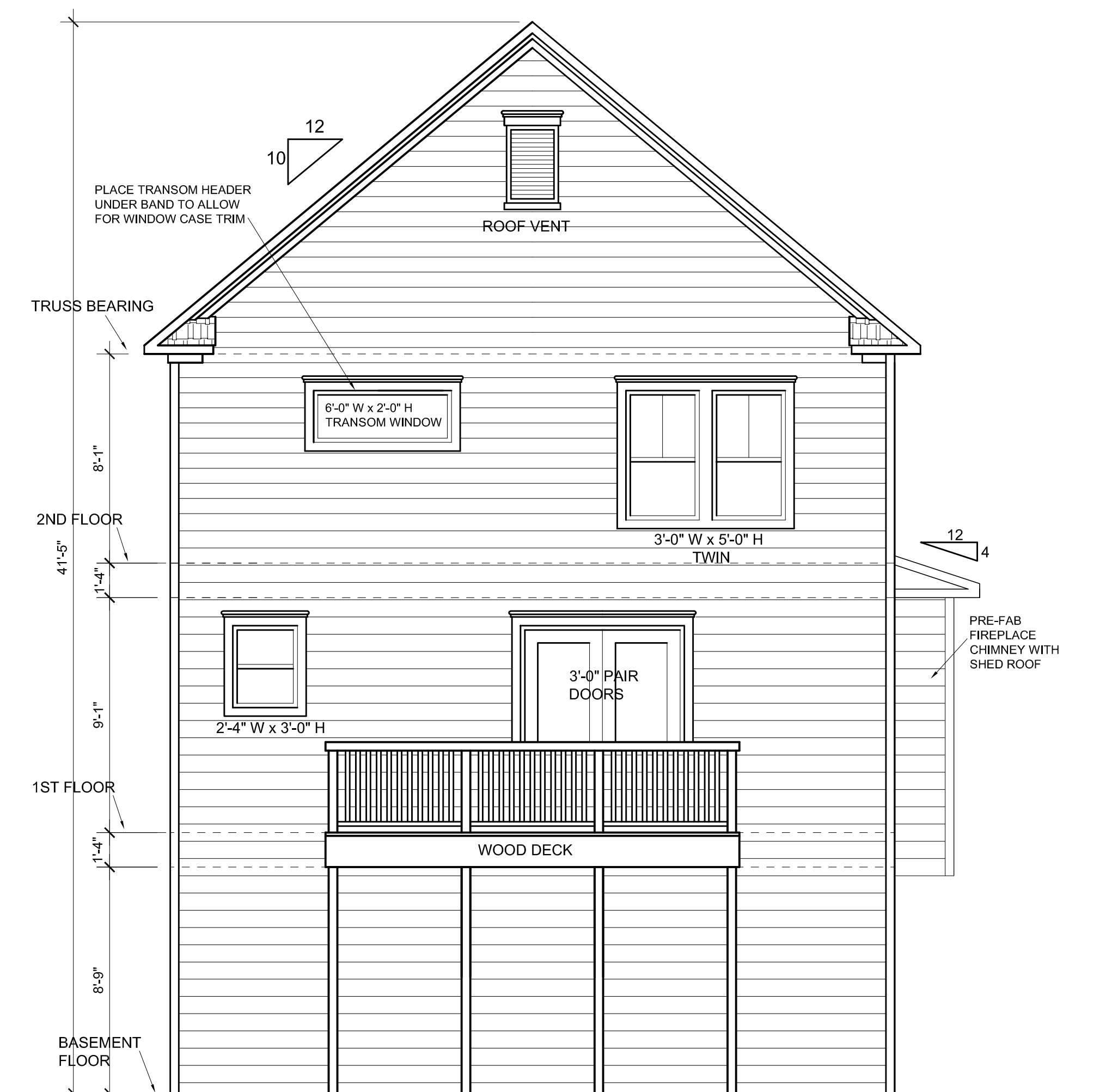
SCALE: 1/4" = 1'-0"

0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

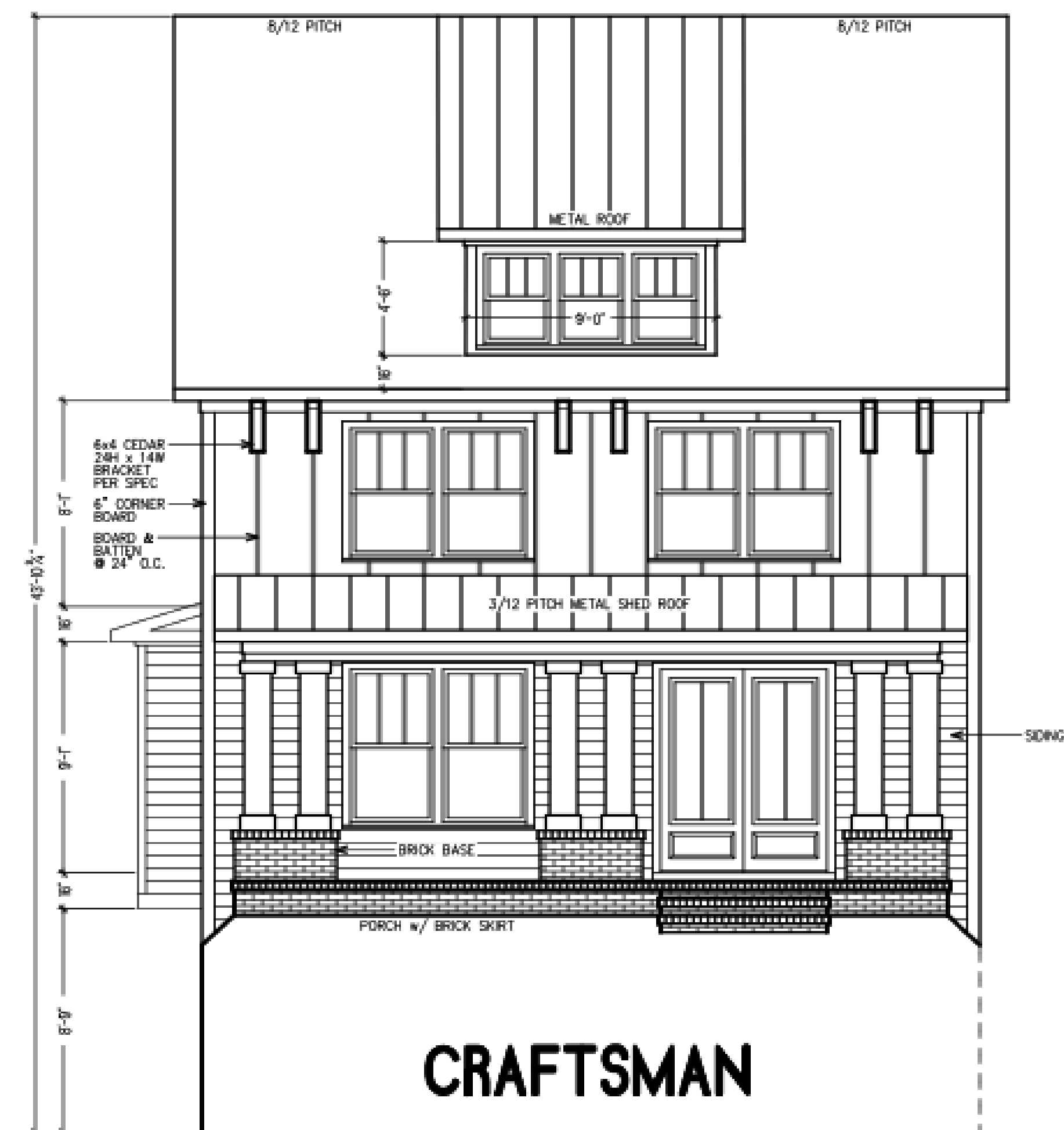
DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-5



REAR ELEVATION

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



CRAFTSMAN

FRONT ELEVATION

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



0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-6



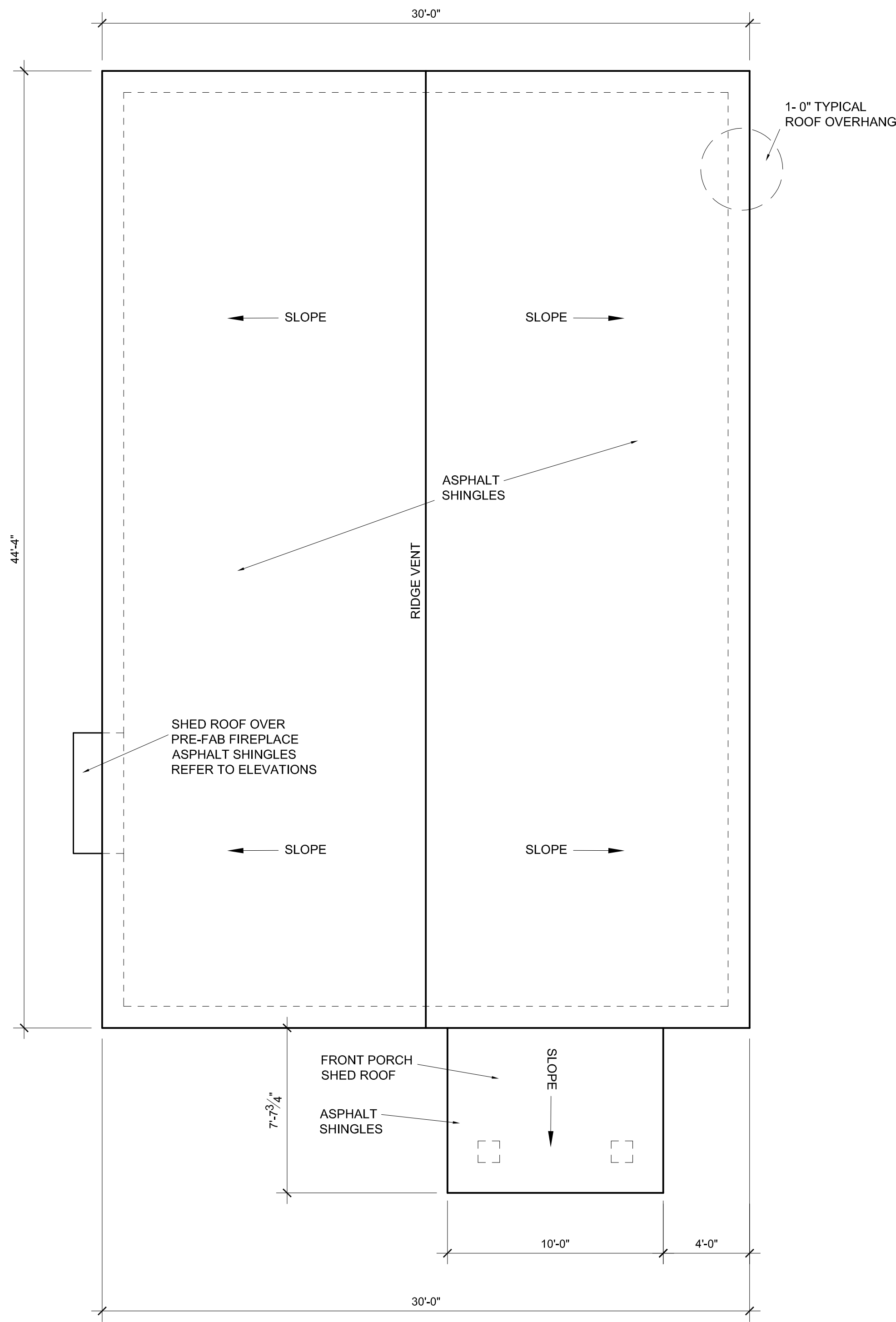


0 Oak Drive
Hapeville, GA 30354

MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

DRAWN BY:	T.M. FLEMING
CHECKED:	TMF
DATE:	2-22-2019
SCALE:	1 / 4" = 1'-0"

A-7



ROOF PLAN

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



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: March 11, 2021
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -3165 Dogwood Drive Townhomes

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

BACKGROUND

The City of Hapeville has received a Design Review Application from W. Barry Dunlop for the construction of a 23 unit townhome project located along Dogwood Drive. The townhomes are 3 story, 2,200 SF. with a 2 car garage. There is an interior greenspace.

The property is within the V, Village, Zoning District and is subject to the Subarea C of the Architectural Design Standards , Neighborhood Conservation Area.

There are significant issues with the drawings both in style, accuracy and detail of the drawings.

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.

There is no change in setback for the townhomes (no 3 can be the same (see below).

Unclear whether front door is inset or flush to front with shed roof on some.

STAFF COMMENT: 2.5 stories/35 feet is height limitation. No height is provided.
Sidewalk location adjusted due to utility locations. Sidewalk dimensions should be provided.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊖ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊖ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- ⊖ 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
- ⊖ Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Ensure all mechanical is screened.**
Location of light at front door is not indicated.

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✗ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Metal roofs are:
 - Permitted 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:

Gutter and downspout materials are not provided on the plans.

Architectural style is not clear.

Provide overhang dimension

Roof materials and warranty should be indicated on plans.

(f) Street Facing Facade and Style Standards.



Exterior facade materials shall be limited to:



Full-depth brick;

Natural or cast stone;



Smooth natural-wood siding and/or cement-based siding;



Shake siding;

Painted fish-scale style shingles, but only when used in front gables;

True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.



Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.



Facade materials shall be combined horizontally, with the heavier below the lighter.



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



Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.



All exterior stair risers visible from a street shall be enclosed.



Porches, stoops, and balconies may be located in the front or side yard.



Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.



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



Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.



Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.



Porch and stoop foundations shall be enclosed.



Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.



Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.



Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.



Stoops shall provide a minimum top landing of four feet by four feet.

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

STAFF COMMENT:

No side elevations have been provided to determine whether blank windowless walls.
Finish for decks and wood brackets have not been provided.
Railing detail should be provided.
Not enough detail has been provided in this section to evaluate all criteria.

(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:

Building numbers are not provided.
Not enough information has been provided to evaluate the windows, trim, mullions (does not appear compliant), sills, recess, no GBG, etc).

(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.

x

STAFF COMMENT: The style proposed does not reflect any styles in Hapeville, including existing townhomes.

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

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

- g. **Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family attached (townhome) or multifamily buildings.

- ✓ **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, i. porches or stoops, subject to transitional height plane requirements.

- x **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have ii. identical facades.

- ⊙ **Landscape buffers.** A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are iii. repaired.

- Architectural style.** Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall iv. apply:

- ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.

- ☞ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.

- ✓ No more than three adjacent one-family attached units shall have the same roof form.

- ☞ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT: The windows on the front of the townhomes are not centered. There is little differentiation from one townhome to another. The floor plans indicate cantilevered rear third floor over the decks but the renderings do not match. The style does not represent townhomes in Hapeville (examples were provided to the architect and builder, and discussions with the developer).

RECOMMENDATIONS

There is a fundamental issues regarding style for the townhomes and inaccuracy, and incomplete drawings. Staff does **not** recommend approval based upon the submission.

Should the Design Review Committee consider these drawings for approval, at a minimum, the aforementioned deficiencies must be addressed and evaluated:

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: W. Barry Dunlop Contact Number: [REDACTED]

Applicants Address: 7 Dunwoody Park, Suite 115, Atlanta, GA 30338

E-Mail Address: bdunlop@paradigmeng.net Zoning Classification: V (Village)

Address of Proposed Work: 3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900030422, 14 009900031123, 14 009900031131

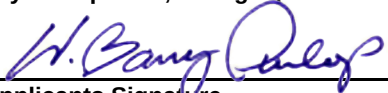
Property Owner: James L. Chapman, Jr. Contact Number: [REDACTED] Seller Agent: Robert Pitner

Project Description (including occupancy type): This project consists of 23 townhome units in three 3-story buildings. Each unit will have 2,200 square footage of floor area and a 2-car garage. The proposed 1.64-acre development will include sidewalks, guest parking, underground utilities, and other related civil works. A private drive will provide vehicular access and circulation via Dogwood Drive.

Contractors Name: Empire Quality Construction Contact Number: [REDACTED]

Contact Person: Yaniv Regev 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.


Applicants Signature

2/17/2021
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☒ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 2,200 sf per unit (50,600 sf total)

Total Square Footage of existing building: 988 sf

Estimated Cost of Construction: Site Cost Estimate \$500,000
Building Cost Estimate \$4,000,000

List/Describe Building Materials on the exterior of the **existing** structure: _____
The existing structure is wood siding. The existing structure will be demolished.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
The proposed structure exterior facade will have a mixture of brick and hardy plank siding.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

W. BARRY DUNLOP

2/17/2021

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.

LEGAL DESCRIPTION

3165 DOGWOOD DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND (PK NAIL) LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE (40' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W);

THENCE LEAVING SAID INTERSECTION, PROCEED SOUTH 08 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, A DISTANCE OF 60.30 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE SOUTH 08 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.27 FEET TO AN IRON PIN FOUND (1" OTP), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, PROCEED SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 299.53 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 32.98 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 15 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 98.24 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.24 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE NORTH 00 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.73 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 134.86 FEET TO AN IRON PIN SET (1/2" REBAR) LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE (R/W VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE, PROCEED NORTH 39 DEGREES 34 MINUTES 41 SECOND EAST, A DISTANCE OF 11.80 FEET TO AN IRON PIN FOUND (1/2 REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 89 DEGREES 08 MINUTES 57 SECOND EAST, A DISTANCE OF 128.72 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE NORTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 378.44 FEET TO AN IRON PIN FOUND (1" OTP) LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.64 ACRES OR 71,331 SQUARE FEET, MORE OR LESS.



Street View from Dogwood Drive at Southeast Corner of Property



Street View from Dogwood Drive near Southeast Corner of Property



Street View from Dogwood Drive along Eastern Property Line



Street View from Dogwood Drive at Northeast Corner of Property



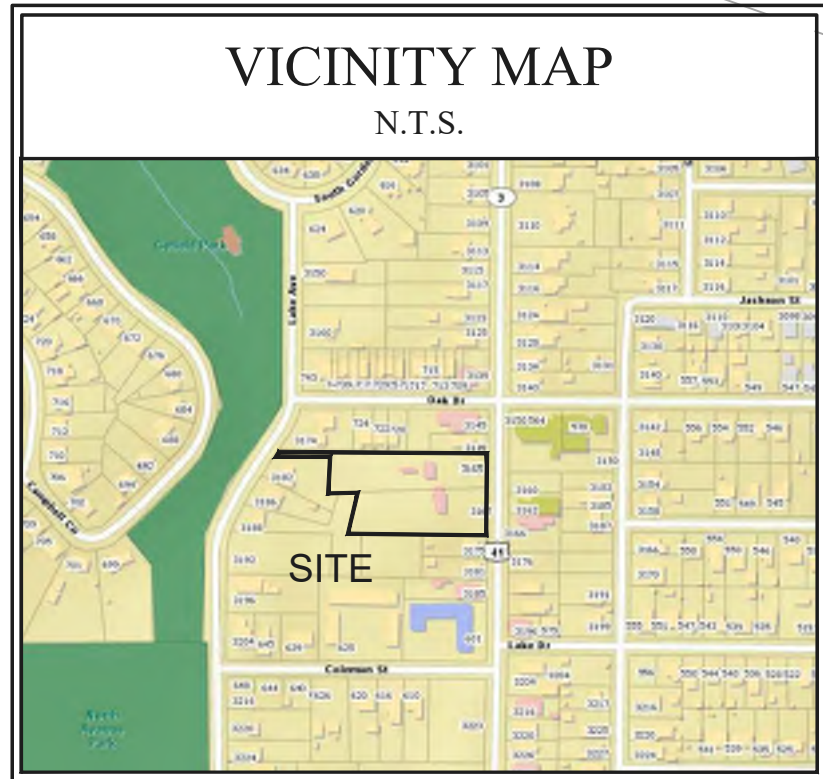
Street View of Western End of Property from Lake Avenue



Existing Sewer Manhole Tie-In
Location on Adjacent Property
along Lake Avenue



Existing Storm Catch Basin along
Lake Avenue



SITE DATA

PARCEL: 14 009900030422
14 009900031123
14 009900031131
ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
0 LAKE AVENUE
SITE AREA: 1.638 ACRES (71,331 SF)
ZONING: V (VILLAGE) 14 009900030422
V (VILLAGE) 14 009900031123
R-1 14 009900031131
OWNER: JAMES LEONARD CHAPMAN, JR.
30 MORENO POINT RD PH 701C
DESTIN, FL 32541-3186
EXISTING USE: AUTO DEALER (FULL SERVICE) &
RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES
FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 16.8' > 15' REQ.
REAR SETBACK: APPROX. 45.9' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49,377/71,331 = 69%
MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'
DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY
STORY OR FRACTION THEREOF THAT THE BUILDING
EXCEEDS 2 STORIES = 24' REQ. < 28' PROVIDED
MAXIMUM UNITS PER BUILDING: 8
MINIMUM UNITS PER BUILDING: 4
REQUIRED PARKING: 2 SPACES PER UNIT
PARKING PROVIDED:
GUEST PARKING: 5 SPACES
2 GARAGE SPACES PER UNIT: 46 SPACES
TOTAL SPACES: 51 SPACES

LOT #	DIMS.	AREA (SF)
1-7	50'x21'	1,050
8-23	49'x21'	1,029

UNIT #	DIMS.	FOOTPRINT (SF)	FLOOR AREA (SF)
1-23	40'x21'	840	2,200

NOTE: UPPER STORIES OF ALL UNITS
CANTILEVERED OVER DRIVEWAY WITH 7' MAX. SPAN

NOTES

- EXISTING CONDITIONS TAKEN FROM BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY OF SUBJECT PROPERTY, PREPARED BY MERIDIAN GEOMATICS, LLC, DATED 10/26/2020.
- EXISTING AND PROPOSED CONTOUR INTERVALS ARE 2 FEET.
- THERE ARE NO STATE WATERS NOR WETLANDS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- RECEIVING WATERS: SOUTH RIVER.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THIS DEVELOPMENT WILL HAVE A HOMEOWNERS ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAVEN STANDARDS. PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
- ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
- ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENCROACH IN THE 15' SETBACK.
- ALL WATER MAINS AND SANITARY SEWERS WITHIN THE PARCEL ARE CONSIDERED TO BE PRIVATE AND THE CITY IS NOT RESPONSIBLE FOR OPERATION, MAINTENANCE, OR REPLACEMENT OF ANY OF THOSE FACILITIES.
- ELECTRICAL SERVICE TO BE BELOW GROUND.
- STREET LIGHTS REQUIRED.
- THERE ARE NO KNOWN EXISTING BURY PITS ON SITE.
- THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
- THE PROVIDER FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES CHOSEN BY THE CITY OF HAVEN WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

APPROVED VARIANCE LEGEND

- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6' TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.

ALLOCATION OF SITE AREA	
BUILDING FOOTPRINT:	19,320 SF
BUILDING OVERHANG:	3,381 SF
UNIT DRIVEWAYS (UNCOVERED):	2,925 SF
SIDEWALK:	4,731 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	19,020 SF
TOTAL OPEN SPACE:	21,954 SF
TOTAL SITE AREA:	71,331 SF

NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAVEN, GEORGIA, PANEL NUMBER 1312C0366F WITH AN EFFECTIVE DATE OF 9/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A").



Know what's below
Call 811 or (800) 282-7411
Before You Dig



(IN FEET)
1 inch = 20 ft.
24 HOUR CONTACT: YANIV REGEV (678) 873-4172

SITE PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAVEN, FULTON COUNTY, GEORGIA

Drawing No.
SP-1

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

Revision

Date:

Project No:

Design By:

Drawn By:

Checked By:

Date:

Scale:

1" = 20'

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

GEORGIA
REGISTERED
No. 24527
Professional Engineer
William B. Dunlop
(Held)
P.O.C.

2027 - SHIRLEY ESTATES

SHIRLEY ESTATES

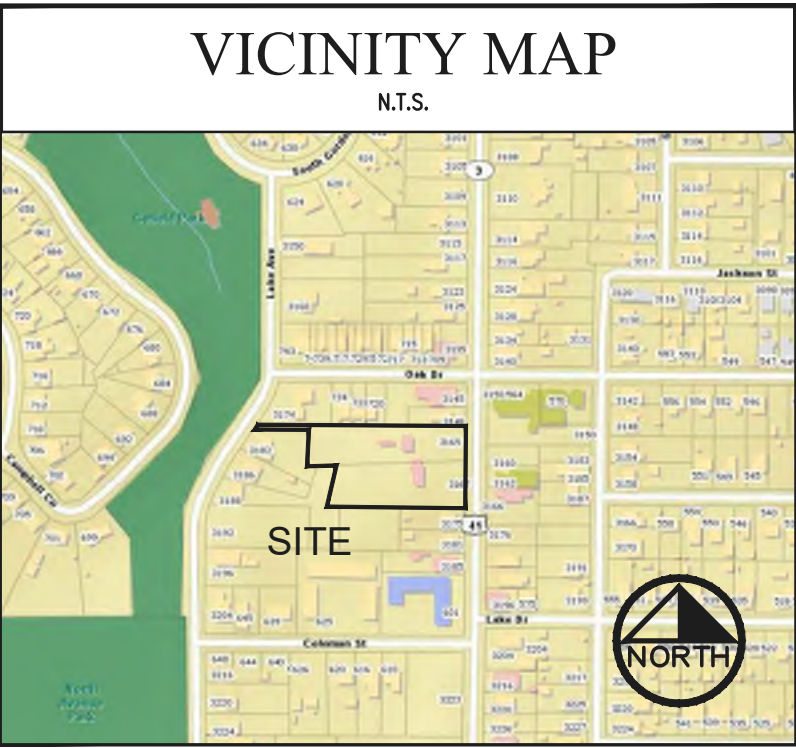
3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave
Land Lot 99 - 14th District
City of Hapeville, Fulton County, Georgia

Prepared For
IHD INVESTMENTS
2015 Parkhaven Court
Roswell, GA 30076
Phone: (770) 318-1472

Prepared by
paradigm
Engineering Services, Inc.
Seven Dunwoody Park, Suite 115
Atlanta, GA 30338
Phone: (770) 605-6030
www.paradigmeng.net

SITE DATA

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EXISTING USE: AUTO DEALER (FULL SERVICE) &
RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES
FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 16.8' > 5' REQ.
REAR SETBACK: APPROX. 45.5' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT



GENERAL NOTES

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

WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREAS WITHIN 24 HOURS OF SEEDING.

A SEPARATE PERMIT IS REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY.

THE CITY OF HAPEVILLE DEMOLITION PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A CITY ROAD OR STREET.

NO CEMETERIES OR GRAVE SITES ARE LOCATED ON THE PROPERTY.

NO HISTORICAL OR ARCHAEOLOGICAL FEATURES EXIST ON THE PROPERTY. THE CITY OF HAPEVILLE WILL STOP CONSTRUCTION OF THE DEVELOPMENT IN ORDER TO PHOTOGRAPH ANY HISTORIC STRUCTURES LOCATED ON THE PROPERTY. WITHIN THIS 21-DAY PERIOD, THE HISTORIC PRESERVATION PLANNER WILL ADVISE YOU WHEN THE WORK IS COMPLETE SO THAT YOU MAY PROCEED. PLEASE NOTE THAT THIS 21-DAY PERIOD WILL NOT COMMENCE UNLESS AND UNTIL YOU NOTIFY THE CITY'S HISTORIC PRESERVATION COMMISSION IN WRITING OF YOUR INTENT TO PROCEED WITH GROUND DISTURBANCE OR SITE DEMOLITION.

ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF HAPEVILLE.

ASSURANCE OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT HIS EXPENSE.

SITE NOTES

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

EXISTING CONDITIONS FROM SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.

NOTIFY CITY OF HAPEVILLE INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.

EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING EXTENT OF EXISTING BUILDINGS, BUILDING SLABS, PAVEMENTS ETC. BY ONSITE INSPECTION.

A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0366F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

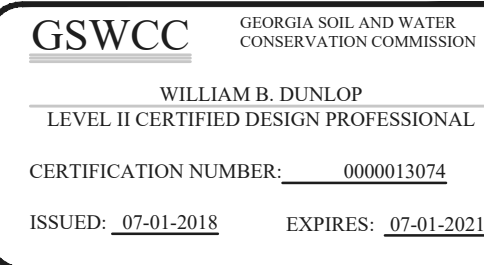
ALL CONSTRUCTION IS TO COMPLY WITH CITY OF HAPEVILLE STANDARDS.

ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C & D) WASTE IS PROHIBITED BY GEORGIA LAW. CONSTRUCTION AND DEMOLITION (C & D) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER AND CARDBOARD.

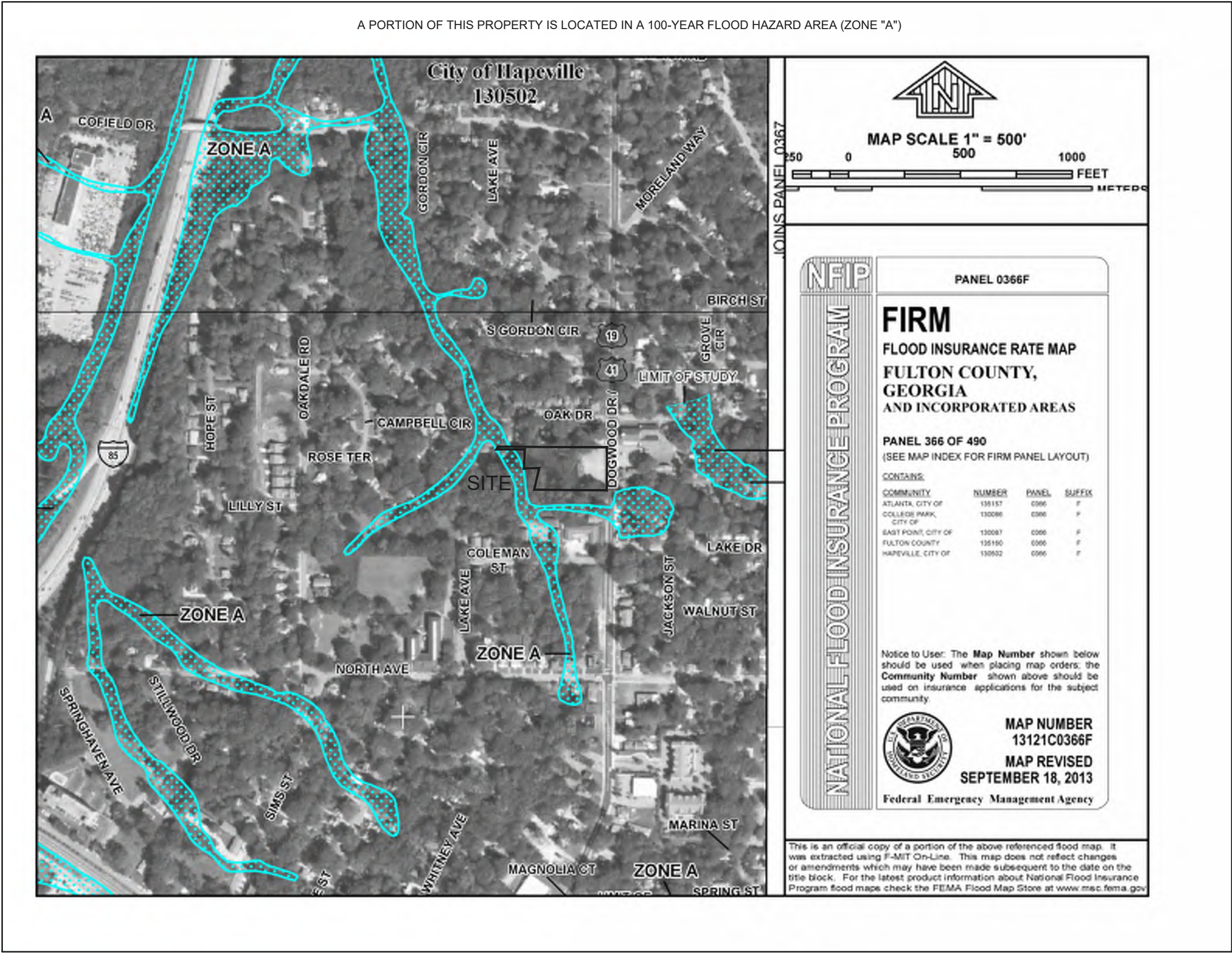
SHEET INDEX	REVISION NO.						
COVER SHEET	-	-	-	-	-	-	-
C1.0 EXISTING CONDITIONS SURVEY							
C2.0 SITE PLAN							
C3.0 GRADING PLAN							
C4.0 UTILITY PLAN							
C5.1 STORM PROFILES							
C5.2 SANITARY PROFILES							
C5.3 ROAD PROFILES							
C5.4 ROAD PROFILES							
C6.1 INITIAL EROSION CONTROL							
C6.2 INTERMEDIATE EROSION CONTROL							
C6.3 FINAL EROSION CONTROL							
C7.1 EROSION CONTROL NOTES							
C7.2 EROSION CONTROL NOTES							
C7.3 EROSION CONTROL DETAILS							
C7.4 EROSION CONTROL DETAILS							
C7.5 EROSION CONTROL DETAILS							
C7.6 EROSION CONTROL DETAILS							
C8.1 CONSTRUCTION DETAILS							
C8.2 CONSTRUCTION DETAILS							
C8.3 CONSTRUCTION DETAILS							
C8.4 CONSTRUCTION DETAILS							
C8.5 CONSTRUCTION DETAILS							
C8.6 CONSTRUCTION DETAILS							
C8.7 CONSTRUCTION DETAILS							
C8.8 CONSTRUCTION DETAILS							
C8.9 CONSTRUCTION DETAILS							
TPP-1 TREE PROTECTION PLAN							
TRP-1 TREE REPLACEMENT PLAN							
TRP-2 TREE CHARTS, NOTES & DETAILS							
LS-1 LANDSCAPE PLAN							

REVISION SCHEDULE

REV. NO.	REVISION DESCRIPTION	DATE
-	ORIGINAL LDP SUBMITTAL	1/21/21



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



ZONING: V (VILLAGE) [ART DISTRICT OVERLAY]

PERMITTED USES WITHIN V ZONE:
D-D ZONE (DOWNTOWN DEVELOPMENT)
C-1 ZONE (RETAIL COMMERCIAL)

SETBACKS:
FRONT = 15'
SIDE = 15'
REAR = 15'
MIN. LOT WIDTH = 50'
MAX. BLDG HEIGHT = 2.5 STORIES OR 35'

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 39730, PAGE 603 (TRACT ONE AND TWO)
- SURVEY FOR JAMES LEONARD CHAPMAN, JR. BY M.E. HYDE & ASSOCIATES, COMPLETED IN JUNE 18TH, OF 1984
- PLAT BOOK 222, PAGE 34
- DEED BOOK 50903, PAGE 311
- DEED BOOK 44637, PAGE 657
- DEED BOOK 39773, PAGE 637
- DEED BOOK 48480, PAGE 686
- DEED BOOK 47480, PAGE 458

ADDRESS(S)

3167 DOGWOOD DRIVE
HAPEVILLE, GEORGIA, 30354

FLOOD NOTE

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

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF
EGPS HARN NETWORK STATION ACCESS. CONTROL WAS TIED TO
AND ESTABLISHED BASED ON THE EGPS BASE STATION CONTROL.

INSTRUMENT USED: TOPCON 8000
SERIES PULSE LASER (ROBOTIC)
WORK PERFORMED ON (MONTH),
(DAY), 2018.

THE DATA SHOWN ON THIS PLAT HAS
BEEN CALCULATED FOR CLOSURE
AND WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000 FEET.
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 52,258
FEET AND AN ANGULAR ERROR OF 1"
PER ANGLE AND WAS ADJUSTED BY
COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT
THE BENEFIT OF A CURRENT TITLE
COMMITMENT, EASEMENTS AND
ENCUMBRANCES MAY EXIST WHICH
BENEFIT AND BURDEN THIS
PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS
THAT ARE VISIBLE AND IS NOT
RESPONSIBLE FOR UNDERGROUND
UTILITIES OR OTHER OBJECTS THAT ARE
NOT APPARENT BY VISUAL
OBSERVATION, I.E. UNDERGROUND
GAS TANKS, GAS LINES, WATERLINES,
SEWER LINES, ETC.

IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.



LEGEND

IPF	IRON PIN FOUND	---	PROPERTY LINE
IPS	1/2" REBAR SET	-X-X-	FENCE
CMP	CORRUGATED METAL PIPE	-T-T-	TELEPHONE LINE
R/W	RIGHT OF WAY	-C-C-	GAS LINE
CL	CENTER LINE	-W-W-	WATER LINE
PL	PROPERTY LINE	-S-S-	SANITARY SEWER LINE
FES	FLARED END SECTION	-P-P-	POWER LINE
L.L.L.	LAND LOT LINE	-F-F-	FIRE DEPT. LINE
T.B.M.	TEMPORARY BENCHMARK	-CTP-	CRIMP TOP PIPE
INV.	INVERT ELEVATION	-RB-	REBAR
SMH	SANITARY SEWER MANHOLE	-D.I.-	DRAIN INLET
PO	POWER POLE	-S.M.H.-	SAN. SEWER MANHOLE
F.H.	FIRE HYDRANT	-CO-	CLEANOUT
LP	LIGHT POLE	-M-	WATER METER
ICV	IRRIGATION CONTROL VALVE	-WV-	WATER VALVE
GP	GEORGIA POWER MANHOLE LID	-GW-	GUY WIRE
TCM	TELE COMM. MANHOLE LID	-N/F-	NOW OR FORMERLY
GV	GAS VALVE	-PT-	PERC. TEST (BOREHOLE)
B	BENCHMARK	-RRT-	4x4 TRANSFORMER
IPF	IRON PIN FOUND		RAIL ROAD TIE WALL

TREE LEGEND

EX.	HARDWOOD TREE
P.	PINE TREE
PE.	PECAN TREE
O.	OAK TREE

BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY for

IHD INVESTMENTS INC.

(PERMITTING MUNICIPALITY: CITY OF HAPEVILLE)



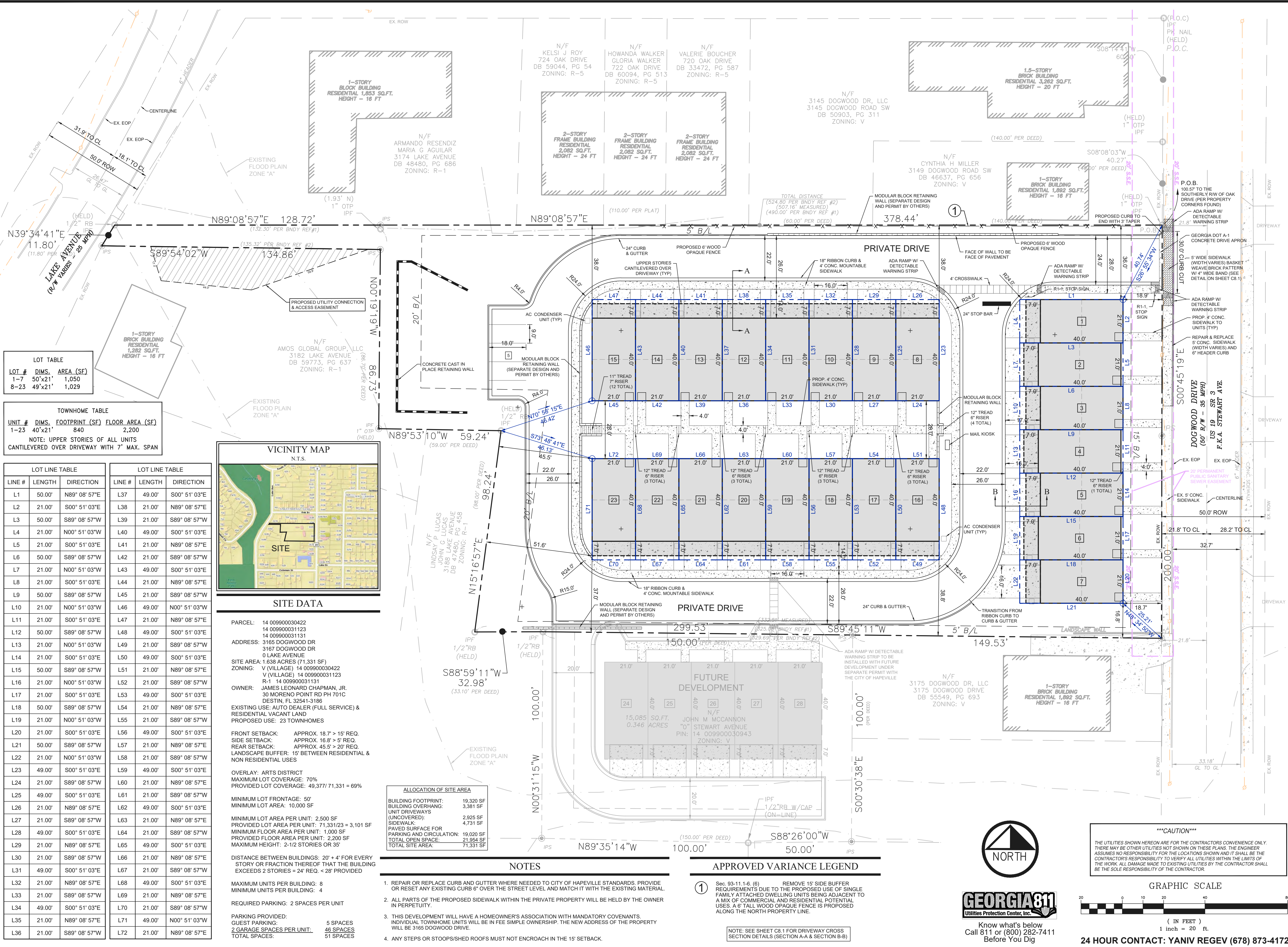
REVISIONS:
ADDED T.B.M. - 01/06/2021

DEED BOOK 39730, PAGE 603 (LEGAL DESCRIPTION)
LAND LOT 99 of the 14th DISTRICT
FULTON COUNTY, GEORGIA (CITY OF HAPEVILLE)
DATE: 10/26/2020 SCALE: 1"= 30'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRWN BY
S.C.D.
JOB NO.
2020-261



LOT TABLE

LOT #	DIMS.	AREA (SF)
1-7	50'x21'	1,050
8-23	49'x21'	1,029

TOWNHOME TABLE

UNIT #	DIMS.	FOOTPRINT (SF)	FLOOR AREA (SF)
1-23	40'x21'	840	2,200

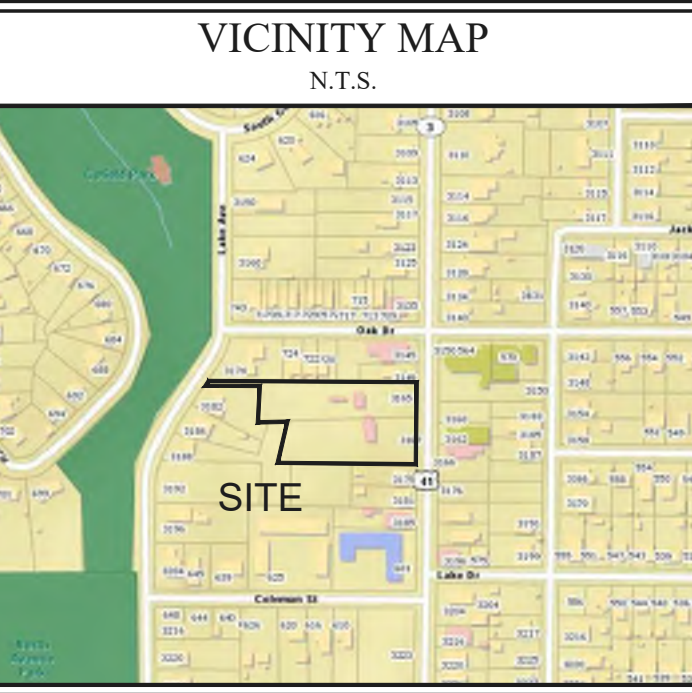
NOTE: UPPER STORIES OF ALL UNITS CANTILEVERED OVER DRIVEWAY WITH 7" MAX. SPAN

LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 08' 57"E
L2	21.00'	S00° 51' 03"E
L3	50.00'	S89° 08' 57"W
L4	21.00'	N00° 51' 03"W
L5	21.00'	S00° 51' 03"E
L6	50.00'	S89° 08' 57"W
L7	21.00'	N00° 51' 03"W
L8	21.00'	S00° 51' 03"E
L9	50.00'	S89° 08' 57"W
L10	21.00'	N00° 51' 03"W
L11	21.00'	S00° 51' 03"E
L12	50.00'	S89° 08' 57"W
L13	21.00'	N00° 51' 03"W
L14	21.00'	S00° 51' 03"E
L15	50.00'	S89° 08' 57"W
L16	21.00'	N00° 51' 03"W
L17	21.00'	S00° 51' 03"E
L18	50.00'	S89° 08' 57"W
L19	21.00'	N00° 51' 03"W
L20	21.00'	S00° 51' 03"E
L21	50.00'	S89° 08' 57"W
L22	21.00'	N00° 51' 03"W
L23	49.00'	S00° 51' 03"E
L24	21.00'	S89° 08' 57"W
L25	49.00'	S00° 51' 03"E
L26	21.00'	N89° 08' 57"E
L27	21.00'	S89° 08' 57"W
L28	49.00'	S00° 51' 03"E
L29	21.00'	N89° 08' 57"E
L30	21.00'	S89° 08' 57"W
L31	49.00'	S00° 51' 03"E
L32	21.00'	N89° 08' 57"E
L33	21.00'	S89° 08' 57"W
L34	49.00'	S00° 51' 03"E
L35	21.00'	N89° 08' 57"E
L36	21.00'	S89° 08' 57"W

LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L37	49.00'	S00° 51' 03"E
L38	21.00'	N89° 08' 57"E
L39	21.00'	S89° 08' 57"W
L40	49.00'	S00° 51' 03"E
L41	21.00'	N89° 08' 57"E
L42	21.00'	S89° 08' 57"W
L43	49.00'	S00° 51' 03"E
L44	21.00'	N89° 08' 57"E
L45	21.00'	S89° 08' 57"W
L46	49.00'	N00° 51' 03"W
L47	21.00'	N89° 08' 57"E
L48	49.00'	S00° 51' 03"E
L49	21.00'	S89° 08' 57"W
L50	49.00'	S00° 51' 03"E
L51	21.00'	N89° 08' 57"E
L52	21.00'	S89° 08' 57"W
L53	49.00'	S00° 51' 03"E
L54	21.00'	N89° 08' 57"E
L55	21.00'	S89° 08' 57"W
L56	49.00'	S00° 51' 03"E
L57	21.00'	N89° 08' 57"E
L58	21.00'	S89° 08' 57"W
L59	49.00'	S00° 51' 03"E
L60	21.00'	N89° 08' 57"E
L61	21.00'	S89° 08' 57"W
L62	49.00'	S00° 51' 03"E
L63	21.00'	N89° 08' 57"E
L64	21.00'	S89° 08' 57"W
L65	49.00'	S00° 51' 03"E
L66	21.00'	N89° 08' 57"E
L67	21.00'	S89° 08' 57"W
L68	49.00'	S00° 51' 03"E
L69	21.00'	N89° 08' 57"E
L70	21.00'	S89° 08' 57"W
L71	49.00'	N00° 51' 03"W
L72	21.00'	N89° 08' 57"E



SITE DATA

PARCEL: 14 009900030422
14 009900031123
14 009900031131

ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
0 LAKE AVENUE

SITE AREA: 1.638 ACRES (71,331 SF)
ZONING: V (VILLAGE) 14 009900030422
V (VILLAGE) 14 009900031123
R-1 14 009900031131

OWNER: JAMES LEONARD CHAPMAN, JR.
30 MORENO POINT RD PH 701C
DESTIN, FL 32541-3186

EXISTING USE: AUTO DEALER (FULL SERVICE) & RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES

FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 16.8' > 5' REQ.
REAR SETBACK: APPROX. 45.5' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL & NON RESIDENTIAL USES

OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49.377/71,331 = 69%

MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF

MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'

DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY STORY OR FRACTION THEREOF THAT THE BUILDING EXCEEDS 2 STORIES + 24' REQ. < 28' PROVIDED

MAXIMUM UNITS PER BUILDING: 8
MINIMUM UNITS PER BUILDING: 4

REQUIRED PARKING: 2 SPACES PER UNIT

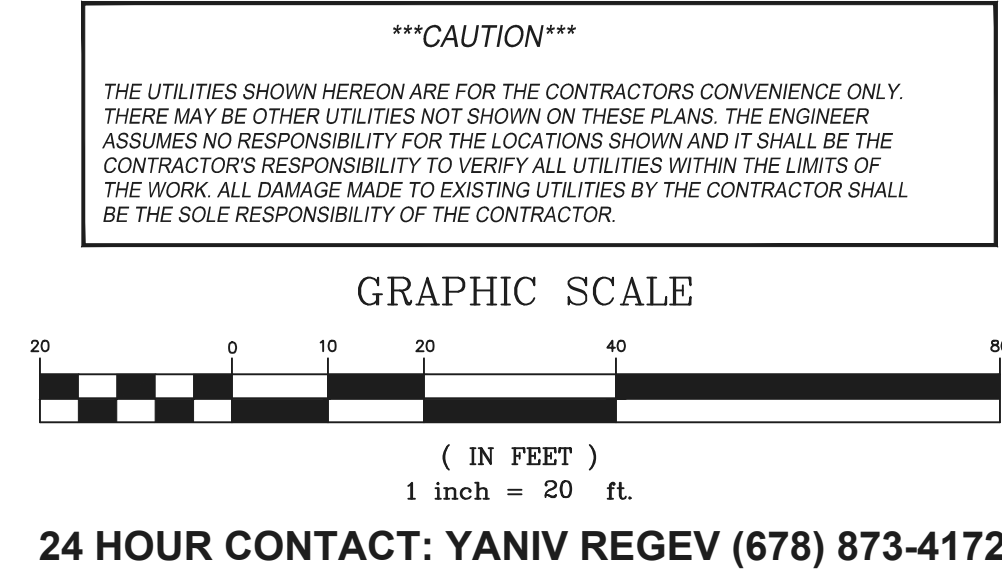
PARKING PROVIDED:
GUEST PARKING: 5 SPACES
2 GARAGE SPACES PER UNIT: 46 SPACES
TOTAL SPACES: 51 SPACES

ALLOCATION OF SITE AREA

BUILDING FOOTPRINT:	19,320 SF
BUILDING OVERHANG:	3,381 SF
UNIT DRIVEWAYS (UNCOVERED):	2,925 SF
SIDEWALK:	4,731 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	19,020 SF
TOTAL OPEN SPACE:	21,994 SF
TOTAL SITE AREA:	71,331 SF

- NOTES**
- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAVENVILLE STANDARDS. PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
 - ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
 - THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
 - ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENCR OACH IN THE 15' SETBACK.

- APPROVED VARIANCE LEGEND**
- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6" TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.
- NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)



GEORGIA
REGISTERED
No. 24527
PROFESSIONAL
ENGINEER
William B. Dunlap

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 12/21
Scale: 1" = 20'

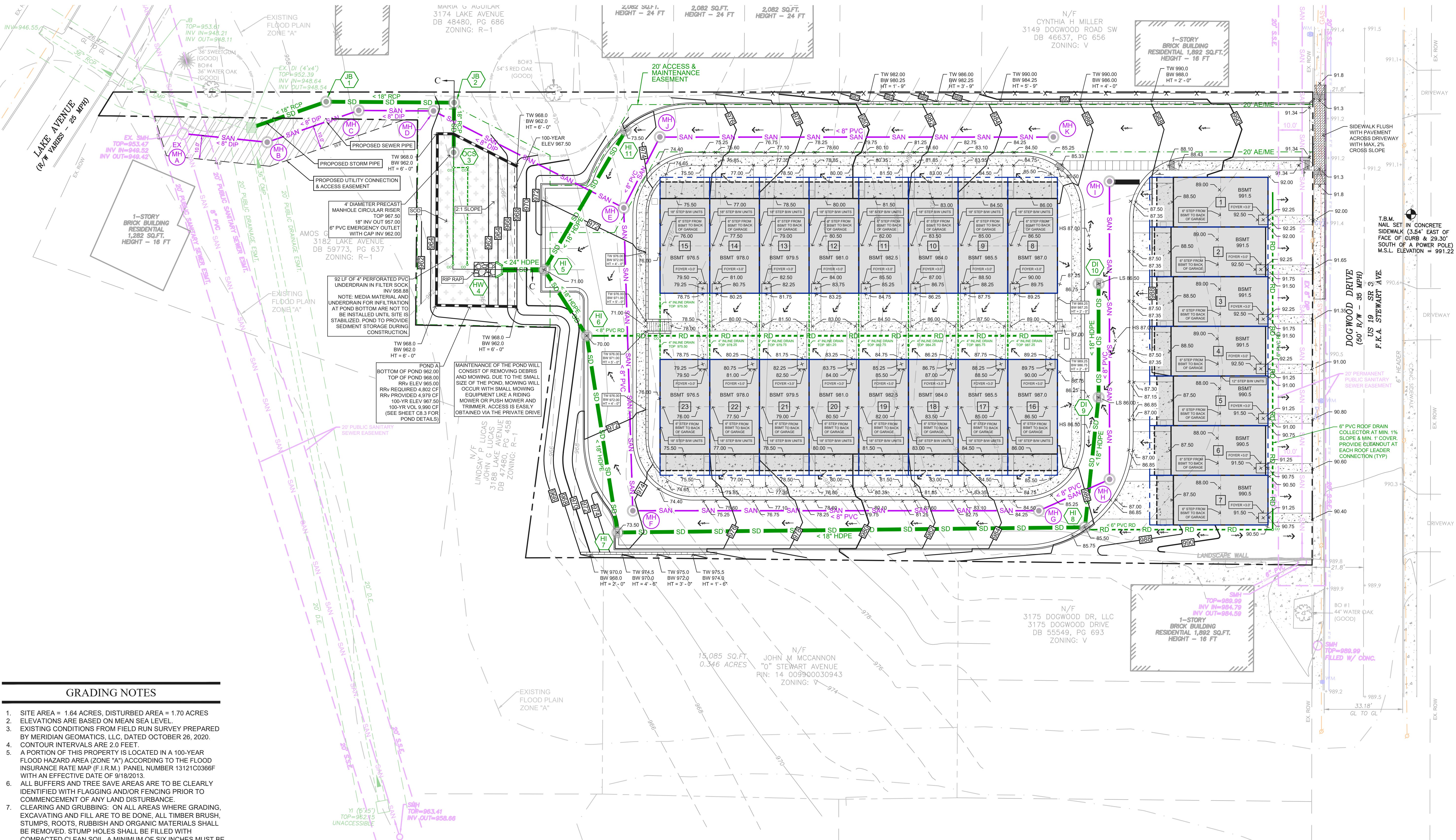
Date: _____
Revision: _____
No: _____

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

SITE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAVENVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

2027 - **SHIRLEY ESTATES**



GRADING NOTES

1. SITE AREA = 1.64 ACRES, DISTURBED AREA = 1.70 ACRES
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
3. EXISTING CONDITIONS FROM FIELD RUN SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.
4. CONTOUR INTERVALS ARE 2.0 FEET.
5. A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013.
6. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
7. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE TO BE DONE, ALL TIMBER BRUSH, STUMPS, ROOTS, RUBBISH AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO SOIL EROSION AND SEDIMENT CONTROL ORDINANCE OF CITY OF HAPEVILLE.
8. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698.
10. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. SEE GRADING PLAN FOR ACTUAL SLOPES.
12. GRADE ALL HANDICAP RAMPS 12:1 SLOPE TO TOP OF CURB (SEE STAKING PLAN FOR LOCATION).
13. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
14. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

STORMWATER MANAGEMENT FACILITY VEGETATION

ZONE = SOD

STORMWATER PLANTING PLAN ISSUES:

1. LANDSCAPE CONTRACTOR TO AMEND SOIL PER STATE REGULATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR CARE OF STORMWATER PLANT MATERIALS DURING INSTALLATION, TIMELY PLANTING, WATERING (DAILY FOR FIRST 2 WEEKS) UNTIL ACCEPTED BY OWNER AND REPAIRS/REPLACEMENTS DUE TO VANDALISM.
3. ALL TREES TO BE 8.88. ALL OTHER PLANT MATERIALS TO BE ONE GALLON POTS UNLESS OTHERWISE NOTED ON PLAN.
4. TREES TO BE INSTALLED BETWEEN OCTOBER 15TH AND MARCH 31ST.
5. ALL OTHER LANDSCAPE MATERIALS TO BE PLANTED PER NURSERY RECOMMENDATION.
6. LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY STABILIZATION SEEDING IF PERMANENT GRASS IS OUT OF SEASON.
7. LANDSCAPE CONTRACTOR TO INSPECT PLANTINGS (ANY DAMAGE TO BE REPAIRED IMMEDIATELY) AFTER EVERY RAIN EVENT OR ONCE A WEEK (IF IT DOES NOT RAIN) UNTIL PROJECT IS ACCEPTED BY OWNER.
8. LANDSCAPE CONTRACTOR TO MULCH 3 TIMES PER YEAR UNTIL PROJECT IS ACCEPTED BY OWNER. MULCH TO BE SINGLE OR DOUBLE SHREDED HARDWOOD MULCH OR CHIPS (6" DEPTH MAX.) AND FREE OF WEEDS, SEEDS, SOIL, ROOTS AND OTHER DEBRIS.
9. LANDSCAPE CONTRACTOR TO REMOVE AND REPLACE ALL DEAD AND/OR DECLINING PLANT MATERIAL WITHIN 30 DAYS OF 1 YEAR WARRANTY PERIOD.
10. ALL PLANT MATERIAL TO CONFORM TO THE AMERICAN STANDARD NURSERY STOCK.

DESIGNS OF MODULAR BLOCK RETAINING WALLS OF 4' OR GREATER IN HEIGHT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF HAPEVILLE UNDER A SEPARATE BUILDING PERMIT PRIOR TO INSTALLATION. CONTRACTOR TO OBTAIN SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA FOR THE DESIGN AND SEALING OF THE RETAINING WALL PLANS. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR OBTAINING APPROVAL OF THE RETAINING WALL PLANS FROM THE CITY OF HAPEVILLE.

JB = JUNCTION BOX STD. 1011AP
DI = DROP INLET STD. 1040/ TOP STD. 10198 TYPE V-2
HW = HEADWALL (SEE DETAIL ON SHEET C8.4)
OCS = OUTLET CONTROL STRUCTURE (SEE DETAIL ON SHEET C8.4)

ABBREVIATIONS

HS	HIGH SPOT
LS	LOW SPOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
HT	HEIGHT
INV	INVERT
BSMT	BASEMENT



GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No.	P-2027
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	12/1/21
Scale:	1" = 20'

No.	Revision	Date

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

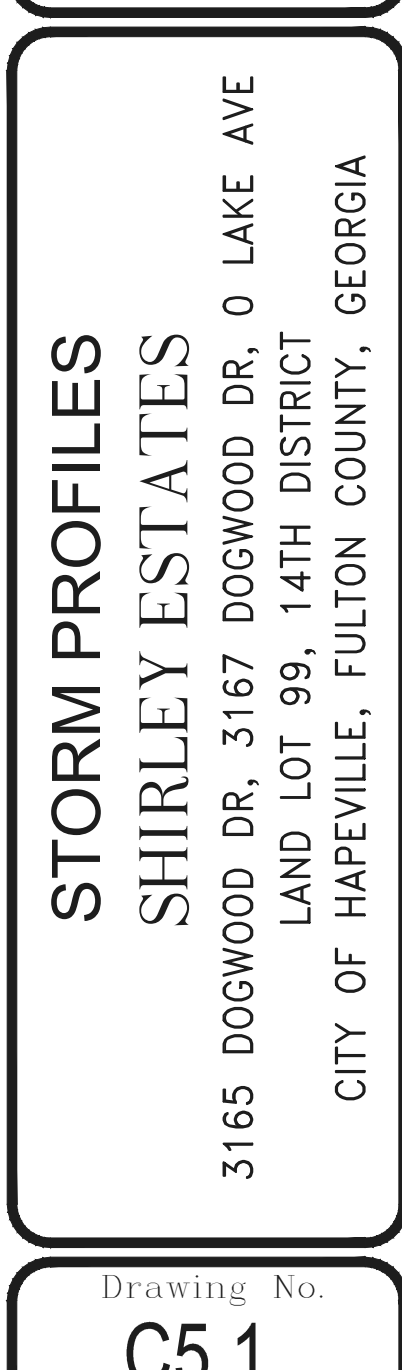
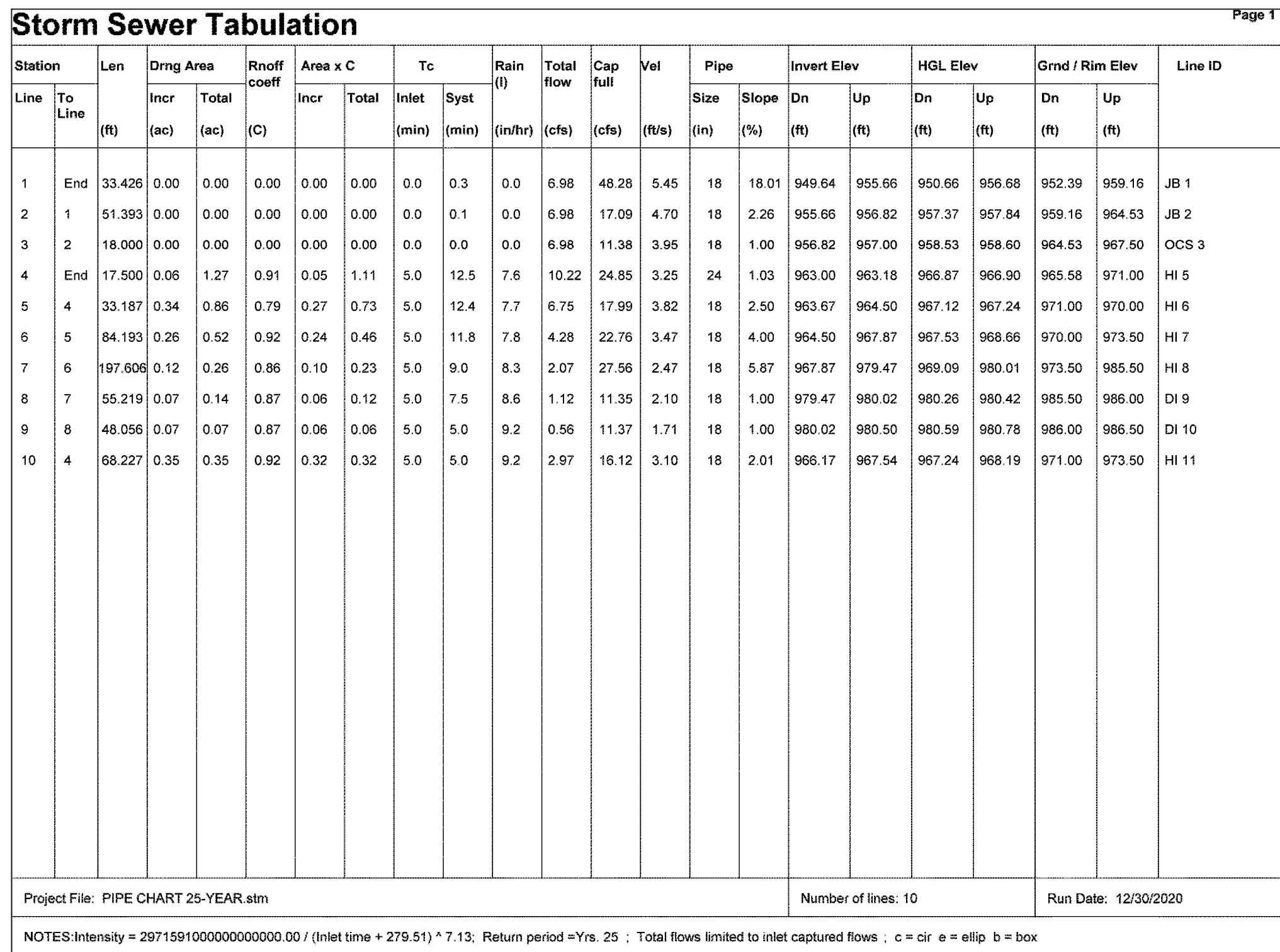
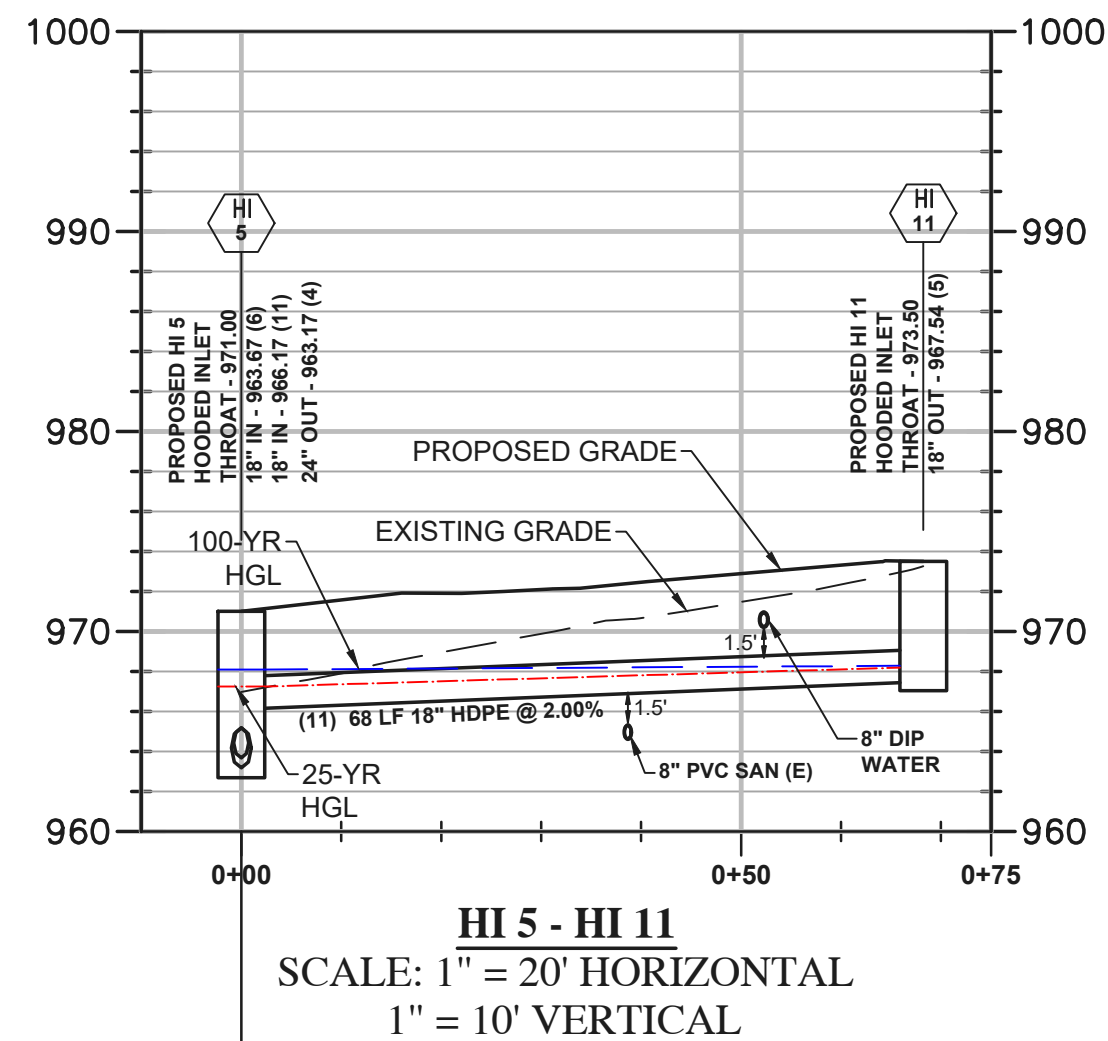
GRADING & DRAINAGE PLAN

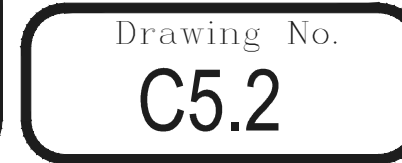
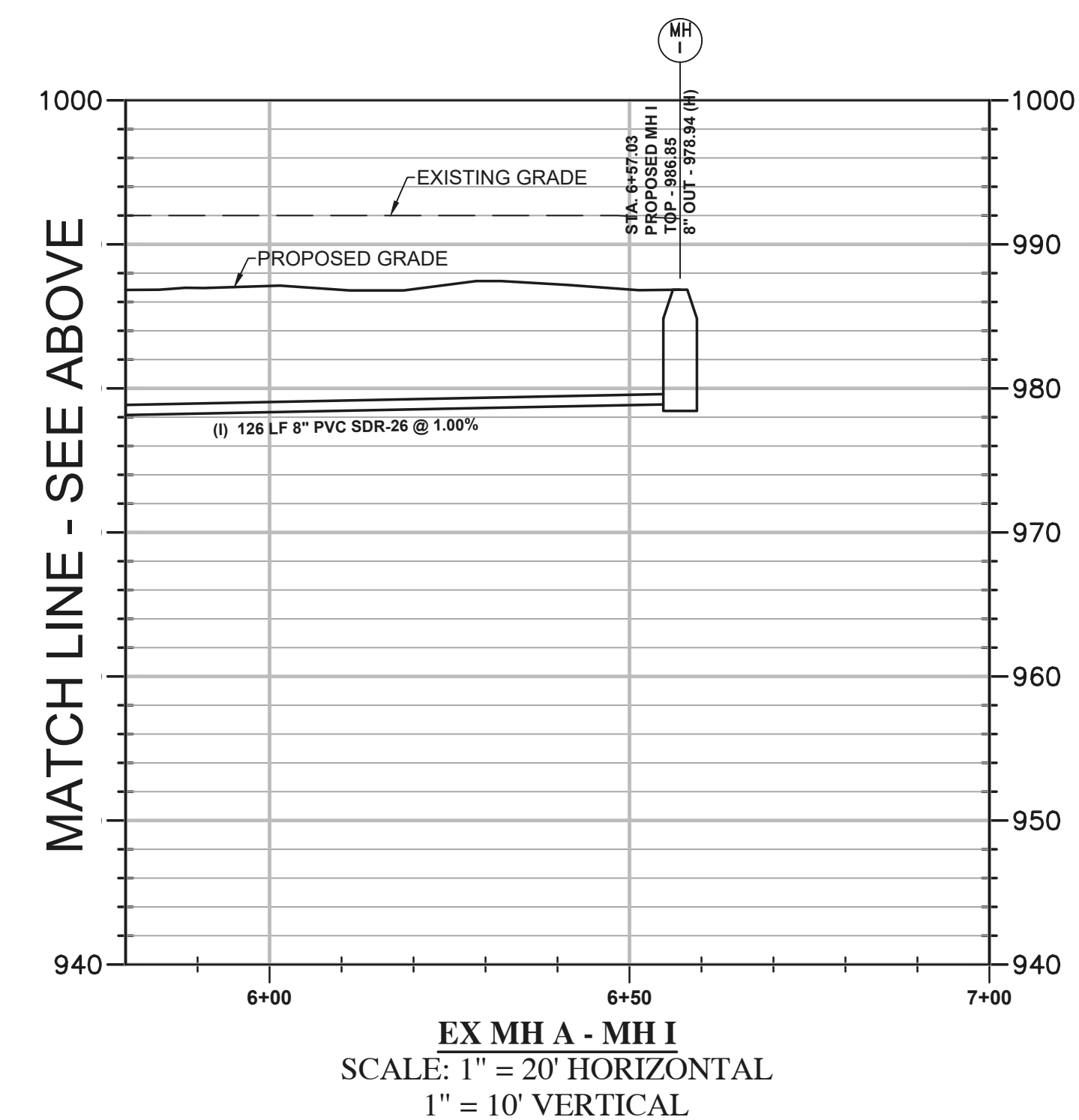
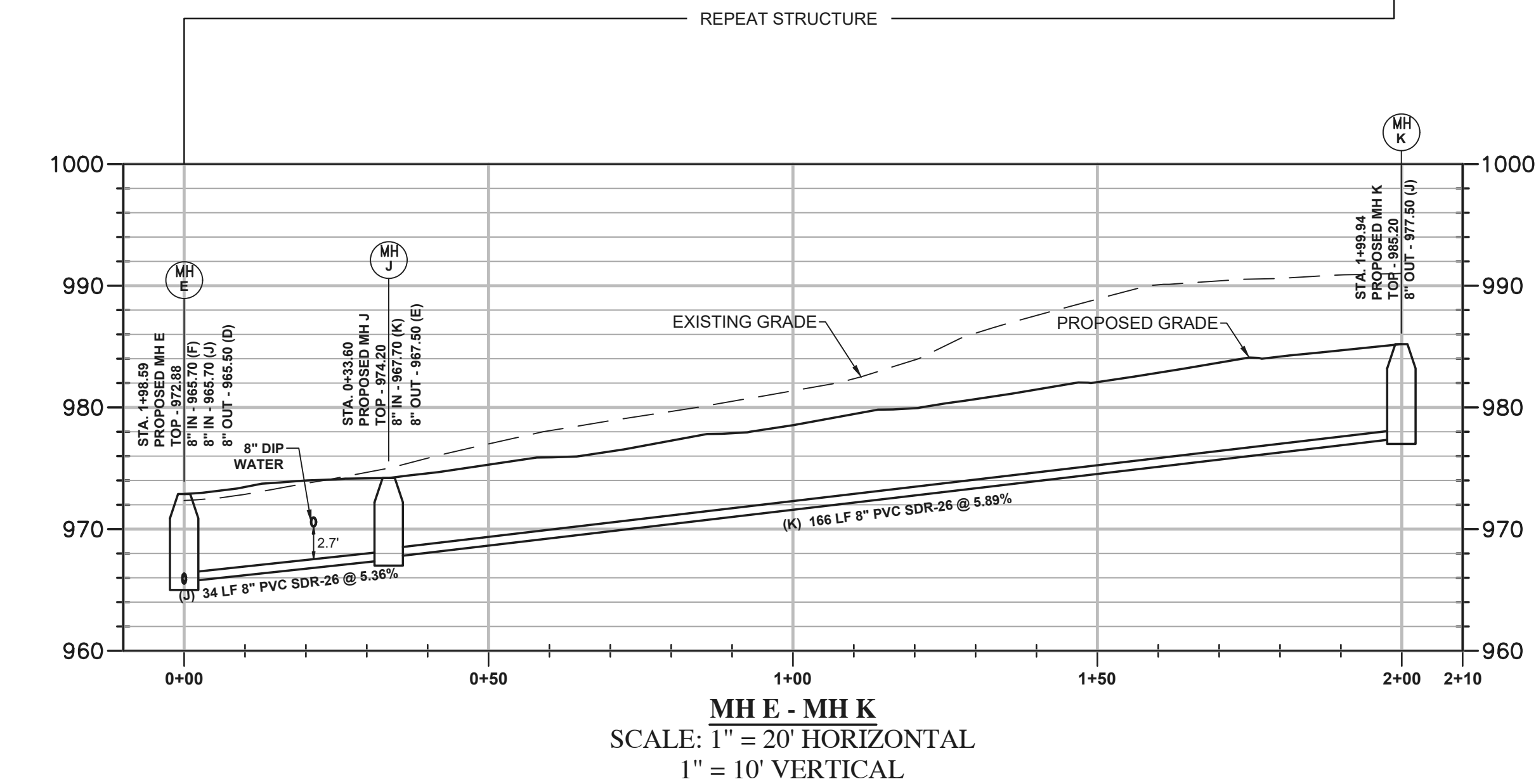
SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

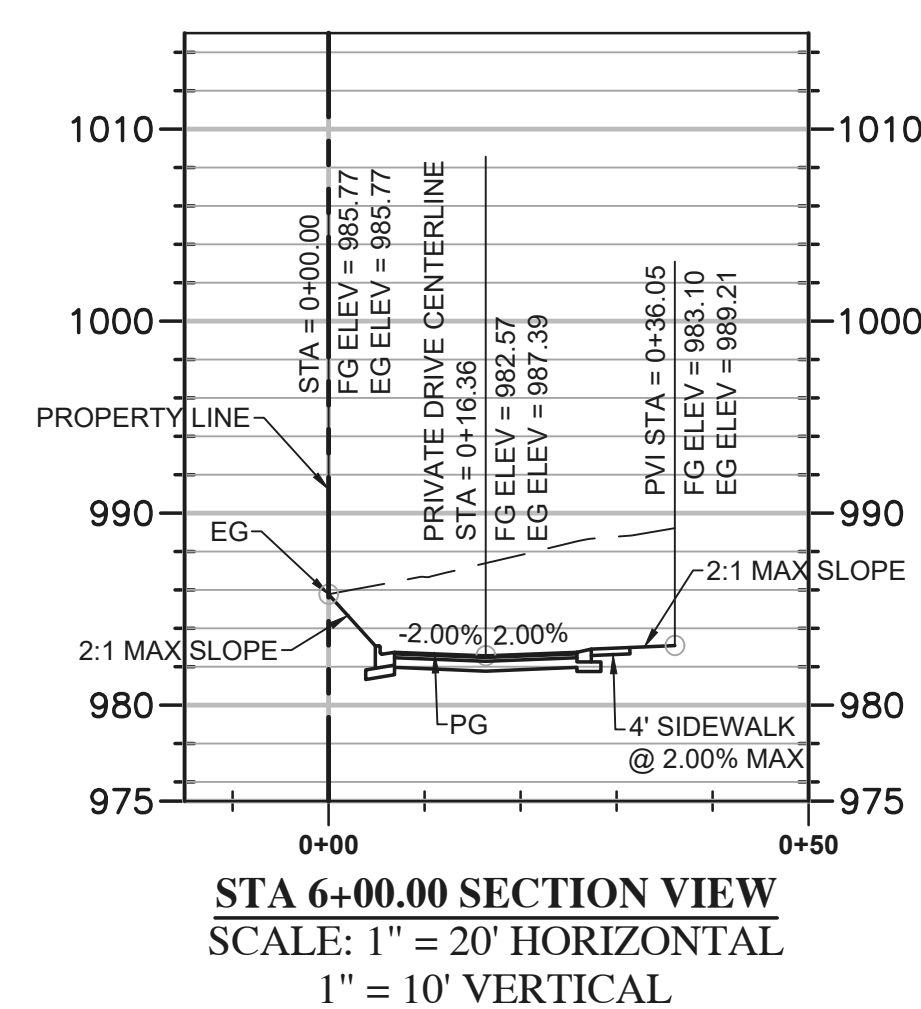
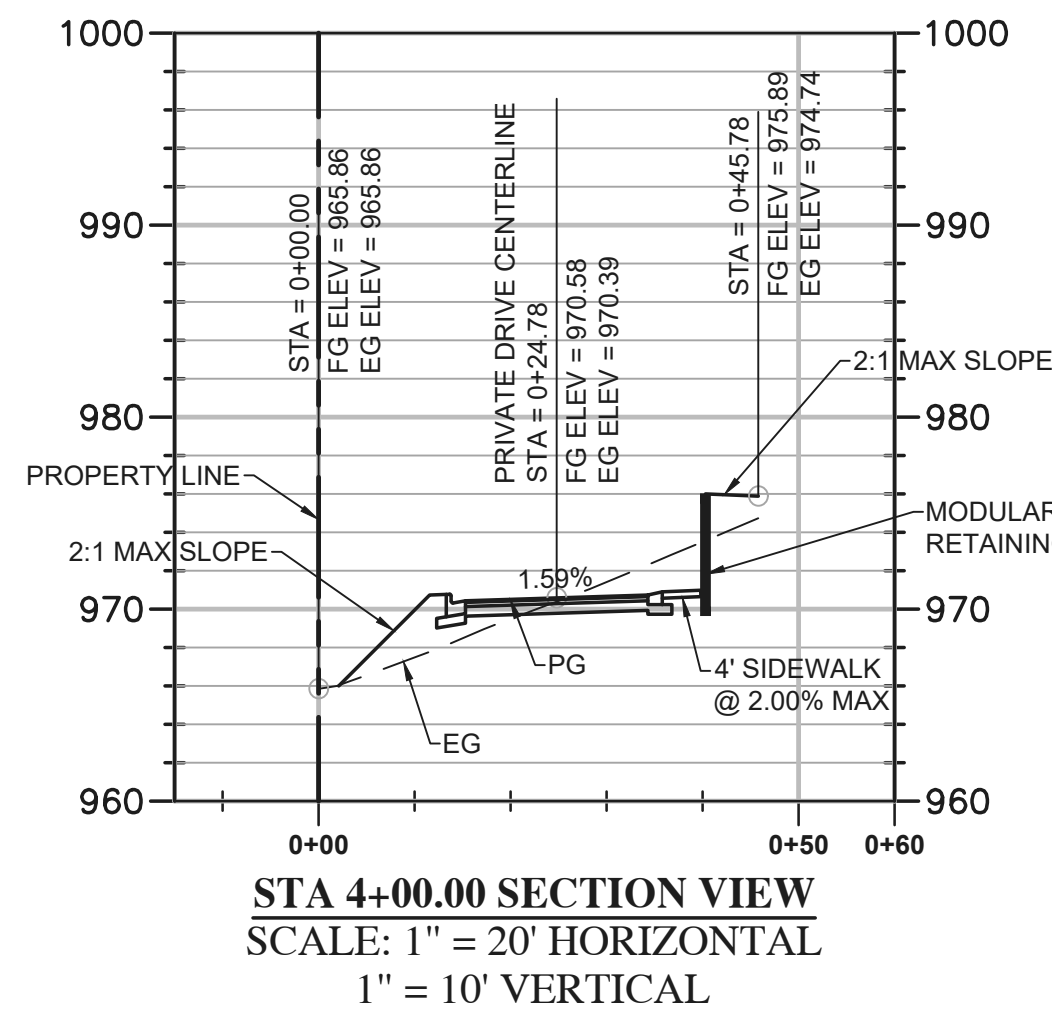
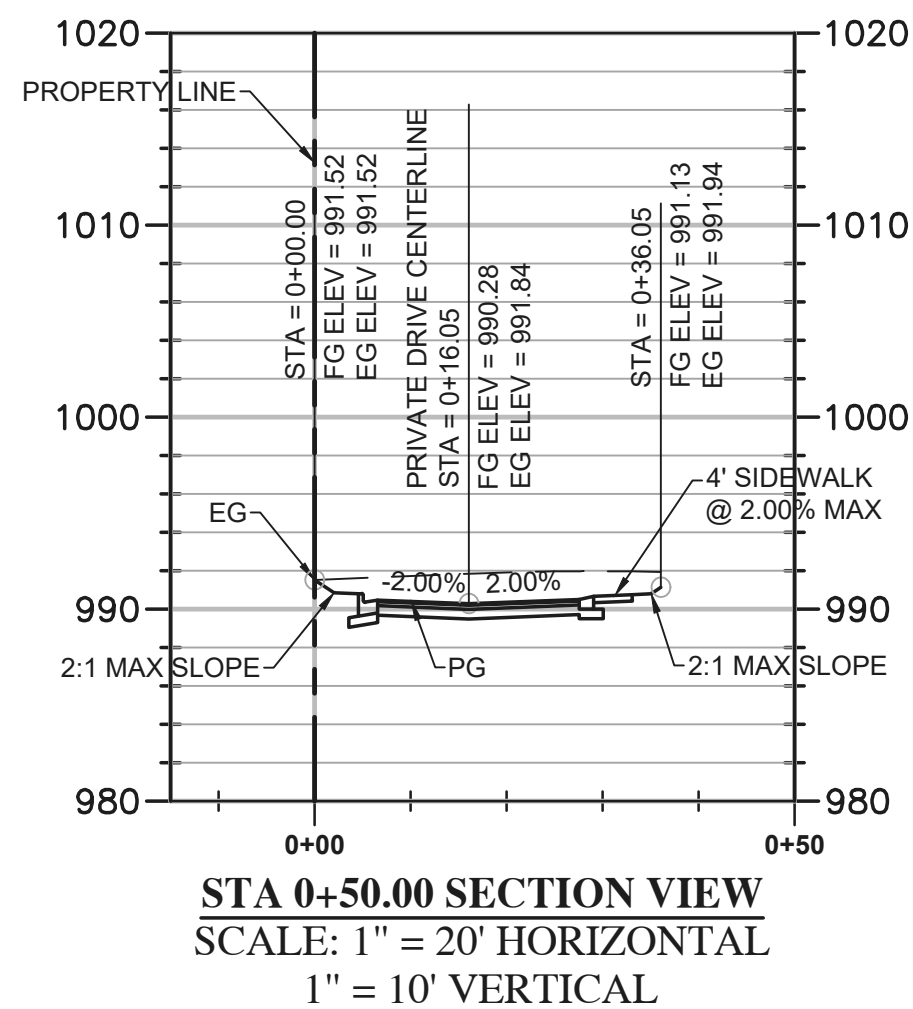
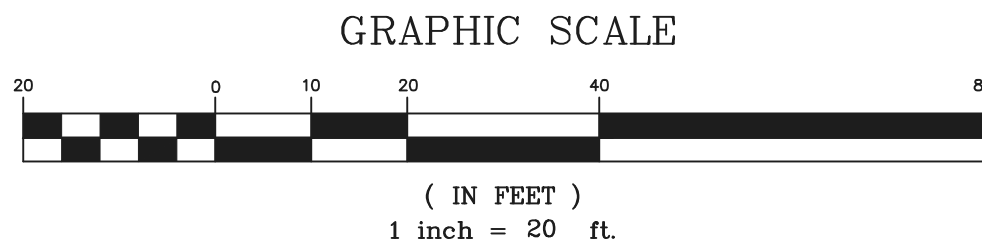
Drawing No.
C3.0

2027 - SHIRLEY ESTATES





LABEL	PC STA	PI STA	PT STA	LENGTH	RADIUS	DELTA	CHORD LENGTH	DEGREE OF CURVE	TANGENT
C1	2+83.76'	3+11.25'	3+38.74'	54.98'	35.00'	90° 00' 00"	49.50'	163° 42' 08"	35.00'
C2	4+34.74'	4+62.23'	4+89.72'	54.98'	35.00'	90° 00' 00"	49.50'	163° 42' 08"	35.00'
C3	6+29.72'	6+57.21'	6+84.70'	54.98'	35.00'	90° 00' 00"	49.50'	163° 42' 08"	35.00'



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



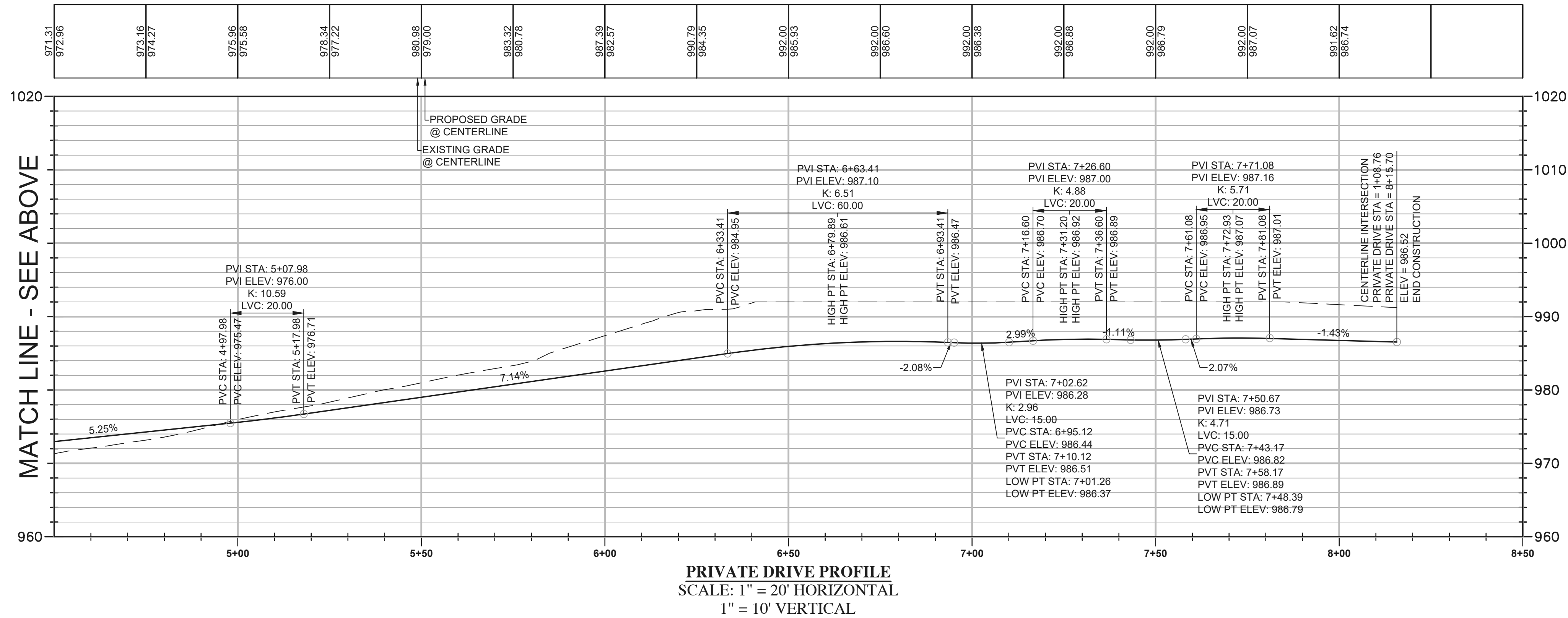
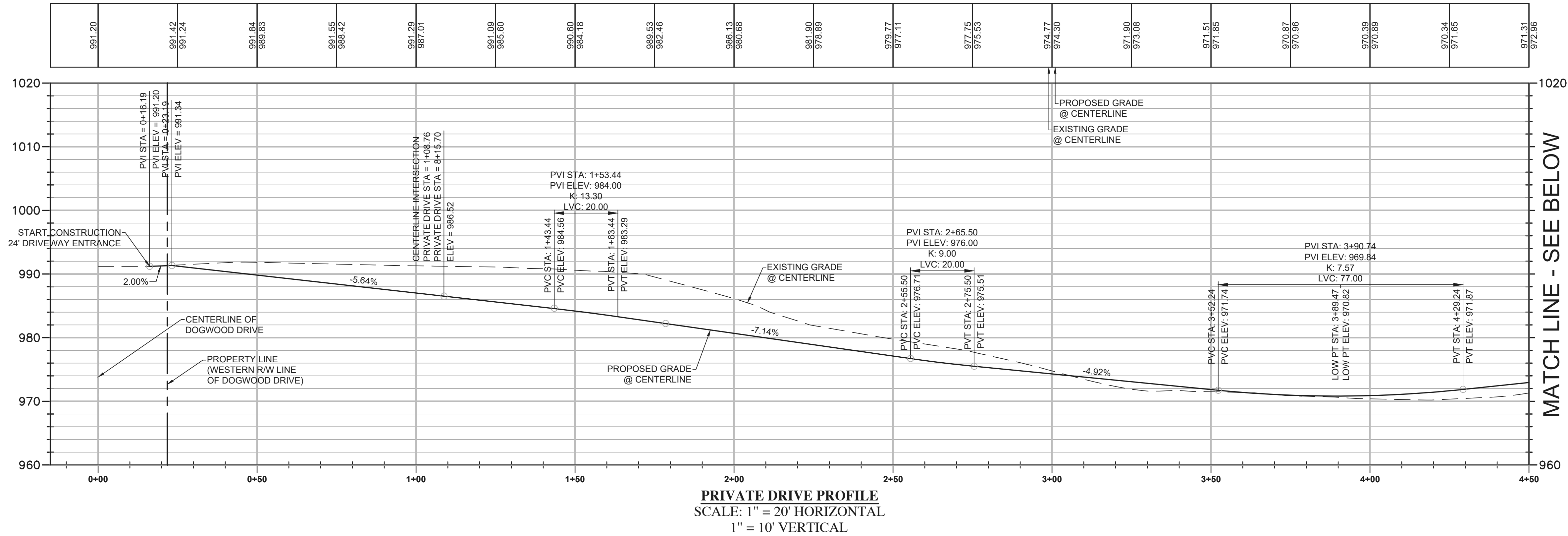
No.	Revision	Date	Project No.
			P-2027
			Design By: WBD
			Drawn By: RAC
			Checked By: WBD
			Date: 1/21/21
			Scale: AS SHOWN

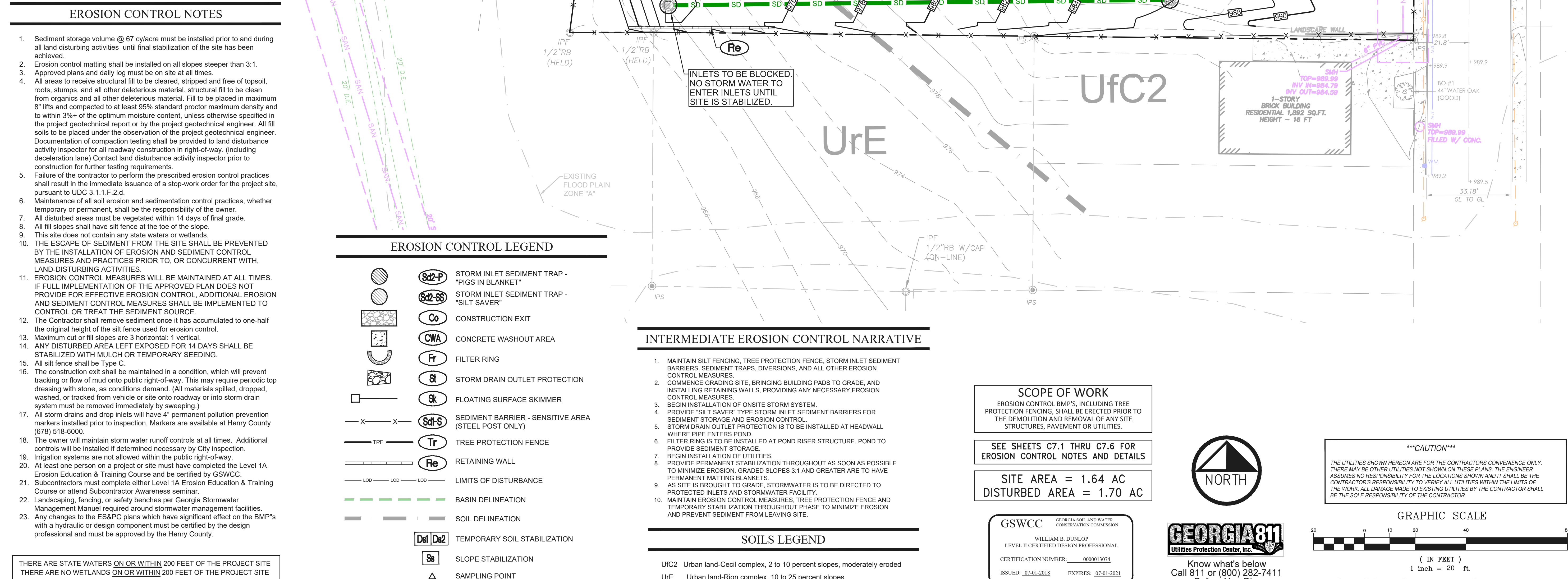
IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

ROAD PROFILES
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

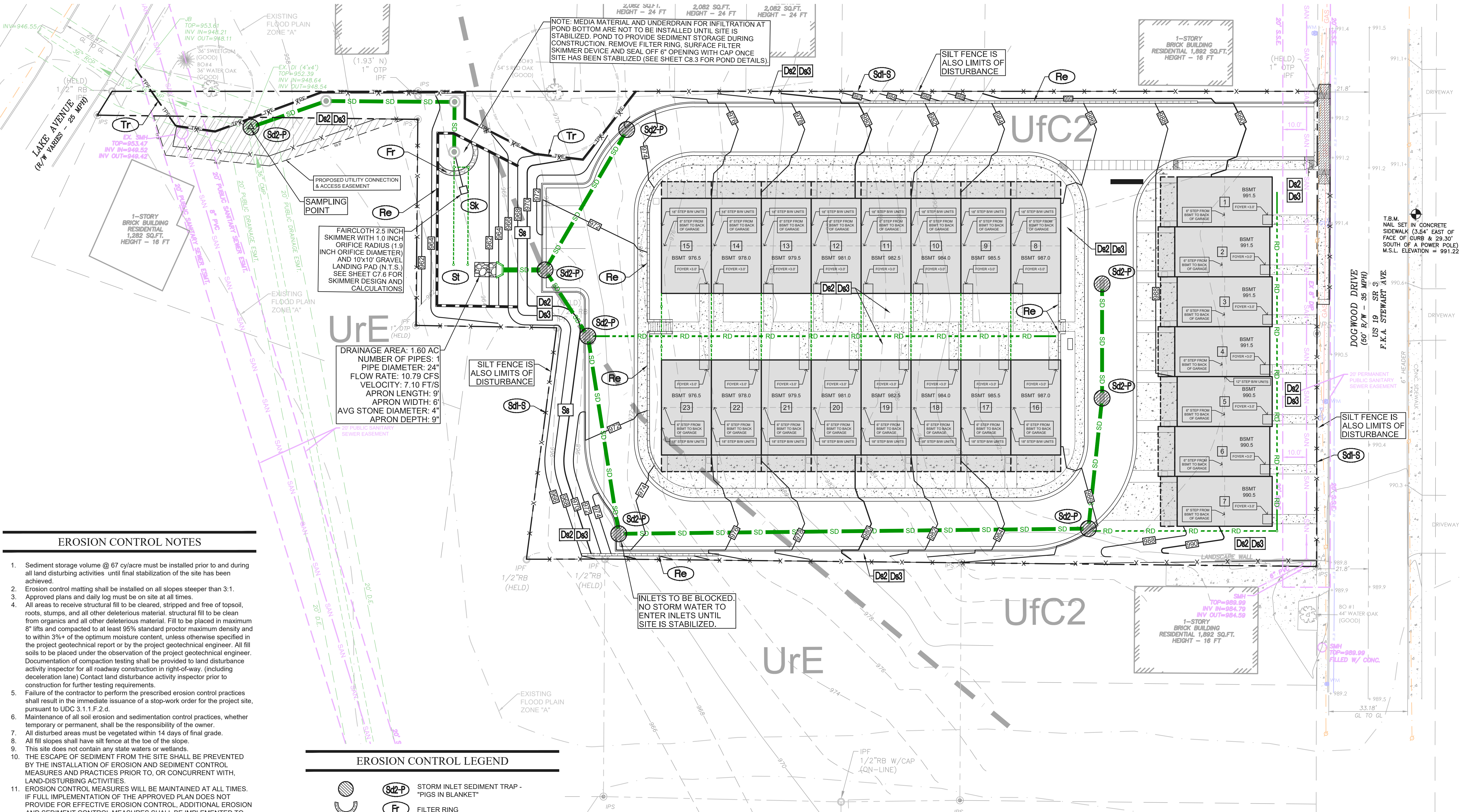
Drawing No.
C5.3

2027 – SHIRLEY ESTATES





Drawing No.
C6.2



EROSION CONTROL NOTES

- Sediment storage volume @ 67 cy/acre must be installed prior to and during all land disturbing activities until final stabilization of the site has been achieved.
- Erosion control matting shall be installed on all slopes steeper than 3:1.
- Approved plans and daily log must be on site at all times.
- All areas to receive structural fill to be cleared, stripped and free of topsoil, roots, stumps, and all other deleterious material. structural fill to be clean from organics and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 95% standard proctor maximum density and to within 3%+ of the optimum moisture content, unless otherwise specified in the project geotechnical report or by the project geotechnical engineer. All fill soils to be placed under the observation of the project geotechnical engineer. Documentation of compaction testing shall be provided to land disturbance activity inspector for all roadway construction in right-of-way. (including deceleration lane) Contact land disturbance activity inspector prior to construction for further testing requirements.
- Failure of the contractor to perform the prescribed erosion control practices shall result in the immediate issuance of a stop-work order for the project site, pursuant to UDC 3.1.1.F.2.d.
- Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.
- All disturbed areas must be vegetated within 14 days of final grade.
- All fill slopes shall have silt fence at the toe of the slope.
- This site does not contain any state waters or wetlands.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.
- Maximum cut or fill slopes are 3 horizontal: 1 vertical.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- All silt fence shall be Type C.
- The construction exit shall be maintained in a condition, which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand. (All materials spilled, dropped, washed, or tracked from vehicle or site onto roadway or into storm drain system must be removed immediately by sweeping.)
- All storm drains and drop inlets will have 4" permanent pollution prevention markers installed prior to inspection. Markers are available at Henry County (678) 518-6000.
- The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.
- Irrigation systems are not allowed within the public right-of-way.
- At least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC.
- Subcontractors must complete either Level 1A Erosion Education & Training Course or attend Subcontractor Awareness seminar.
- Landscaping, fencing, or safety benches per Georgia Stormwater Management Manual required around stormwater management facilities.
- Any changes to the ESS&PC plans which have significant effect on the BMP's with a hydraulic or design component must be certified by the design professional and must be approved by the Henry County.

EROSION CONTROL LEGEND

- | | | |
|--|--------------|---|
| | Sd2-P | STORM INLET SEDIMENT TRAP - "PIGS IN BLANKET" |
| | Fr | FILTER RING |
| | St | STORM DRAIN OUTLET PROTECTION |
| | Sk | FLOATING SURFACE SKIMMER |
| | Sd1-S | SEDIMENT BARRIER - SENSITIVE AREA (STEEL POST ONLY) |
| | Tr | TREE PROTECTION FENCE |
| | Re | RETAINING WALL |
| | | LIMITS OF DISTURBANCE |
| | | BASIN DELINEATION |
| | | SOIL DELINEATION |
| | Ds2 | TEMPORARY SOIL STABILIZATION |
| | Ds3 | PERMANENT SOIL STABILIZATION |
| | Ss | SLOPE STABILIZATION |
| | Δ | SAMPLING POINT |

FINAL EROSION CONTROL NARRATIVE

- MAINTAIN SILT FENCING, TREE PROTECTION FENCE, STORM INLET SEDIMENT BARRIERS, SEDIMENT TRAPS, DIVERSIONS AND ALL OTHER EROSION CONTROL MEASURES.
- FINISH BRINGING SITE TO GRADE AND INSTALLING UTILITIES, PROVIDING ANY NECESSARY EROSION CONTROL MEASURES.
- REPLACE "SILT SAVER" WITH "PIGS IN BLANKET" TYPE STORM INLET SEDIMENT BARRIERS.
- PROVIDE PERMANENT STABILIZATION THROUGHOUT AS SOON AS POSSIBLE TO MINIMIZE EROSION. GRADED SLOPES 3:1 AND GREATER ARE TO HAVE PERMANENT MATTING BLANKETS.
- STABILIZE PARKING AREAS AS SOON AS POSSIBLE TO MINIMIZE EROSION.
- PAVE SITE.
- FINALIZE STABILIZATION OF SITE.
- INSTALL LANDSCAPING AND PERMANENT EROSION CONTROL MEASURES.
- CONTRACTOR TO REMOVE SEDIMENT TRAP FOR STORM INLETS ONCE ALL DISTURBED AREAS HAVE REACHED FINAL STABILIZATION.
- ONCE SITE IS STABILIZED, SILT FENCE, TREE PROTECTION FENCE, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.

SOILS LEGEND

- UfC2 Urban land-Cecil complex, 2 to 10 percent slopes, moderately eroded
UrE Urban land-Rion complex, 10 to 25 percent slopes

SCOPE OF WORK

EROSION CONTROL BMP'S, INCLUDING TREE PROTECTION FENCING, SHALL BE ERECTED PRIOR TO THE DEMOLITION AND REMOVAL OF ANY SITE STRUCTURES, PAVEMENT OR UTILITIES.

SEE SHEETS C7.1 THRU C7.6 FOR EROSION CONTROL NOTES AND DETAILS

SITE AREA = 1.64 AC
DISTURBED AREA = 1.70 AC



Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



Project No.	P-2027
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	12/21
Scale:	1" = 20'

No.	Revision	Date:

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

FINAL EROSION CONTROL PLAN

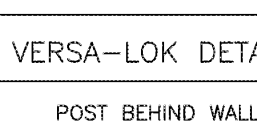
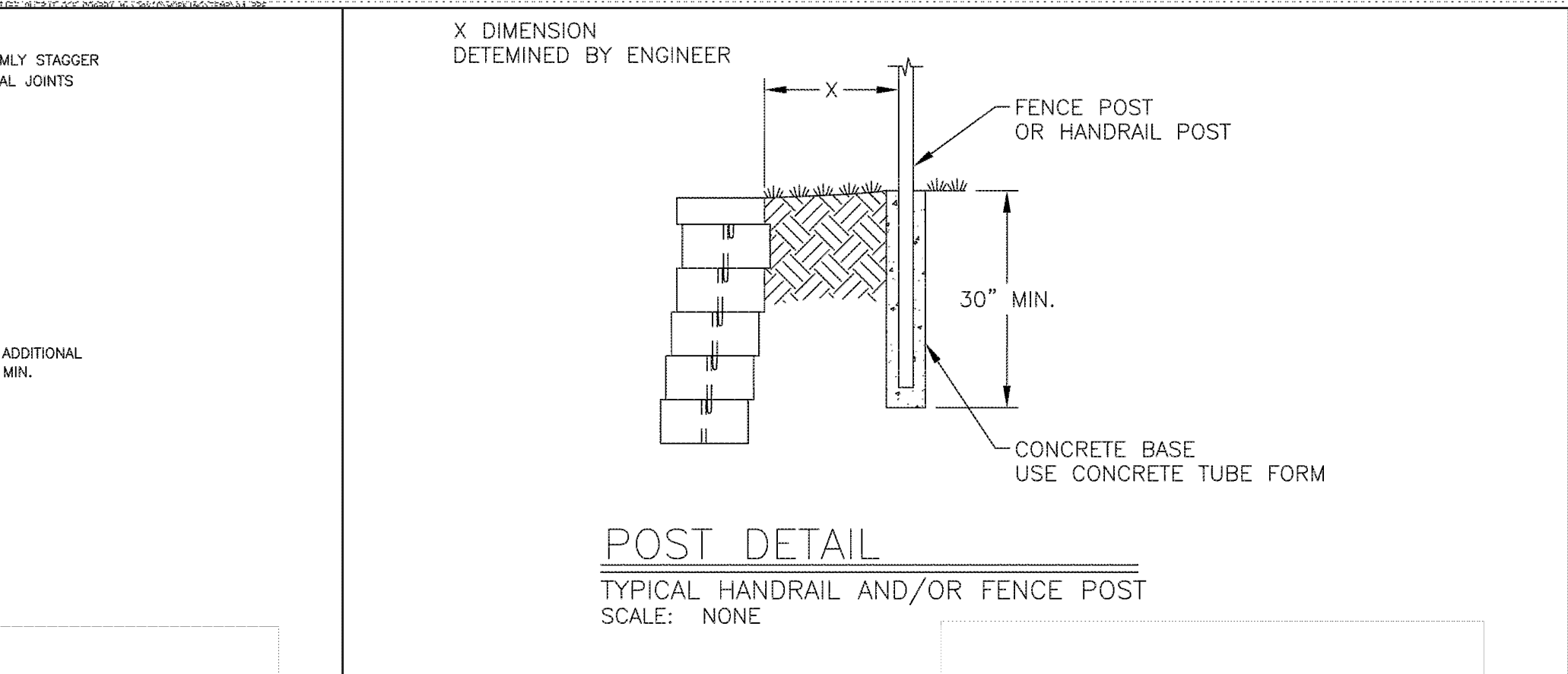
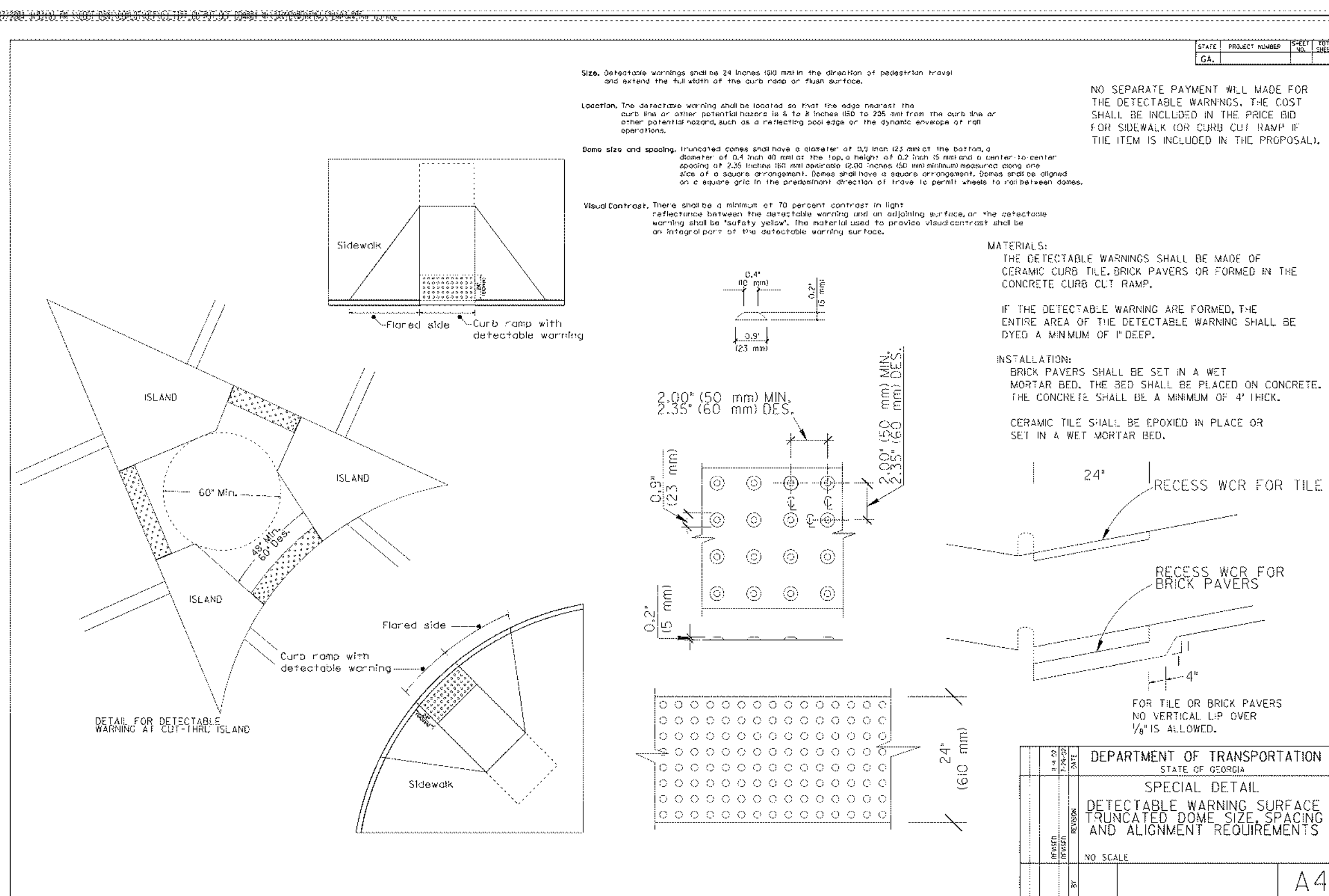
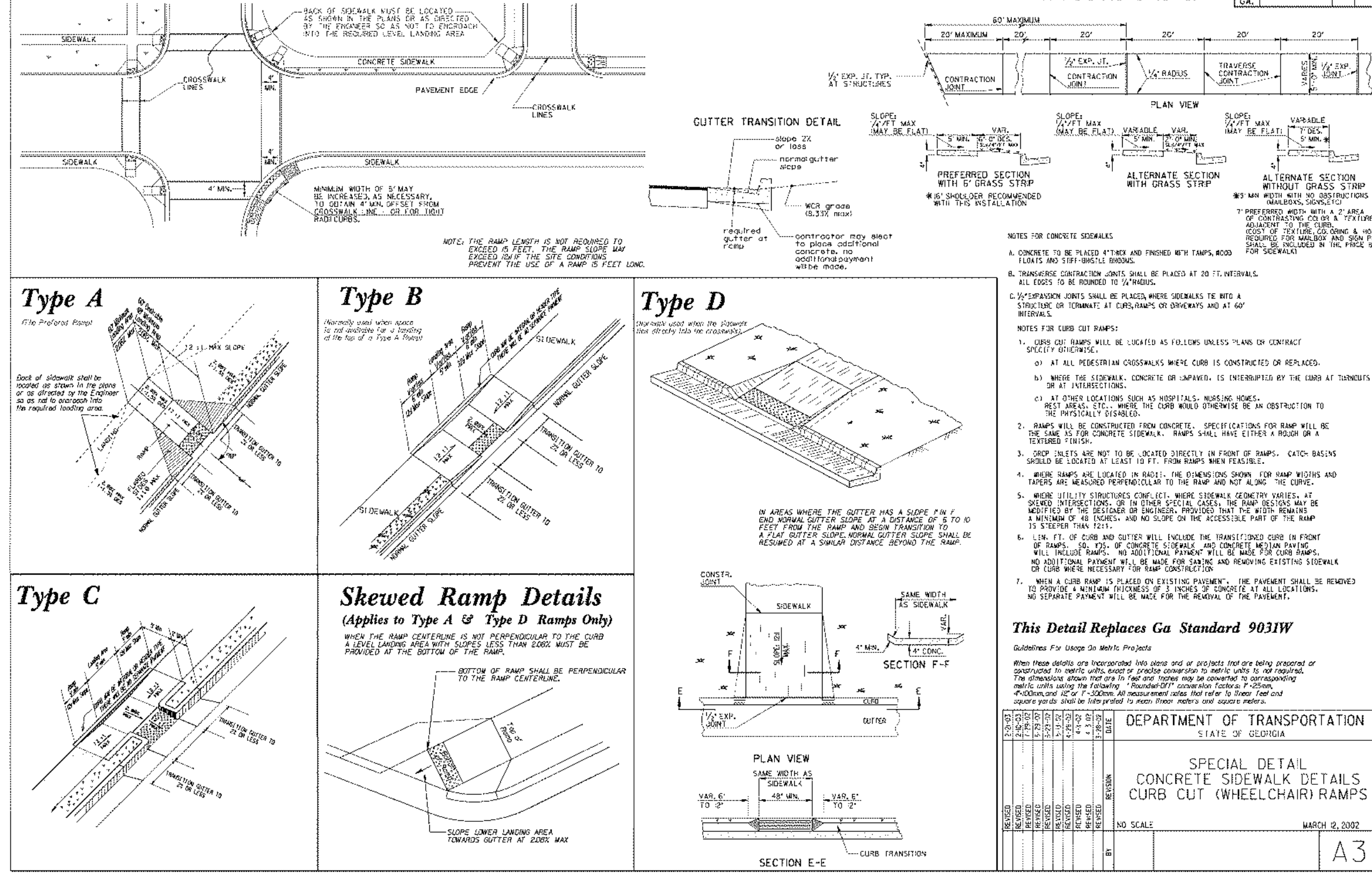
SHIRLEY ESTATES

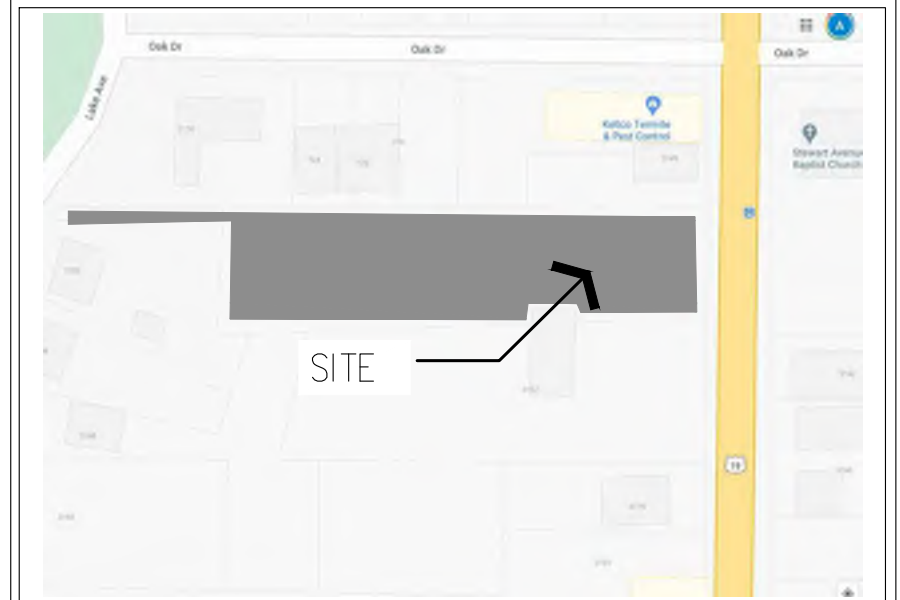
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.

C6.3

2027 - SHIRLEY ESTATES





VINCITY MAP

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172

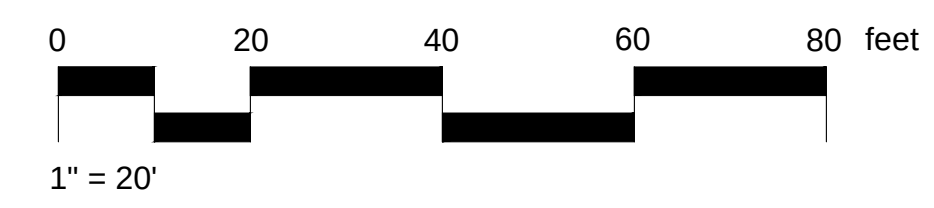
LANDMARK TREE RECOMPENSE CHART					
TREE #	TREE TYPE	DBH	INCHES	CONDITION	STATUS
1684	WATER OAK	34"	0	POOR	TO BE REMOVED
1686	WATER OAK	39"	39	GOOD	TO BE REMOVED
1687	WATER OAK	39"	39	GOOD	TO BE REMOVED
1688	WATER OAK	27"	27	FAIR	TO BE REMOVED
1748	WATER OAK	44"	44	GOOD	TO BE REMOVED
			149	INCHES TO RECOMPENSE	

BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44	GOOD	TREE TO REMAIN
BO #3	S RED OAK	54	GOOD	TREE TO REMAIN
BO #4	SWEETGUM	36	GOOD	TREE TO REMAIN
BO #5	WATER OAK	36	GOOD	TREE TO REMAIN

- TREES SYMBOL LEGEND
- LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE PRESERVED
 - LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE REMOVED
 - BOUNDARY TREES

NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

SITE AREA = 1.64 AC
DISTURBED AREA = 1.70 AC



B&C
Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770.864.1987

IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

OWNER:
SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS
Prepared For:
IHD INVESTMENTS
3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
A. BRUNSON
1/8/21
SEAL:

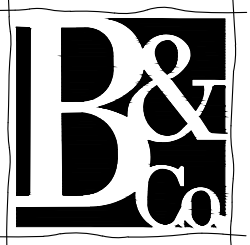
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REVISIONS:	
12/8/20	REV PLANS PER COMMENTS
12/18/20	REV PLANS PER CIVIL
1/8/21	REV PLANS PER CIVIL

DRAWING TITLE:
**TREE PROTECTION
PLAN**

DATE: 11.01.20 PROJECT #: 20.071

SHEET REF #
TPP-1
SHEET 1 OF 4



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770.864.1987

IHD INVESTMENTS
2015 Parhaven Court
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OWNER:

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TREE CONSERVATION & REPLACEMENT PLANS

Prepared For:
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REVISIONS:

12/8/20 REV PLANS PER COMMENTS
12/18/20 REV PLANS PER CIVIL
1/8/21 REV PLANS PER CIVIL

DRAWING TITLE:

TREE REPLACEMENT
PLAN

DATE:

11.01.20

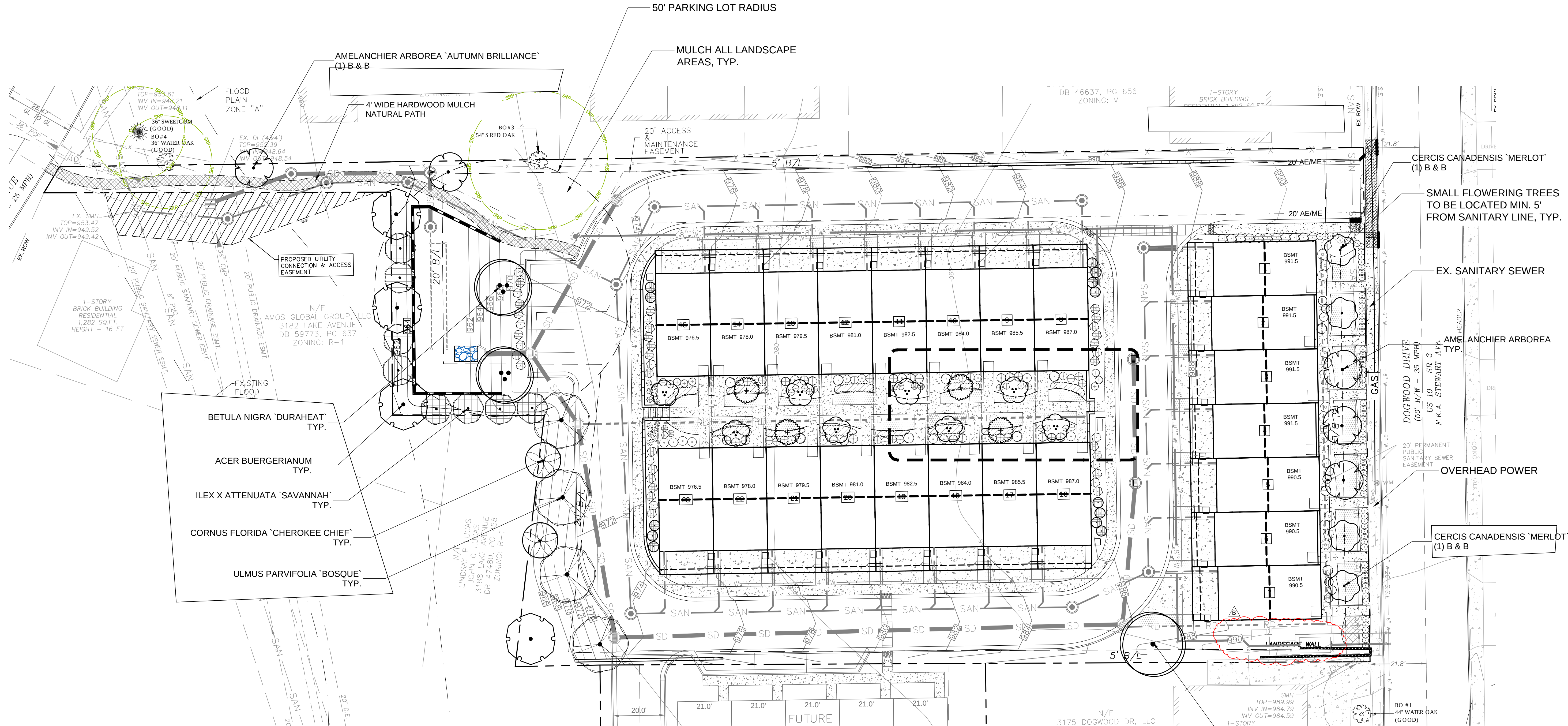
PROJECT #

20.071

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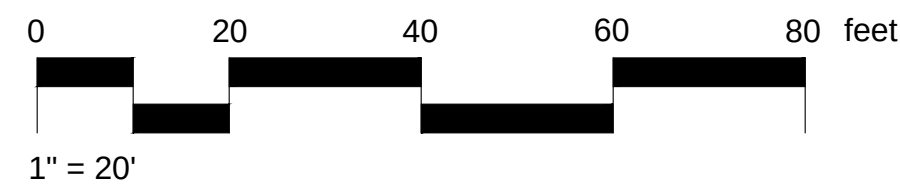
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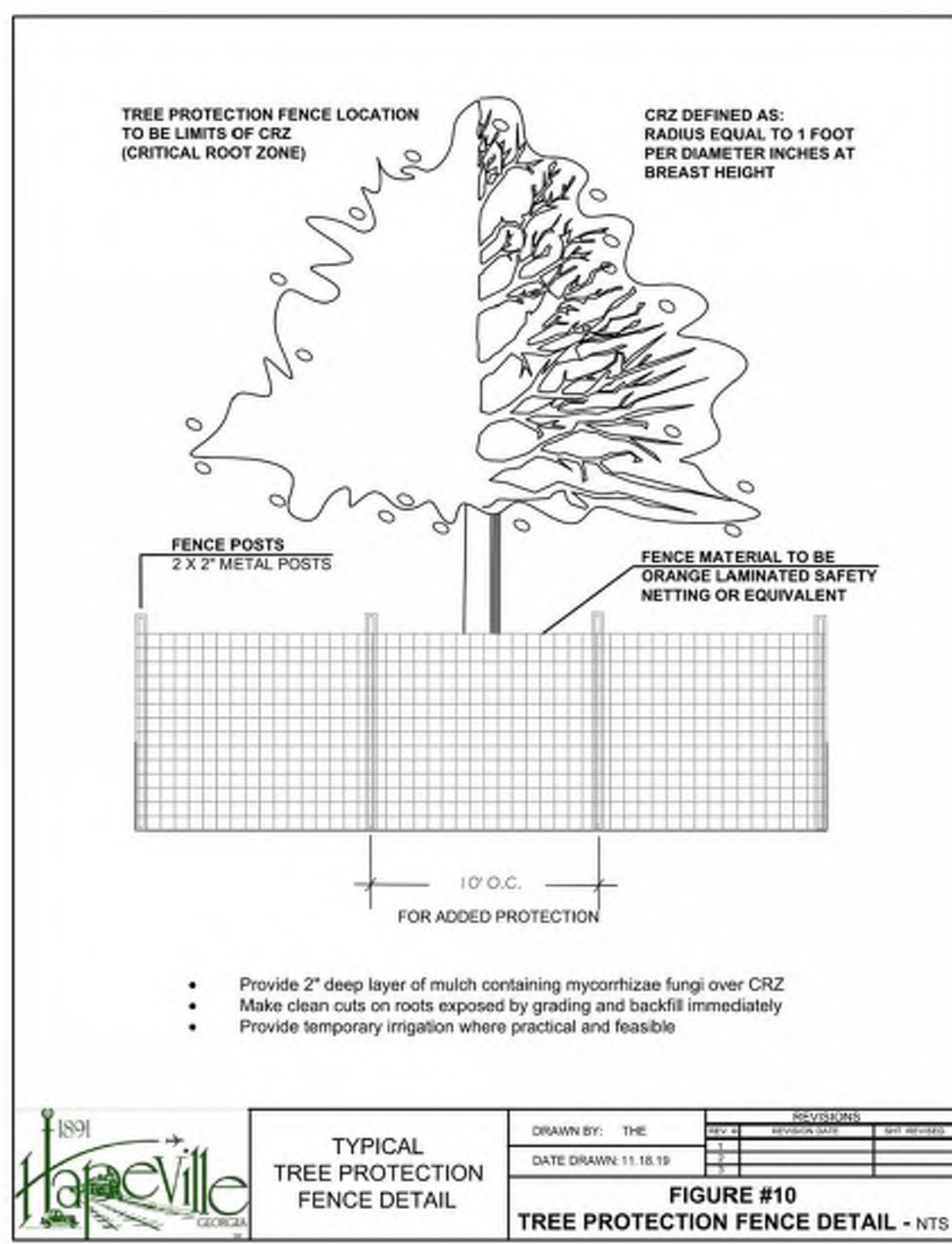
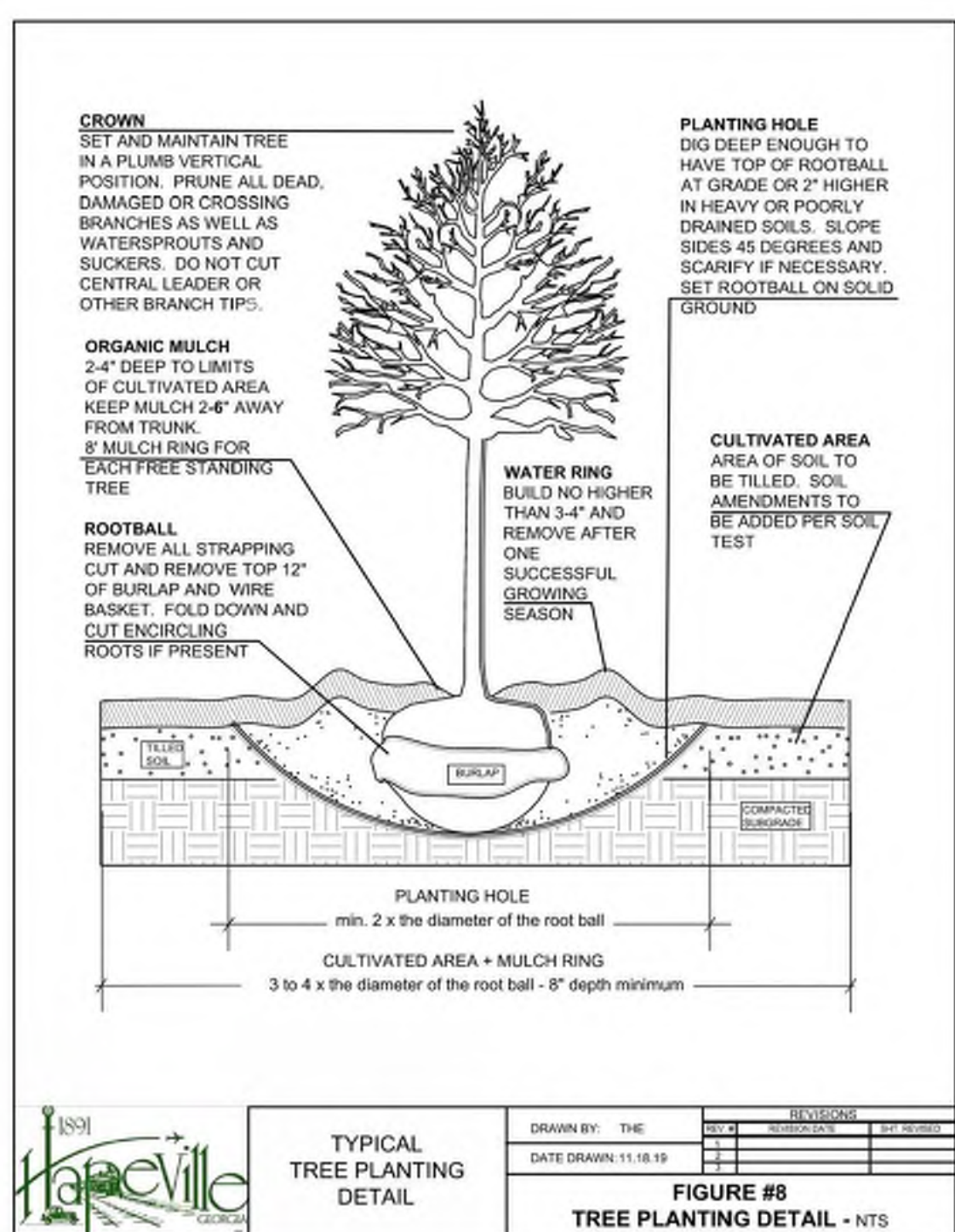
SHEET 2 OF 4



NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172





PLANTING NOTES:

- A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, AND GOOD FORM
- B. ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, AND GOOD FORM
- C. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, AND GOOD FORM

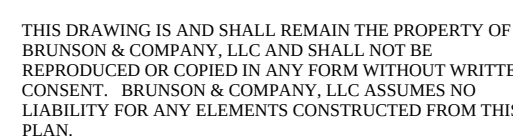
REPLACEMENT TREE PERCENTAGE IS UNDER 30% OF ANY ONE GENUS
MAXIMUM GENUS PERCENTAGE IS 19% (REQ. MET)

BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44	GOOD	TREE TO REMAIN
BO #3	S RED OAK	54	GOOD	TREE TO REMAIN
BO #4	SWEETGUM	36	GOOD	TREE TO REMAIN
BO #5	WATER OAK	36	GOOD	TREE TO REMAIN

AUTOMATIC IRRIGATION SYSTEM IS PROVIDE WATER TO ALL NEWLY PLANTED TREES, SHRUBS, AND GROUNDCOVERS.

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

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172



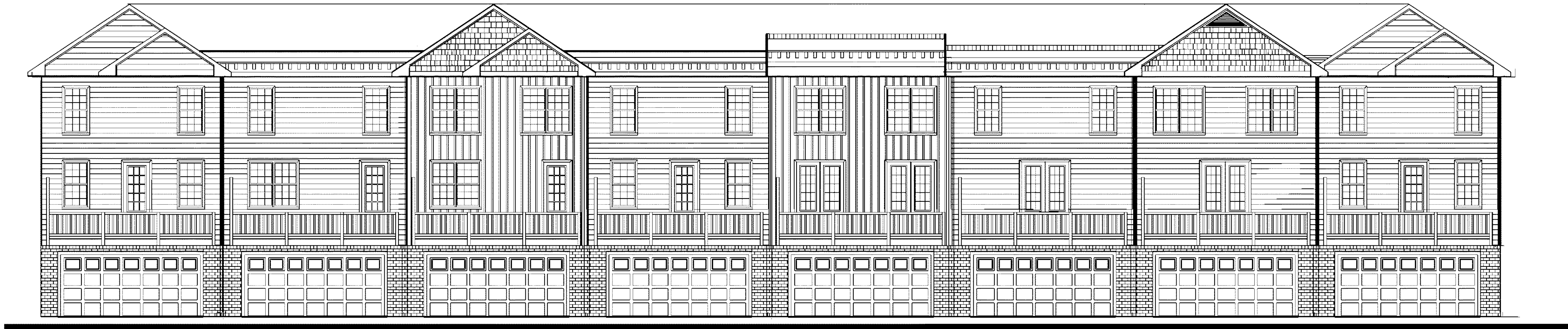
	12/8/20	REV PLANS PER COMMENTS
	12/18/20	REV PLANS PER CIVIL
B	1/8/21	REV PLANS PER CIVIL

20.071

SHEET 3 OF 4



Level Building Front Elevation 1/8" = 1'-0"



Level Building Rear Elevation 1/8" = 1'-0"

Proposed Dogwood Townhomes
3165 Dogwood Drive, Atlanta, Georgia

Eight Unit Building Built on Level Grade

February 17, 2021

REVISIONS		MM/DD/YY	REMARKS
1		--/--/----	...
2		--/--/----	...
3		--/--/----	...
4		--/--/----	...
5		--/--/----	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes 3165 Dogwood Drive Atlanta, Georgia 30354	

A	01
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Stepped Building Front Elevation 1/8" = 1'-0"



Stepped Building Rear Elevation 1/8" = 1'-0"

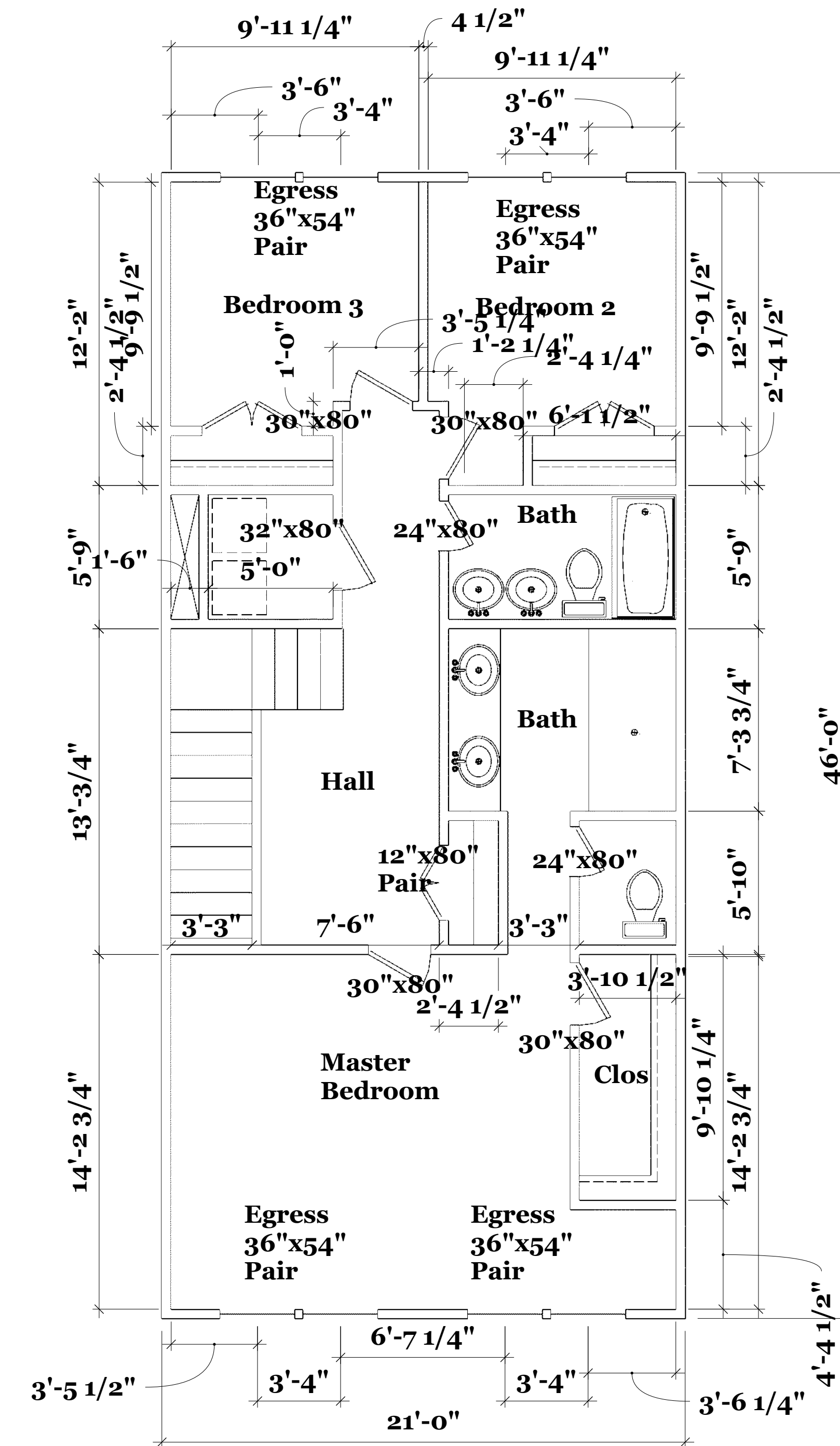
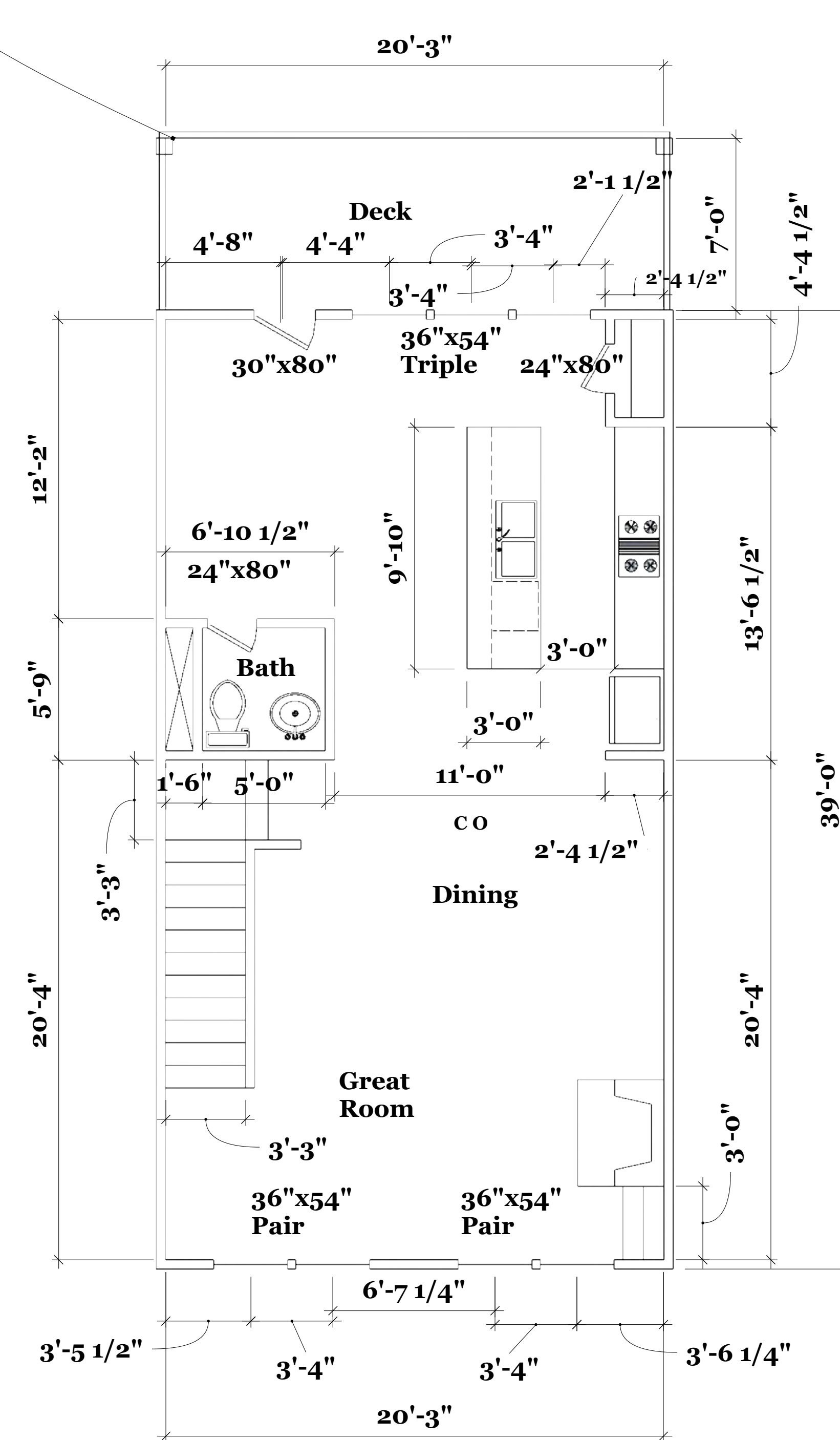
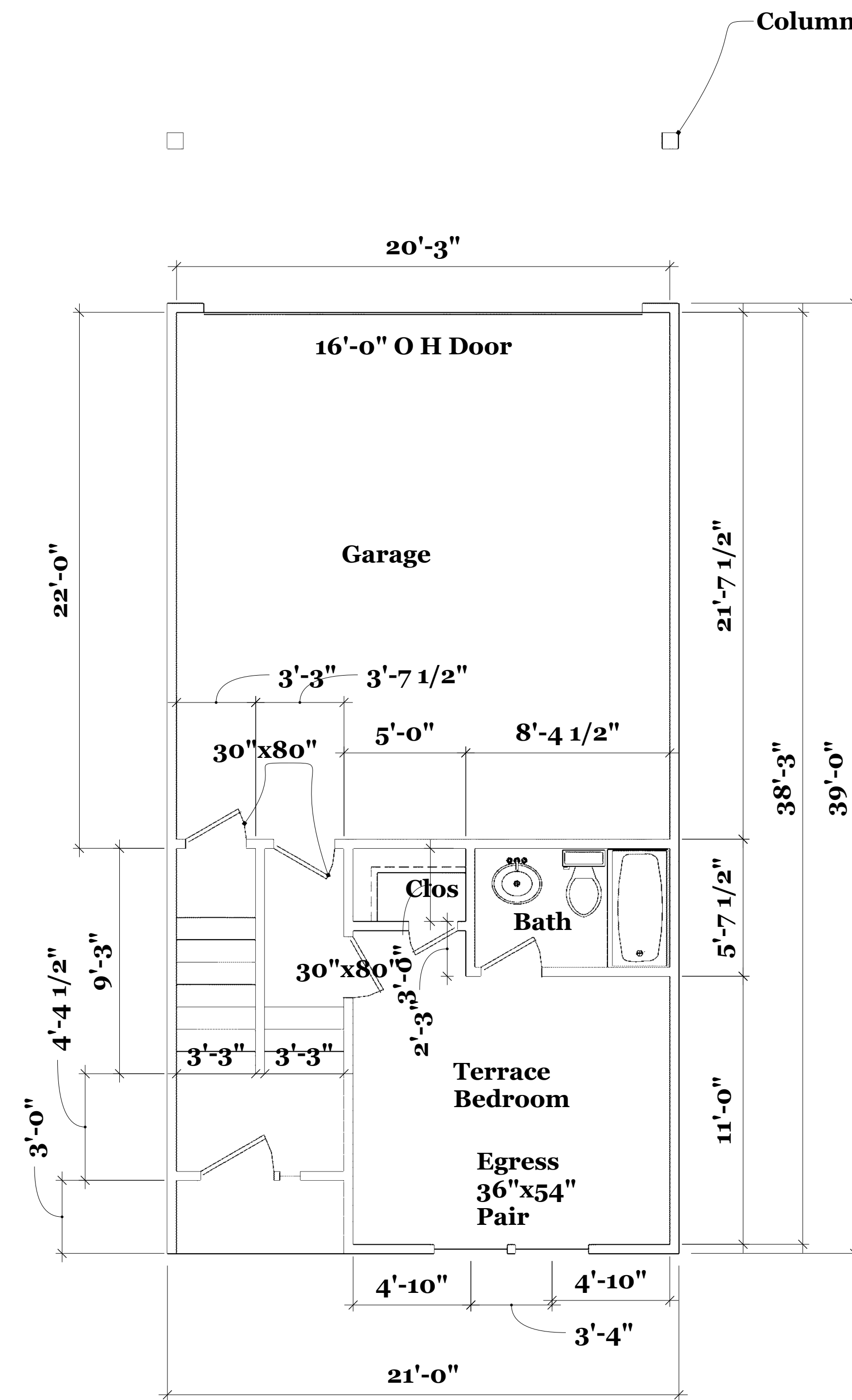
Seven Unit Building Built on Sloping Grade

February 17, 2021

REVISIONS		MM/DD/YY	REMARKS
1		--/--/----	...
2		--/--/----	...
3		--/--/----	...
4		--/--/----	...
5		--/--/----	...

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Proposed Dogwood Townhomes 3165 Dogwood Drive Atlanta, Georgia 30354	

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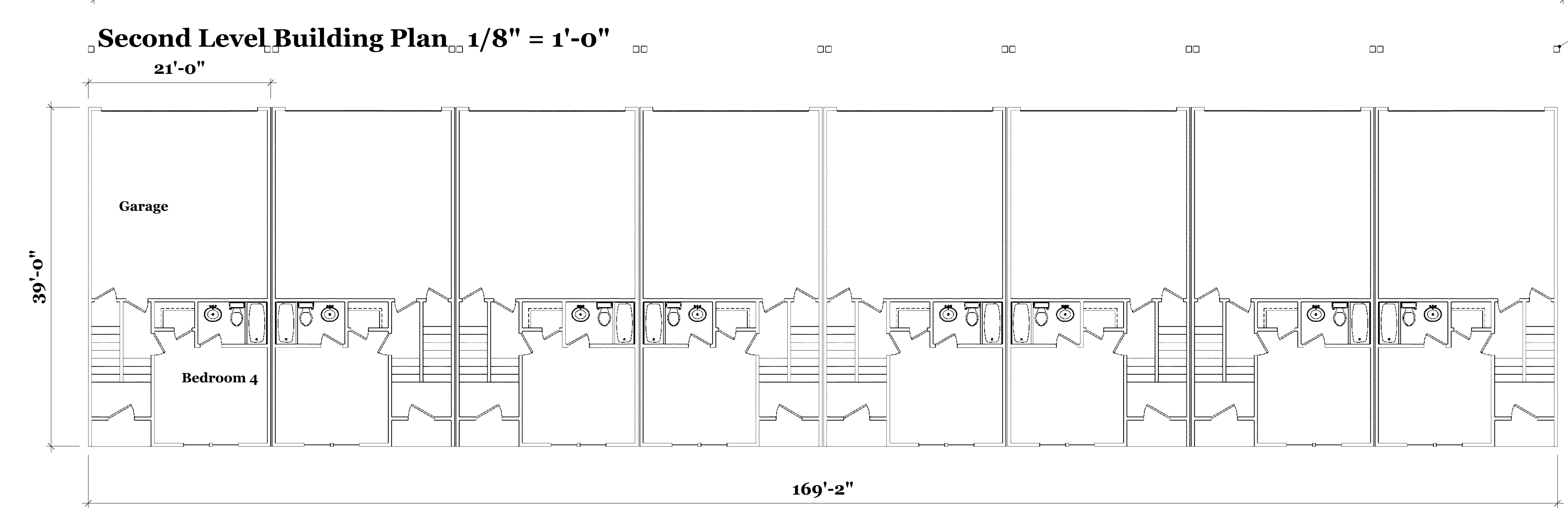
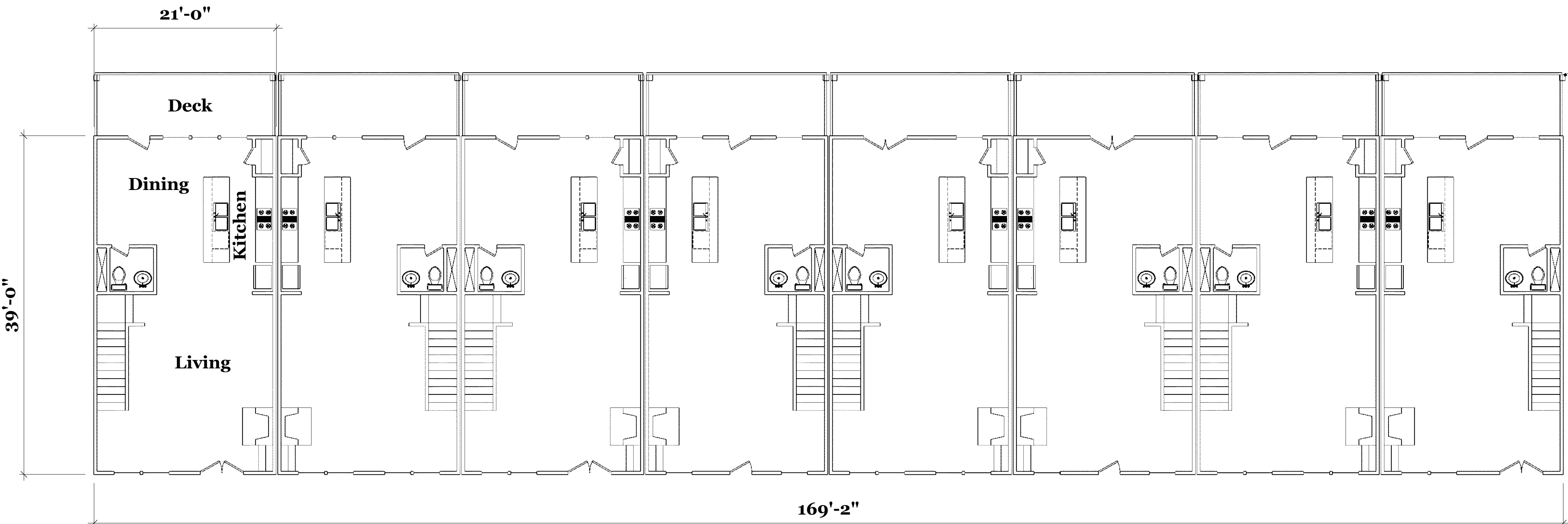
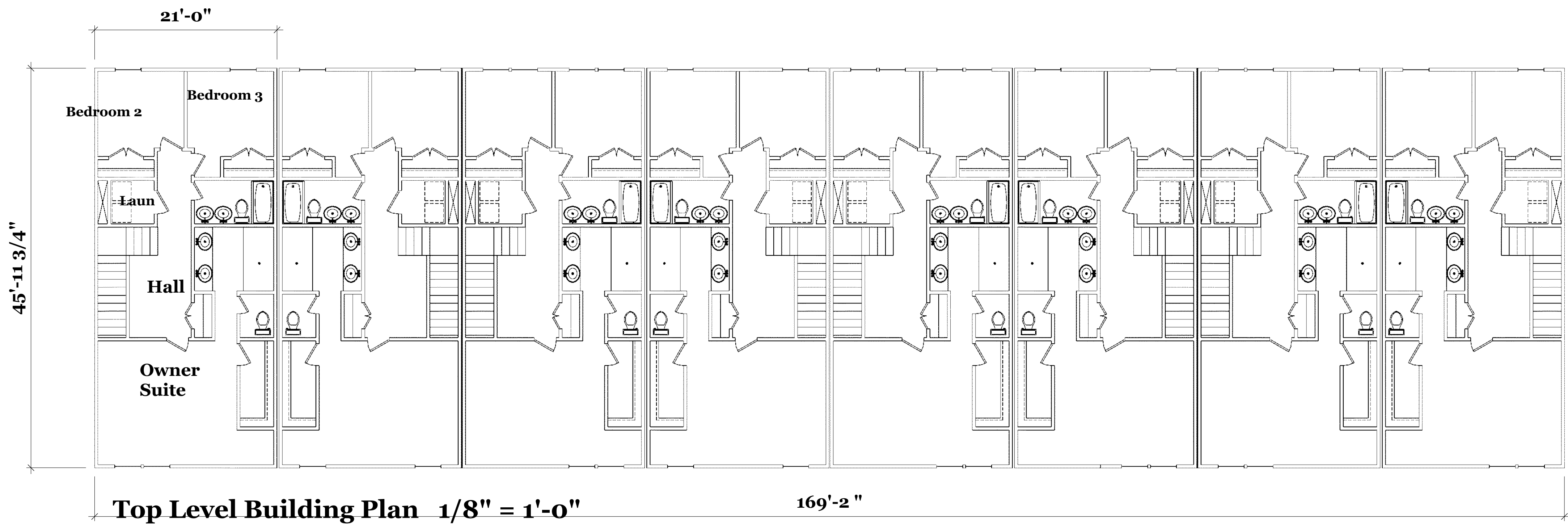
February 17, 2021

REVISIONS		REMARKS
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2	... /... /...	...
3	... /... /...	...
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5	... /... /...	...

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360
770-241-5956 rjtrain312@yahoo.com**

**Proposed Dogwood Townhomes
3165 Dogwood Drive
Atlanta, Georgia 30354**





Columns

Columns

Typical Building Floor Plans

February 17, 2021



REVISIONS		REMARKS	
MM/DD/YY			
1	--/--/----	...	...
2	--/--/----	...	...
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Proposed Dogwood Townhomes 3165 Dogwood Drive Atlanta, Georgia 30354	

A	04
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