

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 31, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan

3. Approval of Minutes

3.I. Minutes of March 17, 2021

Documents:

1. DRC Minutes March 17, 2021

4. Old Business

4.I. 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.II. 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.III 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.IV 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.V. 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

5. Open Discussion
6. Next Meeting Date - Wednesday, April 21, 2021
7. Adjourn

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

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:09PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne - absent
Gregory Morgan

3. Approval of Minutes

3.I Minutes of February 17, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of February 17, 2021 as submitted. Motion Carried 4-0.

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.

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

- 1. Allow for open risers on the stairs in keeping with the stairs that are being replaced
Motion Carried 4-0**

4.II 449 Walnut Street

New SF Construction

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.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to table the application until April 21, 2021 meeting as the applicant was not present.

4.III 401 Walnut Street

New SF Construction

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.

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 ban board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.IV 405 Walnut Street

New SF Construction

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.

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 ban board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.V 510 Oak Drive**New SF Construction****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.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.VI 518 Oak Drive**New SF Construction****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.

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 ban board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.VII 3165 Dogwood Drive**New Townhome Construction****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.

Mr. Dunlop agreed to address the concerns and general design issues identified in the Planners Report.

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to table the application until the regularly scheduled Design Review Committee meeting on April 21, 2021.

5. Open Discussion

There will be a special called Design Review Committee meeting on Wednesday, March 31, 2021 at 6:00PM based on applicants resubmitting the applications in a timely manner.

6. Next Meeting Date – Wednesday, April 21, 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 8:01PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



**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:

Applicants Address:

9474 Deer Crossing Trace

E-Mail Address:

Zoning Classification:

R-SF

Address of Proposed Work:

449 Walnut St.

Parcel ID# (INFORMATION MUST BE PROVIDED):

14 009400040400

Property Owner:

KELLY BROWN

Contact Number:

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:

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

2.17.21

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

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.



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
EWEC 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	
GYB GYPSUM BOARD	
HGT HEIGHT	
HM HOLLOW METAL	
HP HOKSEPOWER	
IG ISOLATED GROUND	

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

TEAM MEMBERS

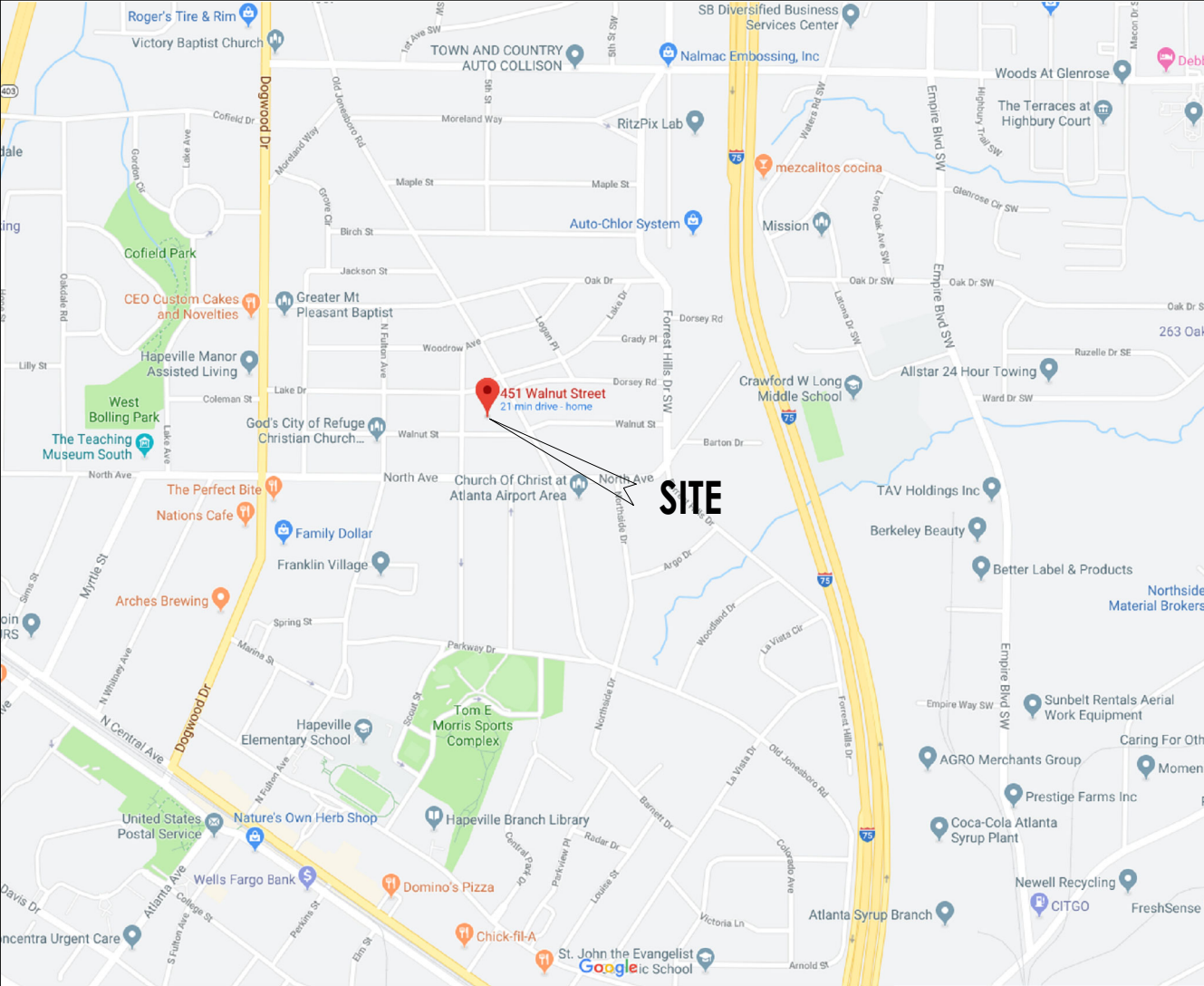
OWNER: BERNARD VIGILANCE
404.573.7041

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



INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

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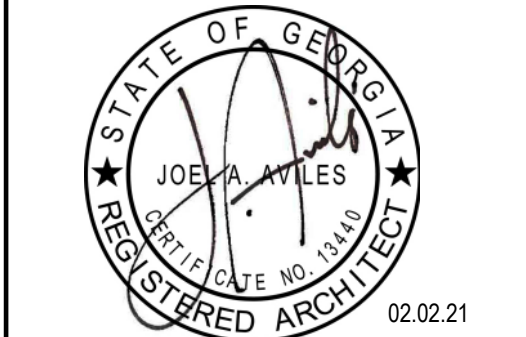
DRAWING INDEX

SHEET INDEX	
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

Prepared by:



Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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ISSUES / REVISIONS

Project:
BERNARD RESIDENCE

Project Address:
449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

COVER SHEET

Drawing Status:

RELEASED FOR CONSTRUCTION

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA

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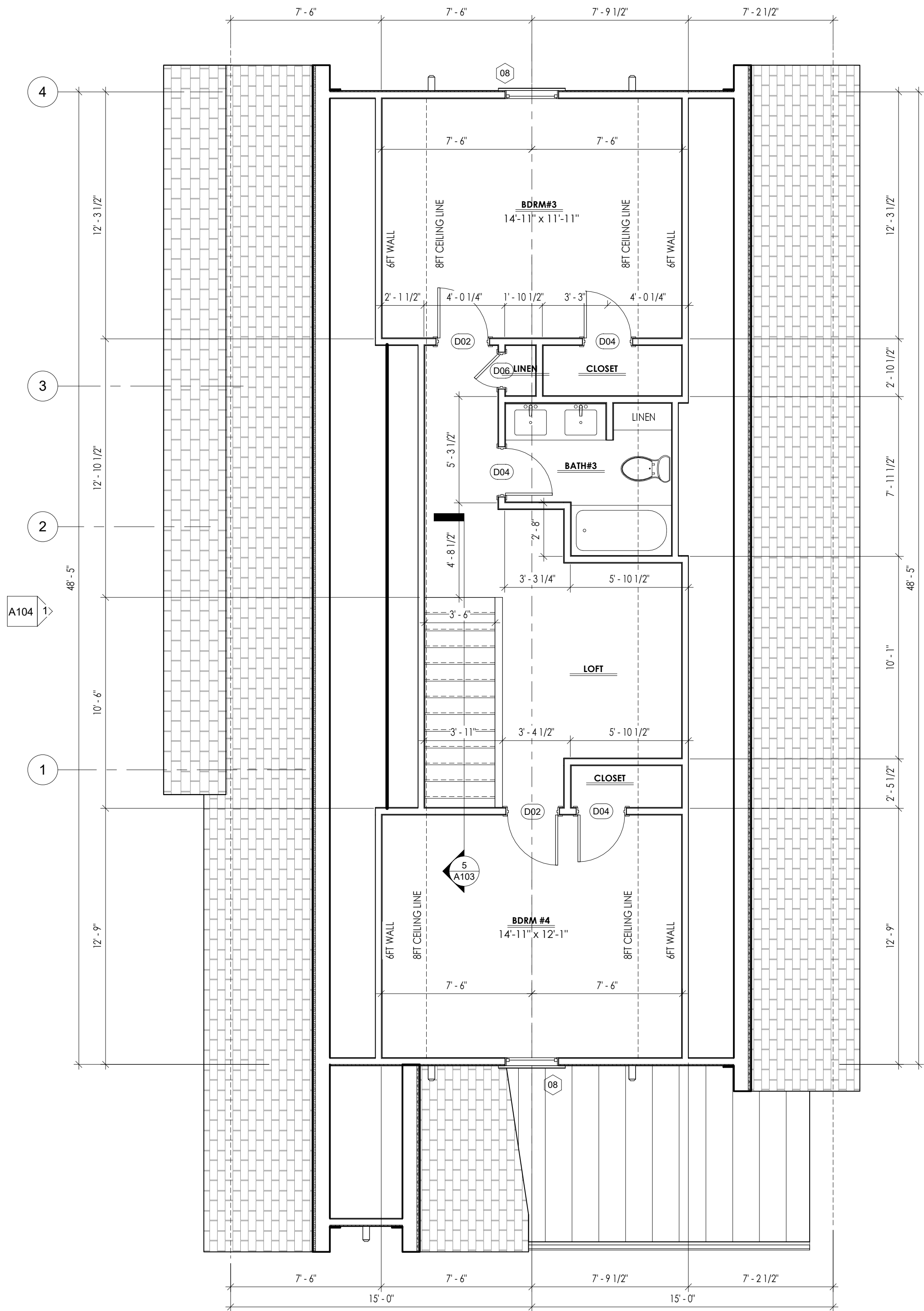
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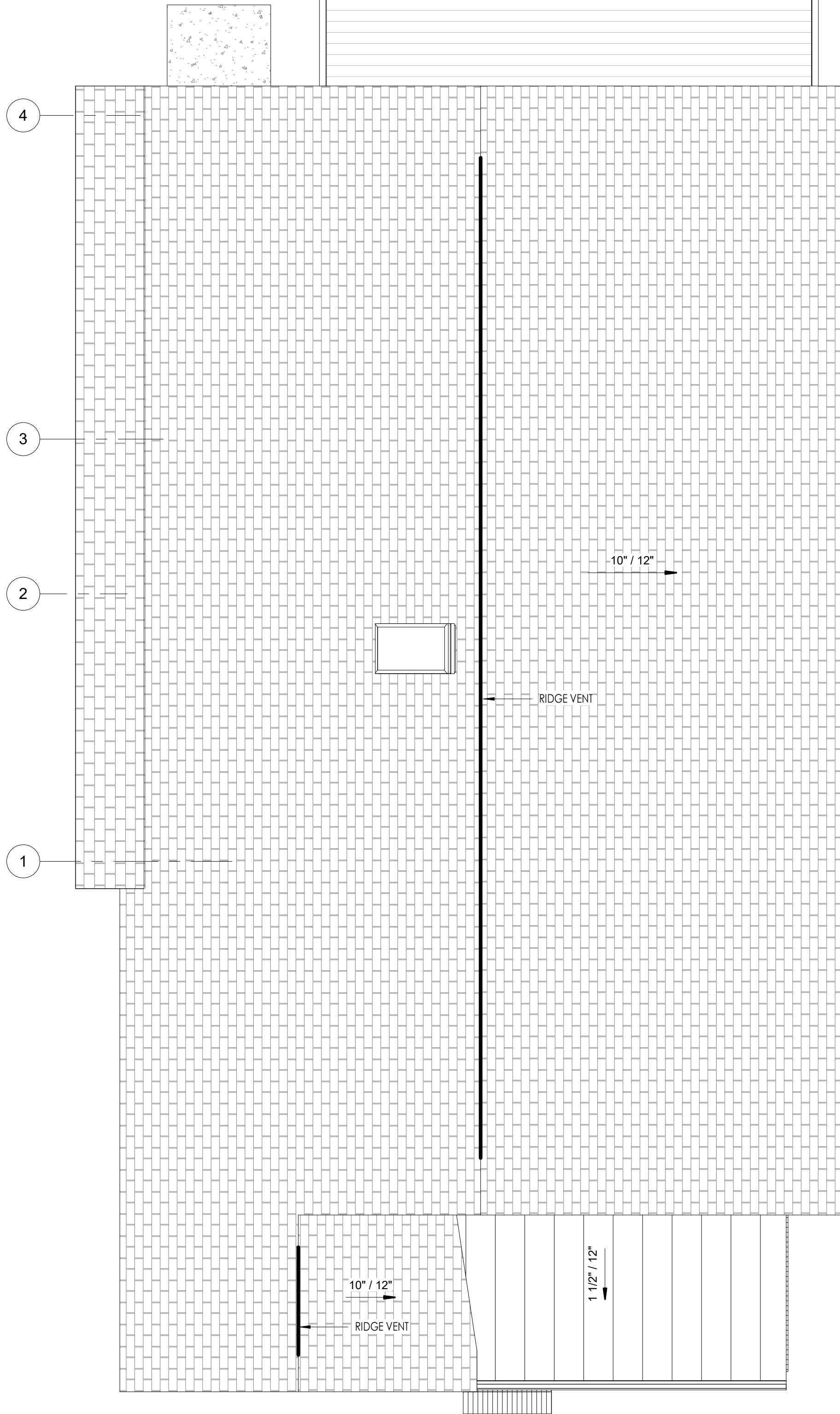
A001

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



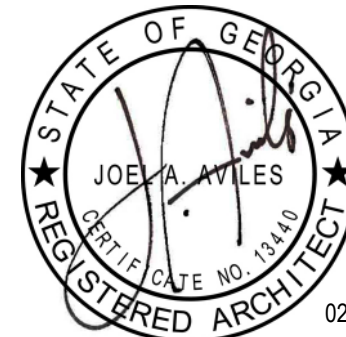
1 ROOF PLAN
1/4" = 1'-0"

Prepared by:



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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

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HAPEVILLE, GA 30354

Drawing Title:

**SECOND FLOOR AND
ROOF PLANS**

Drawing Status:

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CONSTRUCTION**

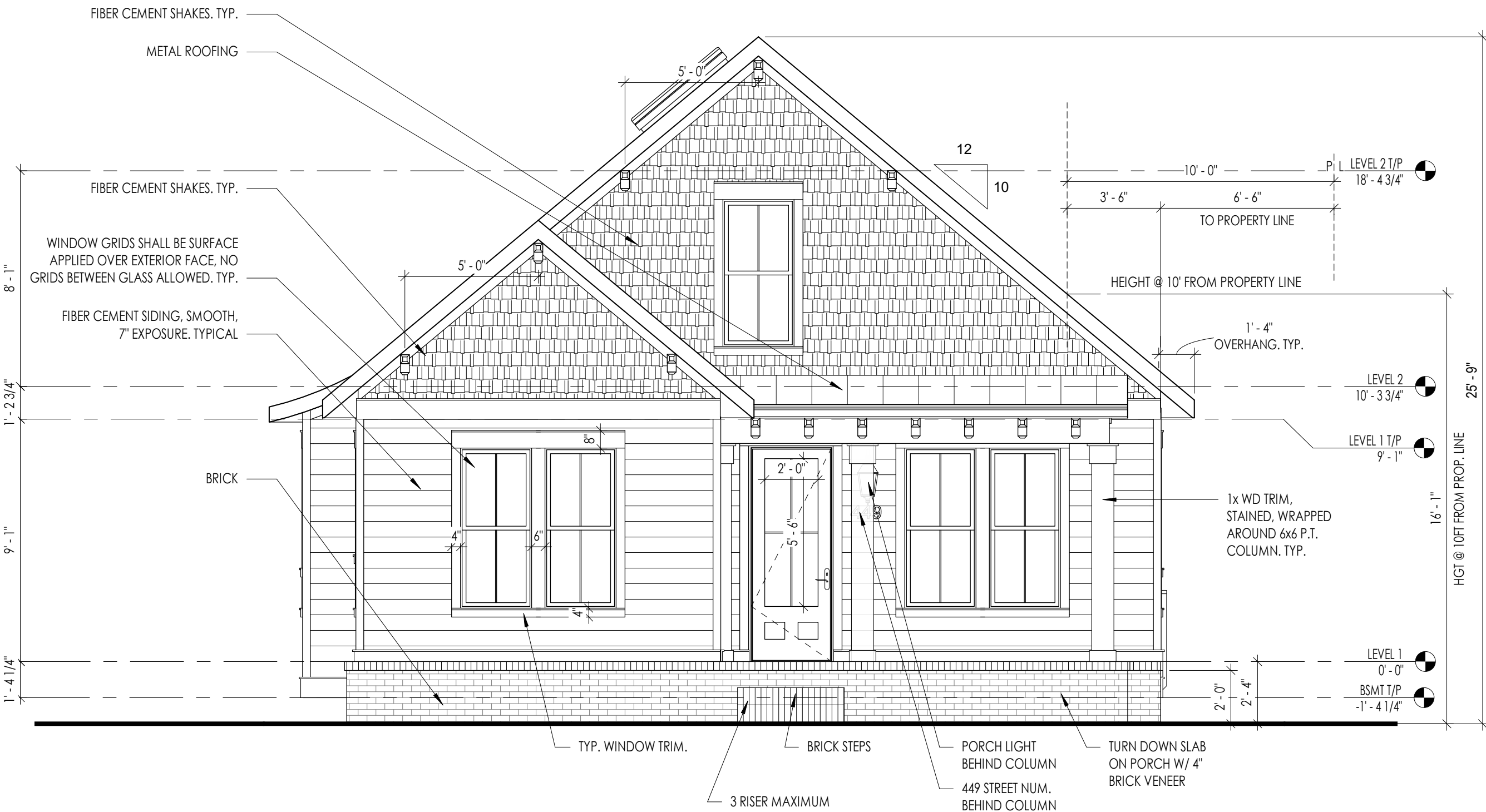
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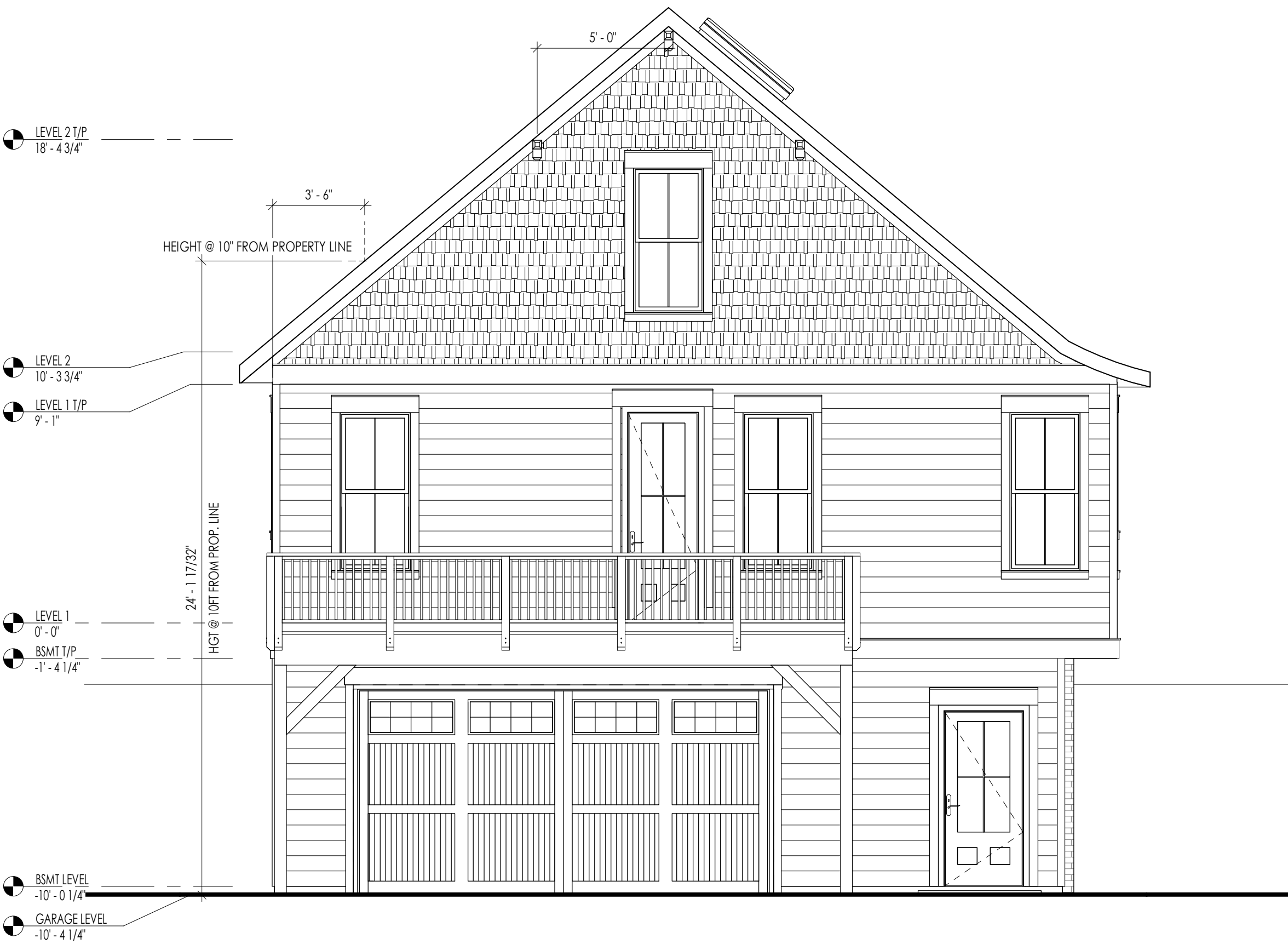
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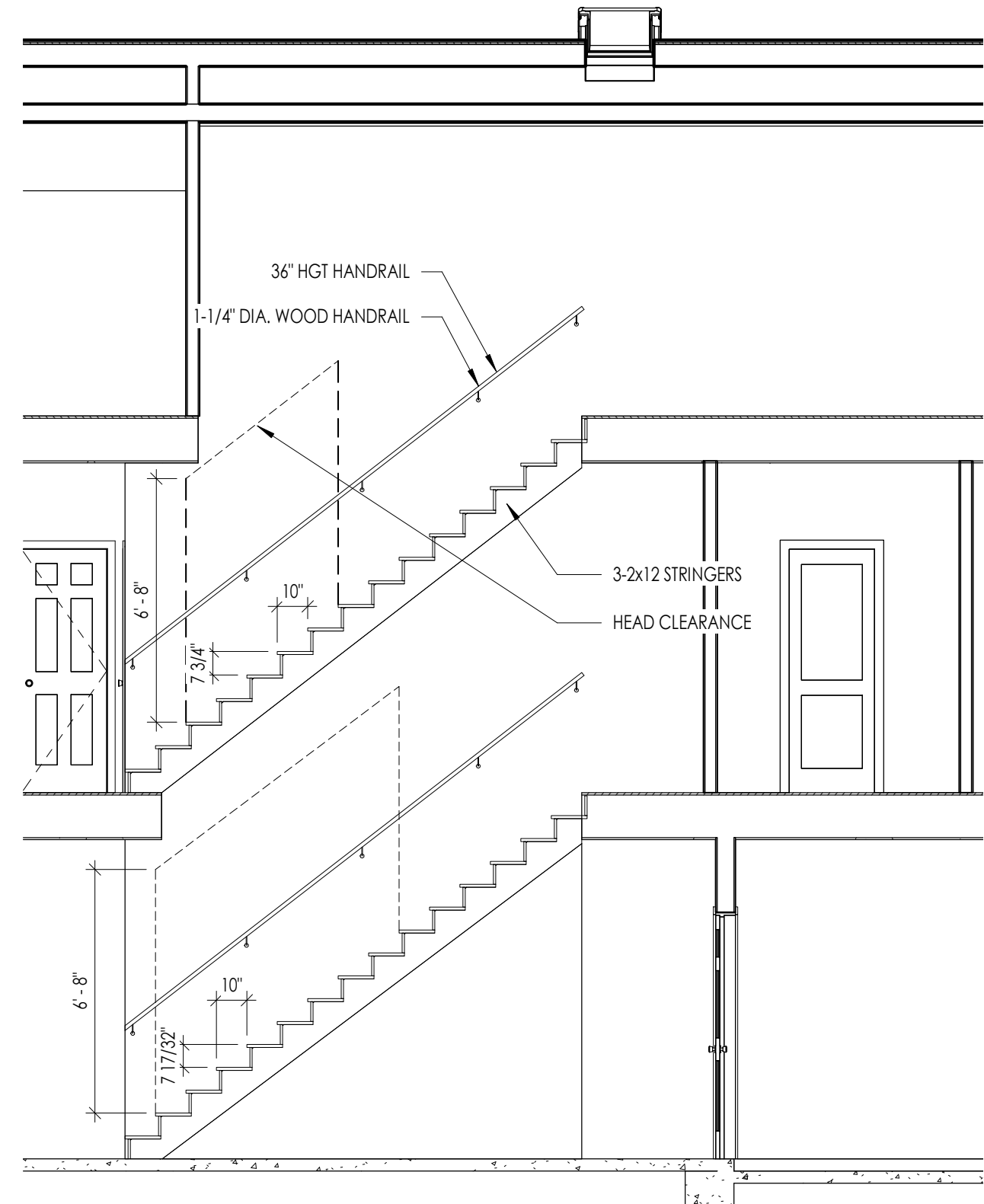
A102



1
A103
FRONT ELEVATION
1/4" = 1'-0"



2
A103
REAR ELEVATION
1/4" = 1'-0"



5
A103
STAIR SECTION
1/4" = 1'-0"



4
A103
BUILDING CROSS SECTION
1/4" = 1'-0"

Prepared by:

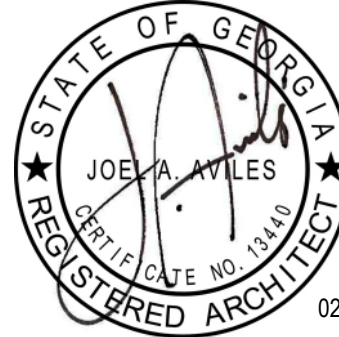


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Project:

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Project Address:

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HAPEVILLE, GA 30354

Drawing Title:

PROPOSED EXTERIOR
ELEVATIONS

Drawing Status:

RELEASED FOR
CONSTRUCTION

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA

Date/Time Printed:

2/3/2021 8:47:46 AM

Date: 02.02.21

Project number:

20073

Drawing:

A103

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ISSUES / REVISIONS			

Project:
BERNARD RESIDENCE

Project Address:
449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

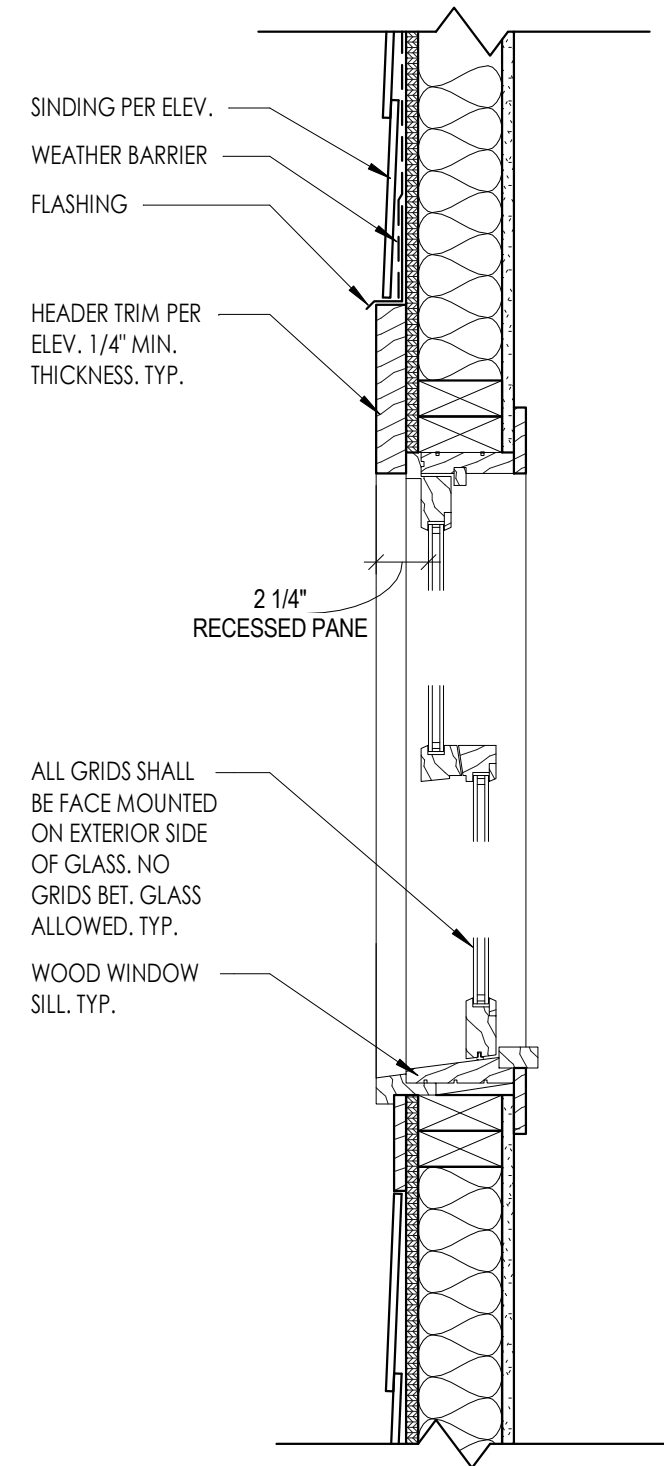
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Date/Time Printed: 2/3/2021 8:47:47 AM
Date: 02.02.21 Project number: 20073

Drawing:
A104



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

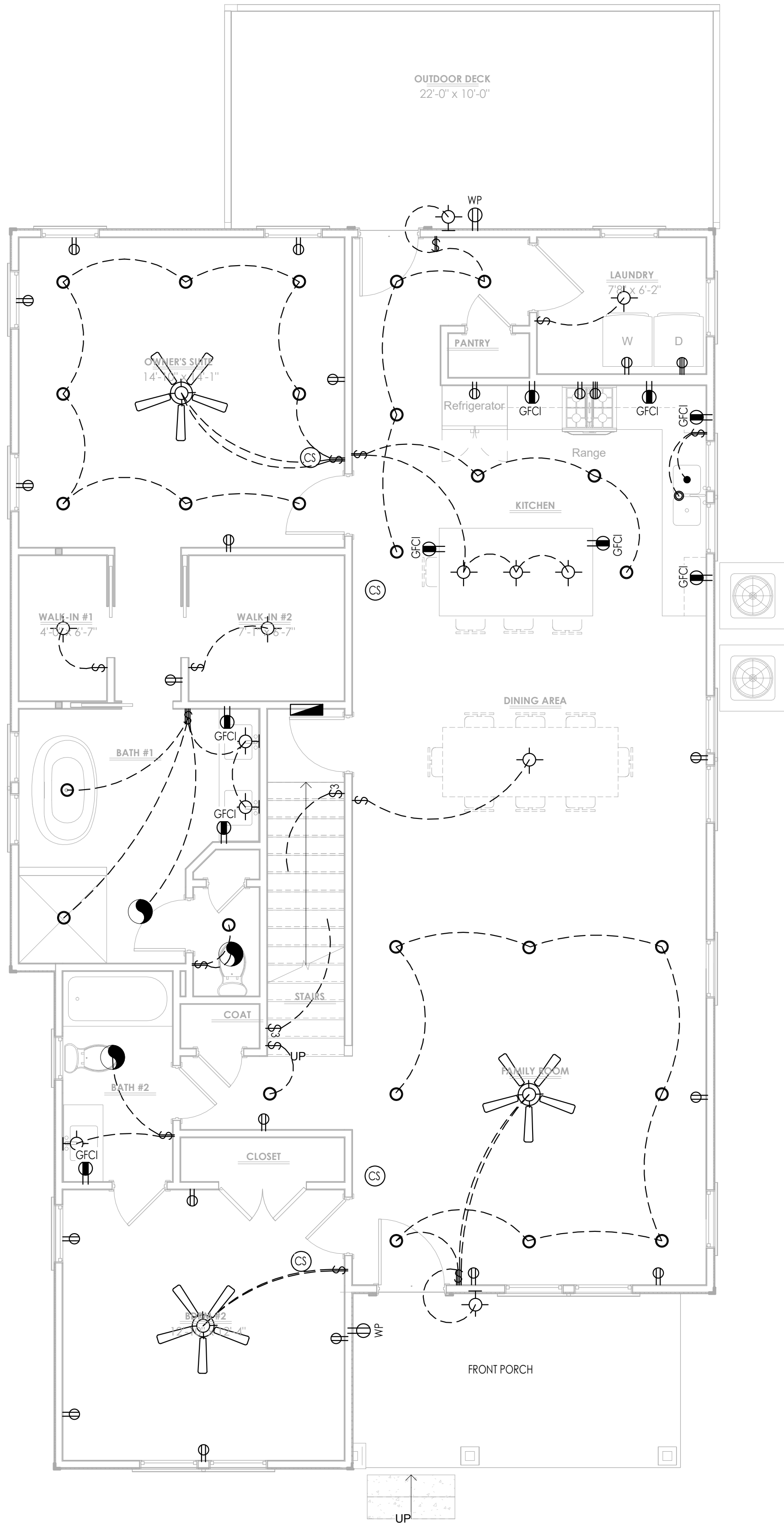


TYP WD WINDOW SECTION
3
A104
1 1/2" = 1'-0"

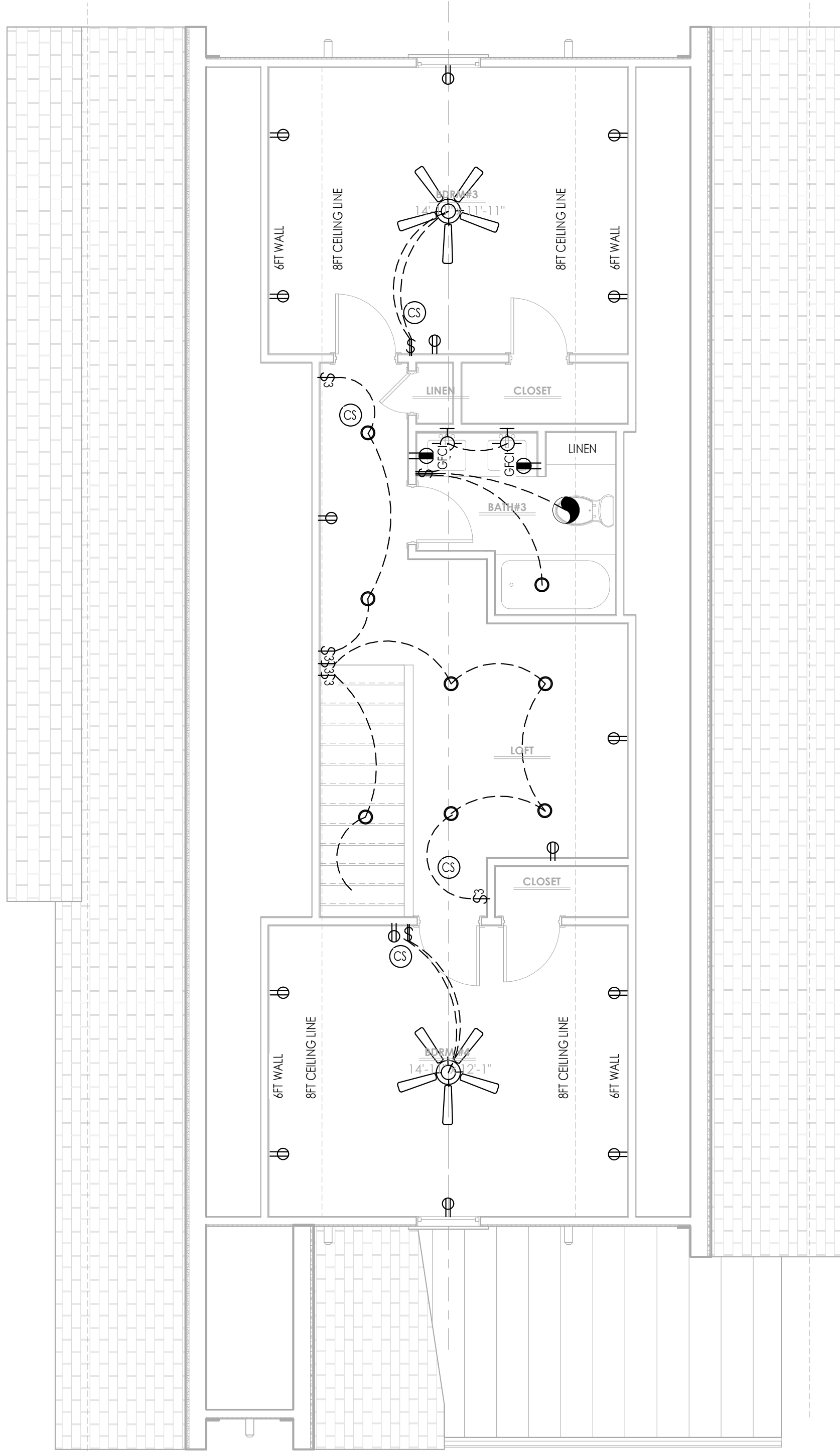


LEFT ELEVATION
2
A104
1/4" = 1'-0"





1
A108
FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



2
A108
SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

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 QUADRUPE 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
--	------------

Prepared by:

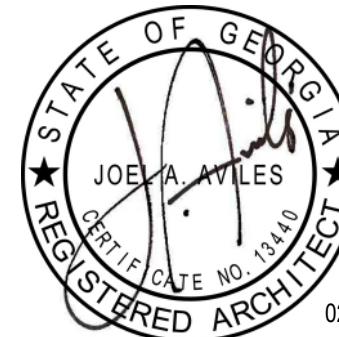


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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
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ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ELECTRICAL LAYOUT

Drawing Status:

RELEASED FOR
CONSTRUCTION

Scale: As indicated Drawn by: JA Reviewed by: JA

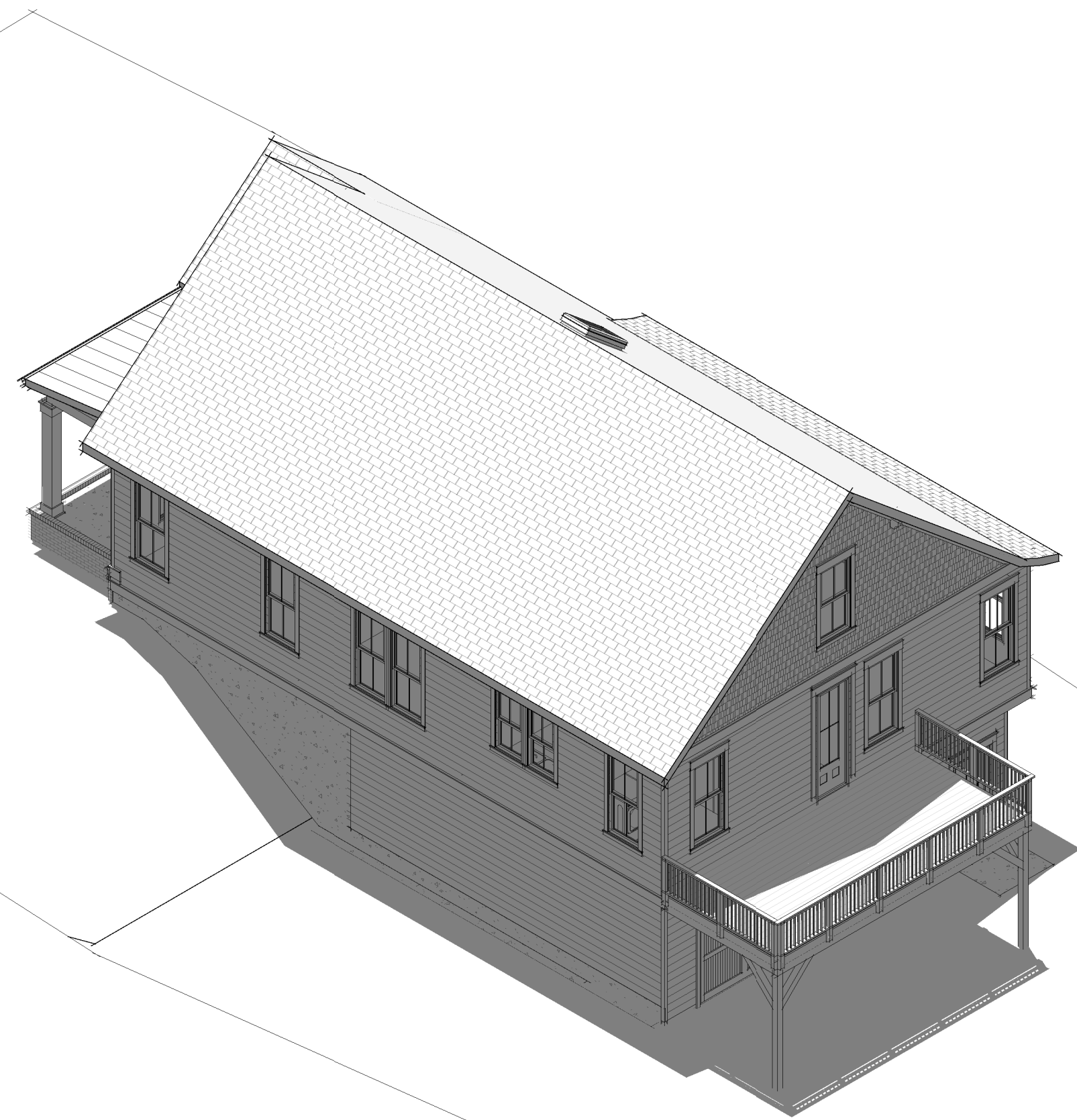
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Date: 02.02.21 Project number: 20073

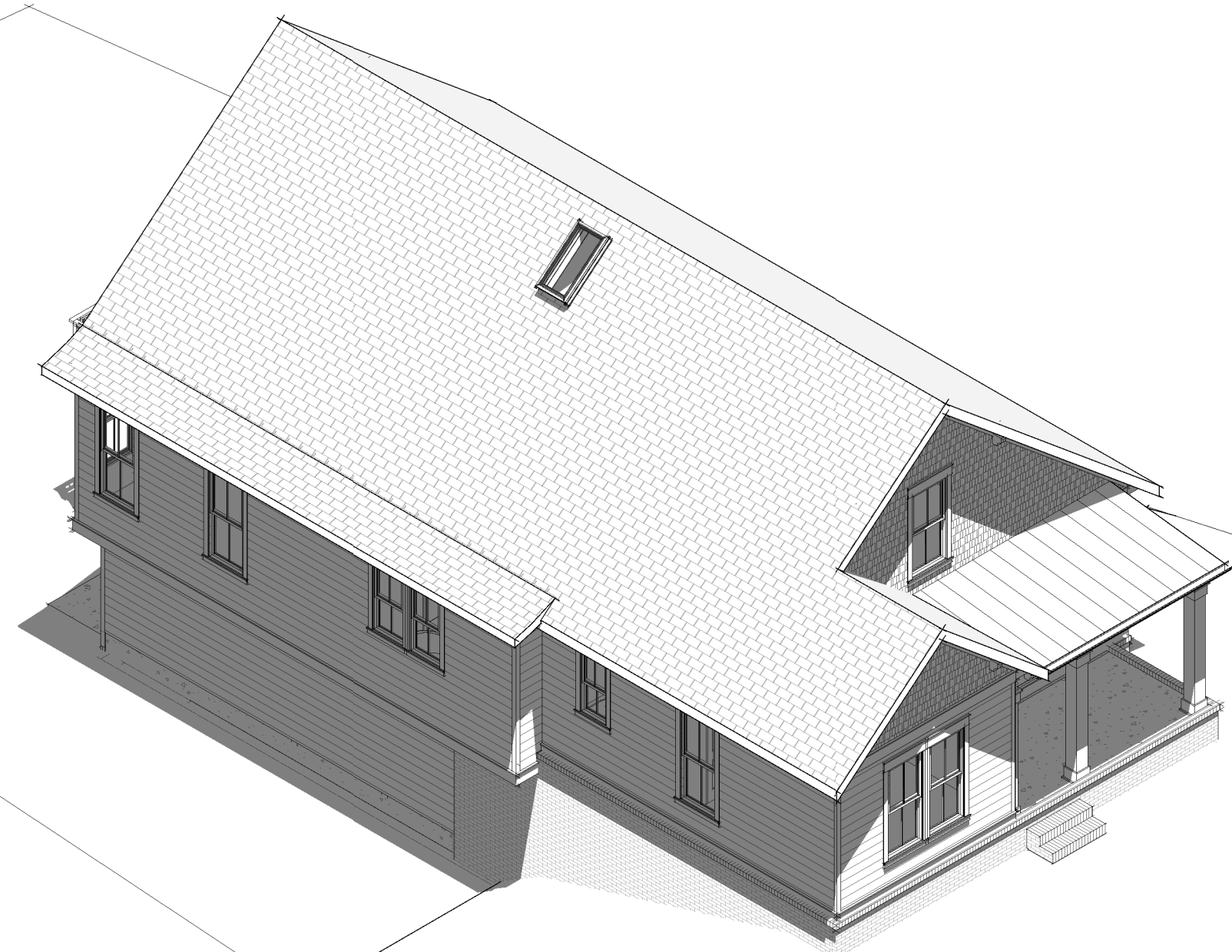
Drawing:

A108

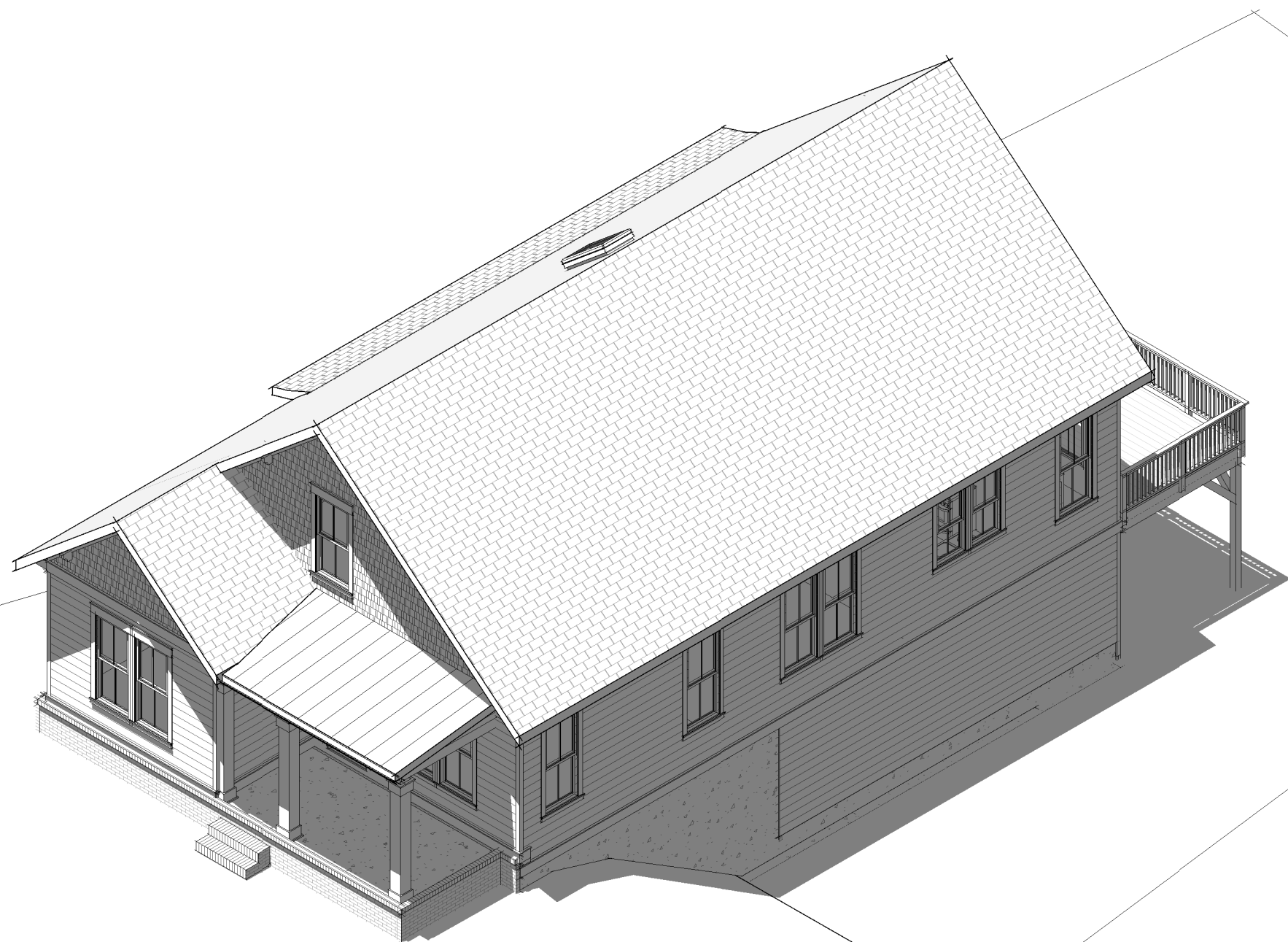




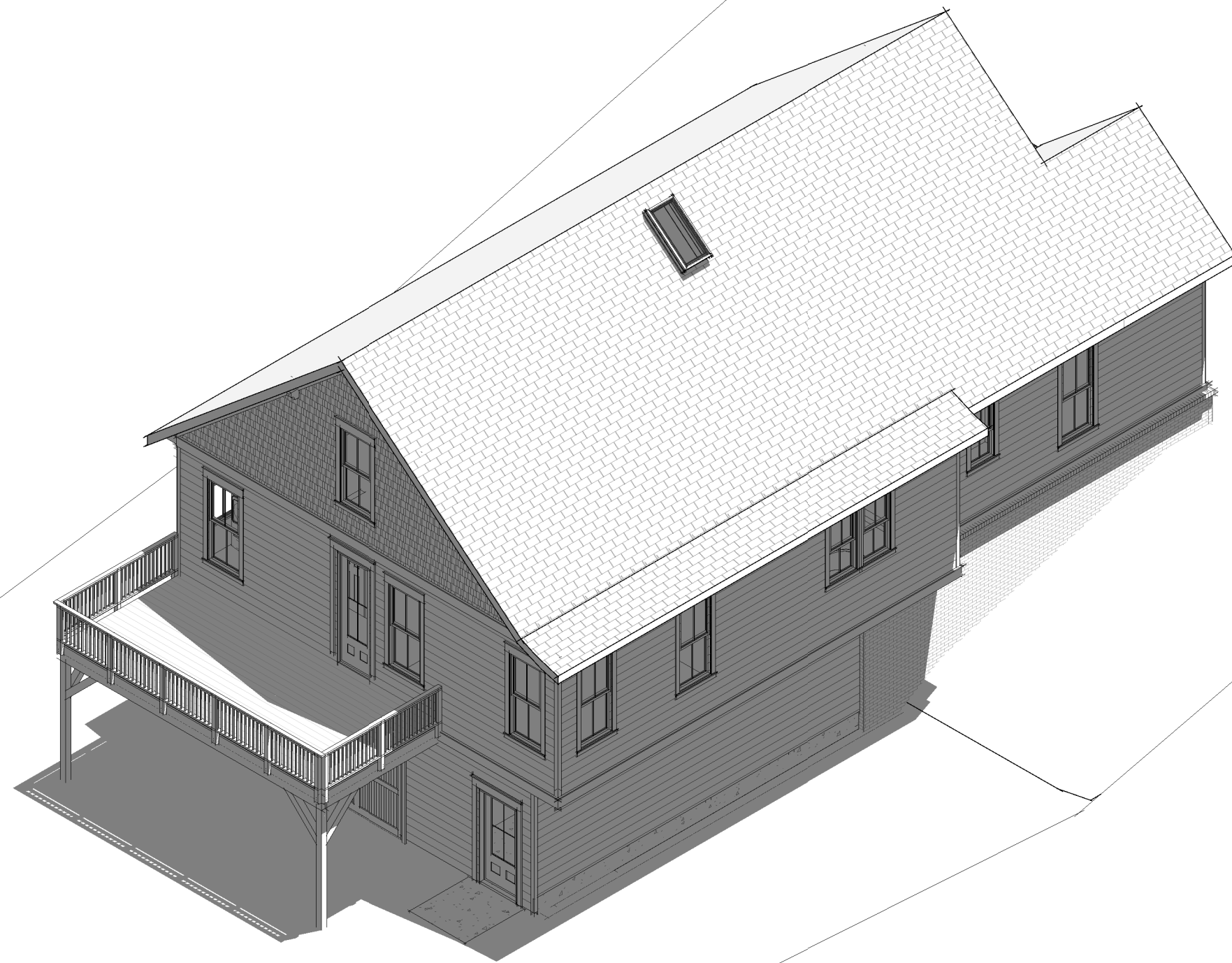
1 ISOMETRIC REAR RIGHT
A901



2 ISOMETRIC FRONT LEFT
A901



3 ISOMETRIC FRONT RIGHT
A901



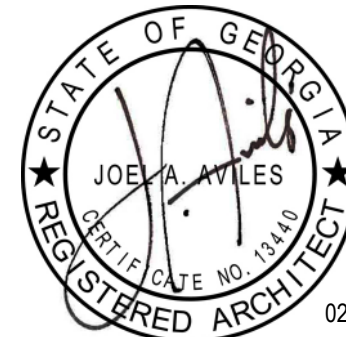
4 ISOMETRIC REAR LEFT
A901

Prepared by:



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ARCHITECTURE | PLANNING | RENDERINGS
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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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NO.	DATE	DESCRIPTIONS	BY
-----	------	--------------	----

ISSUES / REVISIONS

Project:

BERNARD RESIDENCE

Project Address:

449 WALNUT STREET
HAPEVILLE, GA 30354

Drawing Title:

ISOMETRICS

Drawing Status:

**RELEASED FOR
CONSTRUCTION**

Scale: Drawn by: JA Reviewed by: JA

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.

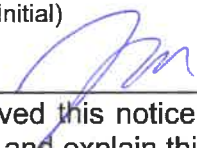
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
401 Walnut St, Hapeville GA 30354
678.688.4960

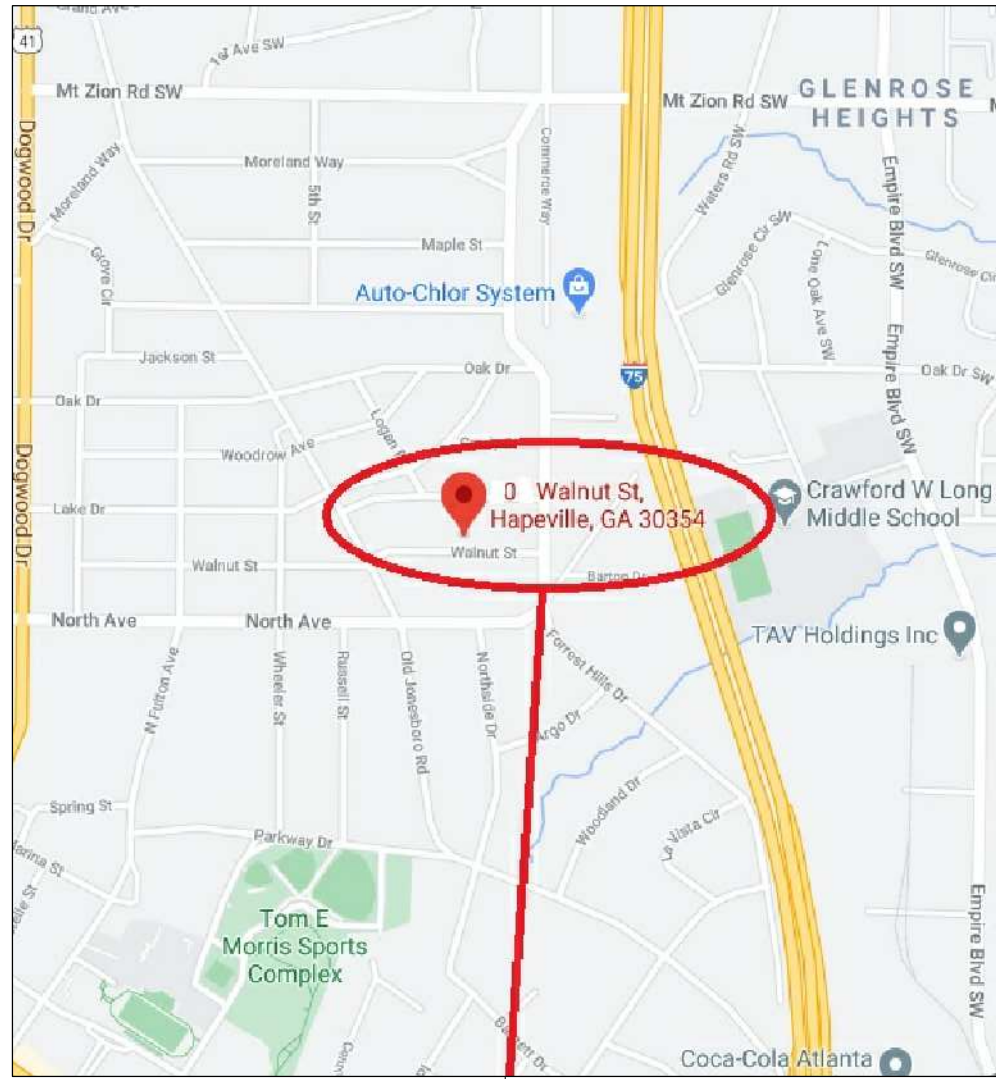
I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate two trees on the property. Those trees are listed below:

1. 20" hickory back center of property
2. 50" elm back center of property

Tree number 1 is the 20" hickory. This tree has a severely unbalanced canopy and significant dead and broken material throughout the canopy. Recommend to have tree removed. Tree number 2 is the 50" elm. This appears to be healthy and does not show signs of structural defects in lower trunk nor throughout canopy. Recommend pruning to reduce weight on over extended limbs.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898





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 13121C0367E. EFFECTIVE DATE: 09/18/2013. 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 OF 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: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MGN	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BC	BACK OF CURB	MTF	METAL FENCE
BK	BLOCK	N	NORTH
BLS	BUILDING LINE SETBACK	NT	NORTH TIE
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
CS	SAN SEWER CLEANOUT	PW	POWER LINE
CA	CALCULATED POINT	PLT	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	SSC	SCREENED PORCH
F	FENCE POST	SSW	SANITARY SEWER EASEMENT
FC	FENCE CORNER	SW	TOP OF BANK
FE	FIRE HYDRANT	TB	TOP OF BANK
FI	FRAME	UE	UTILITY EASEMENT
GL	GAS LINE	WD	WOOD
GN	GAS METER	WDF	WOOD FENCE
GV	GAS VALVE	WDK	WOOD DECK
GW	GRASS	WL	WATER LINE
HW	HEAD WALL	WM	WATER METER
HW	HARDWOOD TREE	WRF	WIRE FENCE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPW	IRON PIN SET	WW	WET WEATHER
IR	IRON ROD FOUND	Y	YARD INLET
		YI	INDICATES STAIRS

* 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 GAS LINE
— — — — —	INDICATES FENCE LINE
— — — — —	INDICATES DRAINAGE LINE

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.

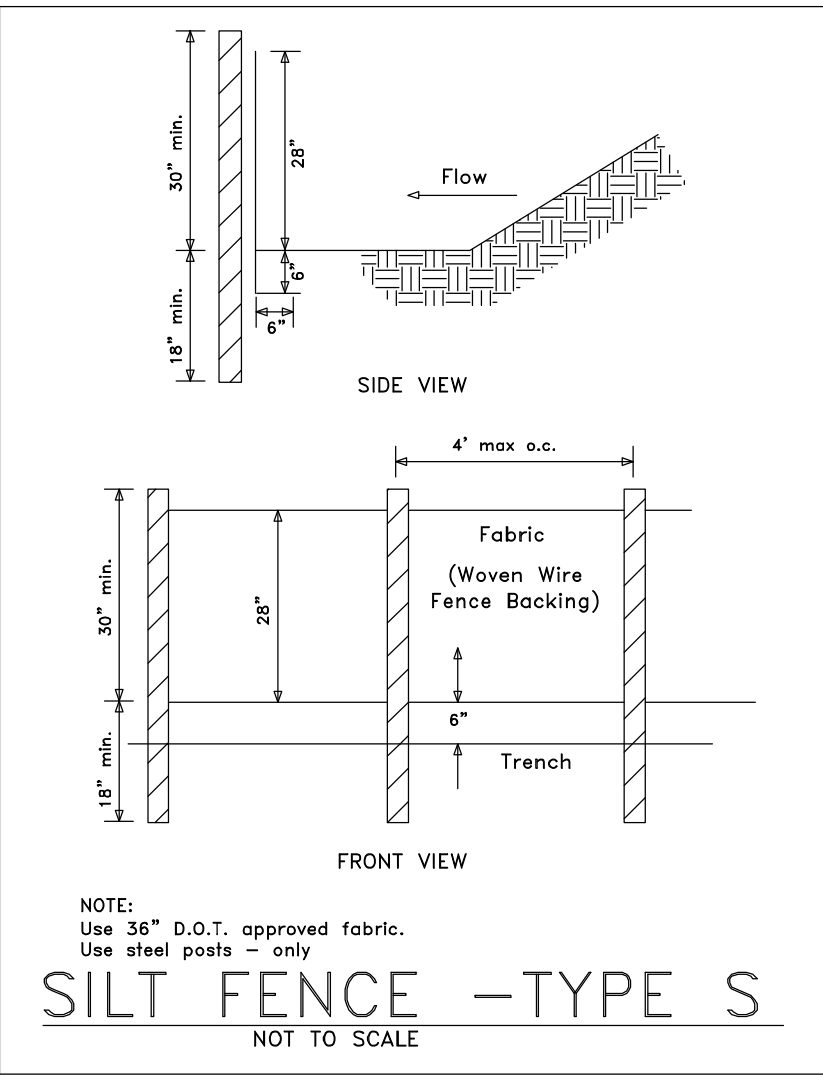
BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION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



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.

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.

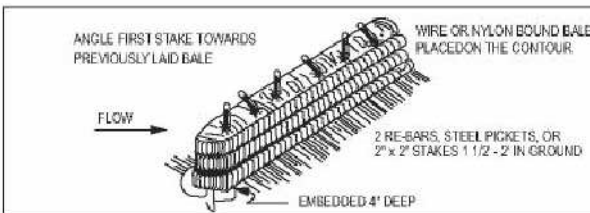


Figure 1. Straw Bale Barrier Installation Requirements

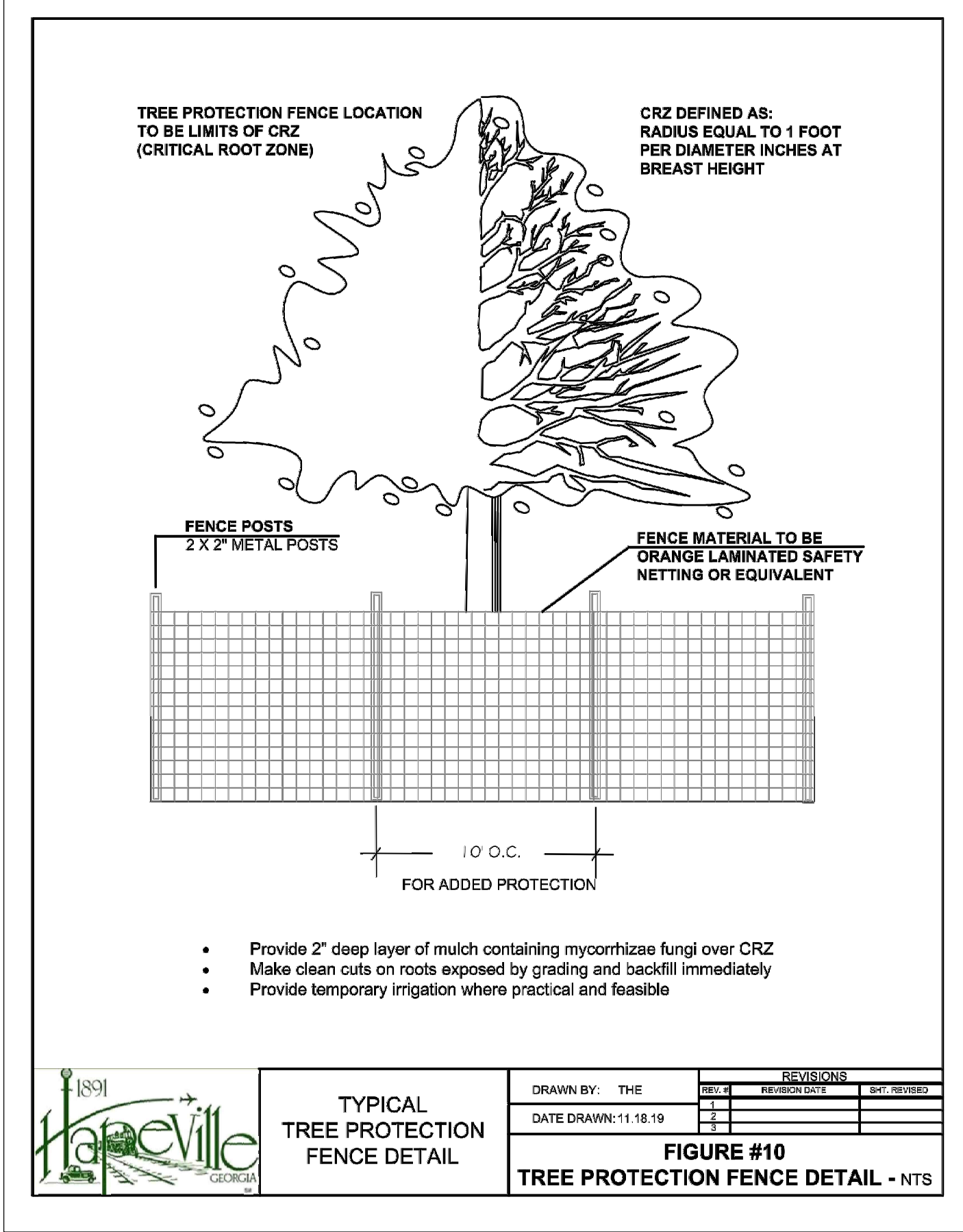
(Co) CONSTRUCTION ENTRANCE/EXIT

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)



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.

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.

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. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
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. 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.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

ANCHORING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 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 EMULSIFIED ASPHALT (GRADE 45 S 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 SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PLACING 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

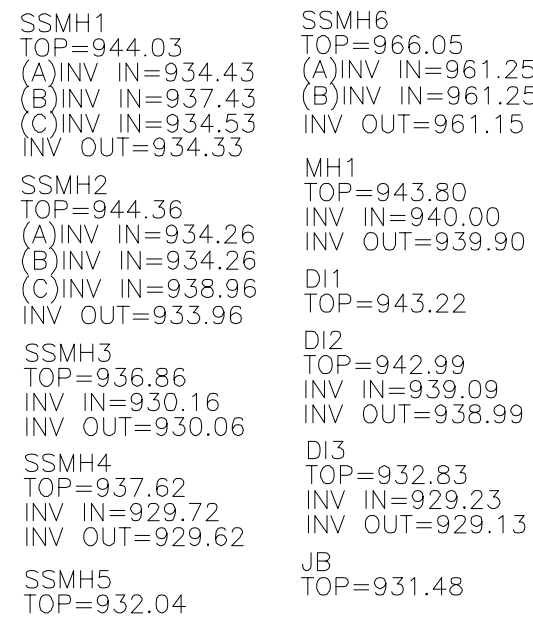
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

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) # 401 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			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
			GEORGIA REGISTERED PROFESSIONAL SURVEYOR EUGENE A. STEPANOV No. 1197
			IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED. I HAVE REVIEWED THE DATA AND THE RECORDING OF THE SURVEY AND THE RECORDING OF THE SURVEY IS IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT.

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES



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

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

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

MH1
TOP=943.80
INV IN=940.00
INV OUT=939.90

DI1
TOP=943.22

DI2
TOP=942.99
INV IN=939.09
INV OUT=938.99

DI3
TOP=932.83
INV IN=929.23
INV OUT=929.13

JB
TOP=931.48



NO IMPACT ALLOWED IN CRZ PER
CITY OF HAPEVILLE ORDINANCE

INDICATES PROPOSED CONTOURS

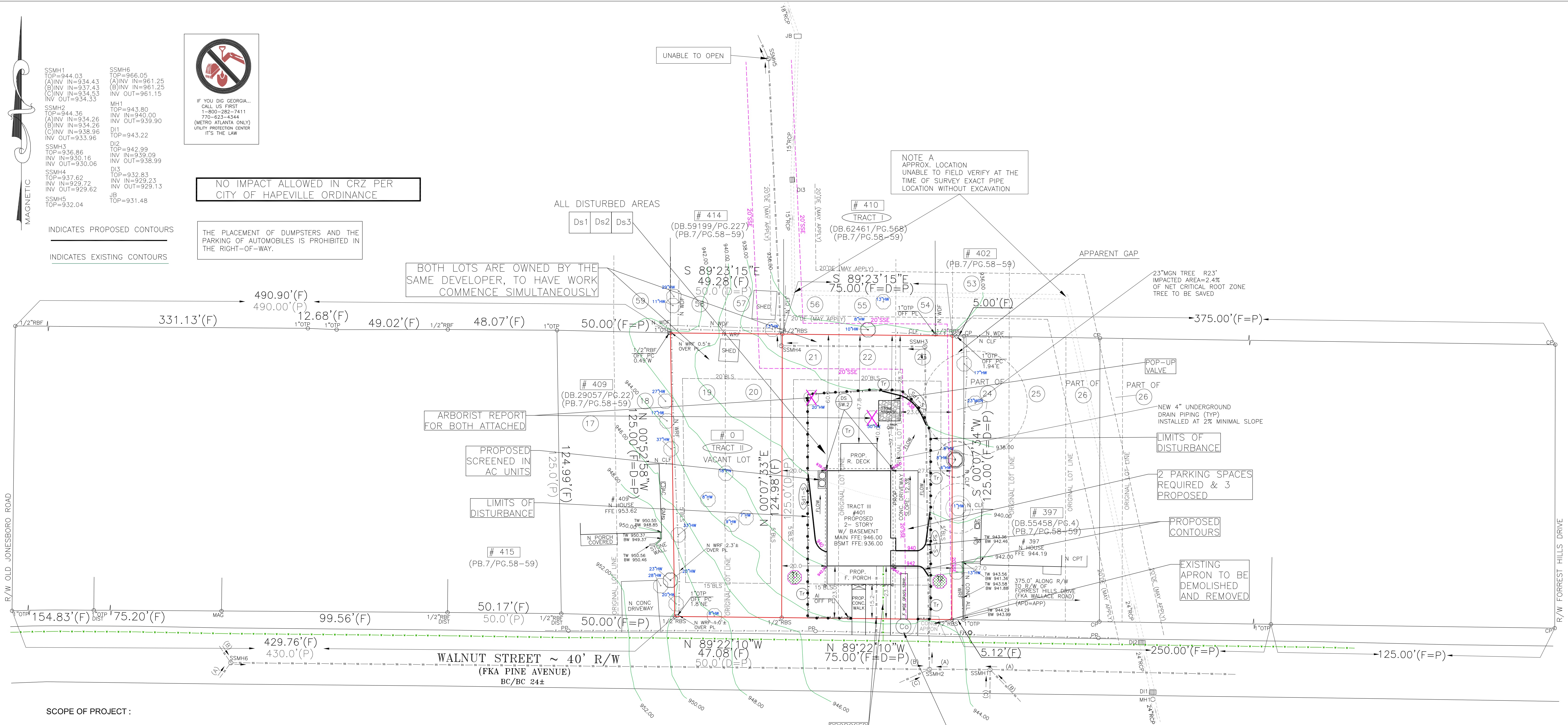
INDICATES EXISTING CONTOURS

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

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

ALL DISTURBED AREAS

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



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.

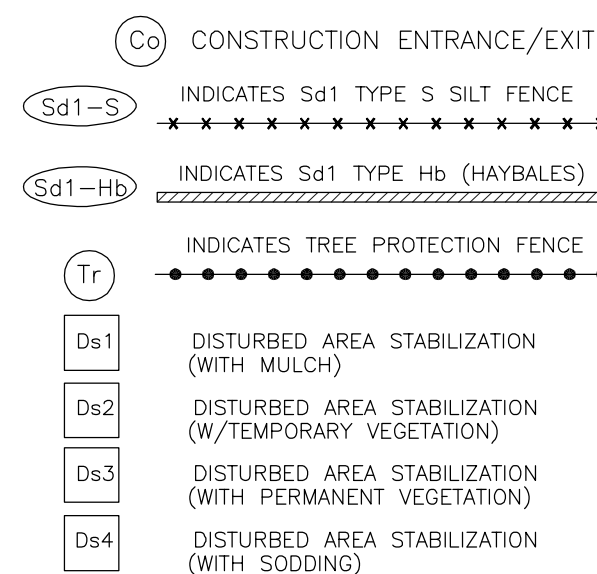
EROSION CONTROL & TREE PROTECTION BMPs TO BE
MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS
DETAILED HEREON.

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.

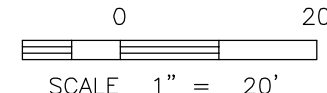
TREE PROTECTION:

- 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.

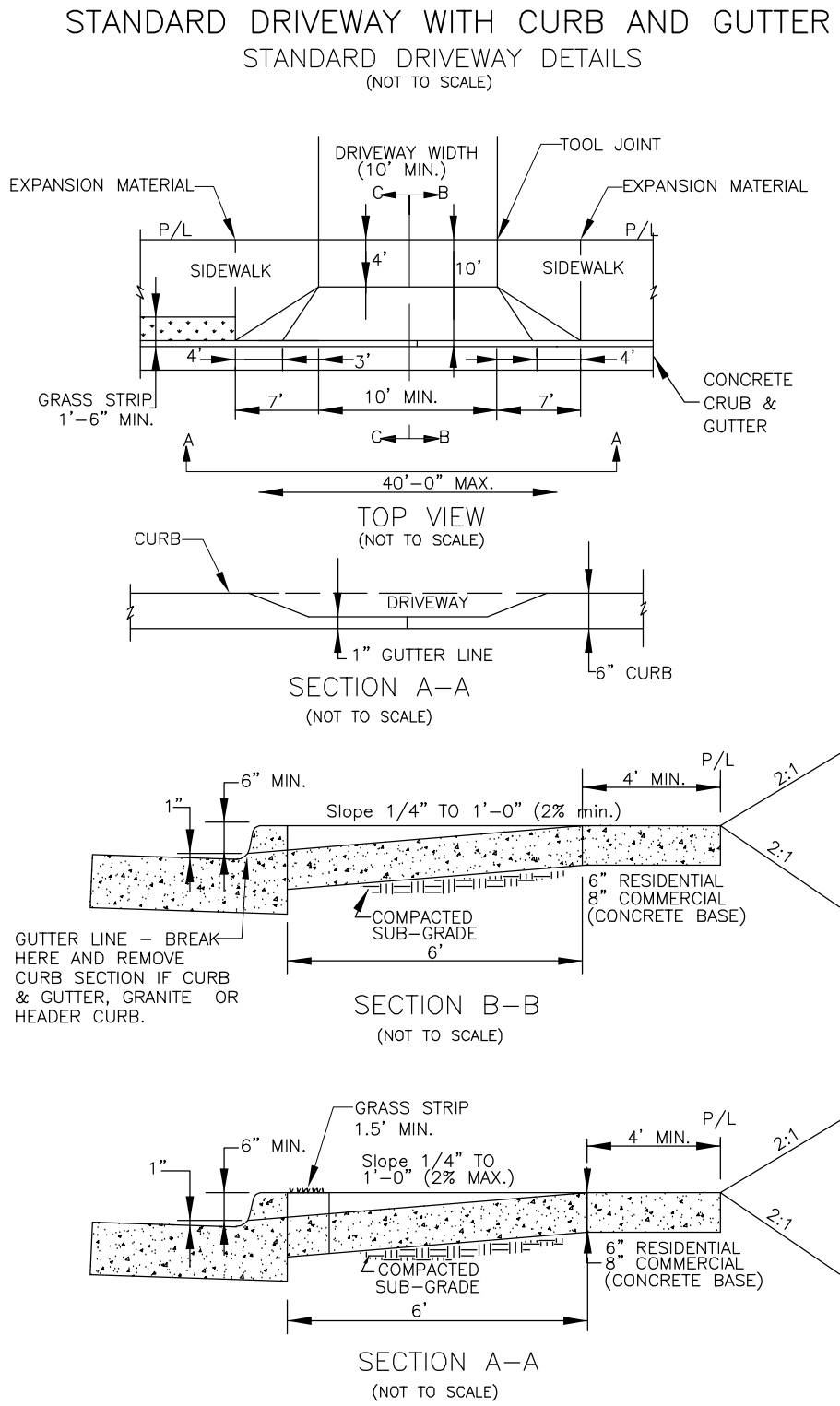
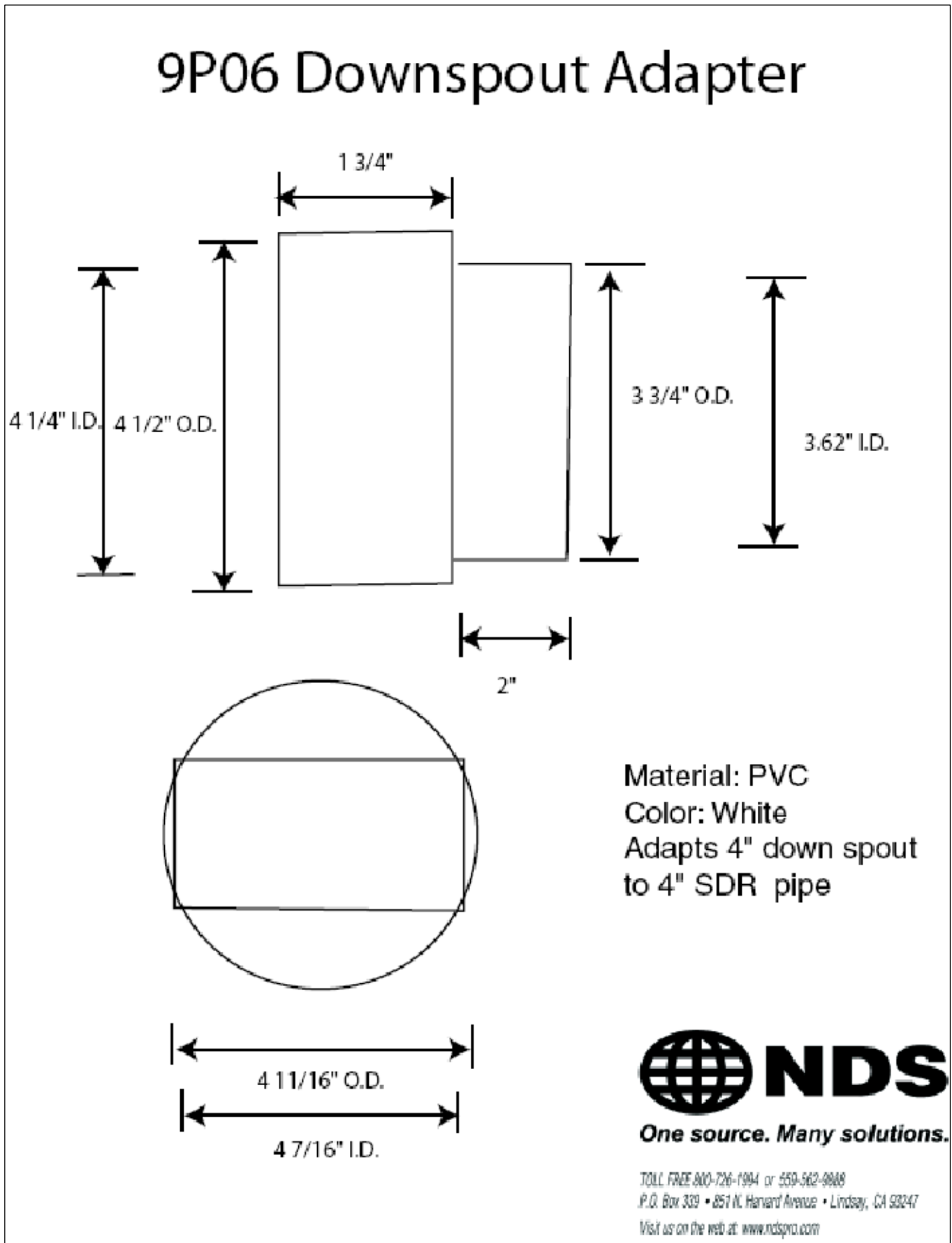
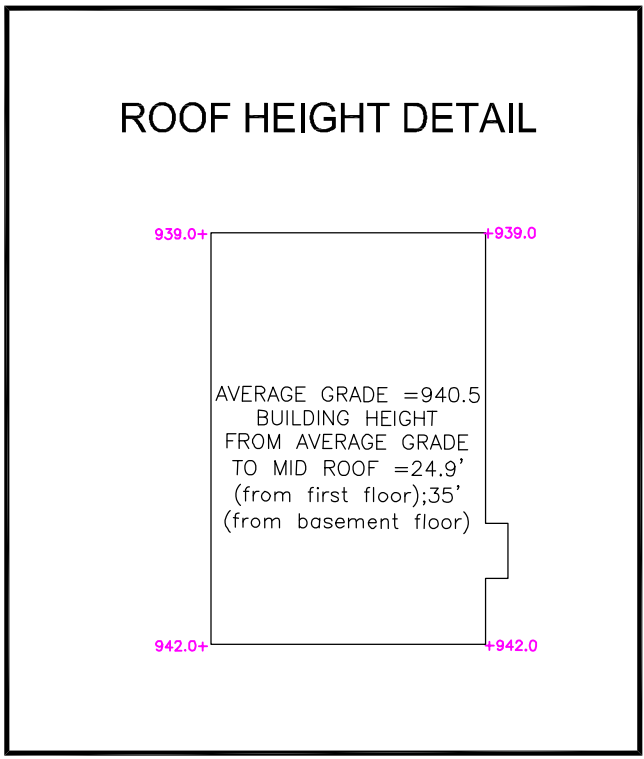
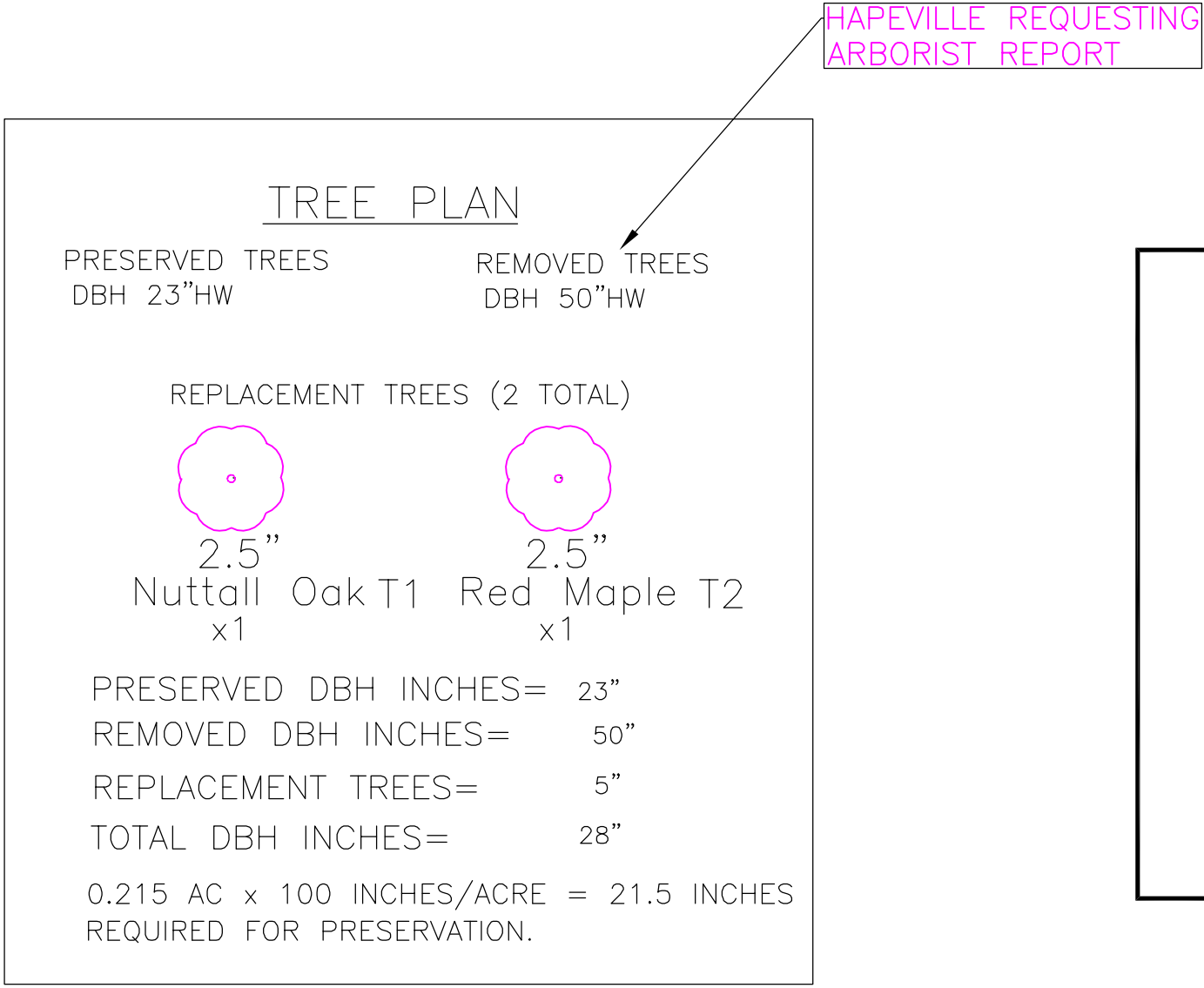
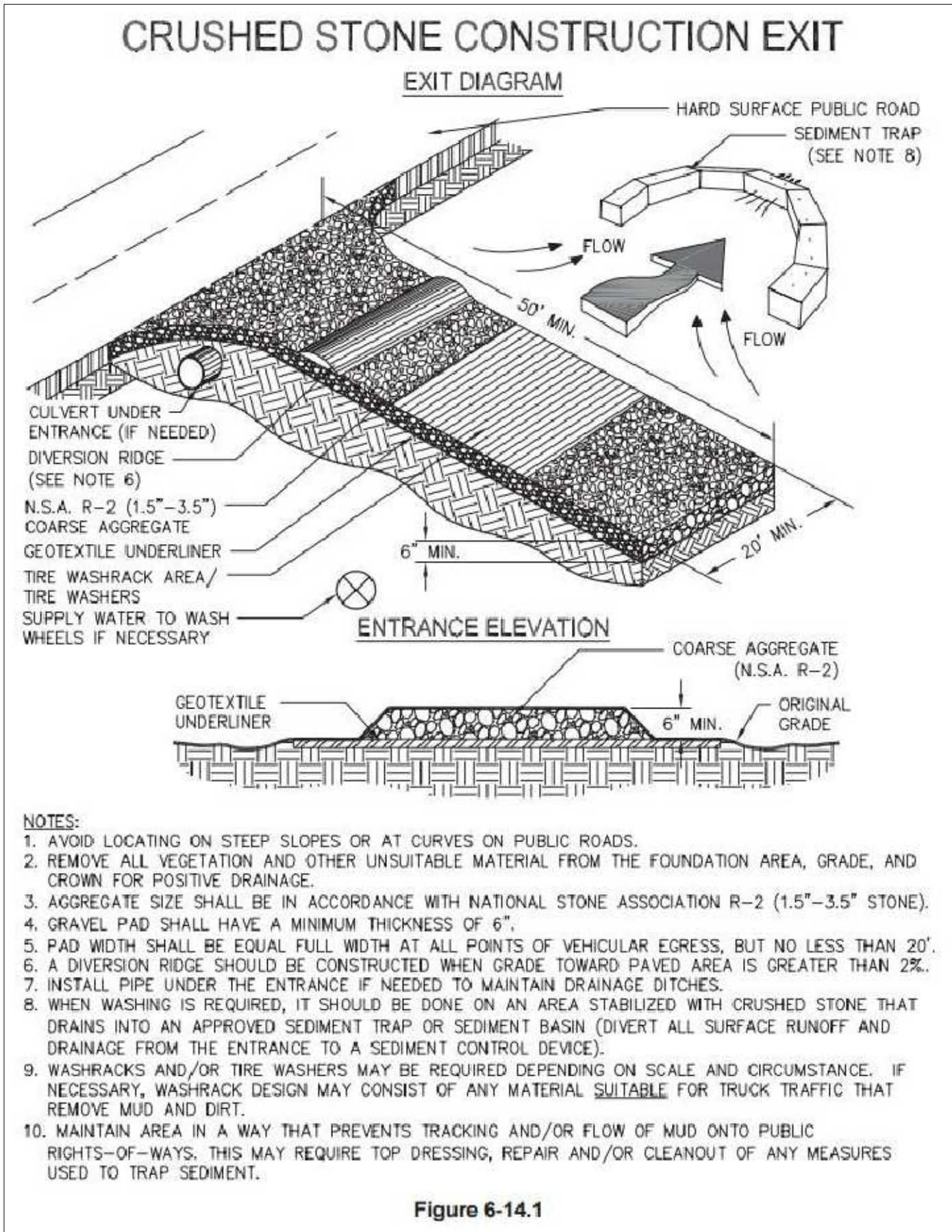


TOTAL LAND AREA
9373.83 SF / 0.215 AC

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:	
FIELD WORK DATE JAN 4, 2020	PRINTED/SIGNED FEB 1, 2021	(TRACT III) # 401 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.			
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	GEORGIA REGISTERED LAND SURVEYOR No. 1197 DAVID A. STEPHENS



Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

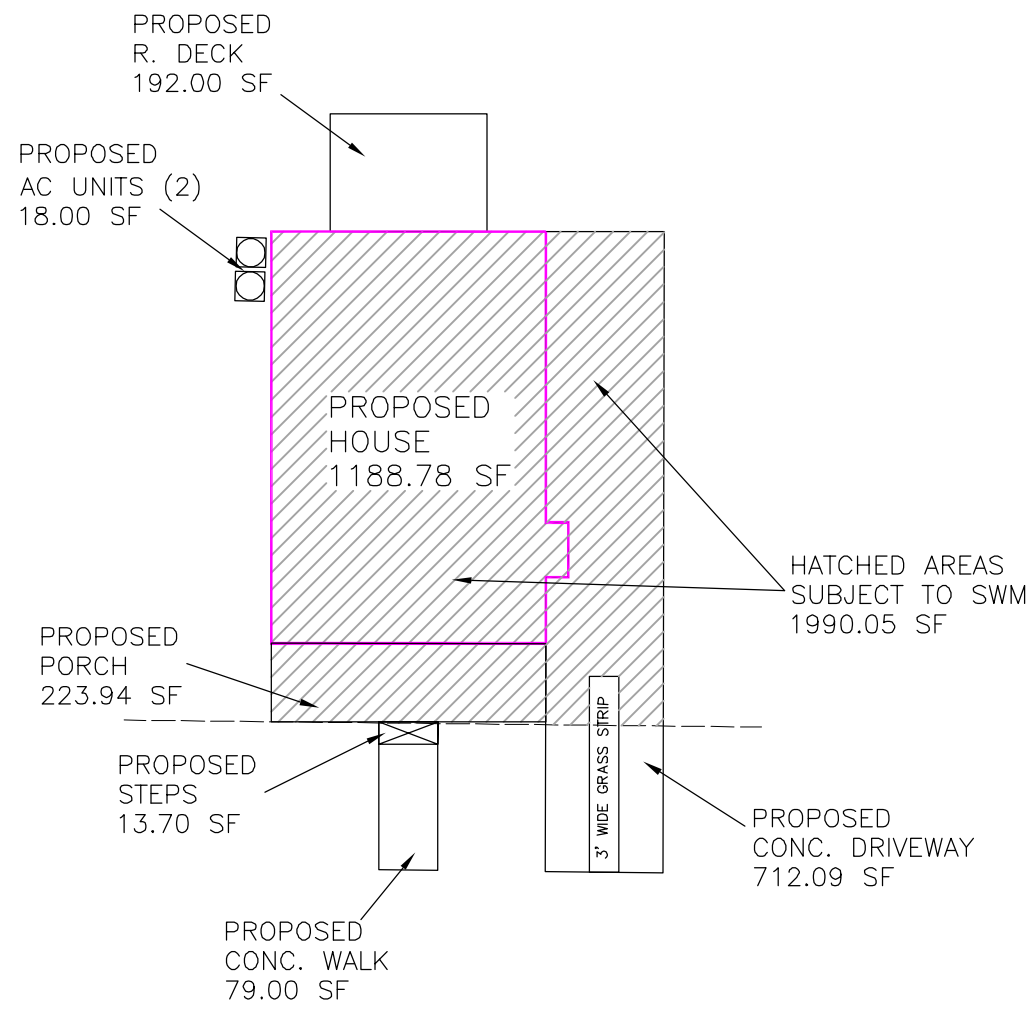
Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

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%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2408
 $ACRE-FT \times 43560 = (CUBIC FEET)$
 $A = 9373.83 SF$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
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

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 4 OF 5
FOREST HILL PARK SUBDIVISION	SECTION UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT		
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) # 401 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.		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 ACCORDANCE WITH THE STANDARD PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

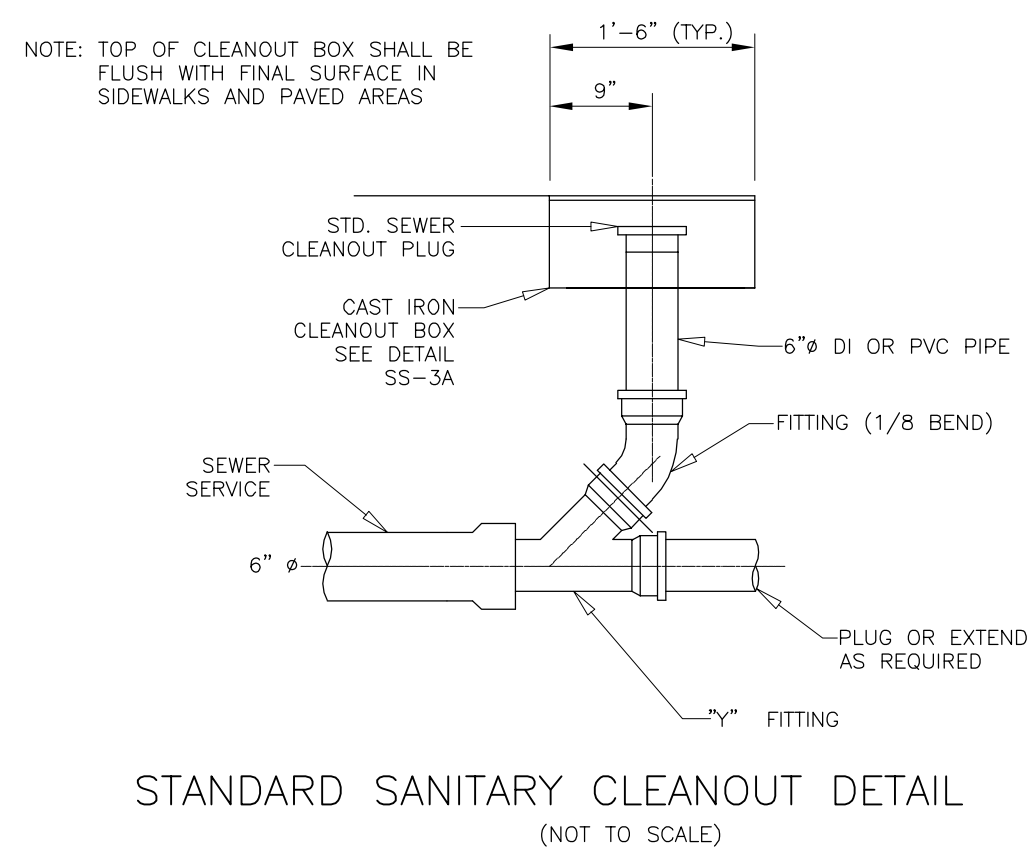
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



WIDENING AS PER ZONING REQUIREMENTS OR PERMIT

1'-0"

1/2" TO 1'-0"

SLOPE 1/4" TO 1'-0" (2% MAX.)

4" MIN

COMPACTED SUB-GRADE

1'-6"

AGGREGATE BASE OR COMPACTED SUB-GRADE

1'-6"

1" R

1'-0"

GRASS STRIP

VARIABLE

t

t

1'-6"

NOTES:

1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.
4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W

ALL RIBS EQUALLY SPACED. BEGIN AT CENTER OF LID, STRADDLE C.L. AND LAY OFF 1-21/64" C.C.

COMMON BRICK FOOTERS (MIN. 4)

SECTION A-A
CLEANOUT BOX LID

SECTION B-B
CLEANOUT BOX LID

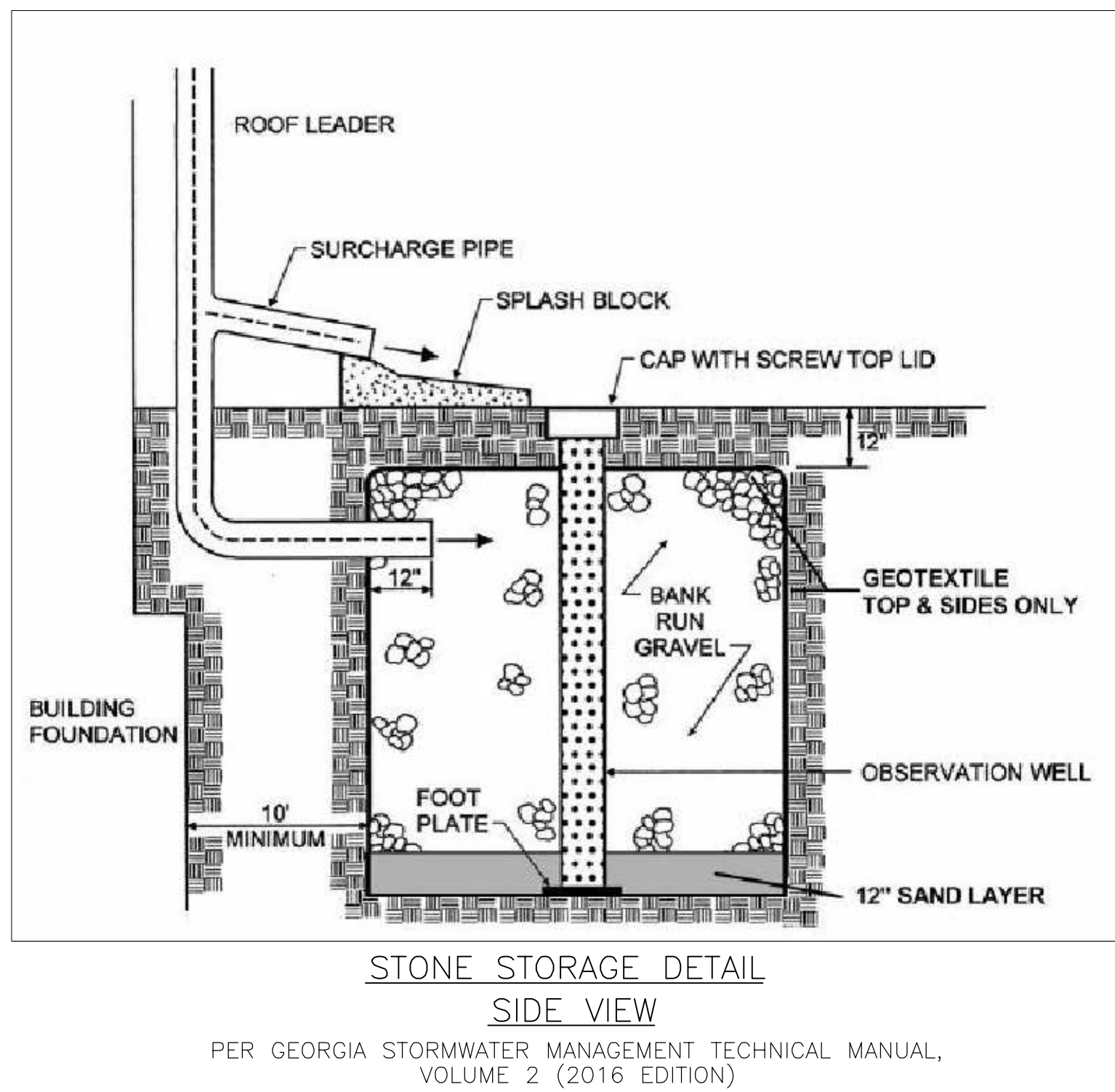
SECTION C-C
CLEANOUT BOX

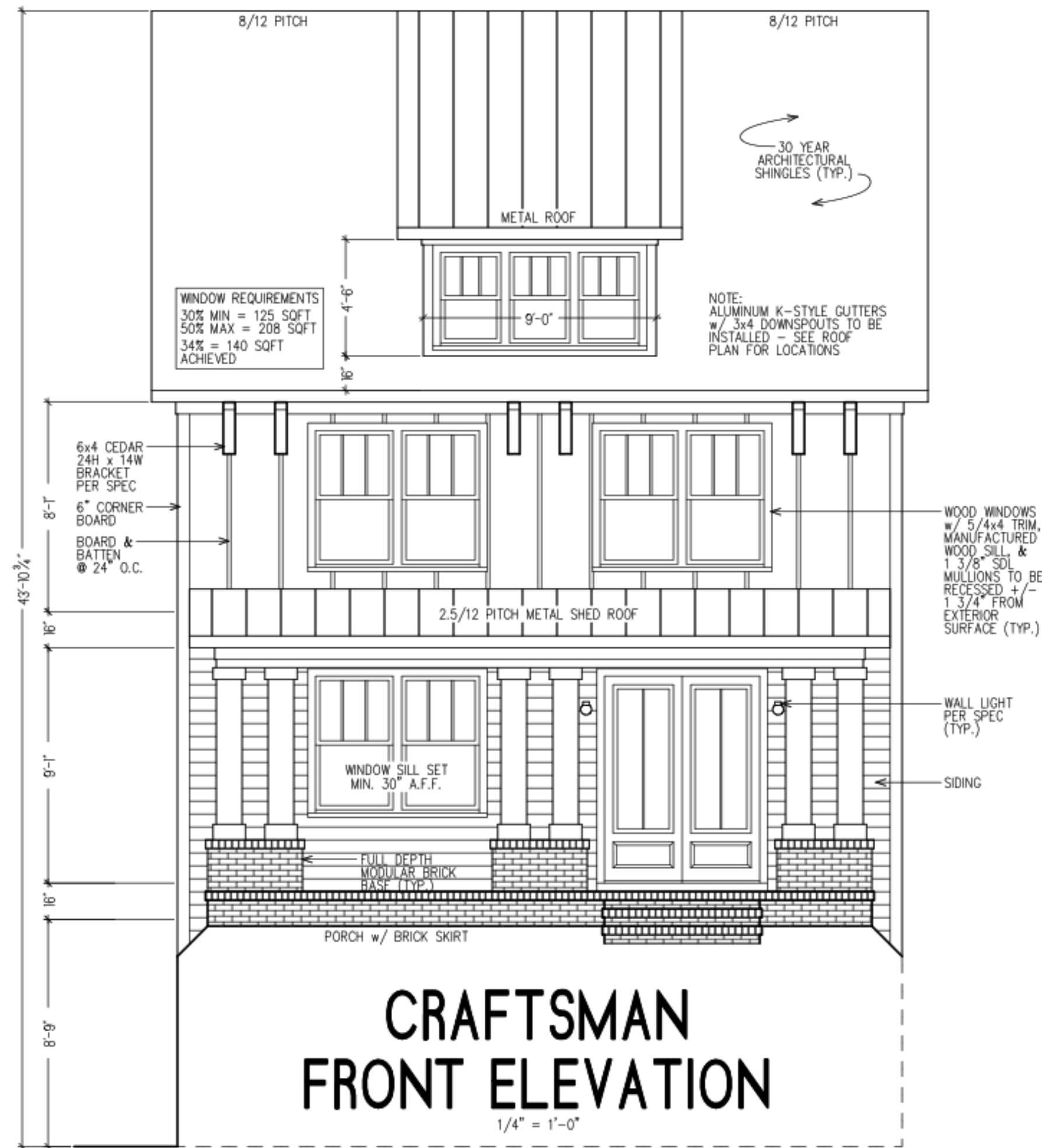
SECTION D-D
CLEANOUT BOX

GENERAL 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. ENDS OF PERIMETER AND ENDS OF PIPE TO BE WAPPED IN 6-OZ FILTER FABRIC.
4. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
5. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. WQ BMP SHALL BE INSTALLED AT TIME OF FINAL LANDSCAPING.
7. EXTRACTED WATER SHALL BE DIRECTED TO A DRAINAGE AREA.
8. 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





INDEX

- A1 - Cover Sheet
- A2 - Basement Floor Plan
- A3 - First Floor Plan
- A4 - Second Floor Plan
- A5 - Elevations and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: Walnut St 401

PROJECT OWNER: MacBUILT Homes

PROJECT ADDRESS: 401 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



401 Walnut Street,
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

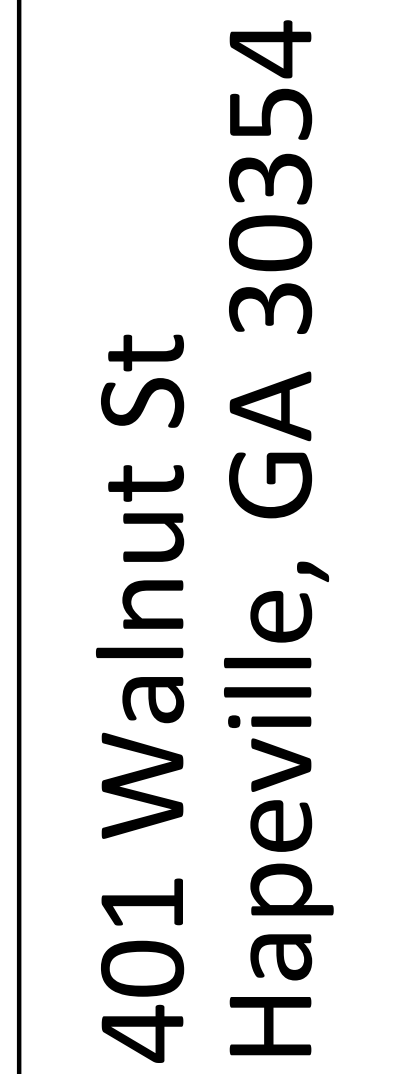
COVER SHEET

MACBUILT HOMES

SHEET:

A-1

OF:

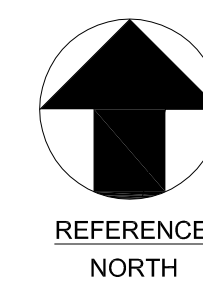


MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

A-2

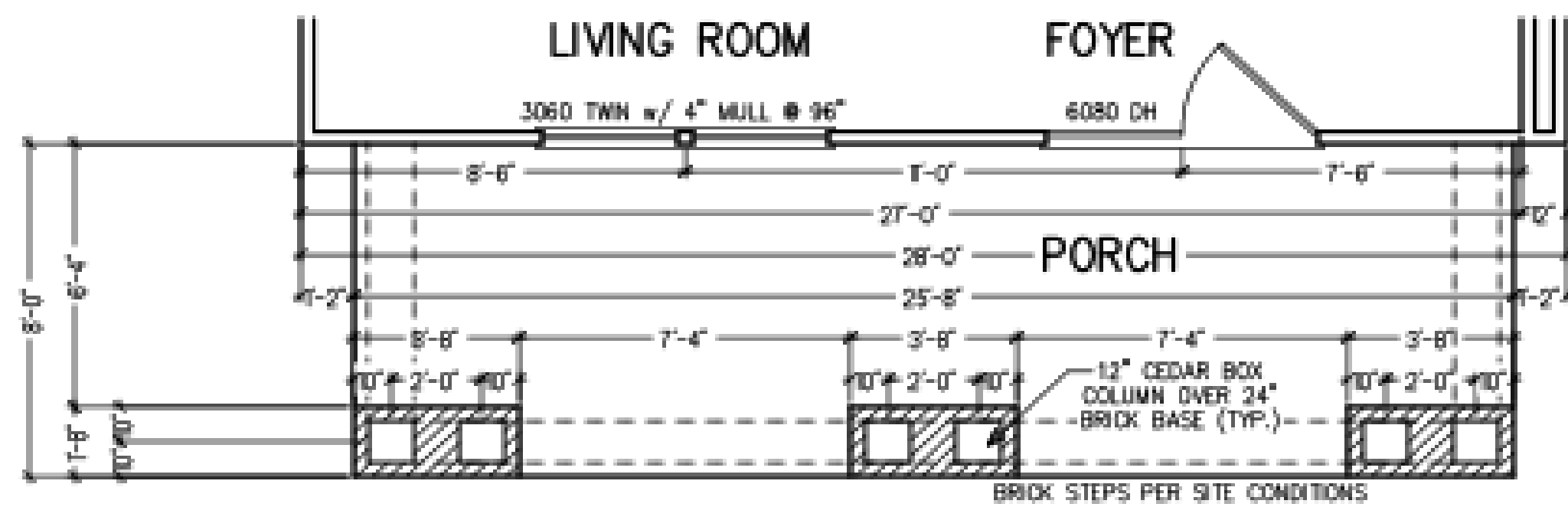


Basement porch
foundation to
match partial first
floor above



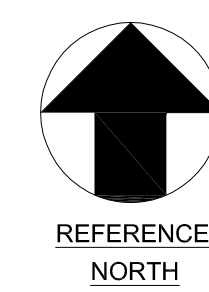
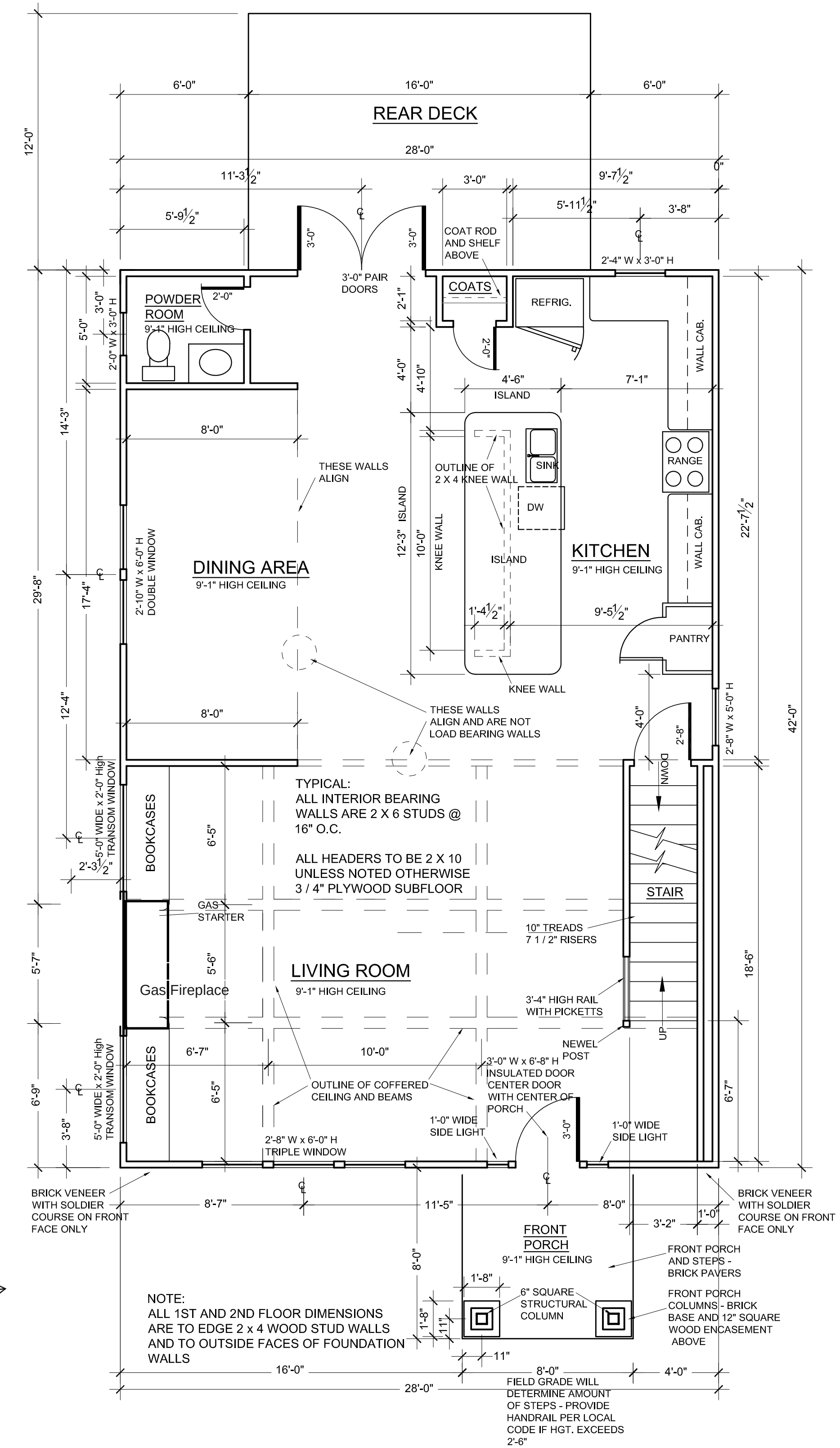
BASEMENT FLOOR PLAN

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



PARTIAL FIRST FLOOR

See partial first floor on left



FIRST FLOOR PLAN

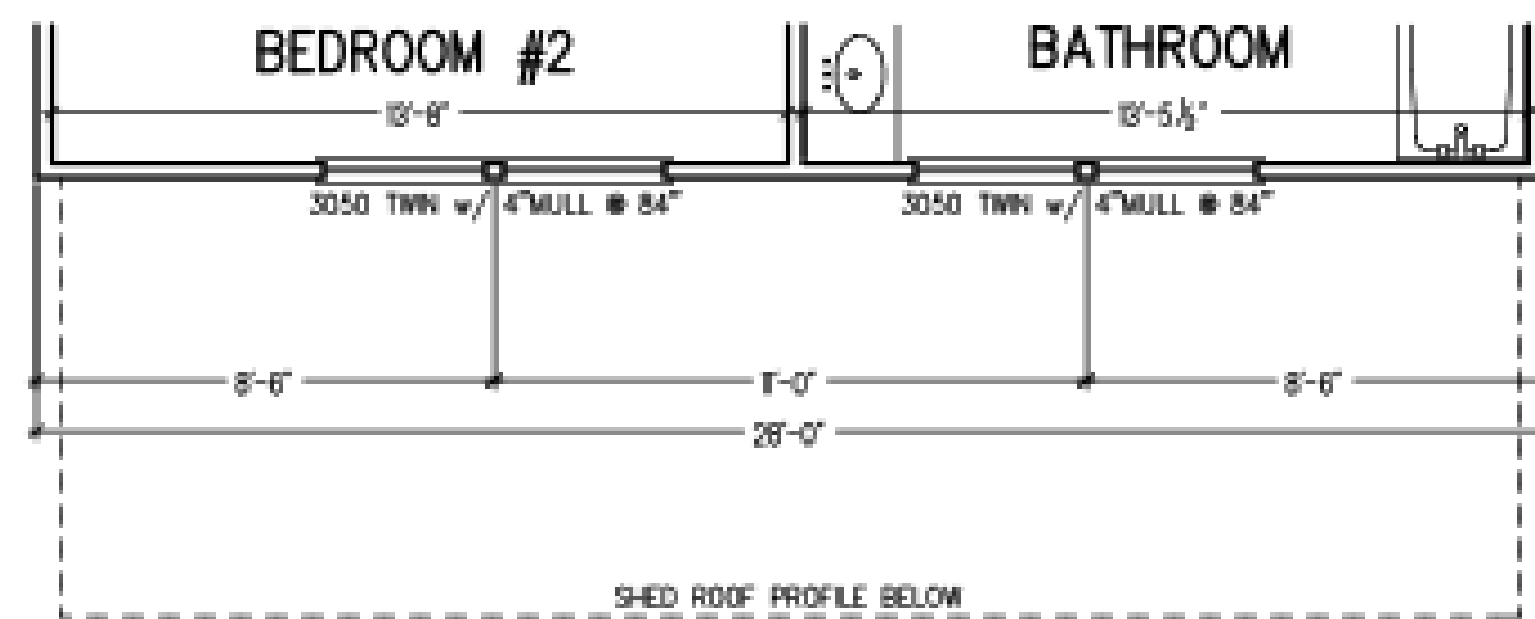
SCALE: 1/4" = 1'-0"



401 Walnut St
Hapeville, GA 30354

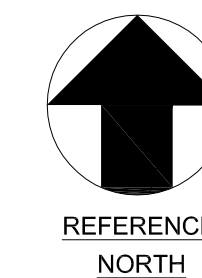
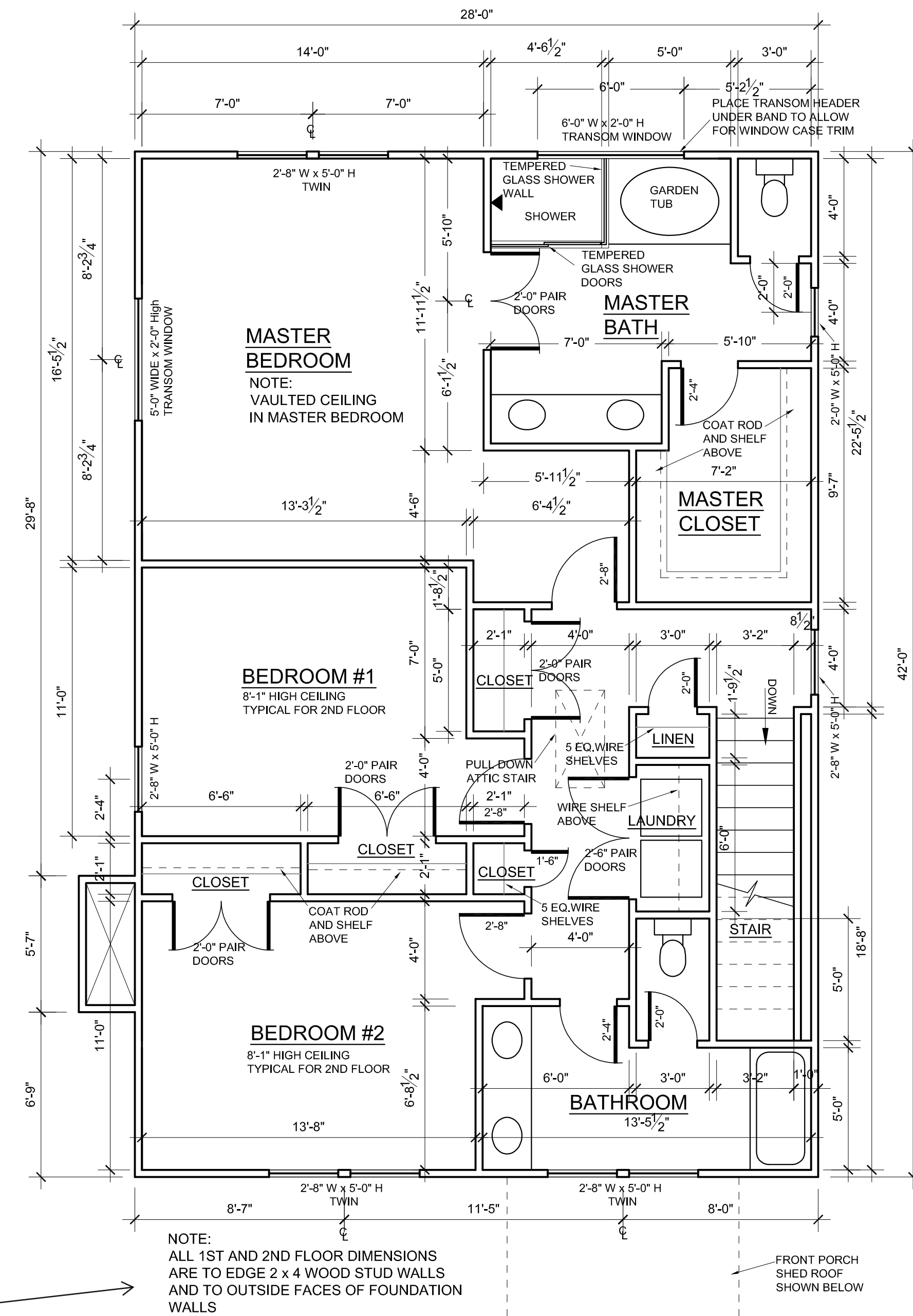
MacBUILT Homes
4040 Perimeter Drive
Atlanta, GA 30040

A-3



PARTIAL SECOND FLOOR

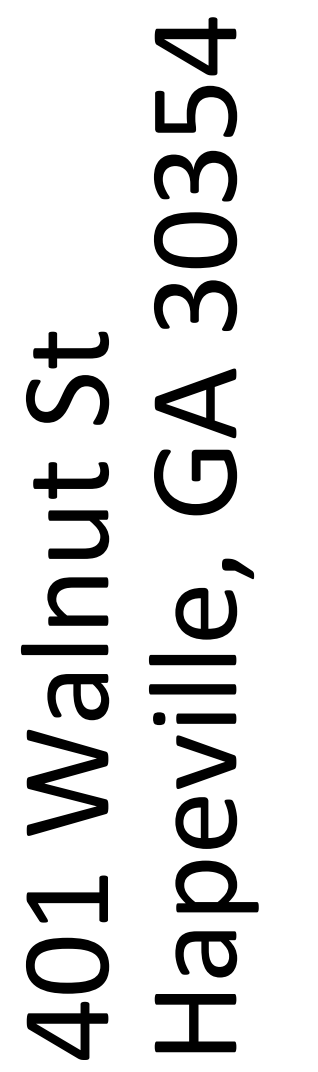
See partial 2nd
floor on left



REFERENCE
NORTH

SECOND FLOOR PLAN

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



Ma??uilt H?? e?
4040 ?er?? ?rive
?u? ? in?, GA 30040

A-5



**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.

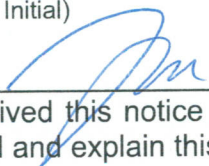
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

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



March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
405 Walnut St, Hapeville GA 30354
678.688.4960

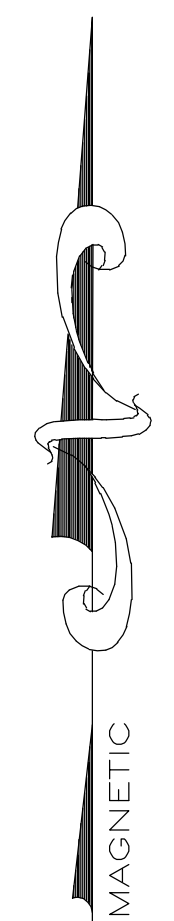
I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate two trees on the property. Those trees are listed below:

1. 34" sweetgum left side of property
2. 37" sweetgum left side of property - neighbors tree

Tree number 1 is the 34" sweetgum. Tree has significant dead throughout canopy and crown and also has a large rotted cavity in back of trunk at base. Recommend to have this tree removed. Tree number 2 is the 37" sweetgum. I can confirm the tree is 37" DBH.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898





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
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(A) INV IN=961.25
(B) INV IN=961.25
INV OUT=961.15

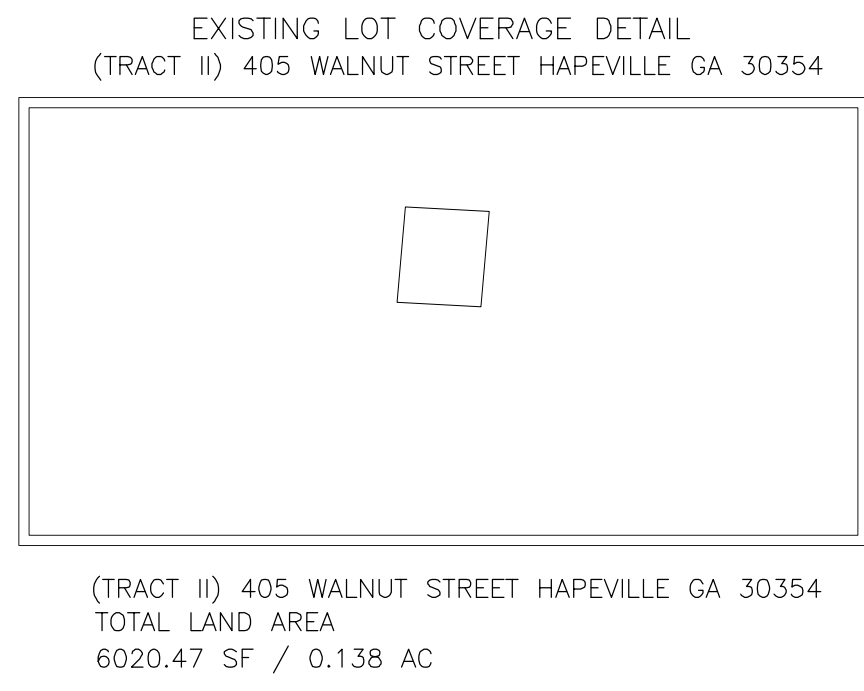
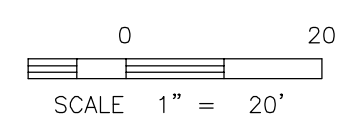
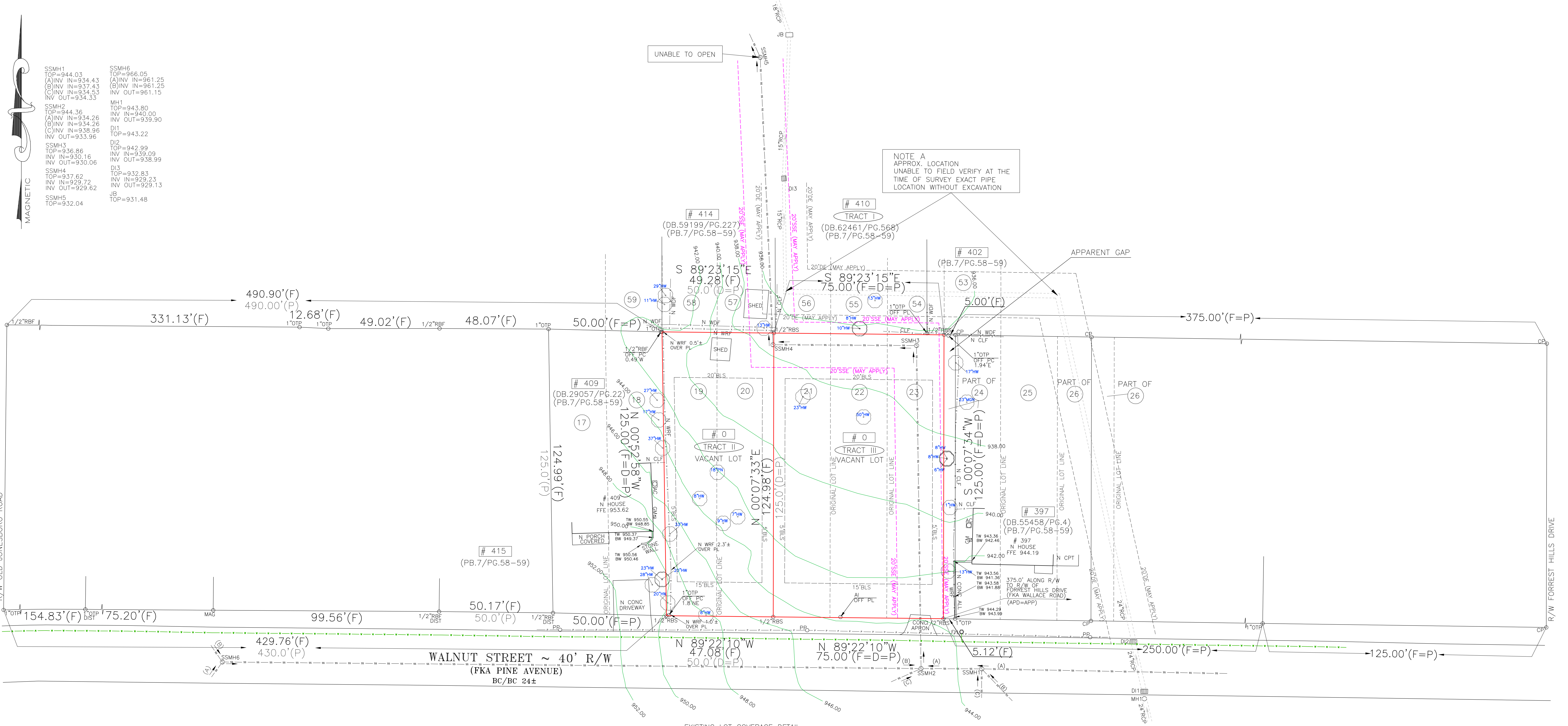
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INV OUT=939.90

D11
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D12
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INV OUT=938.99

D13
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INV IN=929.23
INV OUT=929.13

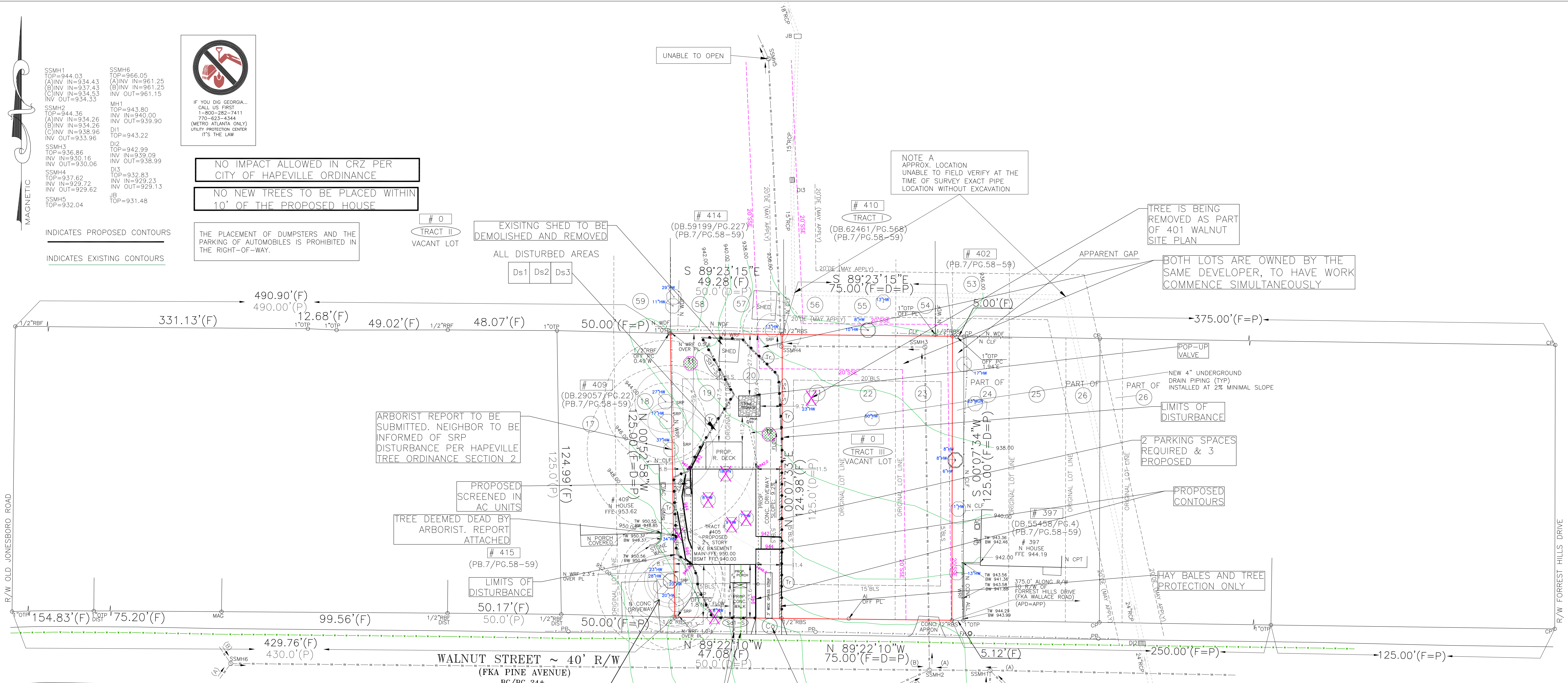
JB
TOP=931.48



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 5	
FOREST HILL PARK SUBDIVISION			SECTION		UNIT		RYAN MACDOWELL	
LAND LOT 94			SECTION					
FULTON COUNTY, GEORGIA			DB.62461/PG.568		PB.7/PG.58-59		PROPERTY ADDRESS: (TRACT II) 405 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 PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER 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			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 PLAT IS A CORRECT REPRESENTATION OF THE DATA SUBMITTED TO ME AND I AM NOT AWARE OF ANY VIOLATION OF THE ETHICAL OR STATUTORY OATHS OF THE SURVEYOR AND THE REQUIREMENTS OF LAW.		



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.

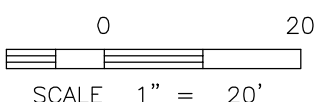
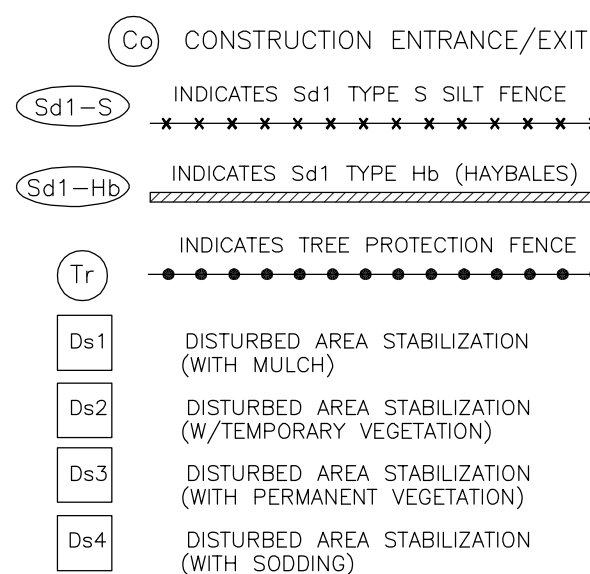
EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

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:

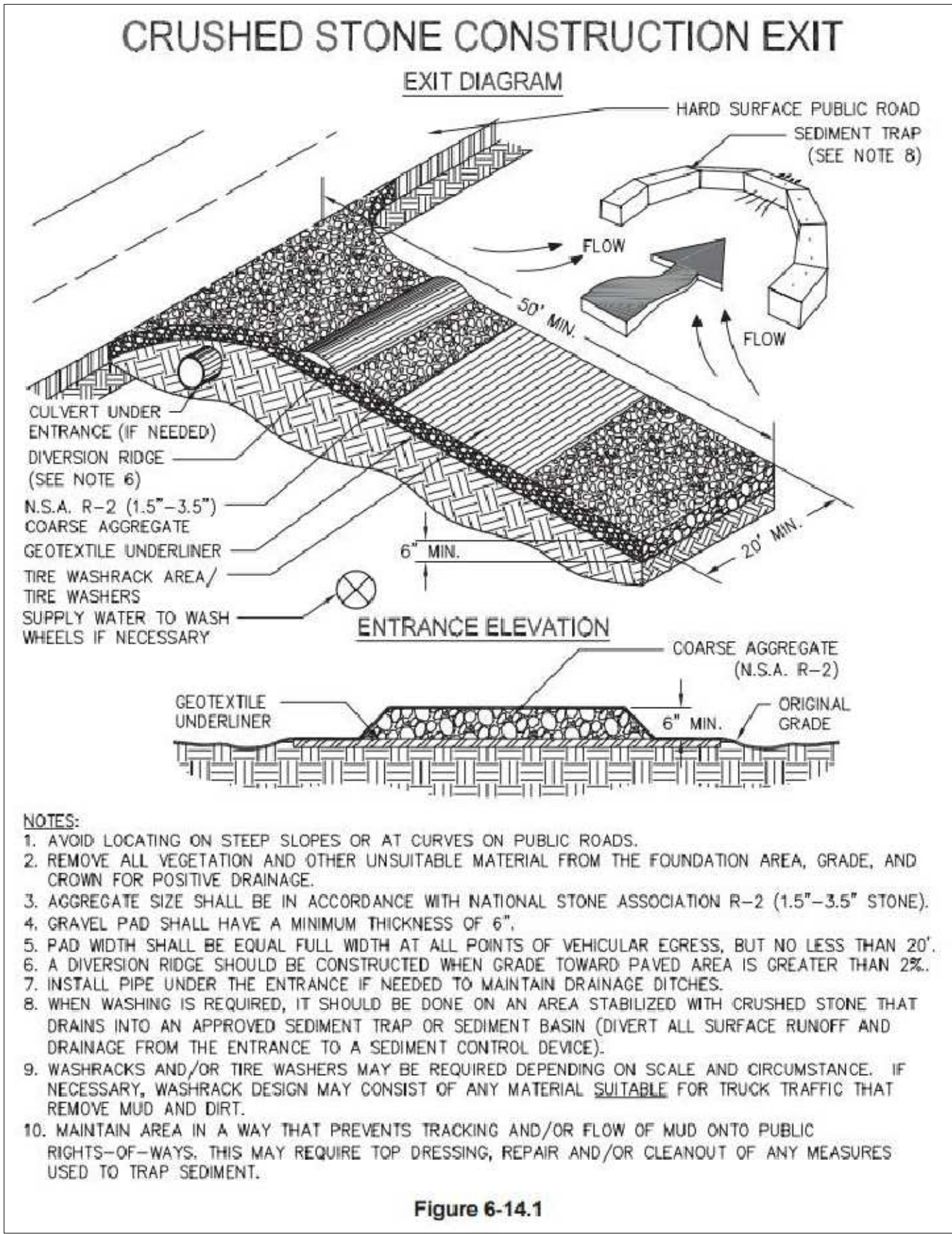
1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.



TOTAL LAND AREA
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
2299.10 SF / 0.053 AC / 38.2%
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 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 II) 405 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.				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. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, WITH THE "WARRANTY" STATEMENT.	



Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

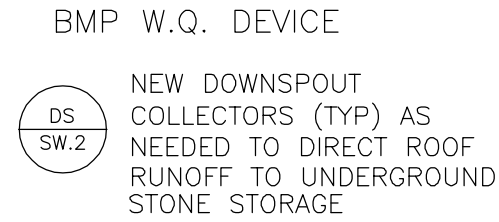
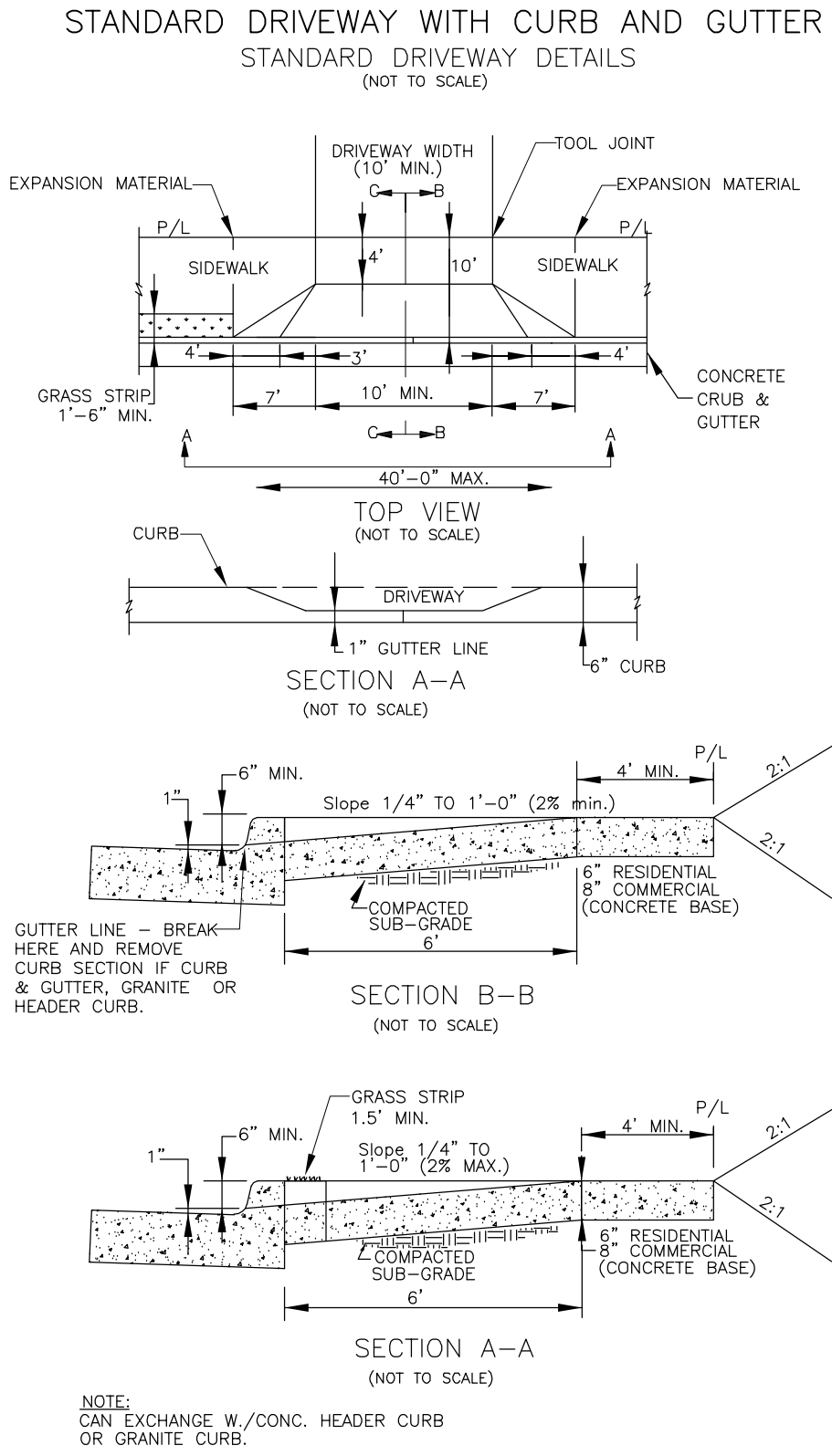
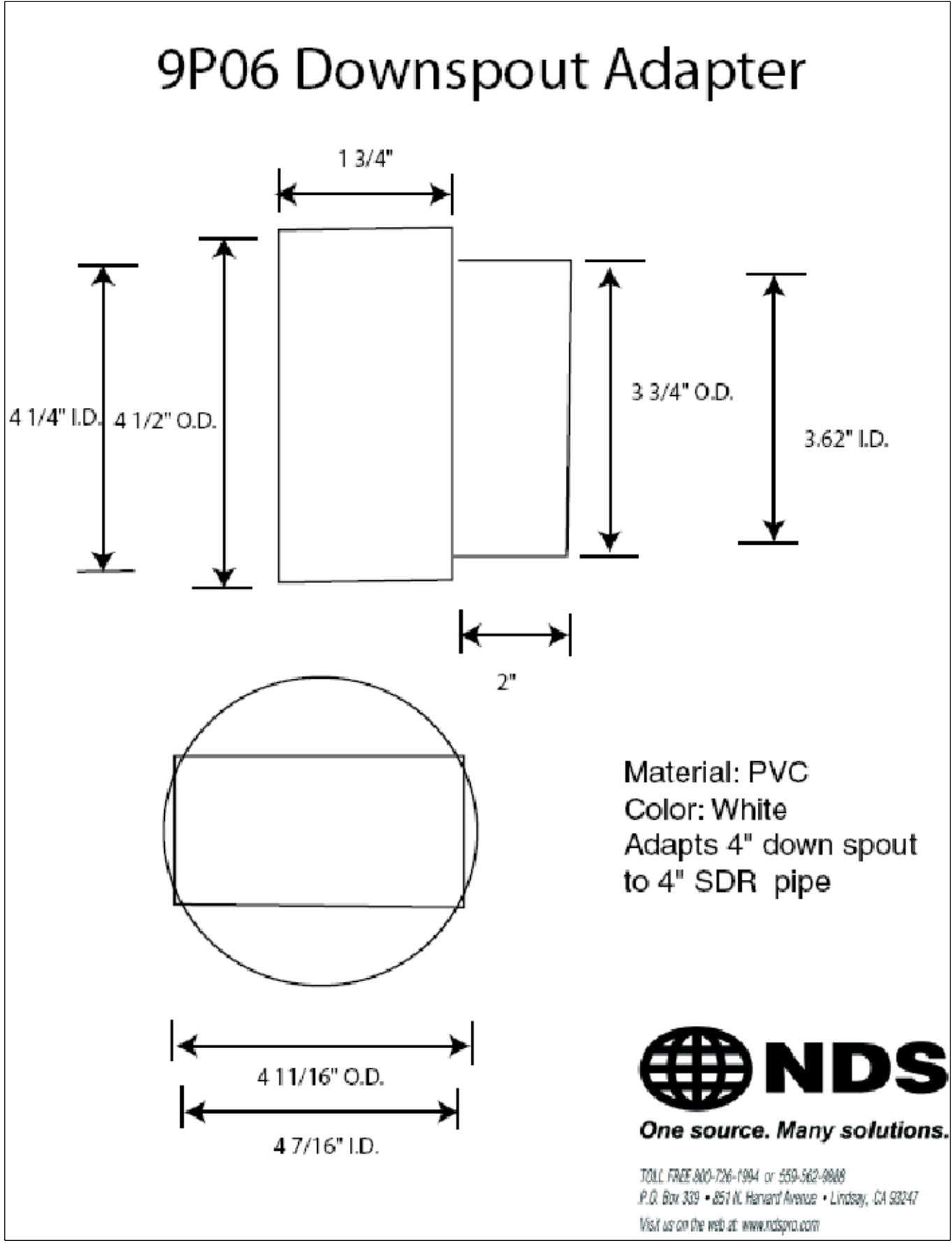
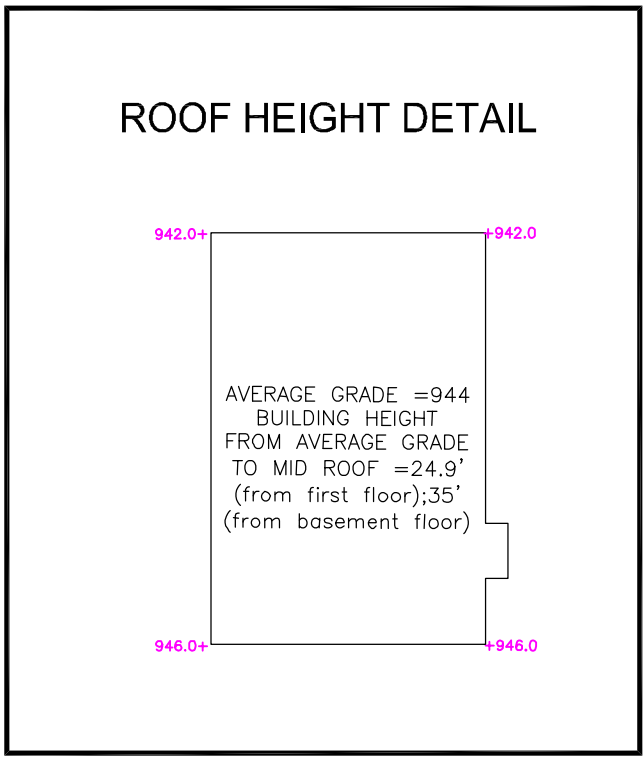
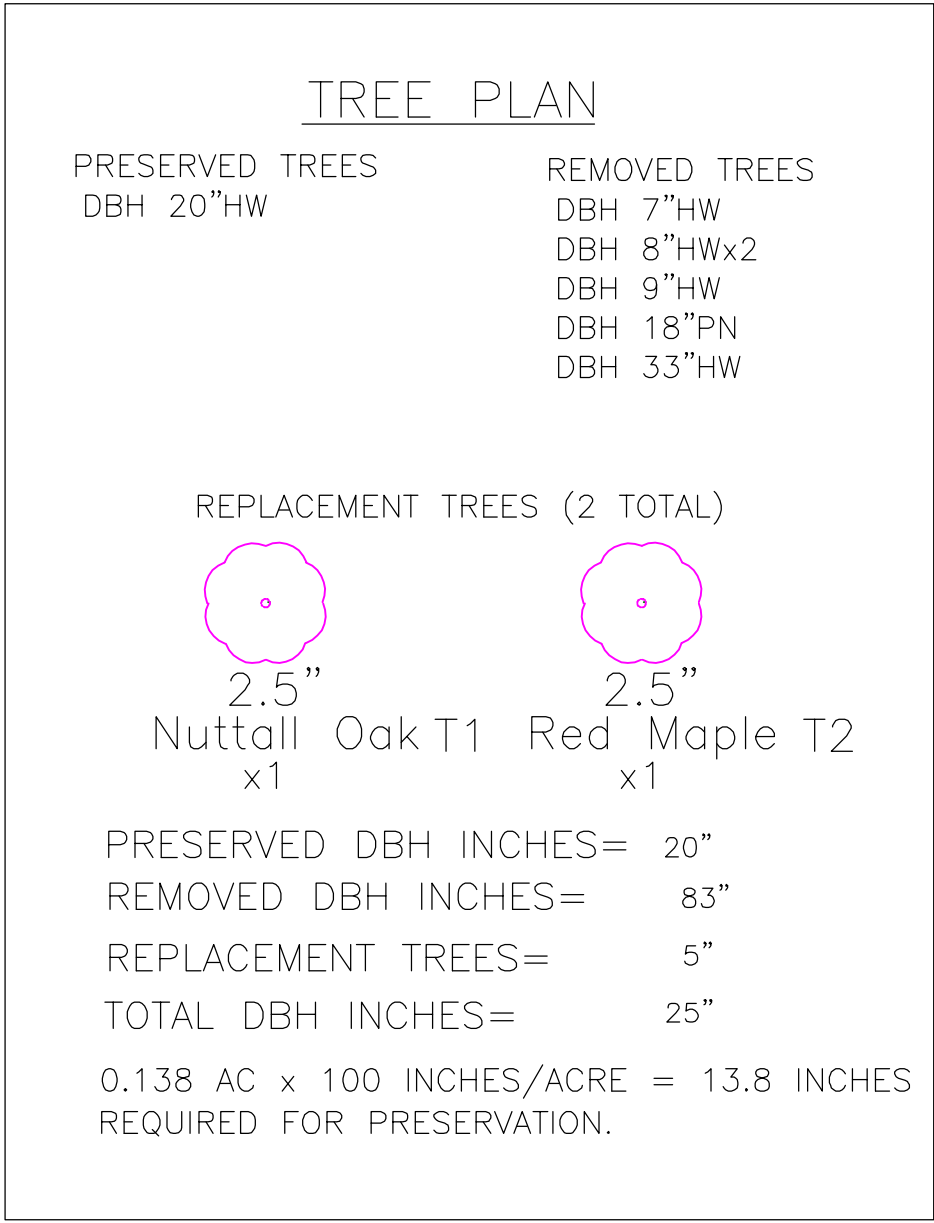
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

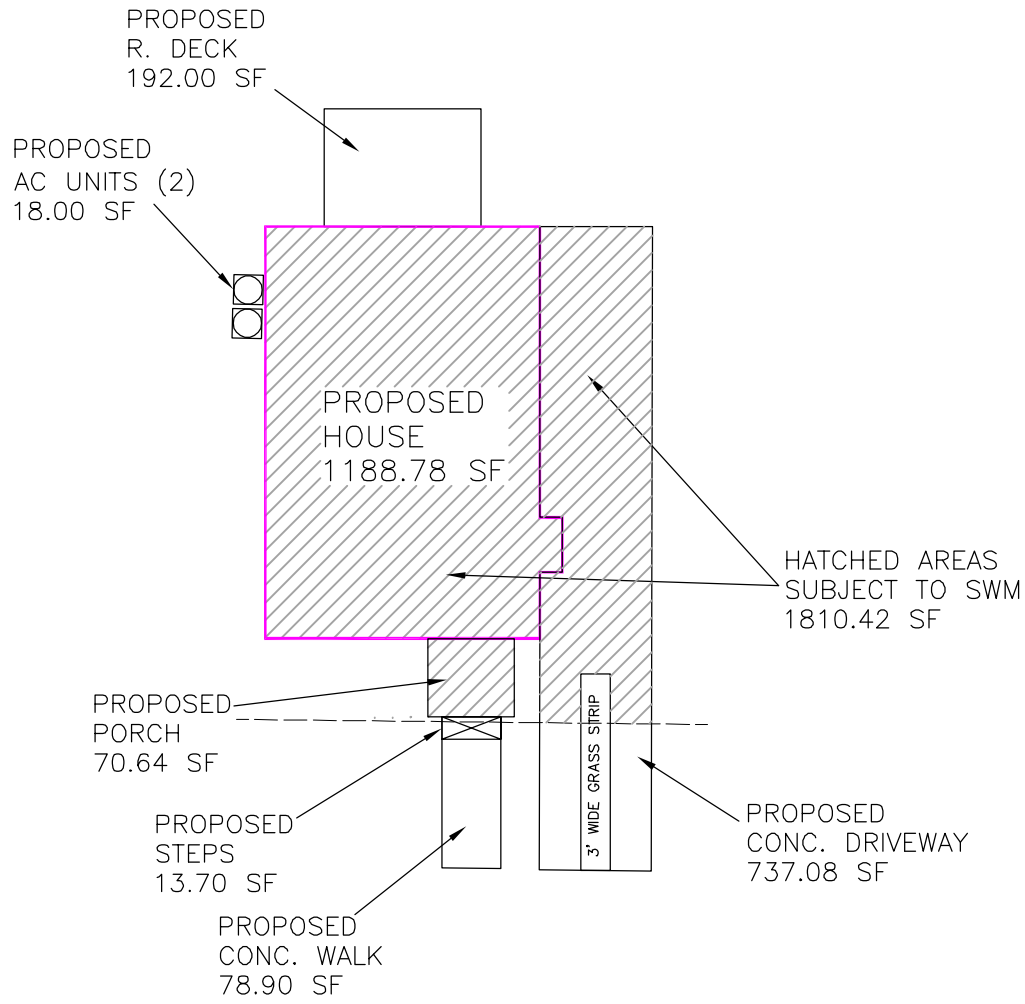
All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



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 1810.42 SF
(I) PERCENT OF IMPERVIOUS = 30.1%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3209
ACRE-FT) $\times 43560 =$ (CUBIC FEET)
A = 6020.47 SF
WQv = (1.2" Rv" A) / 12
WQv = 193.20 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 193.20 CF
REQUIREMENT IS COMPLETE

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: (TRACT II) 405 WALNUT STREET HAPEVILLE, GA 30354	
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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 ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1967, AS AMENDED.	

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

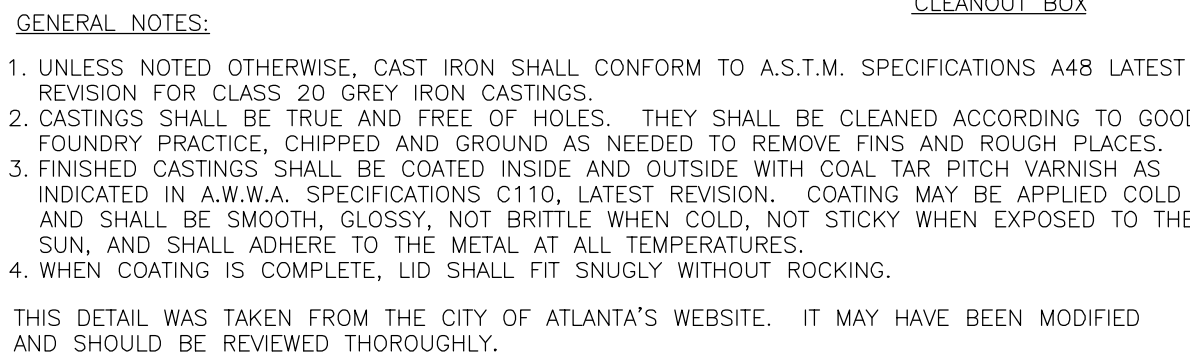
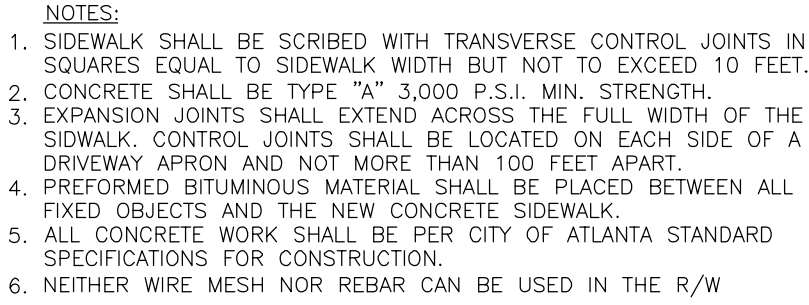
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

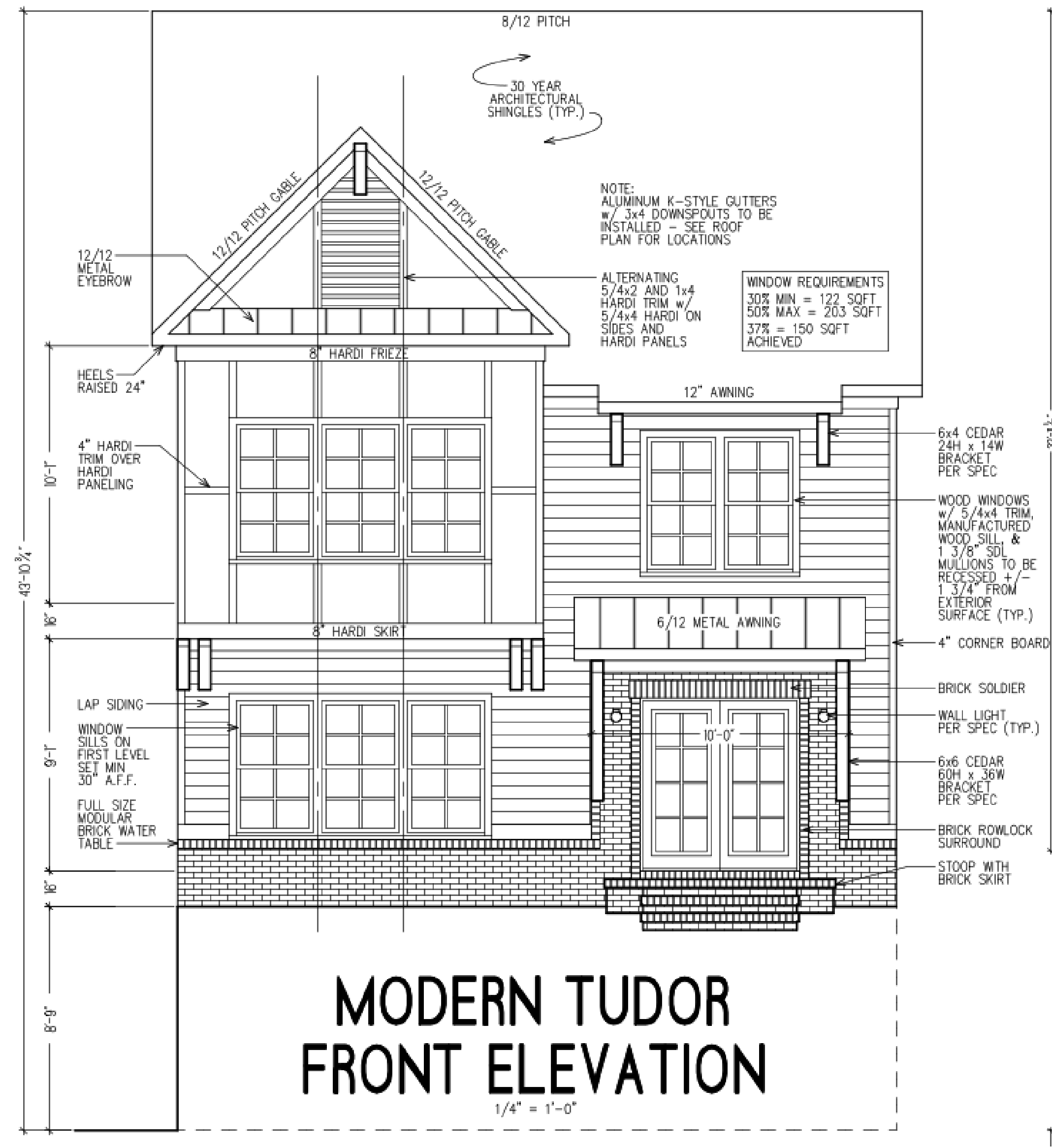
PRETREATMENT OPTIONS DETAIL



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

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 and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: **Walnut St 405**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **405 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



405 Walnut Street,
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

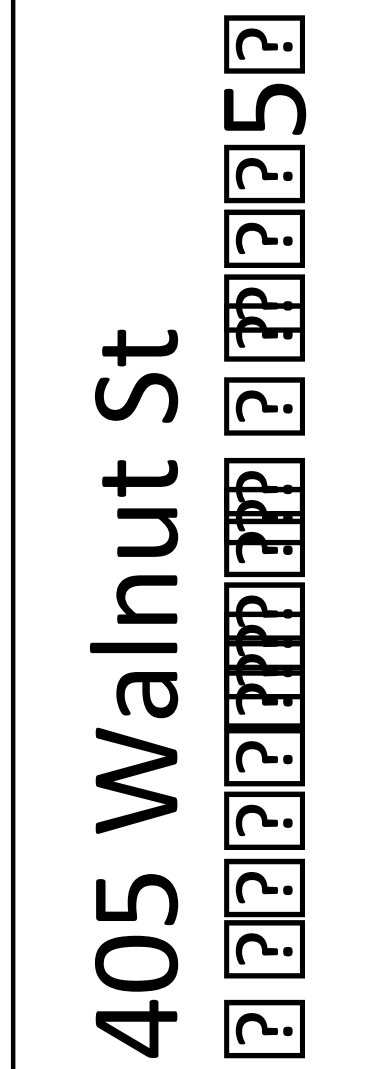
COVER SHEET

MACBUILT HOMES

SHEET:

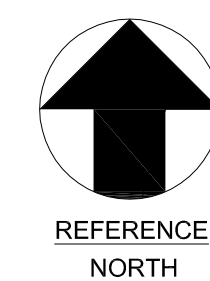
A-1

OF:



MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

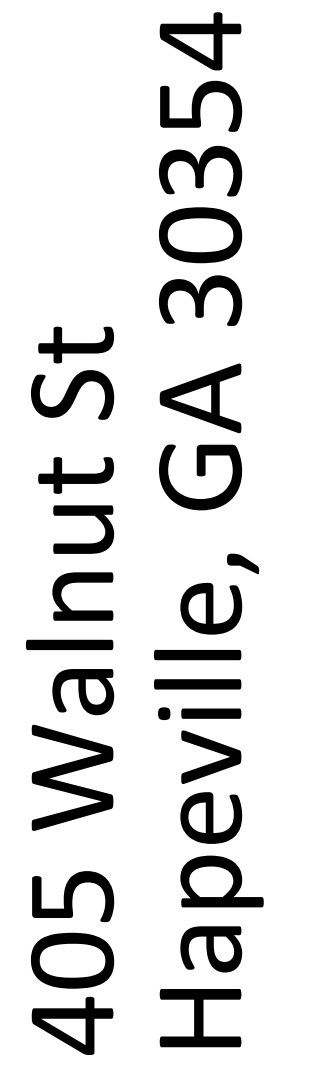
A-2



BASEMENT FLOOR PLAN

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

Basement porch
foundation to
match partial first
floor above

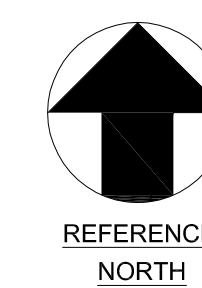




A-3

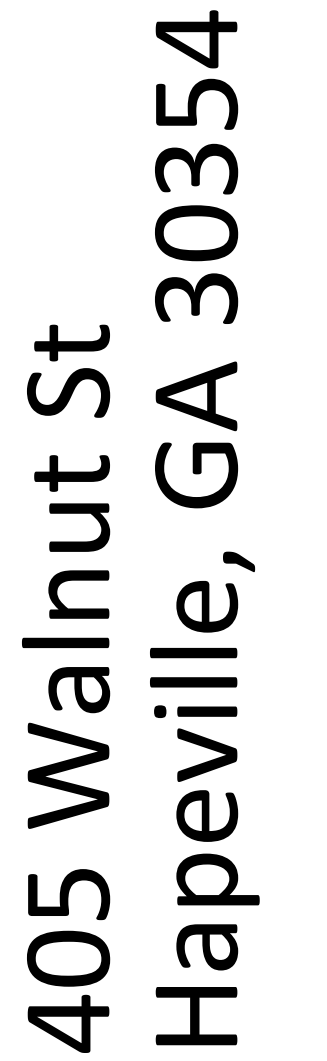


See partial first floor on left



FIRST FLOOR PLAN

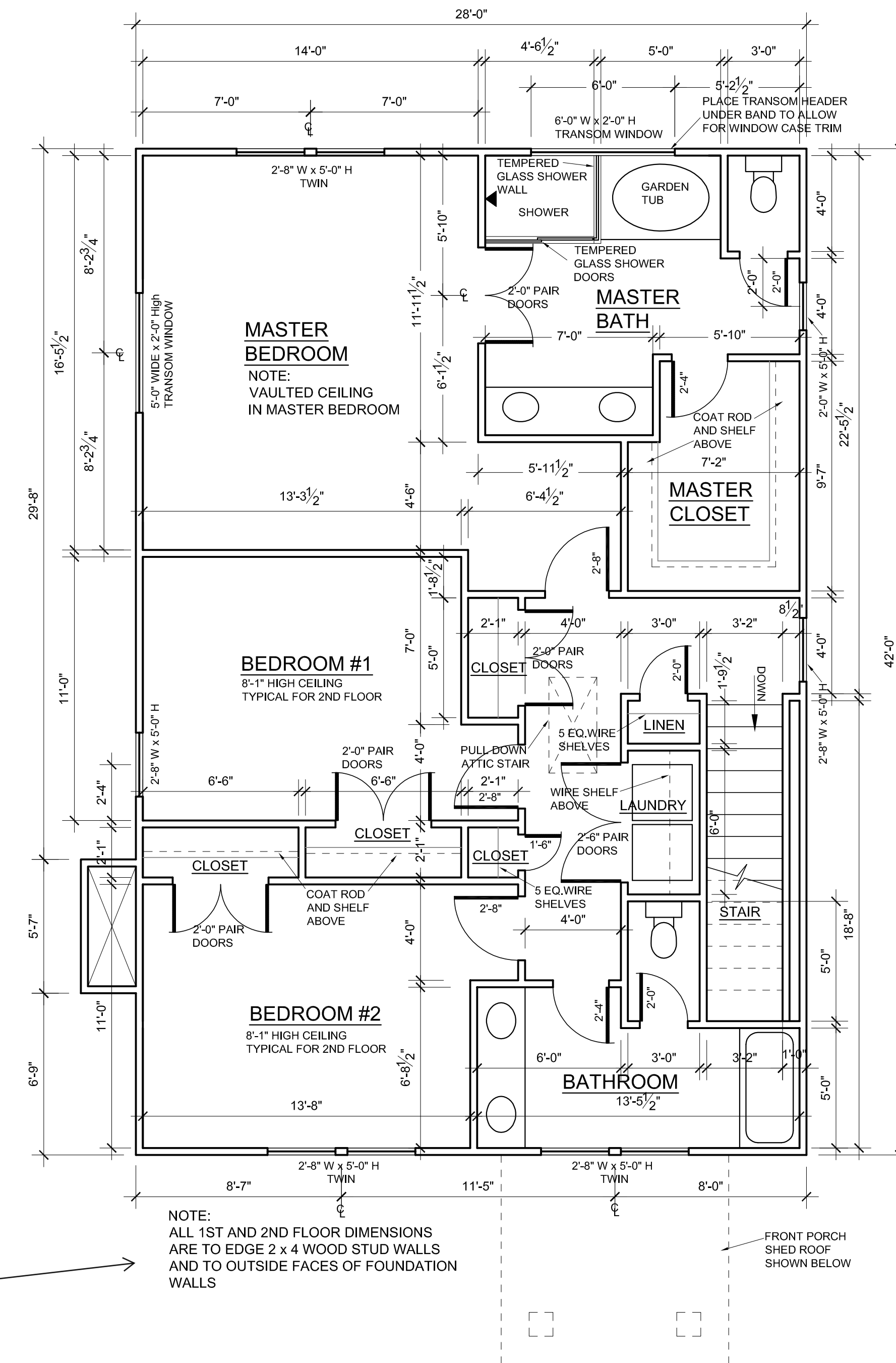
SCALE: $\frac{1}{4}$ " = 1'-0"



REFERENCE
NORTH

SECOND FLOOR PLAN

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

[illegible]

A-4



**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.

[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: 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.

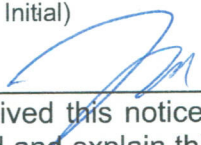
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
510 Oak Landing Dr, Johns Creek, GA 30022
419-392-3331

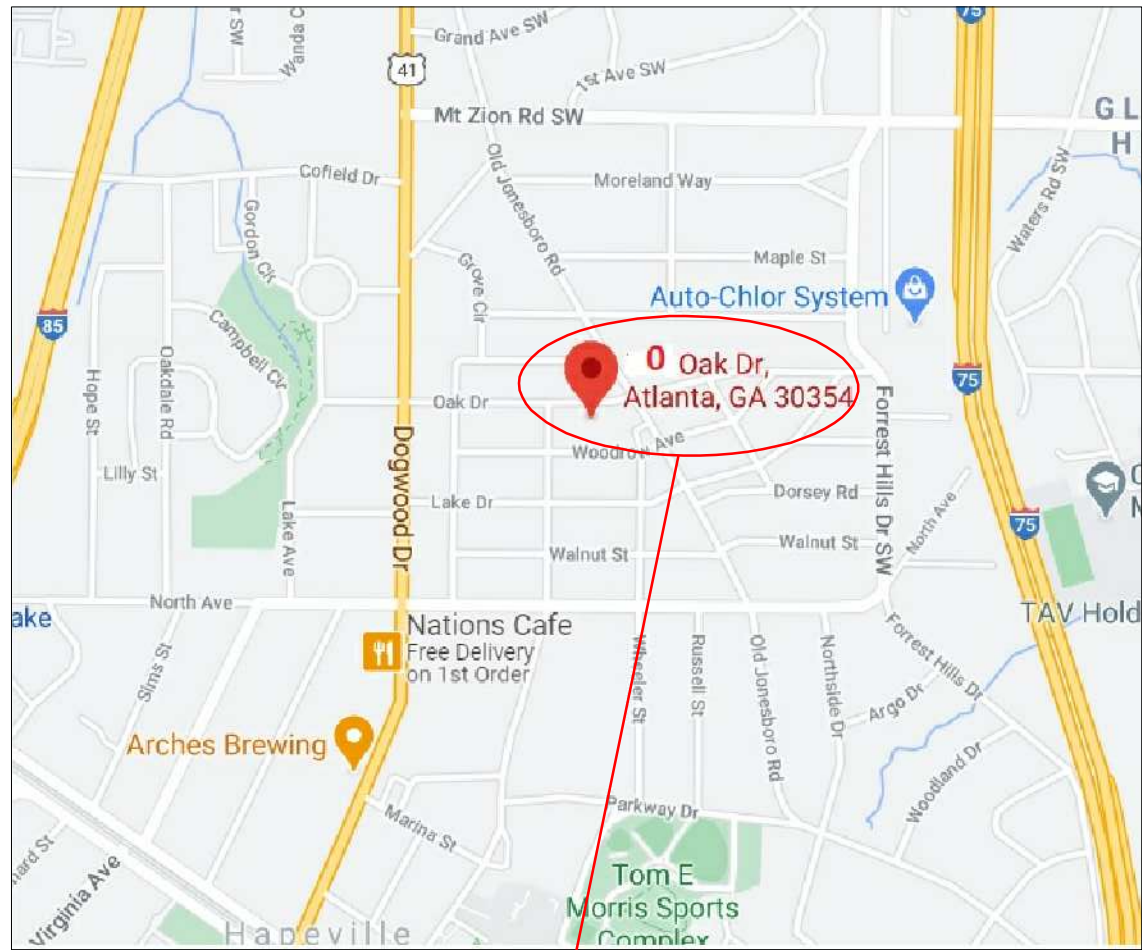
I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate three tree on the property. Those trees are listed below:

1. 48" oak back center of property
2. 30" sweetgum back right corner of property
3. 38" red oak back right of property

Tree number 1 is the 48" oak. Fungal mushrooms are present at the base of the tree indicating decay. It also exhibits a co-dominant structure with included bark. Recommend to have tree removed. Tree number 2 is the 30" sweetgum. This tree appears to be in good health and does not exhibit signs of any significant structural defects. No recommendations for this tree. The third tree is the 38" red oak. I can confirm that the size of the oak is 38" DBH.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898





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
13121C0367F EFFECTIVE DATE: 09/18/2013 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 SHOW 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 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 OF 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. EROSION CONTROL MEASURES 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 ON 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 PLAT CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
2. THE PUBLIC RECORDS ALREADY 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 ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, 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 EASEMENT 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, ARE WITHIN 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 PROPERTY. THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERSL. 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, AND LATERSL ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 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 EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE DISTURBING 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. FINAL 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:

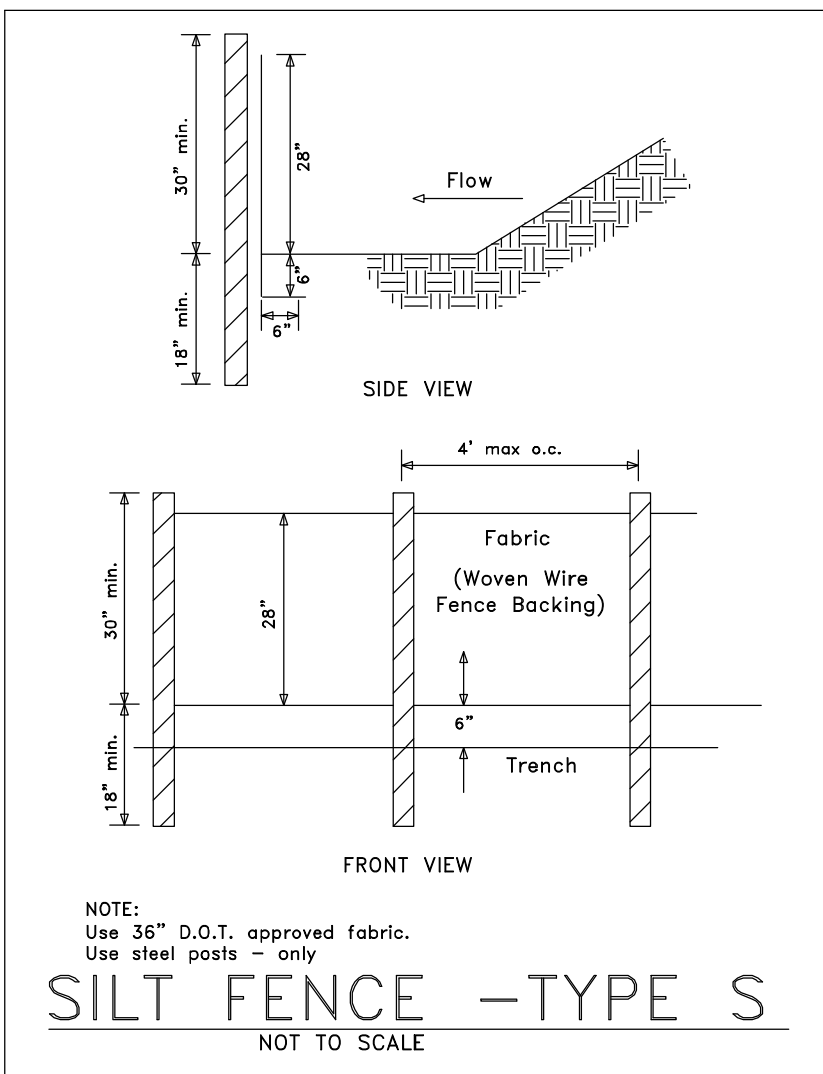
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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.



(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

TREE PROTECTION:

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.

SPECIAL SITE PLAN NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
2. MAINTENANCE SCHEDULE: EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
3. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.
4. TREE SHALL BE PROTECTED BY SIGNPOSTS ACCORDING TO CITY OF ATLANTA STANDARDS, NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE PLANTED.
6. ALL GRADED SLOPES TO BE 2H : 1V OR GREATER, ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
7. ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
8. GRADE TO DRAIN AWAY FROM FOUNDATION.
9. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
10. LOCATION OF MANHOLE AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA.
11. THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S THE LAW.
12. HAUL ROUTE PERMIT IS NOT REQUIRED.
13. LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
14. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON JAN 04, 2020.

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.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM THAT SHOWN AS SHOWN ON THIS SURVEY. BURIED UTILITIES ENVIRONMENTAL NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS SURVEY. THE USER OF THIS SURVEY IS RESPONSIBLE FOR OBTAINING A TITLE ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED FROM PUBLIC SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OF DESIGNATED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

VCC

GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549

ISSUED: 01/27/2021 EXPIRES: 01/27/2024

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@macbui1thomes.com

PHONE: 678.688.4960

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)		BLOCK 12	SITE PLAN PREPARED FOR: <i>SHEET 1 OF 3</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 FEB 4, 2021		510 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 1/2" 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	SURVEY LAND EXPRESS, INC		24 LENOX POINTE ATLANTA, GA 30324	
COORD #20202733	DWG #20202733-(AKA LOT 3)		FAX 404-601-0941	
			TEL 404-252-5747	
LAND SURVEYING SERVICES		INFORM@SURVEYLANDEXPRESS.COM		 IN NO OPINION, THIS PLAN IS A CORRECT REPRODUCTION OF THE SAID PLATTED AND AS SHOWN HEREIN IN CONFORMANCE WITH THE VARIOUS STATUTES AND REGULATIONS OF THE STATE OF GEORGIA.

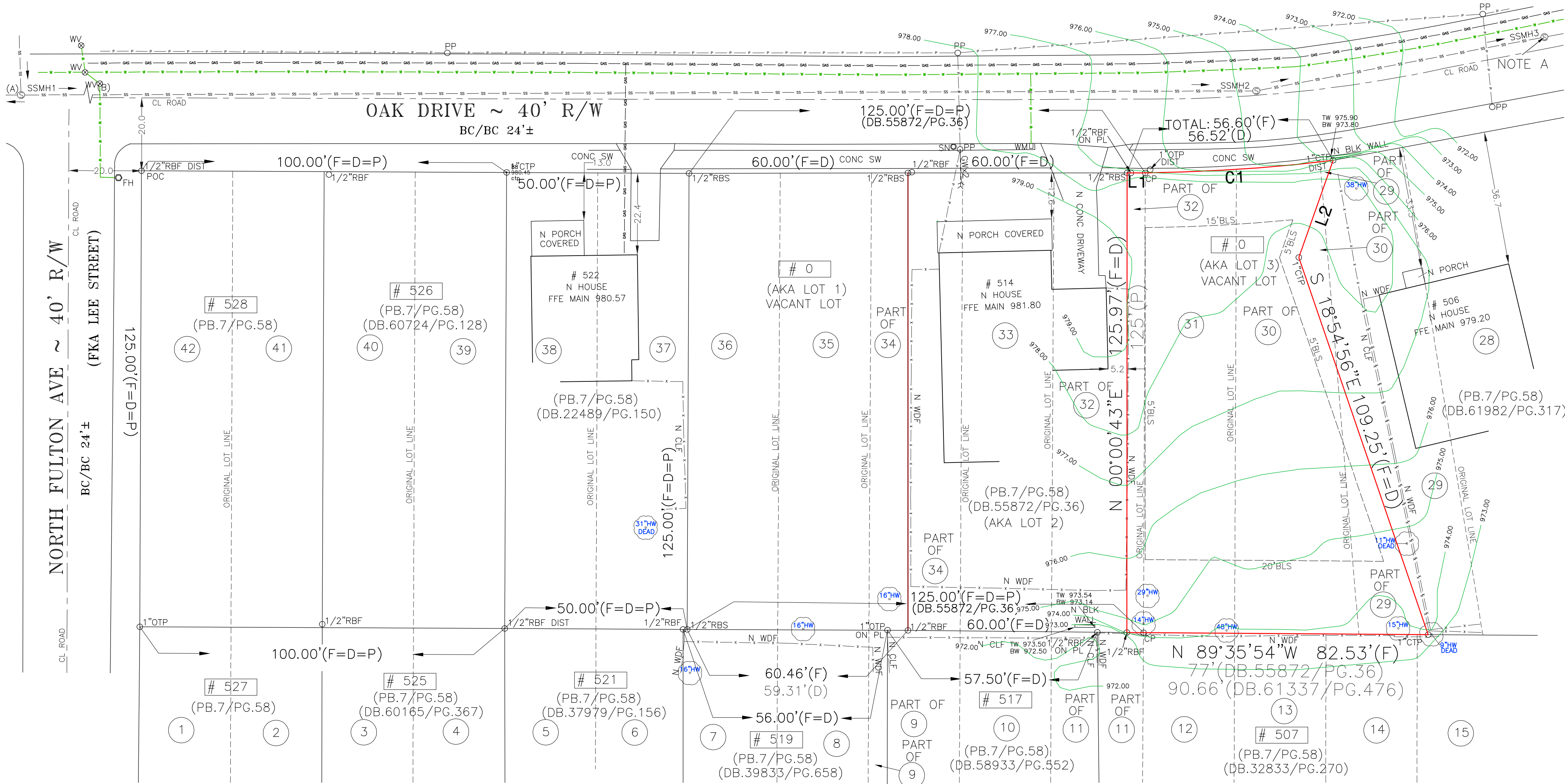
Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

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

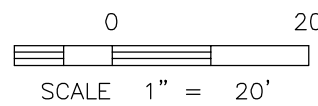
SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

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%



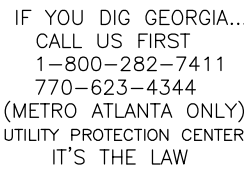
EXISTING CONDITIONS

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)			BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL	PROPERTY ADDRESS: 510 OAK DRIVE HAPEVILLE, GA 30354		
FORREST HILL PARK SUBDIVISION			UNIT				
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 PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. NO 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 OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. 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 #20202733 DWG #20202733--(AKA LOT 3)				SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			

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

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

SSMH3
TOP=960.45
NOTE A
COVERED



NO NEW TREES TO BE PLACED WITHIN
10' OF THE PROPOSED HOUSE

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

INDICATES EXISTING CONTOURS

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.

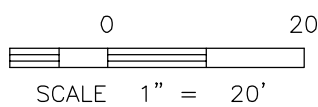
EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (8) 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

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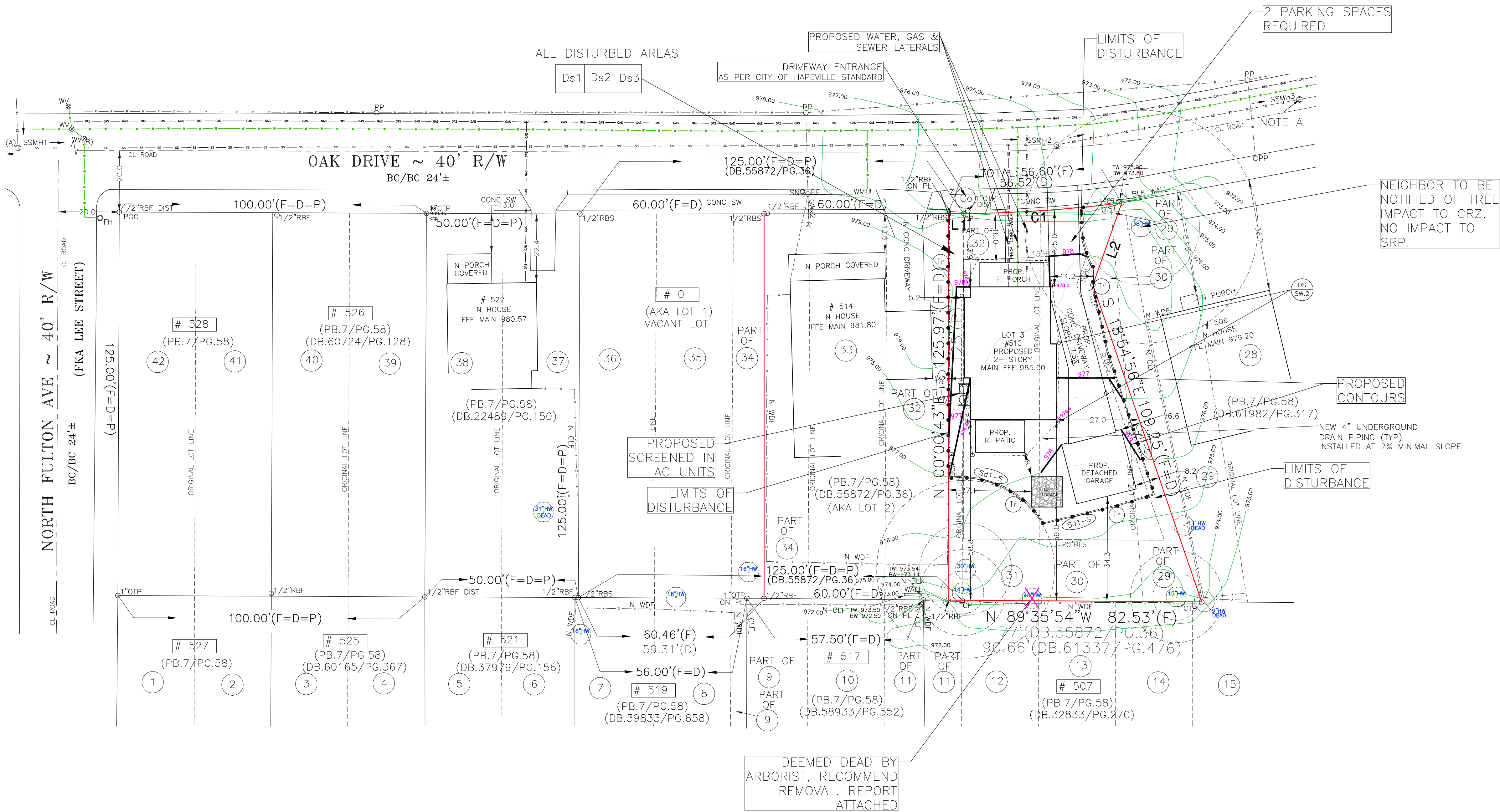
1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

	CONSTRUCTION ENTRANCE/EXIT
	INDICATES Sd1 TYPE S SILT FENCE
	INDICATES Sd1 TYPE Hb (HAYBALES)
	INDICATES TREE PROTECTION FENCE
	DISTURBED AREA STABILIZATION (WITH MULCH)
	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
	DISTURBED AREA STABILIZATION (WITH SODDING)

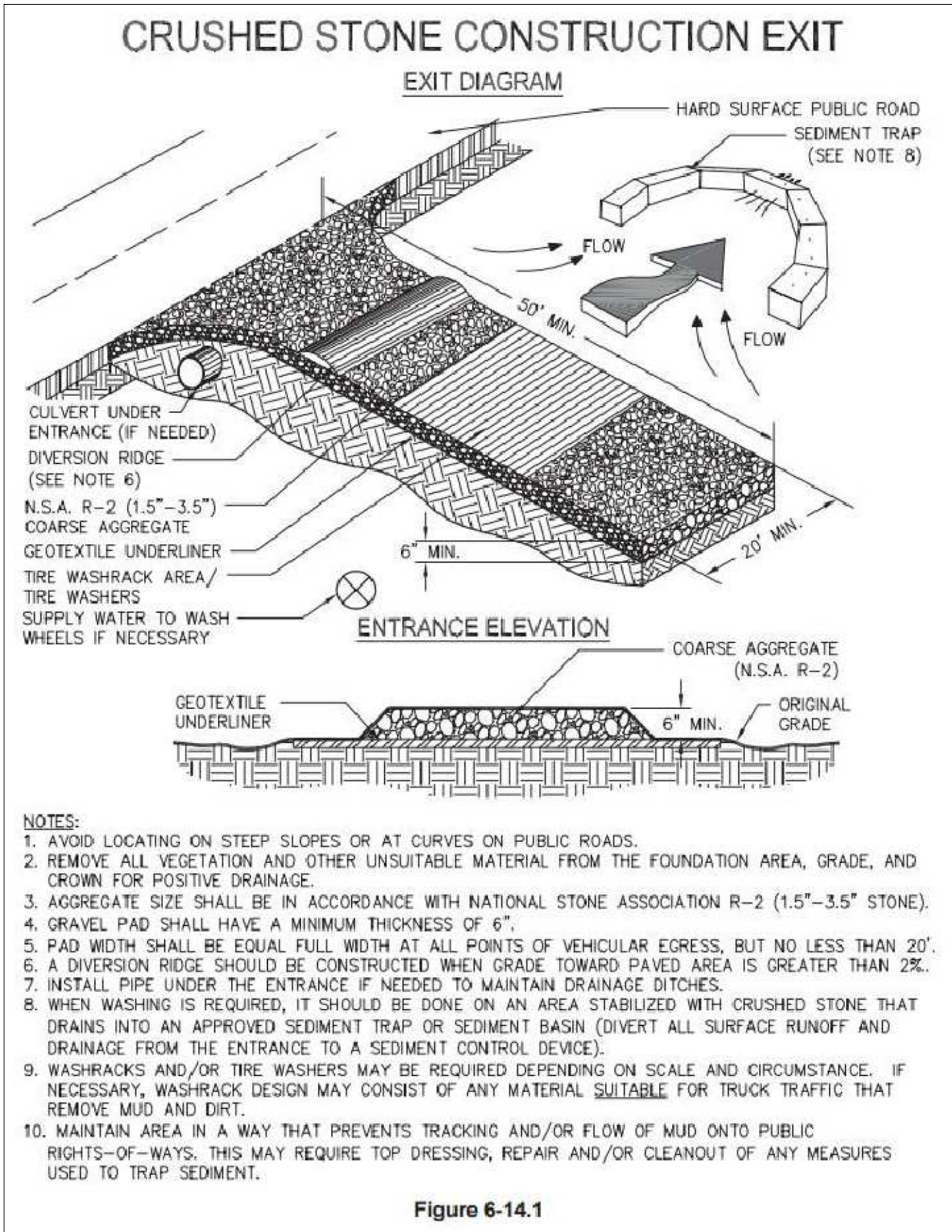


TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2864.10 SF / 0.069 AC / 37.7%
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: <i>SHEET 3 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	PROPERTY ADDRESS: 510 OAK DRIVE HAPEVILLE, GA 30354
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 PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 50 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 MOVEMENT FOUND WITHIN 500' OF THIS PROPERTY.				
MC COORD #20202733 DWG. #20202733-(AKA LOT 3)			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-651-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES				



TREE PLAN

PRESERVED TREES
DBH 14"HW
DBH 15"HW
DBH 30"HW

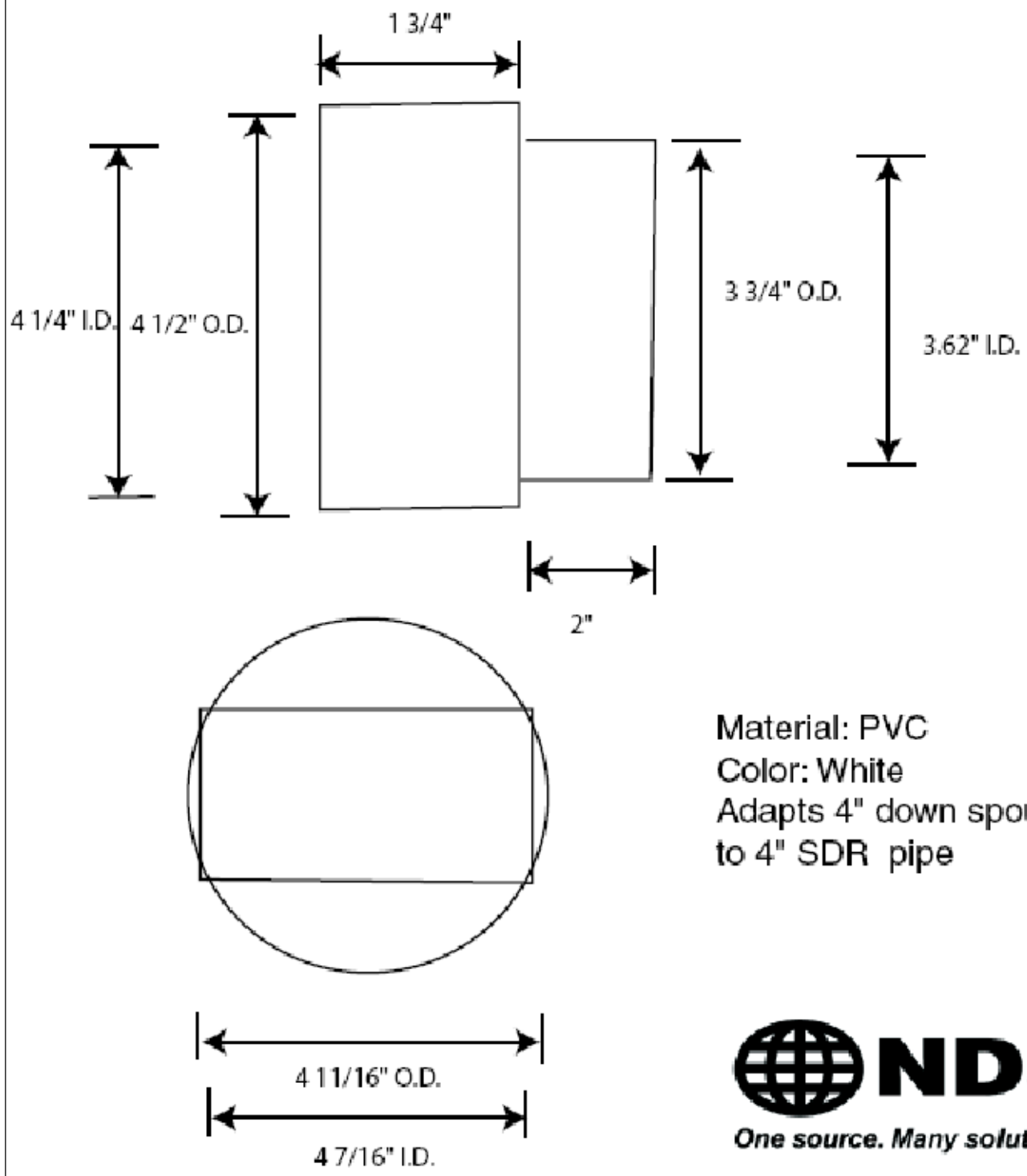
PRESERVED DBH INCHES= 59"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 59"

0.182 AC x 100 INCHES/ACRE = 18.2 INCHES
REQUIRED FOR PRESERVATION.

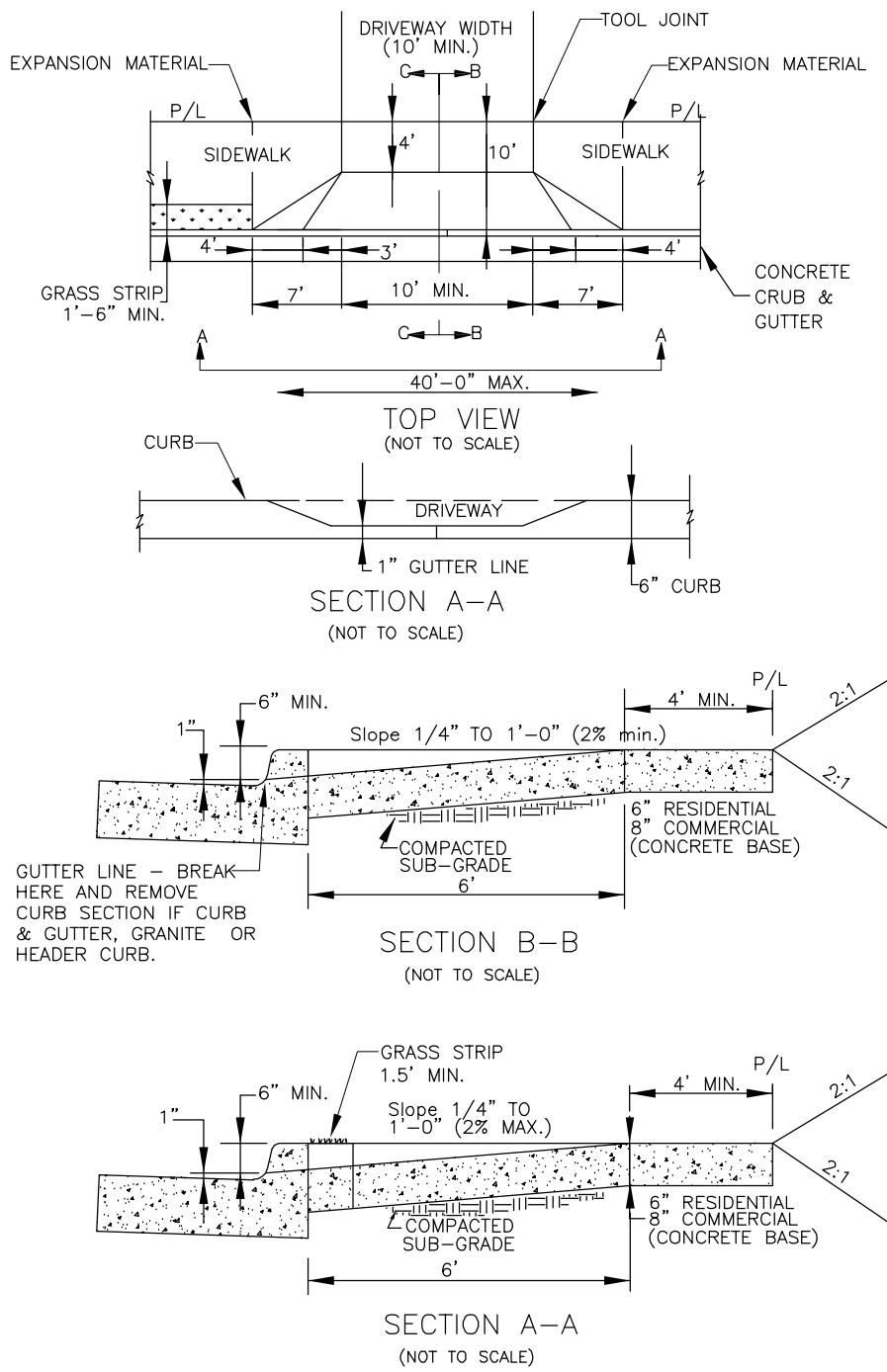
ROOF HEIGHT DETAIL

AVERAGE GRADE =977.3
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF =26.1'

9P06 Downspout Adapter



STANDARD DRIVEWAY WITH CURB AND GUTTER STANDARD DRIVEWAY DETAILS (NOT TO SCALE)



Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

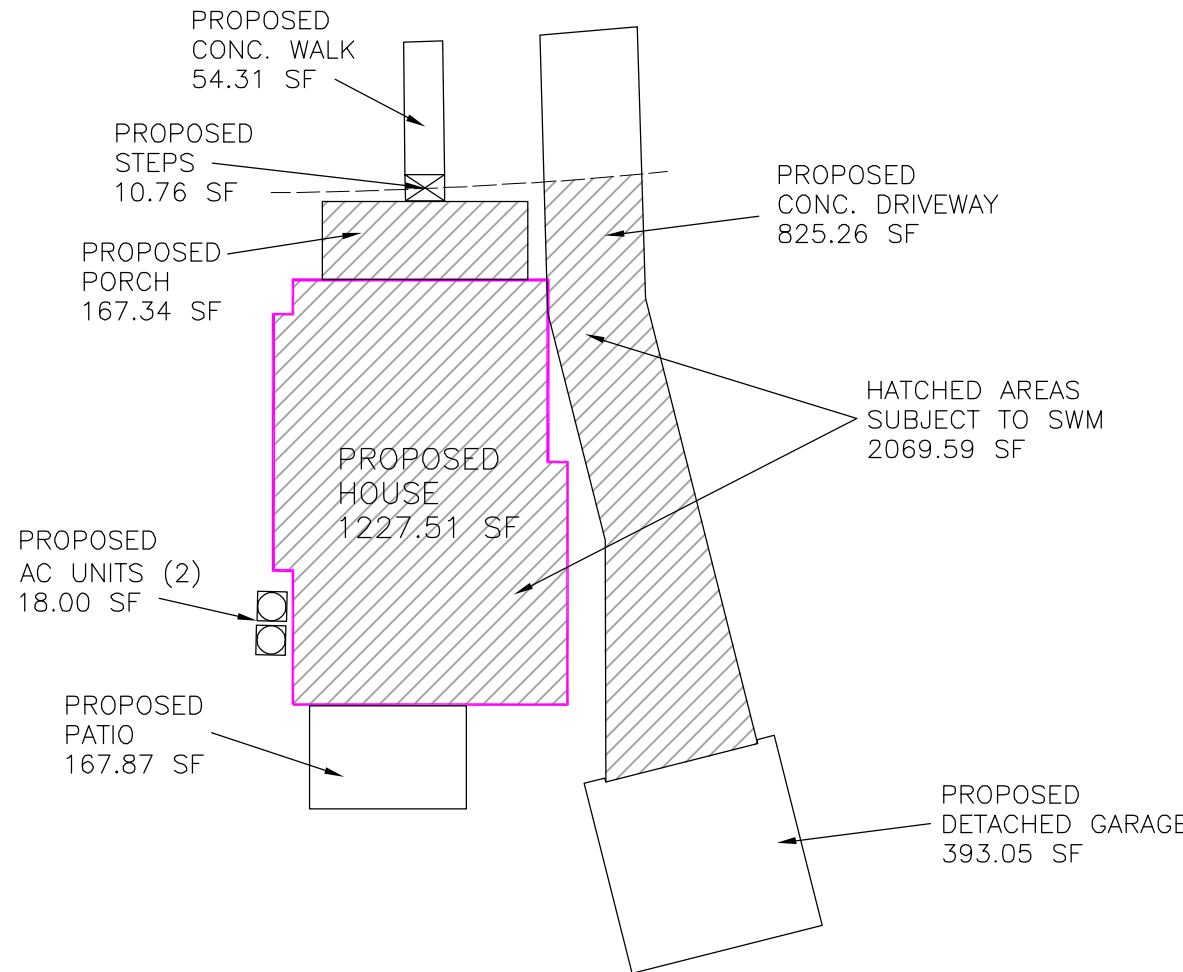
Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

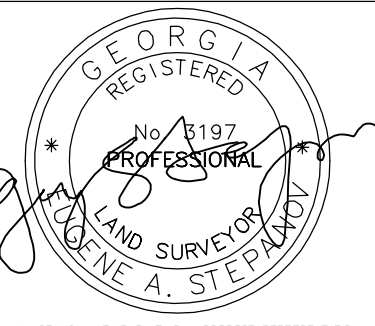
REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 2069.59 SF
(I) PERCENT OF IMPERVIOUS = 27.4%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2966
 $ACRE-FT \times 43560 = (CUBIC FEET)$
 $A = 7538.90 SF$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 223.60 CUBIC FEET$

STONE STORAGE DIMENSIONS

PIT SHALL BE 10' LONG, 0' WIDE AND 6.5' IN DEPTH.
TOTAL 650 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 260.00 CF

TOTAL STORAGE 260.00 CF
TOTAL REQUIRED 223.60 CF
REQUIREMENT IS COMPLETE

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		
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.		PROPERTY ADDRESS: 510 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

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

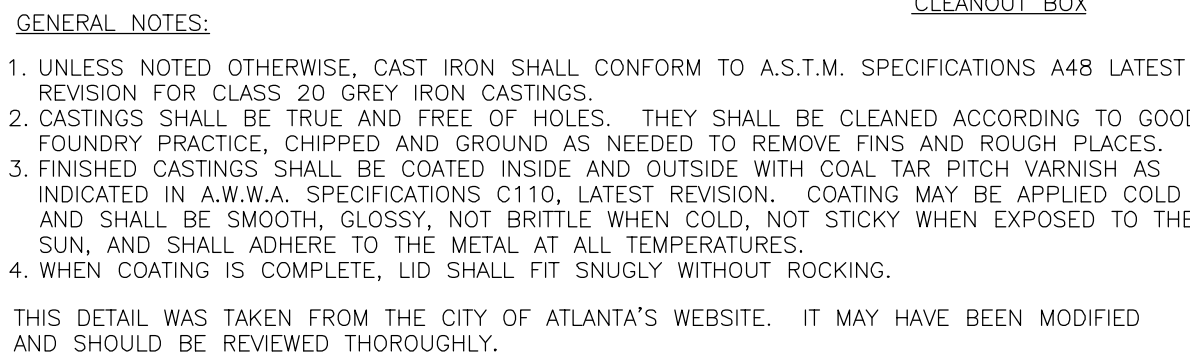
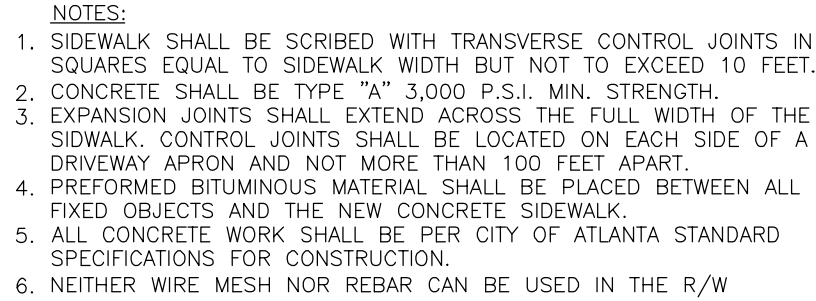
OPTION C IN-LINE LEAF STRAINER

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.

CUSTOM NEW RESIDENCE
on
510 OAK DRIVE
HAPEVILLE, GEORGIA 30354
by:
MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

ARCHITECT IS NOT
CONTRACTED TO
PERFORM CONSTRUCTION
ADMINISTRATION

OWNER/CONTRACTOR:

RYAN MacDOWELL
MACBUILT HOMES
4040 DERBY DRIVE
ALPHARETTA, GEORGIA 30040
770.655.23114

PROJECT INFORMATION:

OCCUPANCY CLASSIFICATION:
OCCUPANCY GROUP: RESIDENTIAL

BUILDING HEIGHT:
NUMBER OF STORIES: 2
BUILDING HEIGHT: 25'-9"

BUILDING AREA:
MAIN FLOOR AREA 1228 SF.
SECOND FLOOR AREA 1228 SF.
TOTAL FINISHED FLOOR AREA 2,456 SF.
FRONT PORCH AREA 167 SF.
REAR PATIO AREA 168 SF.
GARAGE AREA 391 SF.
FRONT ELEVATION 584.21 SF
FRONT FENESTRATION 178.63 SF
= 30.58%

DESIGN LOADS:
MIN. ROOF LIVE LOADS (PSF): 20
MIN. FLOOR LIVE LOADS (PSF): 40

CONSTRUCTION CLASSIFICATION:
TYPE OF CONSTRUCTION: VB
UNSPRINKLERED

SCOPE OF WORK

BUILD A NEW 2 STORY WOOD FRAMED HOUSE (2,201 SF)
AND ATTACHED GARAGE OF 391 SF.
GARAGE IS LESS THAN 35% OF FIRST FLOOR

ELECTRICAL NOTE

"ELECTRICAL LOAD CALCULATIONS AND PANEL
SCHEDULE FOR EV CHARGING STATION WILL BE
PROVIDED BY HOMEOWNER'S ELECTRICAL
CONTRACTOR AND SUBMITTED TO THE CITY OF
ATLANTA PRIOR TO ELECTRICAL PERMIT
ISSUANCE."

EV ORDINANCE WILL BE ADHERED TO BY
LICENSED TRADE CONTRACTOR AT TIME OF TRADE
PERMIT.

BUILDING CODES:

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
Prescriptive Deck Details 2014

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia
Supplements and Amendments (2020)
Georgia Accessibility Code
International Energy Conservation Code, 2009 Edition, with
Georgia Supplements and Amendments

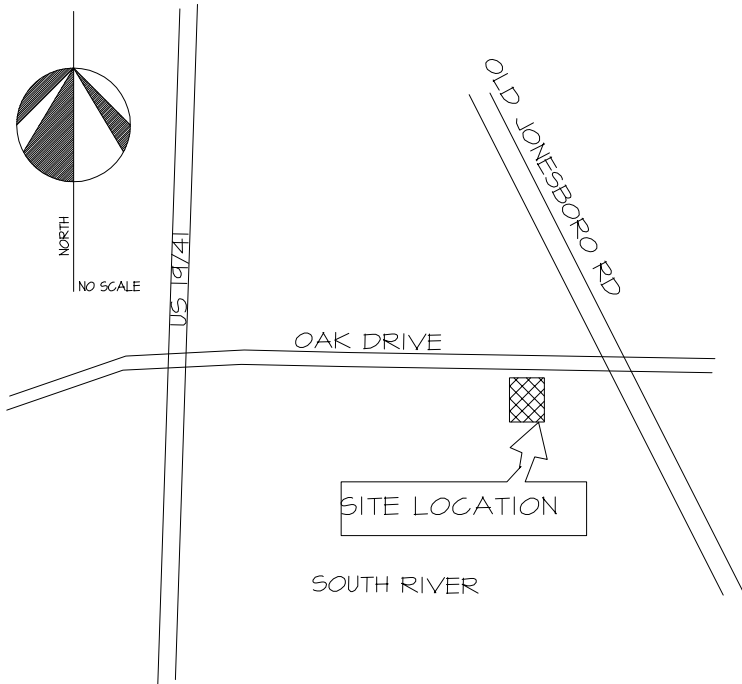
NFPA 101 Lifesaftey Code 2012 Edition

DRAWING INDEX:

ARCHITECTURE

A-01 FOUNDATION PLAN & DETAILS
A-11 MAIN & UPPER FLOOR PLANS
A-12 FRAMING PLANS
A-21 BUILDING ELEVATIONS
A-22 BUILDING ELEVATIONS
A-31 BUILDING/STAIR SECTION, WALL SECTION
A-32 GAS FIREPLACE & TJI SPAN TABLE

VICINITY MAP:



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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE
DATE:	03/22/21

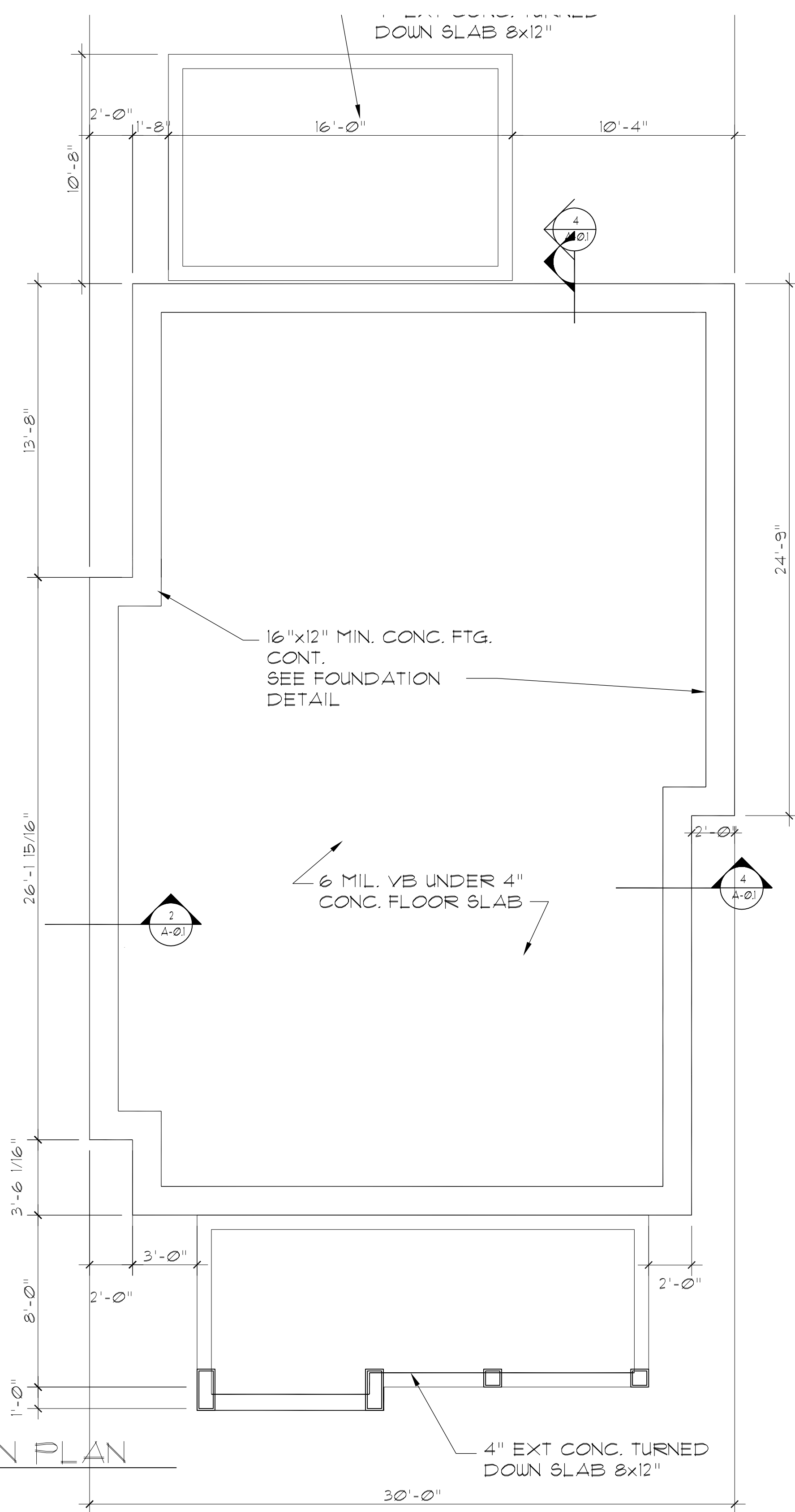
JOB No. 3342158

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CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

T = 1.0

RELEASED PRINT 3.22.21
ISSUED FOR CONSTRUCTION



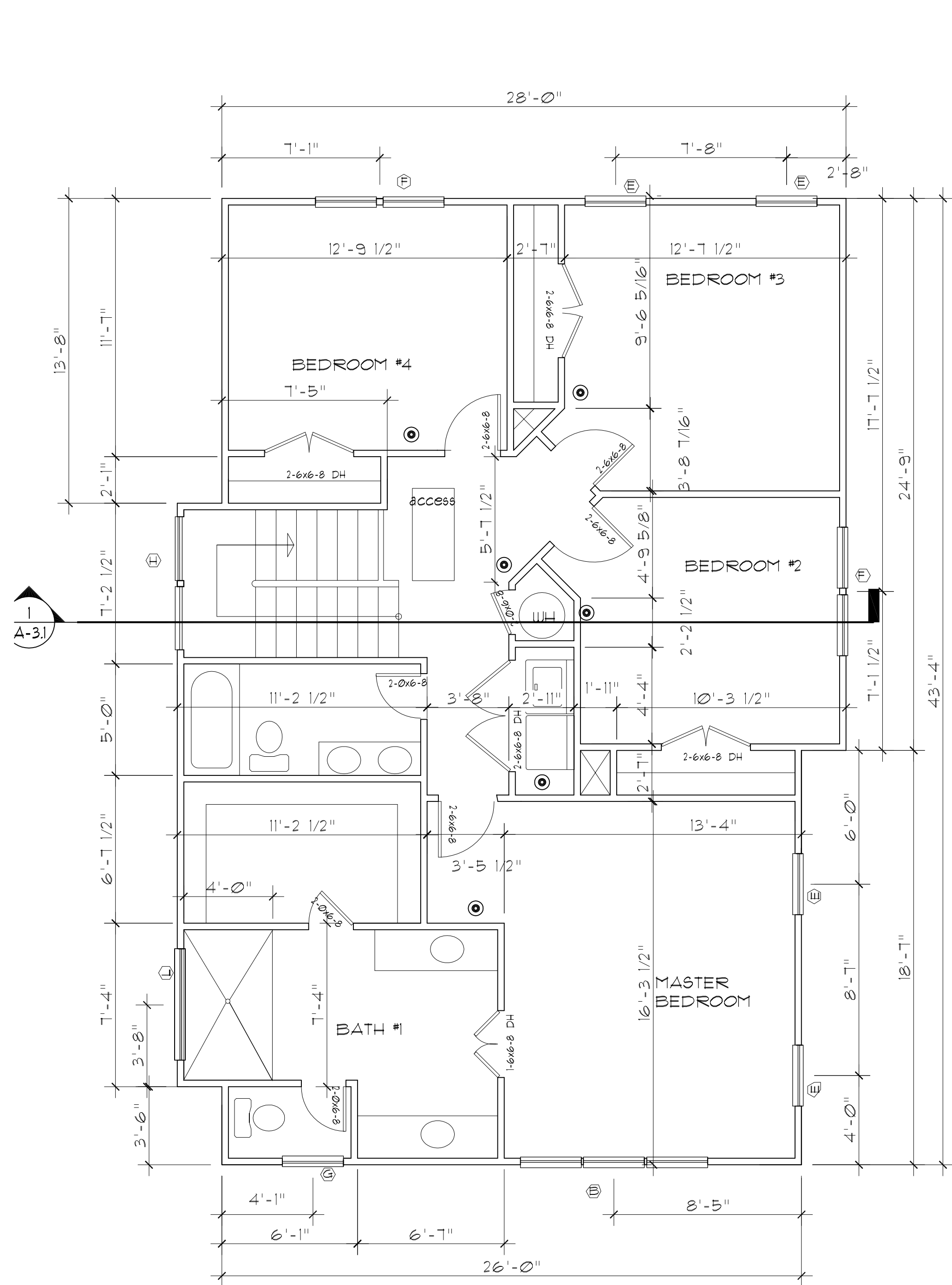
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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

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JOB No. 3342158

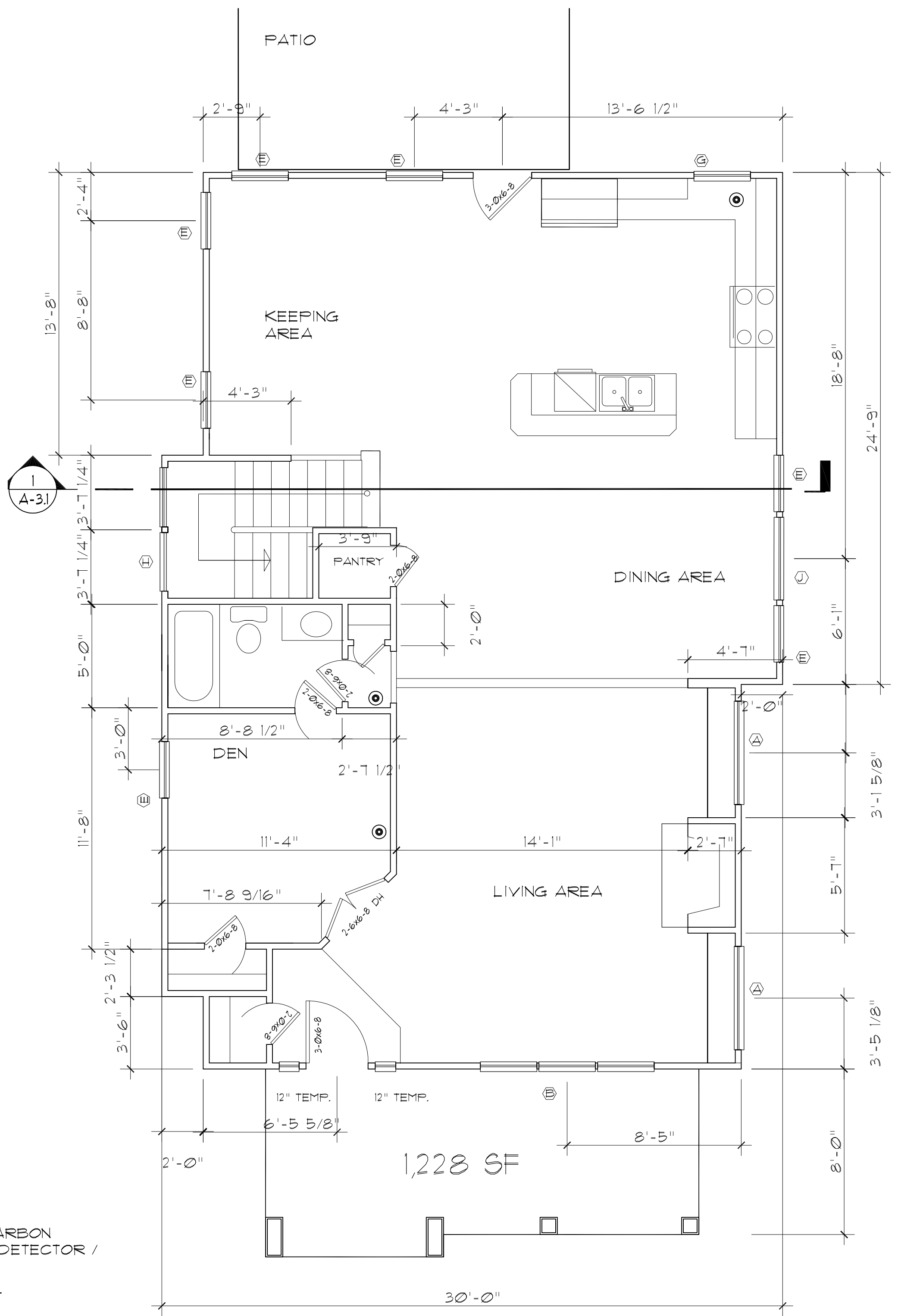
FOUNDATION PLAN
CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA



1,228 SF
2,456 SF TOTAL

1 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

- SMOKE & CARBON MONOXIDE DETECTOR / ALARM
- ELECTRICAL PANEL BOX
- EV CHARGING
240 V DEDICATED 40 AMP.



2 MAIN LEVEL
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION DATE

DATE: 03/22/21

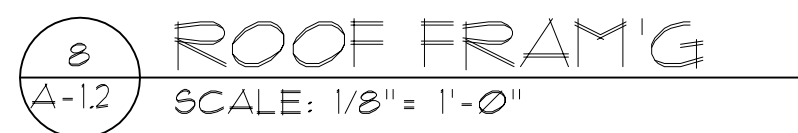
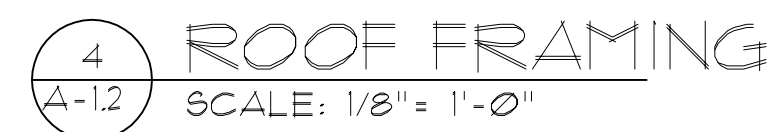
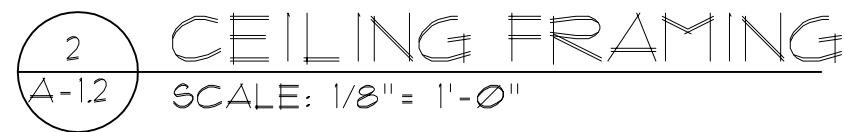
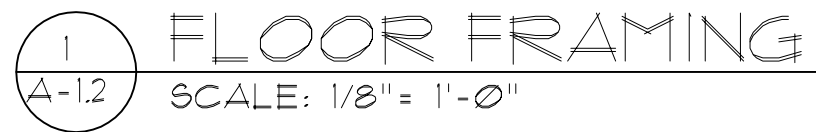
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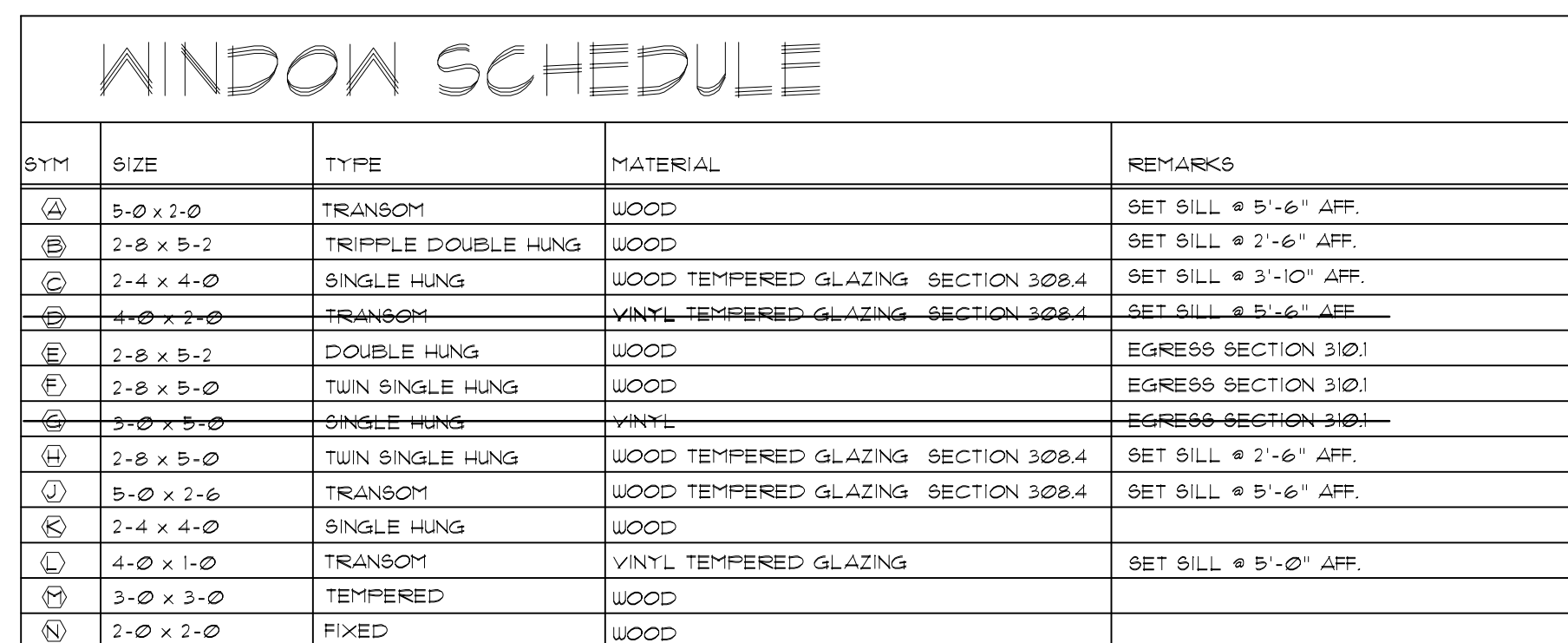
FLOOR PLANS
CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

A=1.1

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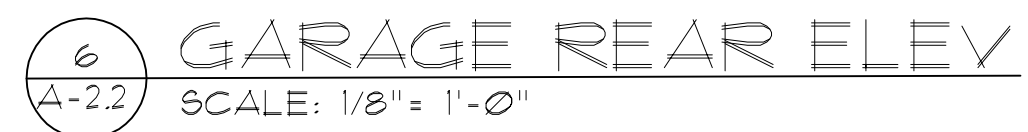
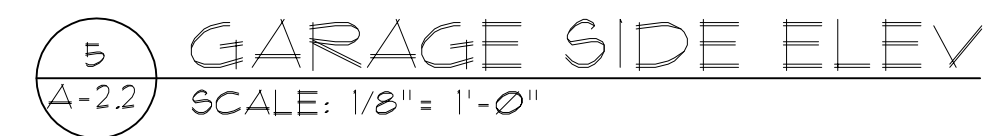
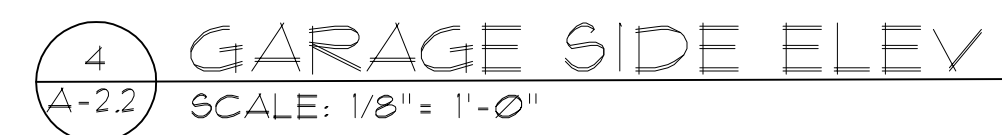
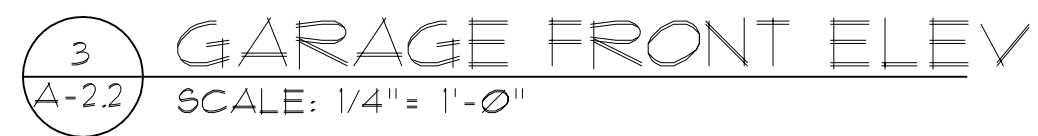
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FRONT ELEVATION
FENESTRATION =
30.58%





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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

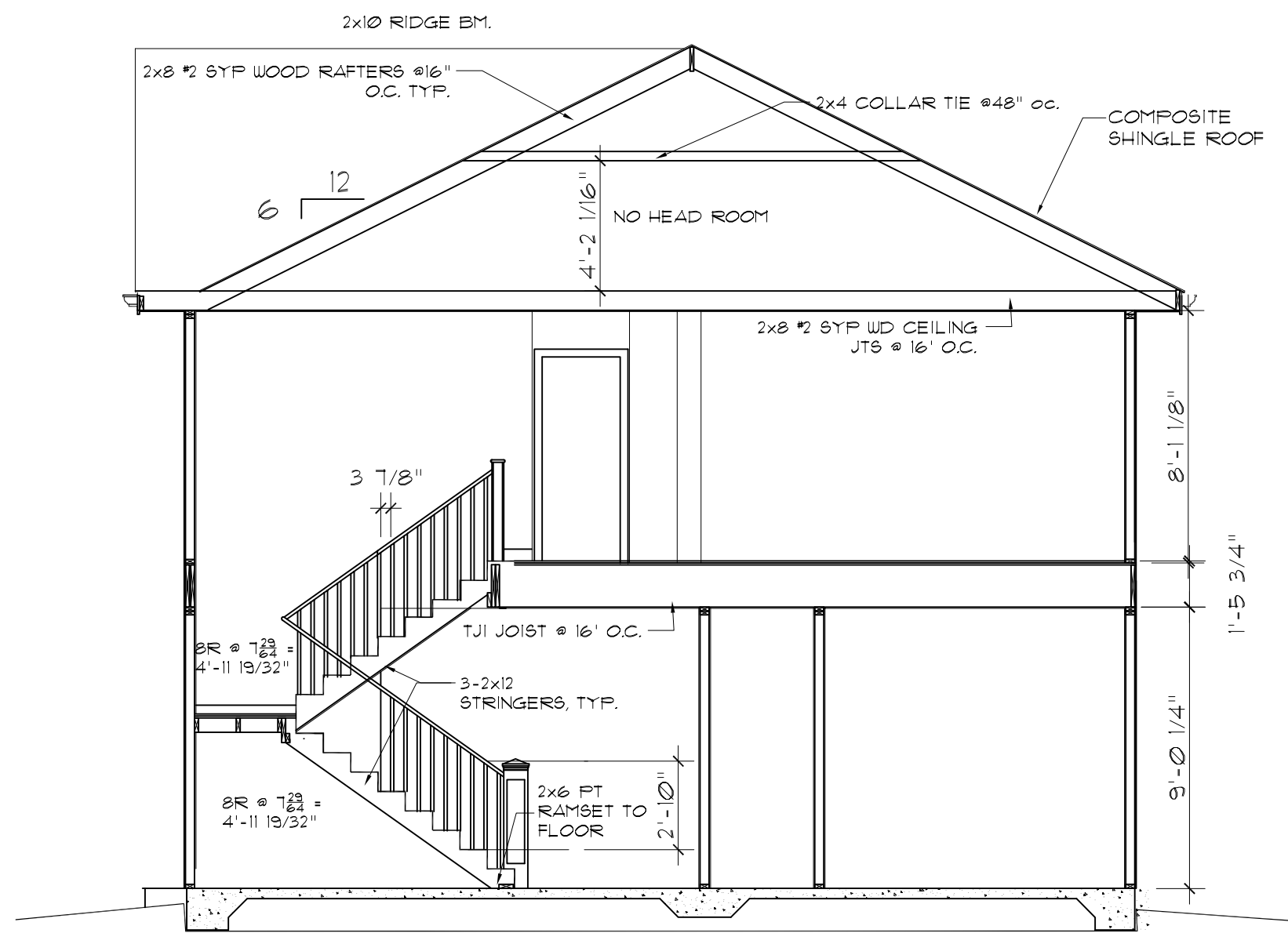
REVISION	DATE

DATE: 03/22/21

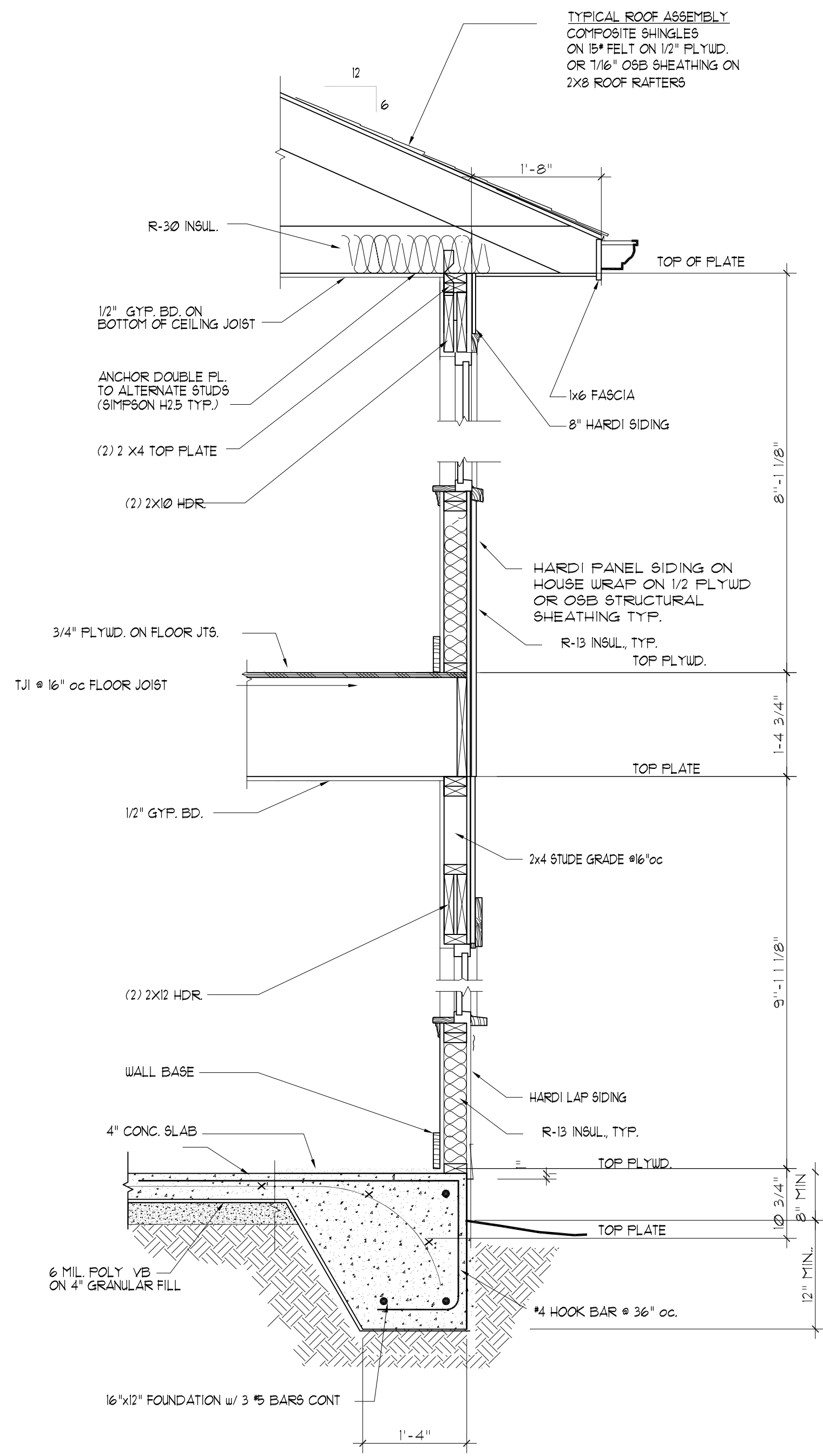
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ELEVATIONS
CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

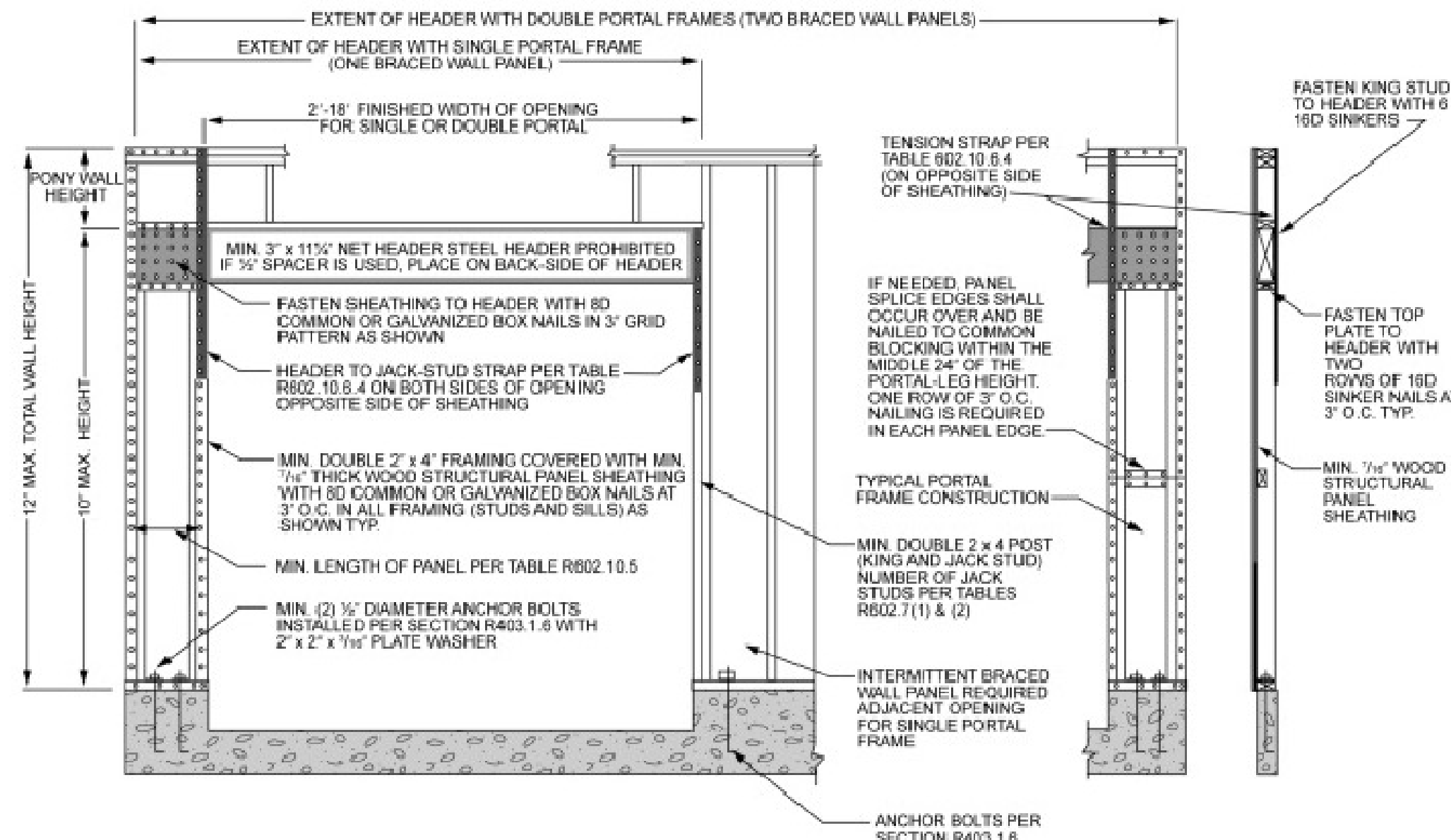
$$A = 2.2$$



1 BUILDING & STAIR SECTION
A-3.1 SCALE: 1/4" = 1'-0"



3 TYP. WALL SECTION
A-3.1 SCALE: 3/4" = 1'-0"



2 GARAGE PORTAL DETAIL
A-3.1 SCALE: NONE

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

REVISION DATE

DATE: 03/22/21

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FIREPLACES ~ STOVES ~ GAS LOGS ~ OUTDOOR FIREPLACES ~

Installation: visit us online where to buy customer care

Home » Products » Gas » Patriot



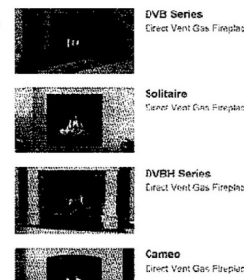
Patriot DIRECT VENT GAS FIREPLACE

Designed with the home builder or remodeler in mind, the Patriot system boasts an abundance of available features just waiting to be put to work. Functional, economical and flexible enough to suit any space, design or décor. Read More »

Where to Buy

Address, City, & Zip/State Locate a Dealer

Other Fireplaces



See All Fireplaces - Help Me Choose

AVAILABLE SIZES

33" 36" 42"

QUICK LOOK

Venting: Direct Vent
Heating Capacity: Up to 1,100 sq. ft.
Max BTU/h: 15,000 BTU/h
Thermal Efficiency: 70%
Cost to Operate: \$0.22 / \$0.57

*Based on cost/therm. According to the Federal Energy Efficiency Program for Consumer Products.

GUIDES & LITERATURE

Product Brochure (English)
Specs and Manuals

MODEL DETAILS ACCESSORIES

Chain Face Design
Optical viewing area — Designed to deliver the maximum viewable area, the Patriot model offers an open and unobstructed view of the fire.

Installation Options
Flexible installation — Patriot fireplaces ship rainproof convertible as well as traditional-contemporary convertible allowing you to set it up in any space. The single burner makes transitioning from a gas log set to a non-ventilating fireplace a snap.

Design Options
Classic and contemporary — The Patriot features a beautiful flush face and an optional cast burner with fiber-reinforced glass and iron rods. Add understated elegance with optional freestanding and enter options.

Up to 21,000 BTUs
Warmth and comfort — This fireplace delivers a range of BTUs from 15,000 to 21,000, so you'll stay cozy and warm while efficiently heating the room to help lower heating costs.

Up to 678 sq. in. of Viewing Area
Expansive viewing area — With up to 678 sq. in. of viewing area, friends and family can enjoy the lovely flame picture from almost anywhere in the room.

PATRIOT MODEL LINE-UP

Unique features by model number	42CVDVW	42CVDVW	42CVDVW	42CVDVW
Steel Number	42CVDVW	42CVDVW	42CVDVW	42CVDVW
Fuel Type	Liquid Propane	Natural Gas	Liquid Propane	Liquid Propane
Appliance System	Midwest	Midwest	Midwest	Midwest
Common features for this family				
Viewing Style	Free			
Dimensions	41 1/2" x 34 1/2" x 16 1/2" (H x W x D)			

<http://majesticproducts.com/family/Fireplaces/Direct-Vent/Patriot/>

11/26/2014

Finishing Dimensions	41-1/2" (H) 34-1/2" (W) 16-1/2" (D)
Heating Capacity	Up to 1,100 sq. ft.
Max BTU/h (Natural Gas)	24,000
Max BTU/h (LP)	24,000
Cost to Operate	\$0.22 / \$0.57
Termination	Convertible
Certification	CSA Design
Fire Viewing Area	33-1/2" x 5-7/8"
Spec Sheets & Manuals	SpecSheet Manual

About Majestic User Guides & Manuals Customer Care

Learn more about our other brands in our family:

VINTAGE WOODSSES Ambien

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Customer Related Sales Policy Privacy Policy Terms of Use / Customer

<http://majesticproducts.com/family/Fireplaces/Direct-Vent/Patriot/>

11/26/2014

The first name in fireplaces

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

Novus NDV4842
Direct Vent Gas Fireplace

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		VIEWING AREA
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
NDV4842	47	48	20-5/8	48	35-1/4	34-7/8	19-1/8	19-5/8	42 x 22-5/8

Top View

Left View

Front View

Right View

Rear View

Additional information can be found online at www.heatilator.com

The first name in fireplaces

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

Novus NDV4842
Direct Vent Gas Fireplace

MINIMUM FIREPLACE CLEARANCES	
AREA	TO COMBUSTIBLES (in inches)
CLEARANCE TO CEILING	30
COMBUSTIBLE/NON-COMBUSTIBLE FLOOR	0
SIDES OF APPLIANCE	0
FRONT OF APPLIANCE	36

APPLIANCE LOCATION

WALL PENETRATION

MANTEL PROJECTIONS

MANTEL LEG/WALL PROJECTIONS

Additional information can be found online at www.heatilator.com

FLOOR SPAN TABLES AND MATERIAL WEIGHTS

L/480 Live Load Deflection

Depth	TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
5 1/2"	110	16-11"	15-6"	14-2"	13-7"	15-11"	13-7"	14-3"	12-7"
	210	17-9"	16-3"	15-4"	14-3"	16-3"	13-4"	14-8"	11-8"
	290	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
	360	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
11 1/4"	110	20-2"	18-5"	17-4"	15-9"	20-2"	17-8"	16-1"	14-4"
	210	21-4"	19-3"	18-2"	16-11"	21-4"	18-3"	17-8"	15-8"
	290	22-8"	19-8"	18-8"	17-8"	22-8"	19-8"	18-8"	16-8"
	360	22-11"	20-11"	19-8"	18-4"	22-11"	20-11"	19-8"	17-10"
14"	110	22-10"	20-11"	19-8"	18-4"	22-10"	20-11"	19-8"	17-10"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	290	24-8"	22-6"	21-2"	19-8"	24-8"	22-2"	20-3"	17-6"
	360	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"
18"	110	24-10"	22-11"	21-8"	19-8"	24-10"	22-11"	21-8"	19-8"
	210	25-11"	23-11"	22-8"	20-8"	25-11"	23-11"	22-8"	20-11"
	290	26-8"	24-6"	23-2"	21-8"	26-8"	24-2"	22-3"	19-6"
	360	27-0"	24-8"	23-4"	21-8"	27-0"	24-8"	23-4"	20-11"

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
5 1/2"	110	16-11"	15-6"	14-2"	13-7"	15-11"	13-7"	14-3"	12-7"
	210	17-9"	16-3"	15-4"	14-3"	16-3"	13-4"	14-8"	11-8"
	290	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
	360	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
11 1/4"	110	20-2"	18-5"	17-4"	15-9"	20-2"	17-8"	16-1"	14-4"
	210	21-4"	19-3"	18-2"	16-11"	21-4"	18-3"	17-8"	15-8"
	290	22-8"	19-8"	18-8"	17-8"	22-8"	19-8"	18-8"	16-8"
	360	22-11"	20-11"	19-8"	18-4"	22-11"	20-11"	19-8"	17-10"
14"	110	22-10"	20-11"	19-8"	18-4"	22-10"	20-11"	19-8"	17-10"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	290	24-8"	22-6"	21-2"	19-8"	24-8"	22-2"	20-3"	17-6"
	360	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"
18"	110	24-10"	22-11"	21-8"	19-8"	24-10"	22-11"	21-8"	19-8"
	210	25-11"	23-11"	22-8"	20-8"	25-11"	23-11"	22-8"	20-11"
	290	26-8"	24-6"	23-2"	21-8"	26-8"	24-2"	22-3"	19-6"
	360	27-0"	24-8"	23-4"	21-8"	27-0"	24-8"	23-4"	20-11"

(1) Web deflection is required at intermediate supports of continuous-span joists where the intermediate bearing is greater than the following:

TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
110	17-9"	16-3"	15-4"	14-3"	16-3"	13-4"	14-8"	11-8"
210	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
290	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"
360	18-3"	16-8"	15-8"	14-8"	16-8"	13-8"	15-8"	11-8"

Long term deflection under dead load, which includes the effect of creep, has not been considered. **Bold** italic spans reflect initial dead load deflection exceeding 0.13".

How to Use These Tables

- Determine the appropriate live load deflection criteria.
- Identify the live and dead load conditions.
- Select the center span.
- Scan down the column until you meet or exceed the span of your application.
- Select TYP just and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our **TS-Pro™** Ratings.

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports.
 - Minimum bearing length of 13 1/4" and (no web stiffeners) and 3/16" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glued-nailed floor panels for deflection only. **Spans shall be reduced 6" when floor panels are nailed only.**
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 5.

Visit www.ts-pro.com inside Specifier's Guide T3-40000 | March 2014

2 TJI CHART
A-3.2 NO SCALE:

1 GAS FIREPLACE
A-3.2 NO SCALE:

ISSUED FOR CONSTRUCTION

MAGBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE

JOB No. 3342158

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

A-3.2



**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: 518 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:** 770-880-5649

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.

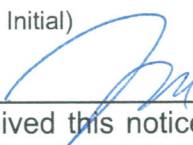
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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.



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 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

4960 Plant Atkinson Rd
Atlanta GA 30339



Telephone: 404-351-8929
Fax: 404-351-8902

March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
518 Oak Dr, Hapeville GA 30354
678.688.4960

I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate one tree on the property. The tree is listed below:

1. 31" sweetgum back right corner of property

The 31" sweetgum in the back right is dead. I can confirm the size is 31" DBH and would recommend that this tree be removed

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898



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 CITY121C0367F 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: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
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	AS PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MCN	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BC	BACK OF CURB	MTF	METAL FENCE
BCK	BACK OF CURB	NH	NORRIS HOLE
BUL	BUILDING LINE SETBACK	OP	OPEN TOP PIPE FOUND
BRK	BRICK	OTU	OWNERSHIP UNCLEAR
CBK	CABLE BOX	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CITY OF ATLANTA	PW	POWER LINE
COA	SAN SEWER CLEANOUT	PLT	PLAT
COI	CALCULATED POINT	ST	STAIRS
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	SCREENED SEWER EASEMENT
F	FIELD	SN	SIGN
FC	FENCE POST	SNL	SANITARY SEWER EASEMENT
FC	FENCE CORNER	TS	TOP OF BANK
FE	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IPF	IRON PIN FOUND	WV	WET WEATHER
IPW	IRON PIN SET	WV	WET WEATHER
IR	IRON ROD FOUND	YI	INDICATES STAIRS

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	QAS 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

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.

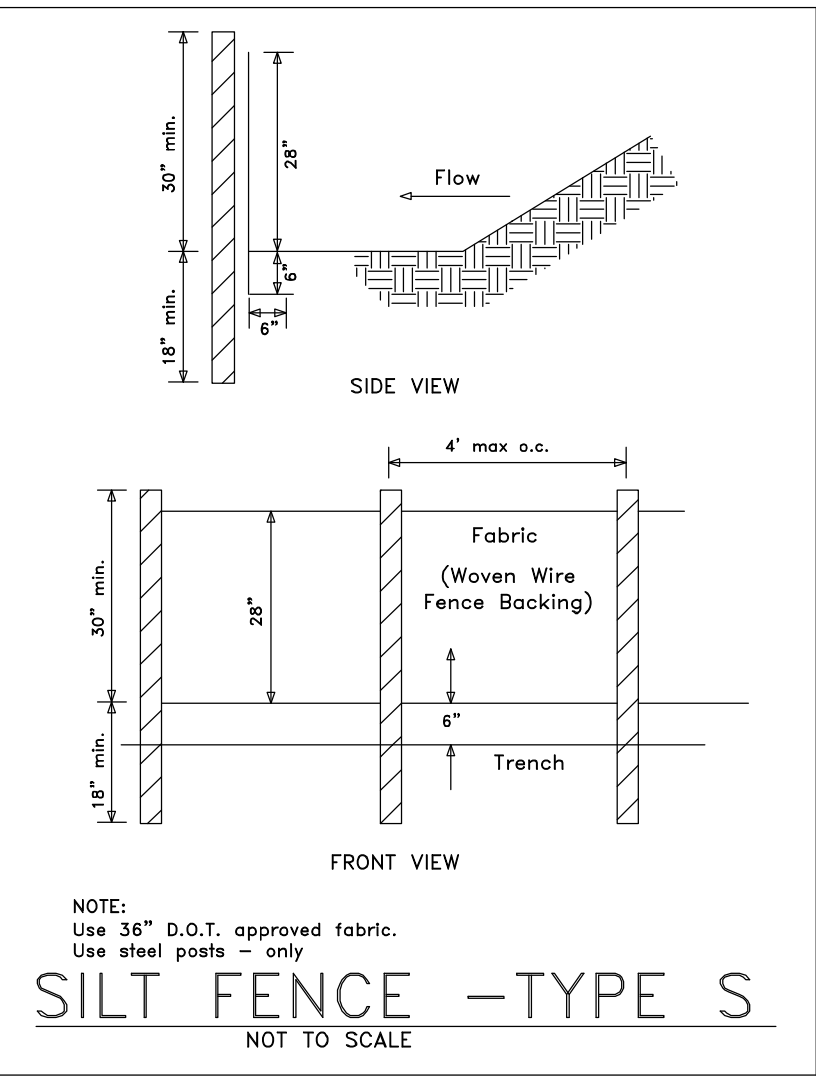
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

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:01/27/2021 EXPIRES:01/27/2024

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



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.

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.

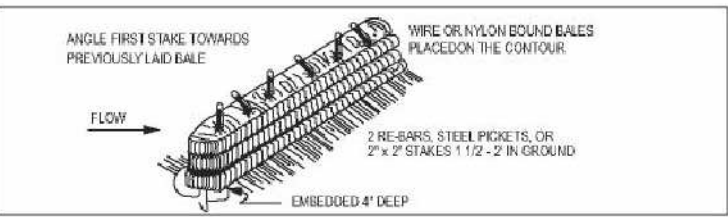
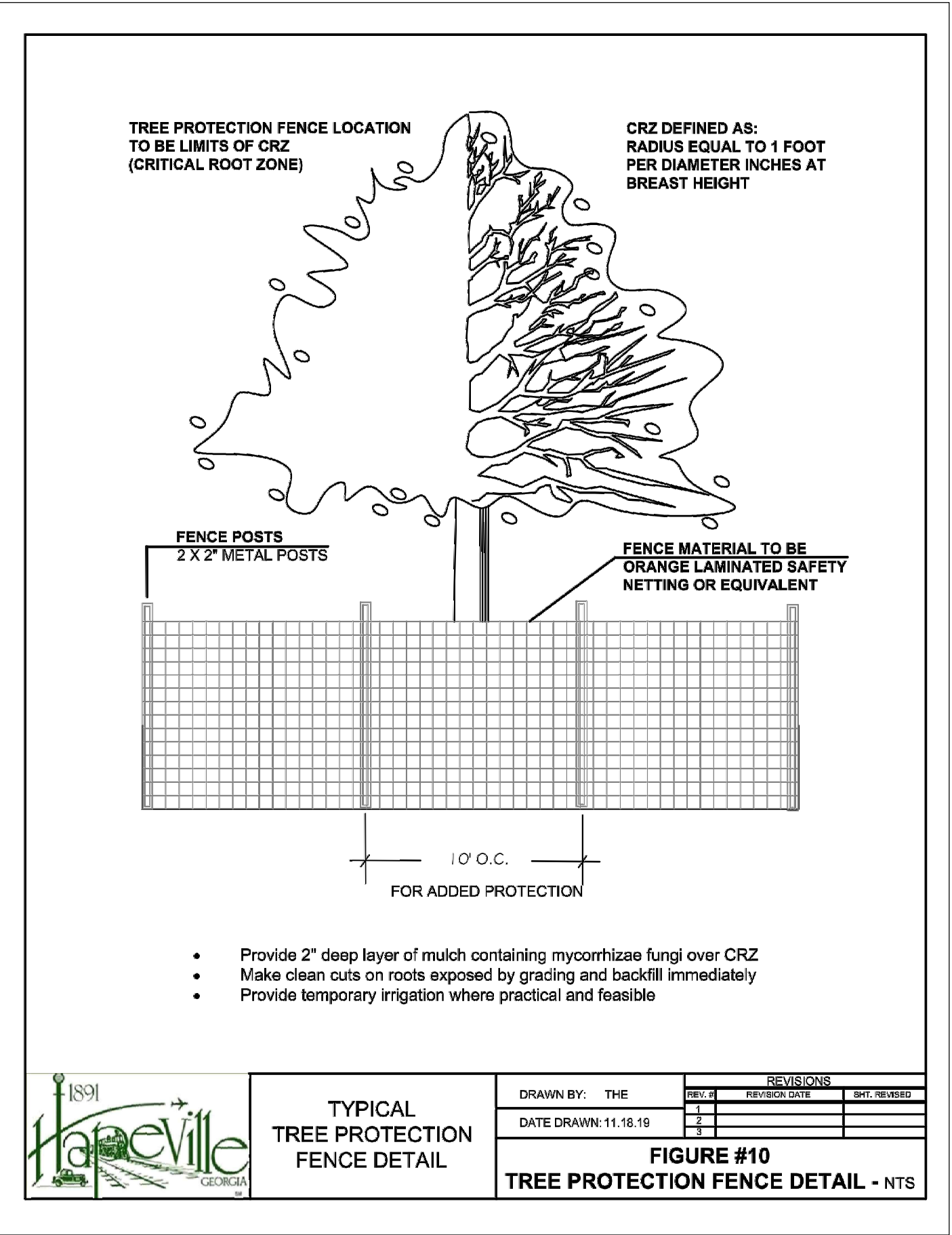


Figure 1. Straw Bale Barrier Installation Requirements

(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)



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.

3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. 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.
MULCH MAY BE SMOOTH OR SERIATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 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 MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 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 SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

2. PLACING 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
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.

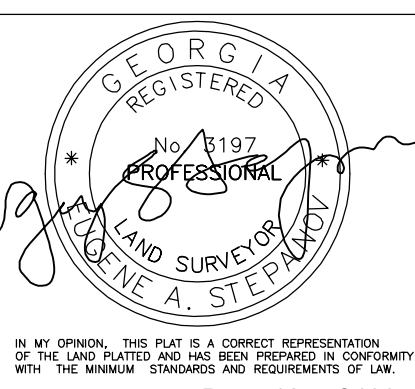
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

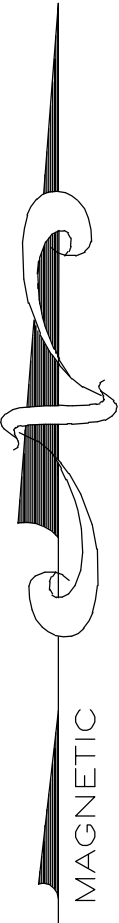
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*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:	SHEET 1 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		
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)		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC		LAND SURVEYING SERVICES	



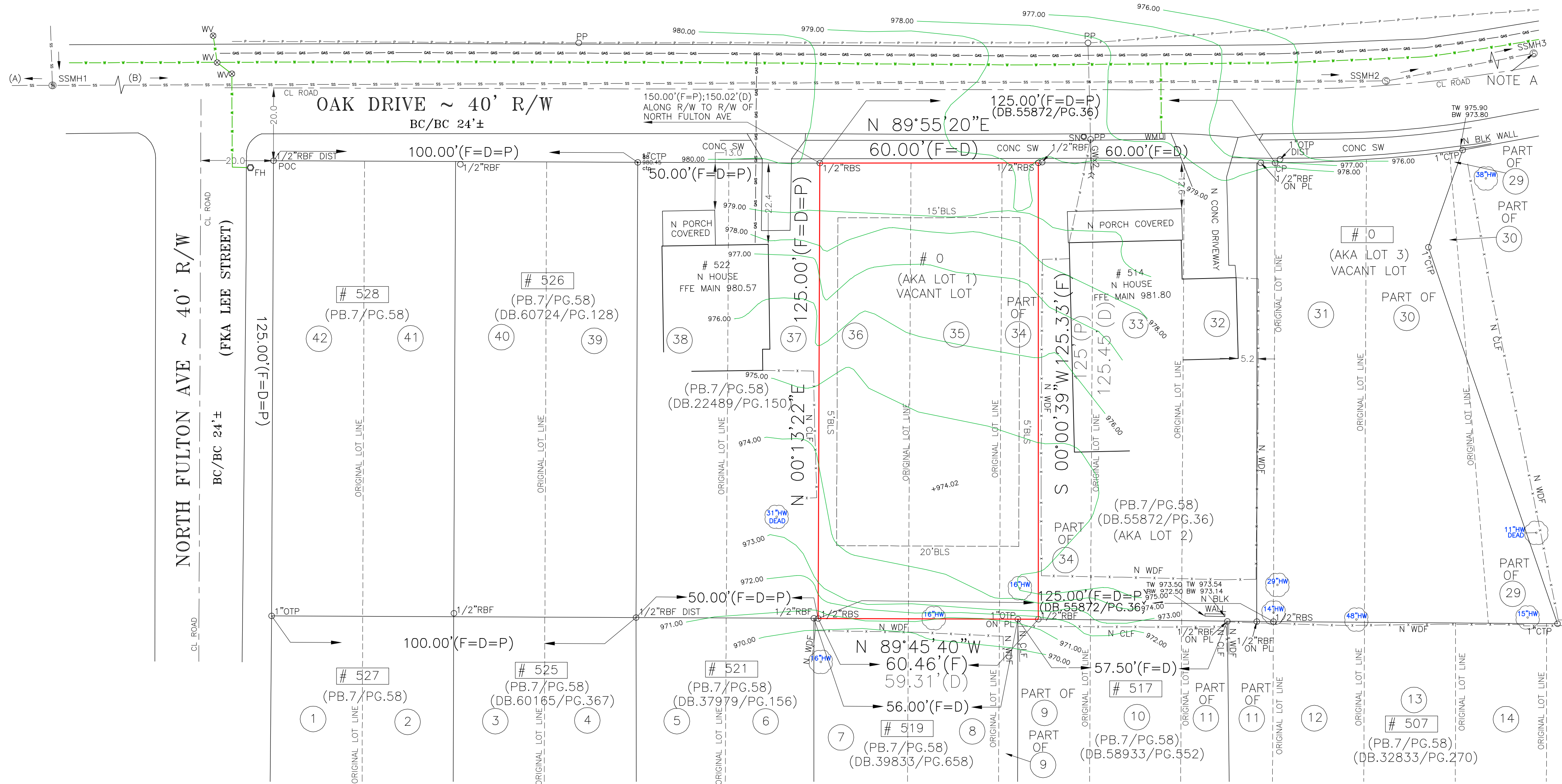


SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

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

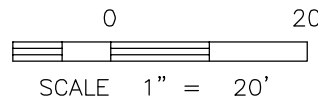
SSMH3
TOP=960.45
NOTE
COVERED

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: RYAN MACDOWELL	PROPERTY ADDRESS: 518 OAK DRIVE HAPEVILLE, GA 30354		
FORREST HILL PARK SUBDIVISION			UNIT				
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 0. SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. NO 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 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 LAND SURVEYING SERVICES

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

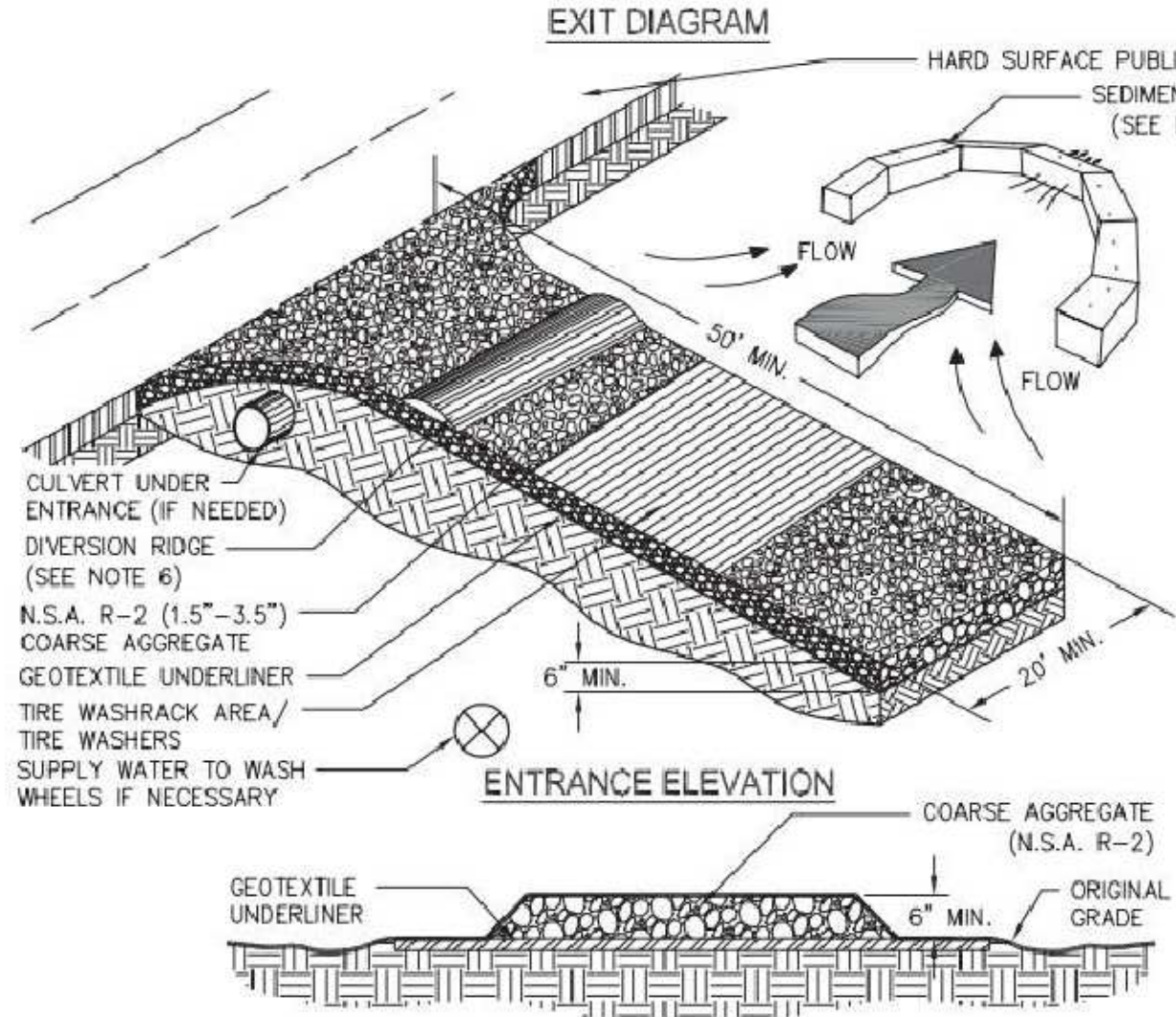


NO IMPACT ALLOWED IN CRZ PER CITY OF HAPEVILLE ORDINANCE

NO NEW TREES TO BE PLACED WITHIN 10' OF THE PROPOSED HOUSE

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

CRUSHED STONE CONSTRUCTION EXIT

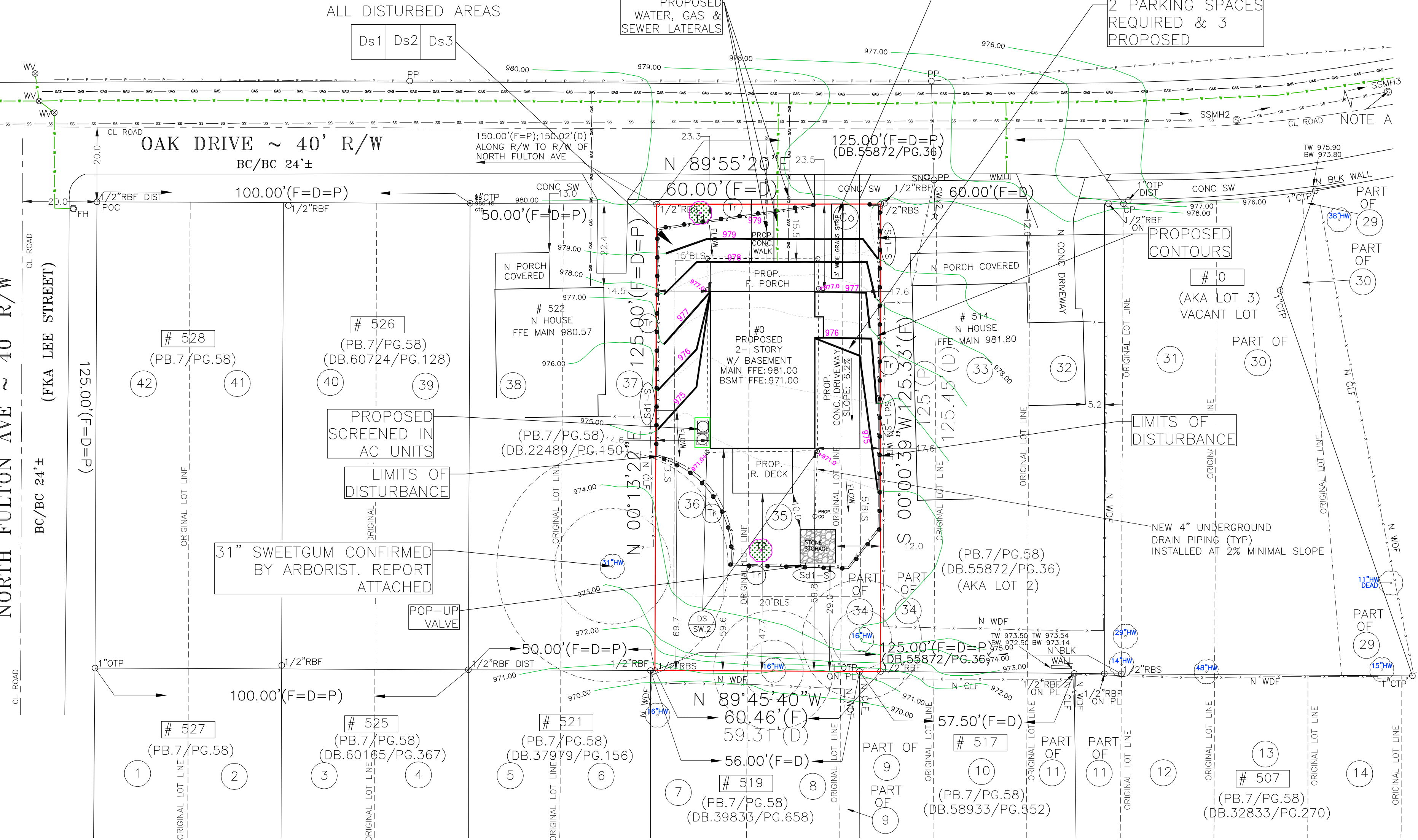


- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL 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 x1

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

0.173 AC x 100 INCHES/ACRE = 17.3 INCHES
REQUIRED FOR PRESERVATION.

TREE PROTECTION:

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.

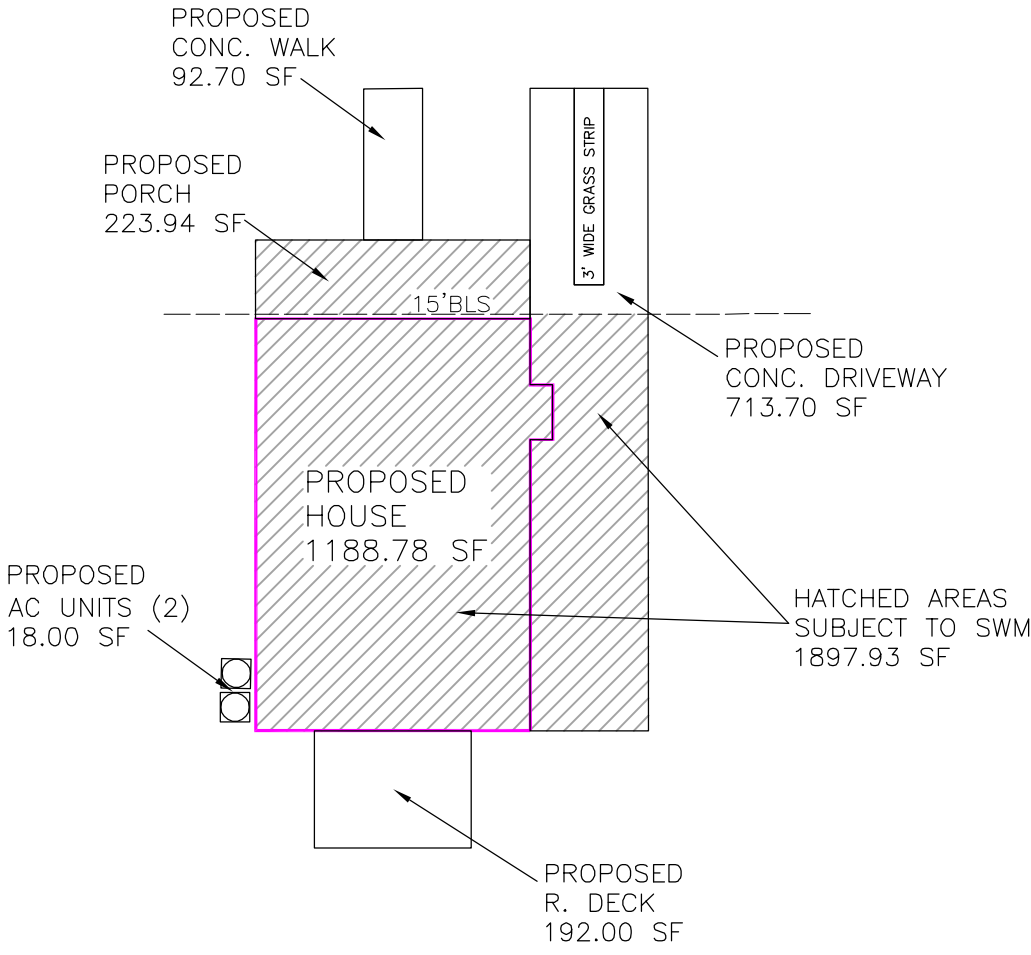
- (Co) CONSTRUCTION ENTRANCE/EXIT
(Sd1-S) INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr) INDICATES TREE PROTECTION FENCE
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT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

0 20
SCALE 1" = 20'

TOTAL LAND AREA
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

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

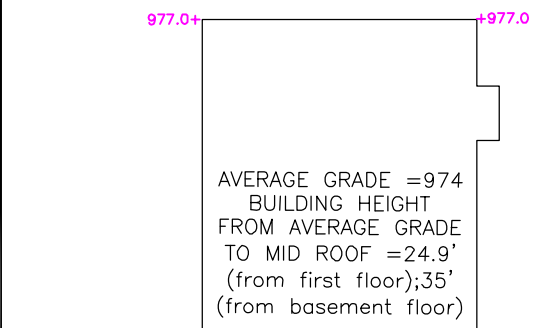
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1897.93 SF
(I) PERCENT OF IMPERVIOUS = 25.2%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2768
 $ACRE - FT = (I) \times 43560 = \text{CUBIC FEET}$
 $A = 7538.90 \text{ SF}$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$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

STONE STORAGE DIMENSIONS

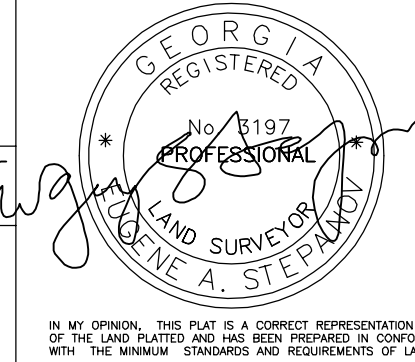
PIT SHALL BE 9.5' LONG, 9' WIDE AND 6.5' IN DEPTH.
TOTAL 555.75 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 222.30 CF

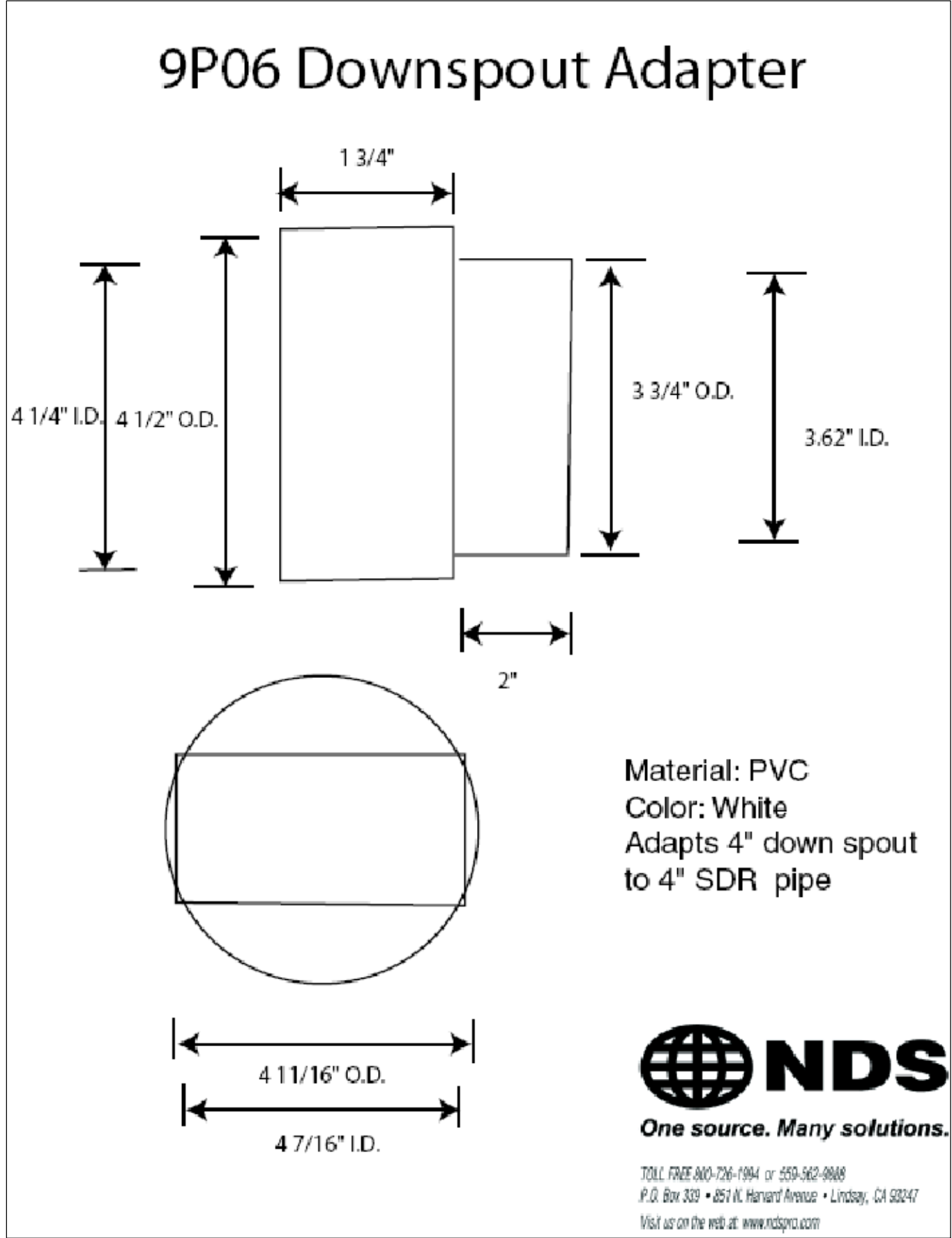
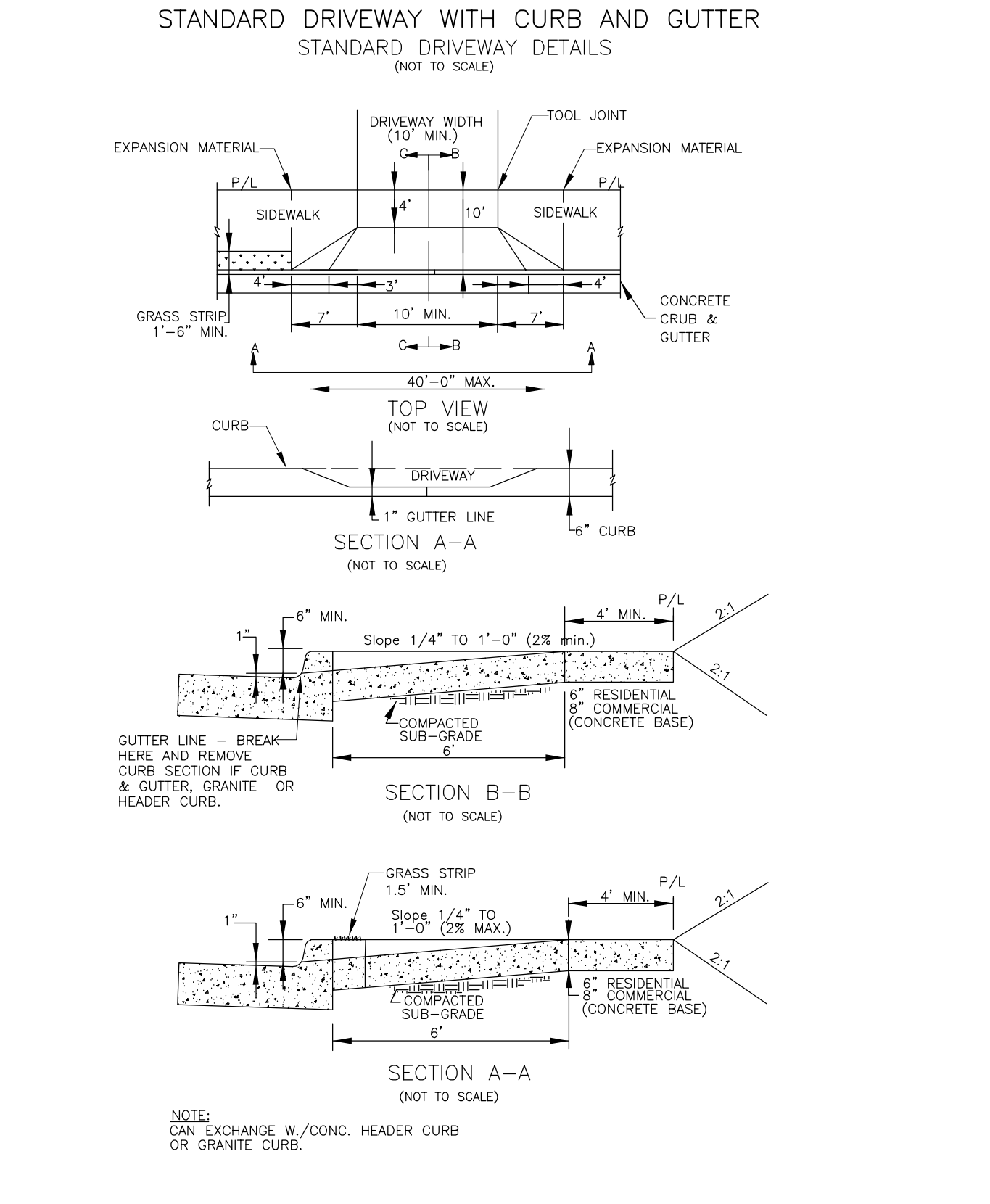
TOTAL STORAGE 222.30 CF
TOTAL REQUIRED 208.68 CF
REQUIREMENT IS COMPLETE

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		SECTION			
FULTON COUNTY, GEORGIA		DB.61337/PG.478	PB.7/PG.58-59	PROPERTY ADDRESS: 518 OAK DRIVE HAPEVILLE, GA 30354	
FIELD WORK DATE JAN 04, 2021		PRINTED/SIGNED JAN 22, 2021			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"			
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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 PLAN IS A CORRECT REPRESENTATION OF THE LAND PLAT AND THE DATA THEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, WITH THIS PLAN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, WITH THIS PLAN.	



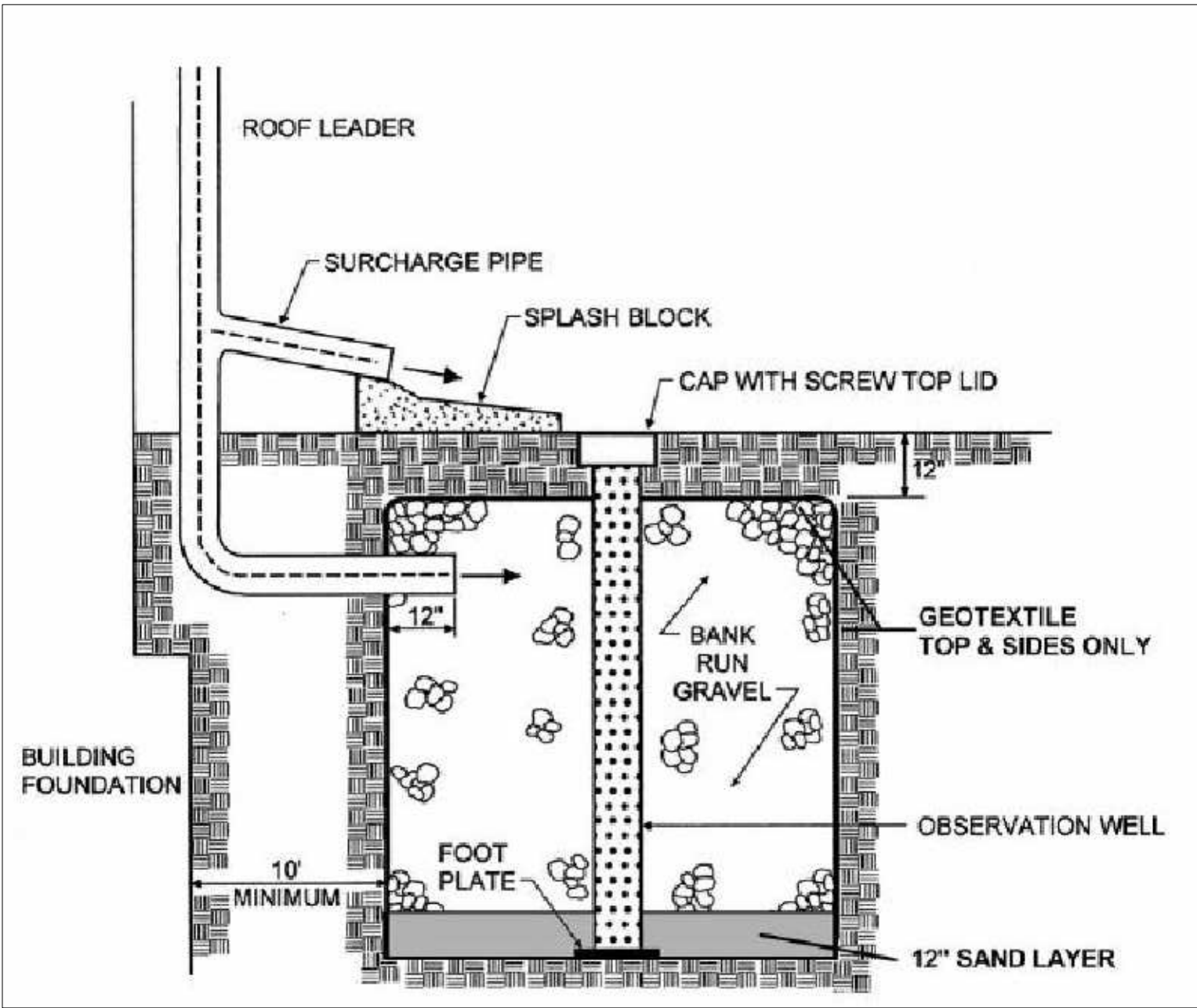
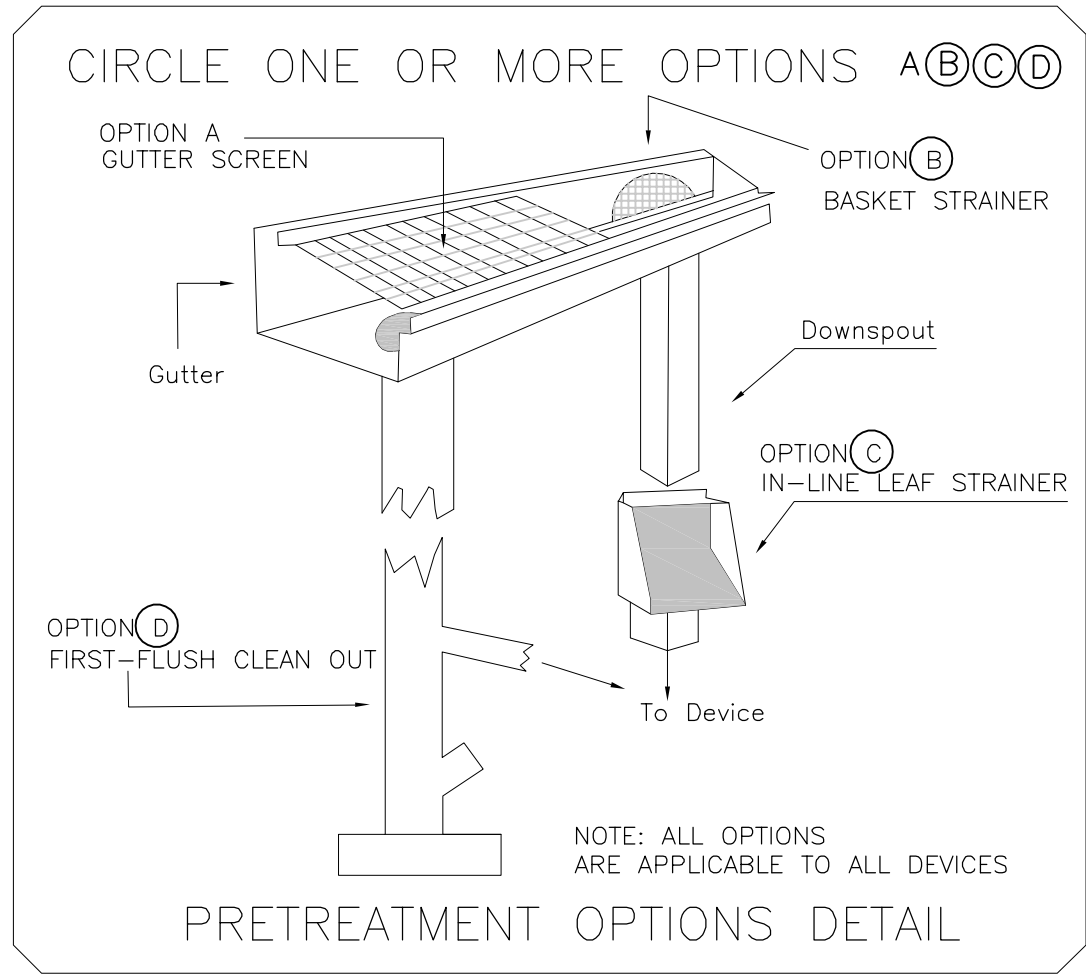


BMP W.Q. DEVICE



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

CIRCLED ITEMS ARE REQUIRED



STONE STORAGE DETAIL
SIDE VIEW

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

Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

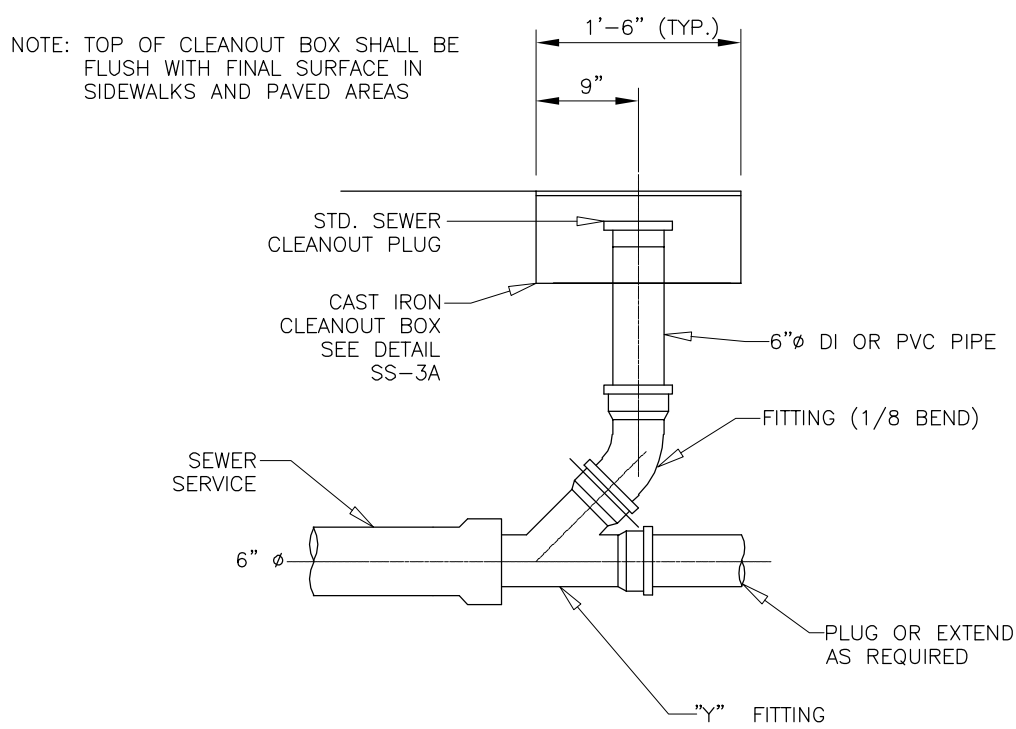
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



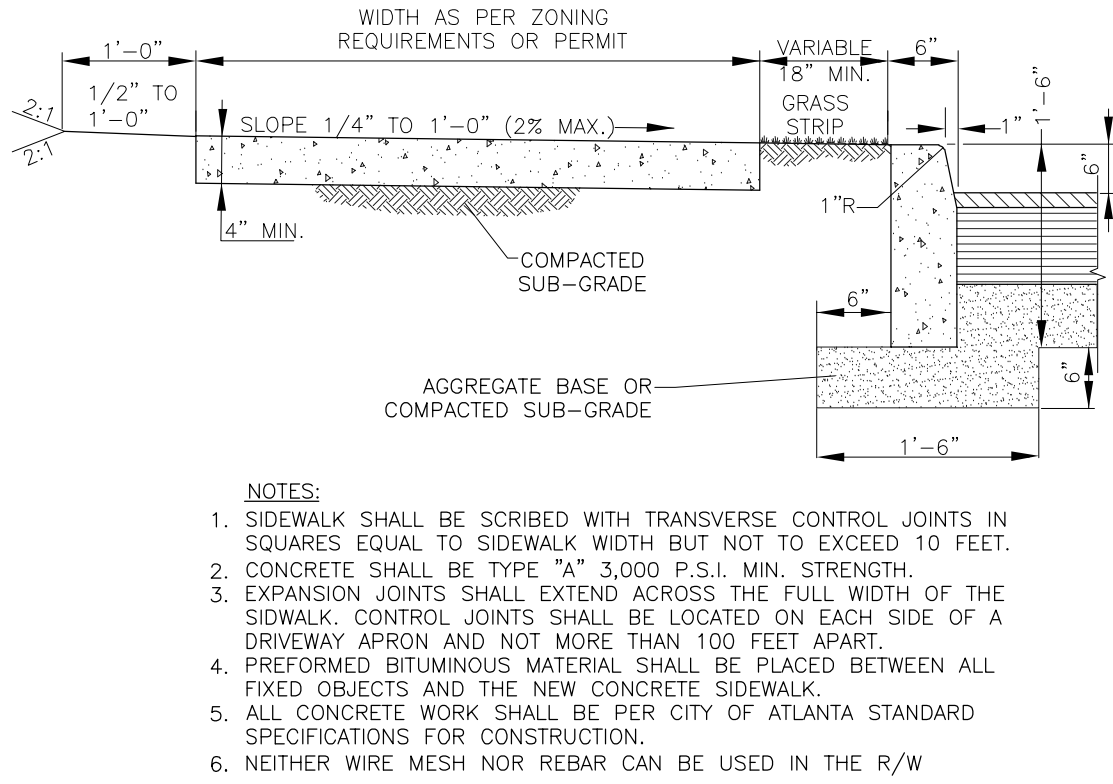
STANDARD SANITARY CLEANOUT DETAIL
(NOT TO SCALE)

BMP NOTES:

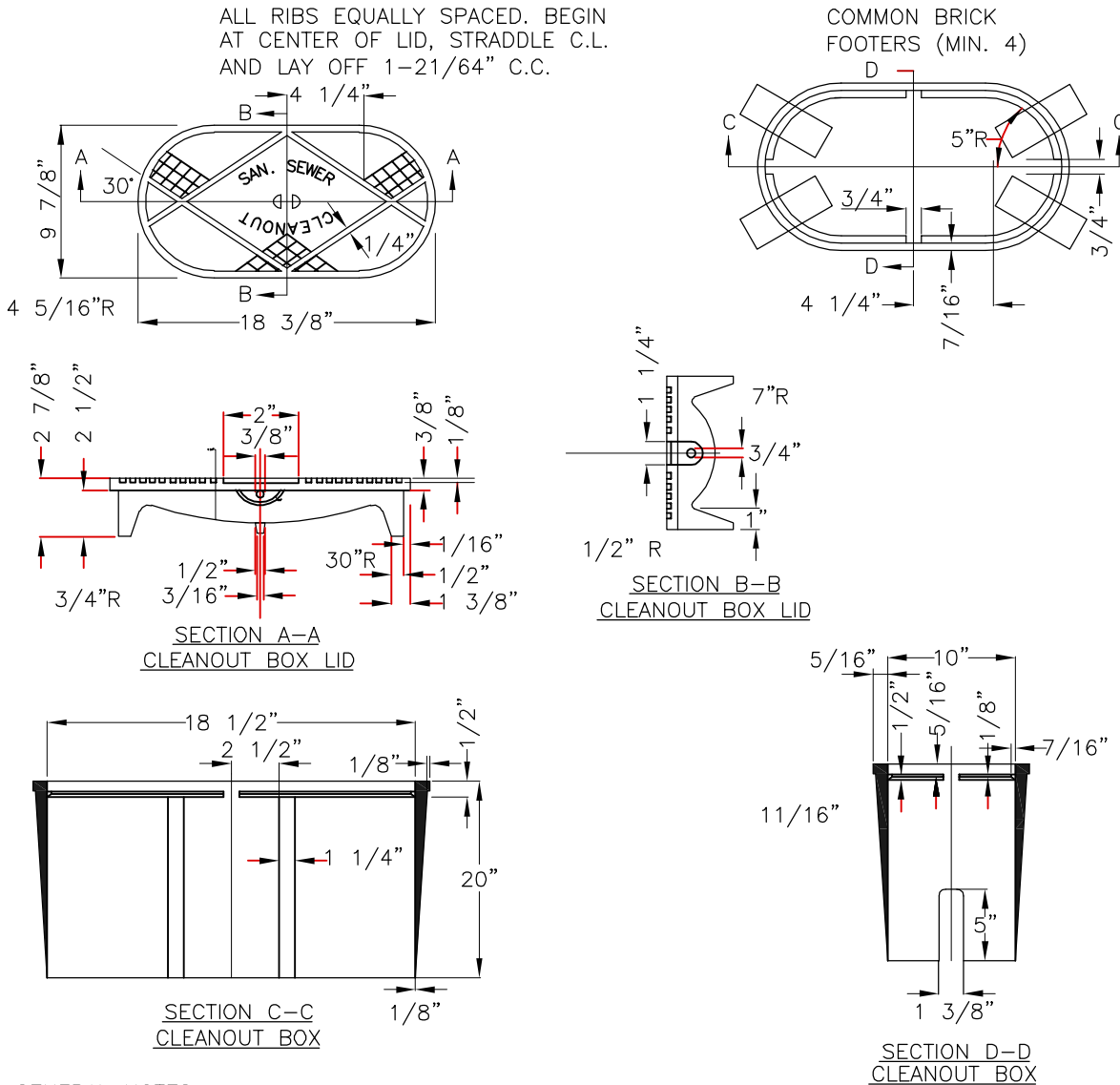
1. GRAVEL SIZE 1"-3" STONE.
2. 4" PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 3" INTO STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS 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.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	
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

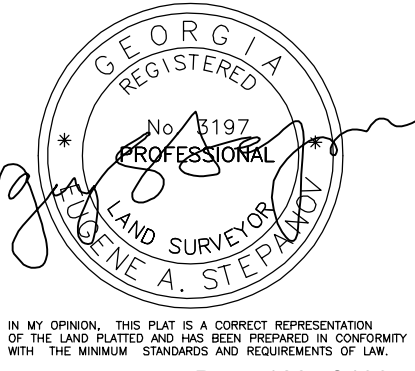
CONCRETE SIDEWALK AND CONCRETE HEADER CURB
(NOT TO SCALE)

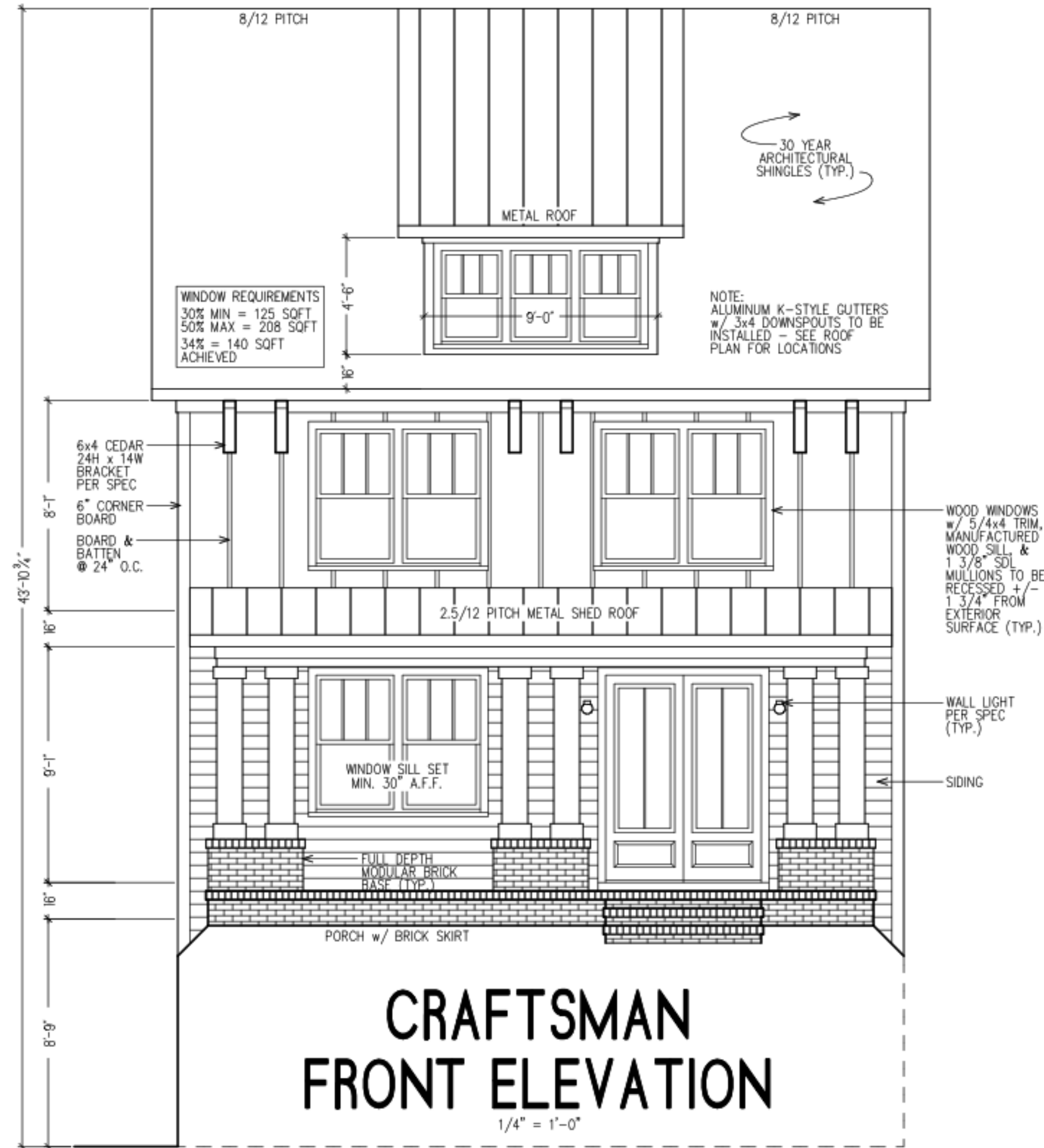


SANITARY CLEANOUT BOX
(NOT TO SCALE)



PART OF LOT 34 AND LOTS 35, 36 (AKA LOT 1)	BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL	
FORREST HILL PARK SUBDIVISION	UNIT	PROPERTY ADDRESS: 518 OAK DRIVE HAPEVILLE, GA 30354	
LAND LOT 94	14TH DISTRICT		
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INDEX

- A1 - Cover Sheet
A2 - Basement Floor Plan
A3 - First Floor Plan
A4 - Second Floor Plan
A5 - Elevations and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: Oak Dr 518

PROJECT OWNER: MacBuilt Homes

PROJECT ADDRESS: 518 Oak Drive, 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

518 Oak Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

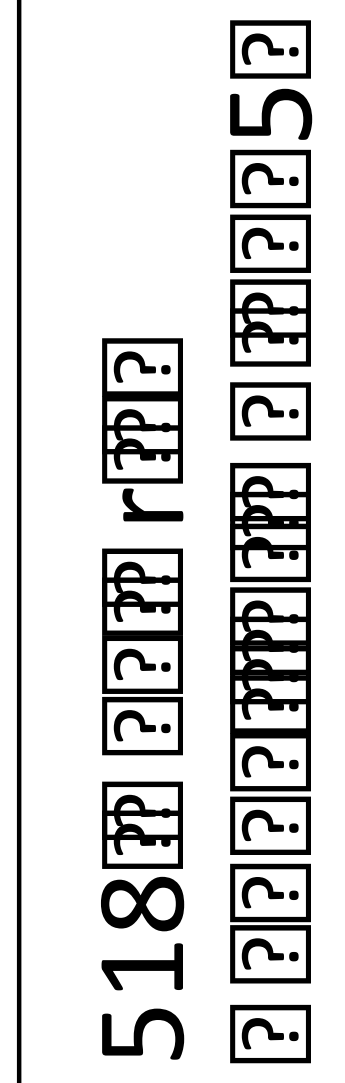
COVER SHEET

MACBUILT HOMES

SHEET:

A-1

OF:

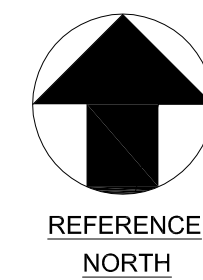
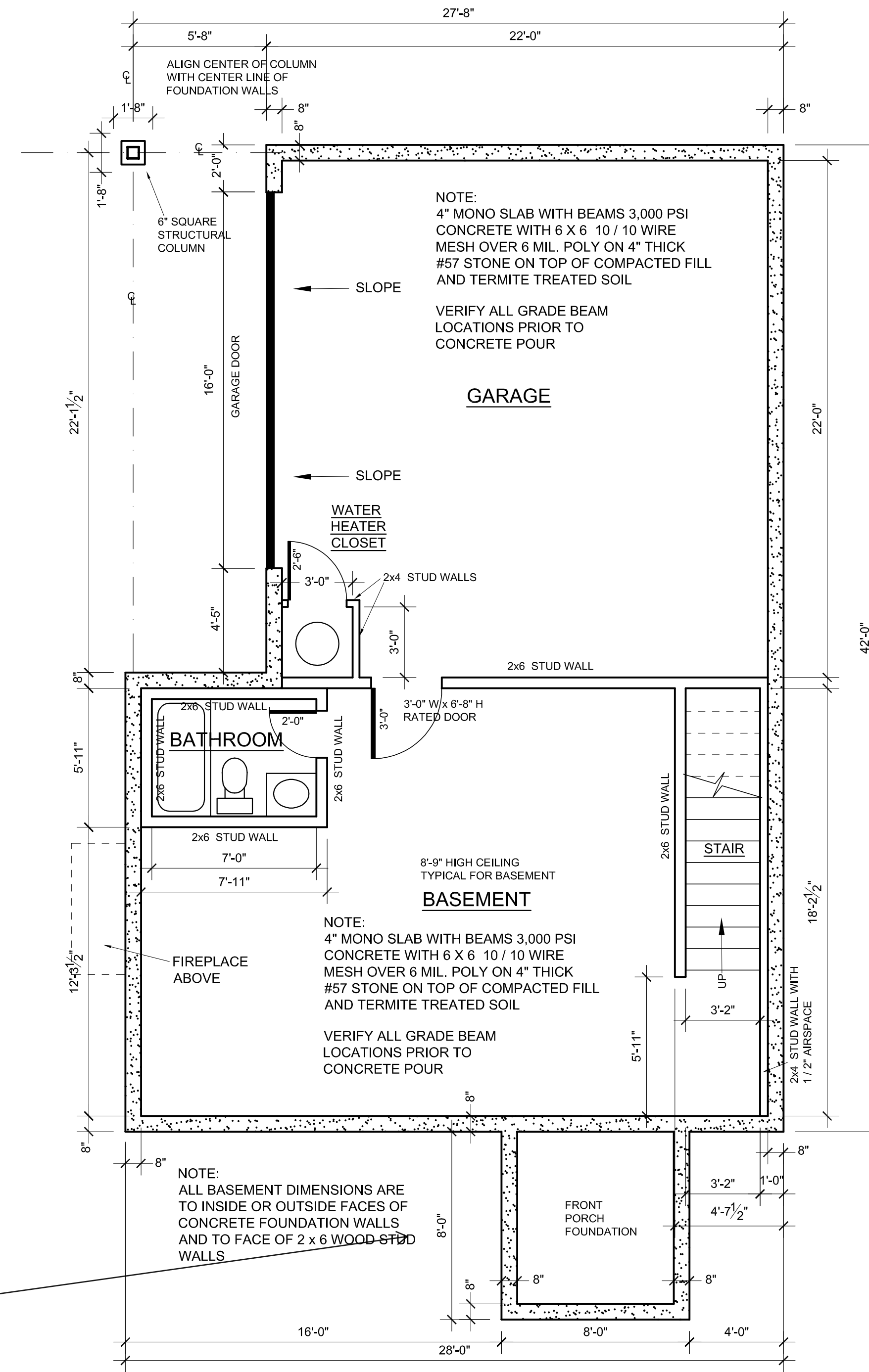


MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

A-2

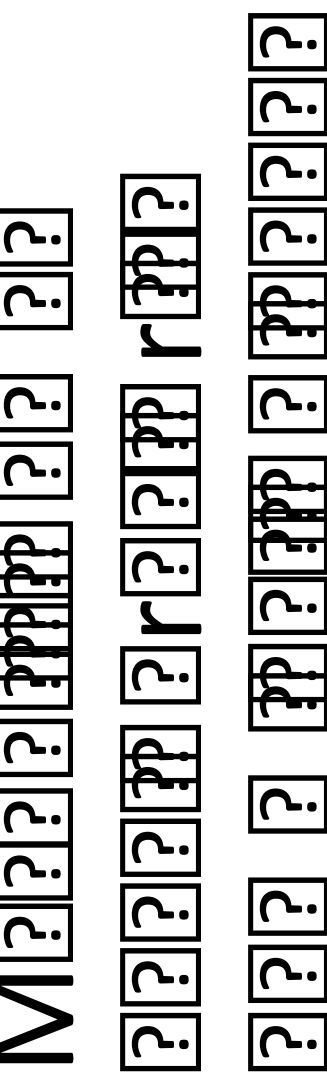
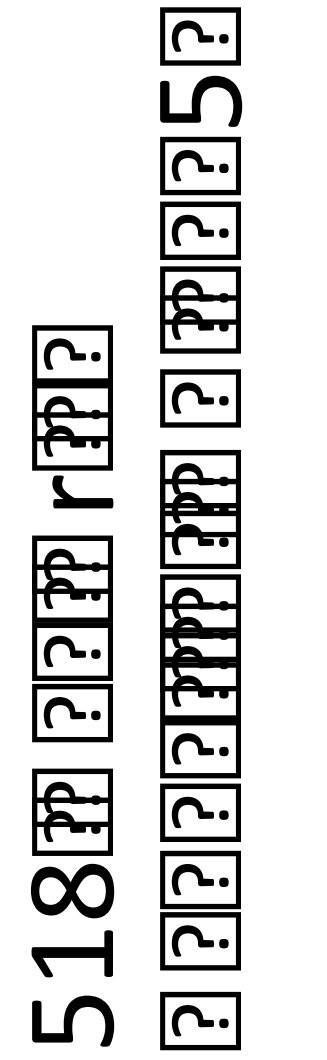


Basement porch
foundation to
match partial first
floor above



BASEMENT FLOOR PLAN

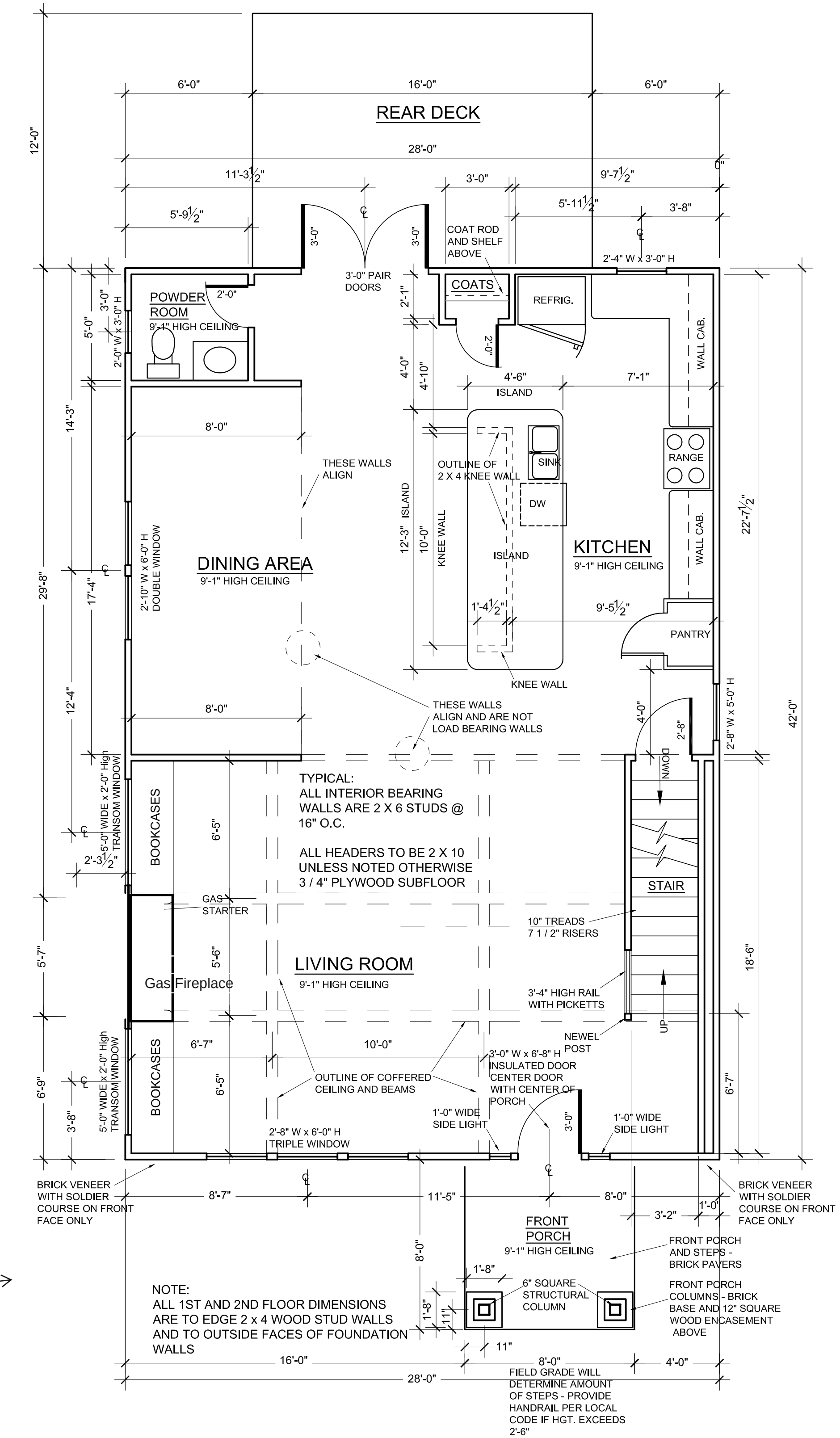
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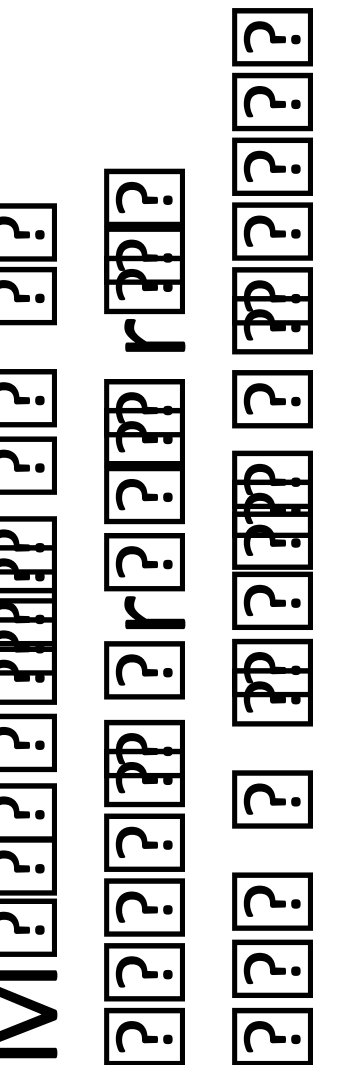
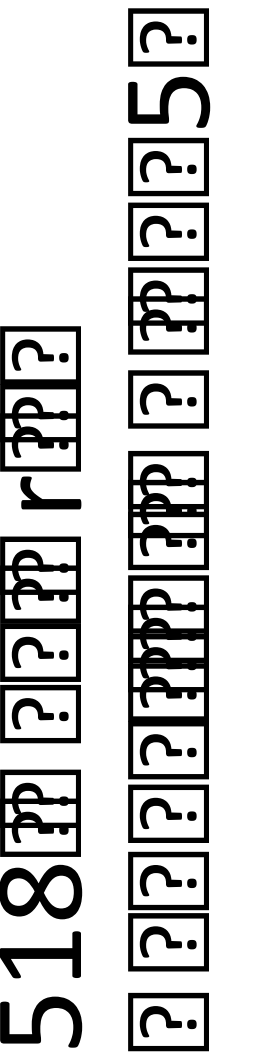
A-3



See partial first floor on left



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



A-5

