DESIGN REVIEW COMMITTEE MEETING

700 Doug Davis Drive
Hapeville, GA 30354

November 17, 2021 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of October 20, 2021
Documents:

1. DRC Minutes October 20, 2021

4. New Business

4.I. 3382 Colville Avenue Metal Roof
Background:

Donald Aaron Williams has submitted an application seeking approval to replace a shingle roof with a metal roof on the single-family dwelling located at 3382 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3382 Colville Avenue_Redacted
2. Planners Report 3382 Colville Avenue

4.II. 329 Moreland Way Driveway
Background:

Richard Neal is seeking approval of a design exception for parking in the supplemental area at 329 Moreland Way. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 329 Moreland Way_Redacted
2. Planners Report 329 Moreland Way

4.III. 510 Oak Drive Design Modification
Background:

James MacDowell is seeking approval for a design modification for a change in roof style from gable to hip roof for a new construction single-family dwelling at 510 Oak Drive. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. 510 Oak Drive - Elevation Changes
2. Planners Report 510 Oak Drive

4.IV. 236 Mt Zion Road Design Modification
Background:

Justin Honore is seeking approval for a design modification for a change in windows from the approved plans (November 18, 2020) for a new construction single-family dwelling at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. 236 Mt Zion Road - Elevation Changes
2. Planners Report 236 Mt Zion Road

4.V. 3418 Dogwood Drive Awning
Background:

Ray Waters has submitted an application seeking approval to install a 6' aluminum and copper awning above a glass entry at 3418 Dogwood Drive. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Application - 3418 Dogwood Drive_Redacted
2. Planners Report 3418 Dogwood Drive

4.VI. 832 Virginia Avenue Suite D Facade Modification
Background:

Richard Williams has submitted an application seeking approval to install a new entry door and window along the storefront entrance with a frosted privacy film to the existing kitchen storefront. The property is zoned V, Village and is subject to the Commercial / Mixed Use section of the Architectural Design Standards.

Documents:

1. Application - 832 Virginia Avenue Suite D_Redacted
2. Planners Report 832 Virginia Suite D

4.VII. 3120 Hope Street Pergola
Background:

Stefany Velasco has submitted an application seeking approval to construct a 20' x 20' pergola with a hip roof to a height of 13 8 3/8" to be located in the rear yard of the existing single-family dwelling at 3120 Hope Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3120 Hope Street_Redacted
2. Planners Report 3120 Hope Street

4.VIII. 3400 North Whitney Avenue Addition and Remodel
Background:

Artistry Properties LLC has submitted an application seeking approval to construct a 594-square foot addition and remodel the front entrance on an existing single-story single-family dwelling at 3400 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3400 North Whitney Avenue_Redacted
2. Planners Report 3400 North Whitney Avenue

4.IX. 3033 Oakdale Road Addition
Background:

Linda Thrasher has submitted an application seeking approval to construct a 673-square foot second story addition on an existing single-story single-family dwelling at 3033 Oakdale Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3033 Oakdale Road_Redacted
2. Planners Report 3033 Oakdale Road

4.X. 3143 Old Jonesboro Road New SF Dwelling
Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct a 1,204-square foot, two bedrooms, two baths, single-family dwelling at 3143 Old Jonesboro Road. However, there are discrepancies in the square footage between plans. The project also includes a detached garage with an accessory dwelling unit located above. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3143 Old Jonesboro Road_Redacted
2. Planners Report 3143 Old Jonesboro Road

4.XI. 300 Porsche Avenue Parking Deck and Classic Car Restoration Facility
Background:

Porsche Cars North America, Inc. has submitted an application seeking approval to construct an asphalt track extension to the existing facilities at the Porsche Experience, construction of a parking deck (S-2, storage occupancy), and development of a classic car restoration facility. The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint) and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Documents:

1. 300 Porsche Avenue
2. Planners Report 300 Porsche Avenue
3. Porsche Survey
4. Porsche Site Plan
5. Porsche Landscape Plan
6. Porsche Site Photos
7. Porsche Exterior Perspective Views
8. Porsche Parking Deck
9. Porsche Classic Car Restoration Facility

4.XII. 781-819 North Central Avenue New Townhome Development
Background:

North & Central Venture Partners LLC has submitted an application seeking approval to construct 68 attached single-family townhomes to be located on a newly consolidated parcel at 781-819 North Central Avenue. The townhomes range from 1,240 to 1,900 square feet and have a mixture of two to four bedrooms. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned V, Village Zoning District and is subject to the Commercial/Mixed Use, Subarea C section of the Architectural Design Standards.

Documents:

1. 781-819 North Central Avenue

2. Planners Report 781-819 North Central Avenue
3. 781-819 North Central Avenue - Civil LA Survey
4. 781-819 North Central Avenue - Buildings
5. 781-819 North Central Avenue - Units

4.XIII. 3560 Atlanta Avenue (Pod A) New Townhome Development
Background:

DR Horton LLC has submitted an application seeking approval to construct two attached single-family townhomes to be located at 3560 Atlanta Avenue. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards.

Documents:

1. 3560 Atlanta Avenue POD A
2. Planners Report 3560 Atlanta Avenue Pod A
3. Surveys-POD A
4. Site Plan-POD A
5. Landscape Plan-POD A
6. Elevations-POD A

4.XIV. Asbury Park Pods B-F (College, S Fulton, Chestnut, Georgia, Union) New Townhome Development
Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family townhomes to be located in Pods B-F in the Asbury Park neighborhood. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards.

Documents:

1. Planners Report Asbury Park Townhomes Pods B-F
2. Pod B Documents
3. Pod C Documents
4. Pod D Documents
5. Pod E Documents
6. Pod F Documents

5. 2022 Design Review Committee Meeting Schedule

5.I. Consideration to Approve the 2022 Design Review Committee Meeting Schedule
Documents:

1. Draft 2022 DRC Meeting Schedule

6. Next Meeting Date - Wednesday, December 15, 2021

7. Adjourn

DRAFT

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

MINUTES

1. **Call to Order**
   Chairman Jonathan Love called the meeting to order at 6:05PM.

2. **Roll Call**
   Jonathan Love
   Brian Gregory
   John Stalvey
   Gregory Morgan
   Jacquie Smyth

3. **Approval of Minutes**
   3.l Minutes of October 6, 2021

   MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of October 6, 2021, as submitted. Motion Carried: 5-0

New Business

4.l 257 Birch Street **Detached Garage**

Background:

David Cook has submitted an application seeking approval for the addition of a new 400-square foot detached garage for an existing single-family dwelling at 257 Birch Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application as submitted. Motion Carried: 5-0

4.ll 261 Birch Street **Detached Garage**

Background:

David Cook has submitted an application seeking approval for the addition of a new 400-square foot detached garage and a 144-square foot gazebo for an existing single-family dwelling at 261 Birch Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

4.lll 859 Custer Street **Detached Garage**

Background:

David Cook has submitted an application seeking approval for the addition of a new 676-square foot detached garage for an existing single-family dwelling at 859 Custer Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the application as submitted. Motion Carried: 5-0

4.IV 551 Woodrow Avenue **Addition**

Background:

Garrett Coley on behalf of Daven Cook has submitted an application seeking approval for the construction of a 948-square foot addition and 400-square foot deck off the rear of the single-family dwelling at 551 Woodrow Avenue. 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: Brian Gregory made a motion, John Stalvey seconded to approve the application with the following conditions:

1) **Address all outstanding items identified in the Planner's Report**
2) **Provide building numbers to front elevation**
3) **Update front door trim to match window trim**

The Committee also granted the following design exceptions:

1) **Front porch is less than 80% of the front facade**
2) **Windowsill height is less than 2.5-feet above finished floor elevation**

A variance is needed to allow for not meeting the set-back requirement from the Board of Appeals. The Committee supports granting the variance.

Motion Carried: 5-0

4.V 44 Central Park Drive **Addition**

Background:

Shannon Short on behalf of Yim Hyun Sun has submitted an application seeking approval to construct a 1,222-square foot addition and 400-square foot deck off the rear of the single-family dwelling at 44 Central Park Drive. The property is zoned R-AD, Residential Architectural Design and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application granting the following design exceptions:

1) **Allow for vinyl siding on chimney**
2) **Allow for windows to not meet recess standards**
3) **Allow for no windowsills**
4) **Allow for GBG**
5) **Allow for vinyl siding**

Motion Carried: 5-0

4.Vl 3264 Springhaven Avenue **New SF Development**

Background:

Stillwood Development LLC has submitted an application seeking approval for the construction of 12 single-family homes and a pool house to be located in the Stillwood Farm subdivision, between Stillwood Drive, North Avenue, and Springhaven Avenue. The single-family homes range from 1,620-square feet to 2,025-square feet based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the plan for the Cabana with the following conditions:

1) **On the Right/Left elevations, use sloped soffits instead of the birdbox or pork chop on the porch over mailboxes, shed roof, and dormer (on front elevation but not drawn on side elevation)**

Motion Carried: 5-0

Guidelines for 3264 Springhaven Avenue house plans. The Design Review Committee and applicants agree to present a neighborhood that appears to have developed over time and not appear as new construction all at once. Variety in design and look is desired by all.

- **Variety of exposed foundation painted or parged, masonry to water table, masonry to first floor or entire masonry elevation**
- **Masonry on façades enfronting a right of way (city or neighborhood)**
- **Wrap masonry two feet around corners for facades that do not enfront a right of way**
- **Use sloped soffits and not bird box/pork chop returns**
- **Window trim on front elevation should be on exposed elevations**

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to table the application until the Design Review Committee meeting that will be held on Wednesday, December 17, 2021, meeting.

Motion Carried: 5-0

4. **Next Meeting Date – Wednesday, November 17, 2021, at 6:00PM**

5. **Adjourn**

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to adjourn the meeting at 8:21PM. Motion Carried:

Respectfully submitted by,

_____

Brian Gregory, Secretary

_____

Jonathan Love, Chairman

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: OCT 12 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: DONALD AARON WILLIAMS **Contact Number:** [redacted]

Applicants Address: 3382 COLVILLE AVENUE, HAPEVILLE 30354

E-Mail Address: [redacted] **g Classification:** RSF

Address of Proposed Work: 3382 COLVILLE AVENUE, HAPEVILLE, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080139

Property Owner: DONALD AARON WILLIAMS **Contact Number:** [redacted]

Project Description (including occupancy type): REPLACE SHINGLE ROOF WITH METAL ROOF. - RESIDENTIAL - SINGLE FAMILY HOME. THE METAL ROOF WILL BE BLACK.

Contractors Name: TCP CONSTRUCTION **Contact Number:** 478-550-6891

Contact Person: ANTHONY FLYNN **Contact Number:** [redacted]

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

Applicants Signature

10-12-21
Date

3

Project Class (check one):

✓ Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single-Family Residential Construction

✓ Other

Total Square Footage of proposed New Construction: N/A

Total Square Footage of existing building: 1580

Estimated Cost of ~~Construction~~ ROOF: $7400.00

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

THE METAL ROOF WILL HAVE 29 GAUGE BLACK METAL ROOFING. EACH METAL PANEL IS FIVE RIB METAL ROOFING. THE ROOF HAS A 40 year WARRANTY.

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

N/A

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 DONALD A WILLIAMS (DAW) 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:

DAW 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

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

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

DAW 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.

DAW 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.

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

DAW 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.

Donald A Williams		10-12-21
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.

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3382 Colville Avenue – Metal Roof

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

BACKGROUND

The City of Hapeville has received a design review application from Donald Aaron Williams to replace a shingle roof with a metal roof on the single family dwelling located at 3382 Colville Avenue.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

4. Metal roofs are:
   a. Permitted on one-family and two-family detached dwellings if approved by the design review committee;

FINDINGS

The replacement of a shingle roof with a metal roof is allowed and can be approved by the Design Review Committee.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/28/2021

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: Richard Neal **Contact Number:** [redacted]

Applicants Address: 3311 Northside Drive Hapeville GA 30354

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

Address of Proposed Work: 329 Moreland Way Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400101053

Property Owner: Richard Neal **Contact Number:** [redacted]

Project Description (including occupancy type): Single family home
Remove old crumbling driveway and replace it with new concrete pad. Add additional 286SF pad for 2nd vehicle parking. No additional cut in curb required.

Contractors Name: Richard Neal (owner/applicant) **Contact Number:**

Contact Person: **Contact Number:**

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

Applicants Signature

10/28/21
Date

Project Class (check one):

X Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single-Family Residential Construction

X Other * Driveway

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: $5500.

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

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

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(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

X 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.

X 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.

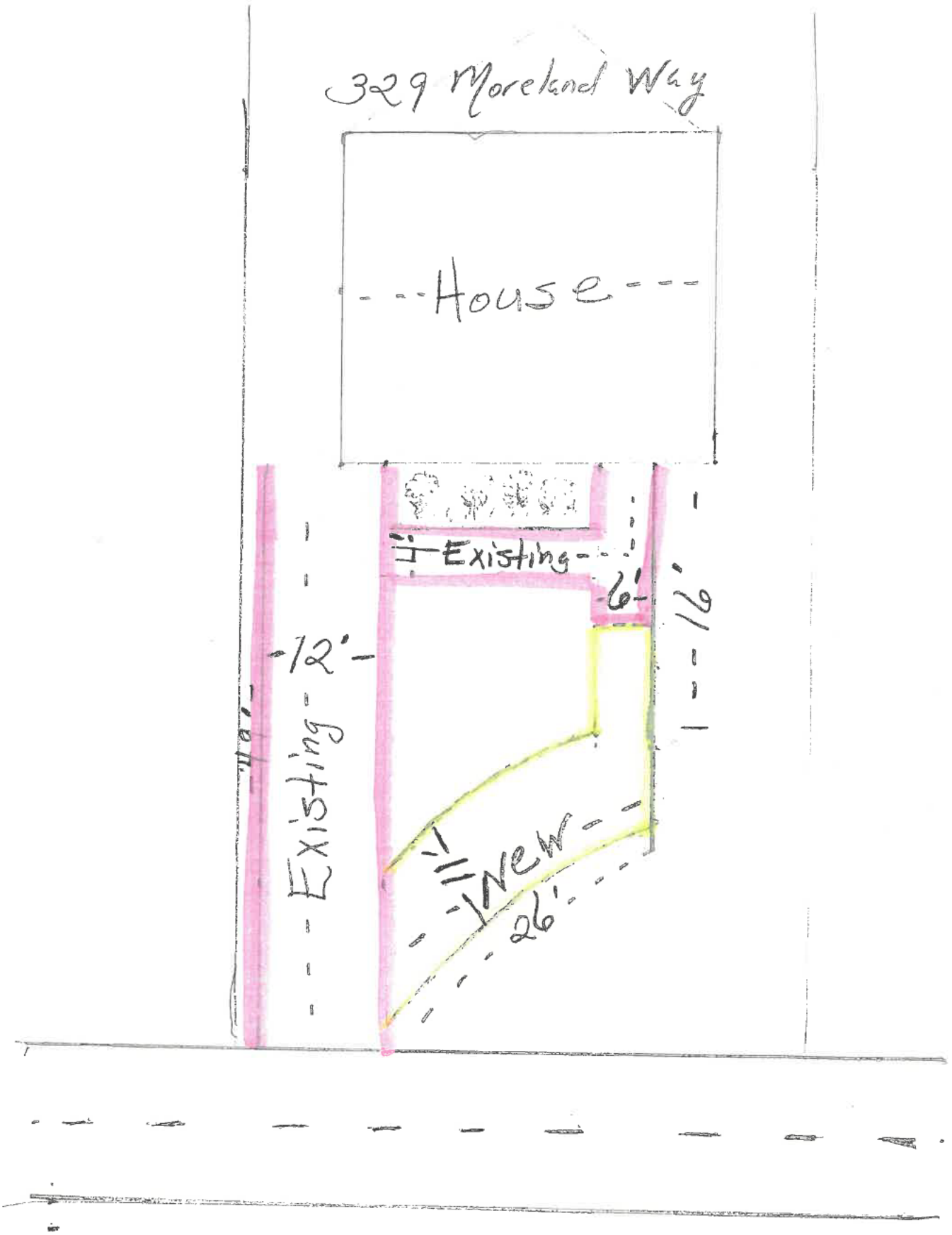
X Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

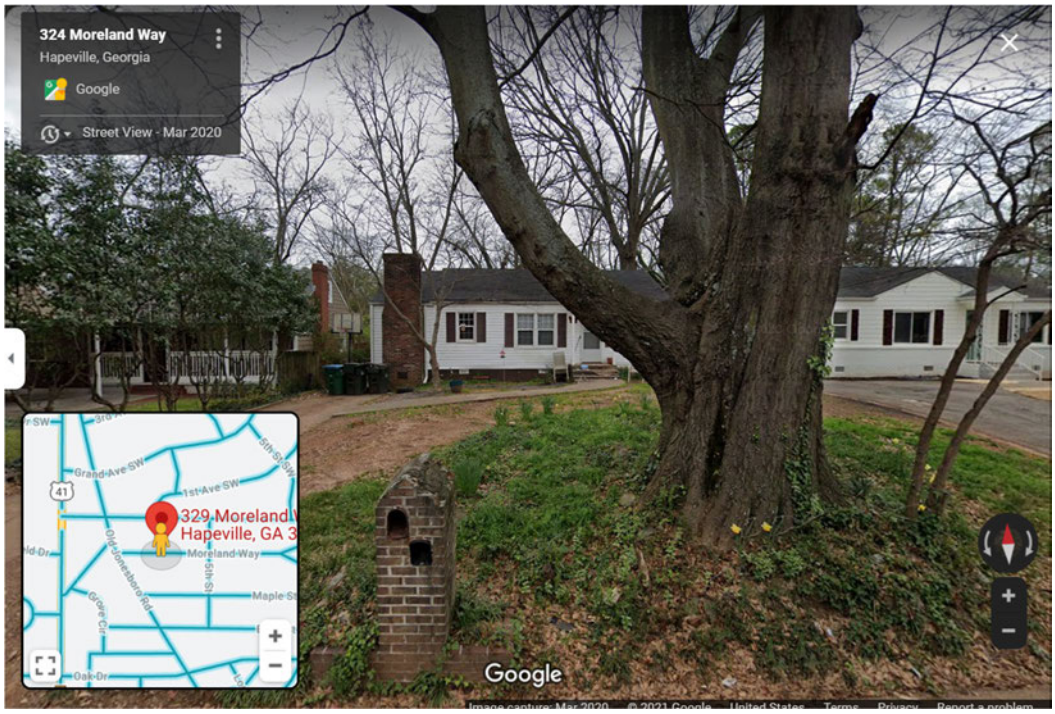
X Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Richard Neal		10/28/2021
Printed Name	Signature	Date

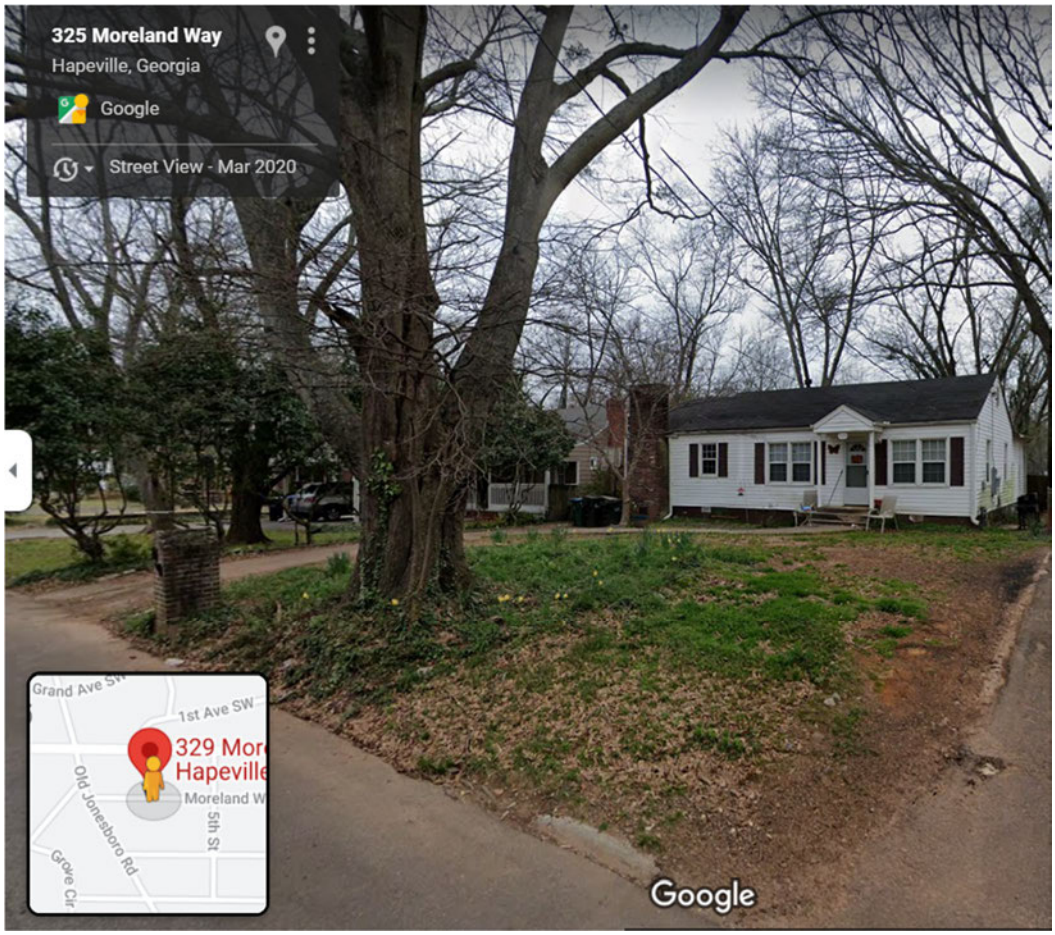
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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


329 Moreland Way
House
Existing
6'
12'
Existing
12'
New
26'


324 Moreland Way
Hapeville, Georgia
Google
Street View - Mar 2020
Google

324 Moreland Way
Hapeville, Georgia
Google
Street View - Mar 2020
Google


325 Moreland Way
Hapeville, Georgia
Google
Street View - Mar 2020
Grand Ave SW
1st Ave SW
329 Mor
Hapeville
Moreland W
Old Jonesboro Rd
5th St
Grove Cir
Google

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 329 Moreland Way, Design Exception Request for Driveway

BACKGROUND

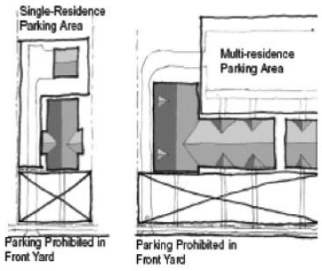
The City of Hapeville has received a design exception request from Richard Neal for for parking in the supplemental area for 329 Moreland Way. The applicant did not consult the City's Architectural Design Standards before pouring a driveway with a parking pad in front of the single family dwelling. The Design Standards do not allow for parking in the supplemental area but do allow for circular driveways. The lot is too narrow to construct a driveway to the rear of the front façade for parking.

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

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

(d) Parking and traffic standards.

1. One-family detached dwellings and two-family dwellings shall meet the following requirements:



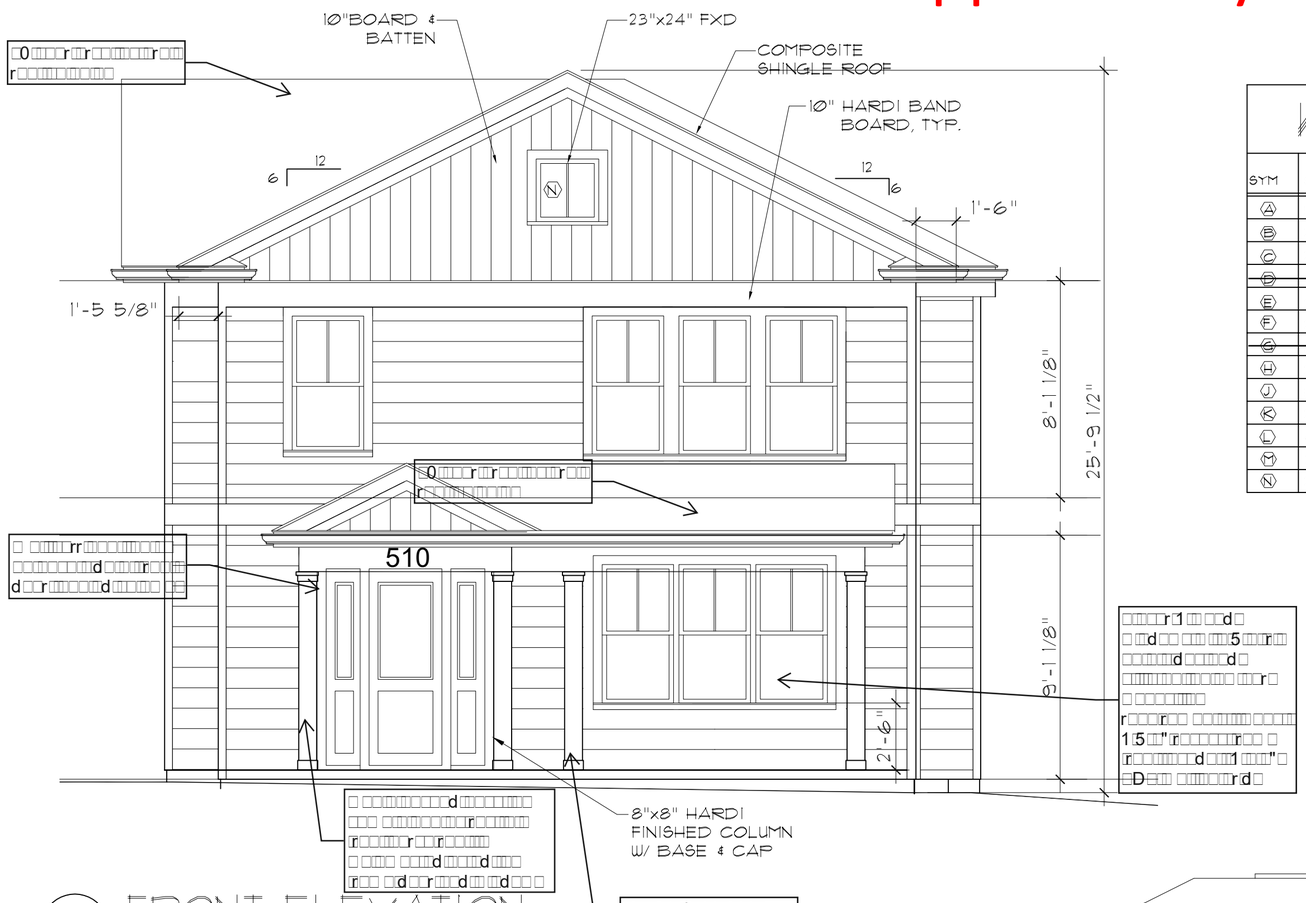
Placement of Parking Areas

Figure 13: Section 81-1-7(d)4

a. Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
b. Circular drives are permitted.
c. A grass strip in the middle of driveways is encouraged.

4. 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.

Approved by DRC April 21, 2021

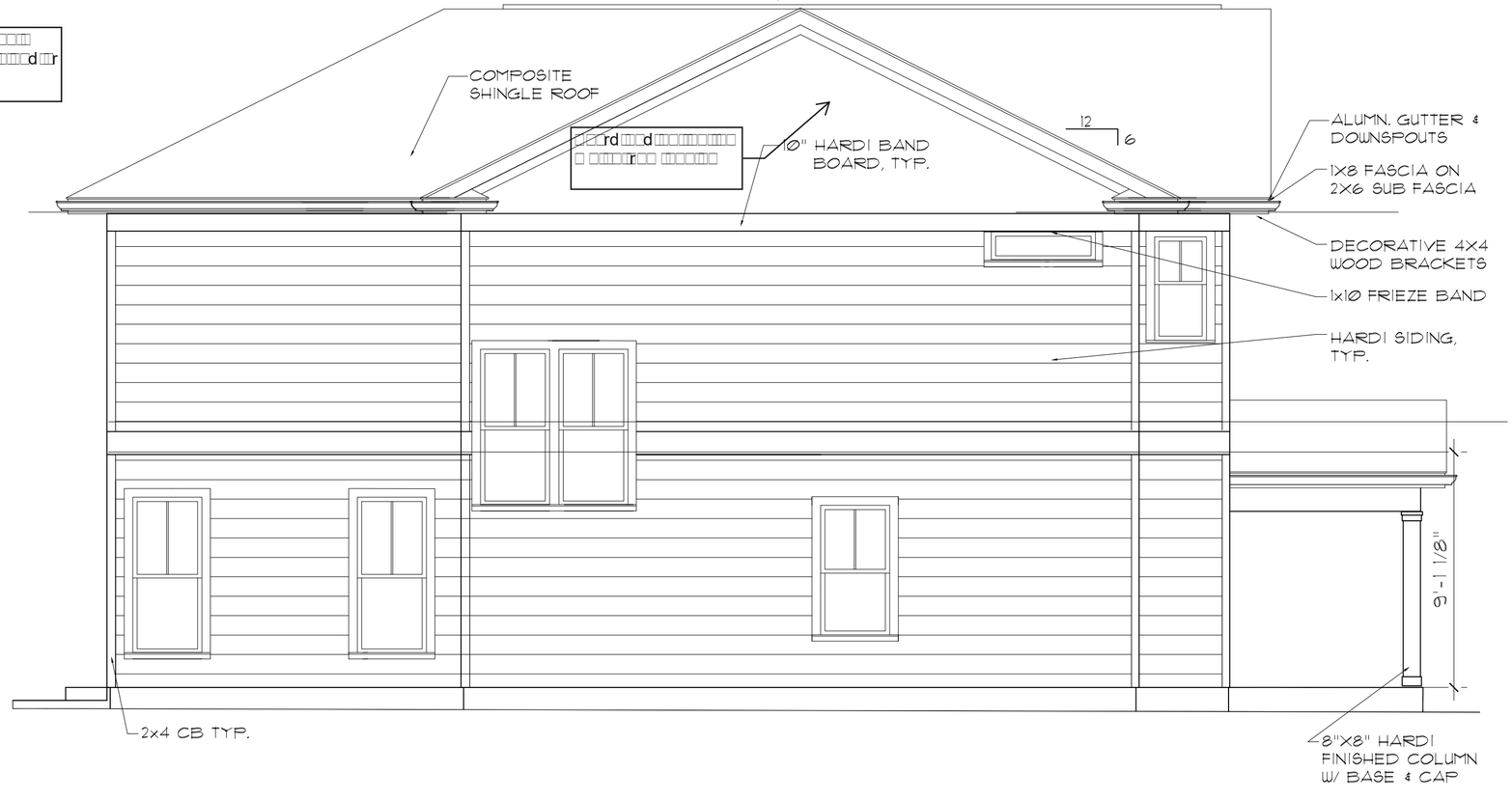


1 A-2.1 FRONT ELEVATION
SCALE: 1/4"= 1'-0"

FRONT ELEVATION FENESTRATION = 30.58%

WINDOW SCHEDULE

SYM	SIZE	TYPE	MATERIAL	REMARKS
A	5-0 x 2-0	TRANSOM	WOOD	SET SILL @ 5'-6" AFF.
B	2-8 x 5-2	TRIPPLE DOUBLE HUNG	WOOD	SET SILL @ 2'-6" AFF.
C	2-4 x 4-0	SINGLE HUNG	WOOD TEMPERED GLAZING SECTION 308.4	SET SILL @ 3'-10" AFF.
~~D~~	~~4-0 x 2-0~~	~~TRANSOM~~	~~VINYL TEMPERED GLAZING SECTION 308.4~~	~~SET SILL @ 5'-6" AFF.~~
E	2-8 x 5-2	DOUBLE HUNG	WOOD	EGRESS SECTION 310.1
F	2-8 x 5-0	TWIN SINGLE HUNG	WOOD	EGRESS SECTION 310.1
~~G~~	~~3-0 x 5-0~~	~~SINGLE HUNG~~	~~VINYL~~	~~EGRESS SECTION 310.1~~
H	2-8 x 5-0	TWIN SINGLE HUNG	WOOD TEMPERED GLAZING SECTION 308.4	SET SILL @ 2'-6" AFF.
J	5-0 x 2-6	TRANSOM	WOOD TEMPERED GLAZING SECTION 308.4	SET SILL @ 5'-6" AFF.
K	2-4 x 4-0	SINGLE HUNG	WOOD	
L	4-0 x 1-0	TRANSOM	VINYL TEMPERED GLAZING	SET SILL @ 5'-0" AFF.
M	3-0 x 3-0	TEMPERED	WOOD	
N	2-0 x 2-0	FIXED	WOOD	



2 A-2.1 LEFT SIDE ELEVATION
SCALE: 1/4"= 1'-0"

ISSUED FOR CONSTRUCTION

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE

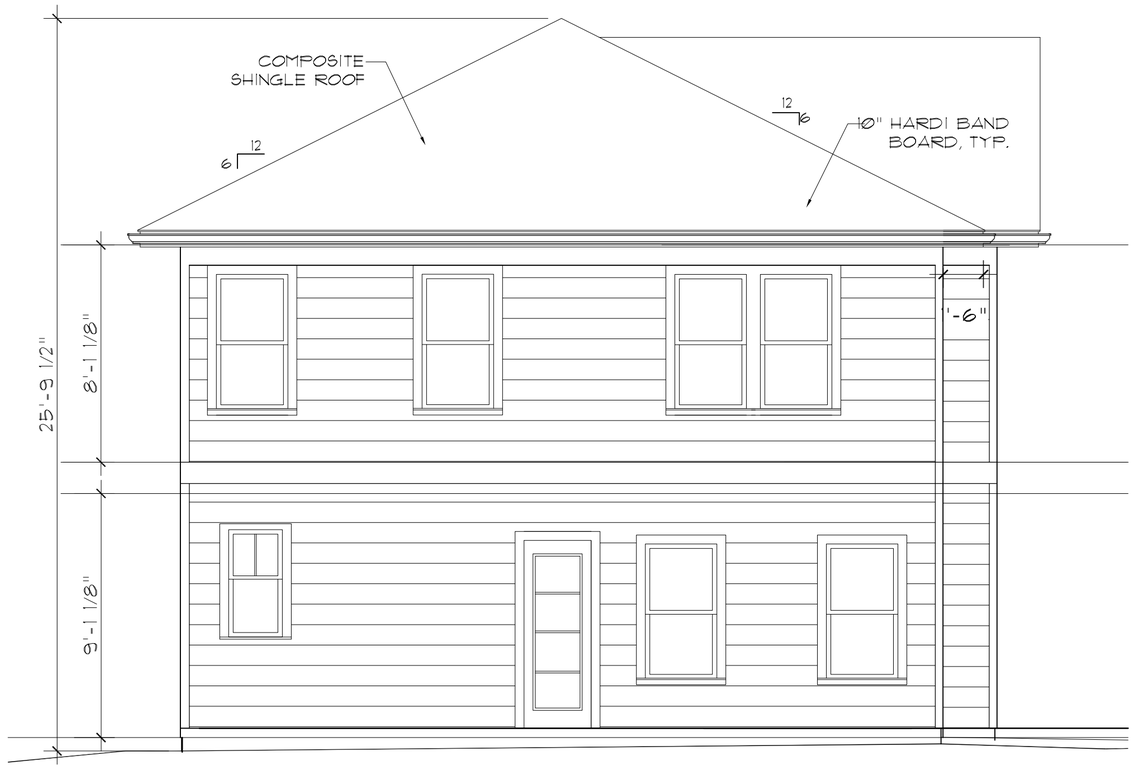
DATE: 03/22/21

JOB No. 3342158

ELEVATIONS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

A-2.1



1 A-2.2 REAR ELEVATION
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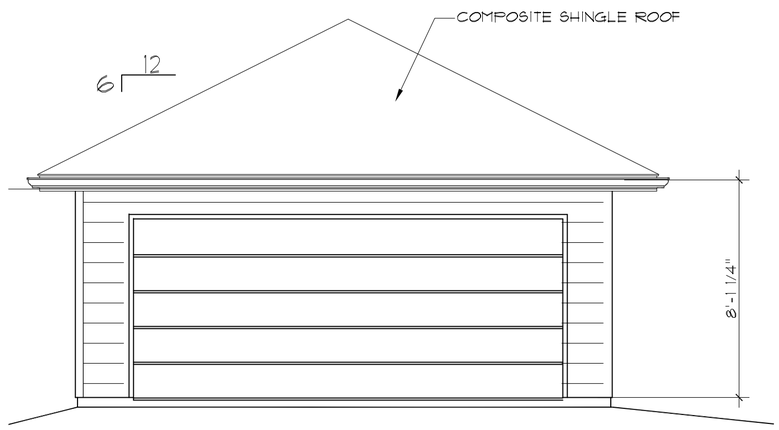
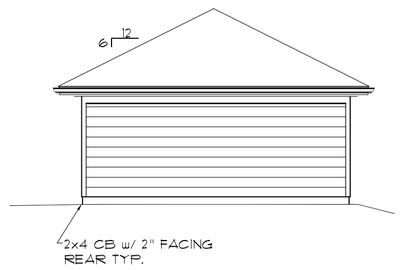
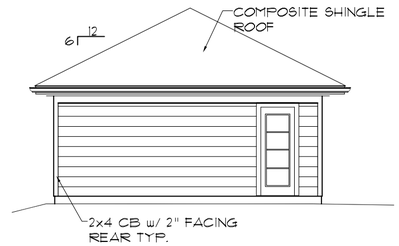


3 A-2.2 GARAGE FRONT ELEV
SCALE: 1/4"= 1'-0"

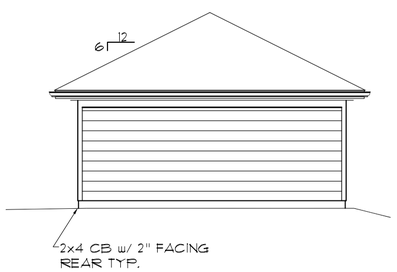


4 A-2.2 GARAGE SIDE ELEV
SCALE: 1/8"= 1'-0"

2 A-2.2 RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



5 A-2.2 GARAGE SIDE ELEV
SCALE: 1/8"= 1'-0"



6 A-2.2 GARAGE REAR ELEV
SCALE: 1/8"= 1'-0"

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE

DATE: 03/22/21

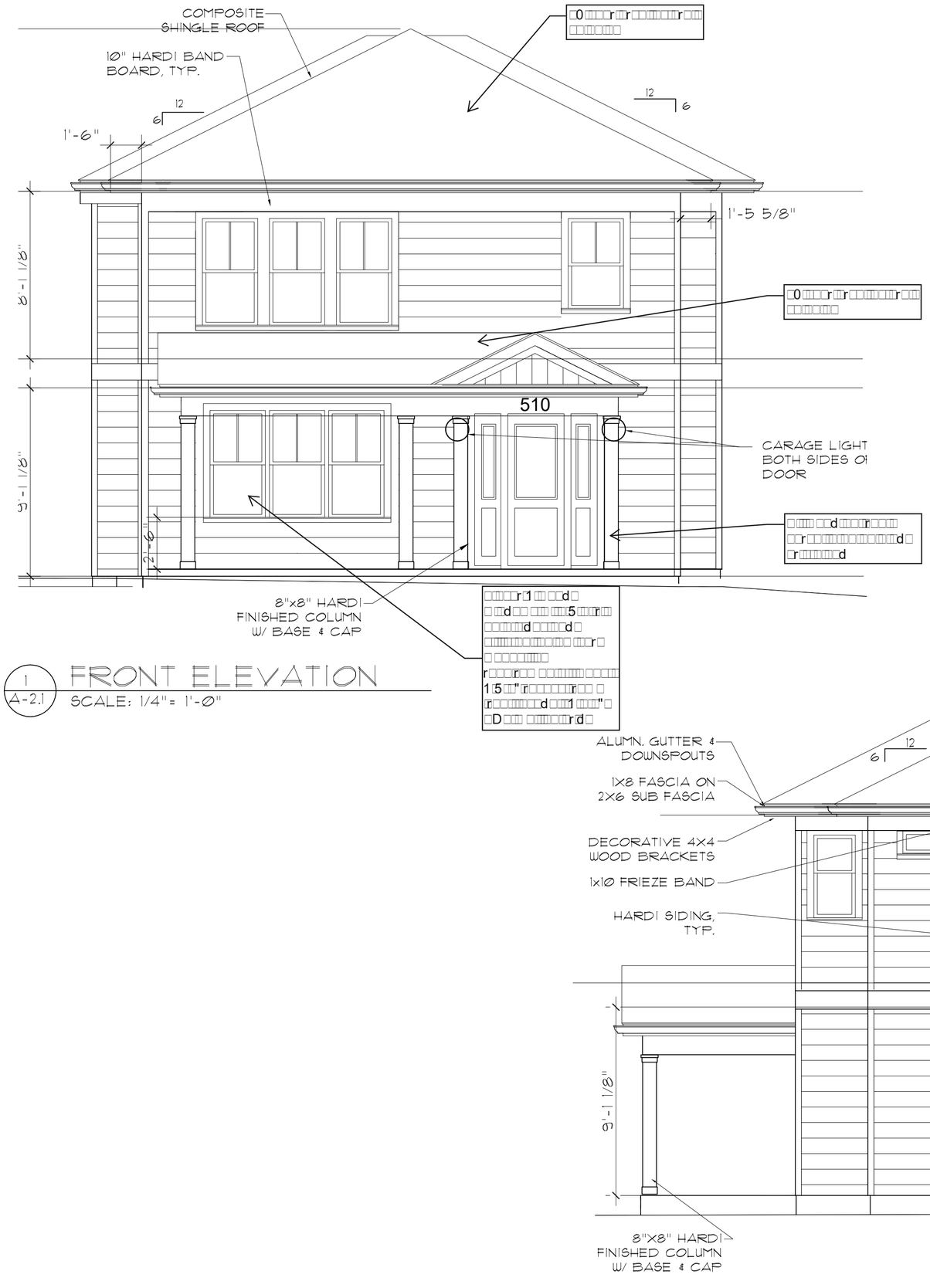
JOB No. 3342158

ELEVATIONS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

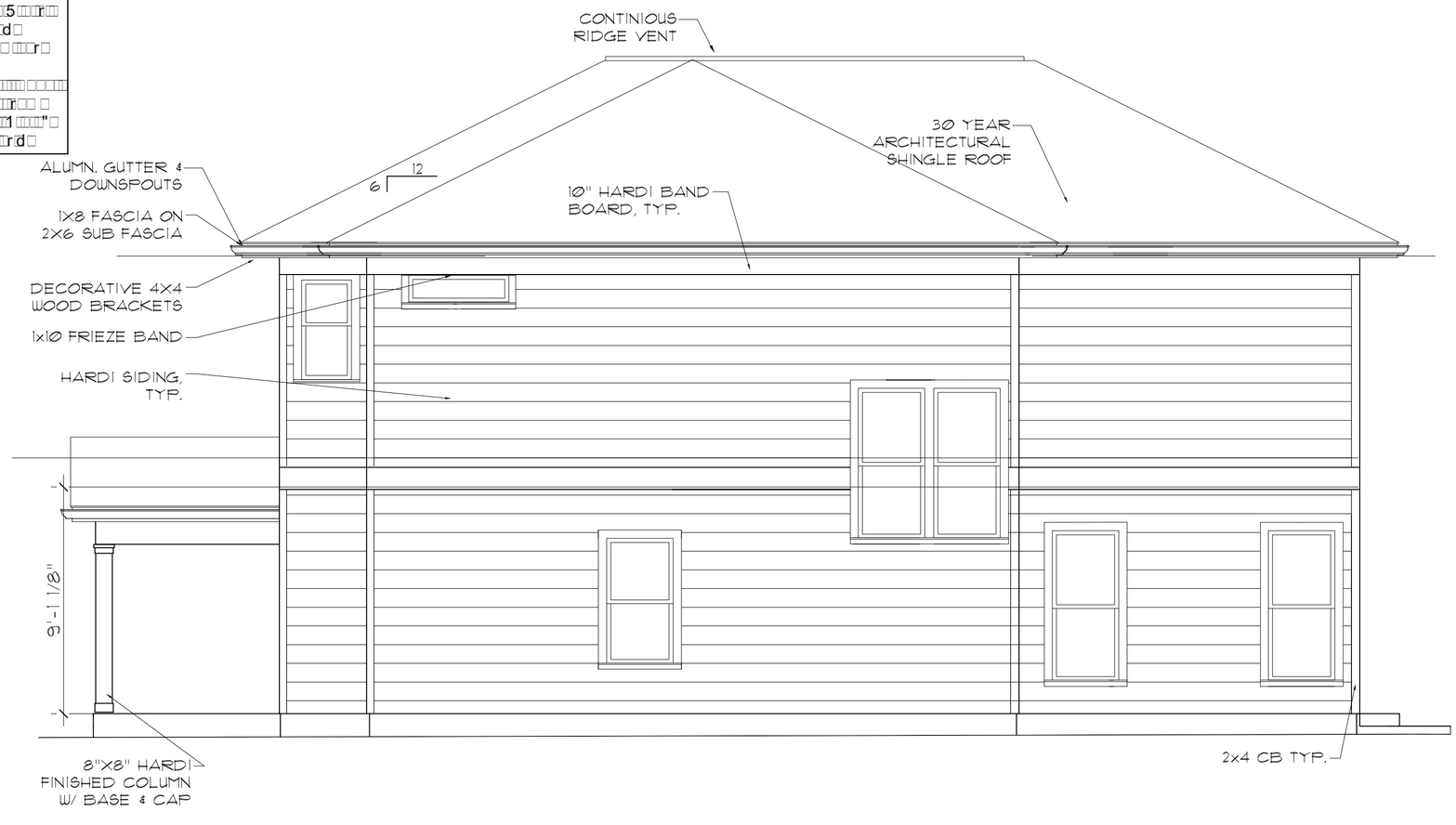
A-2.2

Proposed Elevation Changes



1 A-2.1 FRONT ELEVATION

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



2 A-2.1 LEFT SIDE ELEVATION

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

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

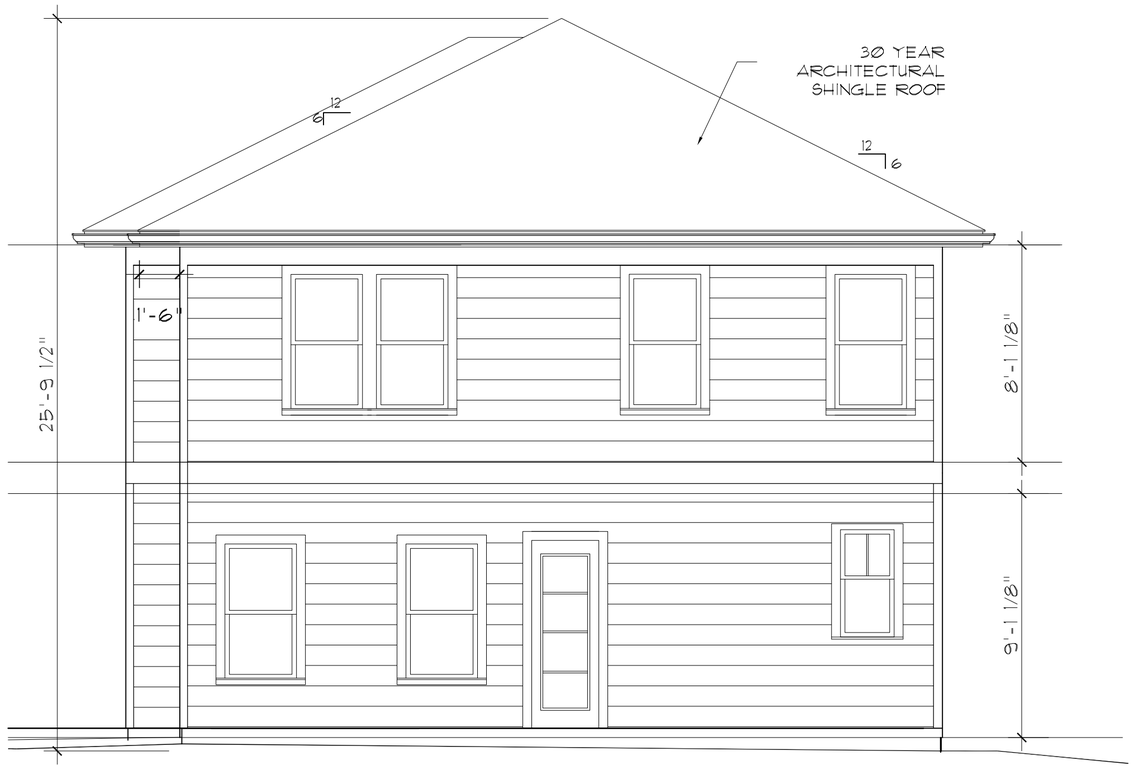
REVISION	DATE
ELEVATIONS	10/29/21
DATE:	03/22/21

JOB No. 3342158

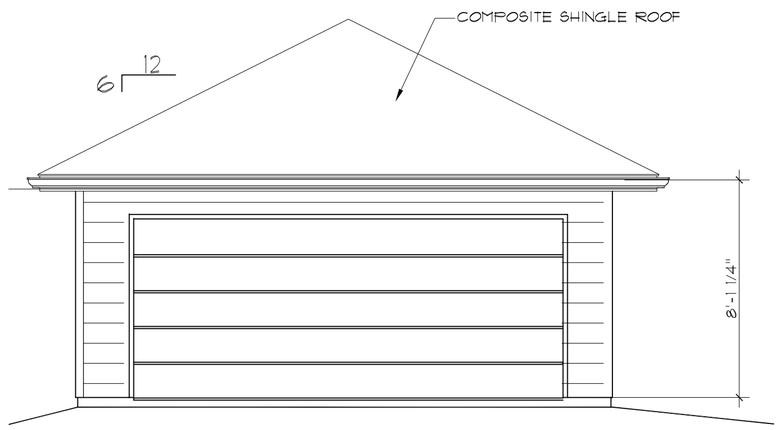
ELEVATIONS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

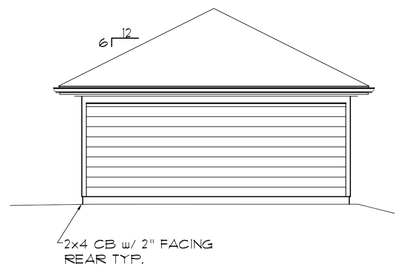
A-2.1



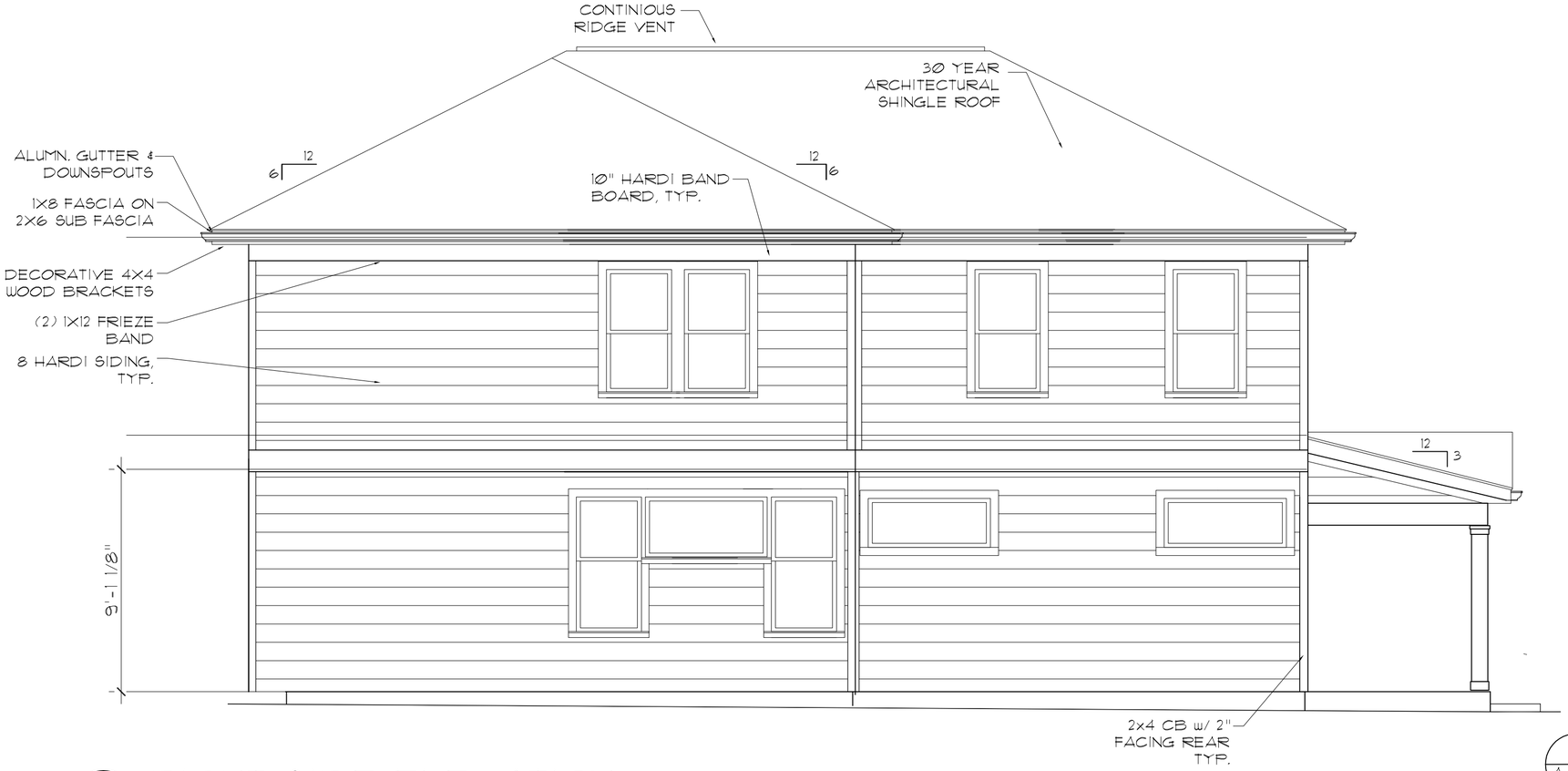
1 A-2.2 REAR ELEVATION
SCALE: 1/4"= 1'-Ø"



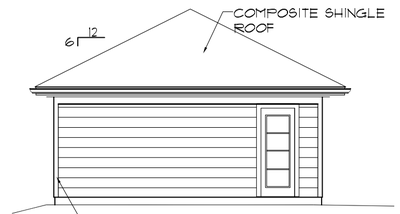
3 A-2.2 GARAGE FRONT ELEV
SCALE: 1/4"= 1'-Ø"



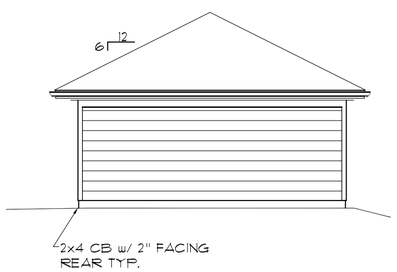
4 A-2.2 GARAGE SIDE ELEV
SCALE: 1/8"= 1'-Ø"



2 A-2.2 RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-Ø"



5 A-2.2 GARAGE SIDE ELEV
SCALE: 1/8"= 1'-Ø"



6 A-2.2 GARAGE REAR ELEV
SCALE: 1/8"= 1'-Ø"

ISSUED FOR CONSTRUCTION

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE
ELEVATIONS	10/29/21

DATE: 03/22/21

JOB No. 3342158

ELEVATIONS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

A-2.2

CORRECT

CORRECT

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

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

Key:

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

BACKGROUND

The City of Hapeville has received a design modification request from James MacDowell for a change in roof style from gable to hip roof form for a new construction single family home located at 510 Oak Drive.

The materials include cementious board and batten and lap siding, and an asphalt shingle 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

(e) Roof and Chimney Standards

✓ Roof forms shall be based on architectural style.

Residential Review By SAFEbuilt.
Dec 02 2020
DavidGoetzcke

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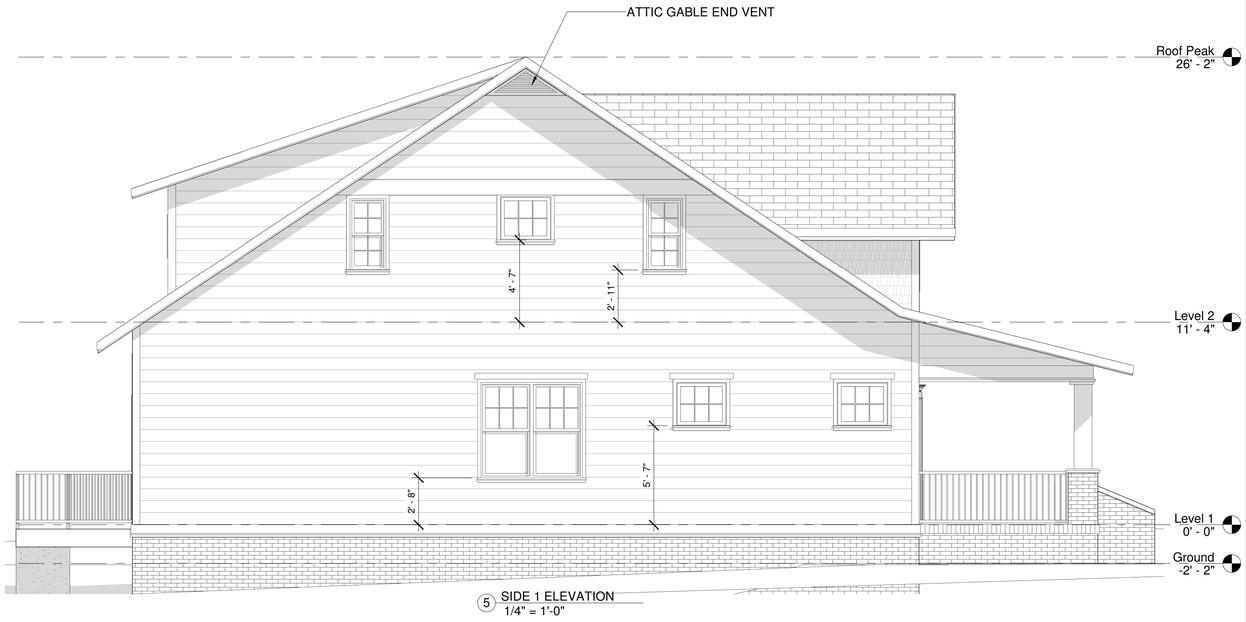
3 REAR ELEVATION
1/4" = 1'-0"



5 SIDE 1 ELEVATION
1/4" = 1'-0"

WINDOW CALCS

71sf Shaker Shingles + 21sf trimming + 44sf window = 136sf 2nd floor facade	32% window on 2nd floor
128sf siding + 32sf trimming + 77sf window + 21sf door= 258sf 1st floor facade (not including porch)	30% window on 1st floor

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

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

NOTES:

A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR

C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS

D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

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

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Residence
236 Mt Zion Rd
Elevations

Stamp

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

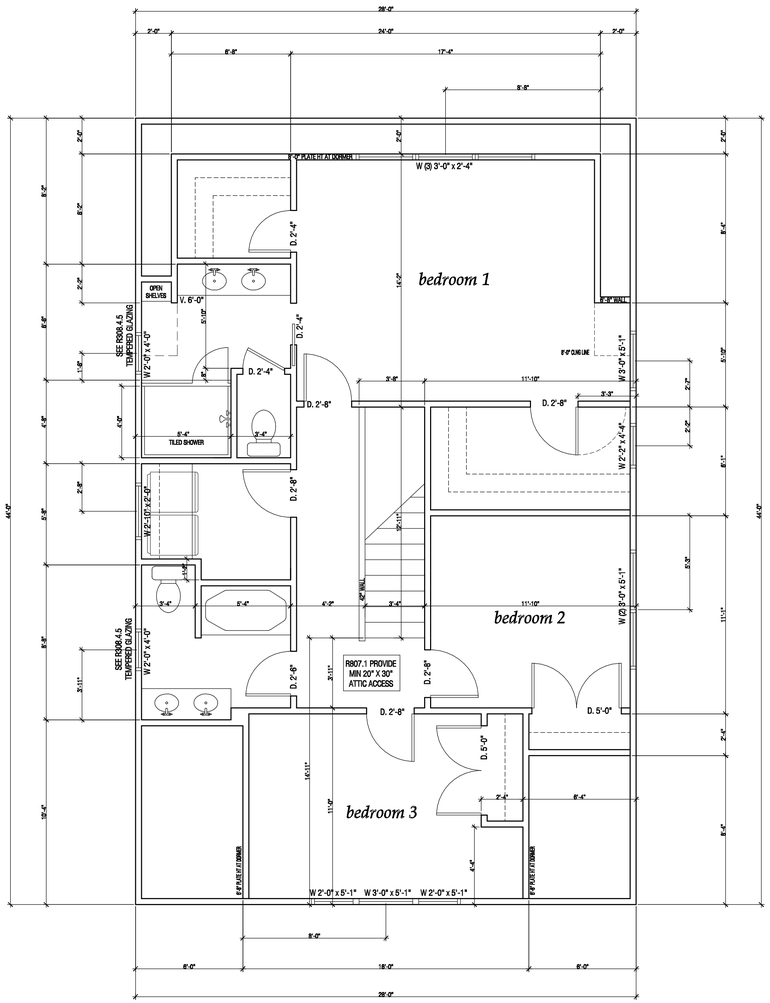
Project number:	BW-02
Date:	10/26/2020
Drawn by:	Author
Checked by:	Checker

1 A2

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

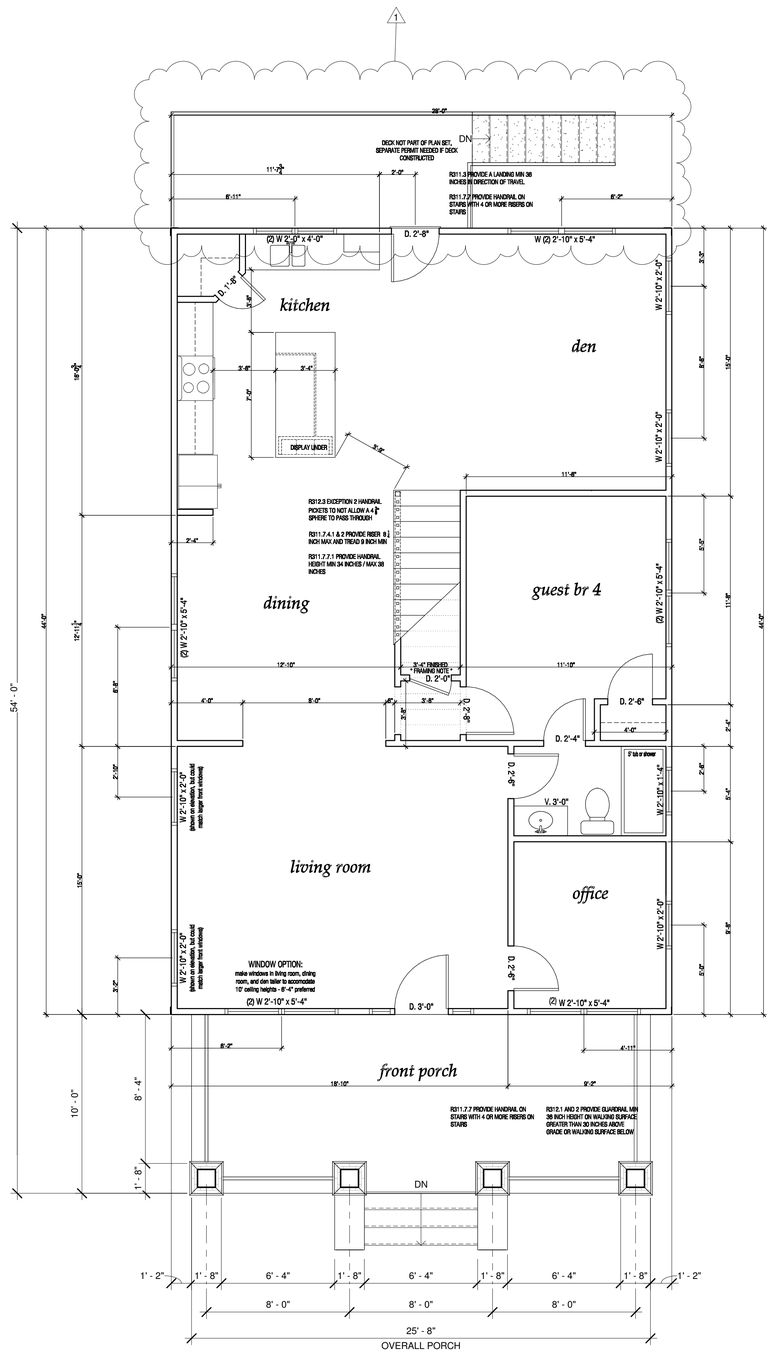
10/30/2020 2:38:40 PM

Residential Review By SAFEbuilt.
Dec 02 2020
DavidGoetzcke



SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

NOTES:

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Residence
236 Mt Zion Rd
Floor Plans

Stamp

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

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

A1

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

10/30/2020 2:38:36 PM

PROPOSED ELEVATION CHANGES

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

5 SIDE 1 ELEVATION
1/4" = 1'-0"

NOTES:

A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

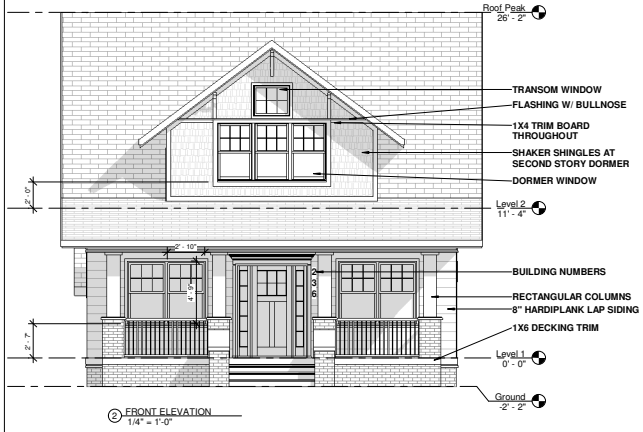
B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR

C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS

D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

WINDOW CALCS

71sf Shaker Shingles + 21sf trimming + 44sf window + 136sf 2nd floor facade	32% window on 2nd floor
185sf siding + 35sf trimming + 77sf window + 21sf door+ 358sf 1st floor facade (not including porch)	30% window on 1st floor



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

Window Changes on all elevations

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

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Residence
236 Mt Zion Rd
Elevations

Stamp

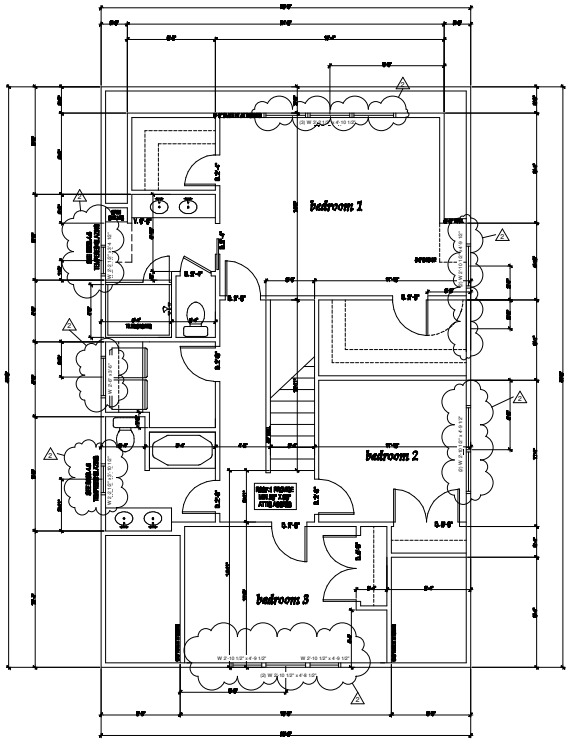
No.	Description	Date
1	Revision 1	10/26/20
2	Revision 2	11/1/20

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

A2

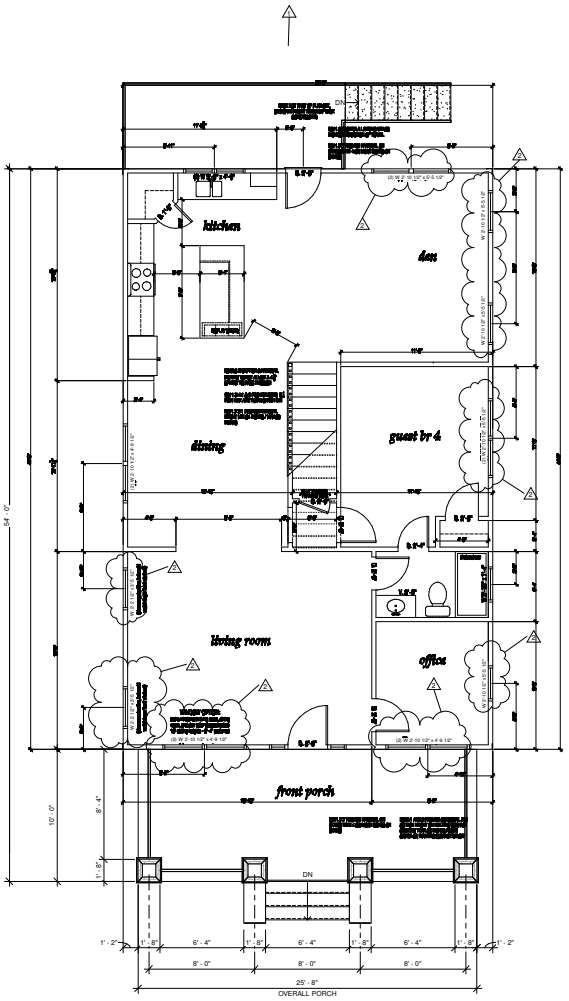
Scale: 1/4" = 1'-0"

11/1/2020 8:17:59 AM



SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

NOTES:

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Residence
236 Mt Zion Rd
Floor Plans

Stamp

No.	Description	Date
1	Revision 1	10/26/20
2	Revision 2	9/1/21

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

A1

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

11/1/2021 8:17:57 AM

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	November 10, 2021
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 236 Mt Zion Road, Design Modification**

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

BACKGROUND

The City of Hapeville has received a design modification request from Justin Honore for a change in windows from the approved plans (November 18, 2020) for a new construction single family home located at 236 Mt Zion Road.

Changes proposed:
The rear dormer windows were increased in size.
The left elevation upper story windows are all the same size now end windows appear smaller.
The left elevation lower story end windows are larger than approved.
The middle window has been omitted for the upper right elevation.
The right elevation lower story windows are larger.

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

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-13-21

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: Ray D Waters **Contact Number:** [redacted]

Applicants Address: 3418 Dogwood Drive, Hepev.

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

Address of Proposed Work: 3418 Dogwood Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800180269

Property Owner: The Village Church - Ray Waters **Contact Number:** [redacted]

Project Description (including occupancy type): We want to put an awning above the glass doors on King Arnold.

Contractors Name: _____ **Contact Number:** _____

Contact Person: _____ **Contact Number:** _____

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

Ray D Waters

Applicants Signature

10/13/21

Date

3

Project Class (check one):

_____Residential _X_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

_X_Other

Total Square Footage of proposed New Construction: 102 SF.

Total Square Footage of existing building: 12,937 SF.

Estimated Cost of Construction: $ 3000

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

CMU Block with a 16'-0" opening cover by a glass door

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

Awning made out of Aluminum structure cover with copper to be located above glass window/Door

NOTICE

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(Please Print & Initial)

I Ray D. Walters 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:

RW X 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

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

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

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

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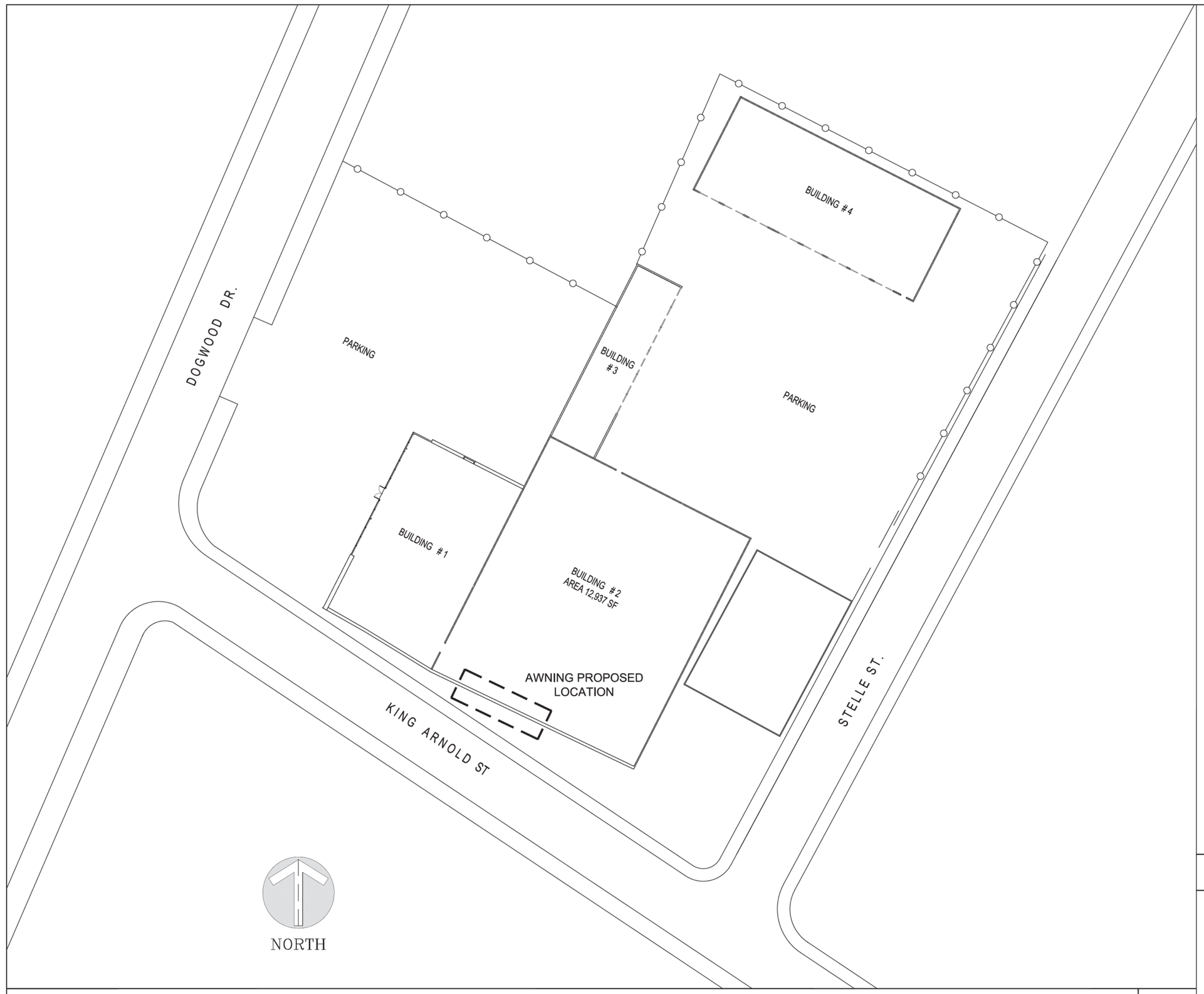
RW X Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Ray D. Waters — 10-13-21

Printed Name — Signature — Date

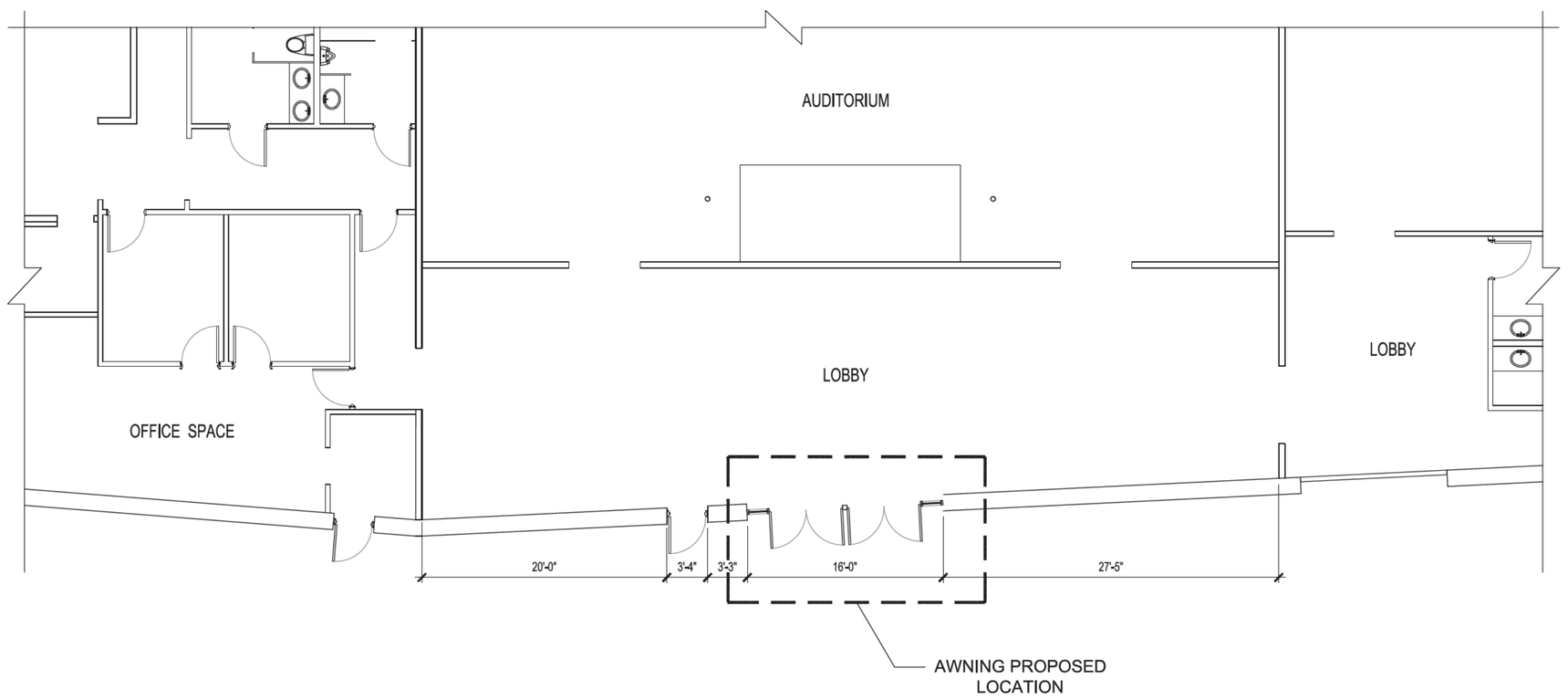
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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



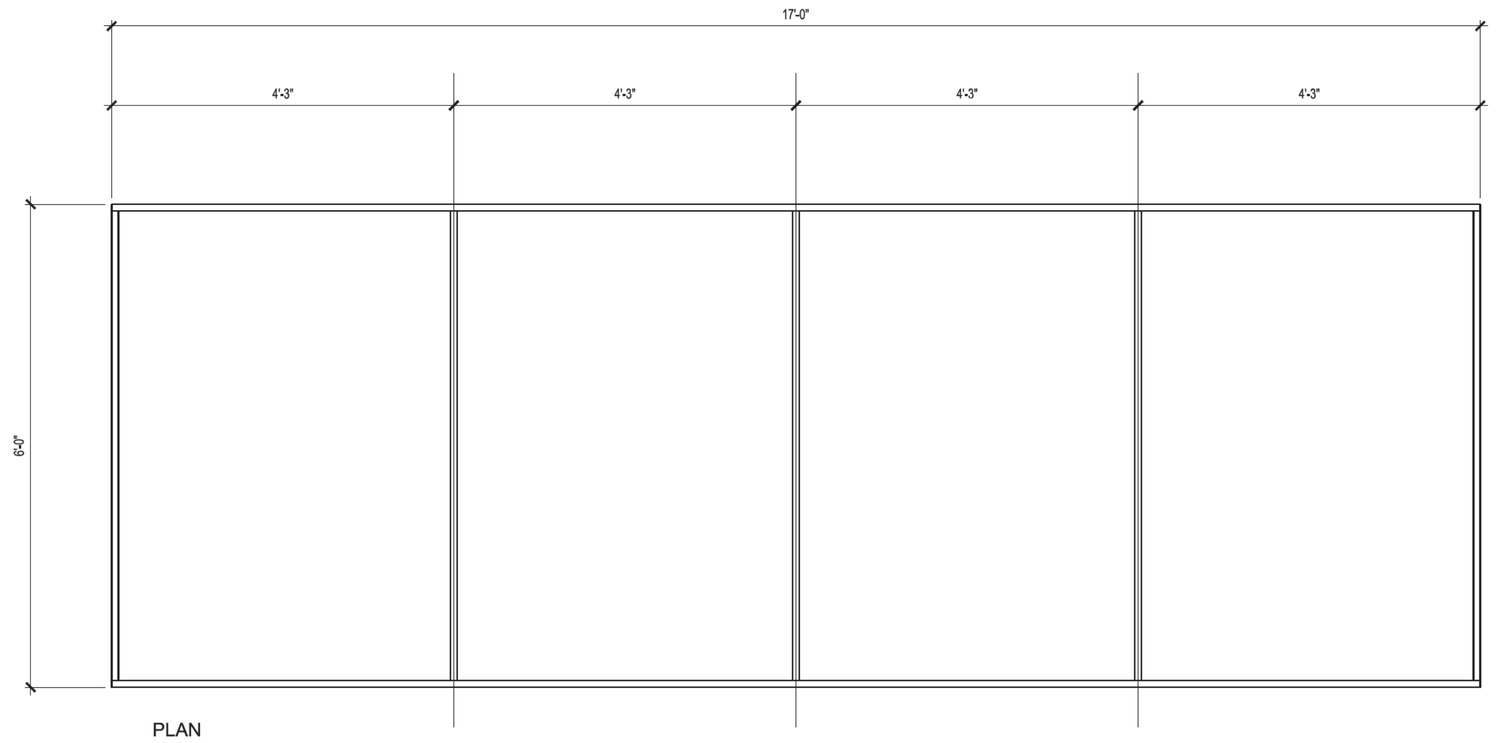
SITE PLAN

NOT TO SCALE | 1

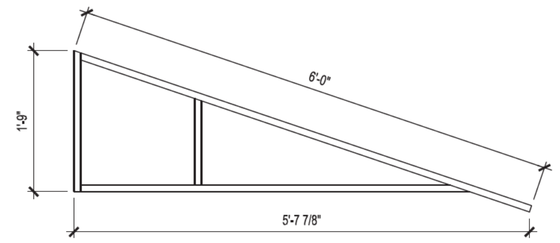


AWNING LOCATION @ BUILDING

SCALE 1/8" = 1'-0" | 2



PLAN



ELEVATION

AWNING PLAN AND ELEVATION

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

BUILDING ELEVATION

SCALE 3/16" = 1'-0" | 4

theVillage

THE VILLAGE BUILDING

Owner:
Ray D. Waters

Address:
3418 Dogwood Drive
Hapeville GA, 30354

drawing title:
AWNING DRAWINGS

sheet n.
A.1

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3418 Dogwood Drive – Awning

BACKGROUND

The City of Hapeville has received a design review application from Ray Waters to install a 6' aluminum and copper awning above a glass entry at 3418 Dogwood Drive along the King Arnold Street entrance.

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

CODE

Sec. 81-1-6. - Commercial/mixed-use area.

(g) *Facade and style standards.*

12. Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

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

b. Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
None adjacent

c. Valance width and height must align horizontally.
Compliant

d. Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
Unclear. Design images should be presented.

e. Valance on awnings should always be loose as valances should not be rigidly framed.
Not Compliant – requires design exception

f. Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
No indication of lighting desired.

g. Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
No light shown.

h. Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
Not applicable.

FINDINGS

The applicant should provide an image of the proposed awning as the material would require a Design Exception.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10.20.2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Richard McWilliams **Contact Number:** [redacted]

Applicants Address: ASD|SKY, 55 Ivan Allen Jr Blvd, Suite 100, Atlanta, GA 30308

E-Mail Address: rmcwilliams@asdnet.com **Zoning Classification:** V - Village

Address of Proposed Work: 832 Virginia Ave, Suite D Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0001-072-2

Property Owner: Virginia 832 Partners, LLP **Contact Number:** 404.762.8001 ext. 24

Project Description (including occupancy type): Project is an interior kitchen and dining area renovation for Willy's Mexicana Grill that includes a minor update to the exterior storefront on Virginia Ave. The restaurant has Assembly A-3 and Kitchen occupancy types. Interior renovations include kitchen equipment, rooftop mechanical upgrades, interior finishes, and associated electrical and plumbing updates.

Contractors Name: OutSource Construction, Inc. **Contact Number:** (770) 309-3560

Contact Person: Glenn Gilbert **Contact Number:** [redacted]

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

Applicants Signature

10.20.2021

Date

Project Class (check one):

_____Residential ___X___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

___X___Other (Interior Renovation)

Total Square Footage of proposed New Construction: No New Construction, Scope of Work Renovation is 4,000 SF

Total Square Footage of existing building: 6,600 SF

Estimated Cost of Construction: $100,000.00

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

The existing building materials include red and beige brick veneer, beige stucco, red split face block, fabric awnings, and dark gray retail storefront with clear glass and metal infill panels.

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

Renovation materials for new entry door and window infill will match existing windows and metal panels. A frosted privacy film is being proposed at the existing kitchen storefront to be applied on the interior side.

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(Please Print & Initial)

I Richard McWilliams RM 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

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

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

_X_ 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.

Richard McWilliams		10.20.2021
Printed Name	Signature	Date

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

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

HOWLIN' WILLY'S HAPEVILLE VIRGINIA AVENUE

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ASD | SKY

55 Ivan Allen Jr. Blvd.
Suite 100
Atlanta, GA 30308
T 404.688.3318
F 404.688.2255
www.asdsky.com

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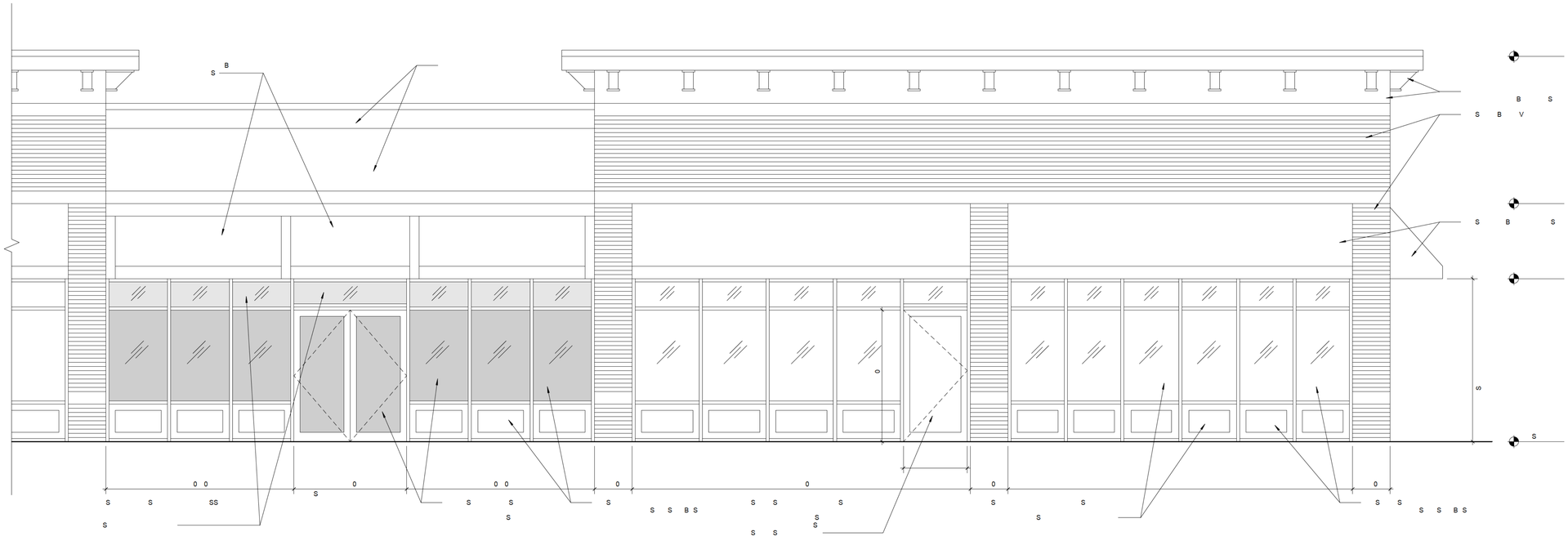

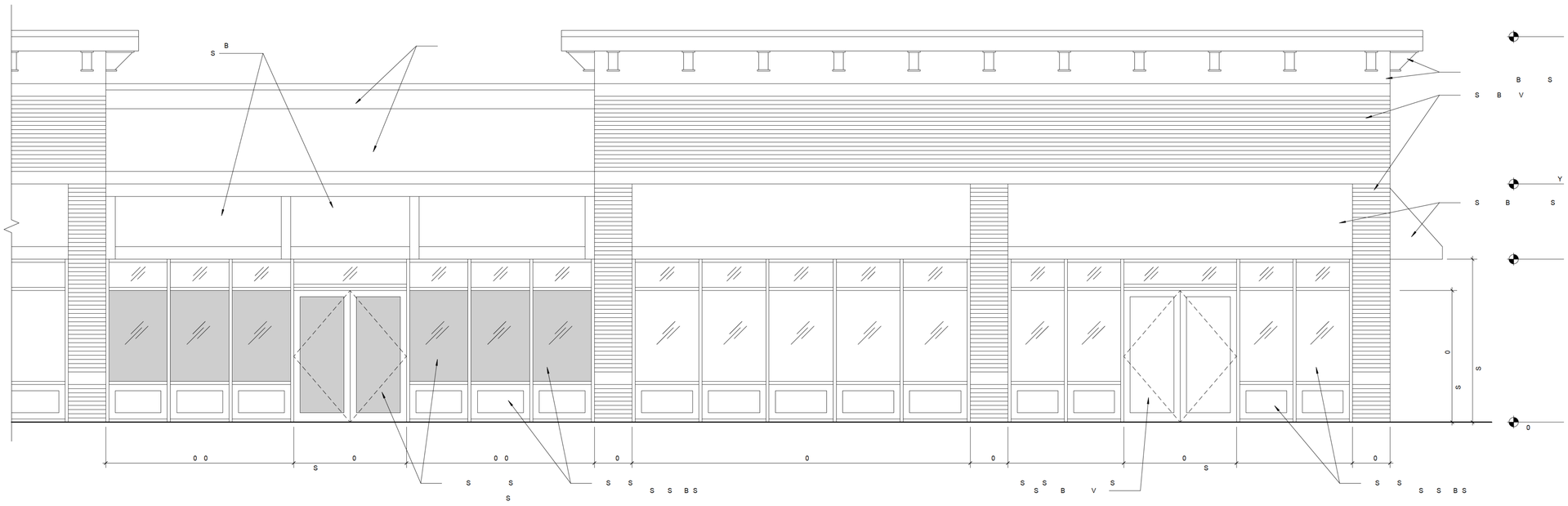

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Suite 100
Atlanta, GA 30308
T 404.688.3318
F 404.688.2255
www.asdsky.com

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 832 Virginia Ave, Suite D – New Entry Door and Window

BACKGROUND

The City of Hapeville has received a design review application from Richard Williams to install a new entry door and window along the storefront entrance with a frosted privacy film to the existing kitchen storefront. The modifications are proposed for 832 Virginia Ave, Suite D.

The property is zoned V, Village and is subject to the Commercial / Mixed Use section of the Architectural Design Standards.

CODE

Sec. 81-1-6. - Commercial/mixed-use area.

(h) *Door and window standards.*

1. The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.

Compliant

2. The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

Compliant

3. First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.

Not applicable

4. Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.

Building Numbers should be shown.

5. Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.

Windows will match existing.

6. Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.

Not applicable

7. Where used, window shutters shall match one-half the width of the window opening.

Not applicable

8. Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

Compliant

9. 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.

Applicant is requesting windows be frosted for privacy into kitchen located along storefront.

10. Painted window or door glass is prohibited.

Not applicable

11. All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

a. A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.

Compliant

b. A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.

Compliant except for privacy glass section.

c. A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.

Compliant

d. A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.

Compliant -match existing

e. A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.

Compliant

f. No linear distance of more than ten feet without intervening glass display windows or glass doors.

Compliant

g. First-story drop ceilings recessed a minimum of 18 inches from the display window opening.

Compliant

FINDINGS

A design exception is required for the frosting of the glass for privacy. The windows and doors are compliant with the Architectural Design Standards.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 20, 2021

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Applicant: Stefany Velasco **Contact Number:** [redacted]

Applicants Address: 3120 Hope St. Hapeville, GA 30354

E-Mail Address: [redacted] **Zoning Classification:** Single Family A-1

Address of Proposed Work: 3120 Hope St. Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0001-065-5

Property Owner: Stefany Velasco **Contact Number:** [redacted]

Project Description (including occupancy type): This group U occupancy building (accessory building) will be a 20x20 Hip Roof Pergola with a height of 13'-8 3/8". Made of Prime Pressure-Treated Ground Contact Sarthern Pine Lumber. Brown Color. Build on top of a 3 inch concrete layer.

Contractors Name: _____ **Contact Number:** _____

Contact Person: Stefany Velasco **Contact Number:** [redacted]

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Stefany Velasco
Applicants Signature

10/20/2021
Date

Project Class (check one):

✓ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure ✓ Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 400 ft²

Total Square Footage of existing building: 1505 ft²

Estimated Cost of Construction: $7,000.00

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

Red brick.

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

Prime Pressure - Treated Ground Contact Southern Pine Lumber.

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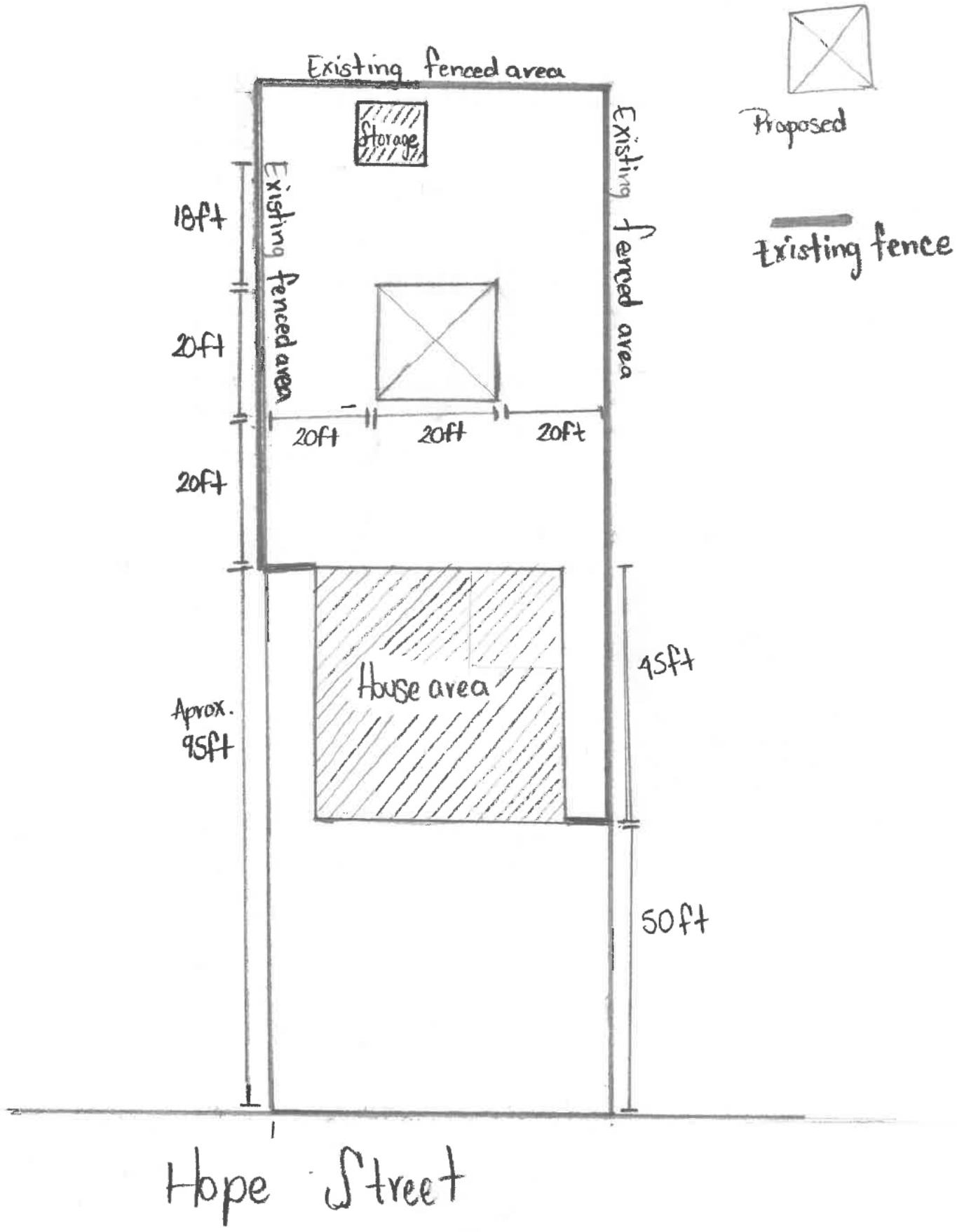
Stefany Velasco	Stefany Velasco.	10/20/2021
Printed Name	Signature	Date

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

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


Existing fenced area
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House area
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Aprox. 95ft
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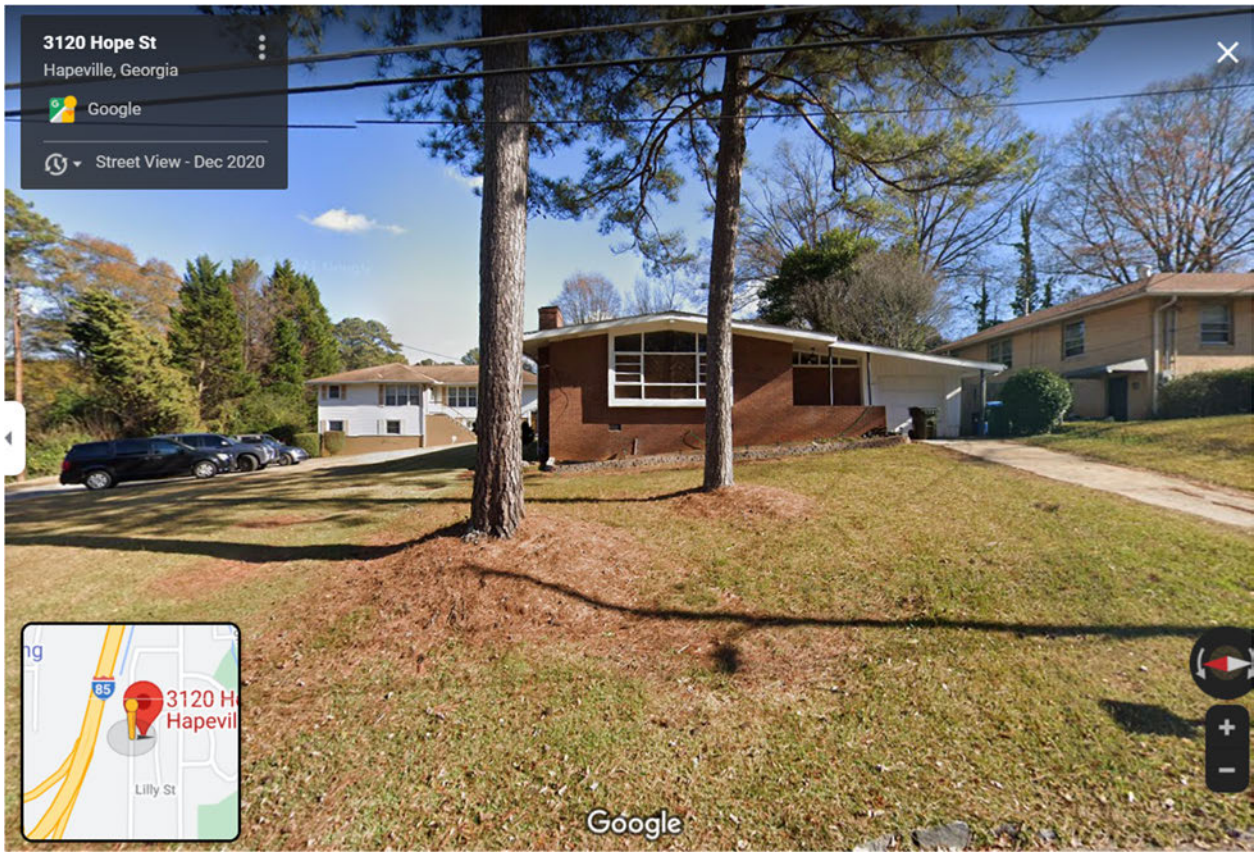
Hope Street
Proposed
Existing fence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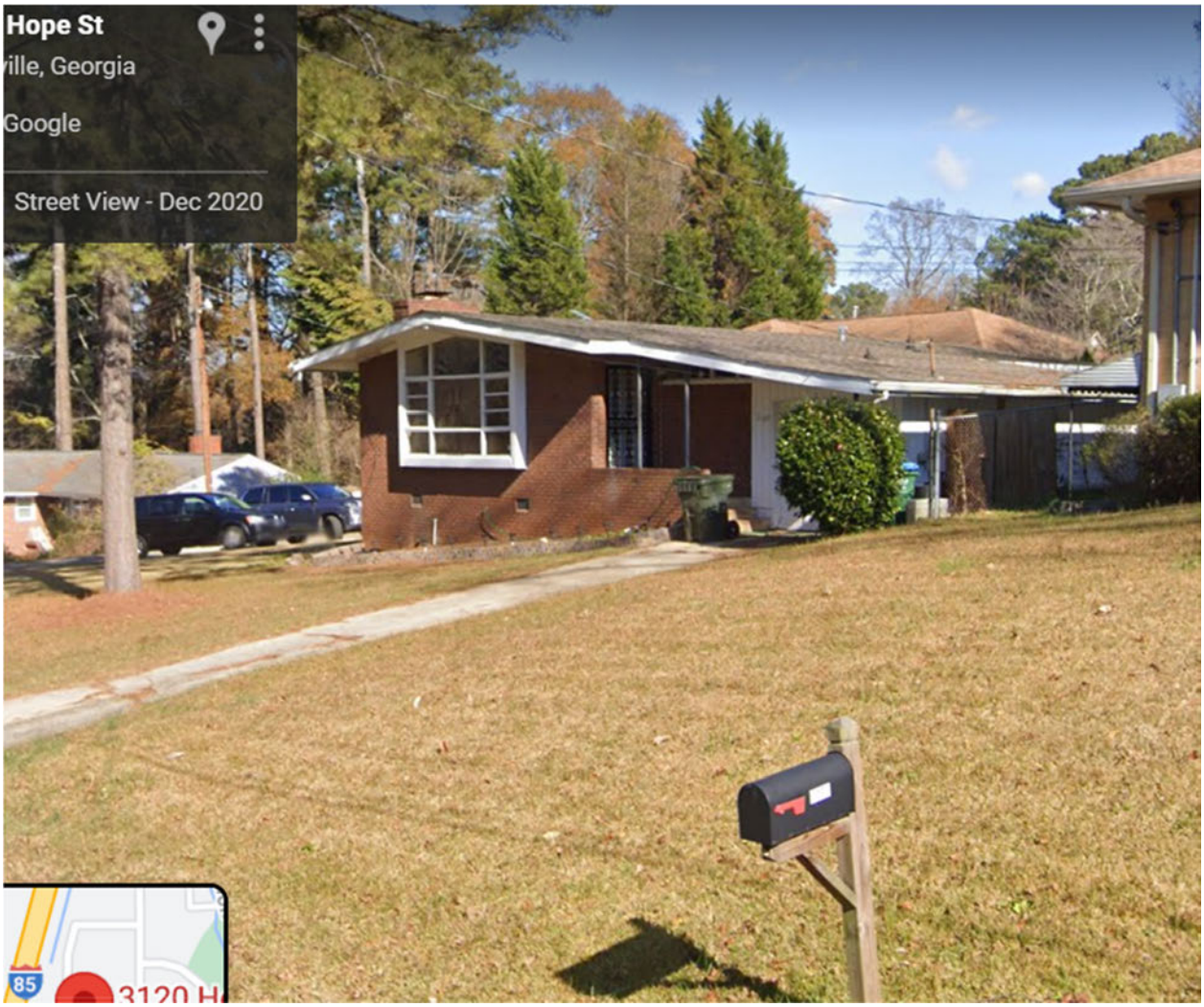
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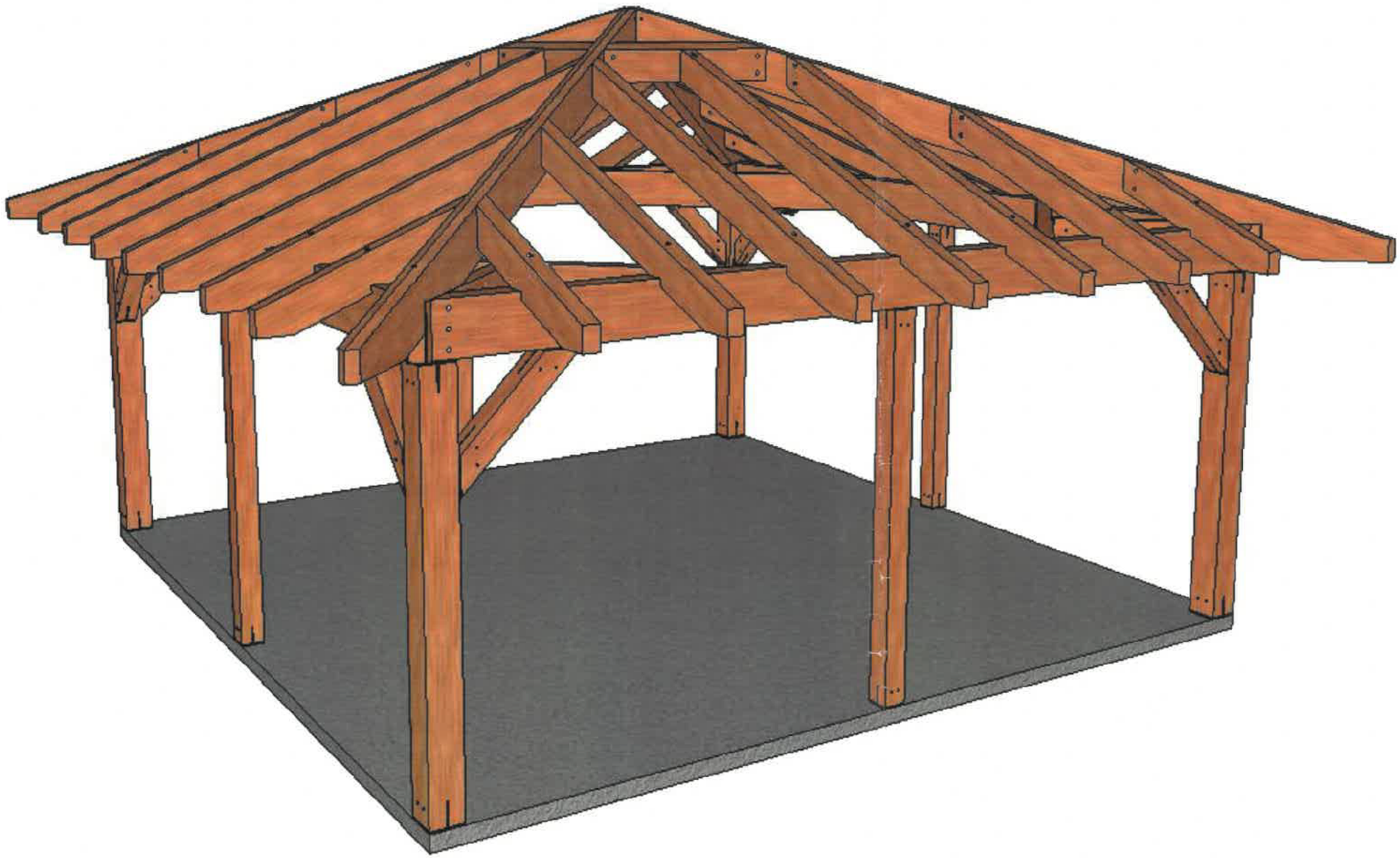
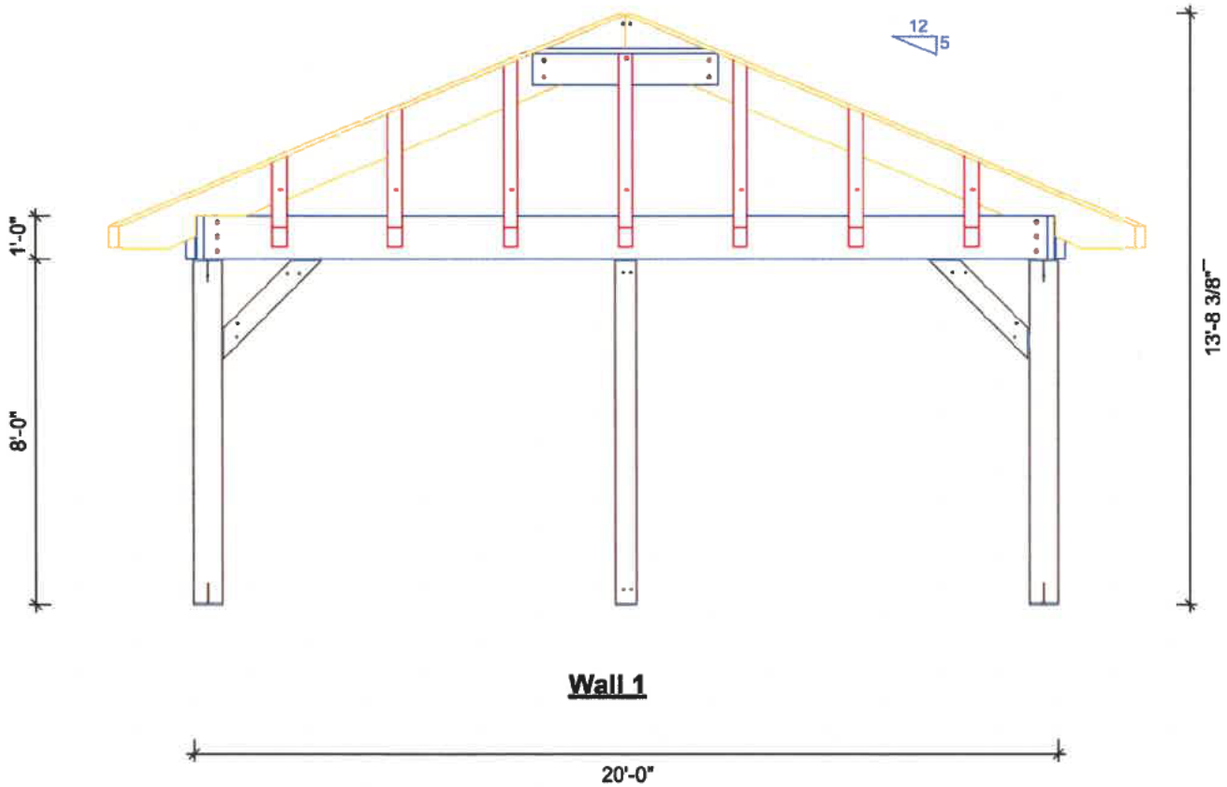
Chalmers Pergola

20' x 20' Hip Roof



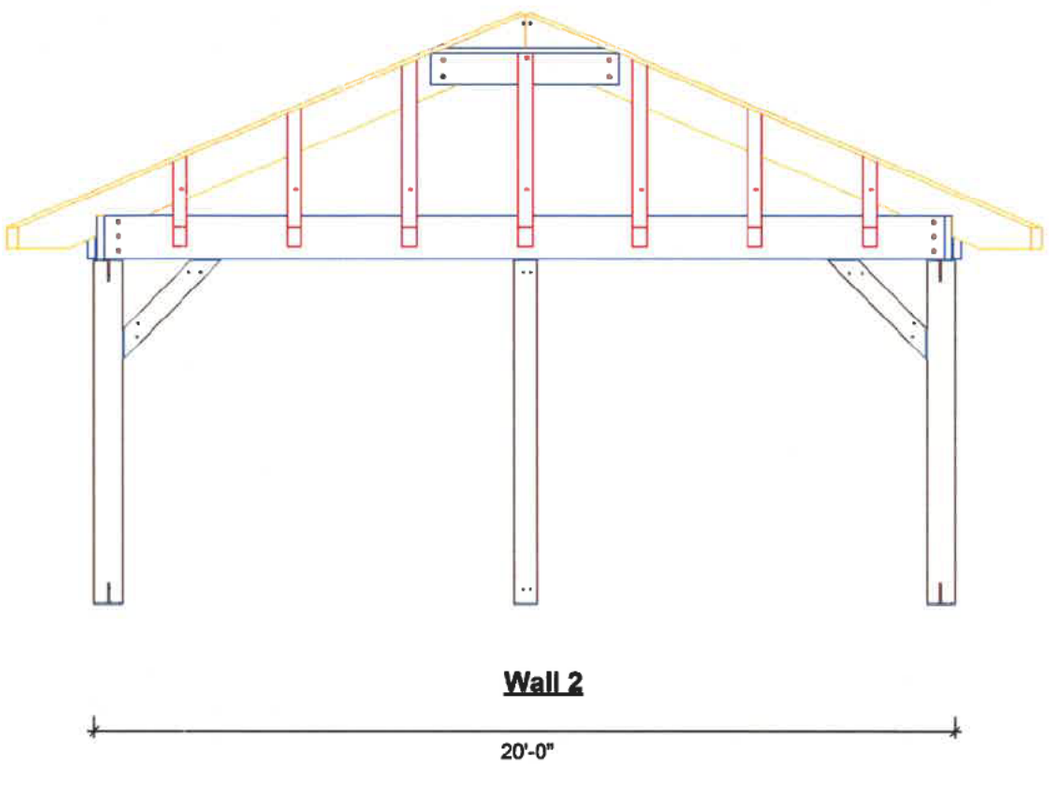
To be printed on- **11 x 17 Tabloid**

All timbers shall be equivalent to Douglas Fir No. 2 or better unless otherwise noted



Wall 1

20'-0"

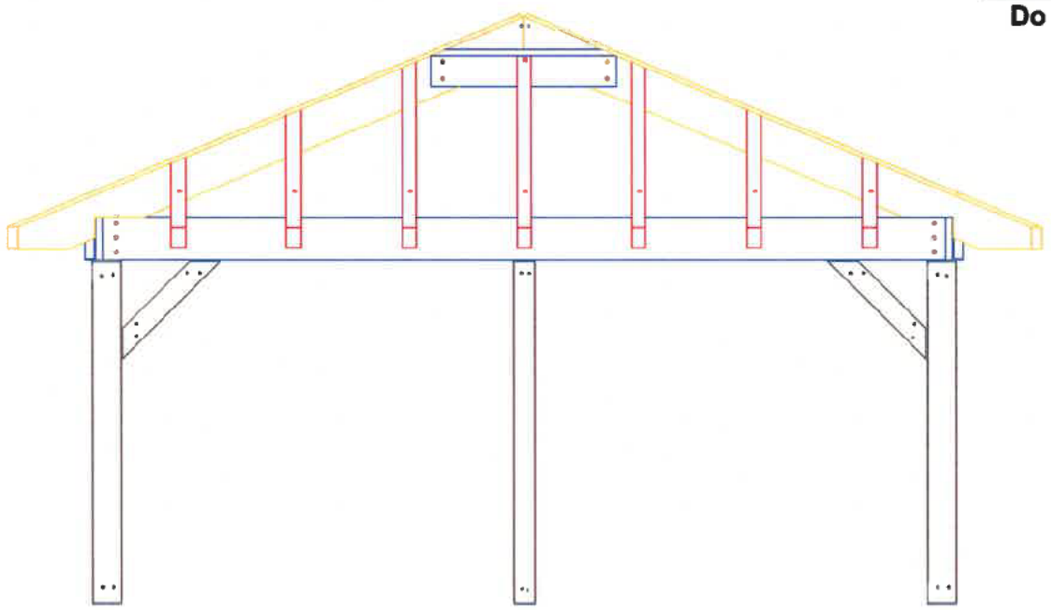


Wall 2

20'-0"

Elevations:

Do Not Scale



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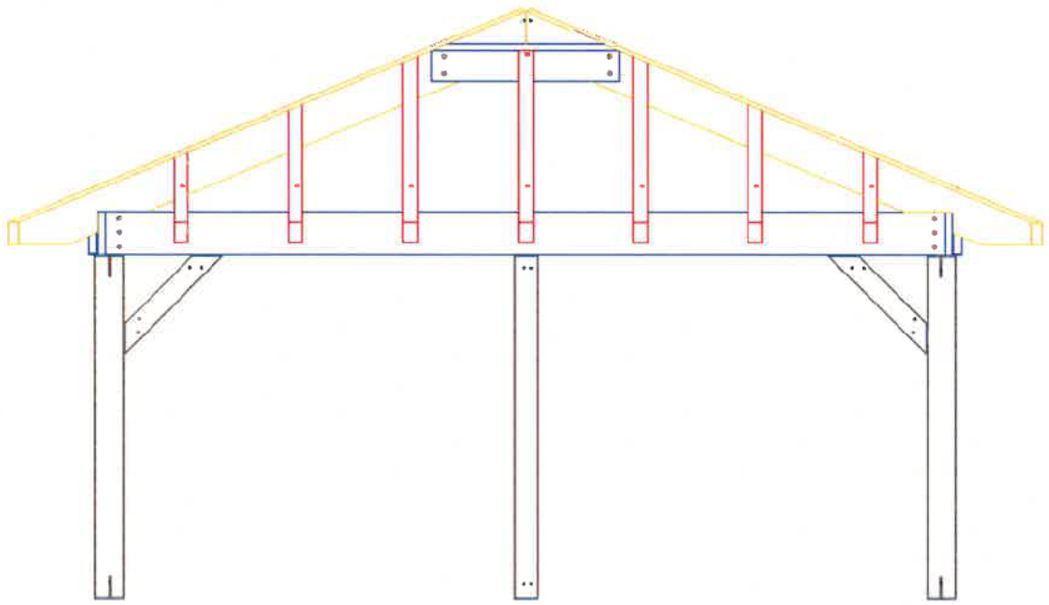


Wall 4

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3120 Hope Street - Pergola

BACKGROUND

The City of Hapeville has received a design review application from Stefany Velasco to build a 20' x 20' pergola with a hip roof to a height of 13 8 3/8". The pergola will be constructed of pressure treat wood build on a 3" concrete pad. The pergola is to be located in the rear yard at 3120 Hope Street.

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

CODE

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

(b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

` (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

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

Special requirements for accessory buildings are as follows:

(a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

(b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

Per the Fulton County Tax records, the property is estimated at .235 acres. No square footage for the residence has been provided. According to Table B, an allowable square footage for the accessory building is up to 650 SF. The applicant should confirm the lot size or dwelling size.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

The proposed pergola exceeds 144 SF and therefore is considered in calculating the maximum number of accessory structures. An additional accessory building is shown on the site plan sketch. No dimensions are provided. The number of accessory structures may be exceeded.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

Compliant

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

Pergola is proposed with a 20' setback.

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

1 accessory structure is allowed on the lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

Compliant

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

Compliant

(c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Compliant

(e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.

(f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line.

That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

(a) *Scale of accessory buildings.* The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

The pergola is shown as 13' 8/3/8". The primary dwelling height has not been provided. The heights should be clarified to meet the above standard.

Architectural style and exterior finish.

(a) *Compatibility with principal dwelling.* Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

This is a pergola.

(b) *Roof design.* Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

The roof shown has a hip roof design.

Utility services.

(a) *Water supply.* Running water is permitted to all accessory buildings.

Not applicable

Use.

(a) See section 93-2-26 (accessory dwelling units (ADU)).

(b) *Evidence of separate dwelling unit.* The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

(a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

Compliant

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An

attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.
(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

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

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

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

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

Compliant

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

This is a pergola

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.

Proposed pergola is 13 8 3/8". Would require a design exception

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Compliant

FINDINGS

The applicant should confirm the height of the house, square footage of the house, and the size of the existing storage shed to ensure compliance.
A design exception is required for the height of the pergola.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/7/2021

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: Artistry Properties LLC **Contact Number:** [redacted]

Applicants Address: 1639 Temple Ave College Park GA 30337

E-Mail Address: [redacted] **oning Classification:** R1

Address of Proposed Work: 3400 N. Whitney

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800170021

Property Owner: Artistry Properties LLC **Contact Number:** [redacted]

Project Description (including occupancy type): Addition to home and remodel/renovation to interior of home and modify/renovate front of home

Contractors Name: Artistry Properties **Contact Number:** [redacted]

Contact Person: ARTHUR BAKER **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.

A Baker
Applicants Signature

10/7/2021
Date

Project Class (check one):

_X_ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_X_ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 594

Total Square Footage of existing building: 1394

Estimated Cost of Construction: $50,000

List/Describe Building Materials on the exterior of the **existing** structure: wood planks are the existing siding

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

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

ab 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

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

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

ab 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.

ab 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.

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

ab 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.

Arthur Baker / Artistry Properties	A Baker	10/7/2021
Printed Name	Signature	Date

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

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

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 Arthur Baker AB 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.

3400 North Whitney Avenue

RENOVATION & REAR ADDITION

SCOPE OF WORK:

RENOVATE EXIST. BED RMS & BATH. REMODEL KITCHEN, DINING RM. ADD REAR MASTER & BATH, ADD MUD RM & LAUNDRY, ADD REAR DECK. REMODEL INTERIOR ACCESSORY STRUCTURE

ADDITION 594
EXISTING 1395
DECK 150

DESIGNER: RODERICK CLOUD 1110 CASCADE CIR. ATL. GA. 30311, 404 394-9397 EMAIL: RODERICKCLOUD@GMAIL.COM

The landowner certifies and acknowledges that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements.

SURVEYORS 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. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUNG AUTHORITY, CITY, OR COUNTY.
8. 2 FEET CONTOUR INTERVAL

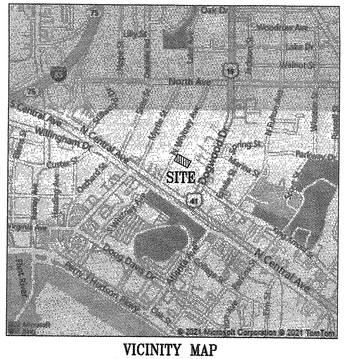
LEGEND

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTF	OPEN TOP FOUND
T.L.P	TRAFFIC LIGHT POLE
C.L.	CENTER LINE
⊗	LOT NUMBER
W.M	WATER METER
⟵	GUY WIRE
E.M.	ELECTRIC METER
T/B	TELEPHONE BOX
C/B	CABLE BOX
G.M	GAS METER
CTF	CRIMP TOP FOUND
TLP	TRAFFIC LIGHT POLE
AIF	ANGLE IRON FOUND
CP	COMPUTER POINT

FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C369F DATE 9/18/13

INSTRUMENT USED:
NIKON DTM-520 TOTAL STATION

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67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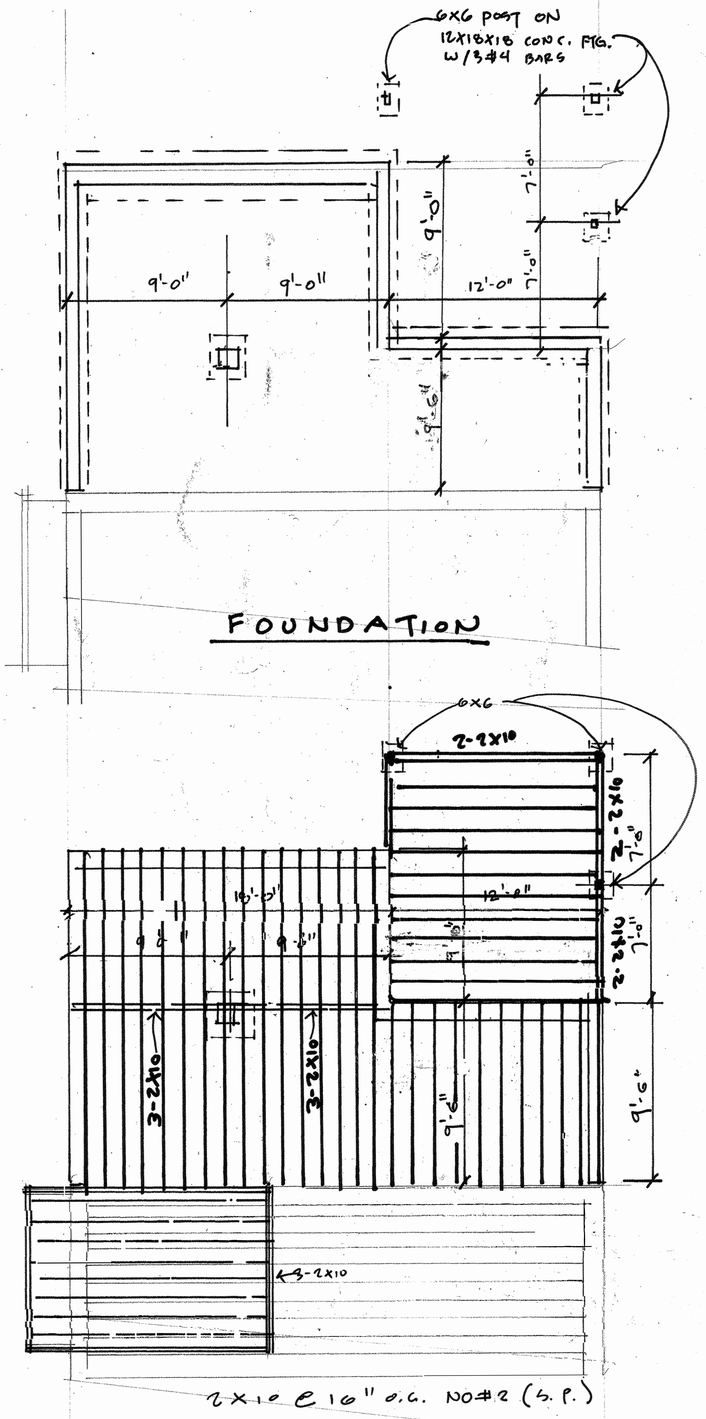
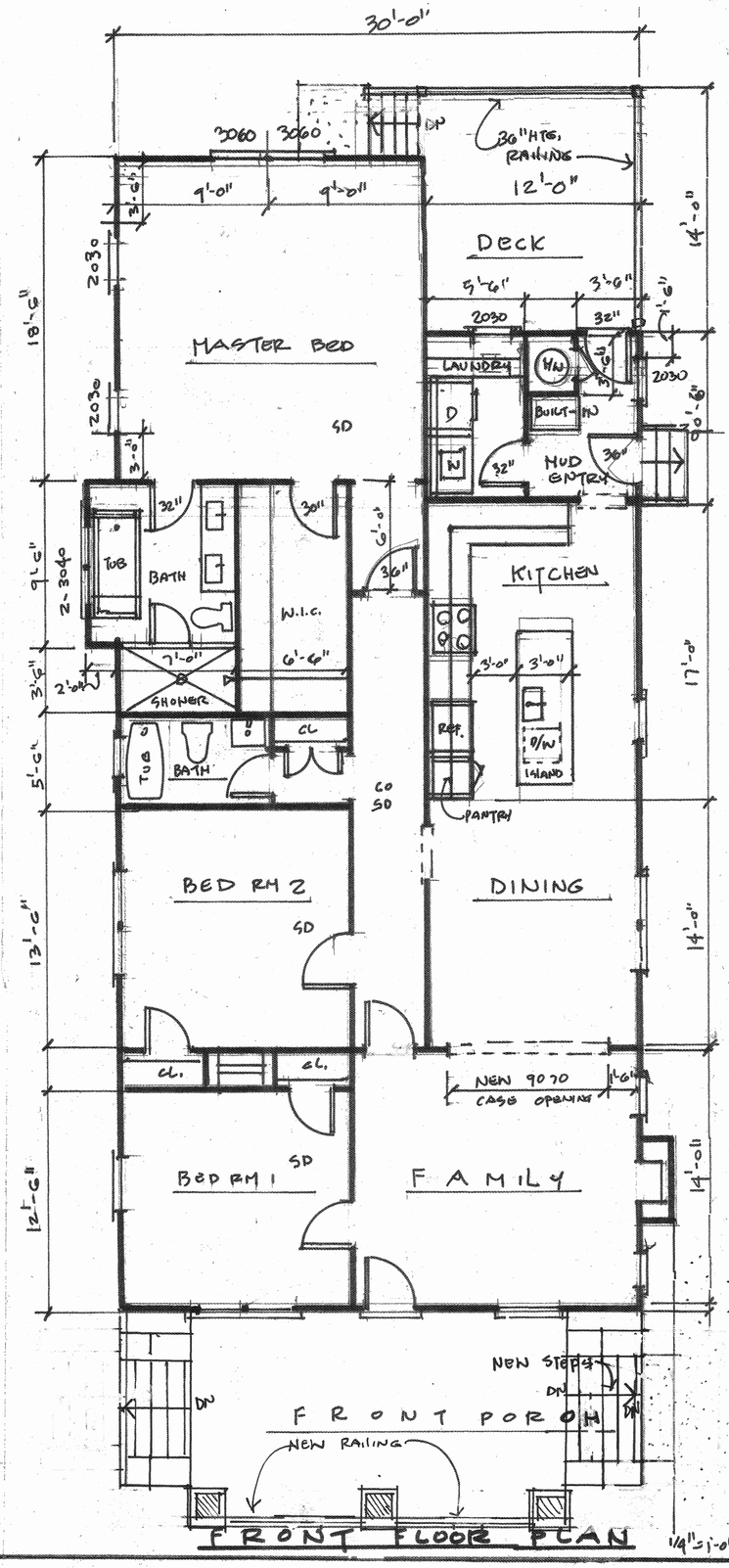
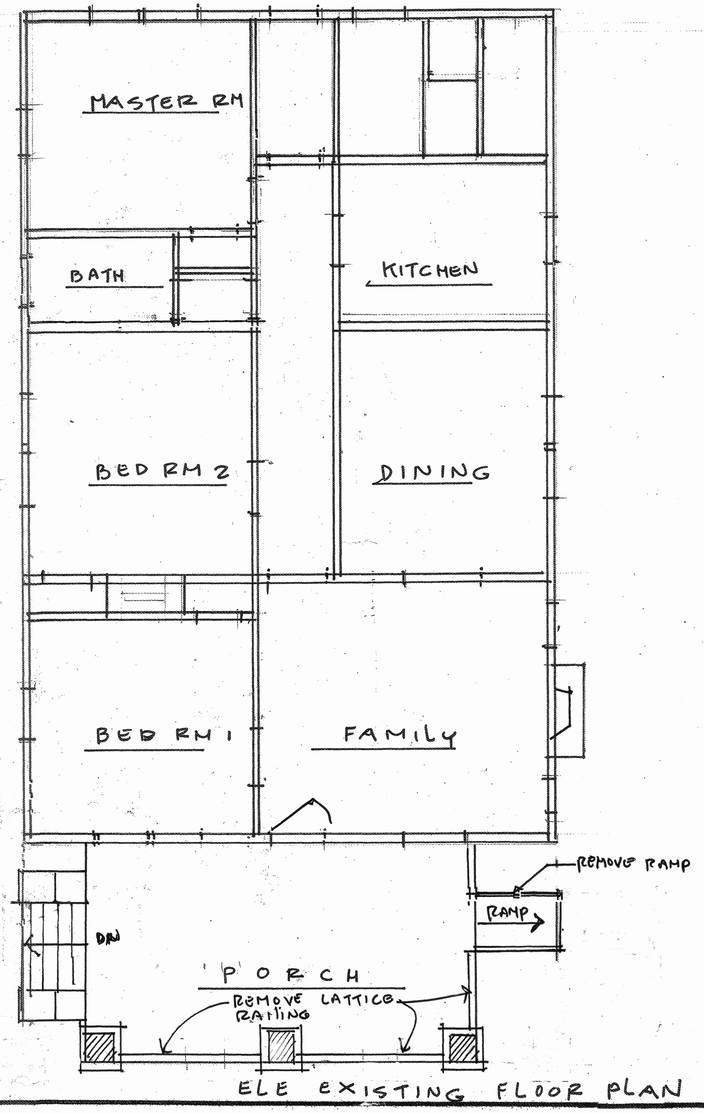


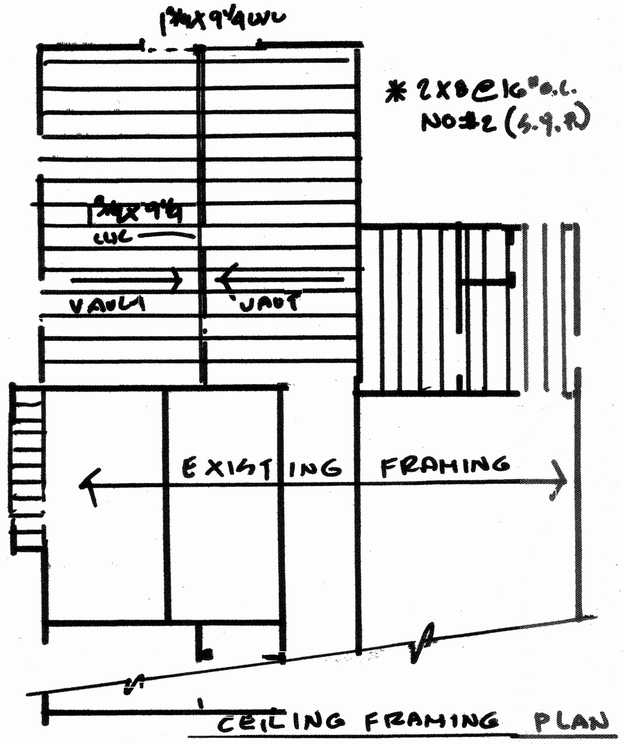




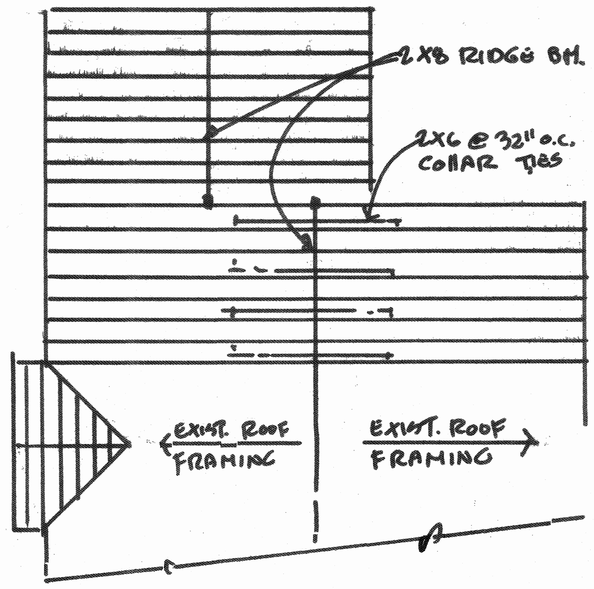
REVISIONS	BY

3400 N. WHITNEY

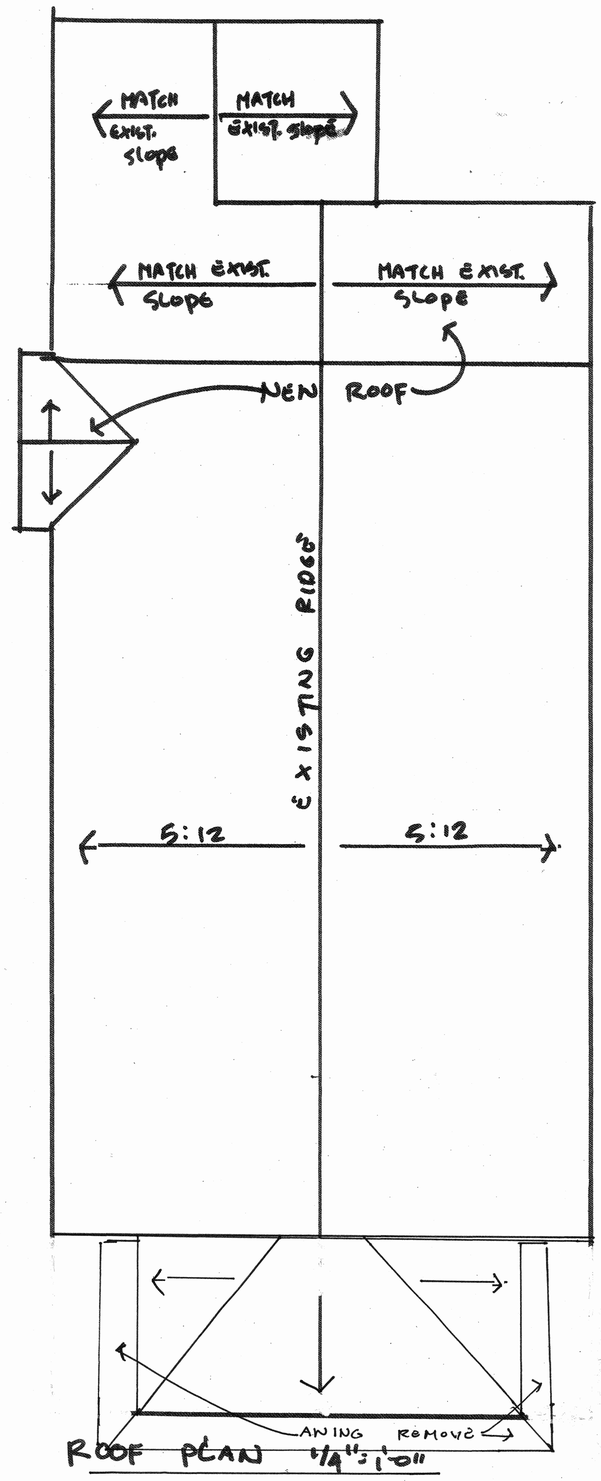
Date	12/2/2024
Scale	
Drawn	
Job	
Sheet	2
Of	Sheets



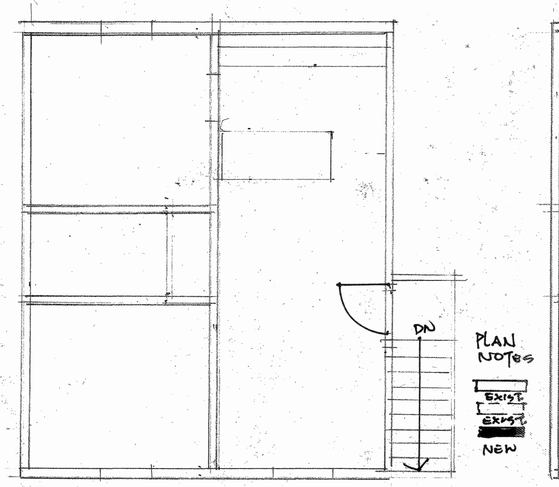
CEILING FRAMING PLAN



ROOF FRAMING PLAN
-2X6 @ 16" o.c. NO. #2 (S.Y.P.)

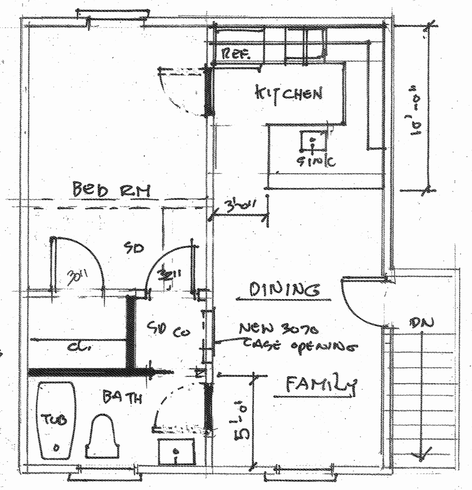


ROOF PLAN 1/4" = 1'-0"



EXISTING 1/4" = 1'-0"

PLAN NOTES
EXIST
EXIST
NEW



PROPOSED FLOOR PLAN

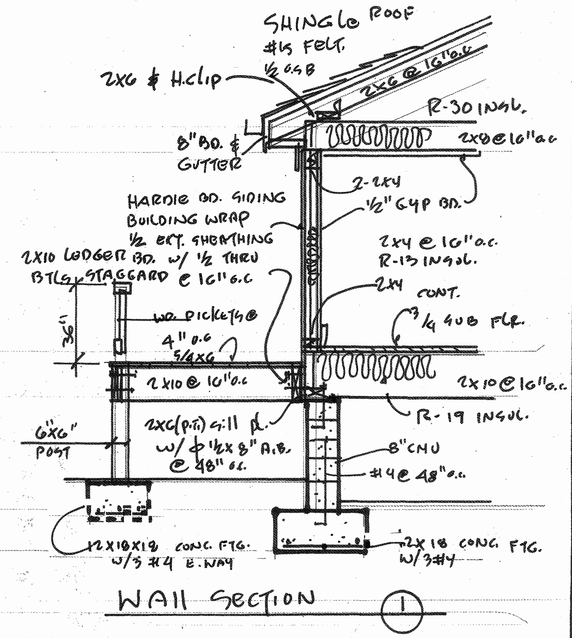
3400 N. WHITNEY AVE. ACCESSORY BLDG.

RELEASED FOR CONSTRUCTION

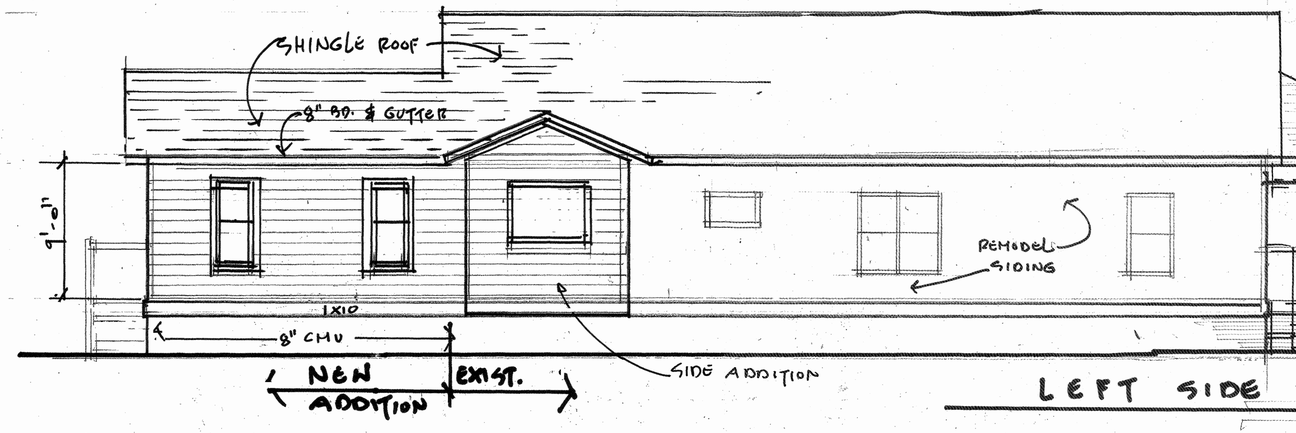
REVISIONS	BY

3400 N. WHITNEY AVE.

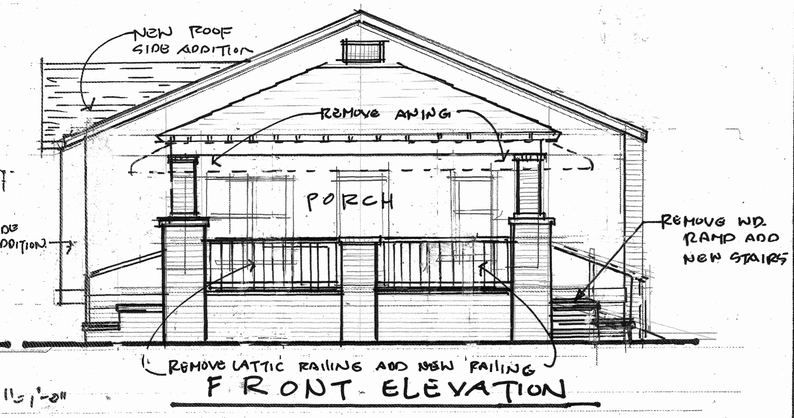
Date	10/2/2021
Scale	
Drawn	RDC
Job #	
Sheet	3
Of	Sheets



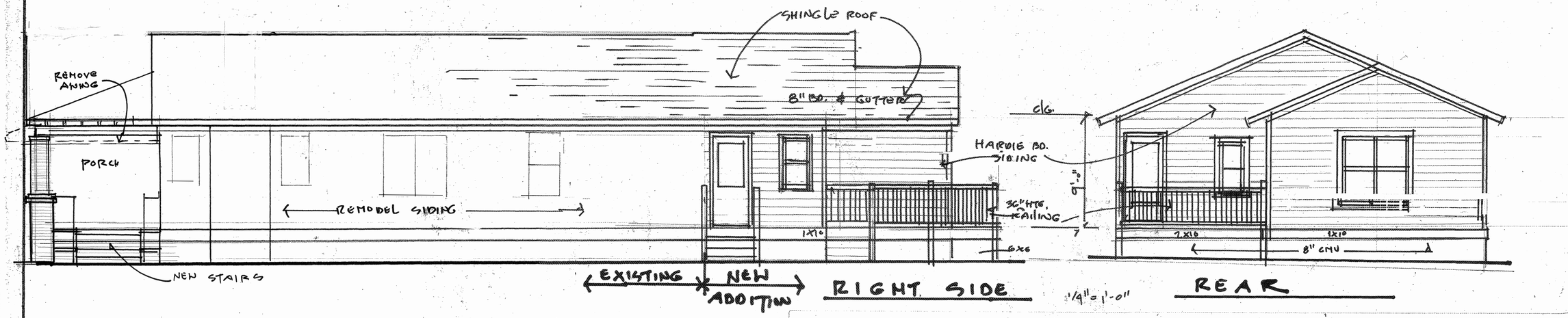
WALL SECTION (1)



LEFT SIDE



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



RIGHT SIDE

1/4"=1'-0" REAR

RELEASED FOR CONSTRUCTION

REVISIONS	BY

3400 N. WHITNEY AVE.

Date 9/16/2008
Scale AS NOTED
Drawn RDC
Job
Sheet 4
Of Sheets

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 4, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3400 North Whitney – Addition and Front Remodel

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

BACKGROUND

The City of Hapeville has received a design review application from Artistry Properties LLC to complete a 594 SF addition and remodel the front entrance on an existing single-story single-family dwelling at 3400 North Whitney Avenue. The exterior will utilize hardiplank siding.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

✓ Except where indicated, setbacks shall be established by zoning.

⦸ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.

✓ Minimum building heights shall be established by zoning.

⦸ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

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

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

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

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

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

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

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

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

STAFF COMMENT: There is an existing sidewalk.

(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: Mechanical is not shown. Mechanical must be screened.

(d) Parking and Traffic Standards

✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:

✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

⦸ All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

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

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

✋ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

⦸ Metal roofs are:

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street

by a parapet wall.

✓ Gutters shall be copper, aluminum or galvanized steel.

✓ Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

⊘ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: No detail is provided for the roof overhang or 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: Porch finish not provided. Material for porch columns/piers not clear. Ensure railings meet standards above.

(g) Door and window standards.

✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.

✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

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

STAFF COMMENT: No detail has been provided for windows. No detail has been provided for trim or sills (material)

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Mechanical must be screened.
- Roof overhang should be a minimum of 1’
- Roof shingle warranty 30 years.
- All porches must be painted or stained.
- Provide detail for porch columns/piers material.
- Ensure railings meet standards above.
- Provide detail for windows to ensure standards are met.
- Provide trim detail (to meet standards).
- Provide sill material.

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

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/08/2021

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: Linda Thrasher **Contact Number:** [redacted]

Applicants Address: 931 Monroe Drive NE Ste 102 #495

E-Mail Address: linda@graceandlloyd.com **Zoning Classification:** R-1

Address of Proposed Work: 3033 Oakdale

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0099 LL 0038

Property Owner: Ryan Gabrielson **Contact Number:** [redacted]

Project Description (including occupancy type): Single family Residence. Adding square footage of SF Vertically.

Contractors Name: STAR CONSTRUCTION Chris Tzegaegbe **Contact Number:** 404 552 0964

Contact Person: Chris Tzegaegbe **Contact Number:** 404 552 0964

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

10/08/2021
Date

Project Class (check one):

✓ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

✓ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 673 Addition

Total Square Footage of existing building: 1248 SF

Estimated Cost of Construction: $75,000

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

4 sided Brick, Asphalt shingles, wood door, interior Hardwood floors, metal windows.

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

for the addition we are utilizing hardie Board. we are keeping the Brick and painting it & hardie to match.

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 Linda Thrashes LT 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.

Linda Thrasher — 10/08/2021

Printed Name — Signature — Date

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

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

HARRINGTON ENGINEERS, INC.
Structural Consultants
East Point, Ga. 30344

August 13, 2021

Robert Rougely
Rougely Design & Consulting

Re: 3033 Oakdale Rd., Hapeville, GA.

Dear Sir:

I have reviewed the drawings prepared by Rougely Design & Consulting for interior renovation and the addition of a 2nd story to the existing one story wood framed dwelling. The existing structure is supported on a perimeter concrete masonry foundation wall and interior masonry piers. The proposed 2nd floor addition has been designed to bring loads down to the existing masonry foundation walls on the exterior and to individual masonry piers under columns from above on the interior. The exterior masonry foundation walls and footings were checked and found acceptable to support the new 2nd floor loads plus the new roof.

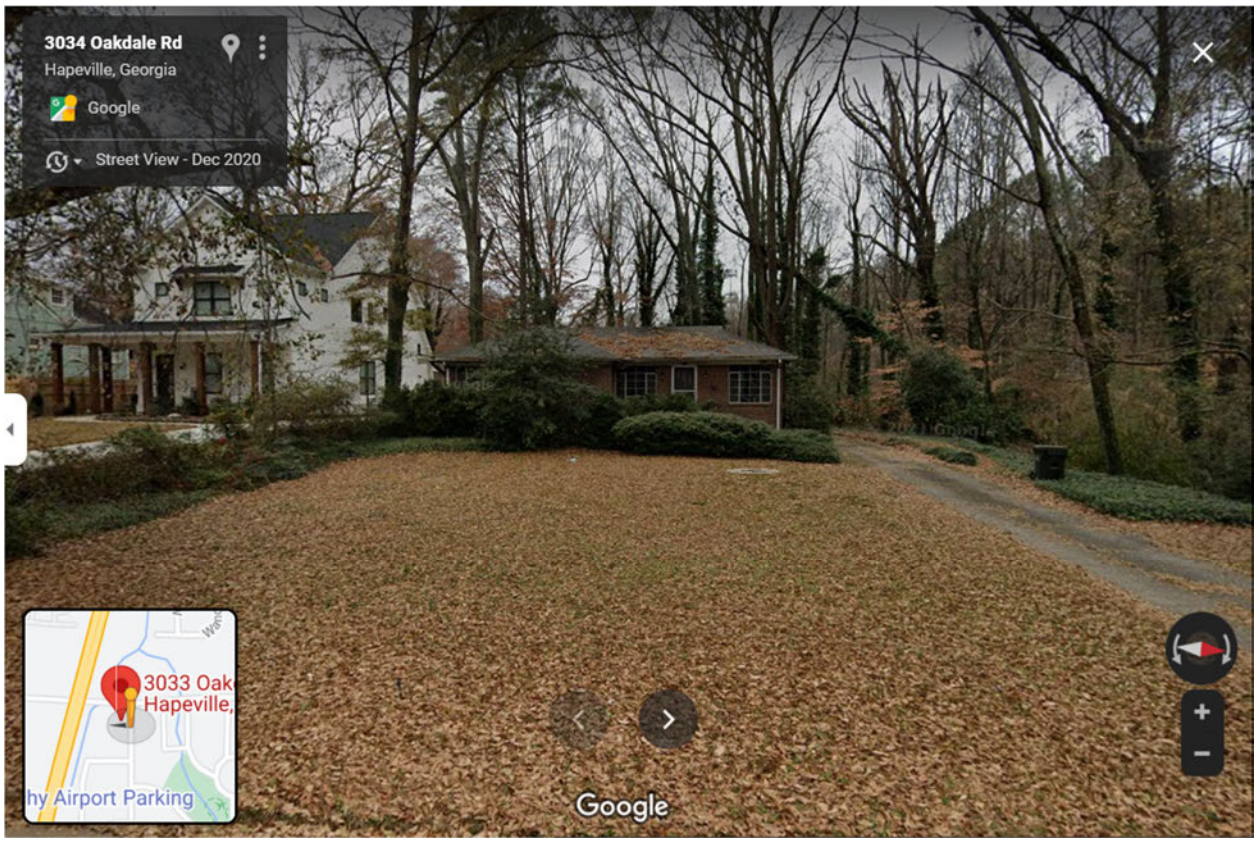
Based on our review of the final proposed work, it is my opinion that if the building is constructed as shown in the construction documents, the completed structure will be safe and in conformance with the Building Code.

Please feel free to contact me if any questions?

Very truly yours,

B.W. Harrington, Jr., P.E.

4615 Jailette Trace
Atlanta, Ga. 30349
404-849-4994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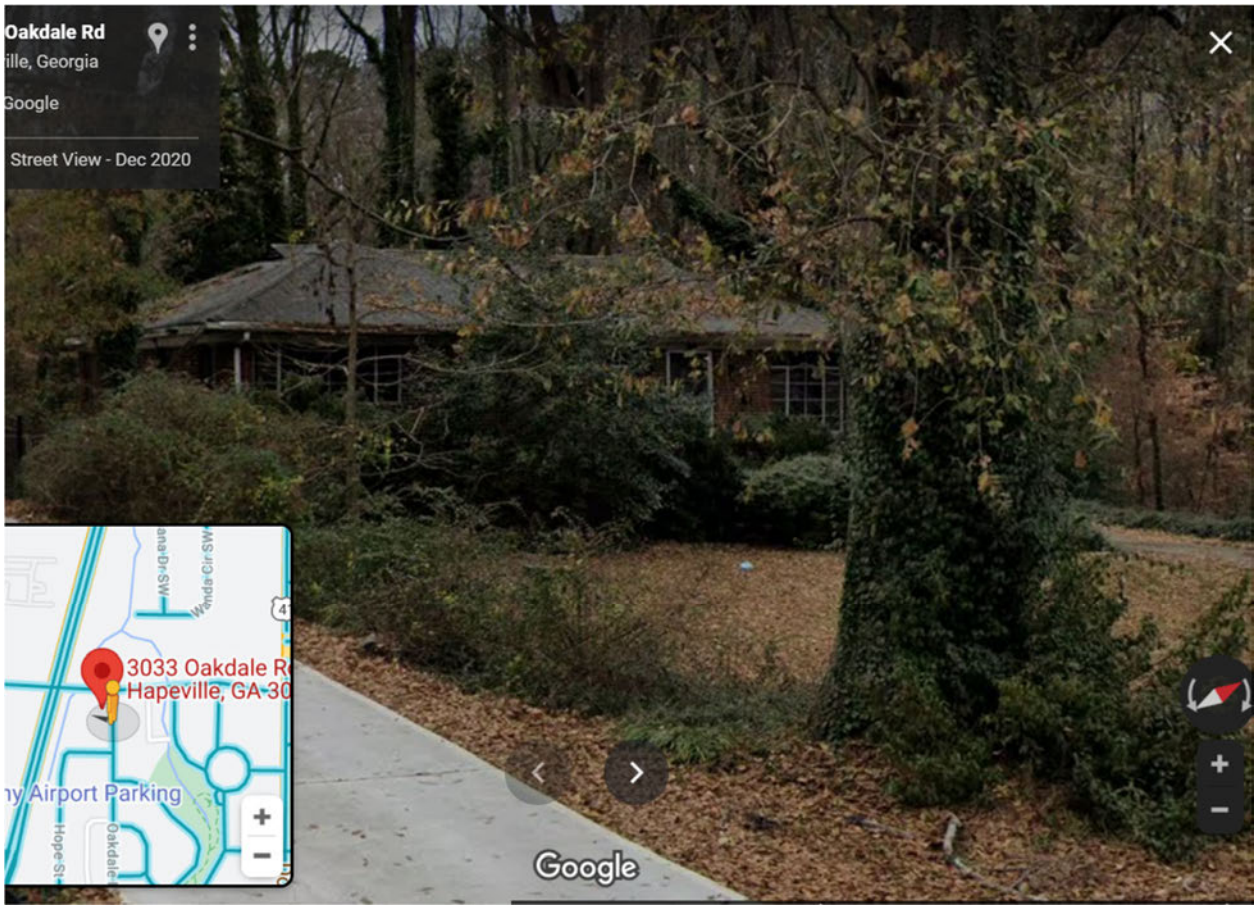
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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. CONTACT THE UTILITIES PROTECTION CENTER NOT LESS THAN THREE WORKING DAY BEFORE ANY DIGGING COMMENCES. THE UTILITIES PROTECTION CENTER CAN BE CONTACTED AT 1-800-282-7411 MONDAY THROUGH FRIDAY 7 AM TO 7 PM.

2. SOUTH RIVER TRIBUTARY 10.1 WITHIN 200' OF SITE

3. FLOOD PLAIN: 13121CO366F FEMA MAP EFFECTIVE DATE 09/18/2013

4. NO TREES WILL BE REMOVED

SITE ANALYSIS

JURISDICTION: CITY OF HAPEVILLE

ZONING: R-1

LOT SIZE: 19,400 S.F. (0.445 ACRES)

BUILDING COVERAGE CALCULATION:	
EX. BUILDING COVERAGE	1,248 SF
PROPOSED ADDITION BUILDING COVERAGE	0 SF
TOTAL BUILDING COVERAGE	1,248 SF

LOT COVERAGE (IMPERVIOUS AREA) CALCULATION:	
RESIDENCE (IMPERVIOUS AREA):	1,248 SF
EX. DRIVE (IMPERVIOUS AREA):	975 SF
EX. FRONT CONCRETE STEPS (IMPERVIOUS AREA):	24 SF
EX. FRONT CONCRETE PORCH (IMPERVIOUS AREA):	70 SF
EX. SIDE CONCRETE STEPS (IMPERVIOUS AREA):	30 SF
EX. REAR STORAGE (IMPERVIOUS AREA):	63 SF
PROPOSED REAR WOOD DECK (IMPERVIOUS AREA):	164 SF
PROPOSED WOOD STEPS (IMPERVIOUS AREA):	13 SF
PROPOSED REAR CONCRETE PADS (IMPERVIOUS AREA):	13 SF
TOTAL LOT COVERAGE (IMPERVIOUS AREA):	2,600 SF

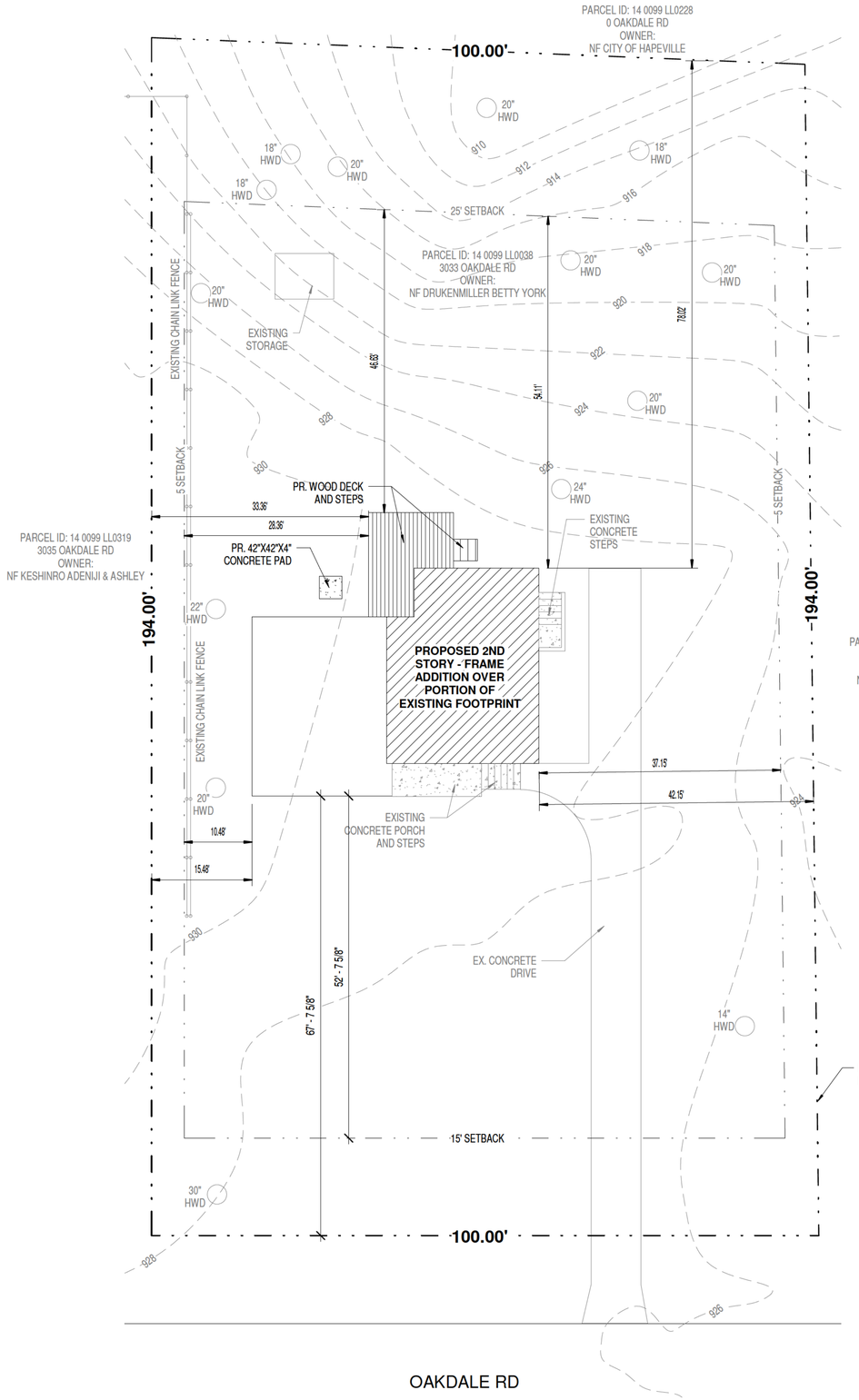
TOTAL LOT COVERAGE (%):
TOTAL LOT COVERAGE / LOT SIZE (100)
2,600 S.F. / 19,400 SF = .134 (100): 13.4%

FAR CALCULATIONS

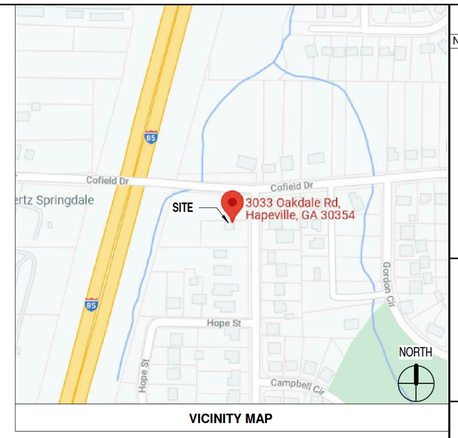
RESIDENCE 1ST LEVEL AREA :	1,248 S.F.*
RESIDENCE 2ND LEVEL AREA:	673 S.F.
TOTAL AREA:	1,921 S.F.*

FAR (%): TOTAL FLOOR AREA / LOT SIZE (100)
1,921 S.F. / 19,400 SF = .099 (100): 9.9%

*FLOOR AREA SHOWN HAS BEEN DETERMINED BY CALCULATING THE AREA OF THE HEATED SPACES OF THE FLOOR PLAN EXCLUDING ATTIC SPACE AND ACCESSORY STRUCTURES.



1 RESIDENTIAL SITE PLAN
1" = 10'-0"



VICINITY MAP

PARCEL ID: 14 0099 LL0228
0 OAKDALE RD
OWNER:
NF CITY OF HAPEVILLE

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

CHECKED:	CLC
DRAWN:	RCR
SCALE:	1" = 10'-0"
PRINT DATE:	10/12/2021 3:40:20 PM
JOB NO:	RDC2021-024

ROUGELY DESIGN & CONSULTING
Email: rdc-rougely@outlook.com
Tel: 678-591-4597

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ISSUED FOR CONSTRUCTION

RESIDENTIAL SITE PLAN

A0.1

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

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION OF

RESIDENCE

AT

3033 OAKDALE ROAD HAPEVILLE, GA 30354

CODES AND BUILDING INFORMATION	
International Building Code, 2018 Edition, with Georgia Amendments (2020) International Residential Code, 2018 Edition, with Georgia Amendments (2020) International Fire Code, 2018 Edition (No Georgia Amendments) 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)	
CONSTRUCTION TYPE	**TYPE VB**
OCCUPANCY TYPE	**SINGLE FAMILY RESIDENTIAL**
SQUARE FOOTAGE	
MAIN LEVEL AREA	**1,248 SF**
2nd LEVEL AREA	**673 SF**
TOTAL AREA	**1,921 SF**
PARKING	**OFF STREET**

CONTACT AND PROPERTY INFORMATION
OWNER: RYAN GABRIELSON **CONTACT: 253-740-6787**

PROJECT DESCRIPTION
INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION. WORK INCLUDES ASSOCIATED FRAMING, ELECTRICAL, PLUMBING, AND MECHANICAL, NEW REAR WOOD DECK AND STEPS, NEW FRONT PORCH RAIL

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

2. ALL FOOTINGS SHALL BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 PSF AND BE BELOW FROST DEPTH. THE EXACT SIZE AND REINFORCEMENT OF CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOILS CONDITIONS. VERIFY DESIGN WITH LOCAL ENGINEER.

3. CONTRACTOR SHALL PROVIDE, AT MINIMUM, BUILDING GRADE MATERIALS. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECT. ALL MATERIALS SHALL COMPLY WITH BUILDING CODES.

4. NEW KITCHEN HOODS - MAKE UP AIR IS REQUIRED IF HOOD IS CAPABLE OF EXHAUSTING MORE THAT 400 CFMS PER M1503.6 (INTERNATIONAL RESIDENTIAL CODE (IRC).

5. ADDITIONS AND ALTERATIONS MUST COMPLY WITH CURRENT CODES REQUIREMENTS FOR LOCATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC 314.3 THROUGHOUT ENTIRE HOUSE. THESE ALARMS SHALL BE HARD WIRED.

ABBREVIATIONS LEGEND

ABV	**ABOVE**	**TYP**	**TYPICAL**
AFF	**ABOVE FINISH FLOOR**	**T&G**	**TONGUE AND GROOVE**
BFF	**BELOW FINISH FLOOR**	**UNO**	**UNLESS NOTED OTHERWISE**
BO	**BOTTOM OF**		
CONT	**CONTINUOUS**		
D.S.	**DOWNSPOUT**		
EMERG	**EMERGENCY**		
EXT	**EXTERIOR**		
FFE	**FINISH FLOOR ELEVATION**		
FOW	**FACE OF WALL**		
FV	**FIELD VERIFY**		
H.H.	**HEAD HEIGHT**		
MAX	**MAXIMUM**		
MIN	**MINIMUM**		
OC	**ON CENTER**		
OH	**OPPOSITE HAND**		
PSI	**POUNDS PER SQUARE INCH**		
PT	**PRESSURE TREATED**		
SIM	**SIMILAR**		
TO	**TOP OF**		

DRAWING LIST

GENERAL	
A0.0	TITLE SHEET AND PROJECT INFORMATION
ARCHITECTURAL	
A0.1	RES DENTIAL SITE PLAN
A0.2	EXISTING FLOOR PLAN AND DEMOLITION FLOOR AND ROOF PLANS
A0.3	FOUNDATION AND FRAMING PLANS
A0.4	FLOOR FRAMING, CEILING FRAMING, AND ROOF FRAMING PLANS
A1.0	NEW WORK FLOOR PLANS
A1.1	ROOF PLAN
A1.2	ELECTRICAL PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A3.0	WALL SECTIONS
A3.1	BUILDING SECTION AND DETAILS
A3.2	DECK DETAILS

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

CHECKED: CLC

DRAWN: RCR

SCALE:

PRINT DATE: 8/13/2021 5:01:54 PM

JOB NO: RDC2021-024

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ISSUED FOR CONSTRUCTION

TITLE SHEET AND PROJECT INFORMATION

A0.0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. CONTACT THE UTILITIES PROTECTION CENTER NOT LESS THAN THREE WORKING DAY BEFORE ANY DIGGING COMMENCES. THE UTILITIES PROTECTION CENTER CAN BE CONTACTED AT 1-800-282-7411 MONDAY THROUGH FRIDAY 7 AM TO 7 PM.

2. SOUTH RIVER TRIBUTARY 10.1 WITHIN 200' OF SITE

3. FLOOD PLAIN: 13121CO366F FEMA MAP EFFECTIVE DATE 09/18/2013

4. NO TREES WILL BE REMOVED

SITE ANALYSIS

JURISDICTION: CITY OF HAPEVILLE

ZONING: R-1

LOT SIZE: 19,400 S.F. (0.445 ACRES)

BUILDING COVERAGE CALCULATION:	
EX. BUILDING COVERAGE	1,248 SF
PROPOSED ADDITION BUILDING COVERAGE	0 SF
TOTAL BUILDING COVERAGE	1,248 SF

LOT COVERAGE (IMPERVIOUS AREA) CALCULATION:	
RESIDENCE (IMPERVIOUS AREA):	1,248 SF
EX. DRIVE (IMPERVIOUS AREA):	975 SF
EX. FRONT CONCRETE STEPS (IMPERVIOUS AREA):	24 SF
EX. FRONT CONCRETE PORCH (IMPERVIOUS AREA):	70 SF
EX. SIDE CONCRETE STEPS (IMPERVIOUS AREA):	30 SF
EX. REAR STORAGE (IMPERVIOUS AREA):	63 SF
PROPOSED REAR WOOD DECK (IMPERVIOUS AREA):	164 SF
PROPOSED WOOD STEPS (IMPERVIOUS AREA):	13 SF
PROPOSED REAR CONCRETE PADS (IMPERVIOUS AREA):	13 SF
TOTAL LOT COVERAGE (IMPERVIOUS AREA):	2,600 SF

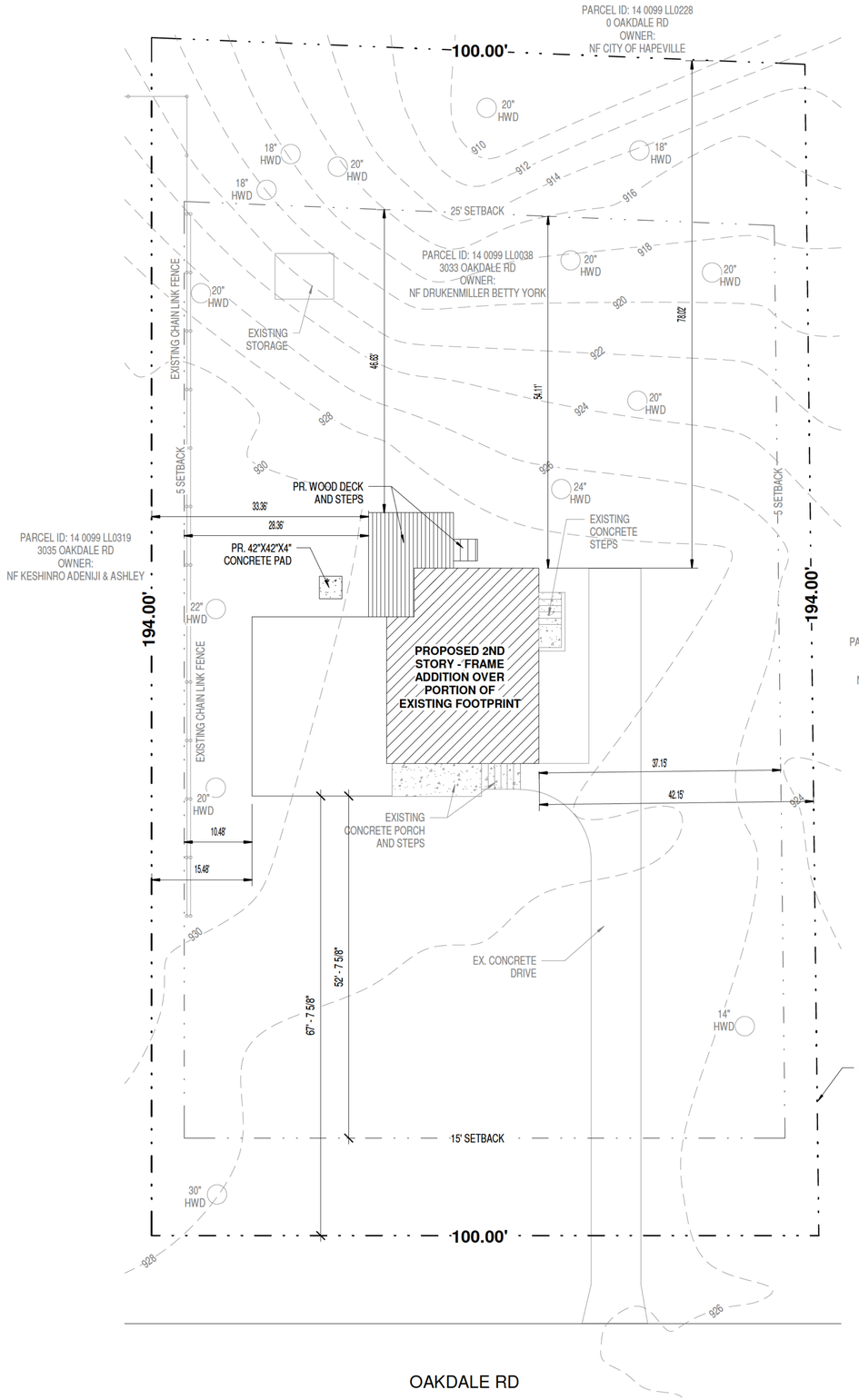
TOTAL LOT COVERAGE (%):
TOTAL LOT COVERAGE / LOT SIZE (100)
2,600 S.F. / 19,400 SF = .134 (100): 13.4%

FAR CALCULATIONS

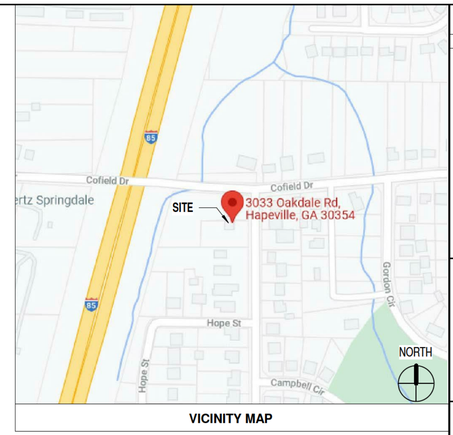
RESIDENCE 1ST LEVEL AREA :	1,248 S.F.*
RESIDENCE 2ND LEVEL AREA:	673 S.F.
TOTAL AREA:	1,921 S.F.*

FAR (%): TOTAL FLOOR AREA / LOT SIZE (100)
1,921 S.F. / 19,400 SF = .099 (100): 9.9%

*FLOOR AREA SHOWN HAS BEEN DETERMINED BY CALCULATING THE AREA OF THE HEATED SPACES OF THE FLOOR PLAN EXCLUDING ATTIC SPACE AND ACCESSORY STRUCTURES.



1 RESIDENTIAL SITE PLAN
1" = 10'-0"



VICINITY MAP

PARCEL ID: 14 0099 LL0228
0 OAKDALE RD
OWNER:
NF CITY OF HAPEVILLE

REVISIONS

NO.:	DESCRIPTION:	DATE:

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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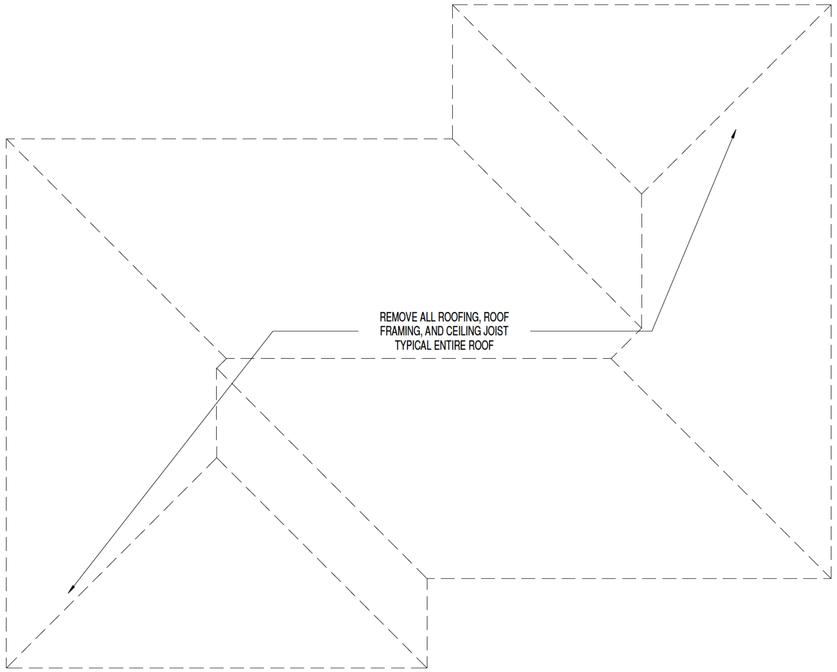
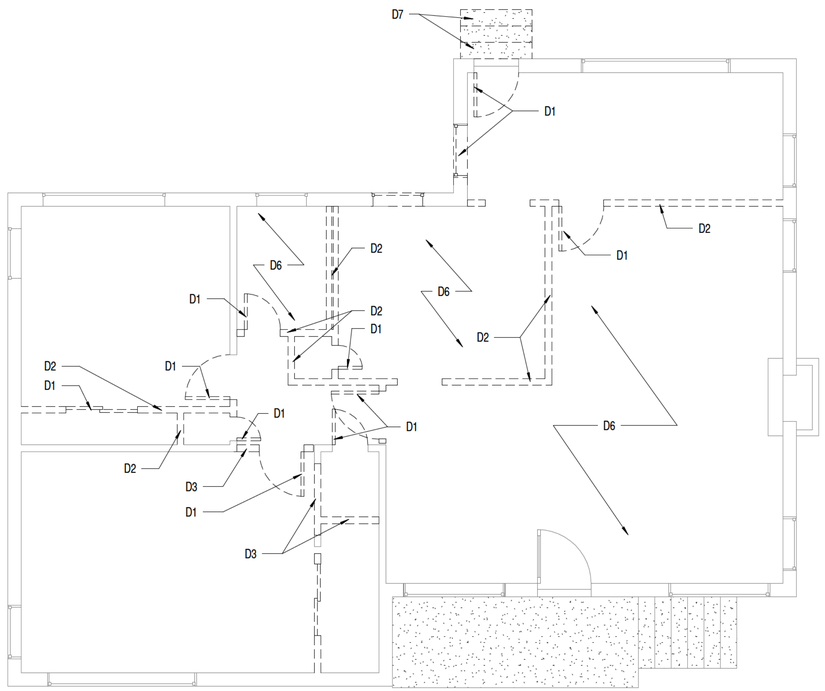
RESIDENTIAL SITE PLAN

A0.1

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



③ DEMOLITION ROOF PLAN
1/4" = 1'-0"



② DEMOLITION PLAN - MAIN
1/4" = 1'-0"

SHEET NOTES

1. BRACE ALL LOAD BEARING WALLS PRIOR TO DEMOLITION.

2. REPAIR DAMAGED SUBFLOORING AND FLOOR FRAMING AS NECESSARY TO LEVEL EXISTING FINISH FLOOR.

3. REMOVE INTERIOR FINISHES, TRIM, FIXTURES, ELECTRICAL, MECHANICAL, AND PLUMBING AS NECESSARY TO COMPLETE NEW WORK

4. IF CONDITIONS UNCOVERED DURING DEMOLTION ARE DIFFERENT THAN SHOWN OR REQUIRE MODIFICATION TO THE WORK AS SHOWN, NOTIFY OWNER PRIOR TO PROCEDING.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

DEMOLITION KEYNOTES

D1 - REMOVE EXISTING WINDOW AND/OR DOOR AND ASSOCIATED HARDWARE

D2 - REMOVE EXISTING WALL

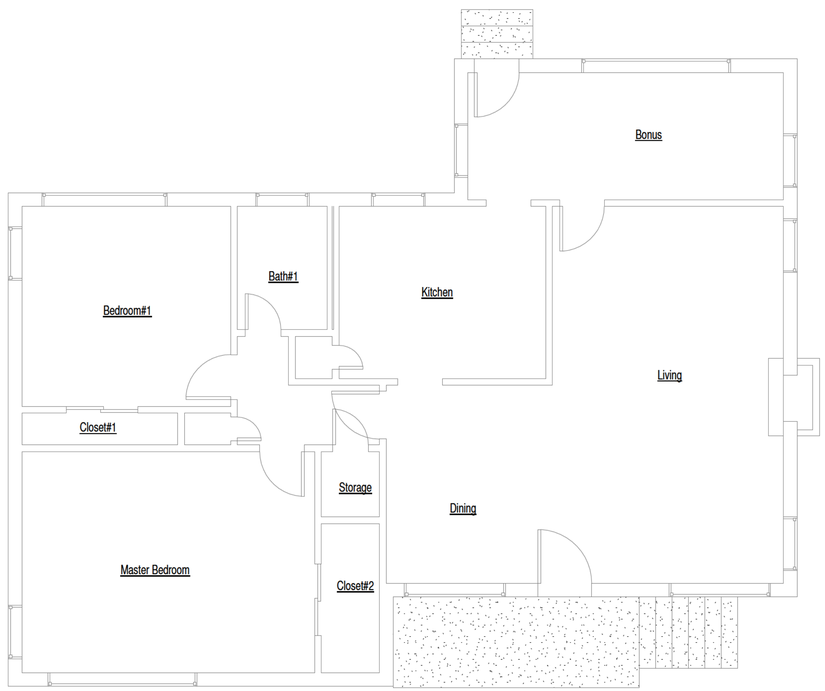
D3 - REMOVE PORTION OF EXISTING WALL. COORDINATE OPENING WITH NEW WORK.

D4 - NOT USED

D5 - NOT USED

D6 - REMOVE EXISTING SUBFLOORING AS NECESSARY TO PROVIDE NEW FLOOR FRAMING.

D7 - REMOVE EXISTING STEPS



① EXISTING FLOOR PLAN
1/4" = 1'-0"

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INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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ISSUED FOR CONSTRUCTION

EXISTING FLOOR PLAN AND DEMOLITION FLOOR AND ROOF PLANS

A0.2

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. OFFSET FRAMING FOR PLUMBING MAINTAINING JOIST SPACING AT 16" O.C. MAXIMUM.

2. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

3. AT NEW FLOOR FRAMING, JOIST SHALL BE ATTACHED TO RIM WITH JOIST HANGER

4. ALL FRAMING MEMBERS SHALL BE #2, SOUTHERN PINE, UNLESS NOTED OTHERWISE.

LEGEND
DJ-1: 2X10 PT AT 16" OC

#2 SOUTHERN YELLOW PINE SCHEDULE				
FLOOR JOIST		12" O.C.	16" O.C.	24" O.C.
40 PSF LIVE LOAD 10 PSF DEAD LOAD (ALL ROOMS EXCEPT SLEEPING)	2x8	13'-6"	11'-10"	9'-8"
	2x10	16'-2"	14'-0"	11'-5"
	2x12	19'-1"	16'-6"	13'-6"
30 PSF LIVE LOAD 10 PSF DEAD LOAD (SLEEPING AREAS)	2x8	14'-11"	13'-3"	10'-10"
	2x10	18'-1"	15'-8"	12'-10"
	2x12	21'-4"	18'-6"	15'-1"
CEILING JOIST				
20 PSF LIVE LOAD 10 PSF DEAD LOAD (DRYWALL CEILING @ L/240)	2x6	13'-11"	12'-0"	9'-10"
	2x8	17'-7"	15'-3"	12'-6"
	2x10	20'-11"	18'-1"	14'-9"
RAFTER (TO BE USED IF STICK BUILT)				
20 PSF LIVE LOAD 10 PSF DEAD LOAD	2x6	14'-9"	13'-5"	11'-0"
	2x8	19'-6"	17'-1"	13'-11"
	2x10	23'-5"	20'-3"	16'-6"

NOTE: USE THIS SCHEDULE WHEN JOIST AND RAFTER SIZE NOT INDICATED ON PLANS OR LEGEND.

KEYNOTES
F010 - EXISTING ACCESS PANEL

F020 - NOT USED

F030 - EXISTING 16X16 CMU PIER

F040 - NOT USED

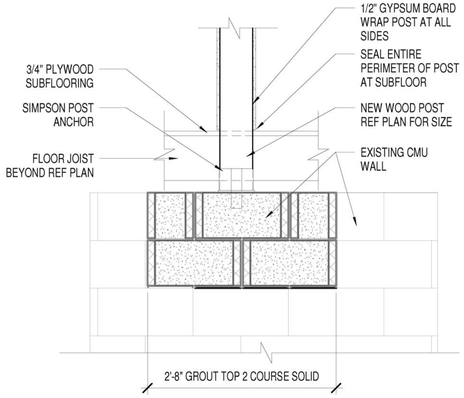
F100 - 6 MIL VAPOR BARRIER

F101 - NOT USED

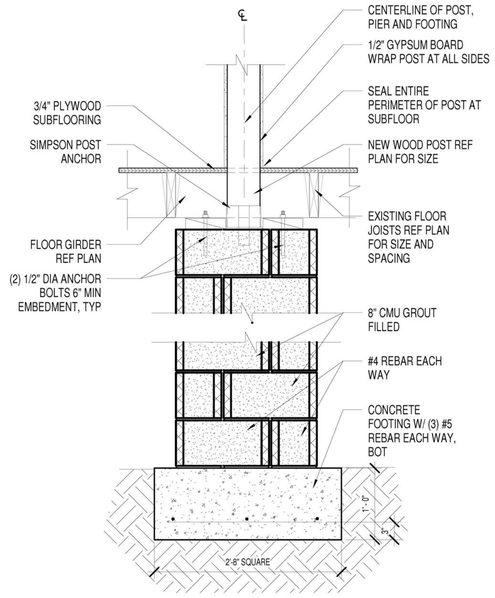
F102 - NOT USED

F103 - NOT USED

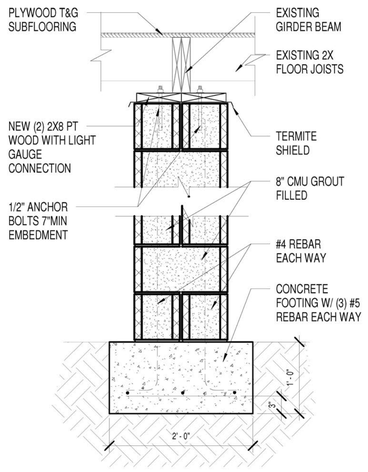
F104 - ALIGN CENTERLINE OF PIER WITH CENTERLINE OF POST ABOVE



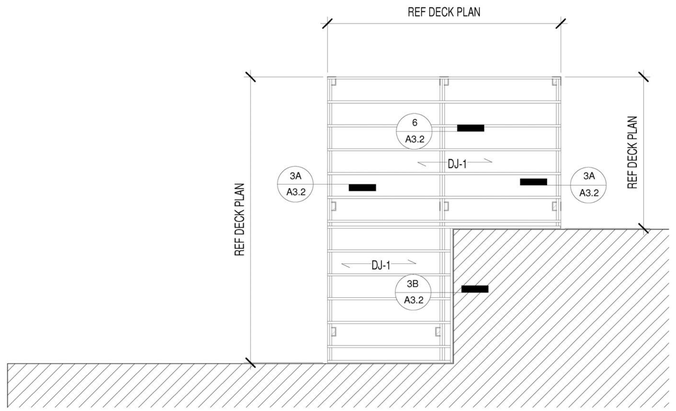
5 EXISTING WALL WITH COLUMN
1" = 1'-0"



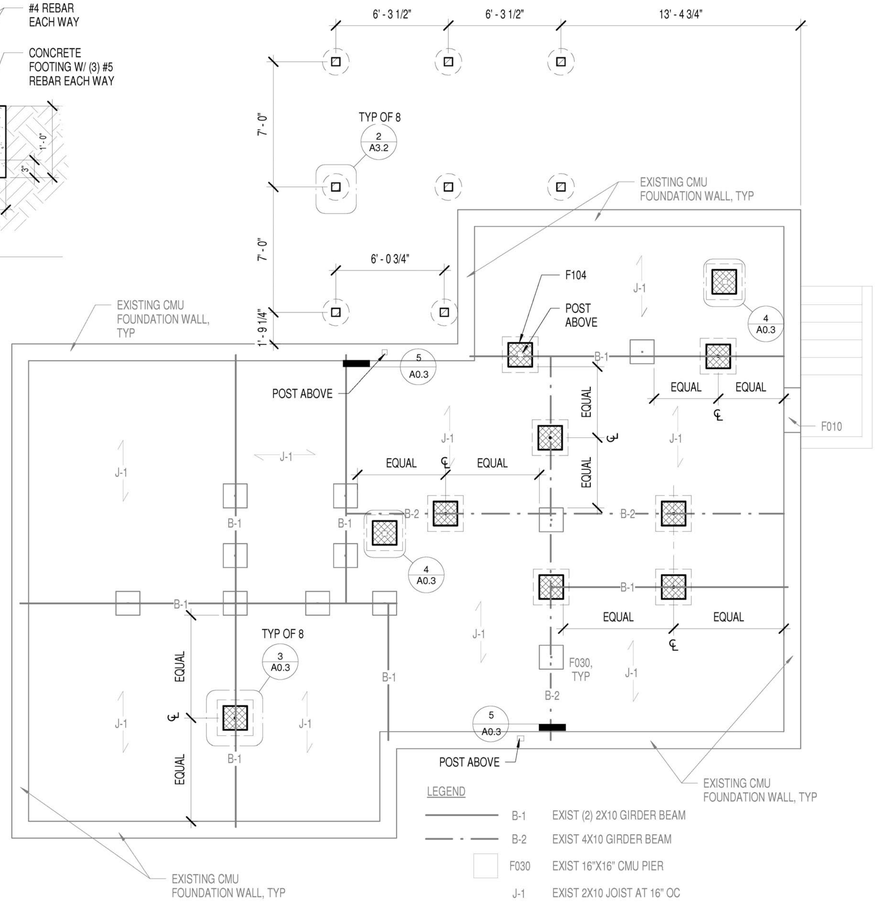
4 PIER WITH COLUMN
1" = 1'-0"



3 PIER FOUNDATION
1" = 1'-0"



2 DECK FRAMING PLAN
1/4" = 1'-0"



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

REVISIONS

NO.:	DESCRIPTION:	DATE:

GEORGIA REGISTERED NO. 3073 PROFESSIONAL ENGINEER CHARRINGTON, CLC

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

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ISSUED FOR CONSTRUCTION

FOUNDATION AND FRAMING PLANS

A0.3

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

#2 SOUTHERN YELLOW PINE SCHEDULE				
FLOOR JOIST		12" O.C.	16" O.C.	24" O.C.
40 PSF LIVE LOAD 10 PSF DEAD LOAD (ALL ROOMS EXCEPT SLEEPING)	2x8 2x10 2x12	13'-6" 16'-2" 19'-1"	11'-10" 14'-0" 16'-6"	9'-8" 11'-5" 13'-6"
30 PSF LIVE LOAD 10 PSF DEAD LOAD (SLEEPING AREAS)	2x8 2x10	14'-11" 18'-1"	13'-3" 15'-8"	10'-10" 12'-10"
CEILING JOIST				
20 PSF LIVE LOAD 10 PSF DEAD LOAD (DRYWALL CEILING @ L/240)	2x6 2x8 2x10	13'-11" 17'-7" 20'-11"	12'-0" 15'-3" 18'-1"	9'-10" 12'-6" 14'-9"
RAFTER (TO BE USED IF STICK BUILT)				
20 PSF LIVE LOAD 10 PSF DEAD LOAD	2x6 2x8 2x10	14'-9" 19'-6" 23'-5"	13'-5" 17'-1" 20'-3"	11'-0" 13'-11" 16'-6"

NOTE: USE THIS SCHEDULE WHEN JOIST AND RAFTER SIZE NOT INDICATED ON PLANS OR LEGEND.

SHEET NOTES

1. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

2. ALL FRAMING MEMBERS SHALL BE #2, SOUTHERN PINE, UNLESS NOTED OTHERWISE.

3. ROOF MEMBERS ARE MINIMUM #2 SOUTHERN YELLOW PINE SCHEDULE. CONTRACTOR MAY INCREASE SIZES PER SCHEDULE.

4. PROVIDE (2) 2X10 #2 SOUTHERN YELLOW PINE HEADERS OVER ALL OPENINGS UNLESS NOTED OTHERWISE.

5. OFFSET FRAMING FOR PLUMBING MAINTAINING JOIST SPACING AT 16" O.C. MAXIMUM.

6. ALL LVL'S SHALL BE GA. PACIFIC 2.0E, Fb=2900 psi OR EQUAL, UNLESS NOTED OTHERWISE.

7. EXISTING CEILING FRAMING SHALL REMAIN. MODIFY ENDS OF EXISTING CEILING JOIST THAT ARE INSTALLED PERPENDICULAR TO NEW 2ND LEVEL RIM AND ATTACH WITH JOIST HANGERS. OPTION: PROVIDE NEW CEILING JOIST PER FRAMING MEMBERS INDICATED ON PLAN. REF PLAN AND LEGEND FOR SIZES.

KEYNOTES

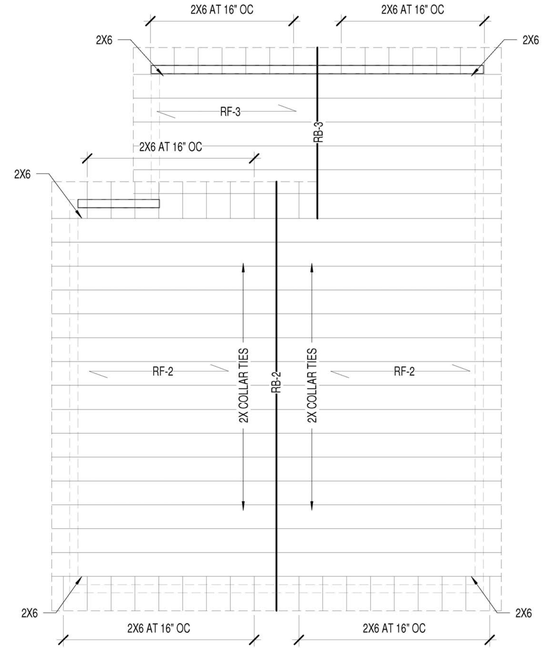
FR100 - NOT USED

LEGEND

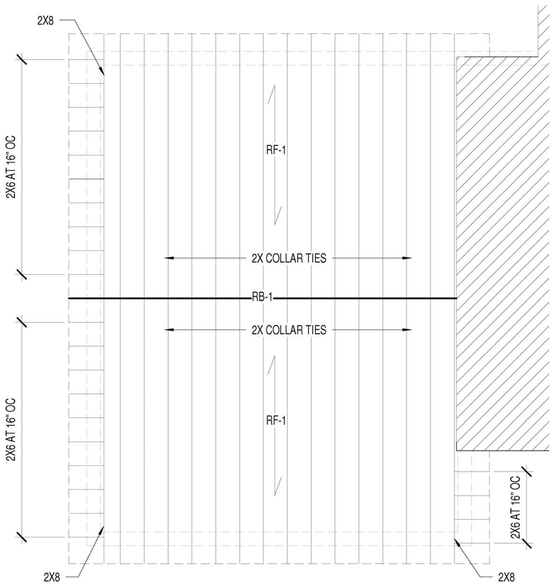
2B-1: (3) 1.75"X18" GA. PACIFIC 2.0E, LVL
2B-2: (2) 1.75"X11.25" GA. PACIFIC 1.8E, LVL
2B-3: (2)1.75"X9.25" LVL
2J-1: 2X10 JOIST AT 16" OC
2J-2: NOT USED
2J-3: 2X10 JOIST AT 12" OC
CJ-1: 2X8 JOIST AT 16" OC
CJ-2: 2X6 JOIST AT 16" OC
2CJ-1: 2X8 JOIST AT 16" OC
RB-1: 2X12
RB-2: 2X12
RB-3: 2X12

LEGEND

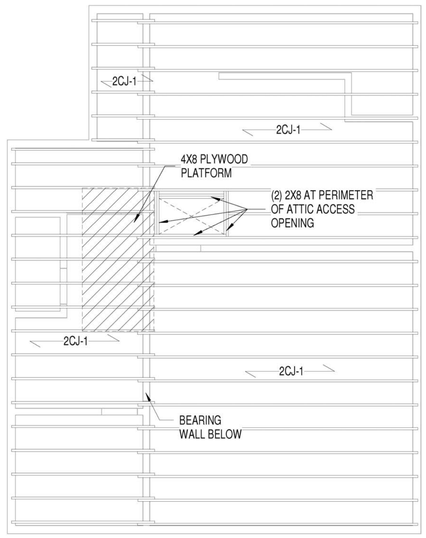
RF-1: 2X8 RAFTERS AT 16" OC
RF-2: 2X6 RAFTERS AT 16" OC
RF-3: 2X6 RAFTERS AT 16" OC



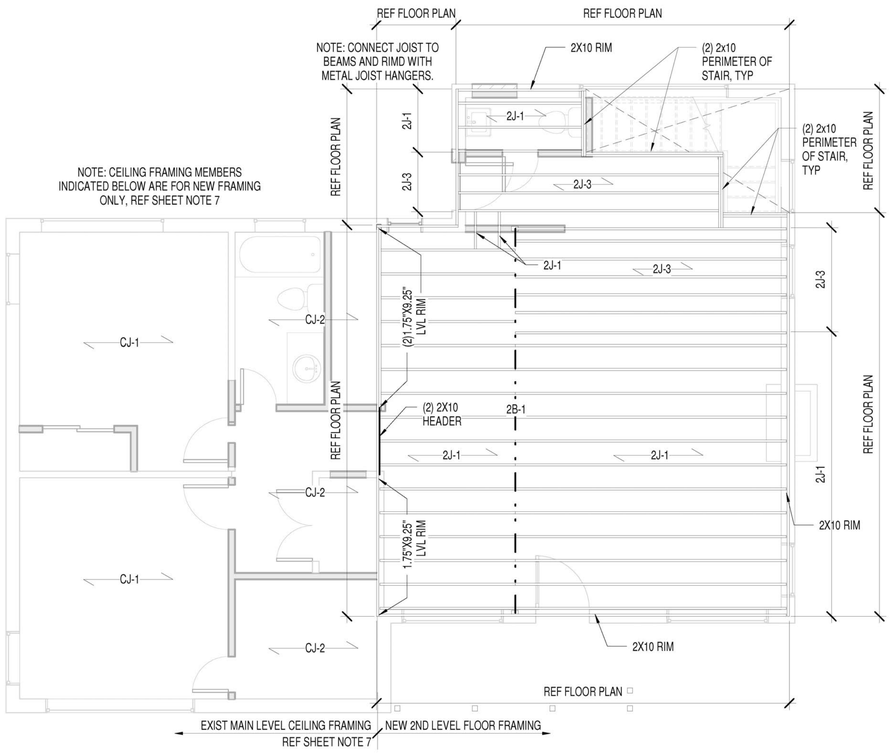
4 ROOF FRAMING PLAN - LEVEL 2
1/4" = 1'-0"



3 ROOF FRAMING PLAN - MAIN
1/4" = 1'-0"



2 CEILING FRAMING PLAN
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - LEVEL 2
1/4" = 1'-0"

REVISIONS

NO.:	DESCRIPTION:	DATE:

GEORGIA REGISTERED NO. 9813 PROFESSIONAL ENGINEER BRIAN W. HARRINGTON

INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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FLOOR FRAMING, CEILING FRAMING, AND ROOF FRAMING PLANS

A0.4

SHEET NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL (AT EXISTING) AND FACE OF STUD TO STUD AT NEW WORK

2. INSTALL NEW DOORS 4" FROM WALL ON HINGE SIDE UNLESS NOTED OTHERWISE.

3. NEW INTERIOR WALL FRAMING SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNO. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS UNO.

4. DOOR AND WINDOW SIZES ARE INDICATED AS A 4-DIGIT NUMBER, IN FEET AND INCHES. THE FIRST TWO DIGITS INDICATE THE WIDTH, THE LAST TO DIGITS INDICATE THE HEIGHT. PROVIDE ALL DOORS WHERE INDICATED.

5. BEDROOM WINDOWS SHALL MEET EGRESS REQUIREMENTS.

6. PROVIDE 1/2" WATER RESISTANT GYPSUM BOARD IN BATHROOMS AT WALLS AND CEILINGS. PROVIDE BACKER BOARD FOR ALL CERAMIC/PORCELAIN TILE APPLICATIONS. PROVIDE HEATED FLOORS AT BATHROOMS.

7. REPLACE ALL DAMAGED WALL AND FLOOR FRAMING WITH NEW AS NEEDED.

8. PATCH AND REPAIR ALL DAMAGED FINISH SURFACES AS NEEDED FOR NEW WORK.

EXISTING WINDOW LEGEND (WXH)

W1 - 68"X62"
W2 - 100"X36"
W3 - 35"X37"
W4 - 84"X37"
W5 - 35"X38"
W6 - 100"X62"
W7 - 35"X62"

SHEET NOTES

9. BRACE LOAD BEARING WALLS PRIOR TO DEMOLITION.

10. PROVIDE R13 BATT INSULATION AT ALL EXTERIOR WALLS; R30 BATT INSULATION AT ROOF; R19 BATT INSULATION AT CRAWL SPACE. WHERE NO CEILING, ROOF INSULATION SHALL FOLLOW RAFTER FRAMING.

11. PROVIDE SHELVING AT ALL CLOSETS, STORAGE, LINEN AND LAUNDRY. CONFIRM SHELVING TYPE WITH OWNER.

12. OWNER SHALL APPROVE ALL FINAL FIXTURES AND FINISHES. COORDINATE LOCATION OF SHOWER HEAD WITH OWNER PRIOR TO INSTALLATION OF WATER LINES.

13. CONTRACTOR SHALL PROVIDE, AT MINIMUM, BUILDING GRADE MATERIALS. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECT. ALL MATERIALS SHALL COMPLY WITH BUILDING CODES.

14. PROVIDE AIR HANDLER UNITS IN ATTIC AND CRAWL SPACE. CONDENSER UNITS SHALL BE LOCATED OUTSIDE ON A 4" CONCRETE PAD.

15. PROVIDE NEW BASE AND WALL CABINETS AT KITCHEN AND ISLAND. PROVIDE NEW VENT HOOD ABOVE RANGE.

16. CONSTRUCT DECK IN ACCORDANCE WITH THE "GEORGIA AMENDMENTS TO THE PRESCRIPTIVE DECK DETAILS" MAINTAIN A COPY OF THIS DOCUMENT ON SITE AT ALL TIMES

FLOOR PLAN KEYNOTES

A100 - ALIGN EXISTING AND NEW WALLS

A101 - INFILL WALL MATCH ADJACENT WALL CONSTRUCTION

A102 - NOT USED

A103 - 34 1/2" HIGH WALL

A104 - 36"X90" ISLAND COUNTER W/ 24" DEEP BASE CABINETS.

A105 - WASHER BOX

A106 - 36" HIGH WALL WITH 1X8 WOOD CAP AND 1/2" ROUND TRIM (CAP SHALL MATCH COUNTERTOP AT SIM CONDITION)

A107 - 4" HIGH CURB AND GLASS DOOR AND SHOWER ENCLOSURE

A108 - 24"X42" ATTIC ACCESS

A109 - NOT USED

A110 - 4X4 WOOD SUPPORT POST

A110A - 4X4 WOOD SUPPORT POST ALIGN CENTER UNDER LVL ABOVE

A111 - (3) 2X4 WOOD POST

A112 - 36" HIGH WALL WITH 1X8 TRIM AND 1/2" ROUND MOULDING

A113 - 7 5/8" RISERS, 10" TREADS TYPICAL AT STAIRS

A114 - 1 1/2" OD, 34" HIGH HANDRAIL WITH PICKETS. POST AT 36" OC TYPICAL, UNO. PROVIDE AT EXPOSED SIDE OF STAIR ONLY.

A115 - 36"HIGH 4X4 PT WOOD POST (RAIL SUPPORTS) WITH PREFAB POST BASE

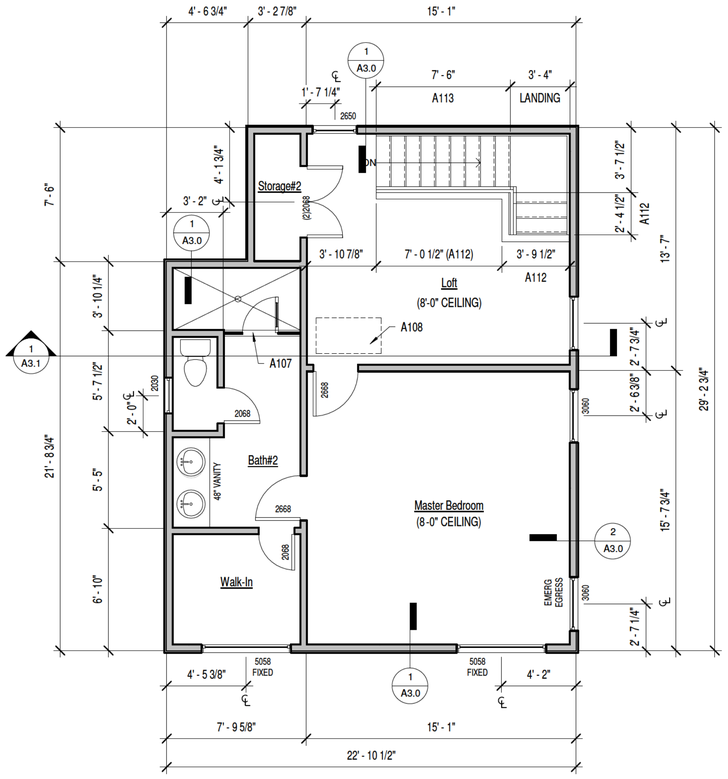
A116 - NEW 2x6 PT WITH 45 DEGREE CHAMFER AT THE CORNERS ATTACHED TO GUARD POST W/ (3) #12 OR 16d WOOD SCREWS

A117 - NEW 1x6 PT WOOD SLATS AT 9" OC MAX. ATTACHED TO GUARD POST W/ 8d THREADED NAILS OR #8 WOOD SCREWS

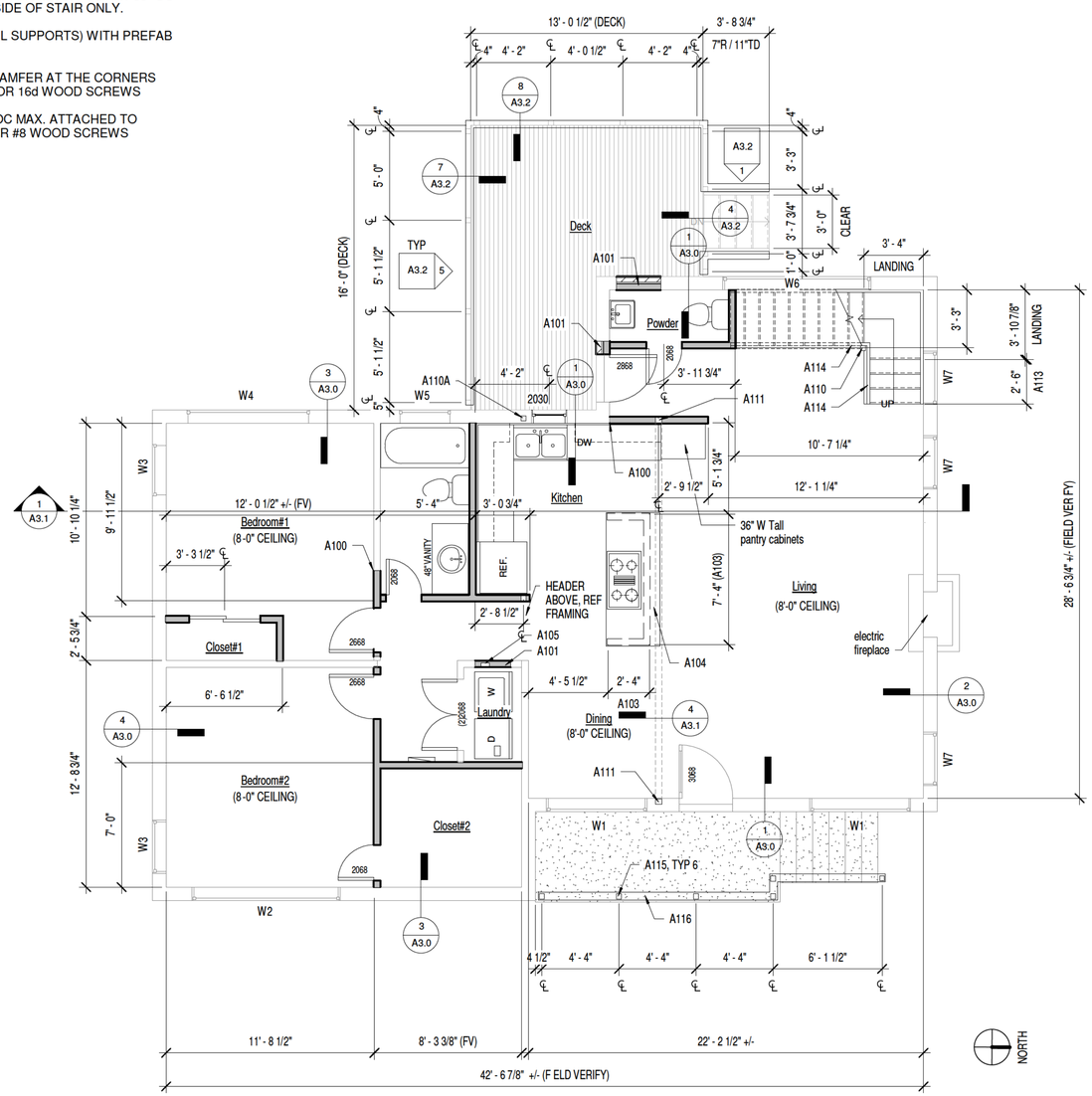
HEADER SCHEDULE: USE DOUBLE 2X FOR 2X4 STUD WALL FRAMING		
TYPE	SPAN	DESCRIPTION
H1	UP TO 4'-0"	MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER
H2	4'-0" TO 6'-0"	MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER
H3	6'-0" TO 8"-0"	MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER
H4	8'-0" TO 14"-0"	MIN DOUBLE 2X10 WITH 1/2" PLYWD. SPACER
H5	14'-0" TO 16"-0"	MIN DOUBLE 2X12 WITH 1/2" PLYWD. SPACER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.



2 FLOOR PLAN-LEVEL2
1/4" = 1'-0"



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

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INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

3033 OAKDALE ROAD, HAPEVILLE, GA 30354

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ISSUED FOR CONSTRUCTION

NEW WORK FLOOR PLANS

A1.0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

1. ALL NEW ROOFS SHALL BE ROOF SHINGLES ON 15 FELT PAPER OVER 3/4" EXTERIOR PLYWOOD SHEATHING, UNLESS NOTED OTHERWISE

2. PROVIDE VENT THRU ROOF AS NECESSARY. ALL ROOF PENETRATIONS SHALL BE FLASHED PER CODE AND INDUSTRY STANDARDS.

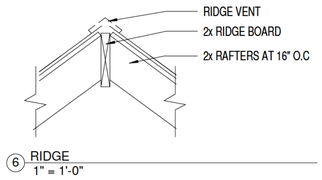
3. PROVIDE NEW GUTTERS AND DOWNSPOUTS. ROUTE DOWNSPOUTS TO GRADE AND DISPERSE TO CORRUGATED PLASTIC PIPE. ENSURE POSITIVE DRAINAGE AWAY FROM WALL. OFFSET CENTER OF DOWNSPOUTS (D.S.) 6" FROM OUTSIDE CORNERS AND MAXIMUM SPACING SHALL BE 25'.

4. PROVIDE ROOF VENTS AT PER CODE.

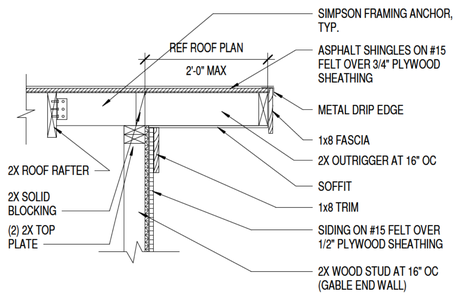
5. SHEATHING AND DECKING SHALL BE FASTENED AT A MINIMUM 6" OC AT EDGES AND 12" OC AT ALL INTERMEDIATE RUNS.

6. REF FRAMING PLANS FOR SIZE OF WOOD MEMBERS

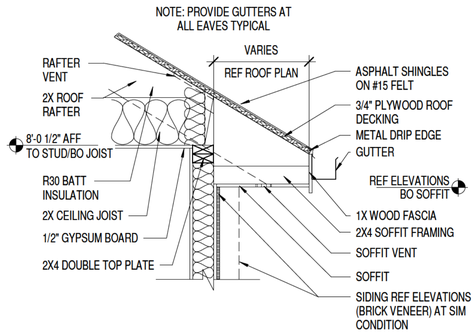
7. PROVIDE R30 BATT INSULATION AT ROOF. WHERE NO CEILING, ROOF INSULATION SHALL FOLLOW RAFTER FRAMING.



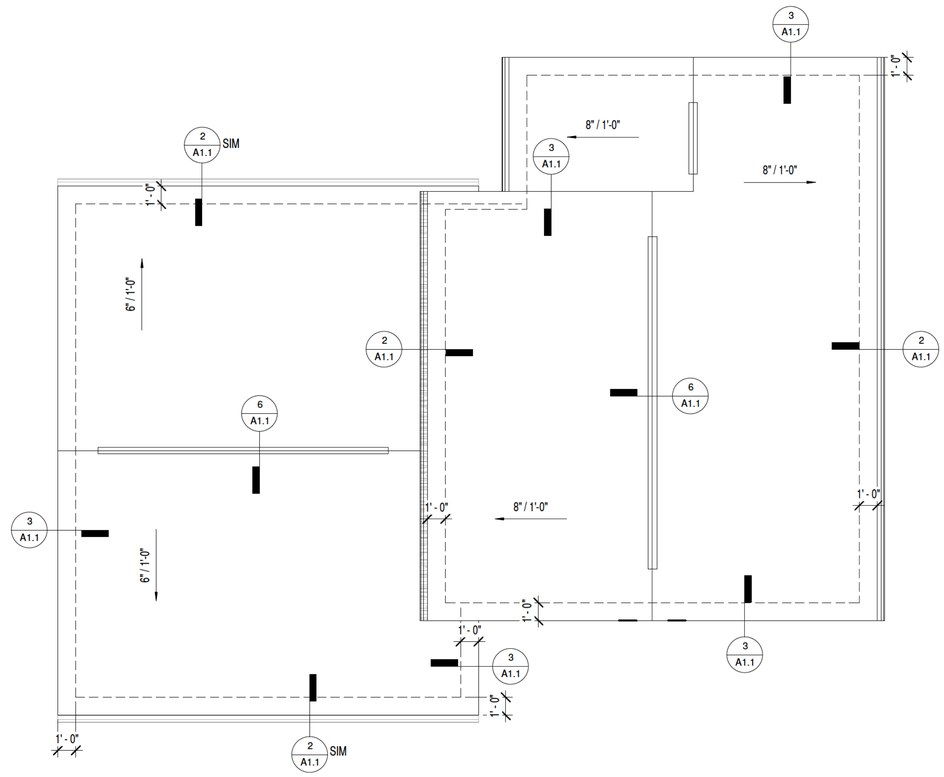
6 RIDGE
1" = 1'-0"



3 RAKE
1" = 1'-0"



2 EAVE DETAIL
1" = 1'-0"



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

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ISSUED FOR CONSTRUCTION

ROOF PLAN

A1.1

SHEET NOTES

1. PROVIDE ARC FAULT OUTLETS IN ALL ROOMS PER CODE UNLESS NOTED OTHERWISE. PROVIDE GFIC OUTLETS AT SINKS AND OTHER LOCATIONS PER NEC 2020.

2. ALL LIGHT FIXTURES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

3. MOUNT OUTLETS IN KITCHEN AND BATHROOMS ABOVE COUNTERS AT 46" AFF UNO. MOUNT OUTLETS FOR WALL MOUNTED TV AT 66" AFF.

4. CONTRACTOR SHALL PROVIDE NEW ELECTRICAL PANEL.

5. CONFIRM LOCATIONS OF SWITCHES, THERMOSTAT, CABLE, DATA, ETC. WITH OWNER PRIOR TO INSTALLATION.

6. RANGE HOOD SHALL BE DUCTED TO EXTERIOR

7. ADDITIONS AND ALTERATIONS MUST COMPLY WITH CURRENT CODES REQUIREMENTS FOR LOCATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC 314.3 THROUGHOUT ENTIRE HOUSE. THESE ALARMS SHALL BE HARD WIRED.

KEYNOTES

E100 - ELECTRICAL PANEL
E101 - PROVIDE DUPLEX OUTLET AT CEILING ABOVE RANGE FOR CEILING MOUNTED RANGE HOOD

ELECTRICAL LEGEND

- (S) SMOKE AND CARBON MONOXIDE ALARM (WITH BATTERY BACK UP)
- F EXHAUST FAN/ LIGHT COMBO
- (D) DOOR BELL
- DBC WIRELESS DOOR BELL CHIME
- WALL MOUNTED LIGHT FIXTURE
- DUPLEX OUTLET. INSTALL AT 18" ABOVE FINISH FLOOR UNO
- (J) JUNCTION BOX (DISHWASHER)
- TD TELEPHONE / DATA
- TV CABLE
- H RANGE HOOD OUTLET
- D DRYER OUTLET
- WP EXTERIOR WATERPROOF DUPLEX OUTLET
- LIGHT FIXTURE
- $ LIGHT SWITCH
- $2/3 2 / 3-WAY LIGHT SWITCH
- $T THERMOSTAT
- WIRING TO FIXTURE
- ELECTRICAL PANEL
- AC CUT OFF SWITCH
- CEILING FAN W/ LIGHT

GENERAL NOTES

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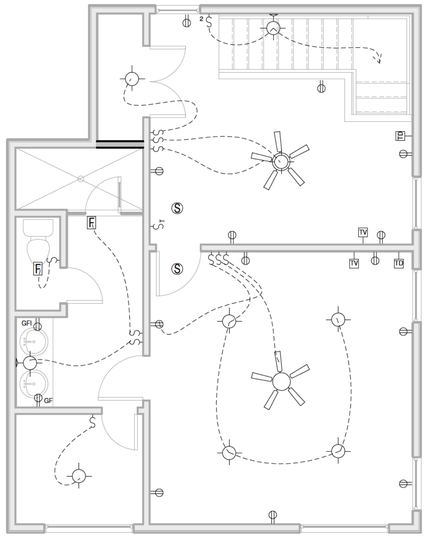
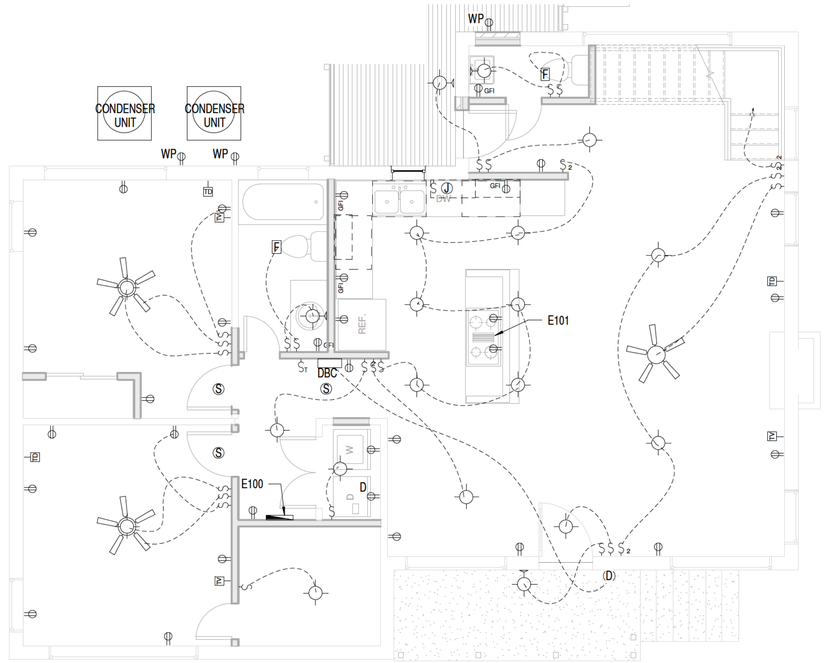


2 ELECTRICAL PLAN - LEVEL 2
1/4" = 1'-0"



1 ELECTRICAL PLAN - MAIN LEVEL
1/4" = 1'-0"

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ELECTRICAL PLAN

A1.2

SHEET NOTES

1. ALL WINDOWS ARE VINYL INSULATED, UNLESS NOTED OTHERWISE

2. PROVIDE ASPHALT SHINGLES AND HARDI SIDING TYPICAL, UNO. PROVIDE TRIM AT ALL INSIDE AND OUTSIDE CORNERS.

3. DOWNSPOUTS NOT SHOWN FOR CLARITY

4. COORDINATE ALL FINAL FINISHES WITH OWNER

5. ROUGH OPENING HEAD HEIGHT AT DOOR AND WINDOWS SHALL BE 6'-10 1/2" AFF AT MAIN LEVEL AND 7'-0"AFF AT LEVEL 2, UNO.

KEYNOTES

A115 - 36"HIGH 4X4 PT WOOD POST (RA L SUPPORTS) WITH PREFAB POST BASE

A116 - NEW 2x6 PT WITH 45 DEGREE CHAMFER AT THE CORNERS ATTACHED TO GUARD POST W/ (3) #12 OR 16d WOOD SCREWS

A117 - NEW 1x6 PT WOOD SLATS AT 9" OC MAX. ATTACHED TO GUARD POST W/ 8d THREADED NAILS OR #8 WOOD SCREWS

ABBREVIATIONS

AFF - ABOVE FINISH FLOOR
BO - BOTTOM OF
FFE- FINISH FLOOR ELEVATION
HH - HEAD HEIGHT
TO - TOP OF

GENERAL NOTES

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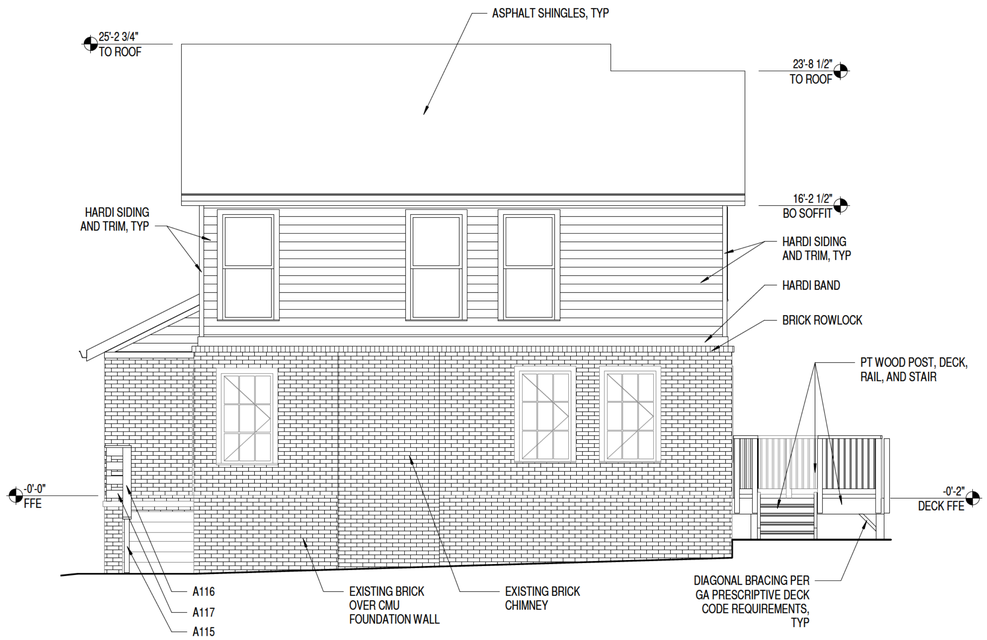
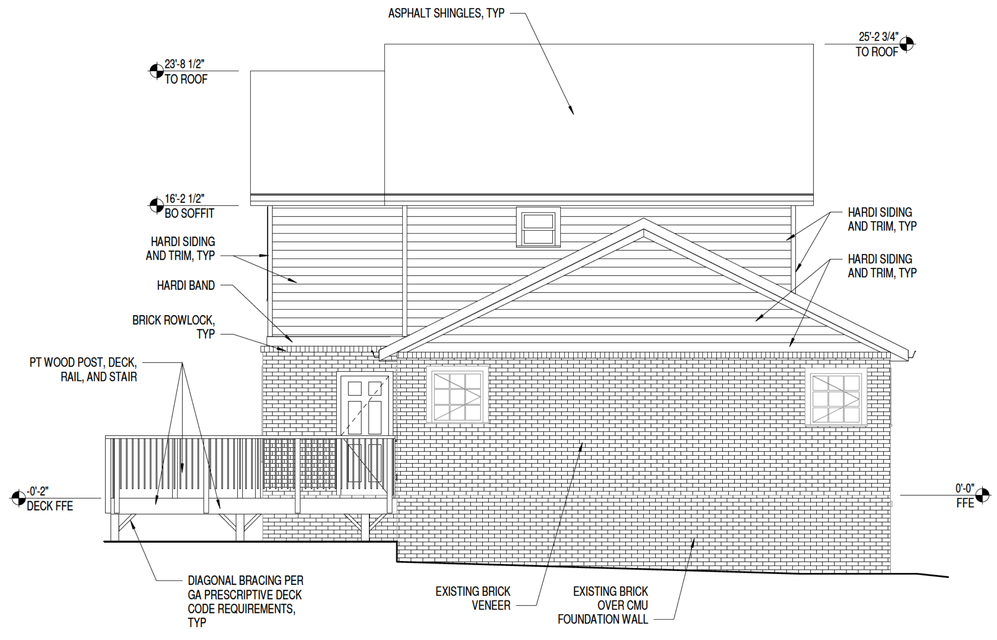
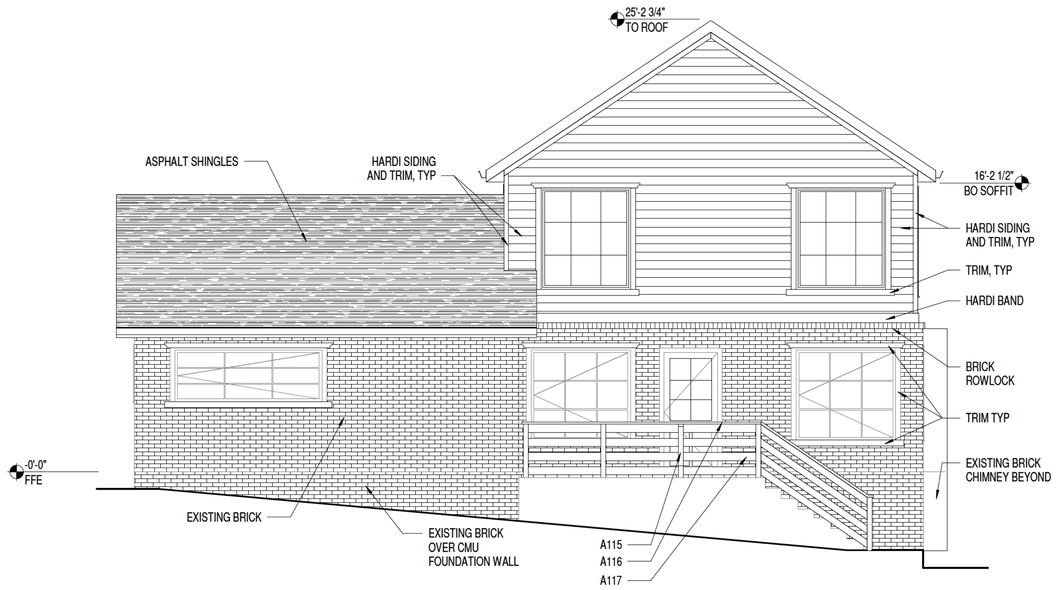


3 RIGHT ELEVATION
1/4" = 1'-0"



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



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

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PROPOSED EXTERIOR ELEVATIONS

A2.0

GENERAL NOTES

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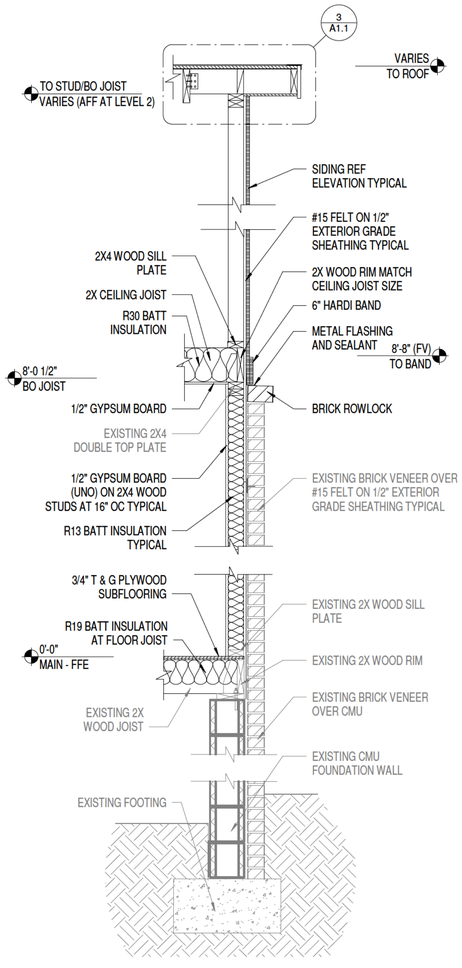
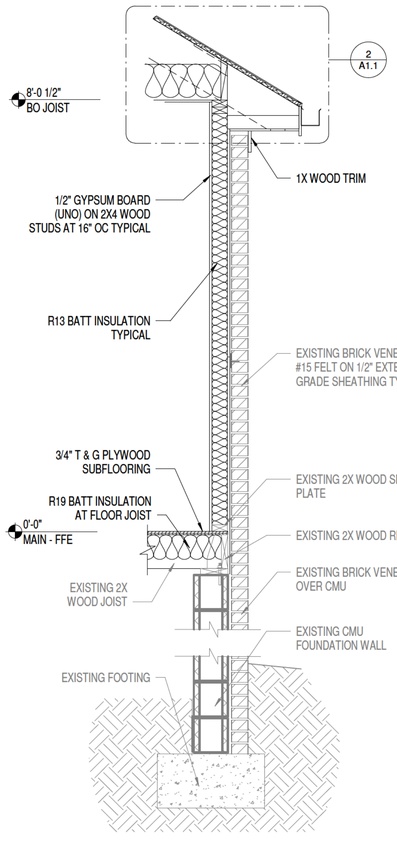
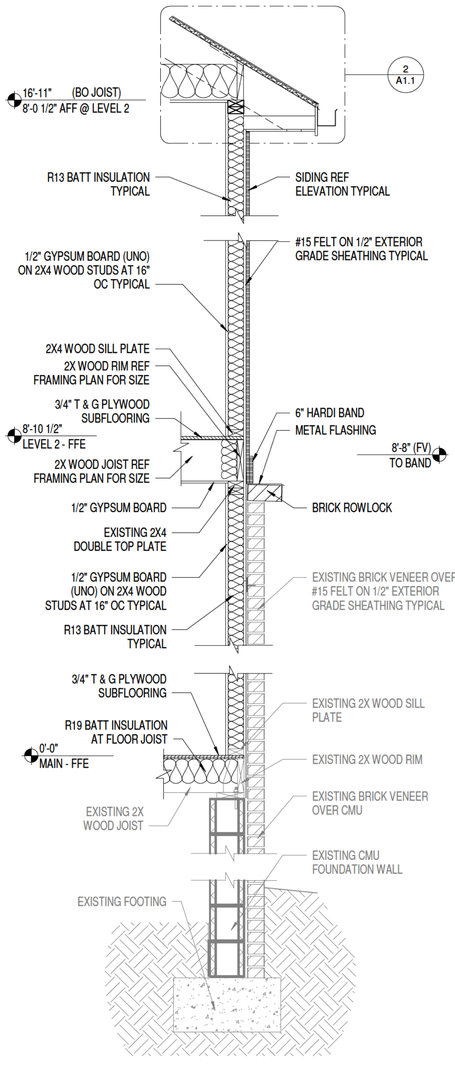


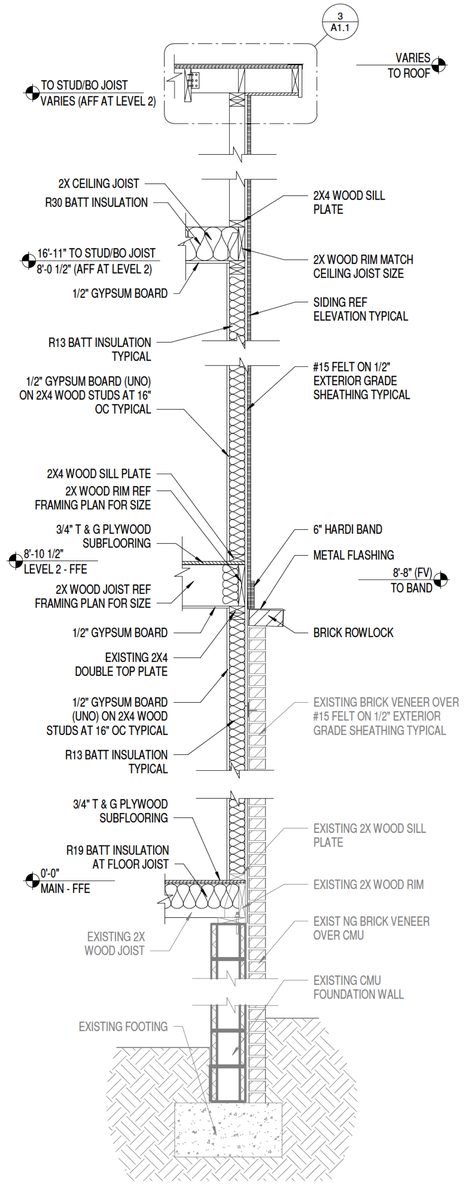
4 WALL SECTION
3/4" = 1'-0"



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



2 WALL SECTION
3/4" = 1'-0"



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

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INTERIOR RENOVATION, AND PARTIAL 2ND STORY ADDITION

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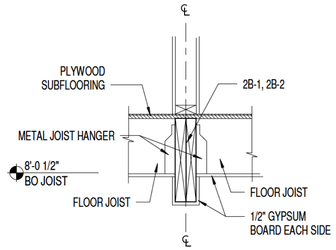
WALL SECTIONS

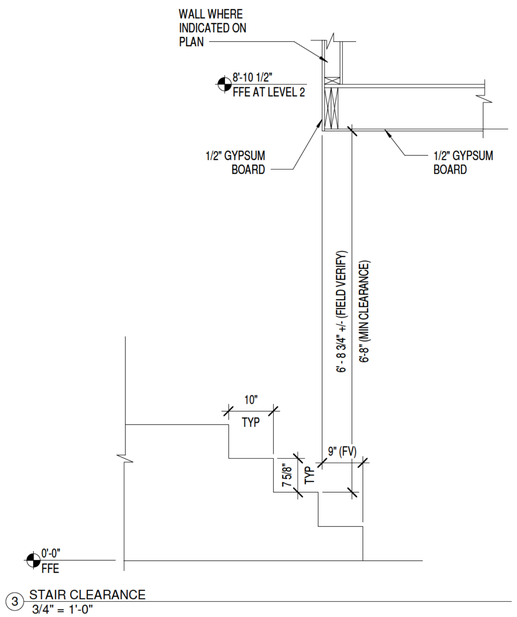
A3.0

GENERAL NOTES

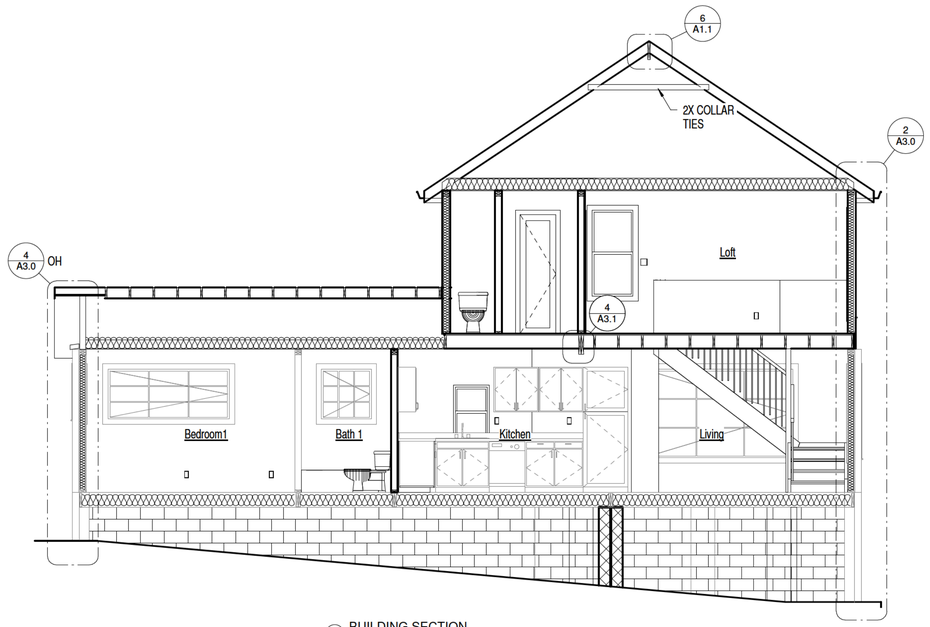
1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.



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



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



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

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BUILDING SECTION AND DETAILS

A3.1

GENERAL NOTES

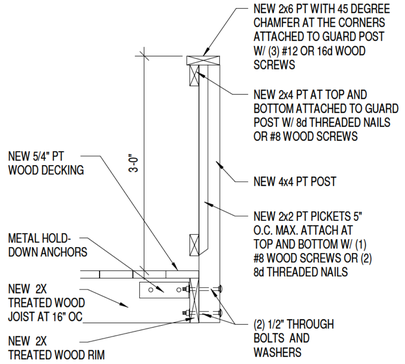
1. ALL CONSTRUCTION SHALL BE PER CODE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. COORDINATE ALL DEMOLITION WITH NEW WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE FIELD CONDITION SHALL BE RESOLVED IN THE FIELD.

SHEET NOTES

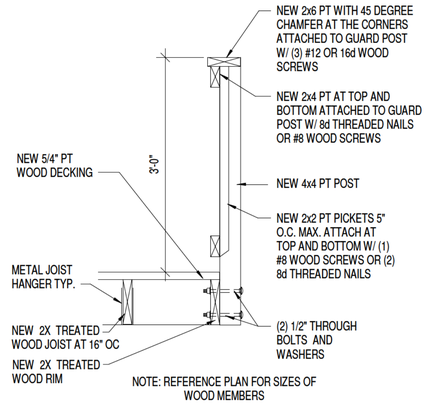
1. UNITS FOR ALL WOOD FRAMING MEMBERS ARE IN INCHES UNLESS NOTED OTHERWISE.

2. ALL CONCRETE FOOTINGS SHALL BEAR ON MINIMUM 98% WELL COMPACTED OR UNDISTURBED SOIL.

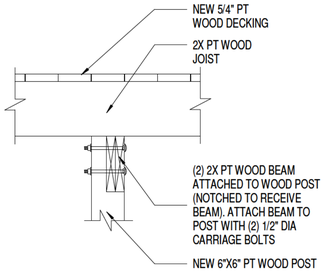
3. CONSTRUCT DECK IN ACCORDANCE WITH THE "GEORGIA AMENDMENTS TO THE PRESCRIPTIVE DECK DETAILS" MAINTAIN A COPY OF THIS DOCUMENT ON SITE AT ALL TIMES



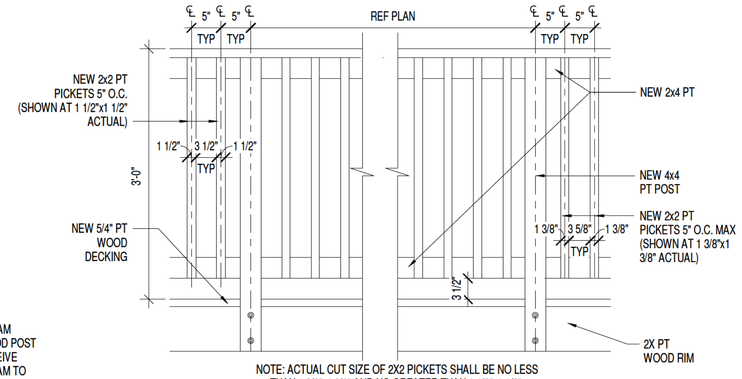
8 DECK RAIL AND POST
1" = 1'-0"



7 DECK RAIL AND POST
1" = 1'-0"

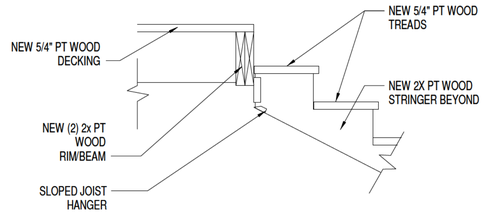


6 BEAM AT POST
1" = 1'-0"

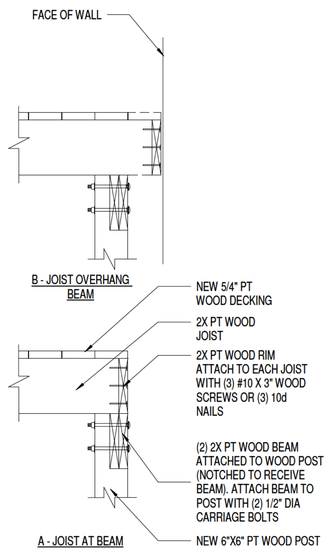


NOTE: ACTUAL CUT SIZE OF 2X2 PICKETS SHALL BE NO LESS THAN 1 3/8"x1 3/8" AND NO GREATER THAN 1 1/2"x1 1/2". TYPICAL SPACING FOR EACH OPTION IS SHOWN ABOVE BASED ON 5" OC MAX SPACING.

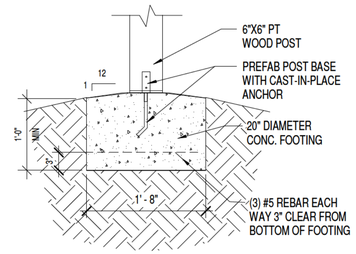
5 TYPICAL GUARD ELEVATION
1" = 1'-0"



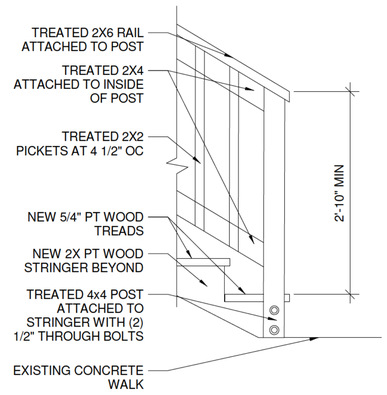
4 STAIR AT DECK/LANDING
1" = 1'-0"



3 BEAM AT POST
1" = 1'-0"



2 FOOTING AT DECK
1" = 1'-0"



1 PARTIAL STAIR ELEVATION
1" = 1'-0"

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DECK DETAILS

A3.2

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	November 4, 2021
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review - 3033 Oakdale Addition**

Key:

Compliant:	✓
Not Compliant:	×
Incomplete:	✋
Not Applicable:	⦸

BACKGROUND

The City of Hapeville has received a design review application from Linda Thrasher to complete a 673 SF second story addition on an existing single-story single-family dwelling at 3033 Oakdale Road. The exterior will utilize cementitious siding.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

✓ Except where indicated, setbacks shall be established by zoning.

⦸ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.

✓ Minimum building heights shall be established by zoning.

⦸ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

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

to 35 feet.

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

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

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

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

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

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

STAFF COMMENT: There is no existing sidewalk. This is a remodel.

(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: A light should be shown at the front door on the elevations (shown on electrical).

(d) Parking and Traffic Standards

⦸ One-family detached dwellings and two-family dwellings shall meet the following requirements:

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

⦸ All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

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

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

✋ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

⦸ Metal roofs are:

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

✓ Gutters shall be copper, aluminum or galvanized steel.

✓ Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

⊘ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: No detail is provided for the roof overhang or 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: Stoop finish not provided. Railings should meet standards above. Stoop base not clear.

(g) Door and window standards.

✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.

✗ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

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

STAFF COMMENT: No detail has been provided for windows. No detail has been provided for trim or sills (material). Please review above standards.

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Roof overhang should be a minimum of 1'
- Roof shingle should have a warranty of 30 years.
- **Any wood on stoop should be painted or stained.**
- **Railings should meet standards**
- **Foundation for stoop is not detailed.**
- **Provide all missing details for windows (above).**
- Provide trim detail (to meet standards).
- Provide sill detail (to meet standards).

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

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/21

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: A Sheltered Cove, LLC **Contact Number:** [redacted]

Applicants Address: 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076

E-Mail Address: [redacted] **Zoning Classification:** R1

Address of Proposed Work: 3143 Old Jonesboro Rd, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0010-032-9

Property Owner: A Sheltered Cove, LLC **Contact Number:** [redacted]

Project Description (including occupancy type): New construction SFR with detached carriage house and 2-car garage.

Contractors Name: Happy Park-Bacevic **Contact Number:** [redacted]

Contact Person: Happy Park-Bacevic **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.

Courtney Bailey
Applicants Signature

10/19/21
Date

3

Project Class (check one):

✓ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure ✓ Accessory Structure

_____ Site Plan, Grading & Landscaping ✓ New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: SFR: 1204 (not including porches) ADU: 490

Total Square Footage of existing building: 872

Estimated Cost of Construction: $160,000

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

Wood siding shingles

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

- For both new construction SFR and ADU: 8" Hardie Lap Siding, Hardie vertical siding, 3 tab GAF roof shingles in charcoal

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 Courtney Bailey 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.

Courtney Bailey — Courtney Bailey — 10/19/21

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.

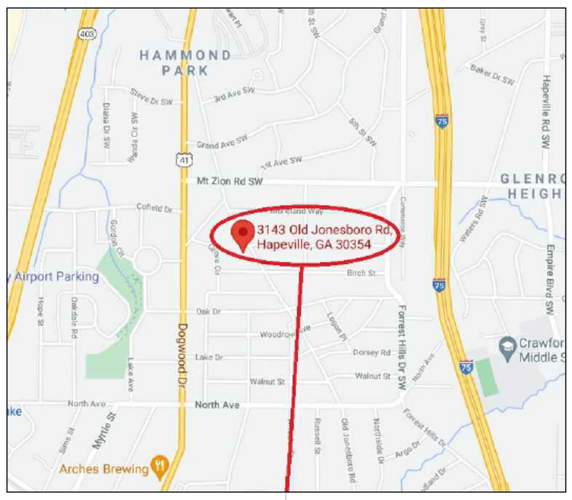
EXHIBIT A

(DESCRIPTION OF PROPERTY)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK "L", MRS. EMMA A. MOORE SUBDIVISION, PER PLAT RECORDED IN PLAT BOOK 19, PAGE 68, FULTON COUNTY RECORDS, WHICH PLAT IS HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE.

A.P.N.: 14-0094-0010-032-9

MAGNETIC



SITE LOCATION MAP
NOT TO SCALE

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__.

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.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. 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 PLAT 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 OF 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 PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON 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 USING ON-LINE 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 OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

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

SSMH1
TOP=975.75
INV IN=967.95
INV OUT=967.85

SSMH2
TOP=971.16
INV IN=964.76
INV OUT=964.66

ZONING NOTE:

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

PROPERTY IS ZONED R-1
CITY OF HAPEVILLE
BUILDING SETBACK
FRONT: 15.0'
35.0' AS PER PLAT
SIDE: 5.0'
REAR: 25.0'
MAX. LOT COVERAGE 40%
MAX. BUILDING HEIGHT 35'

ELEVATIONS SHOWN HEREON ARE AS PER GIS MAPS

* L E G E N D *

APP	AS PER PLAT
APD	AS PER DEED
APF	AS PER FIELD
AI	ANGLE IRON FOUND
APZ	AS PER ZONING
BB	BOTTOM BANK
BC	BACK OF CURB
BLK	BLOCK
BLS	BUILDING SETBACK LINE
BRK	BRICK
BSMT	BASEMENT
CBX	CABLE BOX
CBL	CABLE LINE
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED META PIPE
C.O.A	CITY OF ATLANTA
CO	SAN SEWER CLEAN OUT
CM	CADASTRAL MAP
CRWL	CRAWL SPACE
CP	CALCULATED POINT
CPT	CARPORT
(D)	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
ROD	IRON ROD FOUND
IV	IRRIGATION VALVE
IVM	IRRIGATION METER
JB	JUNCTION BOX
LLL	LAND LOT LINE
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
P.	PORCH
(P)	PLAT
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
PW	POWER LINE
R	RECORD
PVC	POLYVINYL CHLORIDE PIPE
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/
YI	YARD INLET

OLD JONESBORO ROAD (FKA JONESBORO RD)
BC/BC 26'±

MAPLE STREET ~ 40' R/W
BC/BC 27'±

S 30°28'30"E
57.00'(F=P)

1/2"RBF
171.00'(F=P)
N 60°20'17"E
200.00'(F=P)

1/2"RBF DIST

1/2"RBS

3139
11
(PB.19/PG.68)

3143
1-STORY FR
FFE MAIN 983.08

3147
13
(PB.19/PG.68)

0
17
(PB.19/PG.68)

N 30°28'30"W
57.00'(F=P)

S 60°20'17"W
200.00'(F=P)

CONC DRIVEWAY
CONC WALLS
CHIMNEY
PORCH
N CONC WALL
N WDF
N SHED
N GRAVEL DRIVEWAY
CONC APRON
MAIL
GRILL
SHED
FENCE 3.3'± OUTSIDE PL
291' ALONG R/W TO R/W OF BIRCH STREET (APP)

TW 984.28 BW 983.98
TW 984.08 BW 982.58
TW 984.59 BW 981.59
TW 984.29 BW 982.29
TW 982.45 BW 981.25
TW 982.62 BW 982.32

24"HW
27"HW DEAD
14"HW
7"HW
23"HW
6"HW
21"HW
12"HW
20"HW
16"HW
18"HW
11"HW
10"HW
34"HW
11"HW
8"HW
7"HW
18"HW
11"HW

5'BLS
25'BLS
35'BLS(APP)
15'BLS

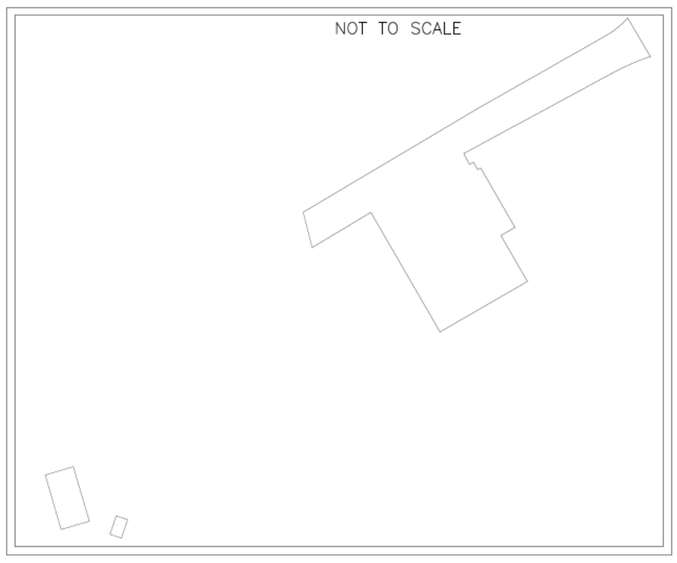
0.1'OTP

978.00 977.00 976.00 975.00 974.00 973.00 972.00 971.00 970.00 969.00 968.00 967.00 966.00 965.00 964.00 963.00 962.00 961.00 960.00 959.00 958.00 957.00 956.00 955.00 954.00 953.00 952.00 951.00 950.00 949.00 948.00 947.00 946.00 945.00 944.00 943.00 942.00 941.00 940.00 939.00 938.00 937.00 936.00 935.00 934.00 933.00 932.00 931.00 930.00 929.00 928.00 927.00 926.00 925.00 924.00 923.00 922.00 921.00 920.00 919.00 918.00 917.00 916.00 915.00 914.00 913.00 912.00 911.00 910.00 909.00 908.00 907.00 906.00 905.00 904.00 903.00 902.00 901.00 900.00 899.00 898.00 897.00 896.00 895.00 894.00 893.00 892.00 891.00 890.00 889.00 888.00 887.00 886.00 885.00 884.00 883.00 882.00 881.00 880.00 879.00

SSMH1
SSMH2
PP
GM

EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



* 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
- R/W MONUMENT

* LINE INDICATORS *

- INDICATES GAS LINE
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE

TOTAL LAND AREA
11398.85 SF / 0.262 AC

ALLOWABLE LOT COVERAGE
4559.54 SF / 0.105 AC / 40%

EXISTING LOT COVERAGE
2128.41 SF / 0.049 AC / 18.7%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

0 20
SCALE 1" = 20'

LOT 12	BLOCK L	
Mrs. EMMA A. MOORE PROPERTY SUBDIVISION		UNIT
LAND LOT 94	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.16228/PG.127	PB.19/PG.68
FIELD WORK DATE AUG 13, 2021	PRINTED/SIGNED AUG 31, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS SURVEY PREPARED FOR: *SHEET 1 OF 1*

A SHELTERED COVE, LLC

PROPERTY ADDRESS:
3143 OLD JONESBORO ROAD
HAPEVILLE, GA 30354

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. 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.

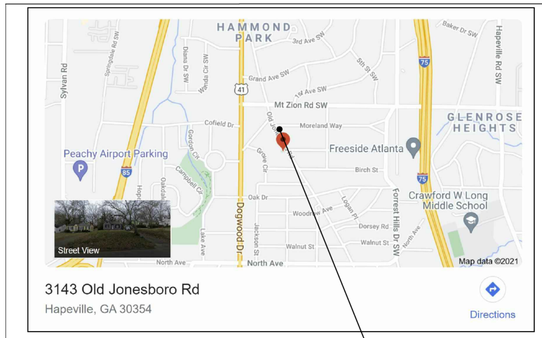
LK
COORD #20211774
DWG #20211774

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 No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

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.



3143 Old Jonesboro Rd
Hapeville, GA 30354

Directions

SITE LOCATION MAP

N.T.S.

PROJECT DATA

GENERAL/SITE NOTES:

1) OWNER/CONTRACTOR:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-937-1515)

2) TOTAL LOT AREA:
= 11,348.45 / 0.252 AC

3) TOTAL LOT COVERAGE(PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,548 SQ. FT.
FRONT WALK = 240 SQ. FT.
DRIVEWAY & PARKING PAD = 2,068 SQ. FT.
GARAGE = 400 SQ. FT.
TOTAL IMPERVIOUS = 4,257 SQ. FT. (37.3%)
TOTAL LOT = 11,394 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,358 S.F.
1,358 / 11,394 = 12.0%

PROJECT DATA

1) BUILDING HEIGHT = 23'-11" AFF

2) GARAGE HEIGHT = 16'-4"

3) TOTAL DISTURBED AREA = 7,167 S.F./.16 AC.

4) ZONING: R-1

5) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'

6) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".

7) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0361F EFFECTIVE DATE SEPTEMBER 18, 2013

8) TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR LANDSCAPE & TREE CONSERVATION PLAN

9) NO GRADED SLOPE SHALL EXCEED 2H:1V

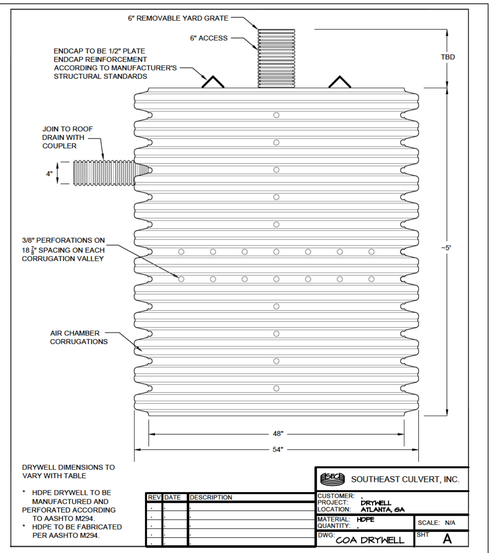
DRYWELL CALCULATIONS

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 2,000 S.F. OF ROOF AREA
500 S.F. OF CONCRETE AREA

TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)				
		24	30	36	42	48
		CONTRIBUTING AREA CAPTURED (S.F.)				
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325



DRYWELL DIMENSIONS TO VARY WITH TABLE

* HDPE DRYWELL TO BE MANUFACTURED AND PERFORATED ACCORDING TO AASHTO M294.
* HDPE TO BE FABRICATED PER AASHTO M294.

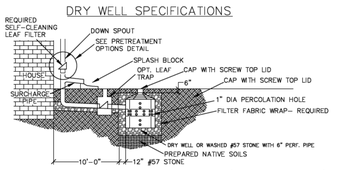
SOUTHEAST CULVERT, INC.

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-

CUSTOMER:
PROJECT: DRYWELL
LOCATION: ATLANTA, GA
MATERIAL: HDPE
QUANTITY:
DWG: COA DRYWELL
SCALE: N/A
SHT: A

STANDARD DRYWELL DETAIL

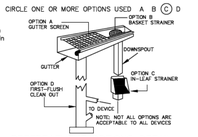
DRY WELL SPECIFICATIONS



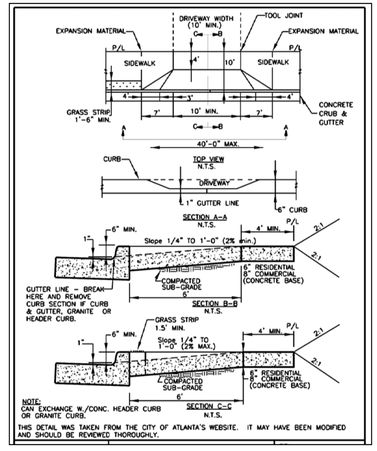
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:
1. Review potential dry well areas and layout. Dry wells should not be located: beneath on impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of 57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

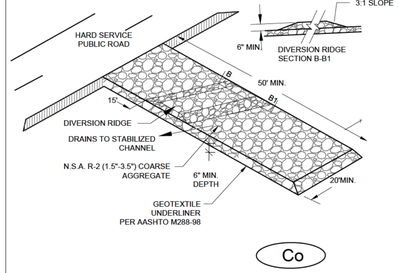
CIRCLE ONE OR MORE OPTIONS USED A B C D



PRETREATMENT OPTIONS DETAIL



STANDARD DRIVEWAY DETAIL



CONSTRUCTION EXIT

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

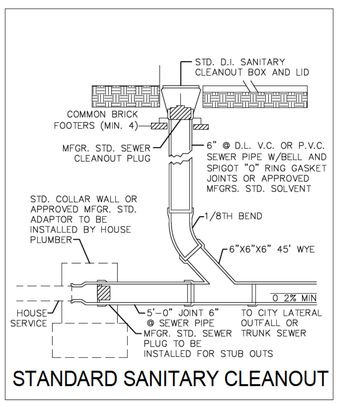
AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.

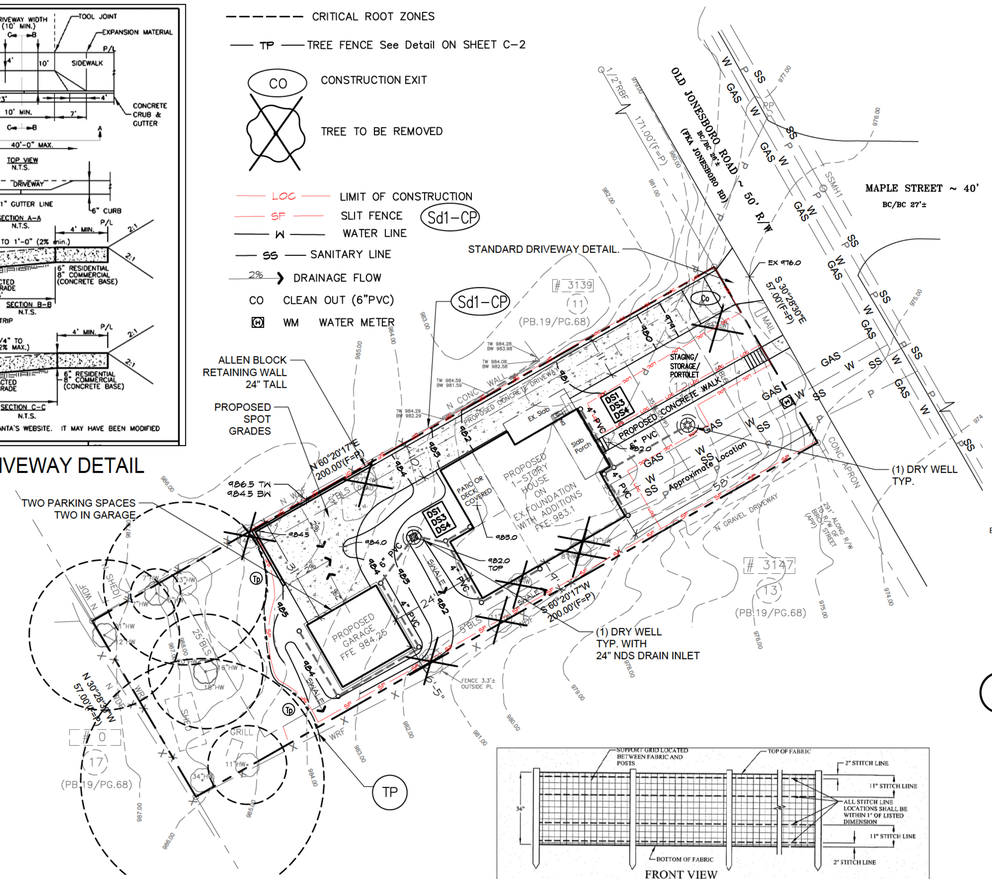
MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

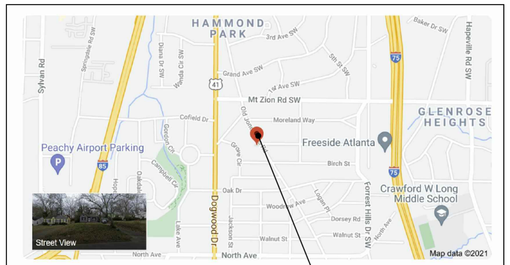


STANDARD SANITARY CLEANOUT

LEGEND

- CRITICAL ROOT ZONES
- TP — TREE FENCE See Detail ON SHEET C-2
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED
- LOC — LIMIT OF CONSTRUCTION
- SF — SLIT FENCE (Sd1-CP)
- W — WATER LINE
- SS — SANITARY LINE
- 2% — DRAINAGE FLOW
- CO — CLEAN OUT (6"PVC)
- WM — WATER METER


OLD JONESBORO ROAD (FKA JONESBORO RD) ~ 80' R/W
MAPLE STREET ~ 40'
BC/BC 27'±
STANDARD DRIVEWAY DETAIL.
Sd1-CP
3139
(11)
(PB.19/PG.68)
ALLEN BLOCK RETAINING WALL 24" TALL
PROPOSED SPOT GRADES
STAGING/ STORAGE/ PORTOLET
PROPOSED CONCRETE WALK
PROPOSED 2-STORY HOUSE W/BASEMENT
EX. GAR.
EX. SHED
EX. 4"W
EX. 4"G
EX. 4"S
EX. 4"T
EX. 4"P
EX. 4"GAS
EX. 4"SS
EX. 4"W



3143 Old Jonesboro Rd
Hapeville, GA 30354

SITE LOCATION MAP
N.T.S.

SITE

7 TREES DESTROYED OR DEAD:
27" OAK/DEAD
14" WATER OAK
10" OAK
11" OAK
18" OAK
8" OAK
7" OAK

TREE SAVED:
IN REAR OF PROPERTY
23" OAK
6" HW
7" HW
21" OAK
12" OAK
16" OAK
18" OAK
34" WATER OAK – IVY IN TREE
11" OAK

TREE DENSITY:

0.262 ACRES X 100 INCHES = 26.2" REQUIRED

148" TREE SAVED = 148" PROVIDED

DENSITY IN COMPLIANCE

Tree Conservation Plan Notes:

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

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION
01-01	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treediaper.com. Builder will maintain Tree Diapers (i.e. fill with water) weekly until home is sold and owner takes possession

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

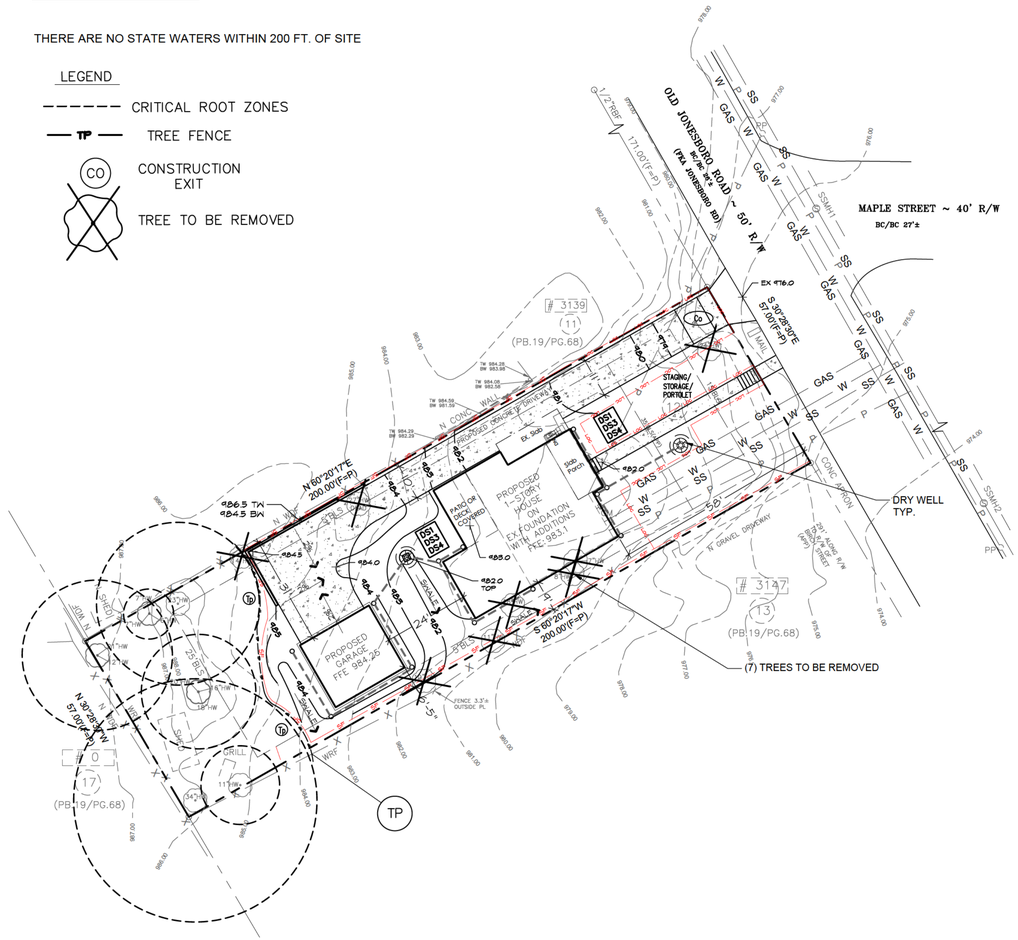
DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
7,167 SF= 0.16 AC

TOTAL LOT AREA =
11,398.85 S.F./0.262 AC.

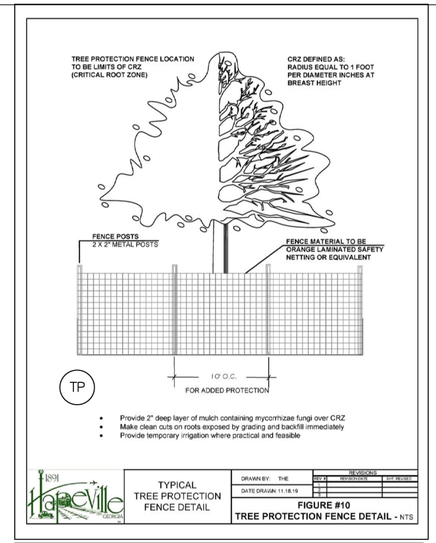
24 HR CONTACT / PROPERTY OWNER:
CORTNEY BAILEY
A SHELTER COVE LLC
(410-437-1515)

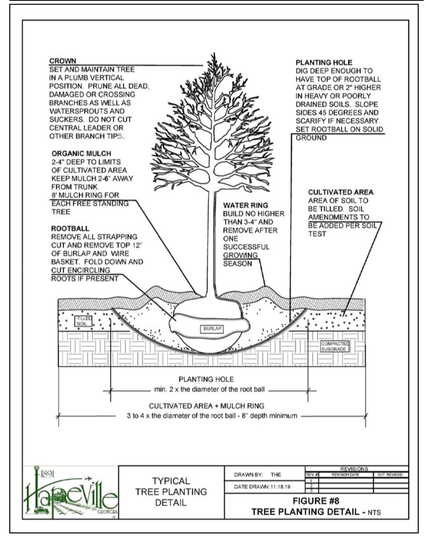
THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

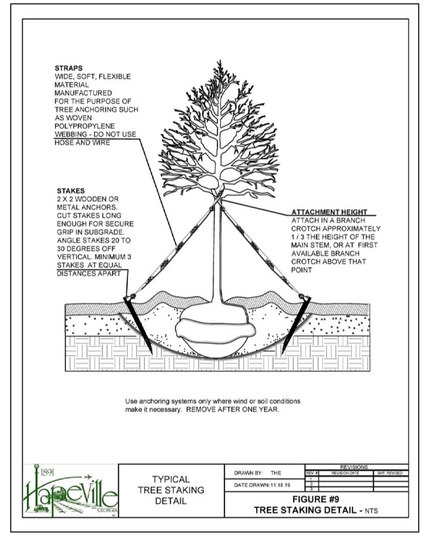
LEGEND
- CRITICAL ROOT ZONES
- TP — TREE FENCE
- CO — CONSTRUCTION EXIT
- TREE TO BE REMOVED



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY LAND EXPRESS, INK – DATED 08/31/21
2. ELEVATIONS SHOWN HERE ON ARE AS PER GIS MAPS







LAND
architect studio, llc
landscape architecture + land planning
defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
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RECREATION DESIGN

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

Landscape and Tree Conservation Plan

FOR

3143 OLD JONESBORO RD

SITE ADDRESS:
3143
OLD JONESBORO RD
HAPEVILLE GA 30345

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

OWNER/DEVELOPER:
A Sheltered Cove, LLC
1007 Mansell Rd, Ste. A -117
Roswell, GA 30076

CONTACT:
Cortney Bailey
410-937-1415

GEORGIA REGISTERED No. 001246 LANDSCAPE ARCHITECT JOSEPH L. HOYLE

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REVISIONS

MARK	DATE	COMMENT

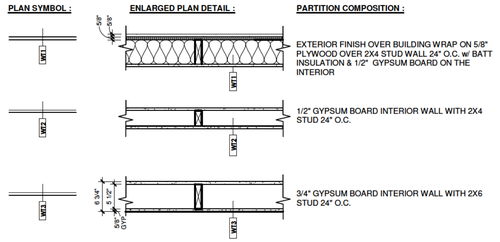
DRAWN BY: JLH
CHECKED BY: JLH
SCALE: 1" = 20'
DATE: 10-11-21
JOB NO. 21-021
SHEET 2 OF 2

C-2

Main House Room Schedule	
Name	Area
Dining	108 SF
Kitchen	138 SF
Living Room	181 SF
Bed 1	153 SF
Bath	40 SF
Office	81 SF
Master Bed	156 SF
Master Closet	33 SF
Master Bath	64 SF
Laundry	22 SF
Entrance	94 SF
Coats	4 SF
Closet	12 SF
Grand total	1084 SF

WOOD STUD PARTITION TYPES

NOTE: STUD SPACING AND GAUGE MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS & STUD FRAMING ENGINEER PRIOR TO INSTALLATION. SEE WALL SECTIONS FOR MORE DETAIL WALL COMPOSITIONS.



ARCHITECTURAL

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE GEORGIA STATE BUILDING CODE AND ALL APPLICABLE LOCAL JURISDICTION RULES AND REGULATIONS. PROJECTS IN THE CITY OF LAFAYETTE.

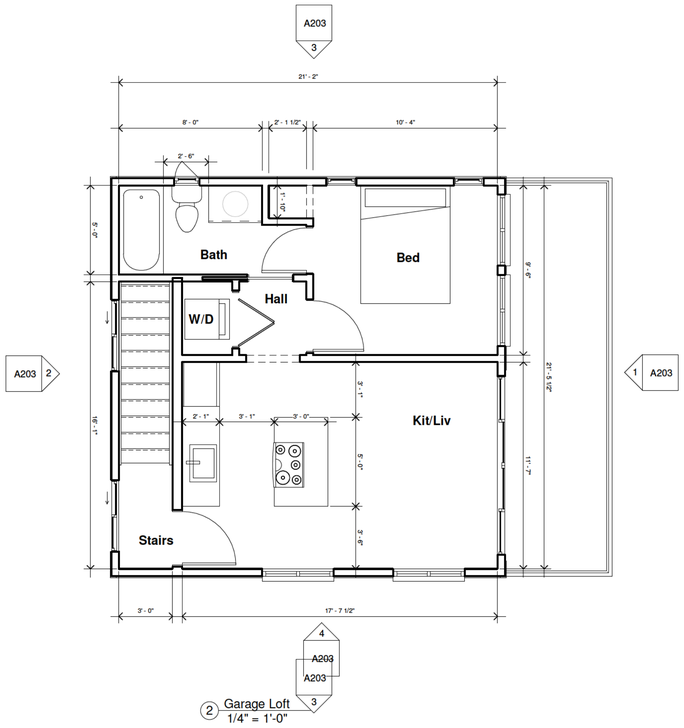
2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

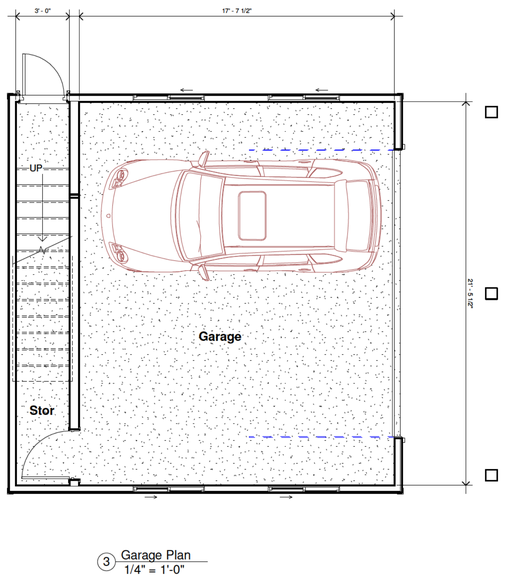
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.

5. REPORT ERRORS AND OMISSIONS TO THE DESIGNER IMMEDIATELY.

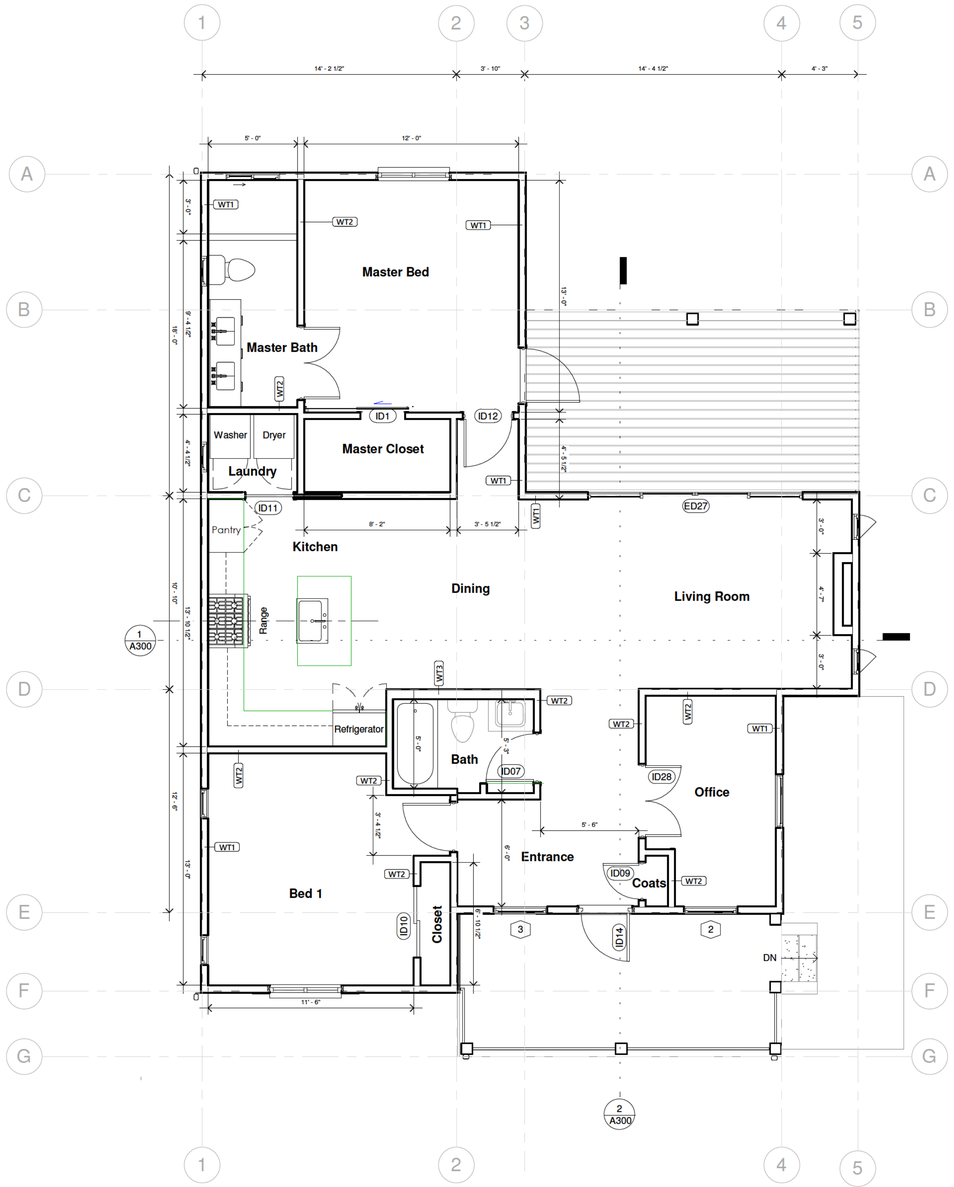
6. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS. AS CLARIFICATIONS, NTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, HEARTFELT DESIGN SOLUTIONS LLC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.



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



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



1 1st Floor Plan
1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

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3143 Old Jonesboro Rd
Residential Renovation
Proposed Floor Plan

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A101

Scale: As indicated

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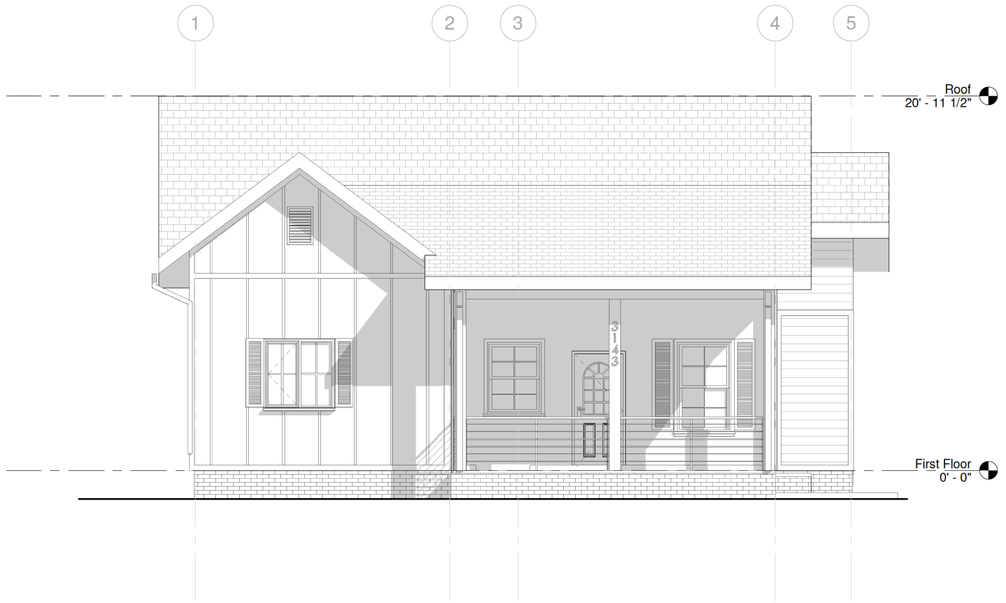
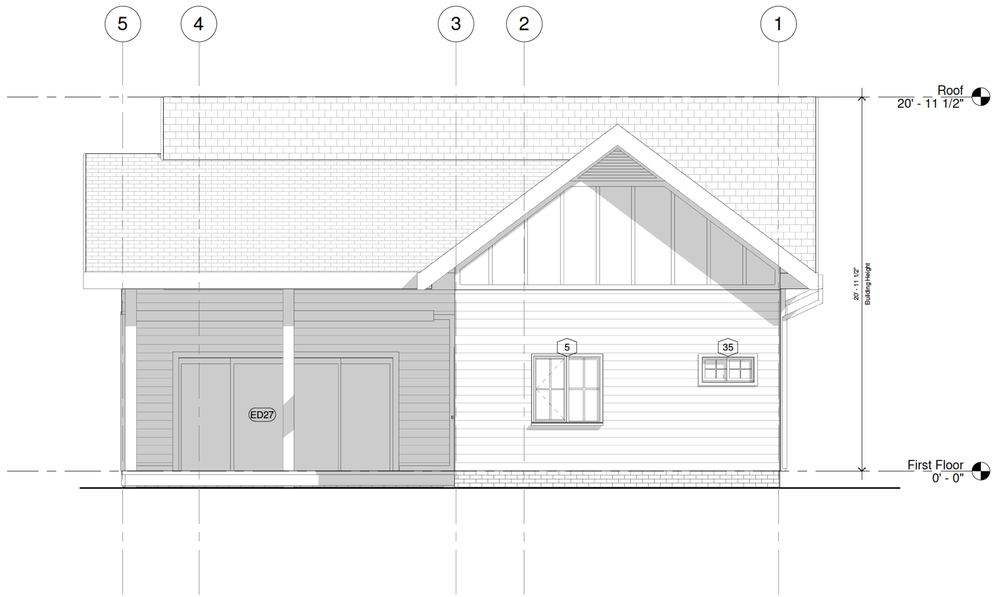


1 Front Elevation
1/4" = 1'-0"

ELEVATION #: 2



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

ELEVATION #: 1

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:	
Actual Building Height:	
Elevation #1 Sqft:	
Elevation #2 Sqft:	
Elevation #3 Sqft:	
Elevation #4 Sqft:	

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A200

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

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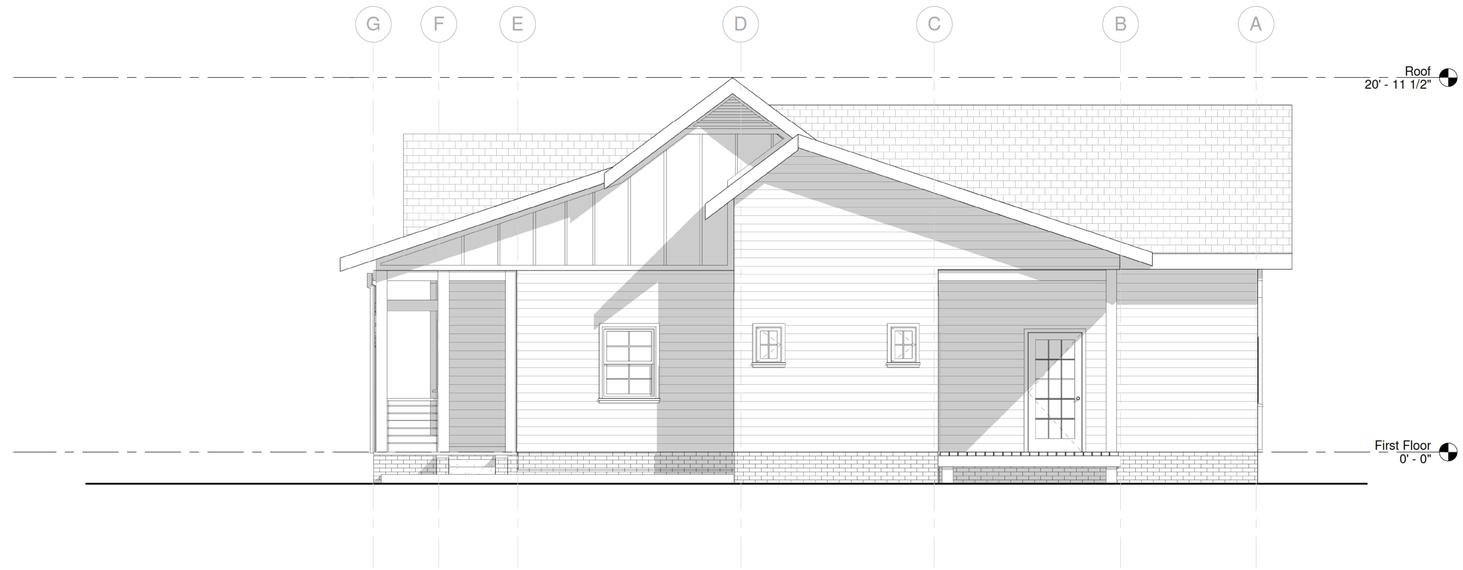
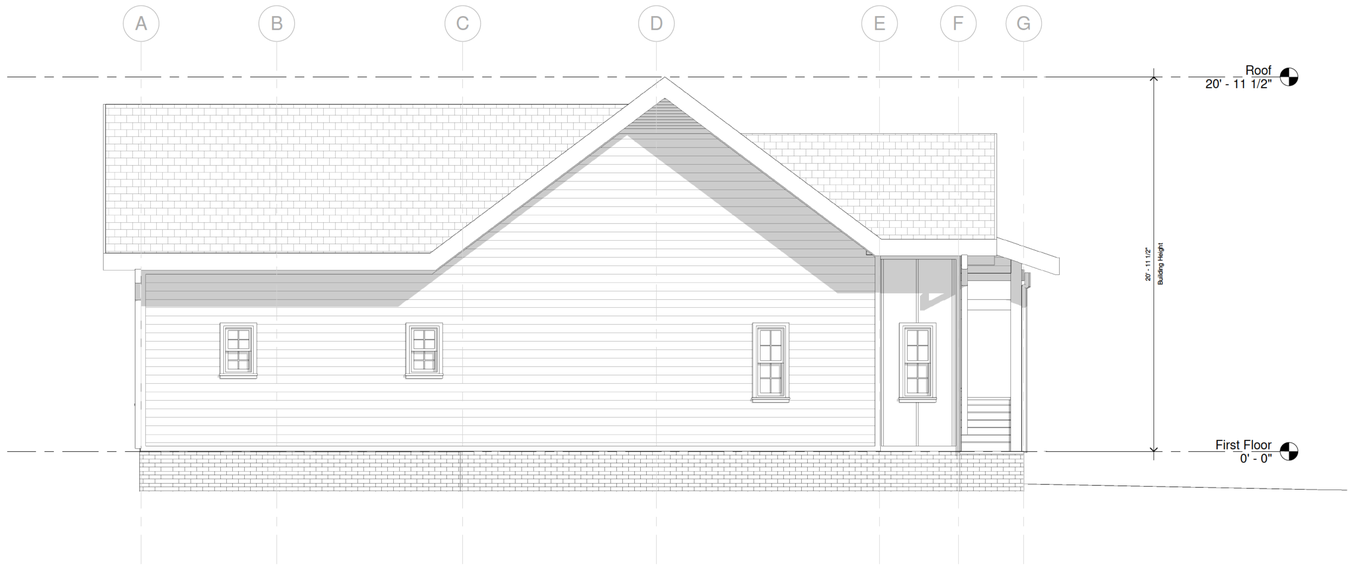


1 Side 1
1/4" = 1'-0"

ELEVATION #: 4



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

ELEVATION #: 3

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

3. PROVICE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

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3143 Old Jonesboro Rd
Residential Renovation
Exterior Elevation

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A201

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

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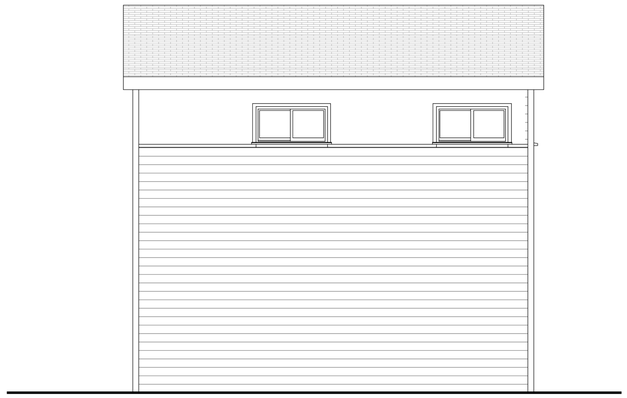

2 Elevation 2 - a
1/4" = 1'-0"

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

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

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

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE BROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.

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ELEVATION #:

FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

ELEVATION #:

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3143 Old Jonesboro Rd
Residential Renovation
Garage Elevation

Stamp

No.	Description	Date

Project number:	Aa-##
Date:	00/00/21
Drawn by:	Author
Checked by:	Checker

A203

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

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	November 4, 2021
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 3143 Old Jonesboro Road**

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

BACKGROUND

The City of Hapeville has received a design review application from A Sheltered Cove, LLC to build a single family home on a lot located at 3143 Old Jonesboro Road. A previous application for the addition of a front porch and remodel was approved in September 2021. Per the application, the single family dwelling will be 1,204 SF, 2 BR 2 BA, however, there are discrepancies for the square footage between plans. The Project also includes a detached garage with an accessory dwelling unit located above.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

✋ Except where indicated, setbacks shall be established by zoning.

⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.

✓ Minimum building heights shall be established by zoning.

✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in

height to the greater of 25 feet.

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

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

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

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

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

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

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

STAFF COMMENT: Actual setback dimensions should be provided.
Sidewalk is not shown. An evaluation is provided at the end of this document.

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: A tree is required in the front yard.
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 not shown. Mechanical must be screened.

(d) Parking and Traffic Standards

✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:

✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

⦸ All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

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

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT: No detail is provided for the roof (material, warranty, overhang).

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
  - Full-depth brick;
  - Natural or cast stone;
  - ✓ Smooth natural-wood siding and/or cement-based siding;
  - Shake siding;
  - Painted fish-scale style shingles, but only when used in front gables;
  - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

Exterior building materials shall not be:

- Simulated brick veneer, such as Z-Brick;
- Exterior insulation and finish systems (EIFS);
- Exposed concrete block;
- Metal siding or other metal exterior treatment;
- Glass curtain walls;
- Liquid vinyl;
- T-1-11 siding;
- Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

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

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

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

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

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

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

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

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

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

✓ Porch and stoop foundations shall be enclosed.

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

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

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

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

⊘ Stoop stairs and landings shall be of similar width.

⊘ Stoops may be covered or uncovered.

✋ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

× Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

⊘ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⊘ Enfronting porches may have multistory verandas, living space, or balconies above.

✋ Porch columns shall be spaced a maximum distance of eight feet on center.

✓ Front porch columns shall have foundation piers extending to grade.

✓ All porches shall be covered.

⊘ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

⊘ Enfronting balconies shall have a minimum clear depth of four feet.

⊘ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⊘ Balconies may be covered or uncovered.

STAFF COMMENT: Railing is shown with different design. Materials not provided.
Porch finish not provided.

Porch depth not provided.
Distance between columns not provided.
Porch width or porch as % of façade not provided. Design exception likely 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: No detail has been provided for windows, including recess, size, percent of street facing façade, GBG, etc. Windows also seem very small in proportion to house.
Window beneath porch showing shutters – this was requested for removal in the previous application.
No detail has been provided for trim or sills (material)

(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: ***Provide sill height.***

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

(b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

` (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

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

Special requirements for accessory buildings are as follows:

(a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

(b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

The accessory building size cannot be confirmed until dwelling square footage is confirmed.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in are

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

The design is not consistent with the primary structure as required by the Architectural Design Standards.

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, **accessory buildings may be located in rear yards within five feet of a rear or side lot line.** In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

(c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to

the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Confirm there are no accessory buildings or principal dwellings within 10' on the adjacent lot.

(e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.

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

Height.

(a) *Scale of accessory buildings.* The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

The accessory building is shown as 21' 8 ½". The primary dwelling is shown as 20' 11 ½" not including foundation. The heights should be clarified to meet the above standard.

Architectural style and exterior finish.

(a) *Compatibility with principal dwelling.* Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

The style of the accessory building is different than the principal dwelling.

(b) *Roof design.* Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

The roof shown is neither gable or hip roof design.

Utility services.

(a) *Water supply.* Running water is permitted to all accessory buildings.

Use.

(a) See section 93-2-26 (accessory dwelling units (ADU)).

(b) *Evidence of separate dwelling unit.* The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

(a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

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

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

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

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

Compliant

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

Not compliant

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.

Unclear if compliant (see above).

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Unclear if compliant (see above).

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- A tree is required in the front yard.
- Mechanical must be screened.
- Provide setback dimensions.
- Provided detail for the roof (material, warranty, overhang).
- Modify railing design or request design exception.
- Provide porch finish.
- Provide porch depth to demonstrate standards are met.
- Provide distance between columns not provided.
- Porch width or porch as % of façade not provided. Design exception likely required.
- Provide detail for windows, including recess, size, percent of street facading façade, no GBGs,etc.
- Review proportion of windows.
- Remove shutters from window beneath porch.
- Ensure shutters meet width standard.
- Provide trim detail (to match standards).
- Confirm building square footage and maximum square footage for accessory structure.
- Outbuilding design must be same style as principal building, including a gable or hip roof design.
- Height of accessory building and primary structure must be confirmed.
- Accessory building distance to adjacent property structures should be confirmed, if applicable.
- Provide sill height to demonstrate it meets standards.
- Provide sill material.
- Approved Tree Conservation Plan (finalize with Arborist)

Per the evaluation matrix below, a sidewalk is not recommended for the property.

Sidewalk Evaluation Matrix

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? **No**
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?

The Design Review Committee may approve the application for the primary dwelling subject to the satisfaction of the aforementioned issues. The accessory structure does not meet design standards as outlined in the City Code and the City's Architectural Design Standards and requires major revision.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Porsche Cars North America, Inc. **Contact Number:** 770-290-3095

Applicants Address: One Porsche Drive, Atlanta, GA 30354

E-Mail Address: daniel.barcham@porsche.us **Zoning Classification:** B-P

Address of Proposed Work: 300 Porsche Avenue, Atlanta, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0096 LL0593, 14 0096 LL0619

Property Owner: Porsche Cars North America, Inc. **Contact Number:** 770-290-3095

Project Description (including occupancy type): The proposed project consists of the construction of an asphalt track extension to the existing facilities at the Porsche Experience Center. Construction of a parking deck (S-2, storage occupancy), classic car restoration facility (Mixed-Use, Non-Separated, Business, Moderate-Hazard Storage, Assembly), and all associated utilities and stormwater infrastructure is proposed. The proposed project will disturb approximately 28.6 acres.

Contractors Name: Brasfield and Gorrie, LLC **Contact Number:** 678-290-2686

Contact Person: Austin Luttrell **Contact Number:** 678-290-2686

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.

Daniel Barcham — **Applicants Signature**

10/20/21 — **Date**

Project Class (check one):

_____Residential ____X____Commercial _____Mixed-Use Development

Project Type:

____X____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: 184,000 GSF of Parking Deck (45,700 SF Footprint); 33,005 GSF of Classic Car Restoration Facility (31,058 SF Footprint)

Total Square Footage of existing building: N/A

Estimated Cost of Construction: Parking Deck: $ 10,650,000
CCRF: $8,500,000

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

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

Parking Deck description: Composite Panel Wall System consisting of aluminum composite metal panels that generally conform to the general architectural look of the existing building on campus. Green screen walls are included on the elevations of the parking deck as well. The parking deck base structure is constructed of precast concrete.

Classic Car Restoration Facility: Two variations of metal composite paneling and glass will be installed along the building elevations. The facility structure is constructed of structural steel and concrete.

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 Daniel Barcham DB 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:

X 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

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

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

N/A 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.

X 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.

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

X 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.

Daniel Barcham	Daniel Barcham	10/20/21
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.

Porsche Legal Description

Combined Tract

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

Beginning at a nail set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) at its intersection with the line common to land lots 65 and 96; Thence leaving said right-of-way and running along said land lot line South 00 degrees 24 minutes 44 seconds West a distance of 664.01 feet to an iron pin set; Thence leaving said land lot line and running South 90 degrees 00 minutes 00 seconds West a distance of 1285.06 feet to an iron pin set; Thence running South 90 degrees 00 minutes 00 seconds West a distance of 605.17 feet to an iron pin set; Thence running North 03 degrees 54 minutes 50 seconds West a distance of 11.58 feet to and iron pin set; Thence running North 00 degrees 20 minutes 05 seconds East a distance of 496.19 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 606.58 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 379.81 feet to an iron pin set; Thence running South 89 degrees 35 minutes 16 seconds East a distance of 191.68 feet to an iron pin set; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 402.62 feet to an iron pin set; Thence continuing along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 300.85 feet to a point; Thence continuing along said right-of-way along a curve to the left an arc distance of 478.12 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 477.35 feet in length lying to the northeast of said arc and bearing South 60 degrees 07 minutes 47 seconds West) to a point; Thence leaving said right-of-way and running South 45 degrees 00 minutes 00 seconds West a distance of 144.04 feet to an iron pin set; Thence running North 45 degrees 00 minutes 00 seconds West a distance of 122.00 feet to an iron pin set; Thence running South 44 degrees 40 minutes 27 seconds West a distance of 257.60 feet to an iron pin set; Thence running South 00 degrees 00 minutes 00 seconds West a distance of 181.08 feet to an iron pin set; Thence running South 70 degrees 00 minutes 00 seconds East a distance of 208.76 feet to a nail set; Thence running North 90 degrees 00 minutes 00 seconds East a distance of 212.04 feet to an iron pin set on the westerly right-of-way of Porsche Drive (having a varied private right-of-way); Thence running along said private right-of-way along a curve to the right an arc distance of 126.77 feet (said arc having a radius of 432.62 feet and being subtended by a chord 126.32 feet in length lying to the southeast of said arc and bearing North 13 degrees 57 minutes 08 seconds East) to a point; Thence continuing along said private right-of-way North 22 degrees 47 minutes 15 seconds East a distance of 230.40 feet to a point; Thence continuing along said private right-of-way along a curve to the left an arc distance of 44.79 feet (said arc having a radius of 45.00 feet and being subtended by a chord 42.97 feet in length lying to the southwest of said arc and bearing North 05 degrees 43 minutes 43 seconds West) to a nail set at its intersection with the southwesterly right-of-way of Porsche Avenue; Thence running along the southwesterly right-of-way of Porsche Avenue along a curve to the right an arc distance of 36.12 feet (said arc having a radius of 54.00 feet and being subtended by a chord 35.45 feet in length lying to the southwest of said arc and bearing South 30 degrees 01 minutes 11 seconds East to a point; Thence continuing along said right-of-way South 63 degrees 35 minutes 46

seconds East a distance of 34.32 feet to a point at its intersection with the line common to land lots 65 and 96
and The Point of Beginning;

Said tract contains 30.53 acres (1,329,898 square feet).

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 9, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – Porsche Avenue, Parking Deck, and Classic Car Restoration Facility

BACKGROUND

The City of Hapeville has received a design review application from Porsche Cars North America, Inc. to construct an asphalt track extension to the existing facilities at the Porsche Experience, construction of a parking deck (S-2, storage occupancy), and development of a classic car restoration facility. The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint) and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. Porsche's office headquarters are located on an adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making this a permitted use in the B-P district.

CODE

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

(a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.

(b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

(c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

Adjacent Kimpton Overland Hotel, Entrance.

Adjacent Kimpton Overland Hotel, facing proposed development.

Porsche North America Headquarters, Atlanta, adjacent to B-P district, front façade.

Porsche North America Headquarters, Atlanta, adjacent to B-P district, side/rear.

Porsche Service Center, adjacent to proposed car restoration facility.

Sec. 93-18-3. - Off-street parking and loading requirements.

(a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.

(b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.

(c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.

(d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.

(e) Hotels and motels shall have minimum parking spaces available for 80 percent of the total number of lodging units.

(f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.

(g) Loading spaces for buildings:

(1) Up to 10,000 square feet of total floor area; no loading spaces required.

(2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

(3) More than 40,001 square feet of total floor area; two loading spaces required.

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

(j) Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief

to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

Compliant

(2) *Setbacks for front, rear and side yards.*

a. There is no setback requirement.

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

Requested variance for temporary use approved.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;
2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
3. Fiber-cement siding;
4. **Glass;**
5. **Metal and metal panel; or**
6. Concrete masonry.

i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

c. Outside storage of materials is prohibited.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

(4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

(5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

RECOMMENDATION

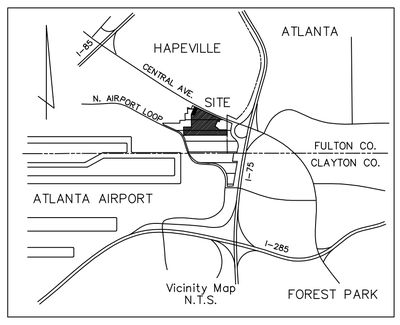
Parking Deck

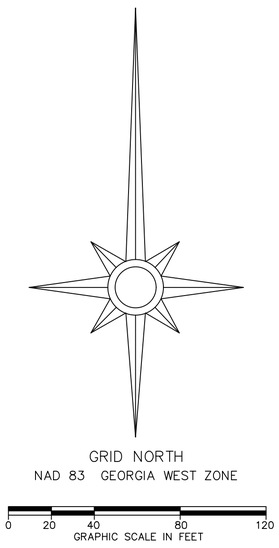
The proposed use of a composite panel wall system and green screen wall system for the precast concrete structure is compliant with B-P zoning and is consistent with adjacent buildings and the Porsche North America corporate campus concept. The height of the parking deck should be provided.

Classic Car Restoration Facility

The proposed use of metal composite paneling and glass is compliant, however, there is no fenestration along the north street facing façade or along the west facade. The entrance to the building appears to be at the rear of the building.

Please note that signs are governed by the City's sign ordinance and will require separate permits.





AS OF 9-12-2019

NOTES:

Equipment used:
Angular & Linear:
Leica TCR 403 & Ranger TDS DC
Sokkia SRX Robotic Total Station
Sokkia iX Robotic Total Station

Reference:

DB	4664	PG 111	DB	5041 PG 460
	5579	525	8358	309
	8665	22	9789	130
	17428	246	46856	621
	46856	663	46856	678
	50440	499		

The field data upon which this plat is based has a closure precision of one foot in >25,000 feet and an angular error of <5.0" per angle point and was adjusted using the Least Squares Method.

This plat has been calculated for closure and is found to be accurate to within one foot in 613,116 feet.

Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.

1' contour interval based on NAVD 88 datum.

Information showing underground structures and utilities was obtained from field markings made by UtiliSurvey, LLC and information supplied by UtiliSurvey, LLC in that report dated February 3, 2012. The exact location of any underground items should be verified through utility companies. This plat shall not be used for exact locations or presence of underground work.

A portion of the subject property lies within an H.U.D. identified Flood Hazard Area per F.I.R.M. Map No. 13121C0369 F, dated September 18, 2013. That portion of the subject property lies with in Zone "A" – No base flood elevation determined. Zone "A" area is shown on survey. The remainder of the subject property lies within Zone "X" – areas determined to be outside of the 0.2% chance annual floodplain.

Subject propertties are zoned:
"UV" – Urban Village District (Sec. 93-11.2)
Setbacks: Front: 0/15 feet. (Sec. 93-22.1-1)
Side: 0 feet. (Sec. 93-22.1-1)
Rear: 0 feet. (Sec. 93-22.1-1)
Height: 35 feet. (Sec. 93-22.1-1)
Min. Floor Space: 1,600 sq.ft. (Sec. 93-22.1-1)
For complete zoning information see www.municode.com.

Utility Providers & Contact Information

Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Marek
404-584-4126

Power
Georgia Power Company
823 Jefferson Street
Atlanta, Georgia 30318
Ike Collins
404-506-4569

Water
City of Hapeville Water Dept.
3474 North Fulton Avenue
Hapeville, Georgia 30
Lemuel Eubanks
404-669-2122

City of Atlanta Dept. of Watershed Mgmt.
651 14th Street
Atlanta, Georgia 30318
James Bostwick
404-330-6600

Communications
AT&T
Ken Rector
404-216-7772

LEGEND

IPS	Iron Pin Set
CMF	Concrete Monument Found
R/W	Right-of-Way
P.O.C.	Point of Commencement
P.O.B.	Point Of Beginning
DB	Deed Book
(F),(C)	Fulton Co. or Clayton Co.
FKA	Formerly Known As
(T)	Title Exception
SB	Setback
EOP	Edge Pavement
SSMH	Sanitary Sewer Manhole
CO	Clean Out
N/A	Not Accessible
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
TCP	Terra Cotta Pipe (Clay)
PCC	Plastic Corrugated Pipe
DIP	Ductile Pipe
JB	Junction Box
CB	Catch Basin
DI,	Drop Inlet
HW	Headwall
WMH	Water Manhole
WM,	Water Meter
WV,	Water Valve
WVLT	Water Vault
UVLT	Utility Vault
FH,	Fire Hydrant
FDC	Fire Dept. Connection
GV,	Gas Valve
GM,	Gas Meter
MW,	Monitoring Well
LTP,	Light Pole
UP,	Utility Pole
TP,	Telephone Pole
PP,	Power Pole
CP,	Camera Pole
GLT	Ground Light
HTP,	High Tension Pole
OHP	Overhead Power
TRBX	Traffic Box
FOMK	Fiber Optics Marker
-G-	Gas Line
-W-	Water Line
-UGC-	Underground Comm.
-UGP-	Underground Power
Other utilities as labeled	
	Bollard
	AC, HVAC
	BFP-Back Flow Preventer
	Sign
Approx.	Approximate
Typ.	Typical
L.L.L.	Land Lot Line
	Land Lot Line
	Chain Link Fence
	Wall
	Building
	Guard Rail
	Concrete

As required by subsection (d) of OC.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals of affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-167.

William J. Daniel III Ga. RLS #2257

GEORGIA REGISTERED No. 2257 PROFESSIONAL LAND SURVEYOR WM. J. DANIEL III

N/F AIRPORT STATION, LLC

MATCH LINE SHEET 1

R/W
PORSCHE AVENUE - PUBLIC R/W VARIES
16"TCP
12" DUCTILE W
TOP-986.85
INV-979.51
ASPHALT NAIL FD. 22.59 N32°25'35"E NAIL FD.
WATER VAULT
FOMK
12" DUCTILE W
S53°39'04"E 38.55'
P.O.B. SERVICE CENTER LEASE AREA
CONC.
CONC. PAD W/ ABANDONED BFP
GA. POWER EASEMENT DB 17428-246 (F)
N/F AIRPORT STATION, LLC
2.5 ACRE SERVICE CENTER LEASE AREA
Site is under construction.
Field conditions change daily.
12" DUCTILE W
HTP
GUY(2)
1/2" REBAR SET
EMP
N35°19'11"E 379.13'
PP
GUY
DI TOP-981.52 INV.-977.12
CONC
G.RAIL
S35°19'11"W 402.62'
12"TCP
DI TOP=974.18 COVERED
JB TOP-979.04 INV.-971.14
ASPHALT
N00°24'46"E 140.11'
JB-(NO LID) TOP-980.31 INV IN (A)-979.97 INV IN (B)-979.93 INV OUT (C)-979.90 PIPE DIRECTIONS APPROXIMATE
SSMH TOP-981.78 8"STL INV. IN-973.53 8"STL INV. OUT-973.58
24"RCP
STMH TOP-981.67 INV. IN-975.62 INV. OUT-975.41
DI TOP-977.59 INV.-974.44
6"TCP
1/2" REBAR SET
N89°35'16"W 191.68'
1/2" REBAR SET
SSMH TOP-979.23 8"STL INV. IN-972.28 8"STL INV. OUT-972.58
24"STL
WV PIV
FH
BOLLARDS
HEADWALL
SSMH TOP-980.99 8"STL INV. OUT-972.29
SSMH TOP-979.66 8"STL (A)INV. IN-971.75 8"STL (B)INV. IN-971.96 8"STL INV. OUT-971.66
JB TOP-978.69 INV.-970.69
12"TCP
DI TOP-977.50 INV.-N/A
OPTION TRACT
VACANT
PORSCHE CARS NORTH AMERICA, INC. OPTION TRACT DB 51337-305
JB TOP-978.87 INV.-N/A
JB TOP-978.58 INV.-N/A
SSMH TOP-979.89 8"STL INV. IN-969.49 8"STL INV. OUT-969.23
JB TOP-978.65 INV.-969.75
16"RCP
SSMH TOP-978.07 INV.-N/A
SSMH TOP-980 8"STL IN
JB TOP-978.47 INV.-N/A
12"RCP
JB TOP-978.21 INV.-971.31
36"RCP
AVIGATION EASEMENT TRACT ONE (AV. ESMT.) ABOVE ELEV. 1174 DB 4664 PG 111
JB TOP-978.48 INV.-972.08
SSMH TOP-977.75 INV.-N/A
POSSIBLE ROUTE OF STORM DRAIN
JB TOP-978.21 INV.-N/A
JB TOP-975.71 INV.-961.71
DRAINAGE PIPES IN THIS AREA MAY HAVE BEEN REMOVED
30"RCP
JB TOP-977.75 INV.-N/A
SSMH TOP-977.60 INV.-N/A
POSSIBLE ROUTE OF SANITARY SEWER
SSMH TOP-977.07 INV.-N/A
JB TOP-977.06 INV.-N/A
12"TCP
SSMH TOP-976.67 INV.-N/A
S00°24'44"W 503.38'
JB TOP-975.84 INV.-969.54
SSMH TOP-986.03
CONC
JB TOP-974.76 INV.-957.86
INV.-965.66
SSMH TOP-971.76 INV.-963.76
SSMH TOP-975.00 INV.-964.63
GATE
8' CHAIN LINK FENCE
1/2" REBAR SET
JB TOP-971.85 INV.-957.85
P.O.B. TRACT III
WATER MH TOP-976.40
DI TOP-971.83 INV.-968.93
DI TOP-971.42 INV.-969.62
DI TOP-971.93 INV.-970.32
ELECTRIC MANHOLE
12"TCP
18"RCP
DI TOP-974.62 INV.-865.92
DI TOP-974.08 INV.-971.08
18"CMP
S00°24'44"E 683.19'
DI TOP=970.02 INV.=964.32
30" RCP
971 972 973 974 975 976
ASPHALT
DI TOP-970.12 INV.-964.22 12" RCP
1/2" REBAR SET
S89°35'16"W 606.58'
FES INV.-960.12
LP
DI TOP=965.32 30"RCP IN=951.39 30"RCP OUT=951.29
965 962 961 961 965 966 967 968 969 970
967 966 965 964 963 962
ASPHALT
30"RCP
WV WV WV
36"CMP
INV.-955.84
STL
DI TOP=955.44 42"CMP IN=947.03 42"CMP OUT=947.00
INV.-955.67
FH
DI TOP=960.68 18"RCP IN=952.33 30"RCP IN=946.73 36"RCP OUT=946.63
DI TOP=964.54 18"RCP OUT=956.34
CONCRETE WALL
CONCRETE
ABANDONED LIGHT POLE AND WATER VALVE
LP
PORSCHE TRACT III
VACANT
DI TOP=968.74 INV.=962.24 COULD NOT DETERMINE OUTLET DIRECTION
STMH TOP-972.46 24"RCP INV. IN-964.36 24"RCP INV. OUT-964.26
DI TOP-972.50 INV.-964.76
963 GRAVEL DRIVE
N00°20'05"E 496.18'
36"CMP
ASPHALT
AVIGATION EASEMENT TRACT 1 DB 4664 PG 111
ELECTRIC MANHOLE
24" RCP
CONCRETE
DI TOP=954.81 42"RCP IN=945.56 42"RCP OUT=945.47
INV. 955.25
962 961 960 959
36"CMP
36"RCP
CONCRETE
DI TOP-969.27 INV.-961.27
FLUME
DI TOP=953.99 18"RCP IN=950.90 42"RCP IN=945.49 42"RCP OUT=945.42
18"RCP
DI TOP=955.04 36"RCP IN=946.67 36"RCP OUT=946.57
ASPHALT
INV.-953.78 24" CMP PARTIALLY CRUSHED
STEPS
POSSIBLE STRUCTURE
PERMISSABLE UTILITIES AREA DB 50440 PG 499
INV.-952.60 NOT KNOWN CRUSHED
FLOOD ZONE "A"
42"CMP
36"RCP
959 960 961 962 963 964 965
1/2" REBAR SET
N03°54'50"W 111.58'
1/2" REBAR SET
8' CHAIN LINK FENCE
100'
STORM JB TOP-954.79 42"RCP IN=943.84 42"RCP OUT=943.77
42"CMP
955 954 953
FLUME
955 960 965 970
971
972
973
974
P.O.B. TRACT III
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
MATCH LINE SHEET 1

10/8/2020	1	UPDATE 2.5 ACRE TRACT
DATE	NO.	DESCRIPTION

REVISIONS

DESIGNED:
DRAWN: DE
CHECKED: WJDIV
APPROVED: WJDIII

LOWE ENGINEERS

990 HAMMOND DRIVE
SUITE 900
ATLANTA, GEORGIA 30328
TEL.: 770-857-8400
FAX: 770-857-8401

A PLAT OF
AEROTROPOLIS
PORSCHE TRACT III & OPTION TRACT REMAINDER
ATLANTA, GEORGIA 30312

A TOPOGRAPHICAL SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,

LAND LOT 65	14th DISTRICT	CITY OF ATLANTA	FULTON COUNTY, GEORGIA
LAND LOT 96	14th DISTRICT	CITY OF HAPEVILLE	FULTON COUNTY, GEORGIA

JOB NO.: 19-0140
DATE: SEPTEMBER 12, 2019
SCALE: 1" = 40'
DWG. NO.: 1 OF 2

MATCH LINE SHEET 2

GRID NORTH
NAD 83 GEORGIA WEST ZONE

0 20 40 80 120
GRAPHIC SCALE IN FEET

Utility Providers & Contact Information

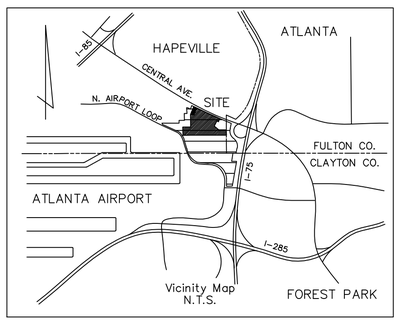
Gas
Atlanta Gas Light Company
10 Peachtree Street NE
Atlanta, Georgia 30309
Mark Marek
404-584-4126

Power
Georgia Power Company
823 Jefferson Street
Atlanta, Georgia 30318
Ike Collins
404-506-4569

Water
City of Hapeville Water Dept.
3474 North Fulton Avenue
Hapeville, Georgia 30
Lemuel Eubanks
404-669-2122

City of Atlanta Dept. of Watershed Mgmt.
651 14th Street
Atlanta, Georgia 30318
James Bostwick
404-330-6600

Communications
AT&T
Ken Rector
404-216-7772



Vicinity Map
N.T.S.

NOTES:

Equipment used:
Angular & Linear:
Leica TCR 403 & Ranger TDS DC
Sokkia SRX Robotic Total Station
Sokkia iX Robotic Total Station

Reference:

DB	4664	PG 111	DB 5041	PG 460
	5579	525	8358	309
	8665	22	9789	130
	17428	246	46856	621
	46856	663	46856	678
	50440	499		

The field data upon which this plat is based has a closure precision of one foot in >25,000 feet and an angular error of <5.0" per angle point and was adjusted using the Least Squares Method.

This plat has been calculated for closure and is found to be accurate to within one foot in 613,116 feet.

Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.

1' contour interval based on NAVD 88 datum.

Information showing underground structures and utilities was obtained from field markings made by UtiliSurvey, LLC and information supplied by UtiliSurvey, LLC in that report dated February 3, 2012. The exact location of any underground items should be verified through utility companies. This plat shall not be used for exact locations or presence of underground work.

A portion of the subject property lies within an H.U.D. identified Flood Hazard Area per F.I.R.M. Map No. 13121C0369 F, dated September 18, 2013. That portion of the subject property lies with in Zone "A" – No base flood elevation determined. Zone "A" area is shown on survey. The remainder of the subject property lies within Zone "X" – areas determined to be outside of the 0.2% chance annual floodplain.

Subject propertties are zoned:
"UV" – Urban Village District (Sec. 93-11.2)
Setbacks: Front: 0/15 feet. (Sec. 93-22.1-1)
Side: 0 feet. (Sec. 93-22.1-1)
Rear: 0 feet. (Sec. 93-22.1-1)
Height: 35 feet. (Sec. 93-22.1-1)
Min. Floor Space: 1,600 sq.ft. (Sec. 93-22.1-1)
For complete zoning information see www.municode.com.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals of affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-167.

William J. Daniel III Ga. RLS #2257

GEORGIA REGISTERED No. 2257 PROFESSIONAL LAND SURVEYOR WM. J. DANIEL III

LEGEND

IPS	Iron Pin Set
CMF	Concrete Monument Found
R/W	Right-of-Way
P.O.C.	Point of Commencement
P.O.B.	Point Of Beginning
DB	Deed Book
(F),(C)	Fulton Co. or Clayton Co.
FKA	Formerly Known As
(1)	Title Exception
SB	Setback
EOP	Edge Pavement
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PCC	Plastic Corrugated Pipe
DIP	Ductile Pipe
JB	Junction Box
CB	Catch Basin
DI,	Drop Inlet
HW	Headwall
WMH	Water Manhole
WM,	Water Meter
WV,	Water Valve
WVLT	Water Vault
UVLT	Utility Vault
FH,	Fire Hydrant
FDC	Fire Dept. Connection
GV,	Gas Valve
GM,	Gas Meter
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PP,	Power Pole
CP,	Camera Pole
GL	Ground Light
HTP,	High Tension Pole
OHP	Overhead Power
TRBX	Traffic Box
FOMK	Fiber Optics Marker
-G-	Gas Line
-W-	Water Line
-UGC-	Underground Comm.
-UGP-	Underground Power

Other utilities as labeled
Bollard
AC, HVAC
BFP-Back Flow Preventer
Sign

Approx.	Approximate
Typ.	Typical
L.L.L.	Land Lot Line
	Land Lot Line
	Chain Link Fence
	Wall
	Building
	Guard Rail
	Concrete

DATE	NO.	DESCRIPTION
10/8/2020	1	UPDATE 2.5 ACRE TRACT

REVISIONS

DESIGNED:
DRAWN: DE
CHECKED: WJDIV
APPROVED: WJDIII

LOWE ENGINEERS

SIX CONCOURSE PKWY
SUITE 1000
ATLANTA, GEORGIA 30328
TEL.: 770-857-8400
FAX: 770-857-8401

A PLAT OF
AEROTROPOLIS
PORSCHE TRACT III & OPTION TRACT REMAINDER
ATLANTA, GEORGIA 30312

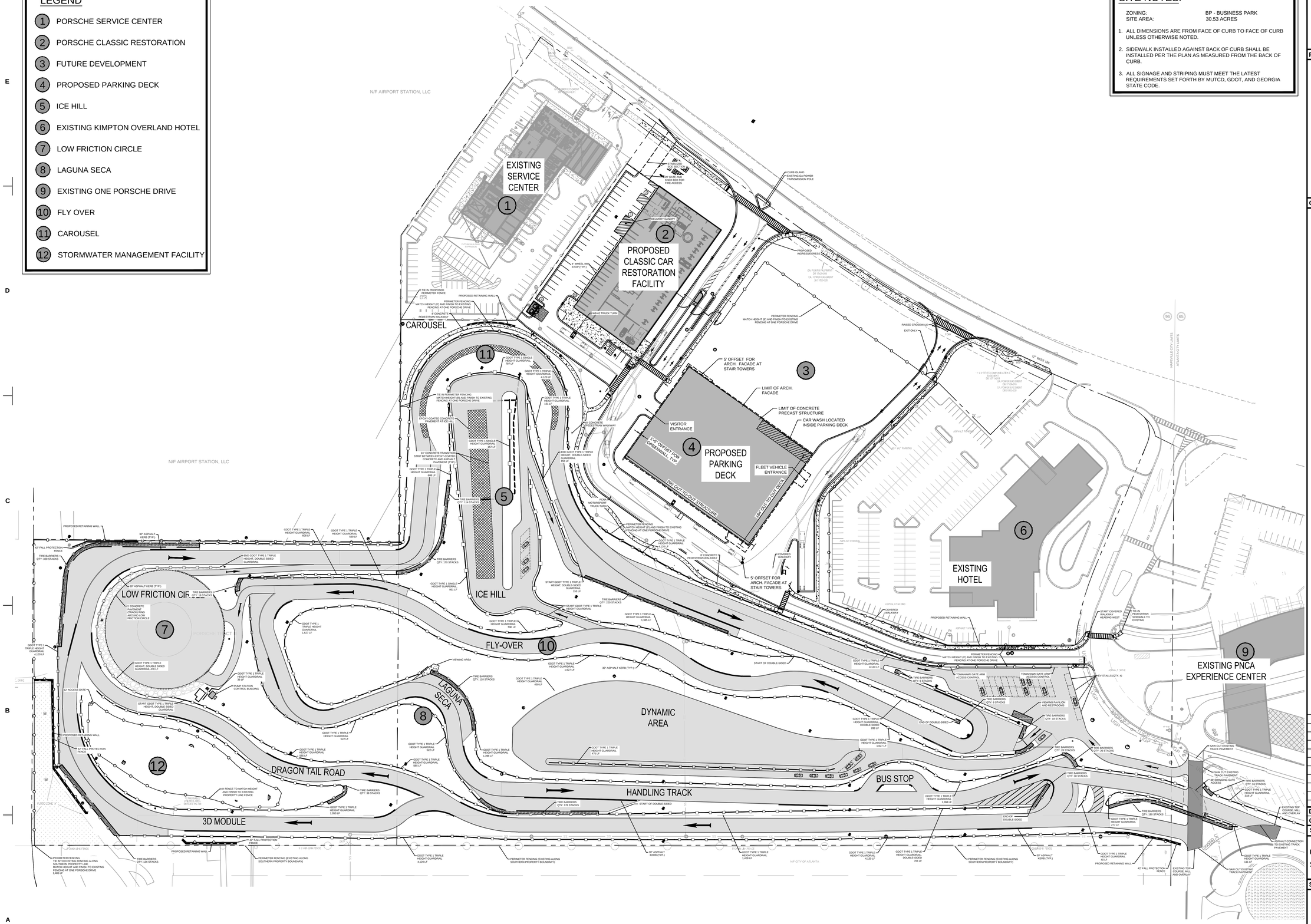
A TOPOGRAPHICAL SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,

LAND LOT 65 14th DISTRICT CITY OF ATLANTA FULTON COUNTY, GEORGIA
LAND LOT 96 14th DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

JOB NO.: 19-0140
DATE: SEPTEMBER 12, 2019
SCALE: 1" = 40'
DWG. NO.: 2 OF 2

LEGEND

1. PORSCHE SERVICE CENTER
2. PORSCHE CLASSIC RESTORATION
3. FUTURE DEVELOPMENT
4. PROPOSED PARKING DECK
5. ICE HILL
6. EXISTING KIMPTON OVERLAND HOTEL
7. LOW FRICTION CIRCLE
8. LAGUNA SECA
9. EXISTING ONE PORSCHE DRIVE
10. FLY OVER
11. CAROUSEL
12. STORMWATER MANAGEMENT FACILITY


EXISTING SERVICE CENTER
PROPOSED CLASSIC CAR RESTORATION FACILITY
PROPOSED PARKING DECK
EXISTING HOTEL
EXISTING PNCA EXPERIENCE CENTER
CAROUSEL
ICE HILL
FLY-OVER
LOW FRICTION CIR
LAGUNA SECA
DYNAMIC AREA
DRAGON TAIL ROAD
HANDLING TRACK
BUS STOP
3D MODULE
N/F AIRPORT STATION, LLC
N/F CITY OF ATLANTA
VISITOR ENTRANCE
FLEET VEHICLE ENTRANCE
CAR WASH LOCATED INSIDE PARKING DECK
LIMIT OF ARCH. FACADE
LIMIT OF CONCRETE PRECAST STRUCTURE
5' OFFSET FOR ARCH. FACADE AT STAIR TOWERS
1'-6" OFFSET FOR GREENWALL TYP.
UP OR OUT TO OUT DECK
260 FOOT TO OUT STRUCTURES
PERIMETER FENCING (EXISTING ALONG SOUTHERN PROPERTY BOUNDARY)
PROPOSED RETAINING WALL
42" FALL PROTECTION FENCE
TIRE BARRIERS QTY: 320 STACKS
TIRE BARRIERS QTY: 176 STACKS
TIRE BARRIERS QTY: 38 STACKS
TIRE BARRIERS QTY: 18 STACKS
TIRE BARRIERS QTY: 6 STACKS
TIRE BARRIERS QTY: 174 STACKS
TIRE BARRIERS QTY: 190 STACKS
PERIMETER FENCING TIE INTO EXISTING FENCING ALONG MATCH HEIGHT (6') AND FINISH TO EXISTING FENCING AT ONE PORSCHE DRIVE 1,485 LF
PERIMETER FENCING MATCH HEIGHT (6') AND FINISH TO EXISTING FENCING AT ONE PORSCHE DRIVE
6' FENCE TO MATCH HEIGHT AND FINISH TO EXISTING PROPERTY LINE FENCE
6' CHAIN LINK FENCE
6' CHAIN LINK FENCE
12' ACCESS GATE
PUMP STATION CONTROL BUILDING
VIEWING AREA
VIEWING PAVILION AND RESTROOMS
TOWNHAVEN GATE ARM ACCESS CONTROL
TOWNHAVEN GATE ARM ACCESS CONTROL
EV STALLS (QTY: 4)
COVERED WALKWAY
START COVERED WALKWAY HEADING WEST
TIE-IN PEDESTRIAN SIDEWALK TO EXISTING
PROPOSED INGRESS/EGRESS
DELIVERY CANOPY
CURB ISLAND EXISTING GA POWER TRANSMISSION POLE
6" WHEEL STOP (TYP.)
SAW CUT EXISTING TRACK PAVEMENT
EXISTING TOP COURSE WALL AND OVERLAY
ASPHALT CONNECTION TO EXISTING TRACK PAVEMENT
SAW CUT EXISTING TRACK PAVEMENT
30' ASPHALT KERB (TYP.)
30' ASPHALT KERB (TYP.)
30' ASPHALT KERB (TYP.)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	MAP-OG	10	ACER RUBRUM `OCTOBER GLORY` TM	OCTOBER GLORY MAPLE	2.5" CAL	12-14` HT	6-7` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	OAK-HWO	3	QUERCUS PHELLOS `HIGHTOWER`	WILLOW OAK	2.5" CAL	12-14` HT	6-7` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPRD**		**MATURE HEIGHT**
	HOL-INK	69	ILEX GLABRA	INKBERRY HOLLY	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	ANISE	57	ILLICIUM PARVIFLORUM	ANISE TREE	3 GAL	18-24"	16-18"		DENSE FOLIAGE

TREE PROTECTION NOTES:

1. ONLY EXISTING TREE ON SITE IS 42" WATER OAK.

EXISTING TREE TO BE SAVED

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ###

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

	DATE	REVISION

DRAWN BY: KCW
CHECKED BY: TML

SHEET TITLE

LANDSCAPE PLAN
L1-00

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC LEVEL II #: 0000062135

SCALE	AS SHOWN
DATE	08/05/2021
PROJECT NUMBER	019891003
SHEET NUMBER	USA - 4 - 20 - LP - S2 - L1-00 - AA - V

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L1-00 TREE PROTECTION AND REPLACEMENT PLAN.dwg L1-00 LANDSCAPE PLAN Oct 20, 2021 2:58pm by: Kate Winn

PART 1 – GENERAL

1.1 DESCRIPTION

A. EXTENT OF PLANTING IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED BY OR REFERENCED FROM THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION.

C. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL ON PLAN.

D. GRADES TO WITHIN ONE INCH OF FINAL GRADE THROUGHOUT SITE SHALL BE PROVIDED BY OTHERS AND IS NOT IN LANDSCAPE CONTRACT.

1.2 QUALITY ASSURANCE

A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.

B. SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE SPECIFIED PLANT MATERIAL IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND THE SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND HAVING ESSENTIAL CHARACTERISTICS SIMILAR TO THE ORIGINALLY SPECIFIED MATERIAL WILL BE APPROVED. ACCEPTANCE OR REJECTION OF SUBSTITUTE PLANT MATERIAL WILL BE ISSUED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

C. THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT. THEY HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS, AND ANY WORK AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. REMOVE REJECTED WORK OR MATERIALS FROM THE PROJECT SITE AND REPLACE PROMPTLY AT NO ADDITIONAL COST TO THE OWNER.

D. INSTALL ALL PLANT MATERIALS IN A NEAT AND PROFESSIONAL MANNER.

E. MAKE MINOR ADJUSTMENTS TO LAYOUT AS MAY BE REQUIRED AND REQUESTED AT NO ADDITIONAL COST TO THE OWNER.

1.3 DELIVERY, STORAGE AND HANDLING

A. DELIVER MATERIALS IN SUCH A MANNER AS TO NOT DAMAGE OR DECREASE THE HEALTH AND VIGOR OF THE PLANT MATERIALS.

B. STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.

C. HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.

D. MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.

1.4 GUARANTEE

A. GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE PLANTS AND LAWNS, THAT FAIL TO GROW PROPERLY WITH PLANTS AS ORIGINALLY SPECIFIED AT THE EARLIEST PRACTICAL DATE FOLLOWING PLANT FAILURE, WITHOUT ADDITIONAL CHARGES TO THE OWNER. REPLACEMENT MATERIALS WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF REPLACEMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS WHICH ARE DAMAGED BY ABUSE OR IMPROPER MAINTENANCE BY OWNER AS REPORTED BY THE CONTRACTOR AS OUTLINED IN SECTION 1.5 BELOW, OR BY ACTS OF GOD OCCURRING AFTER ACCEPTANCE.

1.5 CONTRACTOR'S PERIODIC INSPECTION

A. DURING THE GUARANTEE PERIOD, CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT TO SATISFY HIMSELF THAT MAINTENANCE BY THE OWNER IS ADEQUATE. ANY METHODS OR PRODUCTS WHICH HE DEEMS NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE OWNER IN WRITING. FAILURE TO INSPECT AND REPORT SHALL BE INTERPRETED AS APPROVAL AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL NECESSARY REPLACEMENTS.

PART 2 – MATERIALS

2.1 TOP SOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE A NATURAL SURFACE SOIL OBTAINED FROM WELL DRAINED AREAS. TOPSOIL SHALL BE CHARACTERISTIC OF REPRESENTATIVE SOILS IN THE PROJECT VICINITY THAT PRODUCE HEAVY GROWTHS OF CROPS, GRASS, OR OTHER VEGETATION. TOPSOIL SHALL BE FREE OF SUBSOIL, BRUSH, ORGANIC LITTER, OBJECTIONABLE WEEDS, CLAY, CLOTS, STUMPS, ROOTS OR OTHER MATERIAL HARMFUL TO PLANT GROWTH OR HINDERANCE TO PLANTING OR MAINTENANCE OPERATIONS. SHOULD REGENERATIVE MATERIALS BE PRESENT IN THE SOIL, CONTRACTOR SHALL ERADICATE AND REMOVE SUCH GROWTH, BOTH SURFACE AND ROOT, WHICH MAY APPEAR IN THE IMPORTED MATERIAL WITHIN ONE YEAR FOLLOWING ACCEPTANCE OF THE WORK. TOPSOIL SHALL NOT BE HANDLED IN A FROZEN OR MUDDY CONDITION. THE ACIDITY RANGE SHALL BE BETWEEN 5.0 AND 7.0 INCLUSIVE. THE MECHANICAL ANALYSIS OF THE SOIL SHALL BE AS FOLLOWS:

SIEVE SIZE PERCENT PASSING

1 INCH MESH 99 – 100 PERCENT
1/4 INCH MESH 97 – 99 PERCENT
NO. 100 MESH 40 – 60 PERCENT
NO. 200 MESH 20 – 40 PERCENT

2.2 PLANTING SOIL MIXTURE

A. PROVIDE PLANTING SOIL MIX AMENDED AS PER LABORATORY RECOMMENDATIONS. BASIC PLANTING SOIL MIX CONSISTS OF:

50 % TOPSOIL (AS DESCRIBED ABOVE)
50 % PREPARED ADDITIVES (BY VOLUME AS FOLLOWS)
3 PARTS HUMUS (FOREST OR PEAT)
1 PART STERILIZED COW MANURE, COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED IN SOIL ANALYSIS

B. THE COMPONENTS SHALL BE THOROUGHLY MIXED TO A UNIFORM CONSISTENCY BY HAND OR MACHINE METHODS.

C. SEASONAL COLOR BEDS SHALL BE PREPARED WITH A MIXTURE CONSISTING OF:

1. LIME AT 50 LB/1000 SQUARE FEET.
2. FERTILIZER AT 30 LB/1000 SQUARE FEET.
3. TWO INCHES OF RIVER SAND.
4. TWO INCHES OF OLD HUMUS BARK AND TILLING MATERIAL.
5. TILLED TO DEPTH OF 12".
6. BED RAISED 3" – 5" ABOVE EXISTING GRADE.

THE BED SHALL THEN BE COVERED WITH TWO INCHES OF PINEBARK MINI–NUGGETS.

2.3 FERTILIZER

A. FERTILIZER FOR ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE STA–GREEN NURSERY SPECIAL OR EQUAL DELIVERED TO THE SITE IN UNOPENED CONTAINERS.

B. FERTILIZER FOR GRASS SHALL BE STA–GREEN FERTILIZER CONTAINING THE FOLLOWING PERCENTAGES BY WEIGHT:

18% NITROGEN
24% PHOSPHOROUS
10% POTASH

OR APPROVED EQUAL. FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINER, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER SHALL NOT HAVE BEEN EXPOSED TO WEATHER PRIOR TO DELIVERY TO THE SITE. AFTER DELIVERY UNTIL USED, IT SHALL BE COMPLETELY PROTECTED AT ALL TIMES. IT SHALL NOT BE STORED IN DIRECT CONTACT WITH THE GROUND.

2.4 PLANTS

A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN), CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AAN, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.

B. ALL NECESSARY INSPECTION CERTIFICATES SHALL BE SUPPLIED TO THE OWNER'S REPRESENTATIVE FOR EACH SHIPMENT OF PLANT MATERIAL, AS REQUIRED BY LAW.

C. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANTS WHICH FAIL TO MEET THIS SPECIFICATION AT ANY POINT DURING THE INSTALLATION OF THE JOB. ALL REJECTED MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D. ALL PLANT MATERIALS FURNISHED SHALL BE WELL BRANCHED, PROPORTIONED WIDTH TO HEIGHT, OF NORMAL HABIT, SOUND HEALTHY AND VIGOROUS IN GROWTH. THE MINIMUM ACCEPTABLE SIZES OF PLANTS SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION AND SHALL CONFORM TO MEASUREMENTS SPECIFIED. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL BE MATCHED AS CLOSELY AS POSSIBLE. PLANTS SHALL MEET ALL REQUIREMENTS AS LISTED IN THE PLANT LIST.

E. PLANTS SHALL BE FIELD NURSERY, CONTAINER GROWN OR COLLECTED MATERIAL SUBJECT TO THE REQUIREMENTS OF THE SPECIFICATION.

F. ALL PLANTS SHALL BE OF HEALTHY STOCK, FREE FROM DISEASE, INSECTS, EGGS, LARVAE, AND PARASITES OF AN OBJECTIONABLE OR DAMAGING NATURE.

G. BALLED AND BURLAPPED PLANT MATERIALS ARE TO BE WRAPPED WITH ORGANIC WRAPPING BURLAP ONLY. SYNTHETIC MATERIAL WILL NOT BE ACCEPTED. REMOVE ALL NURSERY LOADING STRAPS ONCE PLANT MATERIAL IS PLACED IN THE PIT.

2.5 MATERIAL FOR GUYING AND STAKING

A. STAKES FOR SUPPORTING TREES SHALL BE SOUND TIMBER, STRAIGHT, SIZED AS SHOWN IN PLANTING DETAILS AND OF SUFFICIENT LENGTH TO ADEQUATELY SUPPORT THE PLANT. ALL VISIBLE SURFACES SHALL BE PAINTED DARK GREEN OR BROWN, BUT NOT BLACK.

B. DEADMEN OR STAKES FOR ANCHORING GUY TIES IN THE GROUND SHALL BE OF SIZE, MATERIAL, AND STRENGTH ADEQUATE TO HOLD GUY TAUT AND MAINTAIN TREE FIRMLY IN AN UPRIGHT POSITION.

C. GUY SHALL BE DEEPROOT ARBORTIE (OR EQUAL)

D. HOSE FOR ENCASING TIES SHALL BE NEW OR SUITABLE USED 3/4 INCH DIAMETER RUBBER OR PLASTIC GARDEN HOSE, BLACK IN COLOR.

2.6 MULCH

A. PINE STRAW MULCH SHALL BE CLEAN, FRESH, FREE OF NOXIOUS WEEDS, SEED, FIRE ANTS, JAPANESE BEETLES AND/OR FRINGED BEETLES.

2.7 SEED

A. CERTIFIED, BLUE TAG, CLEAN, DELIVERED IN ORIGINAL, UNOPENED PACKAGES AND BEARING AN ANALYSIS OF THE CONTENTS, GUARANTEED 95 PERCENT PURE AND TO HAVE A MINIMUM GERMINATION RATE OF 85 PERCENT, WITHIN ONE YEAR OF TEST.

PART 3 – EXECUTION

3.1 TIME AND PLANTING

A. PLANTING OPERATIONS SHALL BE DURING FAVORABLE WEATHER IN WHICH CONDITIONS ARE NEITHER EXTREMELY COLD OR HOT, NOR TO THE POINT THAT THE RISK OF LOSS IS TOO GREAT. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OF HIGH RISKS DUE TO WEATHER.

3.2 EXCAVATION FOR PLANTING TREES AND SHRUBS

A. CIRCULAR PLANT PITS WITH VERTICAL SIDES SHALL BE DUG BY HAND OR MACHINE METHODS FOR PLANTING OF TREES AND SHRUBS.

B. TREE PIT DIAMETERS SHALL BE A MINIMUM OF TWO FEET GREATER THAN THE SPREAD OF THE ROOT MASS.

C. SHRUB PIT DIAMETER SHALL BE A MINIMUM OF ONE FOOT GREATER THAN THE SPREAD OF THE ROOT MASS.

D. CONTRACTOR SHALL TEST EXCAVATED PLANT PITS TO SATISFY HIMSELF THAT SUFFICIENT DRAINAGE IS PRESENT FOR PROPER PLANT SURVIVAL.

E. IF THE INDIVIDUAL PITS ARE ARRANGED IN A GROUP, THE AREA BETWEEN PITS SHALL BE FILLED TO THE REQUIRED GRADE WITH EXISTING SOIL AND MULCHED WITH PINE STRAW MULCH THREE INCHES DEEP. PLANT BEDS SHALL BE NEATLY EDGED AND KEPT FREE OF WEEDS UNTIL THE WORK IS ACCEPTED.

3.3 EXCAVATION FOR PLANTING GROUNDCOVERS

A. GROUNDCOVER BEDS SHALL BE SCARIFIED BY HAND OR MACHINE METHOD TO A MINIMUM DEPTH OF EIGHT INCHES. THREE INCHES OF PEAT HUMUS ADDITIVE AND 20 POUNDS PER 1000 SQUARE FEET OF STA–GREEN NURSERY SPECIAL FERTILIZER SHALL BE UNIFORMLY INCORPORATED INTO THE SOIL TO THE FULL EIGHT INCH MINIMUM DEPTH.

3.4 DRAINAGE TEST

A. REPRESENTATIVE TREE PITS FROM EACH PLANTING AREA SHALL BE FILLED WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, DRILL A TWELVE–INCH AUGER TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. RETEST THE PIT. IN CASE DRAINAGE IS STILL UNSATISFACTORY NOTIFY LANDSCAPE ARCHITECT, IN WRITING OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR WARRANTY OF THE TREES.

B. SHRUB AND GROUNDCOVER BEDS SHALL BE SPOT TESTED.

C. DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH THE PLANTING SOIL. DO NOT USE AS BACKFILL OR USE TO CONSTRUCT SAUCERS AROUND PITS.

3.5 SETTING TREES, SHRUBS, GROUNDCOVERS

A. BALLED AND CONTAINER PLANTS SHALL BE PLACED FIRMLY UPON SCARIFIED SUB–GRADE AND BACKFILLED WITH PLANTING SOIL MIXTURE. REMOVE ALL WIRE, CORDS, AND BURLAP FROM TOP OF ROOT BALL. HAND TAMP CAREFULLY AROUND AND UNDER BALL TO FILL ALL VOIDS. WATER DURING BACKFILLING. FORM SAUCER FROM PLANTING SOIL MIXTURE IN ORDER TO RETAIN WATER.

B. GENTLY LOOSEN OUTER ROOTS OF CONTAINER GROWN PLANTS TO ENCOURAGE OUTWARD GROWTH.

C. FERTILIZER SHALL BE THOROUGHLY MIXED AND SOAKED INTO THE TOP TWO INCHES OF SOIL FOR ALL PLANT PITS.

3.6 TREE TRANSPORTATION

A. THE CONTRACTOR SHALL BE RESPONSIBLE NOT ONLY FOR THE SAFE TRANSPORTATION OF THE PLANTS TO THE SITE BUT ALSO THEIR CONDITION UPON ARRIVAL. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, FRESH CUTS, OR BREAKS OF LIMBS WHICH HAVE NOT COMPLETELY CALLOUSED WILL BE REJECTED. TREES WHICH HAVE BEEN DAMAGED DURING TRANSIT WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

3.7 TREE TAGS

A. ALL PLANTS ACCEPTED AT THE NURSERY BY THE LANDSCAPE ARCHITECT SHALL BE TAGGED WITH SERIALIZED SELF LOCKING TAGS. TREES DELIVERED TO THE SITE WITHOUT THESE TAGS OR WITH BROKEN TAGS WILL BE REJECTED. THE TAGS SHALL REMAIN ON THE TREES UNTIL THE CONTRACTOR HAS BEEN GIVEN INSTRUCTIONS BY THE LANDSCAPE ARCHITECT FOR THEIR REMOVAL.

3.8 PRUNING

A. DECIDUOUS TREES AND SHRUBS SHALL HAVE DEAD, BROKEN, AND CROWDED WOOD PRUNED TO COMPENSATE FOR THE LOSS OF ROOTS IN TRANSPLANTING. REQUESTED AND REQUIRED ADDITIONAL PRUNING MAY BE NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

B. EVERGREEN TREES AND SHRUBS SHALL BE PRUNED ONLY TO THIN OUT HEAVY GROWTH.

C. CUTS OVER 3/4 INCH IN DIAMETER SHALL BE PAINTED WITH TREE DRESSING PAINT. NO PAINT CONTAINING LEAD SHALL BE PERMITTED.

3.9 GUYING, STAKING AND MULCHING

A. GUY TREES TWO–INCH CALIPER AND OVER. SPACE THREE GUYS EQUALLY ABOUT EACH TREE, ATTACHED AT APPROXIMATELY TWO–FIFTHS UP THE TRUNK. GUYS SHOULD BE AT A 45–DEGREE ANGLE AND ANCHORED IN THE GROUND WITH STAKES. GUY TO TRUNKS WITH WIRE LOOPS AND BLACK RUBBER HOSE DRAWN SNUG IN ALL DIRECTIONS. THESE GUYS SHALL BE EQUALLY TAUT.

B. STAKE TREES LESS THAN TWO INCHES CALIPER WITH TWO OR THREE WOOD STAKES DRIVEN TWO FEET INTO THE GROUND WITH THE PORTION EXTENDING ABOVE THE GROUND APPROXIMATELY ONE–HALF OF THE TRUNK HEIGHT. STAKE ONE FOOT FROM TRUNK, FASTENED AT APPROXIMATELY TWO–FIFTHS OF TRUNK HEIGHT WITH WIRE RUN THROUGH RUBBER HOSE.

C. MULCH ALL PLANTING BEDS AND OTHER AREAS DESIGNATED TO BE MULCHED, WITH THREE "SETTLED" INCHES OF PINE STRAW MULCH. INDIVIDUAL PLANTS ARE TO BE MULCHED AS DETAILED. MULCH IS TO BE MEASURED AFTER SETTLEMENT.

3.10 UNIT COST

A. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

3.11 PREPARATION OF GRASS AREAS

A. FINE GRADE ALL GRASS AREAS TO FINISH GRADE. ALL AREAS SHALL HAVE SMOOTH AND CONTINUAL GRADE BETWEEN THE EXISTING AND FIXED CONTROLS SUCH AS WALKS AND CURBS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN, AND FIRM LAWN SURFACES. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE GRASSING OPERATIONS BEGIN.

B. AREAS TO RECEIVE GRASS

1. GRADE WILL BE BROUGHT TO THE LEVEL OF ± .1" OF THE FINISHED GRADE BY THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE TOP ± 1" OF SOIL WORK. THIS IS TO INCLUDE ALL TOPSOIL HAULING AND PLACEMENT; SPREADING; DEBRIS REMOVAL AND ANY GRADING REQUIRED TO BRING THE FINISHED TOPSOIL GRADE TO THE PROPER LEVEL FOR GRASS.

2. THOROUGHLY TILL EXISTING SOIL TO A MINIMUM DEPTH OF FOUR INCHES BY RUNNING TILLING DEVICE TWO DIRECTIONS AT RIGHT ANGLES OVER THE ENTIRE SURFACE TO BE GRASS. FINE GRADE TO ACHIEVE UNIFORMITY AND DRAINAGE.

3. SPREAD SPECIFIED FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS.

4. APPLY LIME UNIFORMLY WITH A MECHANICAL SPREADER TO THE ENTIRE AREA TO BE HYDROSEEDED AT THE RATE OF 50 LBS/1000 SQUARE FEET.

5. WORK SOIL TO A UNIFORM GRADE SO THAT ALL AREAS HAVE POSITIVE DRAINAGE AWAY FROM DRIVES, BUILDINGS, AND LANDSCAPED AREAS.

6. REMOVE ALL TRASH AND STONES EXCEEDING TWO INCHES IN DIAMETER FROM AREA TO A DEPTH OF TWO INCHES PRIOR TO HYDROSEEDING.

C. HYDROSEEDING OPERATIONS

1. HYDRAULIC EQUIPMENT FOR THE APPLICATION OF HYDROSEED MULCH AND SEED SHALL BE EQUIPPED WITH A POWER DRIVEN AGITATOR WHICH WILL KEEP THE MIXTURE UNIFORM DURING APPLICATIONS. THE EQUIPMENT SHALL HAVE SUFFICIENT FORCE AND CAPACITY TO APPLY A UNIFORM APPLICATION OF THE MIXTURE TO THE LIMITS OF THE SLOPES. CAUTION SHALL BE EXERCISED ADJACENT TO NON–GRASSED AREAS TO PREVENT OVERSPRAY ONTO PLANT BEDS OR PAVED AREAS.

2. HYDROSEED MIXTURE SHALL CONSIST OF:

A. HYDROSEED MULCH TO BE: "CONWED 2000" AS MANUFACTURED BY CONWED CORP., OR "SILVA–FIBES PLUS" AS MANUFACTURED BY WEYERHAUSER AT A RATE OF 30 LBS/1000 SQUARE FEET.

B. SEED MIX: COMMON BERMUDA AT A RATE OF 2 LBS/1000 SQUARE FEET, REFERENCE PLANT AND MATERIALS LIST.

3. SEED SHALL NOT BE SOWN WHEN WINDS EXCEED 10 MILES PER HOUR OR AT ANY TIME THE GROUND IS NOT IN A SUITABLE CONDITION FOR SEEDING.

4. INOCULATED SEED SHALL BE ADDED TO THE HYDROSEED MIX ONLY IMMEDIATELY PRIOR TO HYDROSEEDING OPERATIONS.

D. SODDING OPERATIONS

1. DELIVERY OF SOD SHALL BE SCHEDULED SO AS TO ALLOW LAYING OF SOD WITHOUT DELAY. NO SOD SHALL REMAIN STACKED LONGER THAN 24 HOURS. IN THE EVENT THAT SOD CANNOT BE LAID IMMEDIATELY UPON DELIVERY, CONTRACTOR SHALL LAY SOD ON A DESIGNATED SITE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. NO SOD SHALL OVERLAP AND IT SHALL BE LIGHTLY WATERED AS NECESSARY TO KEEP MOIST.

2. LAY SOD SO THAT NO VOIDS OCCUR. SOD SHALL BE TAMPED AND ROLLED BY HAND METHODS. THE COMPLETED SURFACE SHALL BE TRUE TO FINISH GRADE AND EVEN AND FIRM ALL POINTS.

PART 4 – CLEANUP & PROTECTION

4.1 GENERAL

A. DURING PLANTING OPERATIONS KEEP PROJECT SITE CLEAN AND ORDERLY.

B. UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS, SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

C. PROTECT ALL WORK AND MATERIALS FROM DAMAGE DUE TO IRRIGATION OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS, TRADES, AND TRESPASSERS. MAINTAIN PROTECTION UNTIL DATE OF SUBSTANTIAL COMPLETION.

D. CONTRACTOR IS RESPONSIBLE FOR THEFT OF EQUIPMENT AND MATERIAL AT THE JOB SITE BEFORE, DURING AND AFTER INSTALLATION, UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK IN TOTAL.

PART 5 – ACCEPTANCE AND GUARANTEE

5.1 SUBSTANTIAL COMPLETION

A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING. AT THIS TIME A "PUNCH LIST" WILL BE WRITTEN BY THE LANDSCAPE ARCHITECT FOR THE CONTRACTOR TO RESPOND TO IN ORDER TO BE GRANTED SUBSTANTIAL COMPLETION.

B. SUBMIT RECORD DRAWINGS AND MAINTENANCE MANUALS TO THE OWNER'S REPRESENTATIVE.

C. REVIEW THE WORK JOINTLY WITH THE OWNER AND LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION.

D. UPON COMPLETION OF REPAIRS AND REPLACEMENTS FOUND NECESSARY AT THE TIME OF REVIEW, THE OWNER AND LANDSCAPE ARCHITECT WILL CONFIRM THE DATE OF SUBSTANTIAL COMPLETION, IF ALL ITEMS ON THE PUNCH LIST HAVE BEEN TAKEN CARE OF. IF NECESSARY ANOTHER PUNCH LIST WILL BE WRITTEN TO ITEMIZE ANY DEFICIENCIES STILL EXISTING.

E. THE DATE OF SUBSTANTIAL COMPLETION WILL CONSTITUTE THE BEGINNING DATE OF THE ONE–YEAR GUARANTEE.

5.2 GUARANTEE

A. GUARANTEE ALL WORK, PRODUCTS, EQUIPMENT AND MATERIALS FOR ONE YEAR, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION.

B. MAKE GOOD ANY DAMAGE, LOSS, DESTRUCTION, OR FAILURE. REPAIRS AND REPLACEMENTS SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

C. REPAIR DAMAGE TO GRADE, PLANTS AND OTHER WORK AS NECESSARY.

D. IF THE REPLACEMENT IS NOT ACCEPTABLE DURING OR AT THE END OF THE GUARANTEE PERIOD, THE OWNER MAY ELECT EITHER SUBSEQUENT REPLACEMENT OR CREDIT. REPLACEMENT PRODUCTS SHALL HAVE A SIMILAR ONE–YEAR GUARANTEE FROM THE TIME OF REPLACEMENT.

E. GUARANTEE APPLIES TO ALL LOSSES WITH THE EXCEPTION OF THOSE DUE TO ACTS OF GOD, VANDALISM, OR OWNER NEGLECT, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

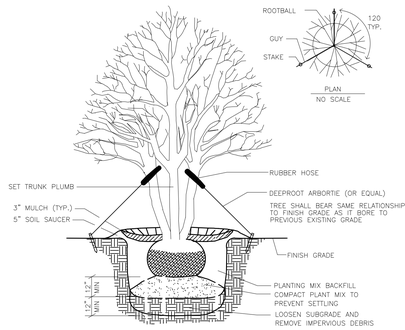
5.3 FINAL INSPECTION AND ACCEPTANCE

A. AT THE END OF THE GUARANTEE PERIOD AND UPON REQUEST FOR INSPECTION, JOINTLY REVIEW ALL GUARANTEED WORK FOR FINAL ACCEPTANCE.

B. SUBMIT WRITTEN REQUEST FOR INSPECTION FOR FINAL ACCEPTANCE TO THE LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO ANTICIPATED DATE OF INSPECTION; INCLUDE LIST OF WORK SUBSTANTIALLY COMPLETE AND A LIST OF WORK REPLACED DURING GUARANTEE PERIOD.

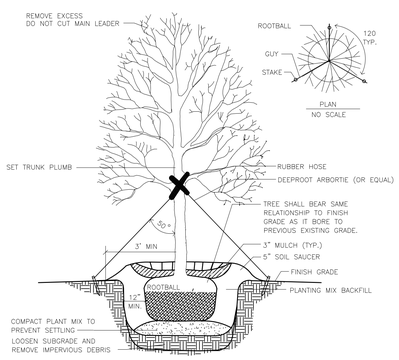
C. UPON COMPLETION BY THE CONTRACTOR OF ALL REQUIRED REPLACEMENTS, THE OWNER AND THE LANDSCAPE ARCHITECT WILL CONFIRM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

END OF LANDSCAPE PLANTING SECTION



NOTE: 1. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER. TREES LARGER THAN 2" CAL. TO BE GUYED.

1 MULTI-TRUNK TREE PLANTING AND GUYING
SECTION SCALE: NTS



2 SHADE TREE PLANTING AND GUYING
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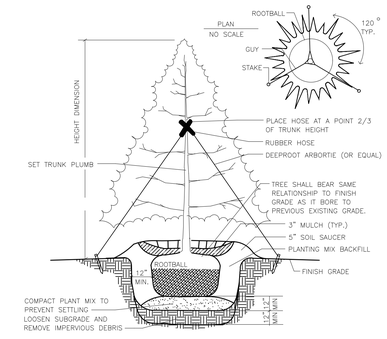
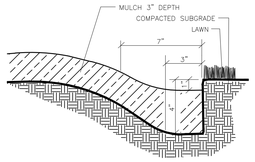


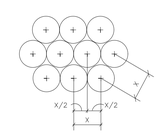
NOTES: 1. EVERGREEN TREES 2" CAL OR SMALLER TO BE STAKED.
2. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

3 EVERGREEN TREE PLANTING AND GUYING
SECTION SCALE: NTS



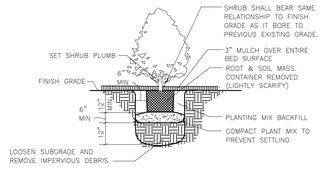
NOTE: TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

4 TRENCH EDGER DETAIL FOR ALL BEDS
SECTION SCALE: NTS

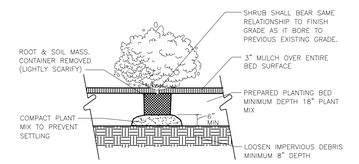


NOTES: 1. SEE PLANTING PLANS FOR SHRUB & GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT & PARALLEL.
3. SPACING SHOWN ON PLANT SCHEDULE (X).

5 TYPICAL STAGGERED ROW SPACING
SECTION SCALE: NTS



6 TYPICAL CONTAINER SHRUB PLANTING
SECTION SCALE: NTS



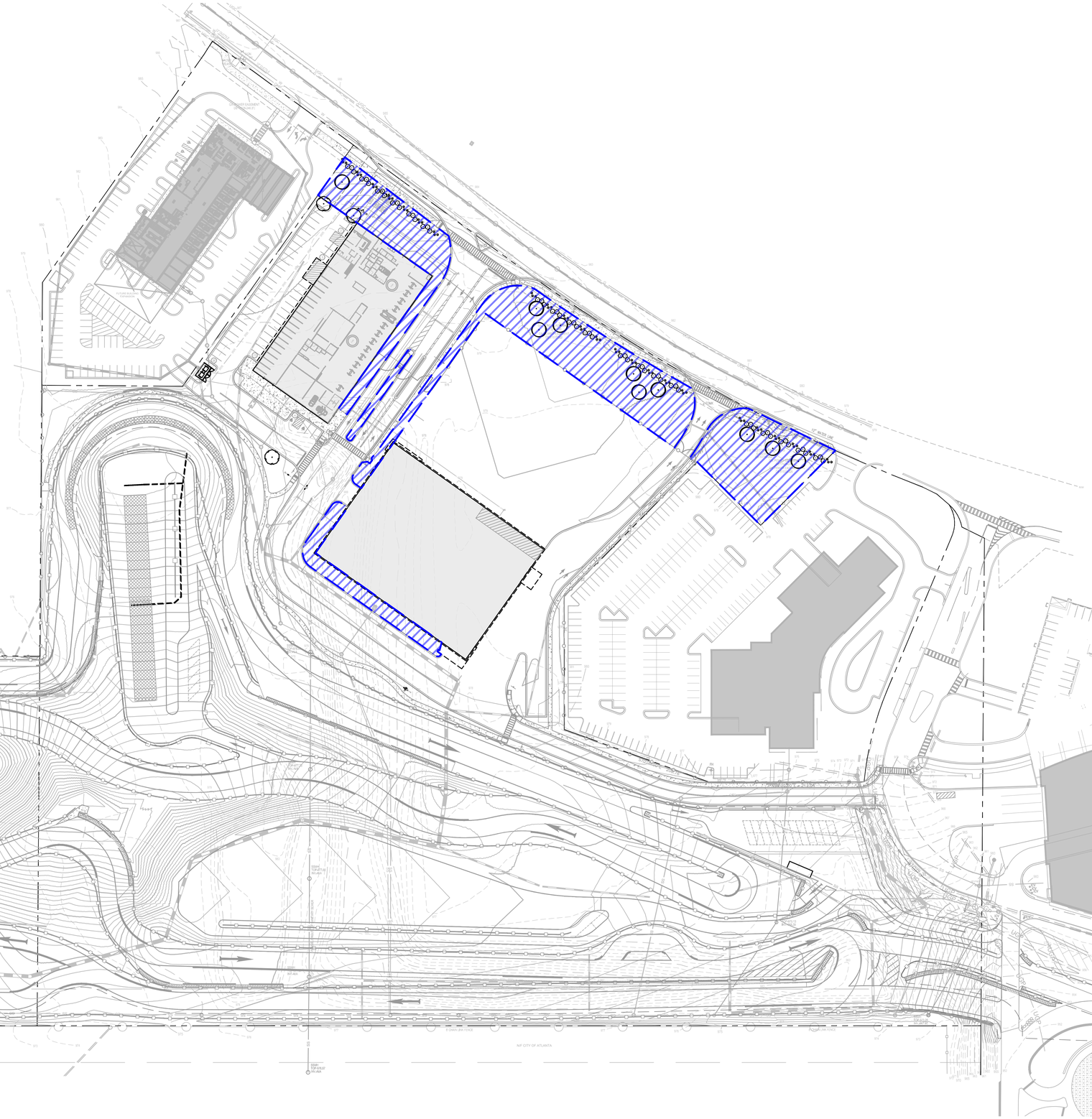
7 TYPICAL BEDDING FOR PLANTS SPACED LESS THAN 36" O.C.
SECTION SCALE: NTS

SEVERE WEATHER CONDITIONS

AS PER THE SPECIFICATIONS LISTED ON THIS SHEET UNDER PART 5 – ACCEPTANCE AND GUARANTEE, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR UNTIL SUCH TIME AS THE PROJECT HAS BEEN ACCEPTED BY THE OWNER / LANDSCAPE ARCHITECT AND THE 1 YEAR WARRANTY TIME HAS STARTED. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO HAVE PROPER INSURANCE FOR ANY LOSSES THA

LEGEND

IRRIGATED AREA



Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

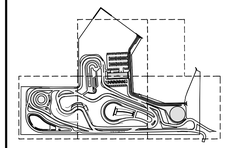
PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



	DATE	REVISION

DRAWN BY: KCW
CHECKED BY: TML

SHEET TITLE

IRRIGATION EXTENTS
L2-00

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

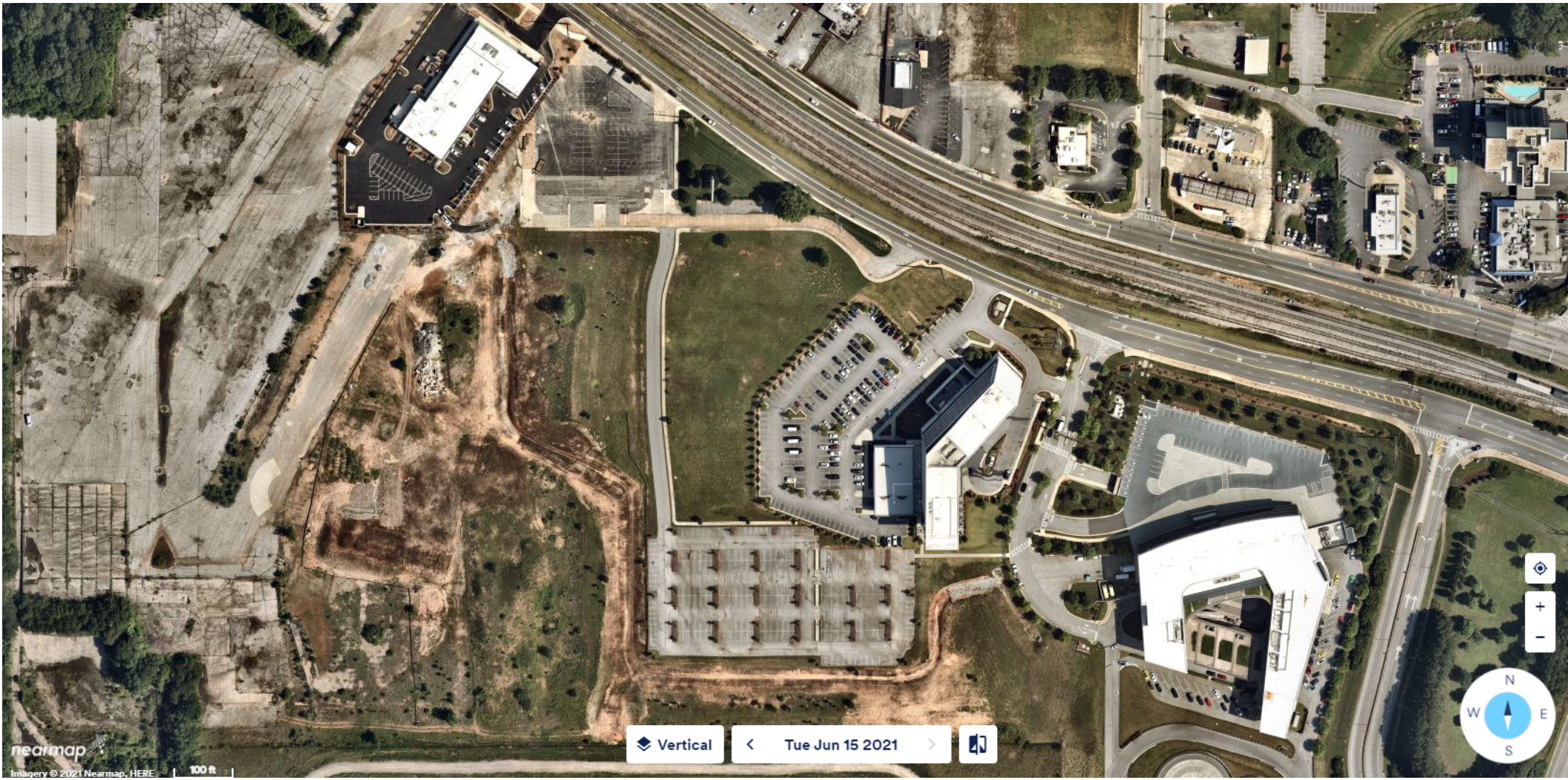
GSWCC LEVEL II #: 0000062135

SCALE: AS SHOWN
DATE: 08/05/2021
PROJECT NUMBER: 019891003
SHEET NUMBER: USA - 4 - 20 - LP - S2 - L2-00 - AA - V

NORTH

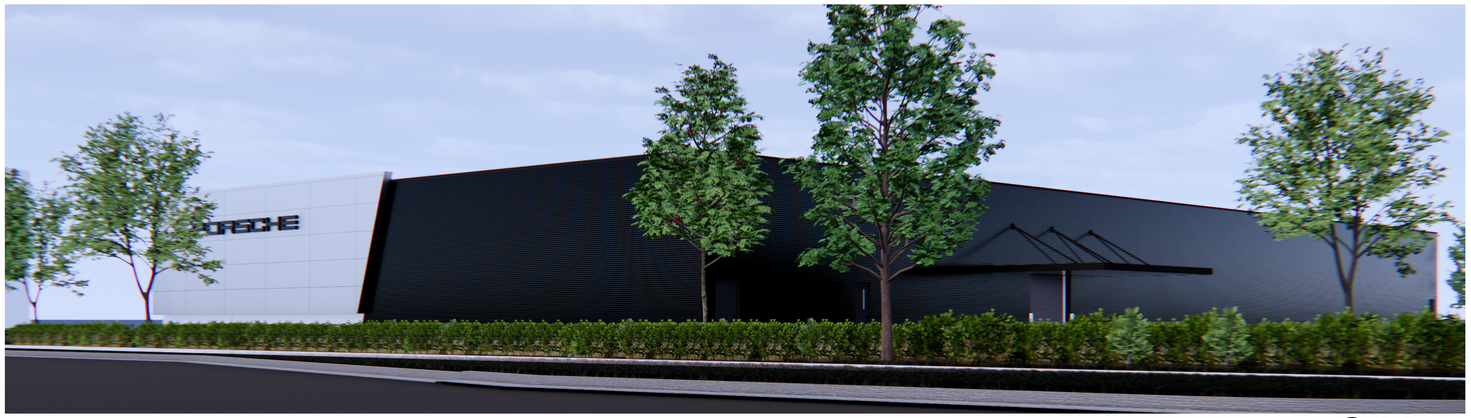
GRAPHIC SCALE IN FEET
0 30 60 120

Drawing name: K:\ALP_LAP\019891003_PCNA Track Extension\CAD\PlanSheets\L1-00 TREE PROTECTION AND REPLACEMENT PLAN.dwg L2-00 IRRIGATION EXTENTS Oct 20, 2021 3:00pm by: Katie.Winn


Vertical
Tue Jun 15 2021
nearmap
Imagery © 2021 Nearmap, HERE
100 ft
N
W
E
S

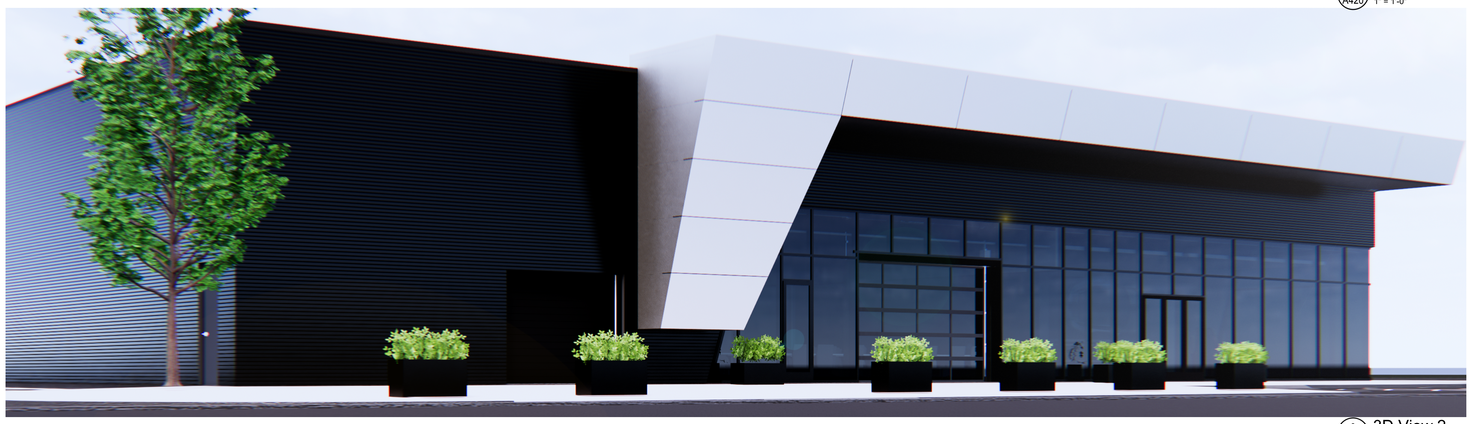
PORSCHE AVE

Google



3 A420 3D View 4
1" = 1'-0"

1 A420 3D View 3
1" = 1'-0"



2 A420 3D View 2
1" = 1'-0"

4 A420 3D View 1
1" = 1'-0"

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-876-8884 fax
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Rev	Date	Comments
	10.08.2021	100% DD Set

Client:

Porsche Cars North America

One Porsche Drive, Atlanta GA 30354

Project Number: 21121
Project Name:

PCNA Classic Car Restoration Facility

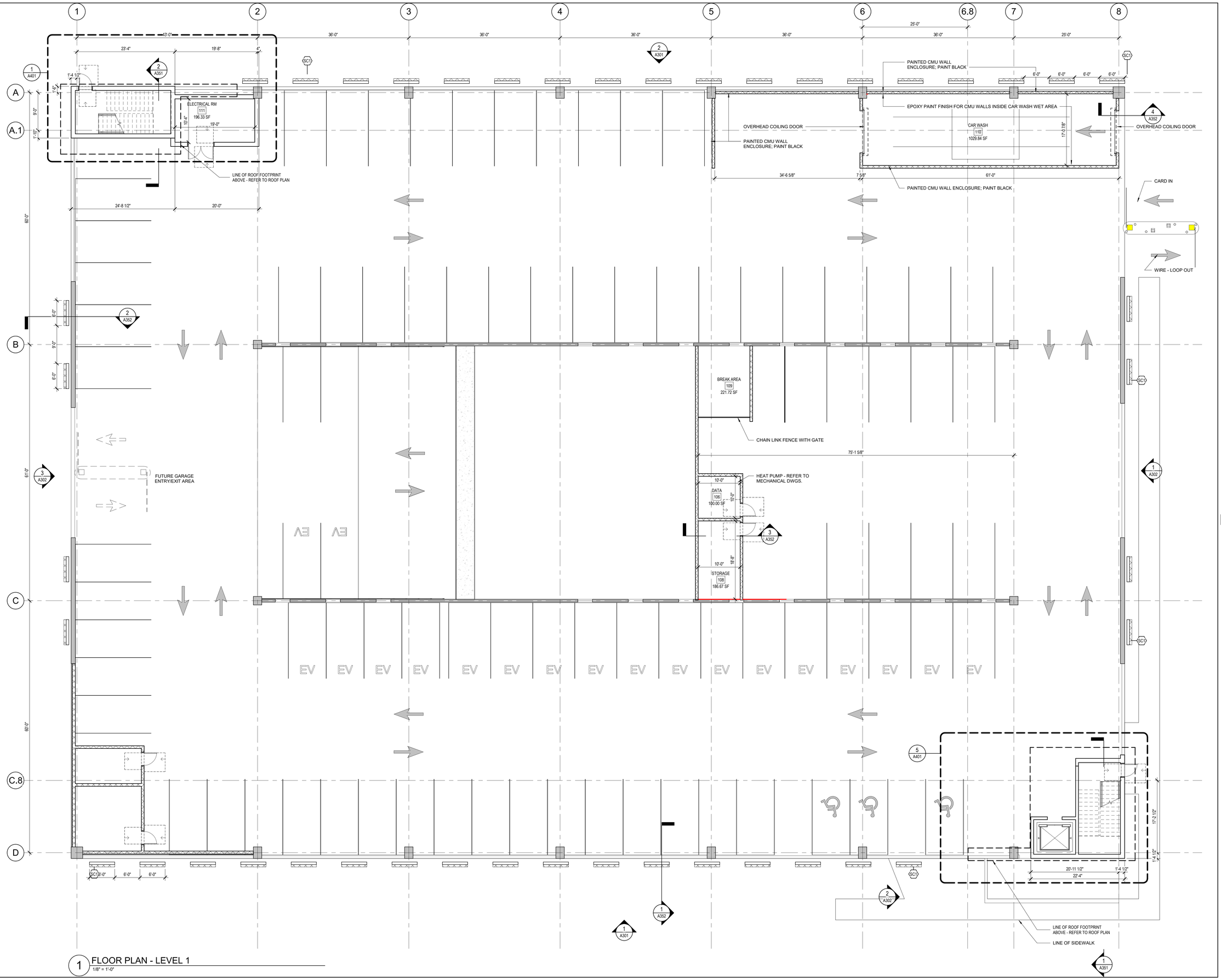
Porsche Ave., Hapeville, GA 30354

Sheet Title:

Exterior Perspective Views

Sheet Number:

A420



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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h+k

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SEALS

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PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION
2	10-19-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY: Designer
DRAWN BY:
CHECKED BY:
SCALE: AS INDICATED
DATE:
PROJECT NO: 21.16000.00
FILENAME: PCNA Parking Deck_R20

FLOOR PLAN - LEVEL 1

PROGRESS DESIGN DOCUMENTS

A101

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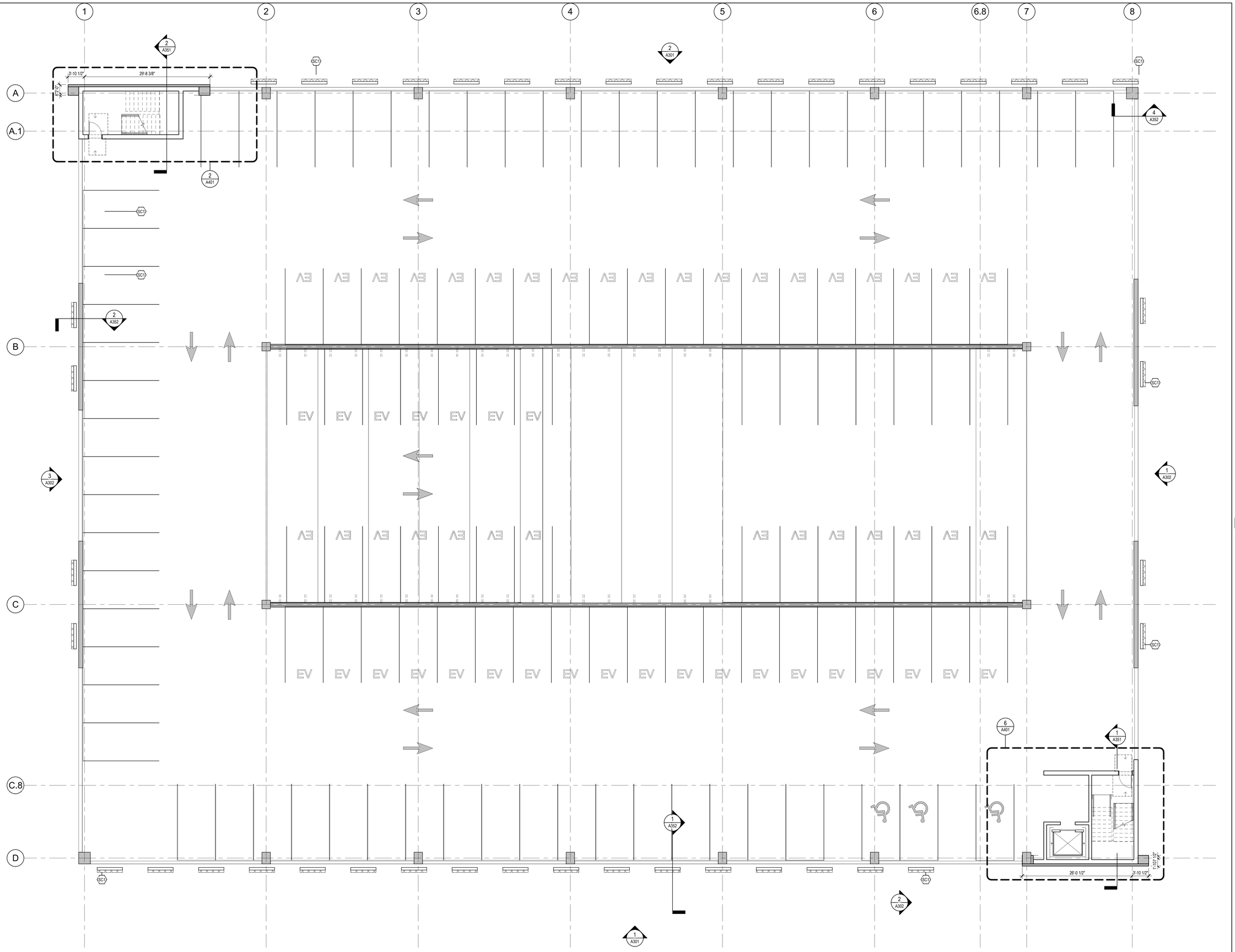

1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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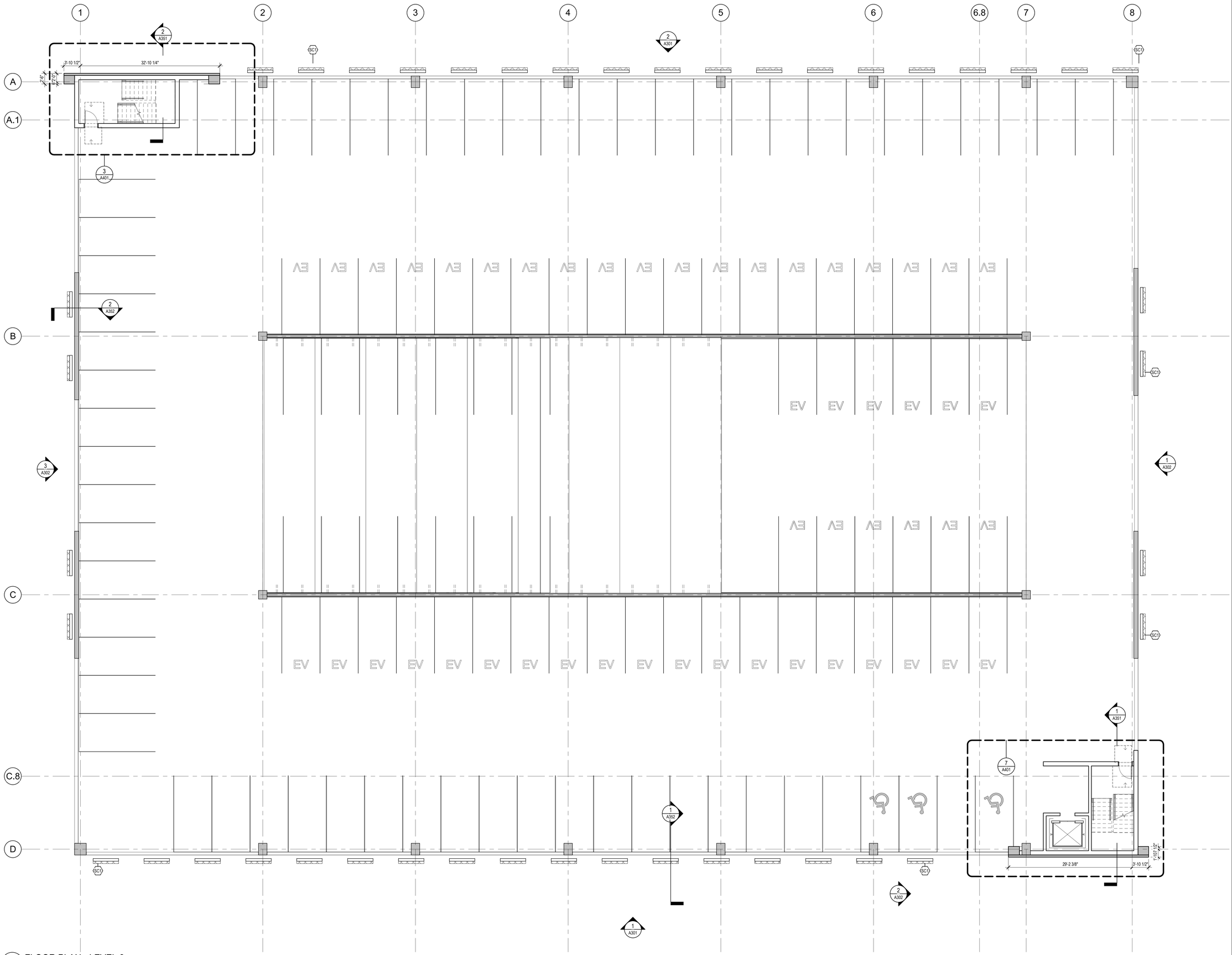
FILENAME: PCNA Parking Deck_R20

FLOOR PLAN - LEVEL 2

PROGRESS DESIGN DOCUMENTS

A102



1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

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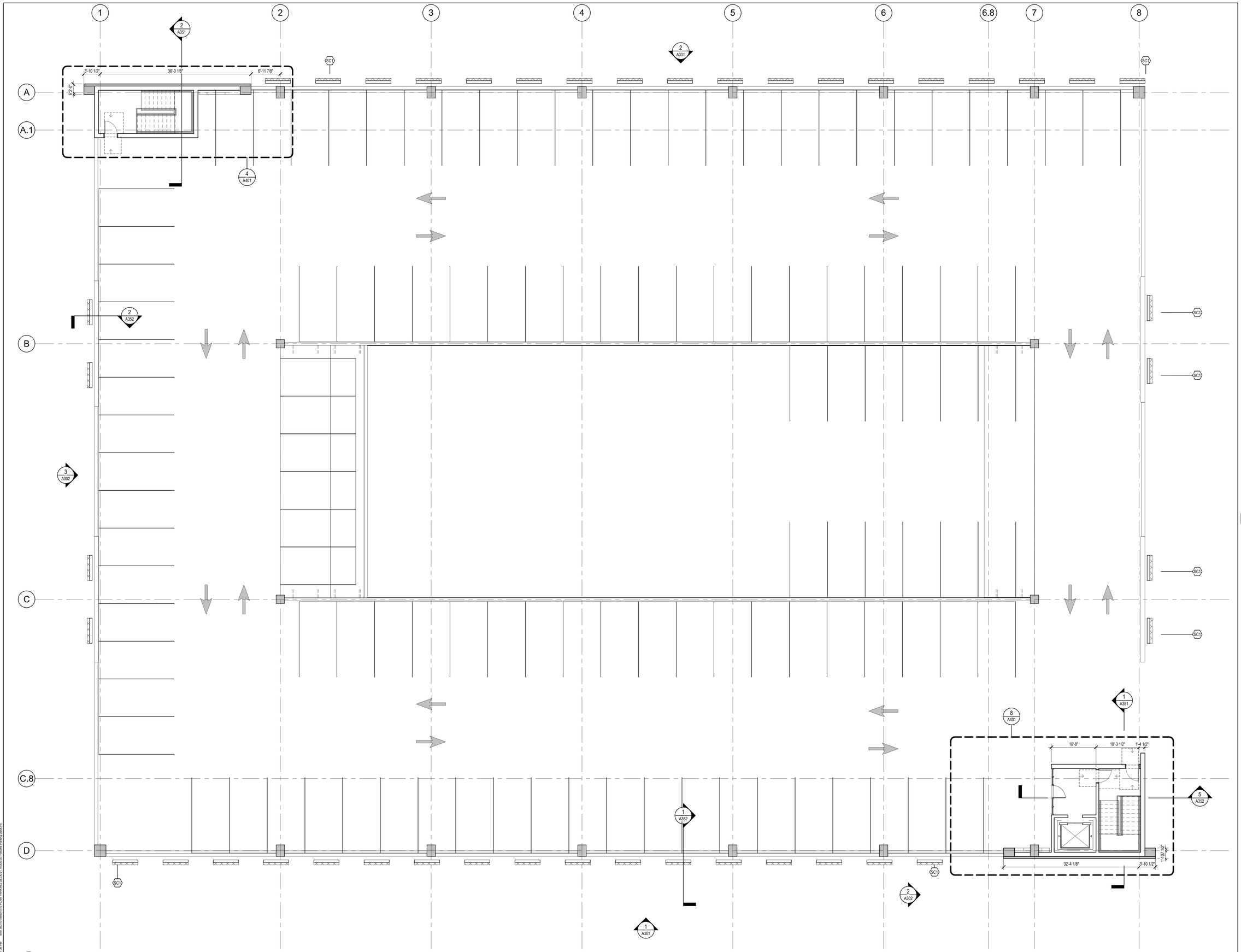
FLOOR PLAN - LEVEL 3

PROGRESS DESIGN DOCUMENTS

A103



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

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RAM 300.RVT@BRIS10.19 PCNA PARKING DECK21-10000.00 Porsche Parking Deck.rvt

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110 Porsche Avenue,
Hapeville, GA 30354

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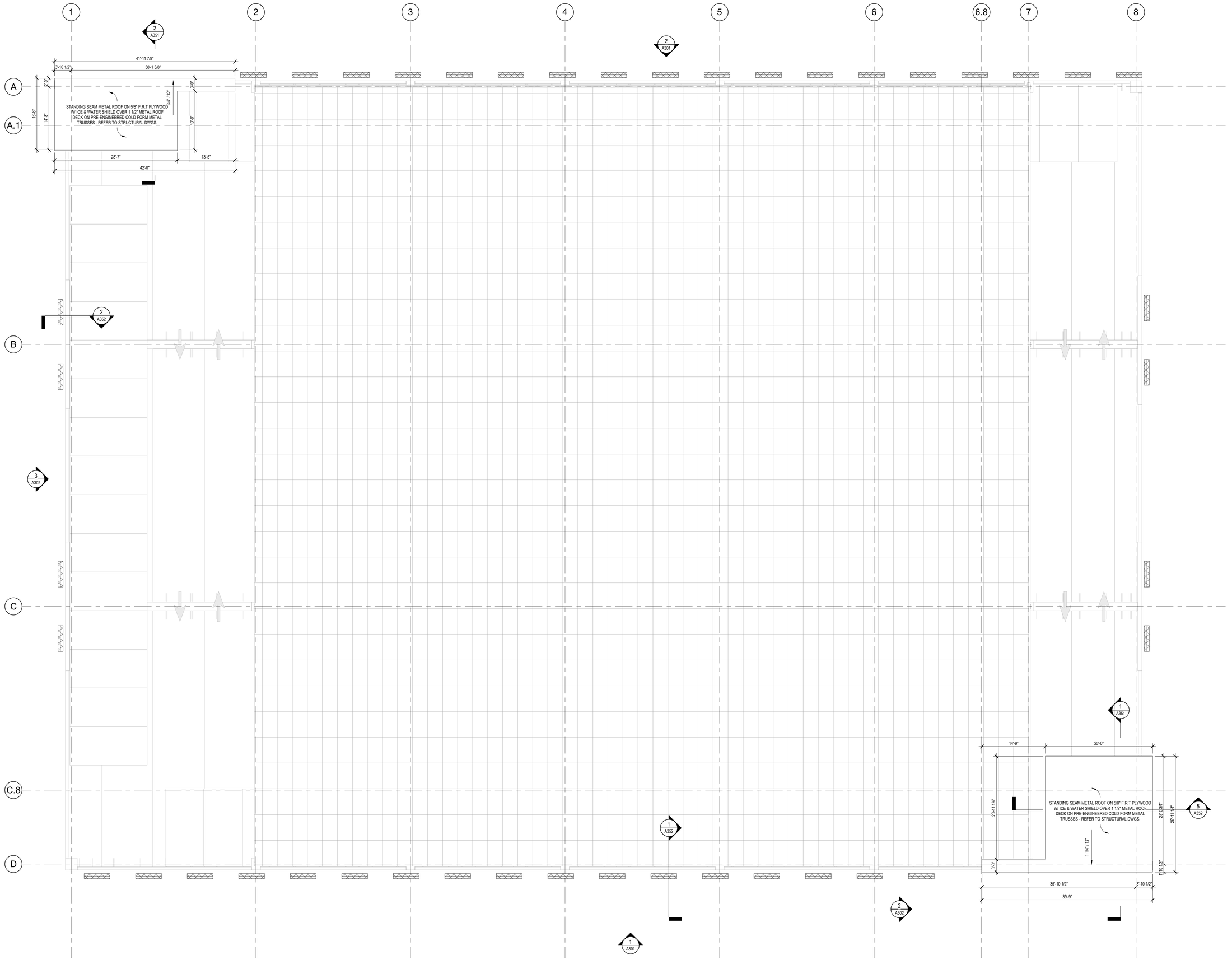
FILENAME: PCNA Parking Deck_R20

FLOOR PLAN - LEVEL 4

PROGRESS DESIGN DOCUMENTS

A104



1 FLOOR PLAN - ROOF
1/8" = 1'-0"

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FILENAME: PCNA Parking Deck_R20

FLOOR PLAN - ROOF

PROGRESS DESIGN DOCUMENTS

A105

2 NORTH ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MP 1 COMPOSITE PANEL WALL SYSTEM
-ALUMINUM COMPOSITE METAL PANEL
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

SC1 GREEN SCREEN WALL SYSTEM
-PREFABRICATED GREEN WALL TRELLIS
-COLOR:
-GALVANIZED METAL
-GLOSS COAT PAINTED FINISH
-SUPPORTED BY STRUCTURAL STEEL FRAME BACK TO PRECAST PARKING DECK

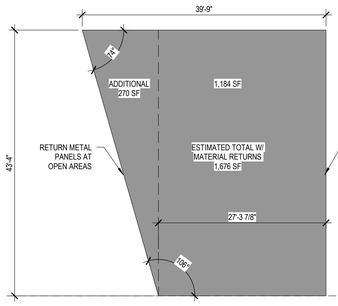
MP 2 METAL PANEL ON CMU BACKUP
-B.O.D.: CENTRIA CONCEPT SERIES CS-660
-COLOR AND PROFILE:
-TO MATCH OPD (EG1 TRAINING)

RF1 ROOFING ASSEMBLY SYSTEM
-FLUSH BATTEN METAL ROOF
-ICE & WATER SHIELD
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

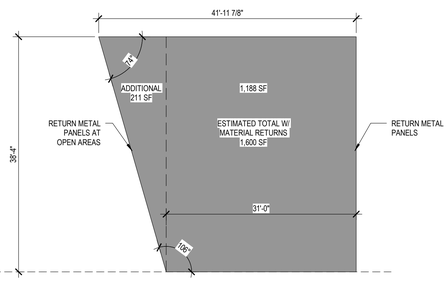
PC1 PRECAST CONCRETE STRUCTURE

CW1 GLAZED CURTAIN WALL SYSTEM
-2 SIDED STRUCTURALLY GLAZED

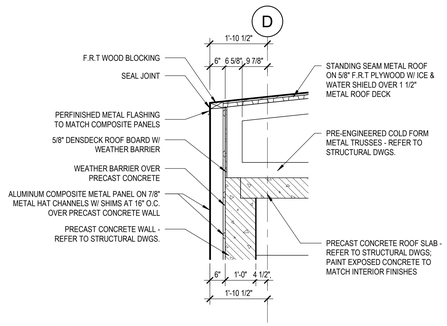
MATERIAL TAKE-OFFS - ALUMINUM COMPOSITE METAL PANELS



SOUTH ELEVATION



NORTH ELEVATION



3 ROOF DETAIL - SLOPED
1/2" = 1'-0"

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ELEVATIONS

PROGRESS DESIGN DOCUMENTS

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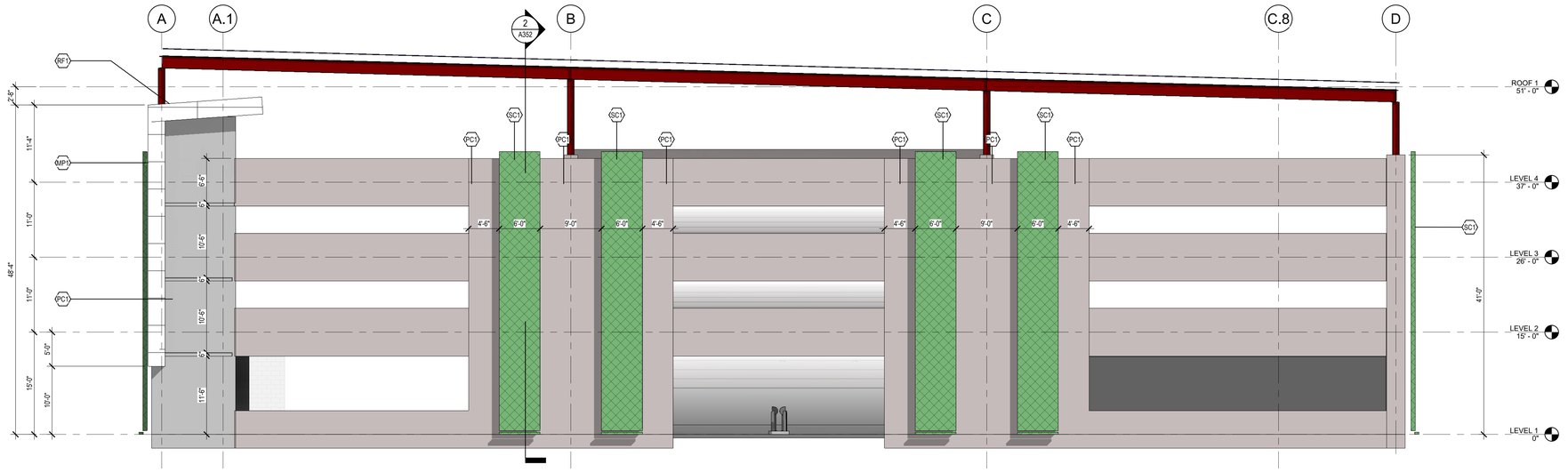
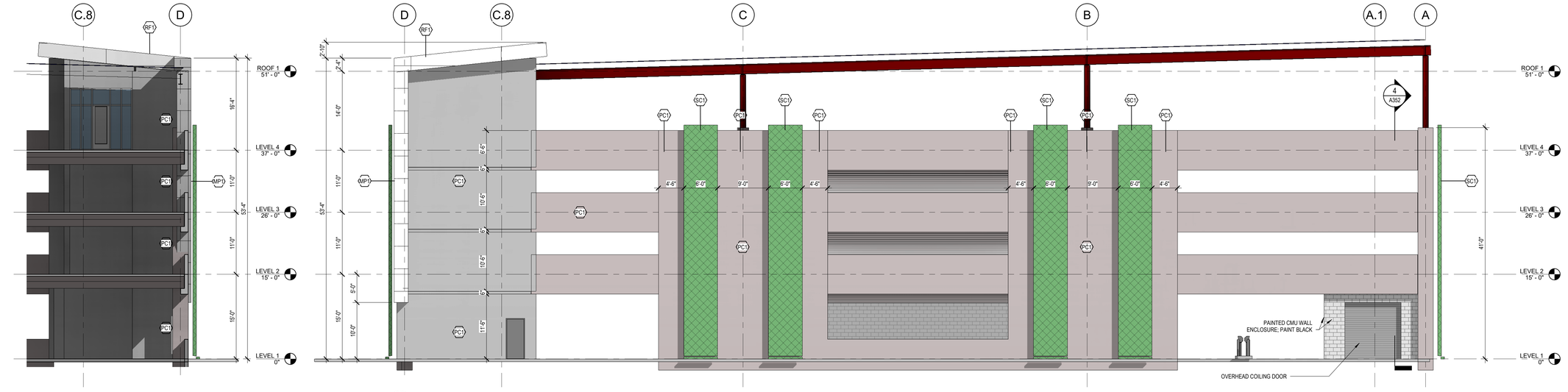


3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH CORE WEST ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MP 1 COMPOSITE PANEL WALL SYSTEM
-ALUMINUM COMPOSITE METAL PANEL
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

SC1 GREEN SCREEN WALL SYSTEM
-PREFABRICATED GREEN WALL TRELLIS
-COLOR:
-GALVANIZED METAL
-GLOSS COAT PAINTED FINISH
-SUPPORTED BY STRUCTURAL STEEL FRAME BACK TO PRECAST PARKING DECK

MP 2 METAL PANEL ON CMU BACKUP
-B.O.D.: CENTRIA CONCEPT SERIES CS-660
-COLOR AND PROFILE:
-TO MATCH OPD (EG1 TRAINING)

RF1 ROOFING ASSEMBLY SYSTEM
-FLUSH BATTEN METAL ROOF
-ICE & WATER SHIELD
-COLOR:
-PPG - 2-COAT CLEAR
-GLOSS WHITE

PC1 PRECAST CONCRETE STRUCTURE

CW1 GLAZED CURTAIN WALL SYSTEM
-2 SIDED STRUCTURALLY GLAZED

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SEALS

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PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

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CLIENT PROJECT INFO

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DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS INDICATED
DATE:
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FILENAME: PCNA Parking Deck_R20

ELEVATIONS

PROGRESS DESIGN DOCUMENTS

A302

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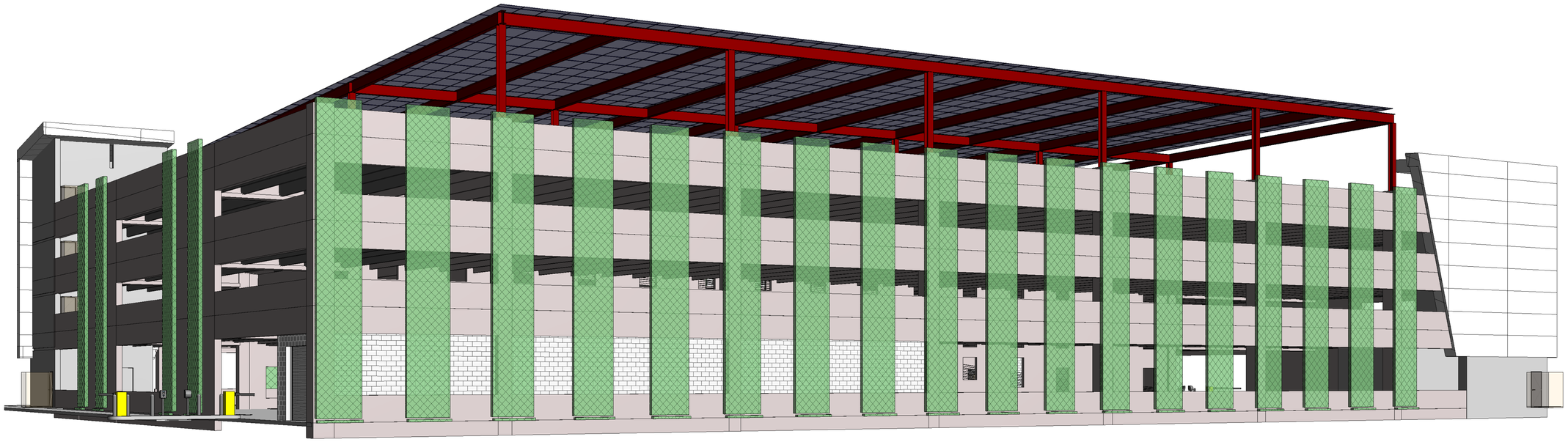
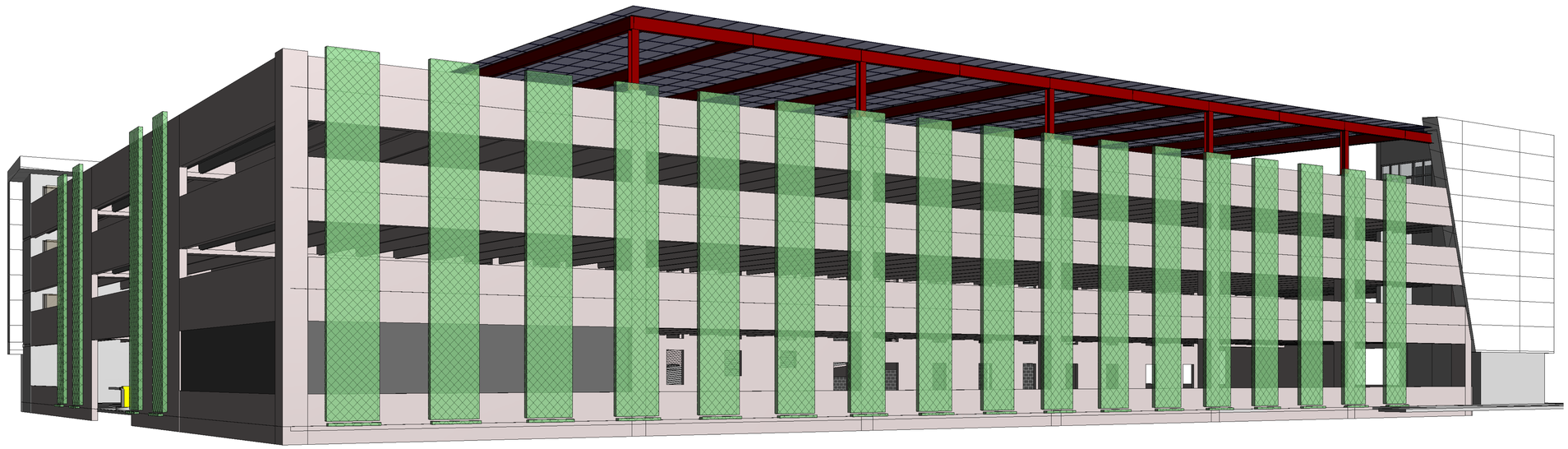


2 NORTH EAST - BUILDING PERSPECTIVE



1 SOUTH WEST - BUILDING PERSPECTIVE

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SCALE: AS INDICATED
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FILENAME: PCNA Parking Deck_R20

3D VIEWS

PROGRESS DESIGN DOCUMENTS

A310

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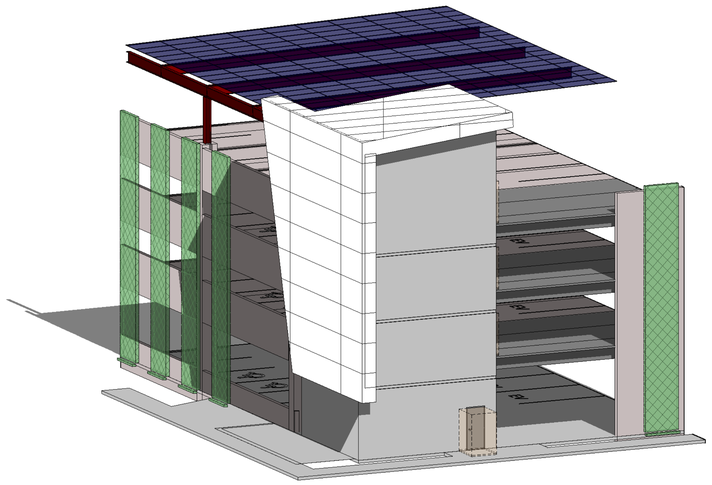

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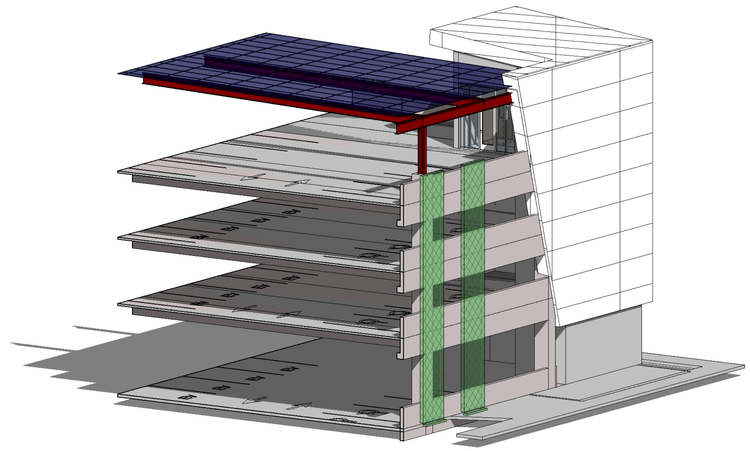

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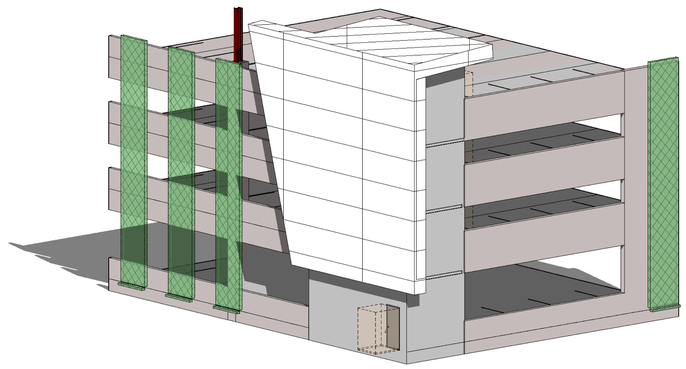
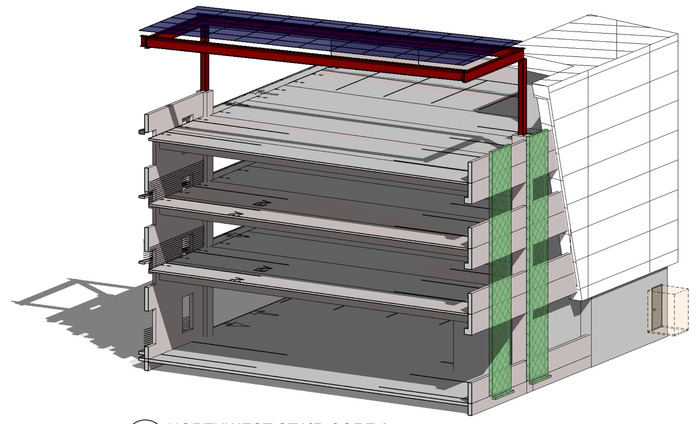
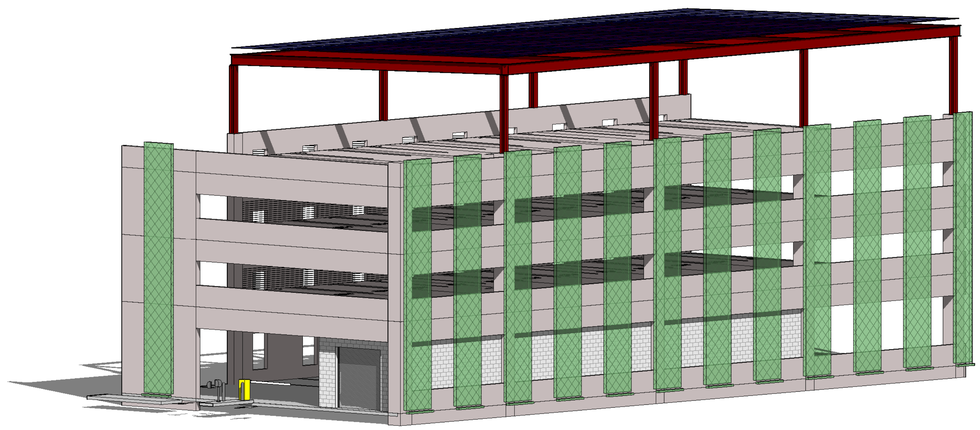


3 NORTHWEST STAIR CORE



4 NORTHWEST STAIR CORE 2



5 CARWASH

Kimley»Horn

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SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PORSCHE

PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

110 Porsche Avenue,
Hapeville, GA 30354

CLIENT PROJECT INFO

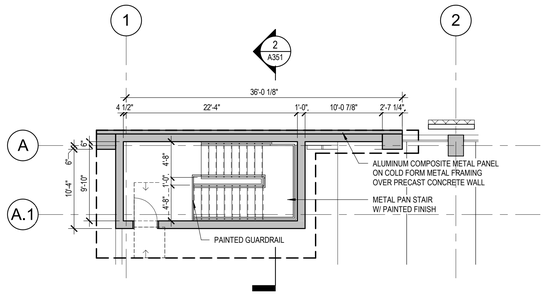
NO:	DATE	DRAWING ISSUE DESCRIPTION
2	10-19-21	DRC Submittal
1	08-13-21	Schematic Design Documents

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS INDICATED
DATE:
PROJECT NO: 21.16000.00
FILENAME: PCNA Parking Deck_R20

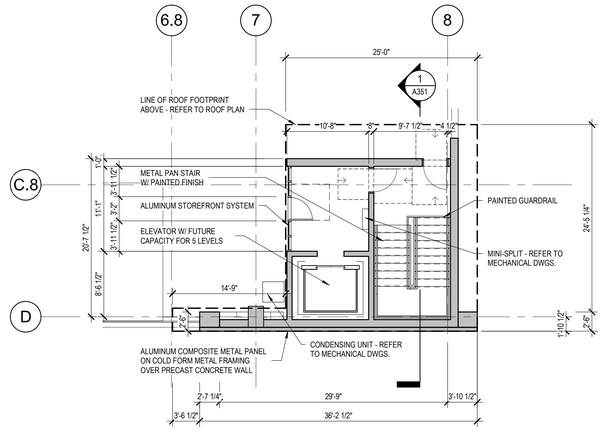
3D VIEWS

PROGRESS DESIGN DOCUMENTS

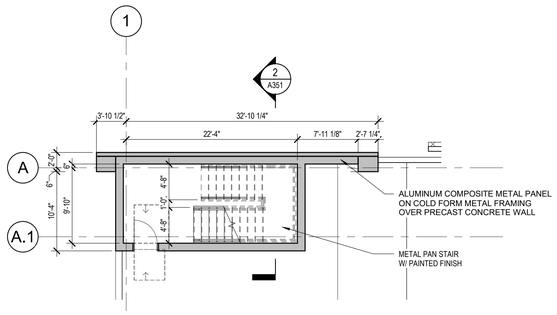
A311



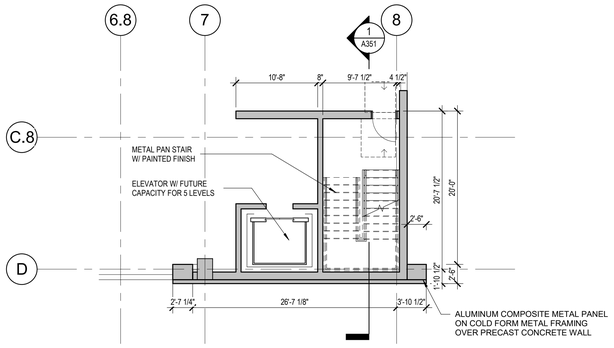
4 FLOOR PLAN - LEVEL 4 - NORTHWEST STAIR
1/8" = 1'-0"



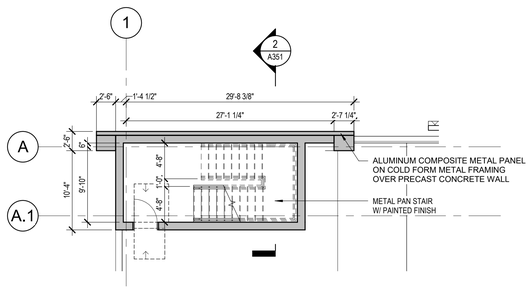
8 FLOOR PLAN - LEVEL 4 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



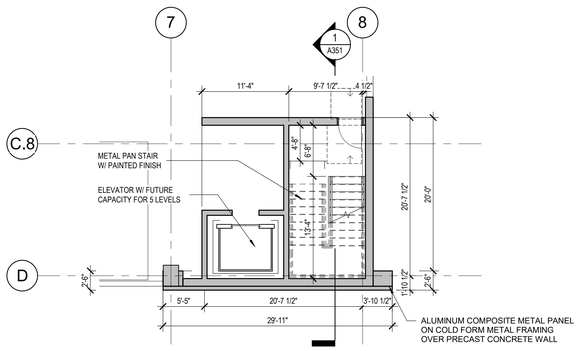
3 FLOOR PLAN - LEVEL 3 - NORTHWEST STAIR
1/8" = 1'-0"



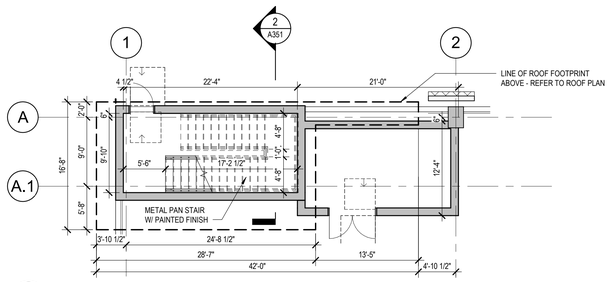
7 FLOOR PLAN - LEVEL 3 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



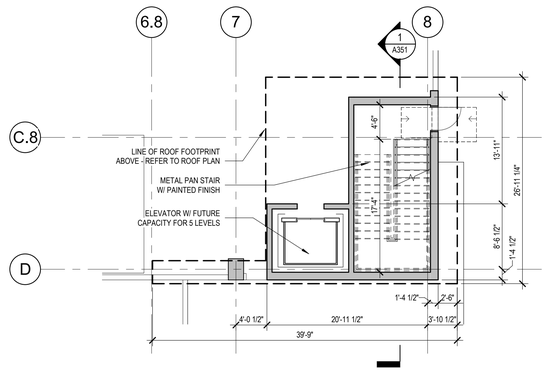
2 FLOOR PLAN - LEVEL 2 - NORTHWEST STAIR
1/8" = 1'-0"



6 FLOOR PLAN - LEVEL 2 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1 - NORTHWEST STAIR
1/8" = 1'-0"



5 FLOOR PLAN - LEVEL 1 - SOUTHEAST STAIR & ELEVATOR
1/8" = 1'-0"

Kimley»Horn

2021 ©

THE BILTMORE
SUITE 601
617 WEST PEACHTREE STREET NW
ATLANTA, GA 30308

PHONE: 404.419.8700

This document is an instrument of service prepared solely for Kimley-Horn's client and for a particular purpose. Any other use or reliance is without liability to Kimley-Horn.

Hellmuth, Obata & Kassabaum, Inc.
133 Peachtree Street, NE, Suite 4800
Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

SEALS

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DO NOT USE FOR CONSTRUCTION

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PCNA PARKING DECK at PCNA HEADQUARTERS AND EXPERIENCE CENTER

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DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS INDICATED
DATE:
PROJECT NO: 21.16000.00
FILENAME: PCNA Parking Deck_R20

ENLARGED VIEWS

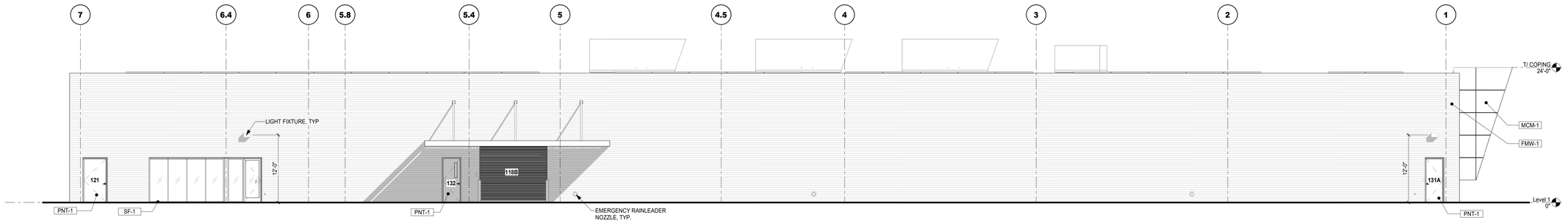
PROGRESS DESIGN DOCUMENTS

A401

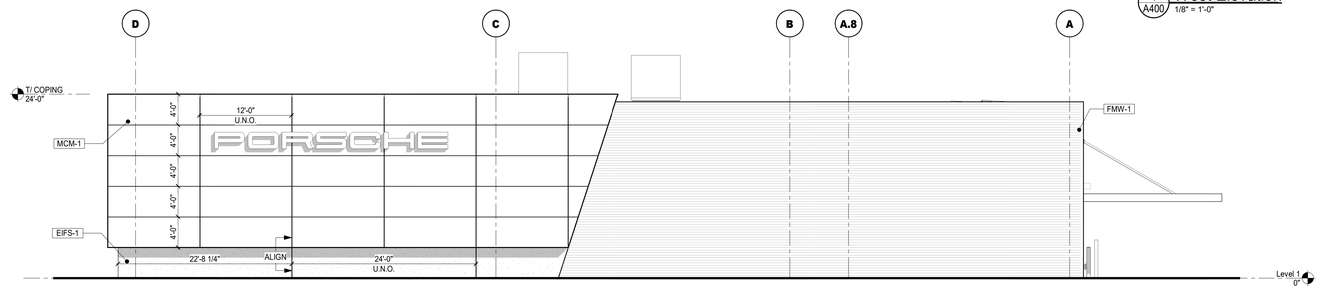
2021-10-20 12:27:08 PM BIM 360://21.16000.010 PCNA PARKING DECK/21.16000.010 Porsche Parking Deck.rvt

EXTERIOR FINISH SCHEDULE

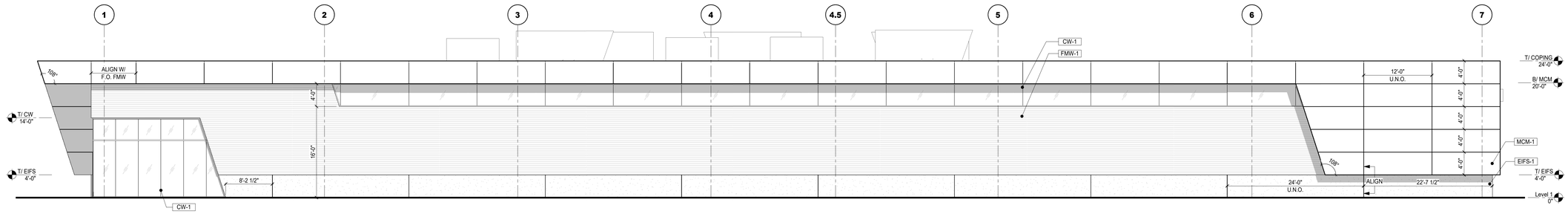
	CODE	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
EIFS	EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM W/ CONTINOUS INSULATION	PAREX	NATURAL GREY	SMOOTH FINISH
METAL	MCM-1	METAL COMPOSITE PANEL	SOBOTEC	WHITE	SL-2000
	FMW-1	FORMED METAL PANEL	CENTRIA	BLACK	CS-260
	MC-1	METAL COPING		MATCH MCM-1	
	MC-2	METAL COPING		MATCH FMW-1	
	CNY-1	METAL CANOPY		BLACK	
FRAMES	SF-1	STOREFRONT FRAMES	KAWNEER	BLACK	KAWNEER TRIFAB VG 451T - CENTER GLAZED
	CW-1	CURTAIN WALL FRAMES	KAWNEER	BLACK	1600 WALL SYSTEM 2 7-1/2"
PAINT	PNT-1	EXTERIOR PAINT		BLACK	



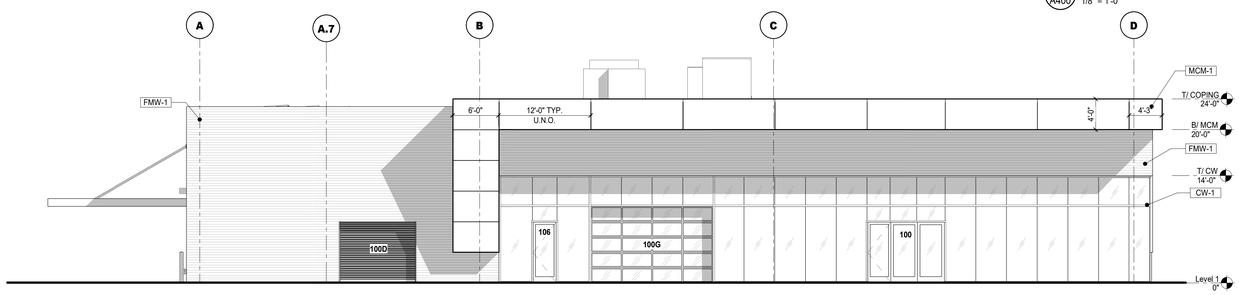
4 A400 West Elevation
1/8" = 1'-0"



3 A400 North Elevation
1/8" = 1'-0"



2 A400 East Elevation
1/8" = 1'-0"



1 A400 South Elevation
1/8" = 1'-0"

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-876-8884 fax
www.praxis3.com

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Rev	Date	Comments
	10.08.2021	100% DD Set

Client:

Porsche Cars North America

One Porsche Drive, Atlanta GA 30354

Project Number: 21121
Project Name:

PCNA Classic Car Restoration Facility

Porsche Ave., Hapeville, GA 30354

Sheet Title:

Exterior Elevations

Sheet Number:

A400

Grid Legend

STEEL GRIDLINE - COLUMN CL

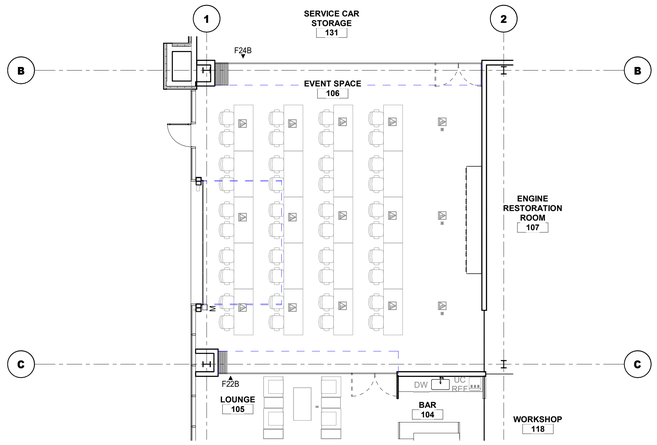
Partition Legend

SEE A550 FOR PARTITION TYPES.
UNTAGGED STUD PARTITIONS ARE W030 (TYP).
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.

GWB & STUD PARTITION

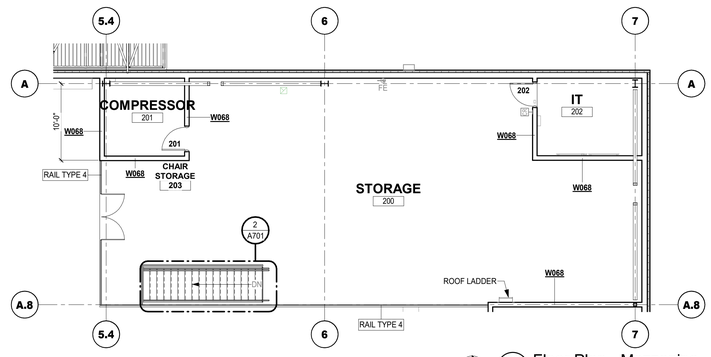
Sound Attenuation Keynotes

ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SEAL ALL WALL PENETRATIONS.



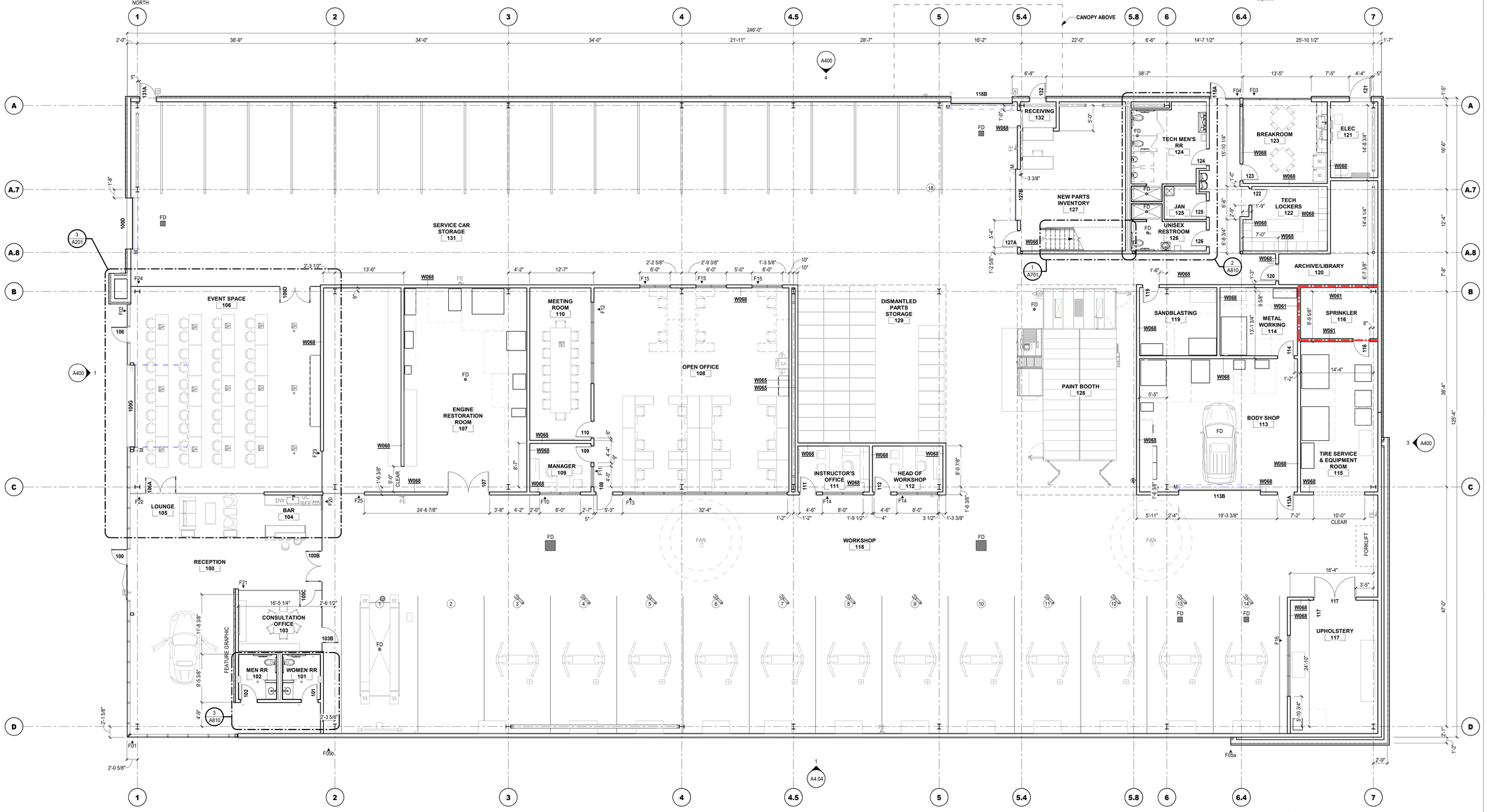
3 A201 — Folding Glass Wall Add Alternate
1/8" = 1'-0"

PROJECT NORTH



2 A201 — Floor Plan - Mezzanine
1/8" = 1'-0"

PROJECT NORTH



TRUE NORTH — PROJECT NORTH

1 A201 — Floor Plan - Level 1 - Overall
1/8" = 1'-0"

PRAXIS3

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Rev	Date	Comments
	10.08.2021	100% DD Set

Client:
Porsche Cars North America

One Porsche Drive, Atlanta GA 30354

Project Number: 21121
Project Name:
PCNA Classic Car Restoration Facility

Porsche Ave., Hapeville, GA 30354

Sheet Title:
Floor Plan - Level 1 & Mezzanine

Sheet Number:
A201

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: OCT 20 2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: NORTH & CENTRAL VENTURE PARTNERS, LLC **Contact Number:** 404-486-7996

Applicants Address: 1954 AIRPORT ROAD, SUITE 242, CHAMBLEE, GA 30341

E-Mail Address: SCOTT@HARRISONATL.COM **Zoning Classification:** V (VILLAGE)

Address of Proposed Work: 781-819 NORTH CENTRAL AVENUE, HAPEVILLE (SEE ATTACHED)

Parcel ID# (INFORMATION MUST BE PROVIDED): SEE ATTACHED

Property Owner: W.E. NORTON SR. **Contact Number:**

Project Description (including occupancy type):

THE PROPERTY INCLUDES SIX CONTIGUOUS PARCELS FRONTING NORTH CENTRAL AVENUE BETWEEN STILLWOOD AVENUE AND SIMS STREET. THIS PROPOSAL REPRESENTS THE OPPORTUNITY TO REDEVELOP THE PROPERTY WITH 68 LUXURY RENTAL TOWNHOMES INCLUDING A MIXTURE OF 2, 3 AND 4 BEDROOM UNITS RANGING IN SIZE FROM 1,250 - 1,900 SF.

Contractors Name: HARRISON HOMES **Contact Number:** 404-486-7996

Contact Person: SCOTT HUDSON **Contact Number:** 404-486-7996

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** 10/20/21

Project Class (check one):

__X__Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping __X__New Single-Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: 110,000 SF HEATED

Total Square Footage of existing building: NA

Estimated Cost of Construction: $14,500,000

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

NA

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

BRICK - 3 COLORS, CEMENTITIOUS SIDING, CEMENTITIOUS TRIM, CEMENTITIOUS BOARD & BATTEN, ASPHAULT SHINGLES, STANDING SEAM METAL ROOFING, ALUMINUM GUTTERS AND DOWNSPOUTS, WOOD AND FIBERGLASS DOORS, WOODEN BRACKETS, AND ALUMINUM GARAGE DOORS.

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 Scott Hudson SH 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.

The following are the addresses and parcels included for the proposed development at 781-819 North Central Avenue.

14-009800110118 – 781 North Central Avenue
14-009800110126 – 789 North Central Avenue
14-009800110134 – 0 North Central Avenue (no address provided)
14-009800110142 – 803 North Central Avenue
14-009800110159 – 809 North Central Avenue
14-009800110183 – 813-819 North Central Avenue

PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE:	November 11, 2021
TO:	Tonya Hutson
FROM:	Lynn M. Patterson
RE:	**Design Review - 781-819 North Central Townhomes**

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

BACKGROUND

The City of Hapeville has received a Design Review Application from North & Central Venture Partners LLC for construction of 68 attached single family townhomes to be located on a newly consolidated parcel at 781-819 North Central Avenue. The townhomes range from 1240 to 1900 SF and have a mixture of 2 to 4 bedrooms. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs.

The property is within the V, Village Zoning District and is subject to the Commercial/Mixed Use, Subarea C section of the Architectural Design Standards.

CODE

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three Subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81- 1-7. The section elected shall be applied to said structures in its entirety.

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.

(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: **Heights are subject to approval by the Planning Commission.**

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT:

(c) Utility Standards

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

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

× Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-

× All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be

Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Mechanical not shown. Must be screened.**
Interior lighting for the pathways should be shown.
Lights on front door should be provided.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.
Tree placement will be reviewed by arborist.

(d) Parking and Traffic Standards

⦸ One-family detached dwellings and two-family dwellings shall meet the following requirements:

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

✓ All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

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

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

✓ Metal roofs are:

Permitted on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

✓ Gutters shall be copper, aluminum or galvanized steel.

✓ Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

⦸ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: **Shingles should have 30 year warranty.**
Overhang dimensions should be provided.

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

✓ Full-depth brick;

Natural or cast stone;

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

Shake siding;

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

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

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

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

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

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

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

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

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

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

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

✓ Porch and stoop foundations shall be enclosed.

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

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

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

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

✓ Stoop stairs and landings shall be of similar width.

✓ Stoops may be covered or uncovered.

⦸ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

⦸ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

⦸ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Enfronting porches may have multistory verandas, living space, or balconies above.

⦸ Porch columns shall be spaced a maximum distance of eight feet on center.

⦸ Front porch columns shall have foundation piers extending to grade.

⦸ All porches shall be covered.

⦸ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

⦸ Enfronting balconies shall have a minimum clear depth of four feet.

⦸ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

✓ Balconies may be covered or uncovered.

Stoops appear to meet standard. Please verify.

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.

Window recess detailed should be provided.
Building numbers should be provided.

STAFF COMMENT:

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

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

✋ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

⦸ *Wheelchair access* . Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT: **Sill height should be provided.**

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

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

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

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

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

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

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

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

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

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

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

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

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

STAFF COMMENT: **Middle units shown on Building 4 has the same roof line across 5 units.**
Some roofs have 6:12 pitch. Requires a design exception.

FINDINGS

Missing Information or Non Compliance with Standards
Heights are subject to Planning Commission approval.
Ensure all mechanical is screened.
Window recess detailed should be provided.
Mechanical not shown. Must be screened.
Interior lighting for the pathways should be shown.
Lights on front door should be provided.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included along exterior.
Middle units shown on Building 4 has the same roof line across 5 units.
Sill height should be provided.
Shingles should have 30 year warranty.
Overhand dimensions should be provided.
Building numbers should be provided.

Design Exceptions are required for the following:
Allow for shed roofs on porches.
Allow for 6:12 pitch roofs.

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC PANEL OR LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO BOLLARD
- CMF CONCRETE MONUMENT FOUND
- CTF CRIMPED TOP PIPE FOUND
- FFE FINISHED FLOOR ELEVATION
- IRB IRRIGATION BOX
- IPF IRON PIN FOUND
- IPS 1/2" IRON PIN SET
- MB MAIL BOX
- OTF OPEN TOP PIPE FOUND
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- RBF REBAR FOUND
- RMF RIGHT-OF-WAY MONUMENT FOUND
- RRSB RAILROAD SIGNAL BOX
- SO STUB OUT
- BSL BUILDING SETBACK LINE
- C&G CURB & GUTTER
- CP CONCRETE PAD
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DB PG DEED BOOK & PAGE
- DIP DUCTILE IRON PIPE
- HC HEADER CURB
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT ELEVATION
- OCS OUTLET CONTROL STRUCTURE
- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK
- ×100.00 SPOT ELEVATION
- C-100.00' DEED CALL FOR DISTANCE
- (1) LOT NUMBER PER PB 8 PG 101

GRID NORTH
GEORGIA WEST ZONE

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 09 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.0230 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 506,794 FEET.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA A PORTION OF THESE PROPERTIES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS V, VILLAGE DISTRICT. THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 15 FEET.
MINIMUM SIDE SETBACK = 15 FEET.
MINIMUM REAR SETBACK = 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2.5 STORIES.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 18,322 feet and an angular error of 09 seconds per angle point, and was adjusted using the least square rule. This plat has been calculated for closure and is found to be accurate within one foot in 506,794 feet and the property shown contains a total of 3.942 acres. The equipment used to obtain the linear and angular measurements herein was a Geomax 90 Total Station.

By: GLENN A. VALENTINO — October 11, 2021

Registered Georgia Land Surveyor No. 2528 — Date
Date of Expiration DECEMBER 31, 2022

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXISTING TAX PARCELS

TRACT	TAX PARCEL ID #	ACRES	SQUARE FEET	ADDRESS
TRACT 1	14 009800110183	1.064	46,347	0 NORTH CENTRAL AVENUE
TRACT 2	14 009800110159	0.237	10,331	809 NORTH CENTRAL AVENUE
TRACT 3	14 009800110142	0.234	10,210	803 NORTH CENTRAL AVENUE
TRACT 4	14 009800110134	0.837	36,478	0 NORTH CENTRAL AVENUE
TRACT 5	14 009800110126	0.626	27,282	789 NORTH CENTRAL AVENUE
TRACT 6	14 009800110118	0.942	41,046	781 NORTH CENTRAL AVENUE
TOTAL		**3.942**	**171,694**	

OWNER'S ACKNOWLEDGEMENT AND DEDICATION: (STATE OF GEORGIA)
(FULTON COUNTY)

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

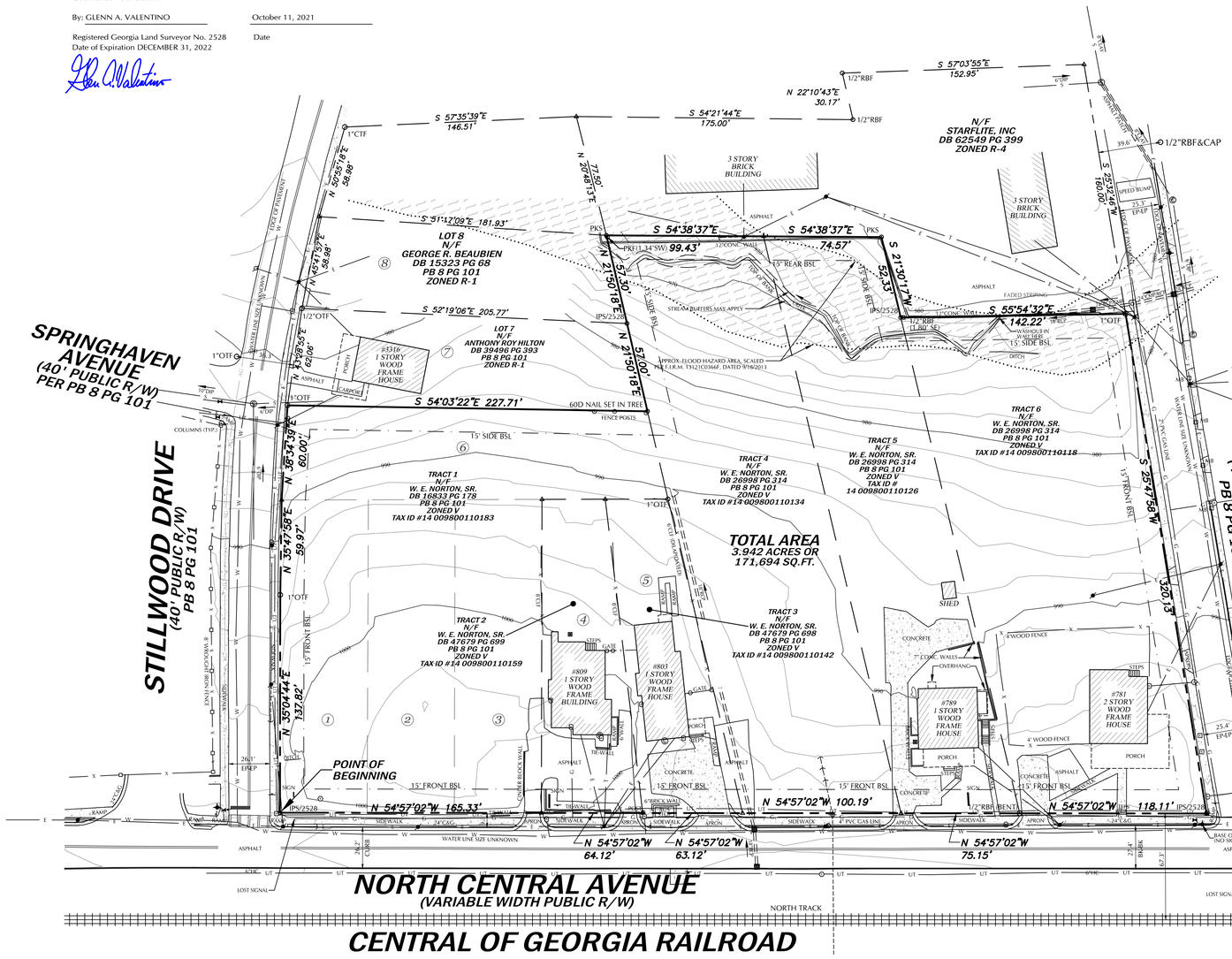
Signature of Subdivider — Date Signed

Printed or Typed Name of Subdivider

Signature of Owner — Date Signed

Printed or Typed Name of Owner

THE PURPOSE OF THIS PLAT IS TO COMBINE SIX (6) PARCELS IN TO ONE (1) PARCEL


SPRINGHAVEN AVENUE
(40' PUBLIC R/W)
PER PB 8 PG 101
STILLWOOD DRIVE
(40' PUBLIC R/W)
PB 8 PG 101
SIMS STREET
(40' PUBLIC R/W)
PB 8 PG 101
NORTH CENTRAL AVENUE
(VARIABLE WIDTH PUBLIC R/W)
CENTRAL OF GEORGIA RAILROAD
NORTH TRACK
TOTAL AREA
3.942 ACRES OR
171,694 SQ.FT.
POINT OF BEGINNING
LOT 8
N/F
GEORGE R. BEAUBIEN
DB 15323 PG 68
PB 8 PG 101
ZONED R-1
LOT 7
N/F
ANTHONY ROY HILTON
DB 39496 PG 393
PB 8 PG 101
ZONED R-1
TRACT 1
N/F
W. E. NORTON, SR.
DB 16833 PG 178
PB 8 PG 101
ZONED V
TAX ID #14 009800110183
TRACT 2
N/F
W. E. NORTON, SR.
DB 47679 PG 699
PB 8 PG 101
ZONED V
TAX ID #14 009800110159
TRACT 3
N/F
W. E. NORTON, SR.
DB 47679 PG 698
PB 8 PG 101
ZONED V
TAX ID #14 009800110142
TRACT 4
N/F
W. E. NORTON, SR.
DB 26998 PG 314
PB 8 PG 101
ZONED V
TAX ID #14 009800110134
TRACT 5
N/F
W. E. NORTON, SR.
DB 26998 PG 314
PB 8 PG 101
ZONED V
TAX ID # 14 009800110126
TRACT 6
N/F
W. E. NORTON, SR.
DB 26998 PG 314
PB 8 PG 101
ZONED V
TAX ID #14 009800110118
N/F
STARFLITE, INC
DB 62549 PG 399
ZONED R-4
#809 1 STORY WOOD FRAME BUILDING
#803 1 STORY WOOD FRAME HOUSE
#789 1 STORY WOOD FRAME HOUSE
#781 2 STORY WOOD FRAME HOUSE
#5318 1 STORY WOOD FRAME HOUSE
3 STORY BRICK BUILDING
3 STORY BRICK BUILDING
N 35°04'44"E 132.82'
N 35°47'58"E 59.97'
N 38°34'39"E 60.00'
N 50°55'16"E 38.98'
N 45°41'57"E 38.98'
N 38°28'55"E 62.08'
N 27°48'13"E 77.50'
N 21°50'18"E 51.00'
N 21°30'17"W 52.33'
S 25°47'58"W 320.13'
S 25°12'46"W 160.00'
S 51°12'09"E 181.93'
S 52°19'06"E 205.77'
S 54°03'22"E 227.71'
S 57°35'39"E 146.51'
S 54°21'44"E 175.00'
N 22°10'43"E 30.17'
S 57°03'55"E 152.95'
S 54°38'37"E 99.43'
S 54°38'37"E 74.57'
S 55°54'32"E 142.22'
N 54°57'02"W 165.33'
N 54°57'02"W 100.19'
N 54°57'02"W 118.11'
N 54°57'02"W 64.12'
N 54°57'02"W 63.12'
N 54°57'02"W 75.15'
1/2"RBF&CAP
1/2"RBF
1"CTF
1/2"CTF
1"OTF
IPS/2528
PKF(1.34'SW)
PKS
1/2"RBF (1.80' SE)
1/2"RBF (1.80' NE)
1/2"RBF&CAP
1/2"RBF&CAP
1/2"RBF&CAP

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	
PRIVATE DRIVEWAYS	3,450	0.079	2%	29%
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	
PLANTED SURFACE DETENTION	3,016	0.069	2%	43%
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

TOTAL HEATED AREA (SF)	110,000	% OF TOTAL	# UNITS	GARAGE PARKING (2 PER)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOOM (F UNITS)	15,000	14%	8	16
				136

COLOR LINE LEGEND

RETAINING WALLS

SETBACKS

LOT 8
N/F
GEORGE R. BEAUBIEN
DB 15323 PG 68
PB 8 PG 101
ZONED R-1

LOT 7
N/F
ANTHONY ROY HILTON
DB 39496 PG 393
PB 8 PG 101
ZONED R-1

N/F
STARFLITE, INC
DB 62549 PG 399
ZONED R-4

#3316
1 STORY
WOOD FRAME
HOUSE

3 STORY
BRICK
BUILDING

APPROX. FLOOD HAZARD AREA, SCALED PER F.I.R.M. 13121C0366F, DATED 9/18/2013

STREAM BUFFERS MAY APPLY

STILLWOOD DRIVE
(40' PUBLIC R/W)
PB 8 PG 101

SIMS STREET
(40' PUBLIC R/W)
PB 8 PG 101

NORTH CENTRAL AVENUE
(VARIABLE WIDTH PUBLIC R/W)

EDGE OF PAVEMENT

SPEED BUMP

ASPHALT

12"CONC. WALL

FENCE

DITCH

WASHOUT IN WALL HERE

EXISTING ADJACENT DRIVEWAY

STORMWATER DETENTION FACILITY

DOG PARK

SITE WALL

MAILBOX

STEPS DOWN TO DOG PARK

LIGHT DUTY ASPHALT (6" BASE, 2" BINDER, 1.5" TOPPING)

15' LANDSCAPE BUFFER/REAR YARD

15' REAR YARD AND LANDSCAPE BUFFER ADJACENT TO 3316 STILLWOOD.

20' REAR BSL

15' SIDE BSL

15' FRONT BSL

45' REAR YARD

205.77'
S52° 19' 06"E

227.71'
S54° 03' 22"E

99.43'
S54° 38' 37"E

74.57'
S54° 38' 37"E

142.22'
S55° 54' 32"E

N43° 28' 55"E
62.06'

N38° 00' 45"E
3.81'

N36° 34' 38"E
60.00'

N38° 34' 38"E
59.97'

N35° 34' 44"E
157.82'

N36° 58' 47"E
525.32'

586.03'
N54° 57' 02"W

TOP=982.47
IN(6")=978.42
IN(6")=978.37
OUT=978.27

FFE=984.60

PORCH

CARPORT

6"DIP

RAMP

RIGHT OF WAY

NEW ASPHALT DRIVEWAY

MORTAR-SET PAVERS

FENCE AND AUTO GATE

SECONDARY MONUMENT SIGNAGE.

24 C&G

NEW 24" C&G

MORTAR-SET PAVERS

NEW ASPHALT DRIVEWAY

FENCE AND AUTO GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS.

SECONDARY MONUMENT SIGNAGE.

TYPICAL, NEW CONCRETE STAIRS TO UNIT

RIGHT OF WAY

18" WIDE, 6" DEEP VALLEY GUTTER

PARK SPACE. SEE TREE AND LANDSCAPE PLANS.

TYPICAL, NEW 4' WIDE PUBLIC SIDEWALK CONNECTION.

CONCRETE DRIVEWAY, TYPICAL

MAX HT FROM SLAB:43'
MAX HT FROM GRADE:45'

MAX HT FROM SLAB:43'
MAX HT FROM GRADE:46'

MAX HT FROM SLAB:43'
MAX HT FROM GRADE:47'

TYPICAL, NEW 4' WIDE SIDEWALK TO UNIT

WALKWAY (LOW SIDE)

WALKWAY (HIGH SIDE)

STEPS UP

STEPS DOWN

SITE WALL

WALL AND STEPS

13 VISITOR PARKING SPACES WITH PERMEABLE PAVERS (2,072 SF).

TYPICAL, NEW 5' WIDE PUBLIC SIDEWALK WITH 24" GRASS STRIP.

NEW 24" C&G

TYPICAL, NEW 4' WIDE SIDEWALK TO UNIT

SECURITY FENCE WITH PEDESTRIAN GATE. ADD KNOX BOX TO GATE.

TYPICAL, EXISTING STRUCTURE TO BE REMOVED.

PRIMARY MONUMENT SIGNAGE.

NEW ADA RAMP

EXISTING SIDEWALK TO REMAIN

BUILDINGS ARE SET BACK 2-TO-3 FEET FROM SETBACK TO ALLOW FOR FRONT DOOR CANOPIES. CANOPY DEPTH VARIES FROM 2 TO 3 FEET DEPENDING ON UNIT TYPE.

NEW CURB & GUTTER AT LOCATION OF EXISTING DRIVEWAY

EXISTING CURB & GUTTER TO REMAIN

SIGN

ASPHALT

6"HC

24"C&G

SIDEWALK

EDGE OF PAVEMENT

AERON

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH

NORTH

STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND IS NOT TRANSFERABLE TO ANY OTHER SITE. ALL RIGHTS RESERVED. FILTON COUNTY, GA. THESE DRAWINGS ARE NOT RELEASED FOR USE ON ANY OTHER PROJECT OR SITE. REUSE OF THESE DRAWINGS OR PORTIONS OF THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CIVIL ENGINEER AND SHALL NOT BE DISPLAYED BY OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE PROPERTY OWNER. WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
3356 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
4704867996

SEAL

GEORGIA REGISTERED No. 29668 PROFESSIONAL ENGINEER PAUL T. FLIPPO
07/06/68

CIVIL ENG./APPLICANT

FLIPPO CIVIL DESIGN
PAUL FLIPPO
1197 PEACHTREE ST NE
ATLANTA, GEORGIA 30309
C. 404.259.3940
E. PAUL@FLIPPOCIVIL.COM

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC UBMITTAL
2	-	-
3	-	-
4	-	-
5	-	-

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

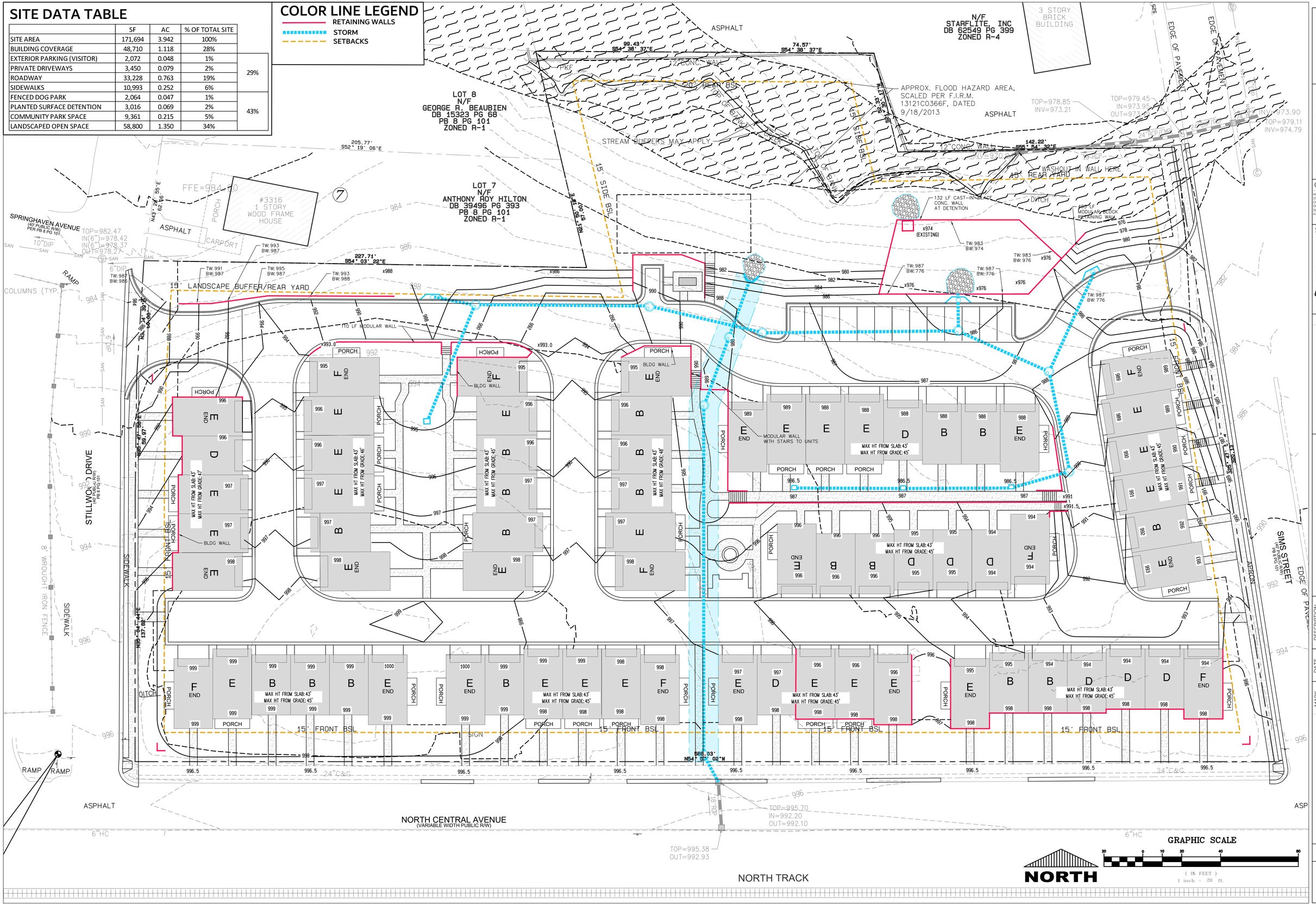
C-01

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

- RETAINING WALLS
- STORM
- SETBACKS



STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME FOR A SPECIFIC PURPOSE AS AUTHORIZED BY FLIPPO CIVIL DESIGN. ANY REUSE OF THE DRAWINGS AND PORTIONS OF THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND PORTIONS OF THESE DRAWINGS ARE THE PROPERTY OF FLIPPO CIVIL ENGINEER AND SHALL NOT BE DISPLAYED TO OTHERS OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT BY WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1954 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
4704867996

SEAL

GEORGIA REGISTERED No. 29658 PROFESSIONAL ENGINEER PAUL T. FLIPPO
07/06/58

CIVIL ENG./APPLICANT

FLIPPO CIVIL DESIGN
PAUL FLIPPO
1197 PEACHTREE ST NE
ATLANTA, GEORGIA 30309
C. 404.259.3940
E. PAUL@FLIPPOCIVIL.COM

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
1	10/11/2021	PLANNING COMMISSION
2	10/20/2021	DRC SUBMITTAL
3	-	-
4	-	-
5	-	-

GRADING PLAN

NOT RELEASED FOR CONSTRUCTION

C-02

SITE DATA TABLE

	SF	AC	% OF TOTAL SITE	
SITE AREA	171,694	3.942	100%	
BUILDING COVERAGE	48,710	1.118	28%	
EXTERIOR PARKING (VISITOR)	2,072	0.048	1%	29%
PRIVATE DRIVEWAYS	3,450	0.079	2%	
ROADWAY	33,228	0.763	19%	
SIDEWALKS	10,993	0.252	6%	
FENCED DOG PARK	2,064	0.047	1%	43%
PLANTED SURFACE DETENTION	3,016	0.069	2%	
COMMUNITY PARK SPACE	9,361	0.215	5%	
LANDSCAPED OPEN SPACE	58,800	1.350	34%	

COLOR LINE LEGEND

- RETAINING WALLS
- 4"W — WATER
- 6"SAN — SEWER
- STORM
- SETBACKS

N/F STARFLITE, INC DB 62549 PG 399 ZONED R-4

3 STORY BRICK BUILDING

ASPHALT

99.43' S54° 38' 37"E

74.57' S54° 38' 37"E

12" CONC. WALL

TPKE

20' REAR BSL

TOP OF BANK

LOT B N/F GEORGE R. BEAUBIEN DB 15323 PG 68 PB 8 PG 101 ZONED R-1

STREAM BUFFERS MAY APPLY

WET-WEATHER, NON-BUFFERED EPHEMERAL STREAM

APPROX. FLOOD HAZARD AREA, SCALED PER F.I.R.M. 13121C0366F, DATED 9/18/2013

EDGE OF PAVEMENT

TOP=978.85 INV=973.21

TOP=979.45 IN=973.95 OUT=973.85

TOP=979.11 INV=974.79

205.77' S52° 19' 06"E

142.22' S55° 54' 32"E

12" CONC. WALL INVERT VARIES

WASHOUT IN WALL HERE

45' REAR YARD

DITCH

15' SIDE BSL

LOT 7 N/F ANTHONY ROY HILTON DB 39496 PG 393 PB 8 PG 101 ZONED R-1

FFE=984.60

#3316 1 STORY WOOD FRAME HOUSE

PORCH

CARPORT

ASPHALT

N43° 28' 55"E 62.46'

SPRINGHAVEN AVENUE (60' PUBLIC R/W) PER PB 8 PG 101

TOP=982.47 IN(6")=978.42 IN(6")=978.37 OUT=978.27

10"DIP SAN

6"DIP SAN

32 LF 6" DIP SEWER, 0.5%

RAMP

COLUMNS (TYP.)

SSMH RIM: 985.0 IN: 978.78 OUT: 978.58

63 LF 6" SDR35 SEWER, 1%

N04° 34' 39"E 69.00'

DWCB OR DOUBLE HOODED CATCH BASINS. INLET: 987.5 INV OUT: 983.0

SSMH RIM: 994.0 IN: 979.41 IN: 988.59 OUT: 979.21

227.71' S54° 03' 22"E

150 LF 6" SDR35 SEWER, 0.7%

20 LF, 18" RCP 1% SLOPE

JB RIM: 989.0 INLET: 994.8 IN: 982.8 IN: 984.5 OUT: 982.6

N3° 09' 09"W 3.81'

85 LF, 18" RCP 1% SLOPE

JB RIM: 991.0 IN: 981.75 OUT: 981.55

HW: 984.0

JB RIM: 989.0 IN: 986.24 OUT: 984.50

OCS

DWCB INLET: 985.5 INV IN: INV OUT TO POND: 976.0

WET-WEATHER, NON-BUFFERED EPHEMERAL STREAM

SWCB INLET: 985.0 INV OUT: 980.5

JB RIM: 986.0 IN: 979.68 IN: 979.29 OUT: 976.50

24,000 CF DETENTION

OUTLET

FIRE HYDRANT ASSEMBLY (5 TOTAL)

13 LF, 18" RCP 1% SLOPE

57 LF, 18" RCP 1% SLOPE

JB RIM: 988.0 IN: 980.98 OUT: 980.68

SSMH RIM: 987.5 IN: 981.89 OUT: 981.69

4" DIP FIRE LOOP

54 LF, 18" RCP 1% SLOPE

15' LANDSCAPE BUFFER/REAR YARD

97 LF, 18" RCP 1% SLOPE

141 LF 6" SDR35 SEWER, 1%

SSMH RIM: 988.0 IN: 983.5 OUT: 983.3

47 LF, 18" RCP 1% SLOPE

JB RIM: 988.0 IN: 984.52 INV: 979.96 OUT: 979.76

48 LF, 18" RCP 1% SLOPE

110 LF 6" SDR35 SEWER, 1%

JB RIM: 994.0 IN: 989.7 OUT: 986.7

66 LF 15" HDPE 1% SLOPE

GRATE INLET INLET: 994.8 INV OUT: 990.8

46 LF, 18" RCP 1% SLOPE

4" DIP DOMESTIC WATER LOOP

PROPOSED 15' STORM EASEMENT

12" NYLOPLAST AREA DRAIN

MAX HT FROM SLAB:43' MAX HT FROM GRADE:45'

129 LF 6" SDR35 SEWER, 1%

JB RIM: 990.0 IN: 985.2 OUT: 985.0

152 LF 6" SDR35 SEWER, 2.6%

150 LF 6" SDR35 SEWER, 7.4%

MAX HT FROM SLAB:43' MAX HT FROM GRADE:47'

TYP FOR ALL: 1" DOMESTIC TO UNIT WITH PRIVATE SUB-METER IN GARAGE UTILITY CLOSET.

53 LF, 15" HDPE 1% SLOPE

27 LF, 15" HDPE 1% SLOPE

178 LF, 18" RCP 1% SLOPE

SSMH RIM: 992.5 INV: 997.2 OUT: 987.0

142 LF 6" SDR35 SEWER, 1.5%

42 LF 6" SDR35 SEWER, 1.5%

8" DCVA/BFP IN 6X9 VAULT

8" DETECTOR CHECK/FIRE METER IN 6X9 VAULT

4" BFP IN 5X7 VAULT

4" DOMESTIC METER IN 5X7 CONCRETE VAULT

8" FIRE TAP TO EXISTING 6" MAIN

4" DOMESTIC TAP TO EXISTING 6" MAIN

SSMH RIM: 998.5 OUT: 992.5

SSMH RIM: 997.5 OUT: 991.5

SSCO

FIRE HYDRANT ASSEMBLY (5 TOTAL)

SIDEWALK

8' WROUGHT IRON FENCE

STILLWOOD DRIVE (PUBLIC R/W) (PB 8 PG 101)

SIDEWALK

DITCH

SIGN

15' FRONT BSL

RAMP RAMP

24" C&G

ASPHALT

NORTH CENTRAL AVENUE (VARIABLE WIDTH PUBLIC R/W)

6"HC

JB RIM: 997.0 IN: 991.7 OUT: 991.5

18" RCP

TOP=995.70 IN=992.20 OUT=992.10

TOP=995.38 OUT=992.93

N54° 52' 02"W 566.03'

SIMS STREET (60' PUBLIC R/W) PB 8 PG 101

EDGE OF PAVEMENT

APRON

ASP

NORTH TRACK

NORTH

STIPULATION FOR USE AND REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE LOCATED AT 781-819 NORTH CENTRAL AVENUE, LAND LOT 98, FULTON COUNTY, GA. THESE DRAWINGS ARE NOT RELEASED FOR USE ON ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT. PORTIONS OF THESE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FLIPPO CIVIL DESIGN AND SHALL NOT BE DISPLAYED BY OTHERS OVAL ENGINEER AND SHALL NOT BE DISPLAYED BY OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE PROPERTY OWNER. WRITTEN AGREEMENT WITH THE PROPERTY OWNER.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1954 AIRPORT RD, SUITE 242
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
4704867996

SEAL

GEORGIA REGISTERED No. 29568 PROFESSIONAL ENGINEER PAUL T. FLIPPO

CIVIL ENG./APPLICANT

FLIPPO CIVIL DESIGN

PAUL FLIPPO
1197 PEACHTREE ST NE
ATLANTA, GEORGIA 30309
C. 404.259.3940
E. PAUL@FLIPPOCIVIL.COM

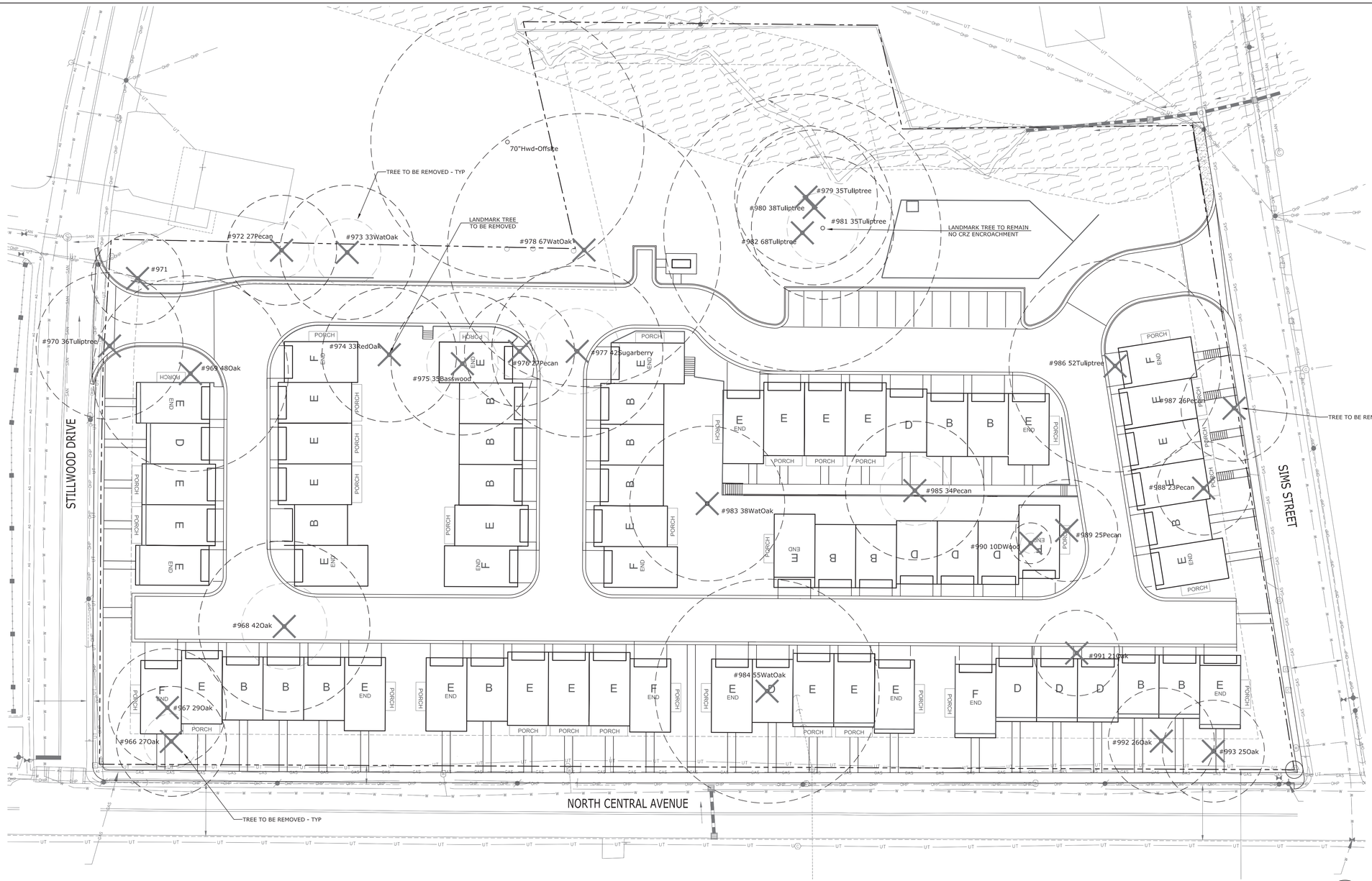
NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
INITIAL	10/11/2021	PLANNING COMMISSION
1	10/20/2021	DRC SUBMITTAL
2	-	-
3	-	-
4	-	-
5	-	-

STORMWATER AND UTILITY PLAN

NOT RELEASED FOR CONSTRUCTION

C-03



0 10' 20' 30'
Scale: 1"=20'

North

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.

TREE SURVEY SUMMARY TABLE

Refer to Tree Study Report by Onebark Consulting Arborist dated 08/9/2021

Tree#	Size	Species	Removal	Status	Condition/Notes
966	27"	Red Oak	Yes	Landmark	Fair/Heavily Pruned
967	29"	Red Oak	Yes	Not-Landmark	Poor/Resonant Trunk
968	42"	White Oak	Yes	Landmark	Good
969	48"	Water Oak	Yes	Not-Landmark	Poor
970	36"	Tulliptree	Yes	Not-Landmark	Poor/Heavily Pruned
971		"Cluster"	Yes	Not-Landmark	Multi-trunk, Multi-tree
972	27"	Pecan	Yes	Landmark	Good
973	33"	Water Oak	Yes	Landmark	Fair
974	33"	Red Oak	Yes	Landmark	Good
975	35"	Basswood	Yes	Landmark	Fair/Heavy Vine Intrusion
976	27"	Pecan	Yes	Landmark	Fair/Below Avg Vigor
977	42"	Sugarberry	Yes	Landmark	Fair/Odd Canopy Shape
978	67"	Water Oak	Yes	Not-Landmark	Poor/Immenent Failure
979	35"	Tulliptree	Yes	Not-Landmark	Poor/Undersize, Leans
980	38"	Tulliptree	Yes	Not-Landmark	Poor/Decay
981	35"	Tulliptree	No	Landmark	Fair/Pocket of Decay
982	68"	Tulliptree	Yes	Not-Landmark	Poor/Active Failure
983	38"	Water Oak	Yes	Not-Landmark	Poor/Decay
984	55"	Water Oak	Yes	Not-Landmark	Poor/Storm Damage
985	34"	Pecan	Yes	Landmark	Fair/Pocket of Decay
986	52"	Tulliptree	Yes	Not-Landmark	Poor/Catastrophic Decay
987	26"	Pecan	Yes	Not-Landmark	Good/Undersize
988	23"	Pecan	Yes	Not-Landmark	Fair/Undersize
989	25"	Pecan	Yes	Not-Landmark	Dead
990	10"	Dogwood	Yes	Landmark	Fair
991	21"	Post Oak	Yes	Not-Landmark	Poor/Undersize
992	26"	Post Oak	Yes	Not-Landmark	Fair/Undersize
993	25"	Post Oak	Yes	Not-Landmark	Fair/Undersize

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

TREE CONSERVATION PLAN

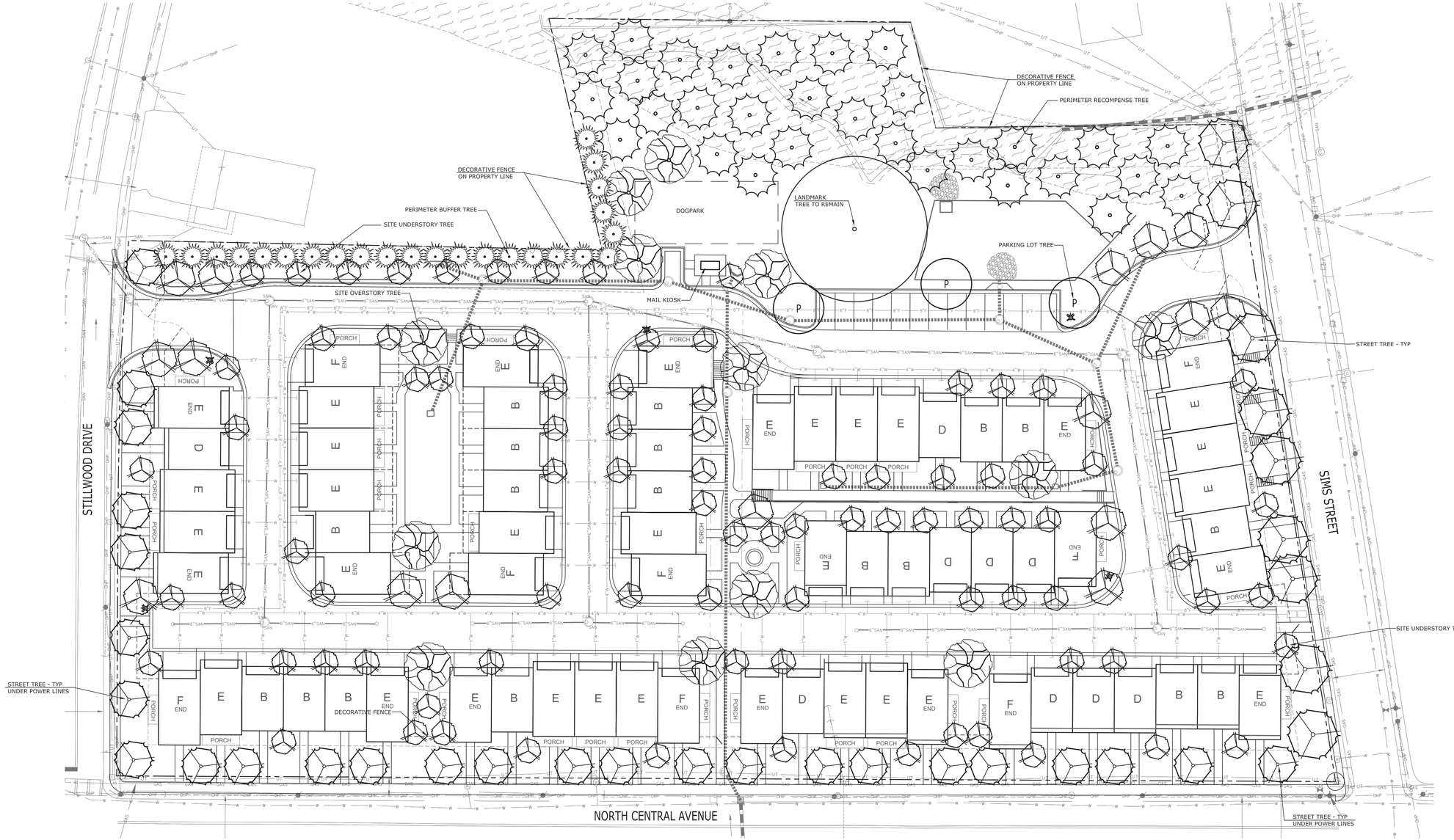
DRC SUBMITTAL

DATE: 10/20/21

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET: TC1.1



0 10' 20' 30'

Scale: 1"=20' North

TREE DENSITY CALCULATIONS

100 INCHES PER ACRE REQUIRED
TOTAL SITE AREA = 3,94 ACRES 100 x 3,94 = 394 INCHES REQUIRED
EXISTING DENSITY FACTOR (LANDMARK TREE #981; 35" Tulip Tree) = 52,5" (35 x 1,5)
DENSITY FACTOR REQUIRED: 394" - 52,5" = 341,5 INCHES
PROPOSED DENSITY: 375 INCHES TREE DENSITY SATISIFIED

LANDMARK TREES

11 LANDMARK TREES IDENTIFIED - See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
Landmark Tree Tags:
#966, #968, #972, #973, #974, #975, #976, #977, #981, #985, #990
Note: #981 to Remain with NO CRZ Impact. All other Landmark Trees to be Removed

LANDMARK TREE RECOMPENSE = 310" REMOVED or CRZ IMPACTED
- See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
REQUIRED LANDMARK RECOMPENSE = 310 INCHES

100" ONSITE RECOMPENSE PROVIDED (25x4") = 100"
= RECOMPENSE SHORTAGE OF 210" TO BE PAID TO TREE BANK

STREET TREE CALCULATIONS

SIMS STREET - TREE SPACING: 250' at 30' SPACING = 8 - 3" CALIPER TREES (excludes driveway)

NORTH CENTRAL AVENUE: 590' at 30' SPACING = 20 - 3" CALIPER TREES
NOTE: Overhead Power Lines prohibit planting of overstory trees.

STILLWOOD DRIVE: 190' at 30' SPACING = 6 - 3" CALIPER TREES (excludes driveway)
NOTE: Overhead Power Lines prohibit planting of overstory trees.

CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum
Such As:
Allee Elm — Red Maple
Willow Oak — Black Gum
Under Power Lines
Fringe Tree — Crape Myrtle
Chaste Tree — Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum
Such As:
Chinese Pistache — Trident Maple
Black Gum — Deodar Cedar
Everclear Elm — White Oak
Southern Magnolia — Bald Cypress
Gold Maple — American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum
Such As:
Crape Myrtle — Cherry
Serviceberry — Japanese Maple
Saucer Magnolia — Chaste Tree
Hinoki Cypress — Ironwood
Dogwood — Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum
Such As:
Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum
Such As:
Black Gum — Sweetbay Magnolia
Bald Cypress — American Holly
River Birch — Redbud
Swamp White Oak — Hickory

PARKING LOT TREE - 2" Caliper Minimum
Such As:
Chinese Pistache
Trident Maple
Willow Oak

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

North Central Townhomes

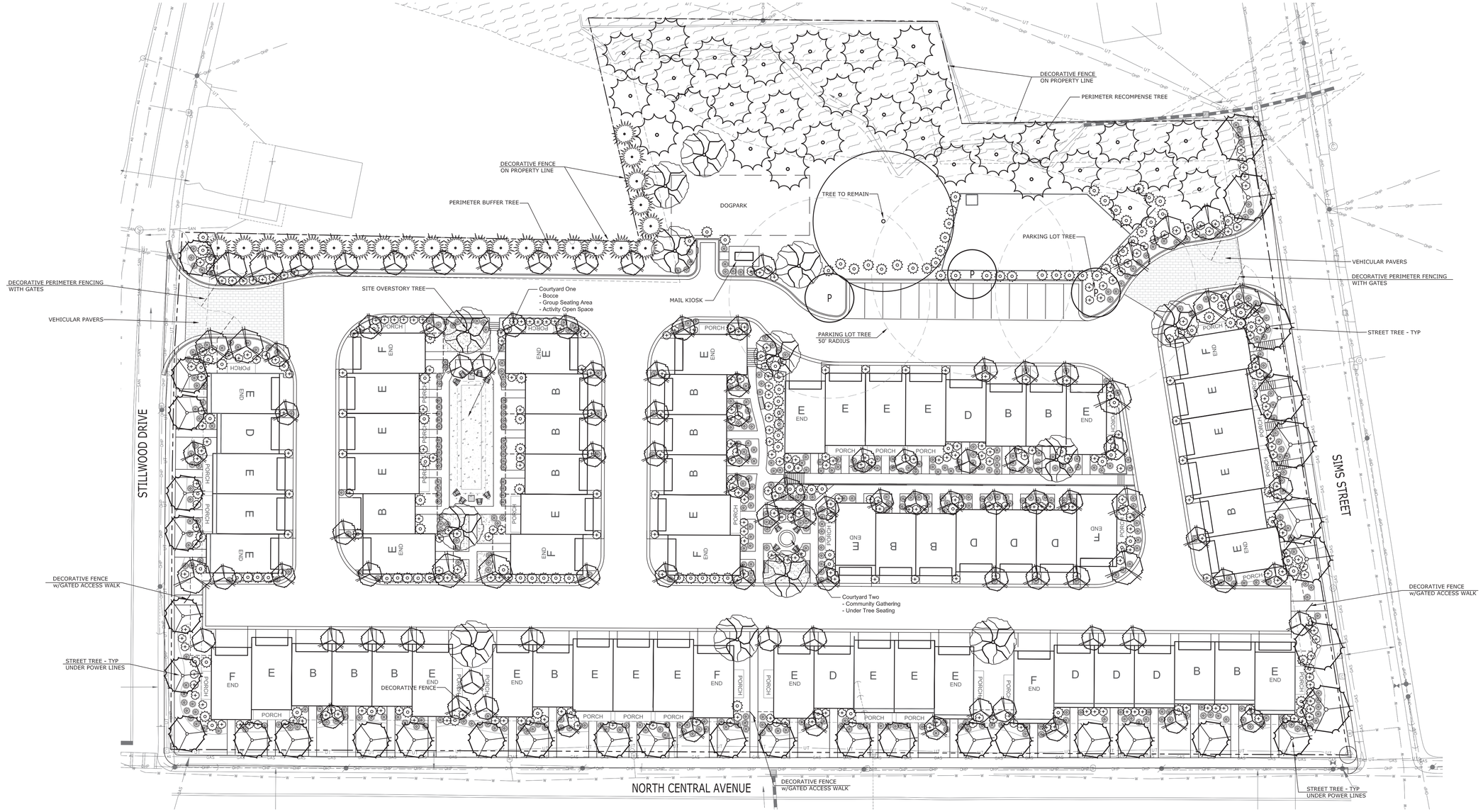
North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

TREE REPLACEMENT PLAN

DRC SUBMITTAL
DATE: 10/20/21
DRAWN: PJC
SCALE: 1"=20'-0"
SHEET: TR1.1



CONCEPTUAL TREE LIST

STREET TREE - 3" Caliper Minimum

Such As:

Allee Elm	Red Maple
Willow Oak	Black Gum

Under Power Lines

Fringe Tree	Crape Myrtle
Chaste Tree	Redbud

SITE OVERSTORY TREE - 4" Caliper Minimum

Such As:

Chinese Pistache	Trident Maple
Black Gum	Deodar Cedar
Everclear Elm	White Oak
Southern Magnolia	Bald Cypress
Gold Maple	American Hornbeam

SITE UNDERSTORY TREE - 2" Caliper Minimum

Such As:

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Saucer Magnolia	Chaste Tree
Hinoki Cypress	Ironwood
Dogwood	Fringetree

PERIMETER BUFFER TREE - 3" Caliper Minimum

Such As:

Eastern Red Cedar	
American Holly	
Teddy Bear Magnolia	
Green Giant Arborvitae	
Nellie Stevens Holly	

PERIMETER RECOMPENSE TREE - 4" Caliper Minimum

Such As:

Black Gum	Sweetbay Magnolia
Bald Cypress	American Holly
River Birch	Redbud
Swamp White Oak	Hickory

PARKING LOT TREE - 2" Caliper Minimum

Such As:

Chinese Pistache	
Trident Maple	
Willow Oak	

CONCEPTUAL SHRUB LIST

ACCENT SHRUBS:

Encore Azalea	Limelight Hydrangea
Nandina	Maiden Grass
Shasta Viburnum	Emerald Heights Distylium
Knockout Rose	Lemon-Lime Nandina
Needlepoint Holly	Winter Green Boxwood
Cleyera	Liriope
Otto Luyken Laurel	Variegated Pittosporum
Abelia	Yellow Anise

FOUNDATION SHRUBS:

American Boxwood	Camellia
Aucuba	Tea Olive
Gardenia	Nellie Stevens Holly
Emerald Arbovitae	Loropetalum
Ligustrum	Cherry Laurel

SMALL ACCENT PLANTS:

'Lemon Lime' Nandina	'Blue Arrow' Juncus
'Soft Caress' Mahonia	Daylily
'Winter Gem' Boxwood	Hosta
Variegated Liriope	'Green Mound' Juniper
Japanese Sweet Flag	'Radiance' Abelia

IRRIGATION NOTE

SITE SHALL BE 100% IRRIGATED BY AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM WHICH INCLUDES SEPARATE IRRIGATION FOR ALL TREES.

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES
1954 Airport Road
Suite 242
Chamblee, GA 30341

DRAWING TITLE:

CONCEPTUAL LANDSCAPE PLAN

DRC SUBMITTAL

DATE: 10/20/21

DRAWN: PJC

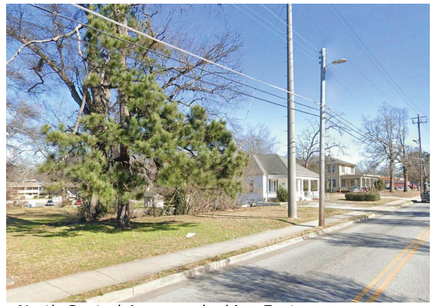
SCALE: 1"=20'-0"

SHEET: L1.1

Corner - North Central Ave & Sims Street

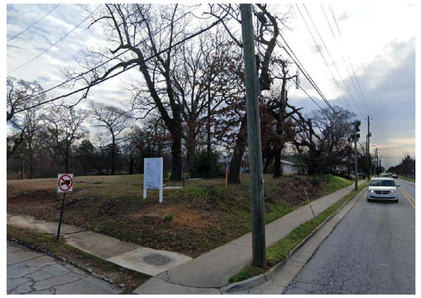
North Central Avenue

North Central Avenue


North Central Avenue - looking East

North Central Avenue

North Central Avenue


Corner North Central Ave & Stillwood Drive

Stillwood Drive - looking North

Stillwood Drive - looking toward North Central

Stillwood Drive

Stillwood Drive - looking toward North Central

Sims Street at North Central Ave

Sims Street - looking toward North Central Ave

Sims Street

Sims Street

Sims Street - looking toward North Central Ave

Sims Street at Northern Property Line

Sims Street - looking toward North Central Ave

North

LOCATION MAP

PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES

DRAWING TITLE:
EXISTING SITE PHOTOS

DRC SUBMITTAL

DATE: 10/20/21

DRAWN: PJC

SCALE: NONE

SHEET:

DRC1.1

Landscape Amenities

Bocce & Gathering

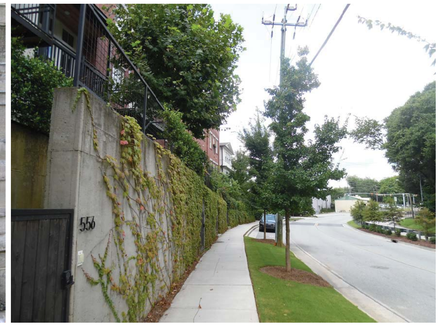
Firepit & Gathering

Central Park Space

Mailbox Kiosk

Walls

Board Form Concrete



Concrete with Vines

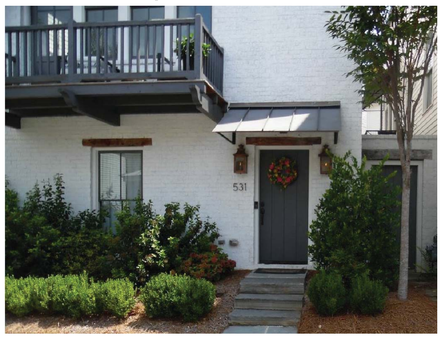
Modular Landscape Wall

Boulder Landscape Wall

Pavers

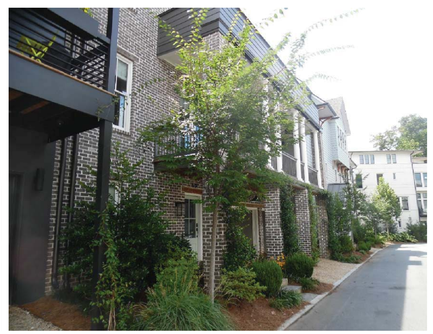
Vehicular Pavers - Herringbone Pattern

Landscape Treatments

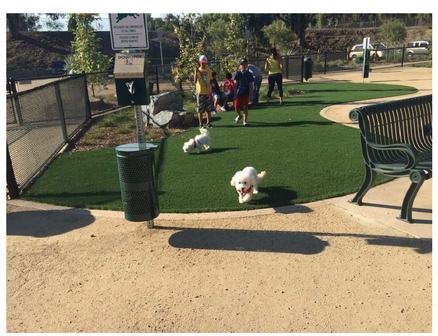


Front Doors

Interior Streetscapes



Dog Park



Fencing & Gates

Decks & Patios

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LANDSCAPE ARCHITECTURE
404.680.2392

GEORGIA REGISTERED NO. 001170 PROFESSIONAL LANDSCAPE ARCHITECT PATRICK J CORKILL

REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES

DRAWING TITLE:
PROPOSED SITE AMENITY PHOTOS

DRC SUBMITTAL

DATE:	10/20/21
DRAWN:	PJC
SCALE:	NONE
SHEET:	

DRC1.2

Street Trees

Allee Elm

Willow Oak

Red Maple

Black Gum

Fringe Tree-Under Powerlines

Chaste Tree-Under Powerlines

Crape Myrtle-Under Powerlines

Redbud-Under Powerlines

Site Overstory Trees

Chinese Pistache

Everclear Elm

Southern Magnolia

Gold Maple

Trident Maple

Deodar Cedar

White Oak

Bald Cypress

American Hornbeam

Site Understory Trees

Crape Myrtle

Serviceberry

Saucer Magnolia

Hinoki Cypress

Dogwood

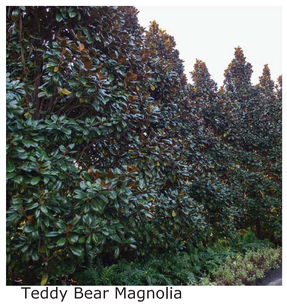
Cherry

Ironwood

Perimeter Buffer Trees

Eastern Red Cedar

American Holly


Teddy Bear Magnolia

Green Giant Arborvitae

Nellie Stevens Holly

Perimeter Recompense Trees

River Birch

Sweetbay Magnolia

Hickory

Bald Cypress

Swamp White Oak

American Holly

Redbud

PATRICK CORKILL
LANDSCAPE ARCHITECTURE

404.680.2392

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REVISIONS

DATE:

North Central Townhomes

North Central Avenue
Hapeville, GA

HARRISON HOMES

DRAWING TITLE:
PROPOSED TREE PHOTOS

DRC SUBMITTAL

DATE: 10/20/21

DRAWN: PJC

SCALE: NONE

SHEET:

DRC1.3

Accent Shrubs

Encore Azalea

Shasta Viburnum

Knockout Rose

Nandina

Needlepoint Holly

Abelia

Cleyera

Otto Luyken Laurel

Limelight Hydrangea

Distylium

Maiden Grass

Miscanthus

Boxwood

Sunshine Ligustrum

Foundation Shrubs

American Boxwood

Aucuba

Gardenia

Upright Yew

Camellia

Arborvitae

Variegated Pittosporum

Viburnum

Tea Olive

Cherry Laurel

Loropetalum

Nellie Stevens Holly

Anise

Small Accent Shrubs

Lemon Lime Nandina

Mahonia

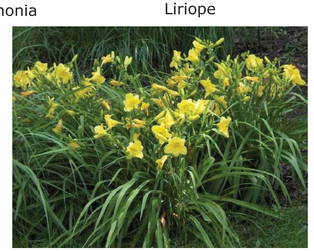
Liriope

Blue Arrow Juncus

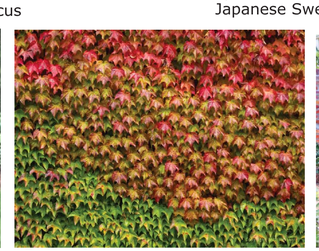
Japanese Sweetflag

Green Mound Juniper

Pink Muhly Grass


Daylily

Hosta


Boston Ivy

Creeping Fig

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LANDSCAPE ARCHITECTURE

404.680.2392

REVISIONS

DATE:

North Central Townhomes
North Central Avenue
Hapeville, GA

HARRISON HOMES

DRAWING TITLE:
PROPOSED SHRUB PHOTOS

DRC SUBMITTAL

DATE: 10/20/21

DRAWN: PJC

SCALE: NONE

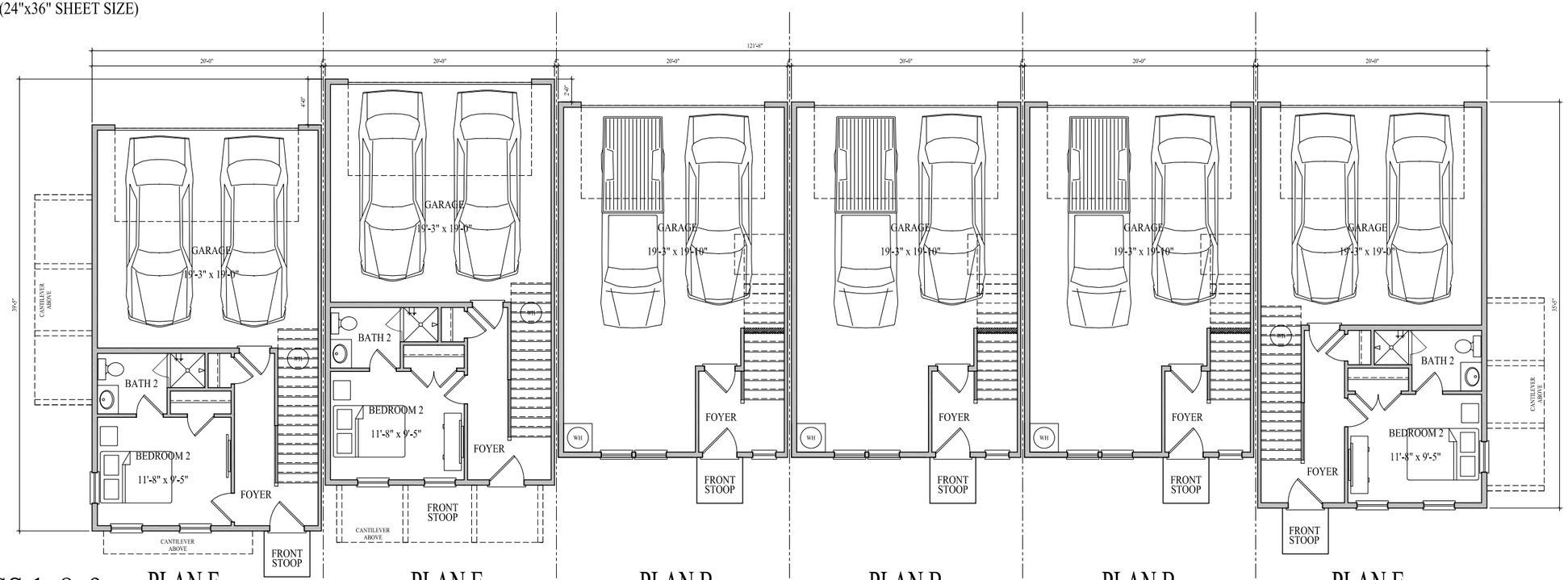
SHEET:

DRC1.4

PLAN F | PLAN E | PLAN B | PLAN B | PLAN B | PLAN E

BUILDINGS 1, 8, 9

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN F | PLAN E | PLAN B | PLAN B | PLAN B | PLAN E

BUILDINGS 1, 8, 9

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDINGS 1, 8, 9

Last Saved By:	
Jason	10/20/2021

SHEET
2.0

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E | PLAN B | PLAN B | PLAN B | PLAN E | PLAN F

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BUILDINGS 1, 8, 9

Last Saved By:
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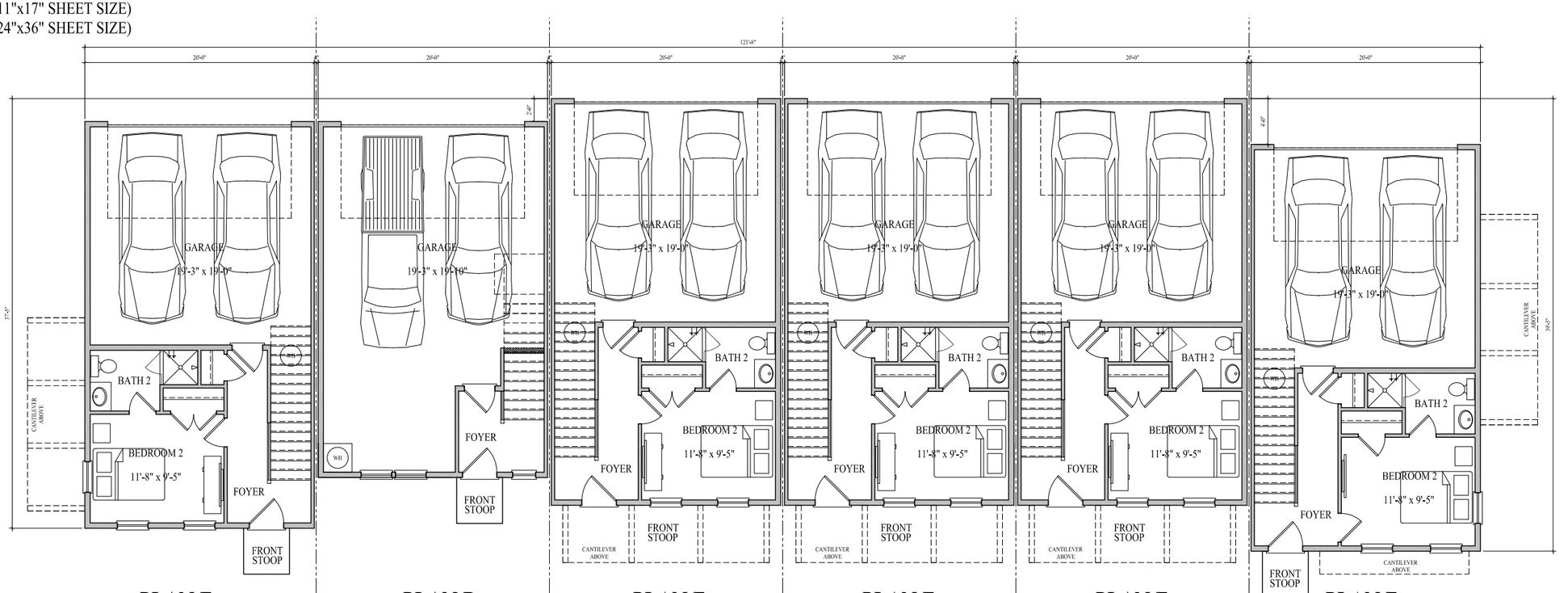
SHEET
2.1

PLAN E | PLAN B | PLAN E | PLAN E | PLAN E | PLAN F

BUILDINGS 2, 5, 10

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN E | PLAN B | PLAN E | PLAN E | PLAN E | PLAN F

BUILDINGS 2, 5, 10

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDINGS 2, 5, 10

Last Saved By:
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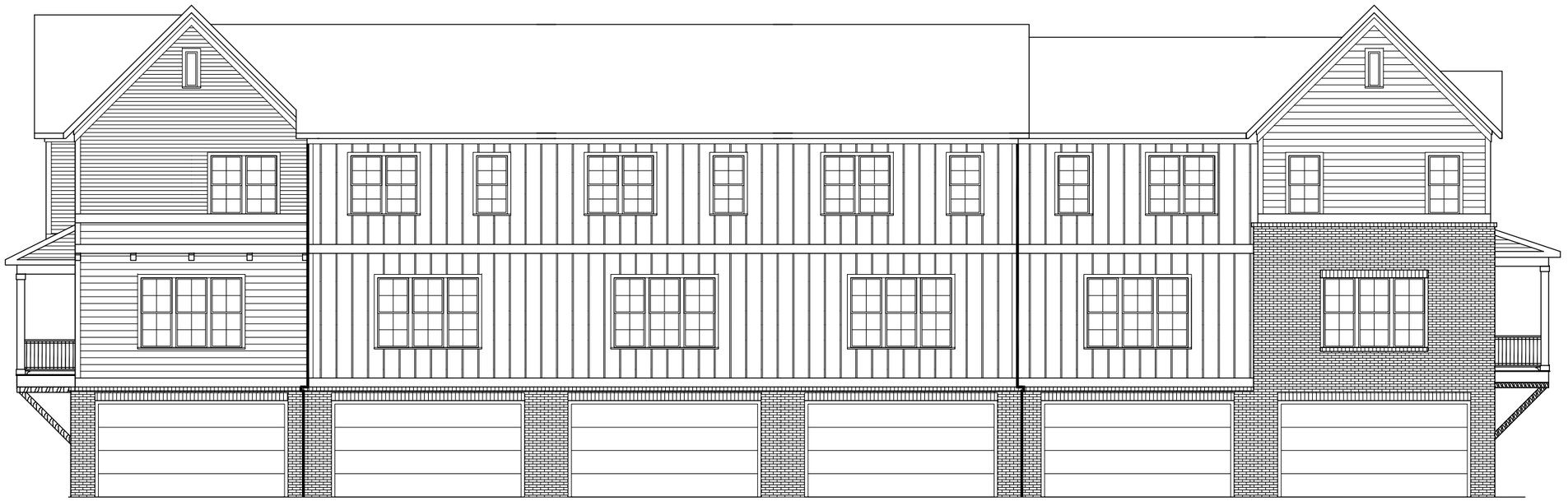
SHEET
2.2

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN F PLAN E PLAN E PLAN E PLAN B PLAN E

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HAPEVILLE TOWNS

BUILDINGS 2, 5, 10

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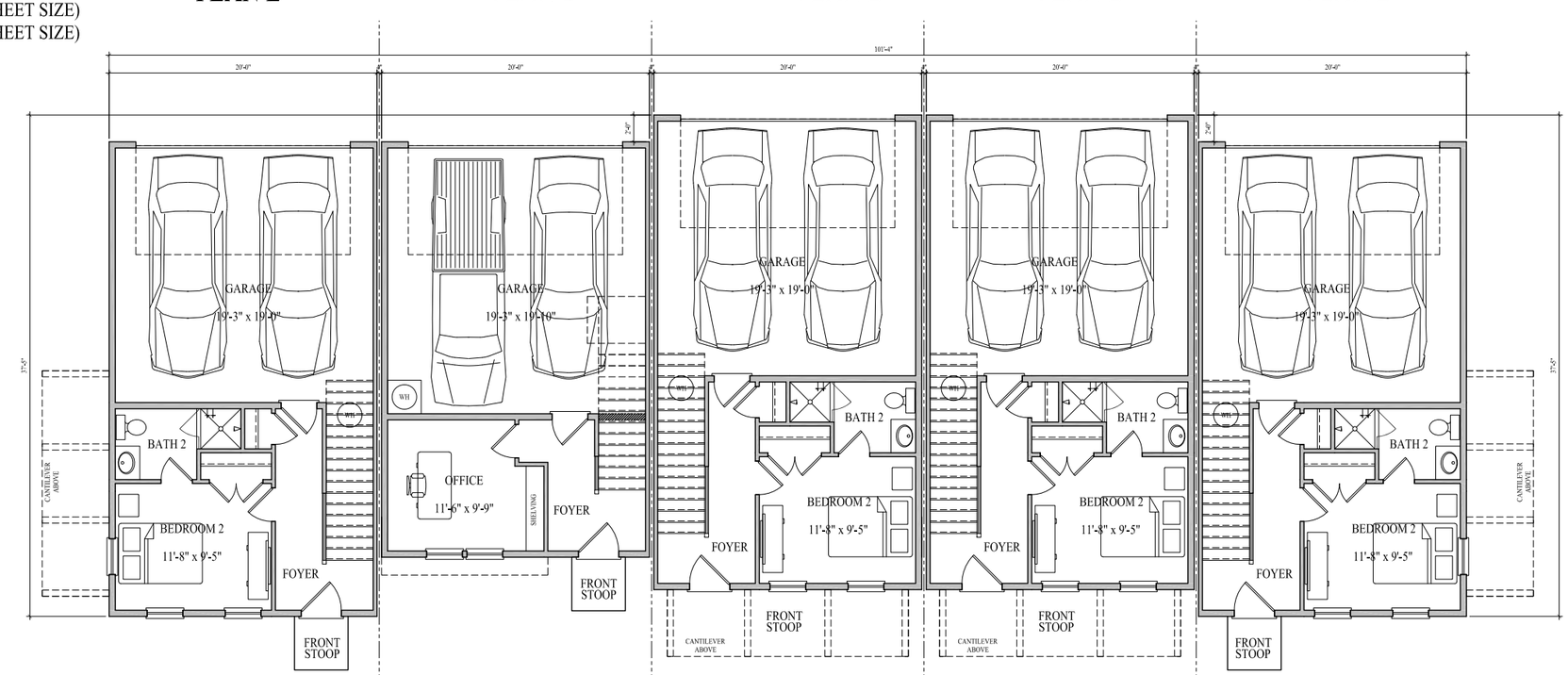
SHEET
2.3

PLAN E | PLAN D | PLAN E | PLAN E | PLAN E

BUILDINGS 3 & 11

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN E | PLAN D | PLAN E | PLAN E | PLAN E

BUILDINGS 3 & 11

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDINGS 3 & 11

Last Saved By:
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SHEET
2.4

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E | PLAN E | PLAN E | PLAN D | PLAN E

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HAPEVILLE TOWNS

BUILDINGS 3 & 11

Last Saved By:
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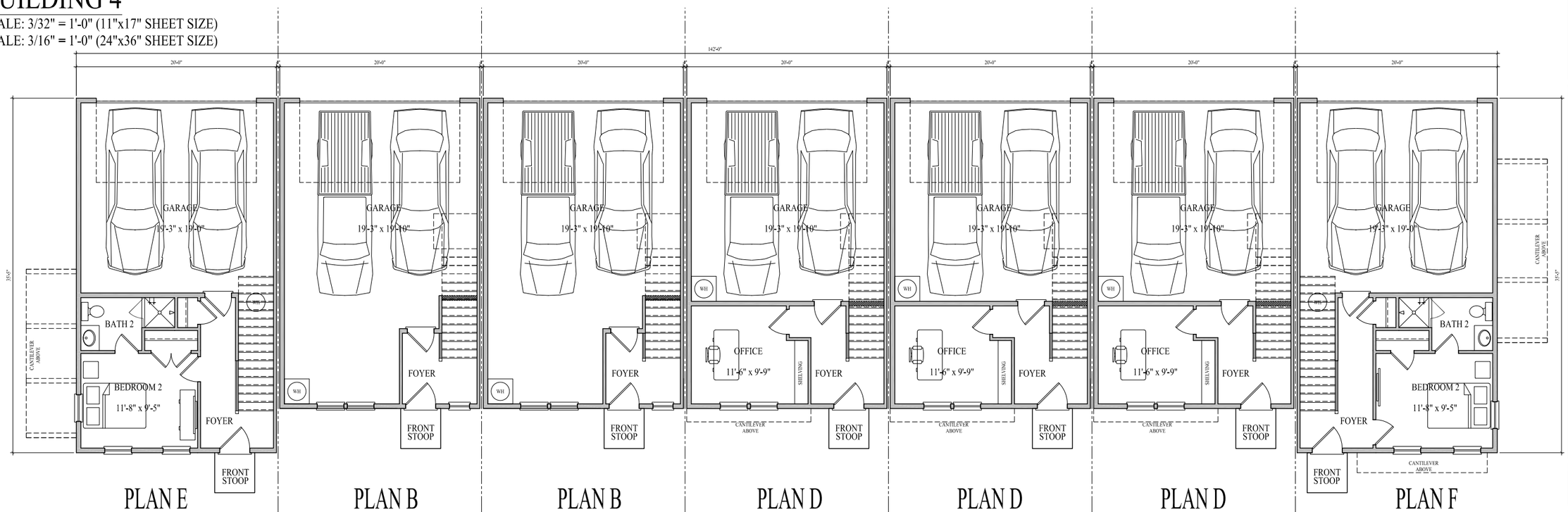
SHEET
2.5

PLAN E | PLAN B | PLAN B | PLAN D | PLAN D | PLAN D | PLAN F

BUILDING 4

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN E | PLAN B | PLAN B | PLAN D | PLAN D | PLAN D | PLAN F

BUILDING 4

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 4

Last Saved By:	
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SHEET
2.6

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 4

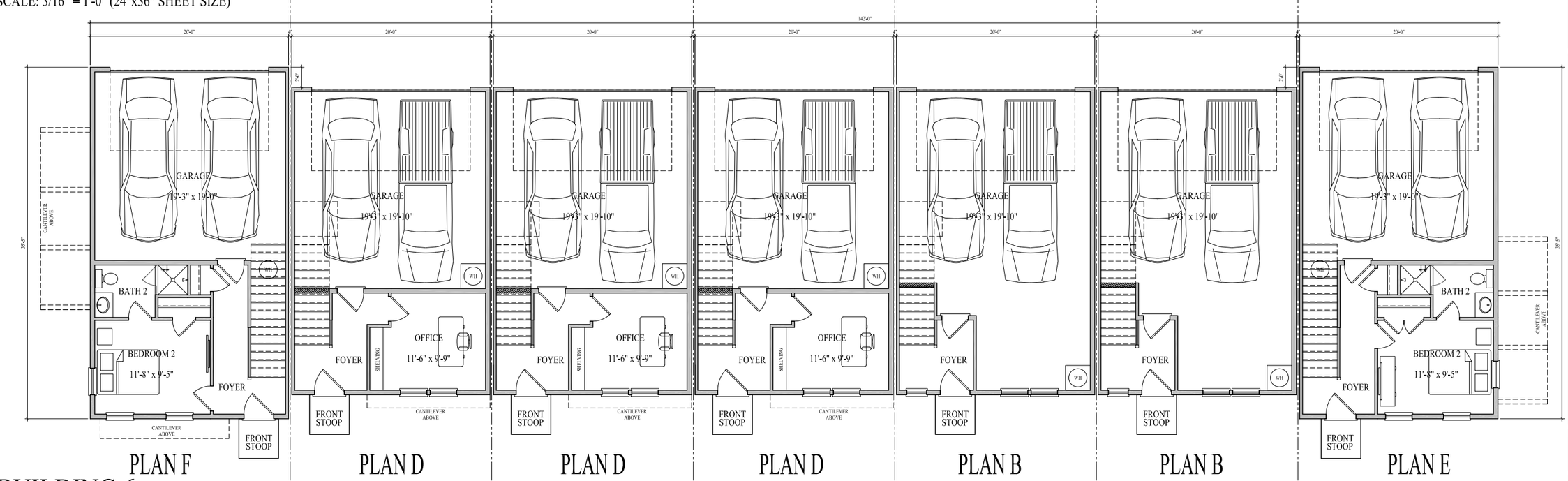
Last Saved By:
Jason 10/20/2021

SHEET
2.7

PLAN F | PLAN D | PLAN D | PLAN D | PLAN B | PLAN B | PLAN E

BUILDING 6

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLAN F | PLAN D | PLAN D | PLAN D | PLAN B | PLAN B | PLAN E

BUILDING 6

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 6

Last Saved By:	
Jason	10/20/2021

SHEET
2.8

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

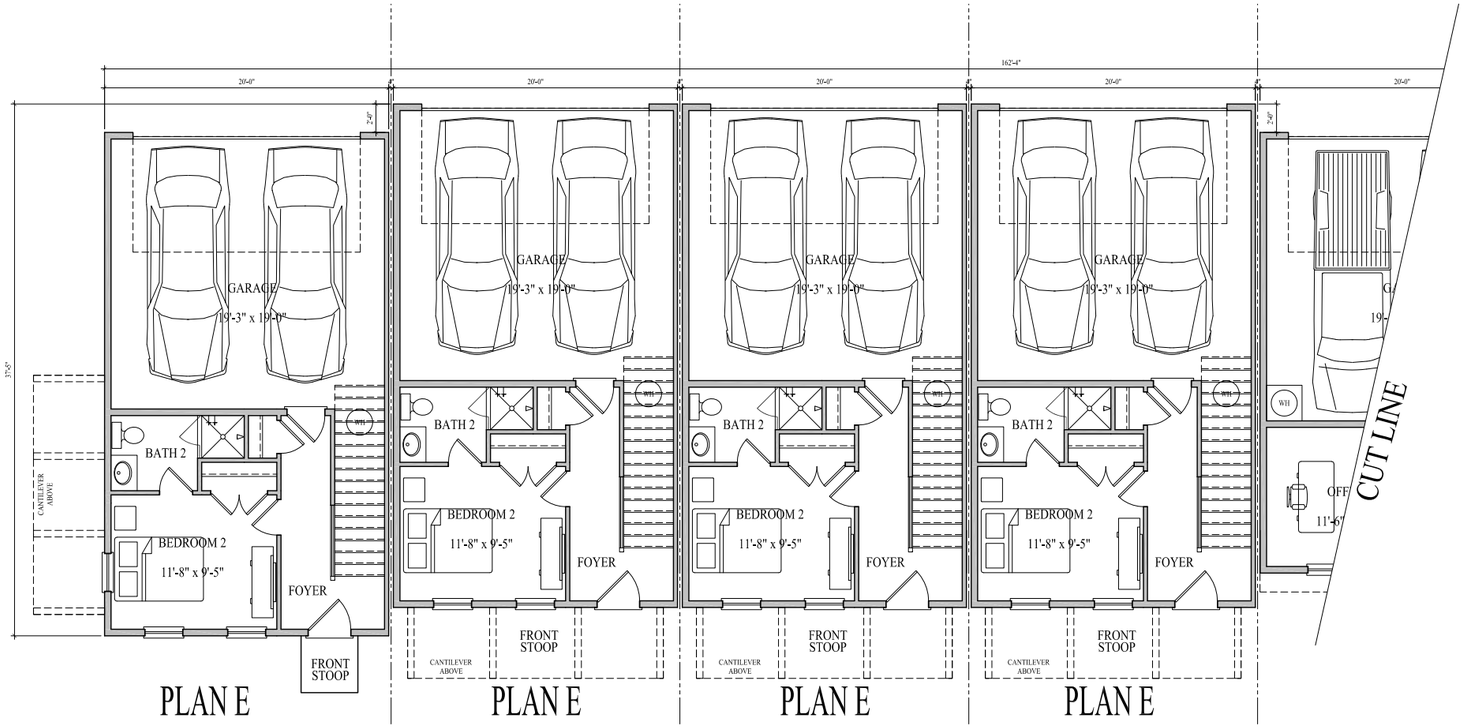
BUILDING 6

Last Saved By:
Jason 10/20/2021

SHEET
2.9

BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

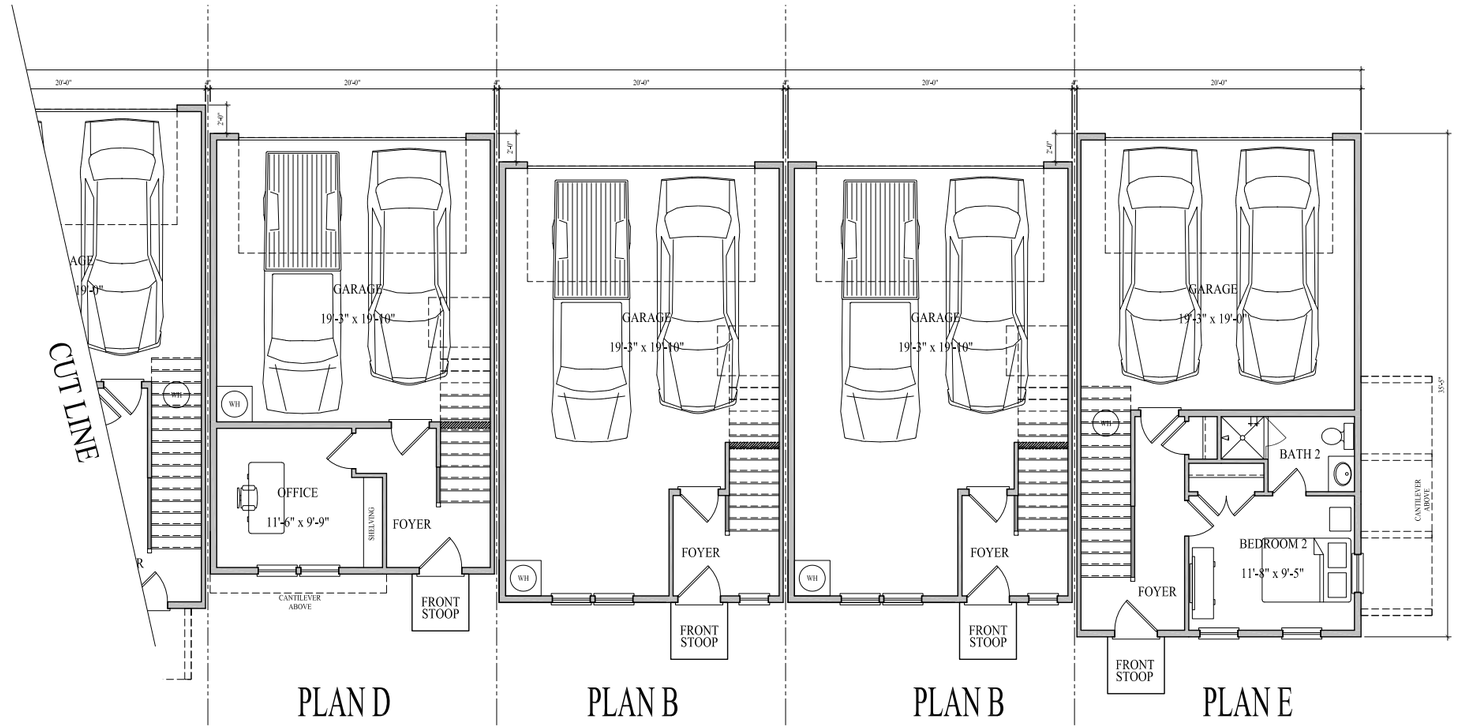
BUILDING 7

Last Saved By:
Jason 10/20/2021

SHEET
2.10

BUILDING 7

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



BUILDING 7
SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
Jason 10/20/2021

SHEET
2.11

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN E PLAN B PLAN B PLAN D

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
Jason 10/20/2021

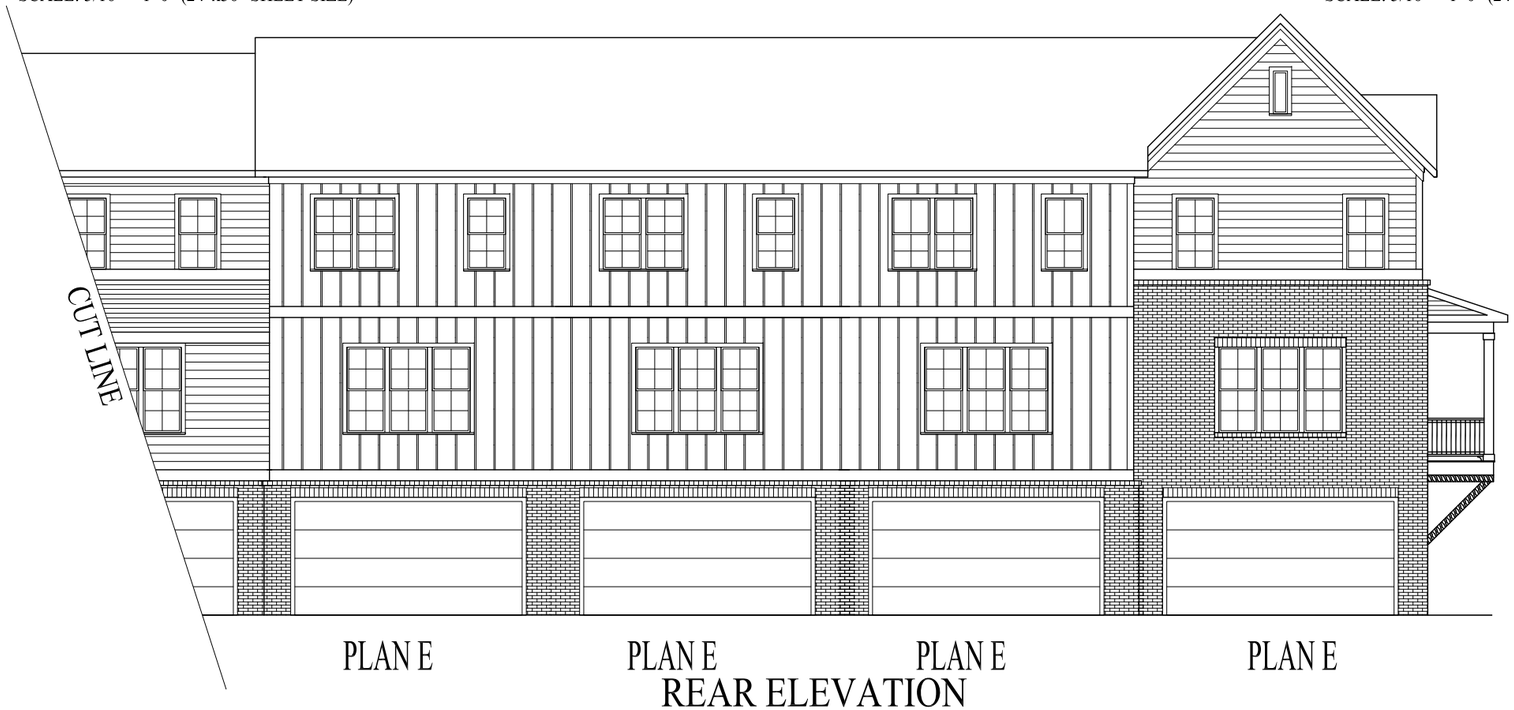
SHEET
2.12

LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

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HAPEVILLE TOWNS

BUILDING 7

Last Saved By:
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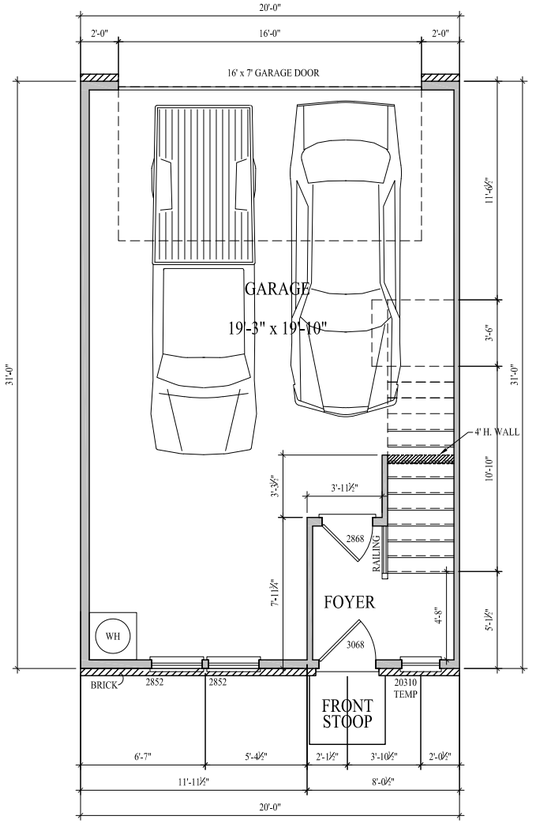
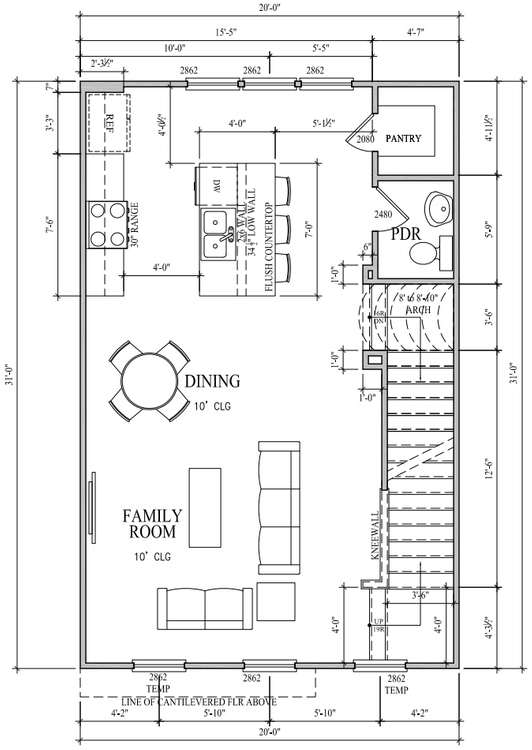
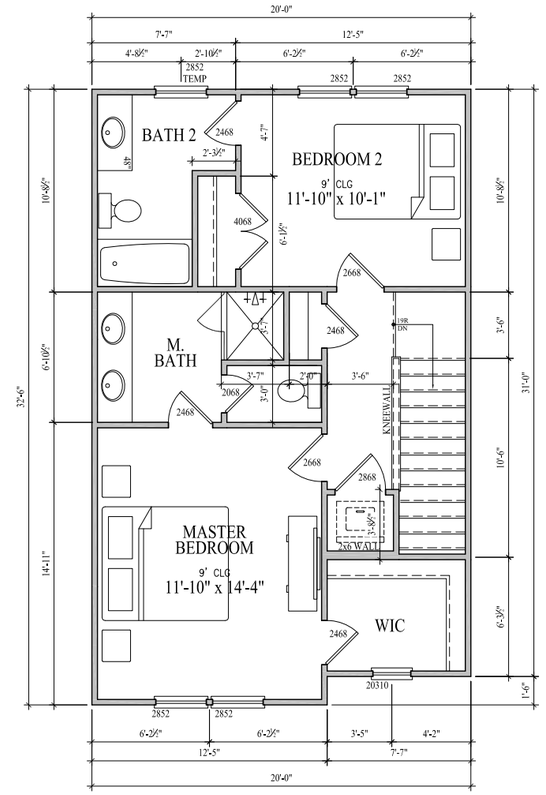
SHEET
2.13



- Bm TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Bm FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Bm SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	78
FIRST FLOOR	620
SECOND FLOOR	584
TOTAL (HEATED)	1282
GARAGE	542

HARRISON HOMES

ISSUE DATE: 7/22/2021
FOR DESIGN

SEAL

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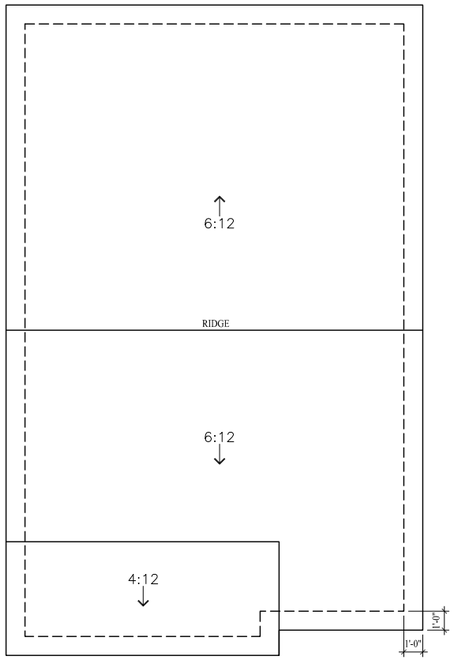
HAPEVILLE TOWNS

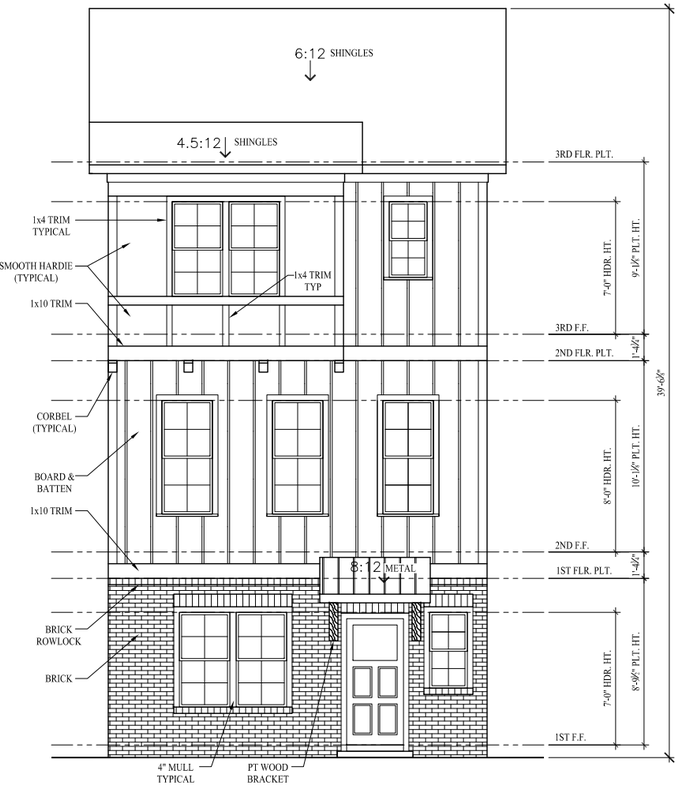
PLAN "B" (middle unit)

Last Saved By:
Jason 10/20/2021

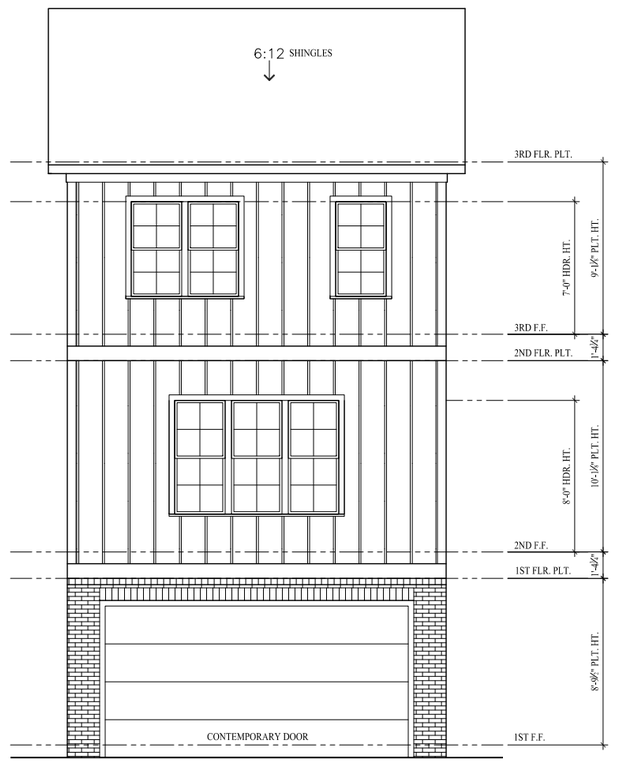
SHEET
Bm



B
B2-0m
ROOF PLAN
SCALE: 1/8" = 1'-0"



B
B2-0m
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B
B2-0m
REAR ELEVATION
SCALE: 1/8" = 1'-0"

HARRISON HOMES

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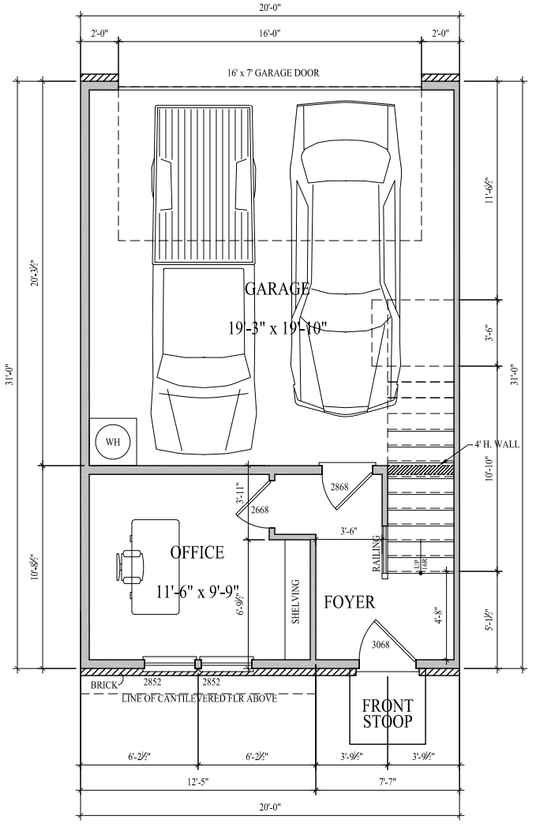
HAPEVILLE TOWNS

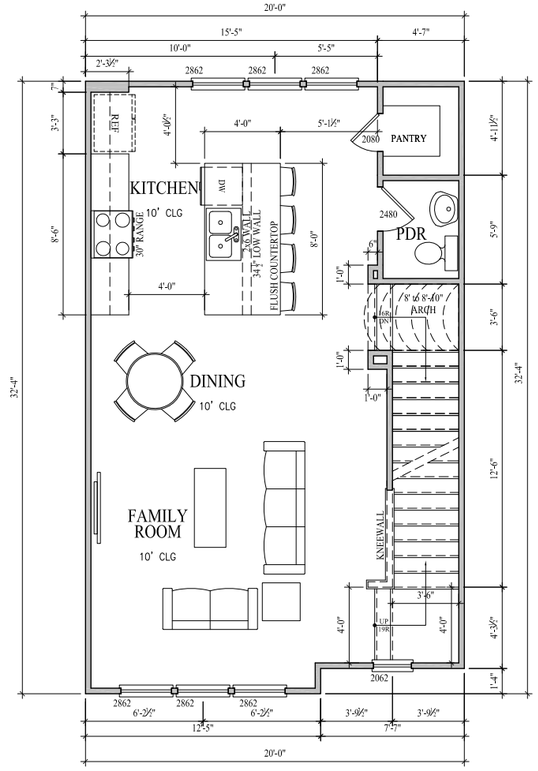
FRONT & REAR ELEVATIONS "B" (middle unit)

Last Saved By:
Jason | 10/20/2021

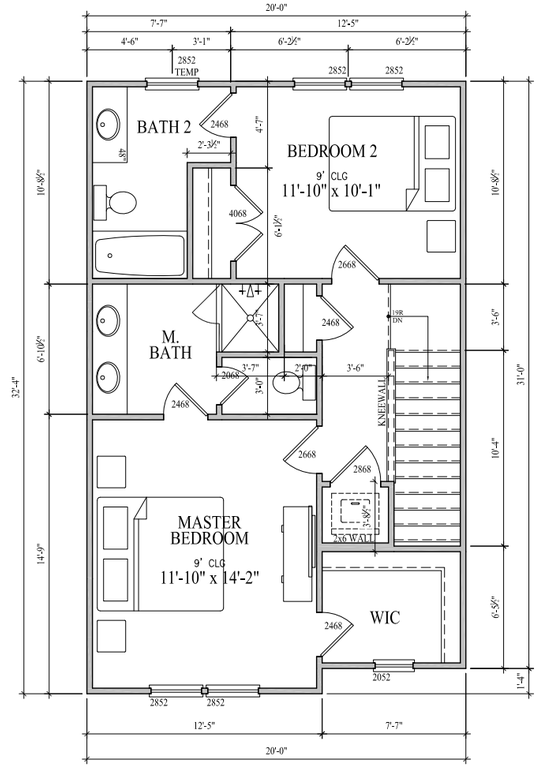
SHEET
B2-0m



- Dm TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Dm FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Dm SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	214
FIRST FLOOR	637
SECOND FLOOR	583
TOTAL (HEATED)	1434
GARAGE	406

HARRISON HOMES

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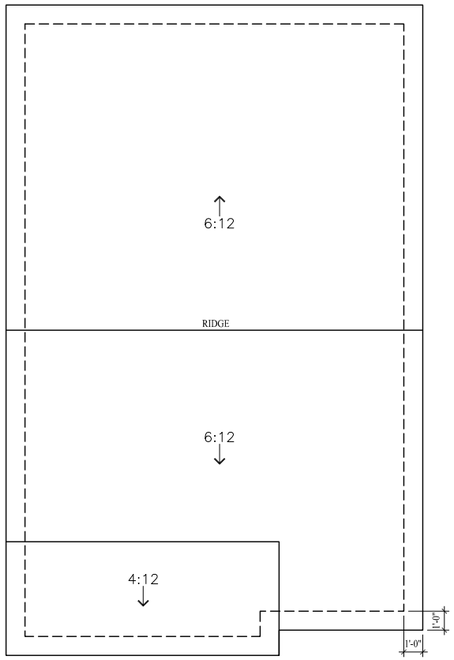
HAPEVILLE TOWNS

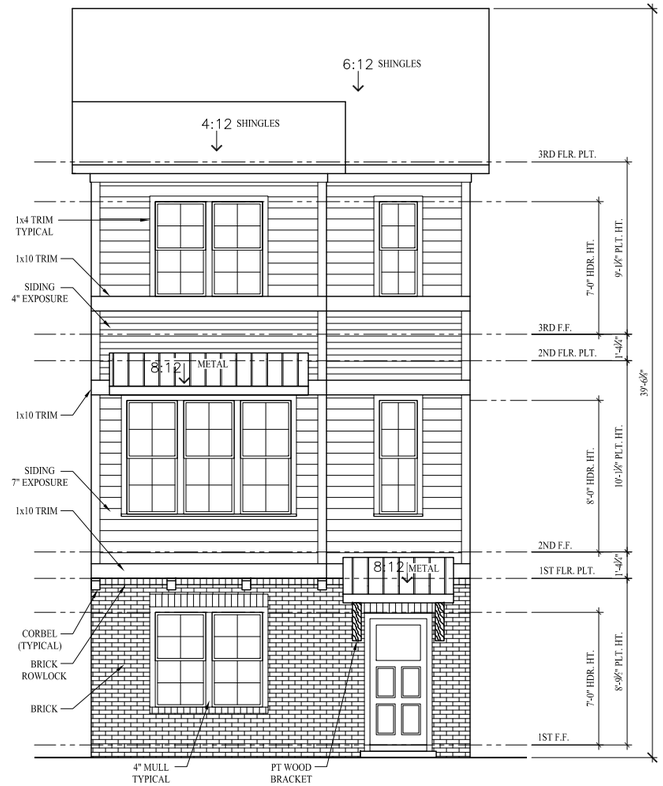
PLAN "D" (middle unit)

Last Saved By:
Jason 10/20/2021

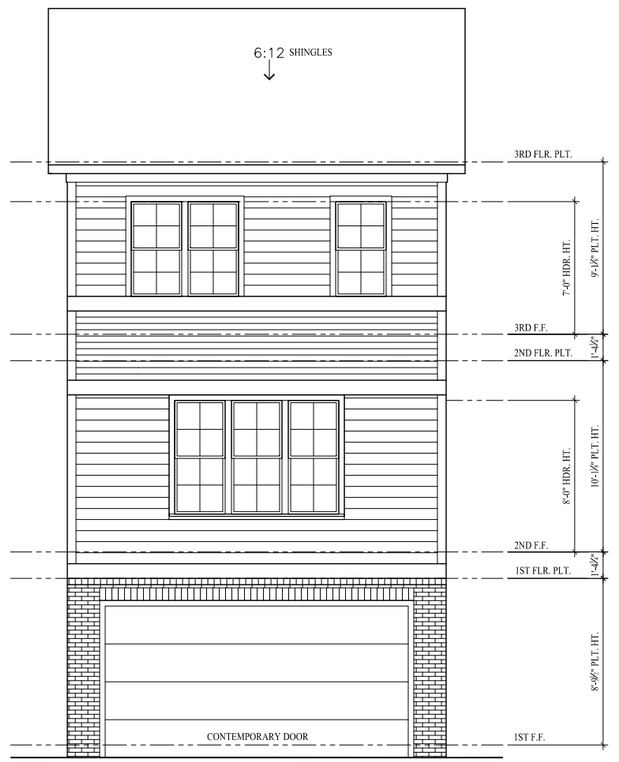
SHEET
Dm



D
D2-0m
ROOF PLAN
SCALE: 1/8" = 1'-0"



D
D2-0m
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



D
D2-0m
REAR ELEVATION
SCALE: 1/8" = 1'-0"

HARRISON HOMES

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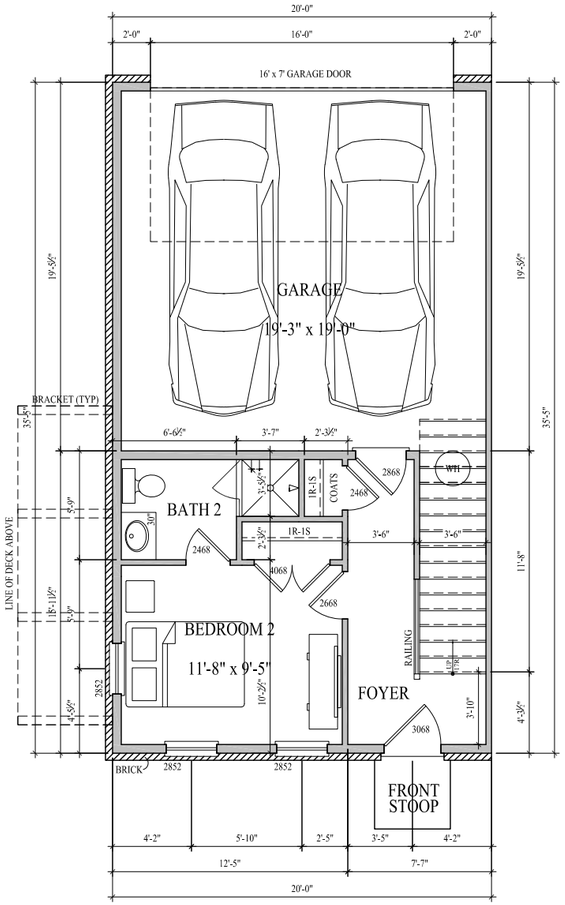
HAPEVILLE TOWNS

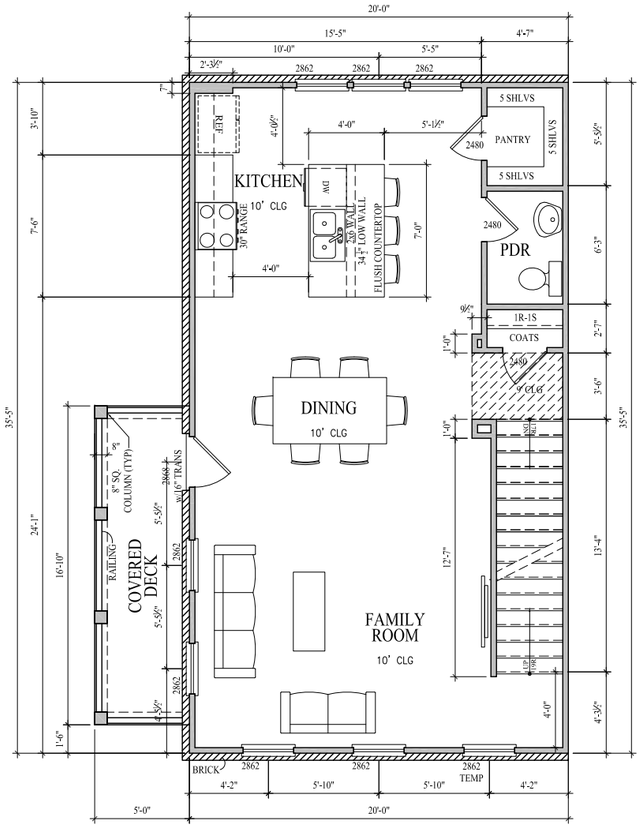
FRONT & REAR ELEVATIONS "D" (middle unit)

Last Saved By:
Jason | 10/20/2021

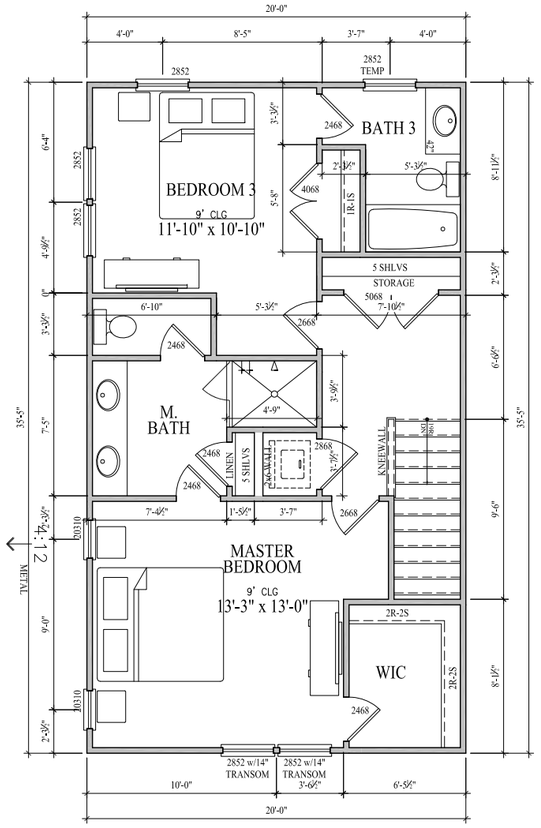
SHEET
D2-0m



- Ee TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Ee FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Ee SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	708
SECOND FLOOR	672
TOTAL (HEATED)	1699
GARAGE	389
COVERED DECK	84

HARRISON HOMES

ISSUE DATE: 7/22/2021
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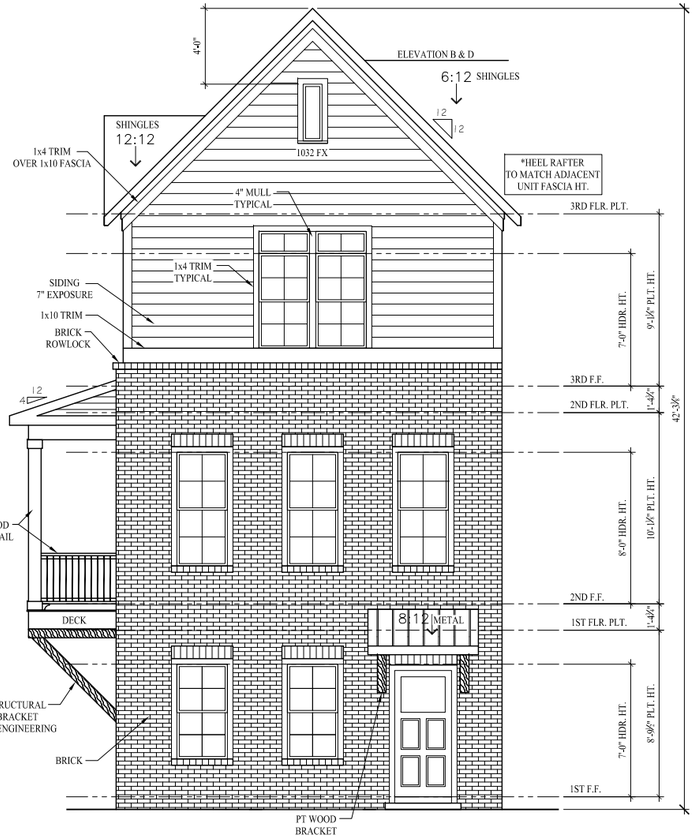
HAPEVILLE TOWNS

PLAN "E" (end unit)

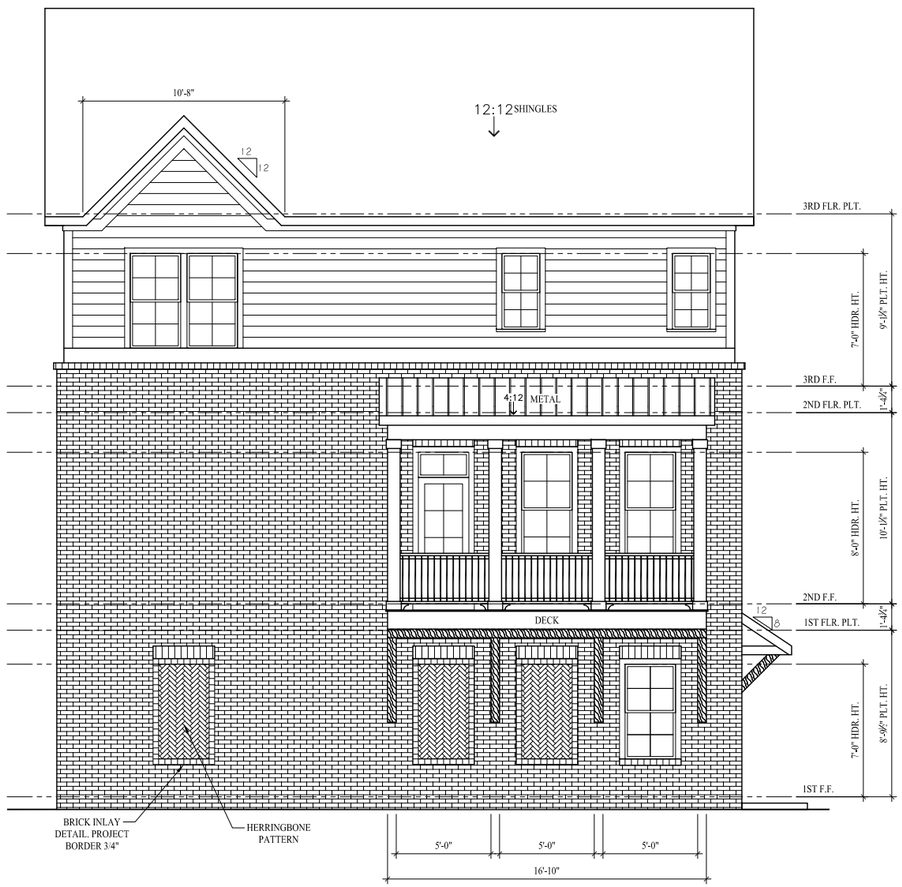
Last Saved By:
Jason 10/20/2021

SHEET
Ee



F
E2-0e

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



F
E2-0e

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

HARRISON
HOMES

ISSUE DATE: 7/22/2021
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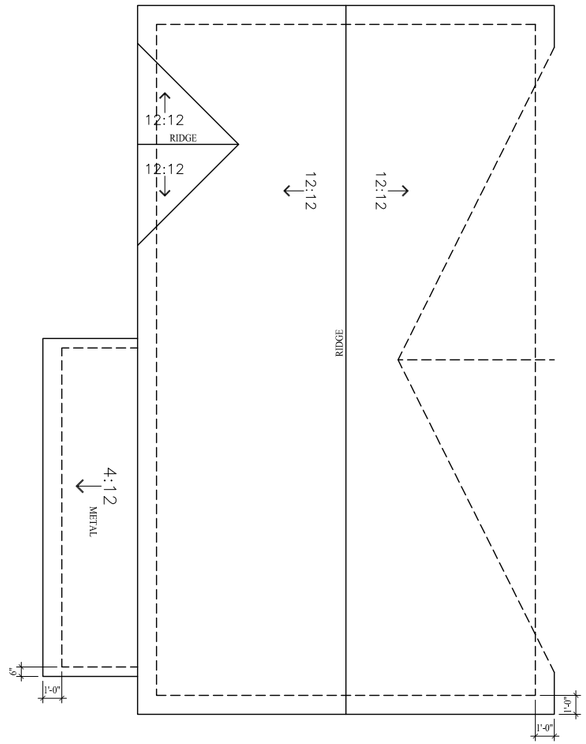
HAPEVILLE TOWNS

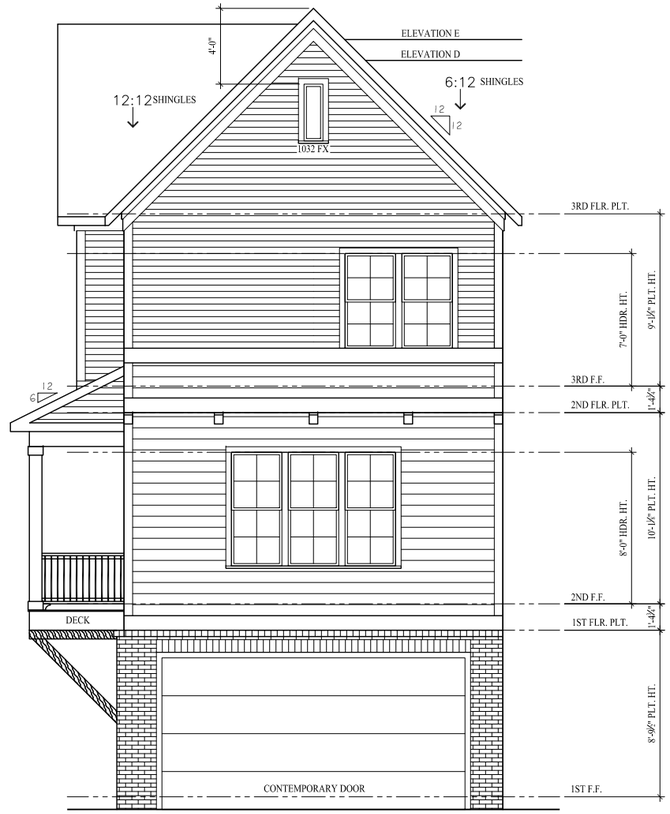
FRONT & SIDE ELEVATIONS "E" (end unit)

Last Saved By:
Jason | 10/20/2021

SHEET
E2-0e



E
E2-1e
ROOF PLAN
SCALE: 1/8" = 1'-0"



F
E2-1e
REAR ELEVATION
SCALE: 1/8" = 1'-0"

HARRISON HOMES

ISSUE DATE: 7/22/2021
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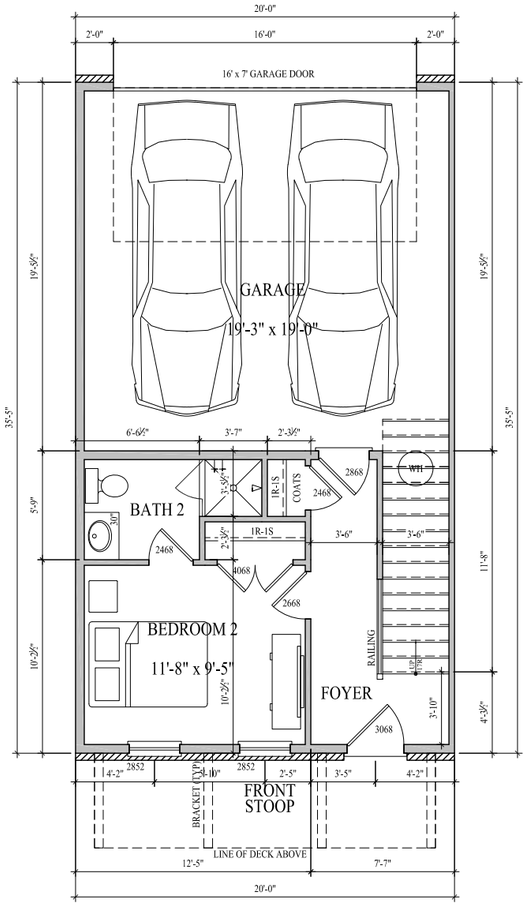
HAPEVILLE TOWNS

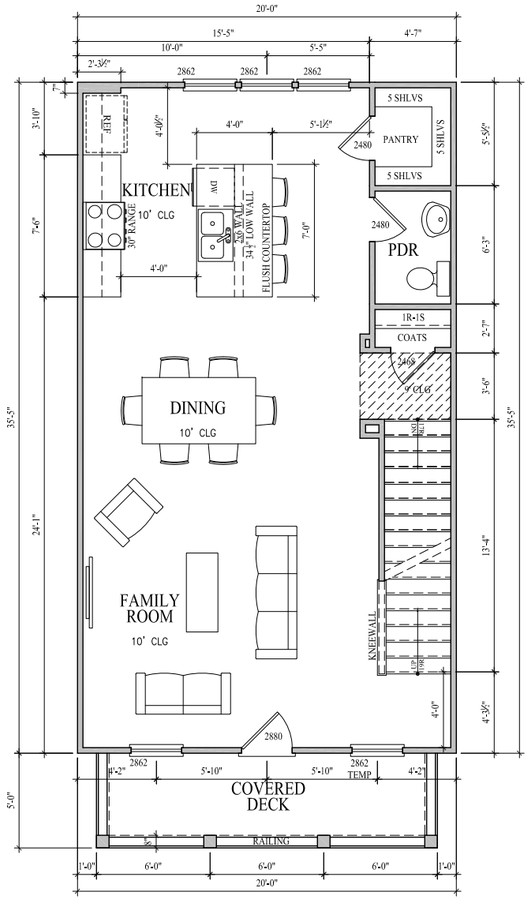
ROOF PLAN & REAR ELEVATION "E" (end unit)

Last Saved By:
Jason | 10/20/2021

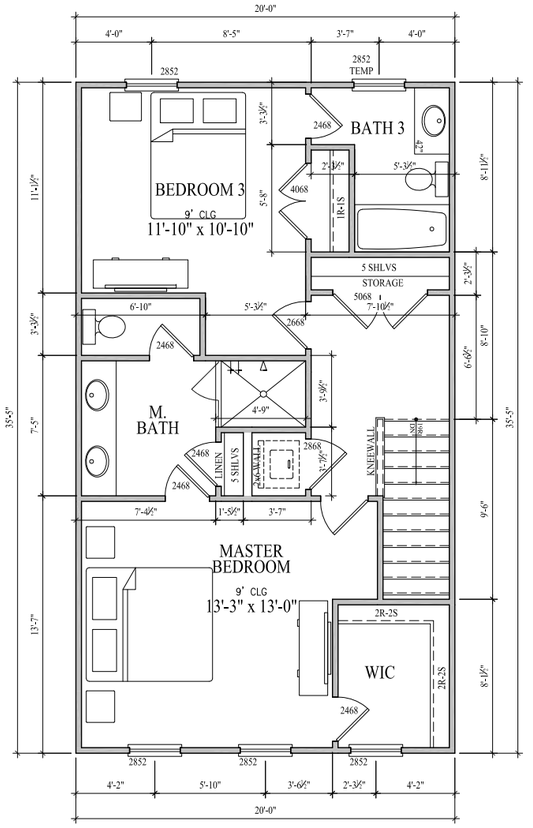
SHEET
E2-1e



- Em TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Em FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Em SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	708
SECOND FLOOR	672
TOTAL (HEATED)	1699
GARAGE	389
COVERED DECK	90

HARRISON HOMES

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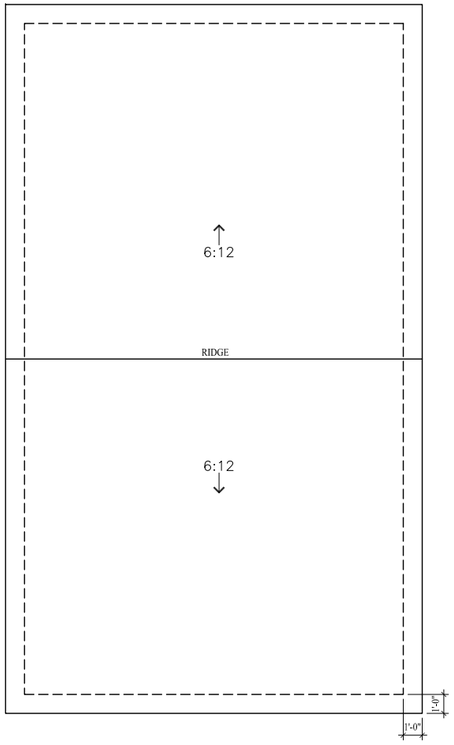
HAPEVILLE TOWNS

PLAN "E" (middle unit)

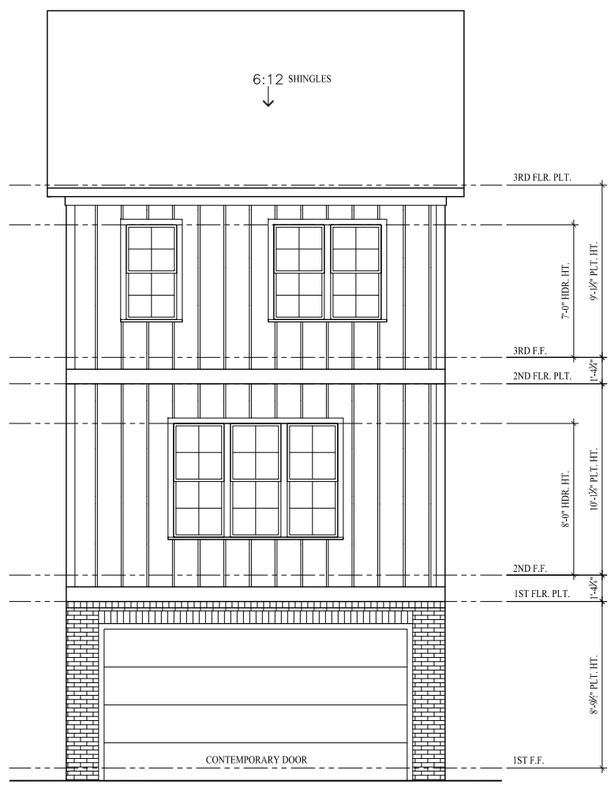
Last Saved By:
Jason 10/20/2021

SHEET
Em



E
E2-0m
ROOF PLAN
SCALE: 1/8" = 1'-0"

E
E2-0m
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



E
E2-0m
REAR ELEVATION
SCALE: 1/8" = 1'-0"

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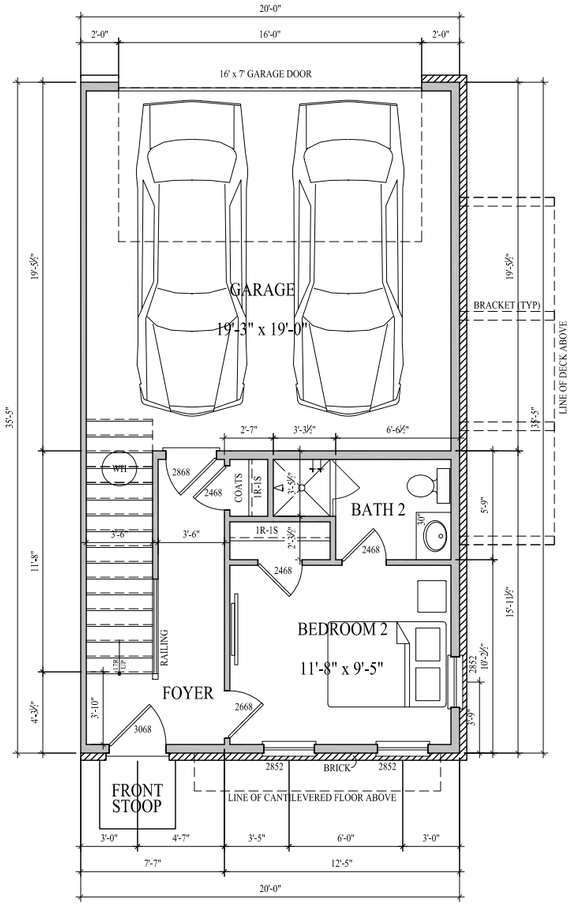
HAPEVILLE TOWNS

FRONT ELEVATION "E" (middle unit)

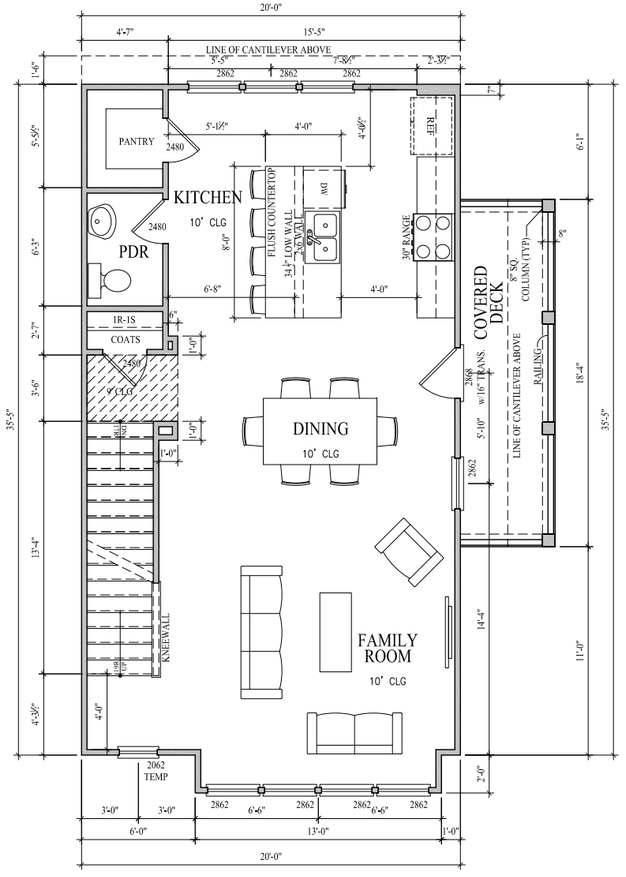
Last Saved By:
Jason 10/20/2021

SHEET
E2-0m



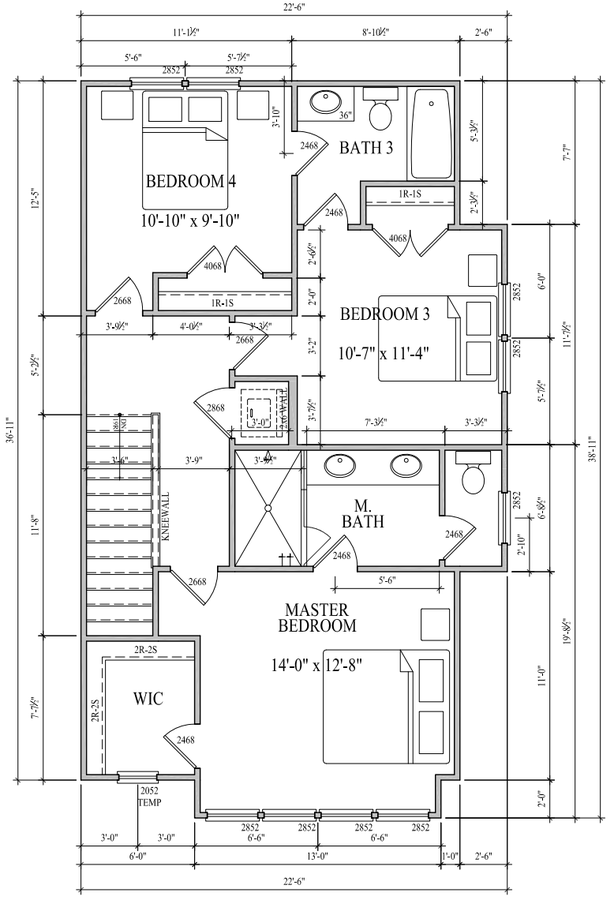
- Fe

TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Fe

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Fe

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	734
SECOND FLOOR	766
TOTAL (HEATED)	1819
GARAGE	389
COVERED DECK	92

HARRISON HOMES

ISSUE DATE: 7/22/2021
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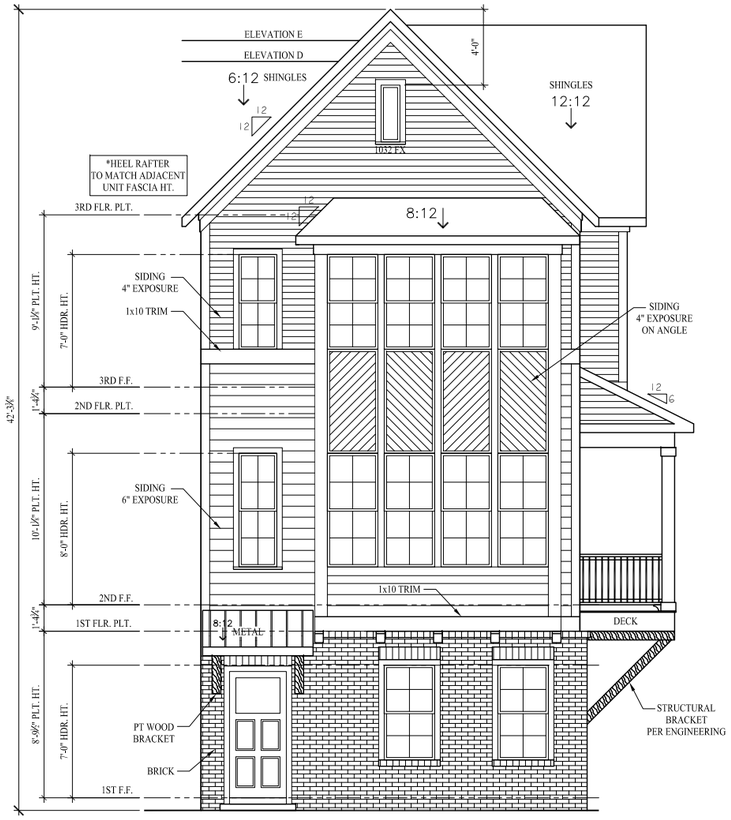
HAPEVILLE TOWNS

PLAN "F" (end unit)

Last Saved By:	
Jason	10/20/2021

SHEET
Fe



F
F2-0e

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

F
F2-0e

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

HARRISON
HOMES

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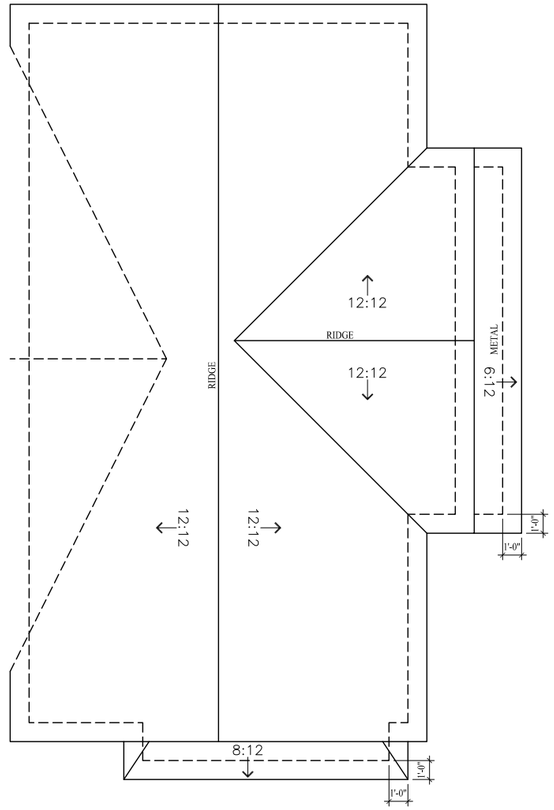
HAPEVILLE TOWNS

FRON & SIDE ELEVATIONS "F" (end unit)

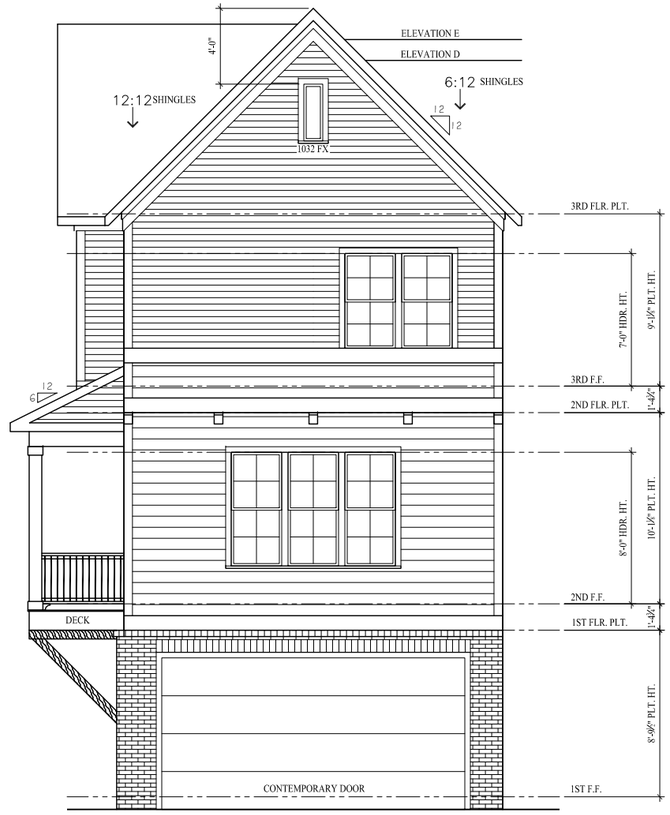
Last Saved By:
Jason 10/20/2021

SHEET
F2-0e



F
F2-1e

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



F
F2-1e

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

HARRISON
HOMES

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HAPEVILLE TOWNS

ROOF PLAN & REAR ELEVATION "F" (end unit)

Last Saved By:
Jason 10/20/2021

SHEET
F2-1e

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: 3560 Atlanta Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0098002 10736

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod A of a Multi-pod development of single family detached townhome units. Pod A will consist of 2 attached units.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD A
All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 4789 square feet (0.110 acre), more or less, and being more particularly described as follows:

Commencing at the southeastern intersection of College Street and Atlanta Avenue; thence 196.36 feet along the right-of-way of Atlanta Avenue to the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 53 degrees 20 minutes 04 seconds East, 73.47 feet to a point; thence South 36 degrees 39 minutes 57 seconds West, 64.74 feet to a point; thence North 53 degrees 43 minutes 51 seconds West, 73.89 feet to a point on the eastern right-of-way of Atlanta Avenue; thence along said right-of-way North 37 degrees 01 minutes 52 seconds East, 65.25 feet to the TRUE POINT OF BEGINNING.

Said property being a Fulton County Georgia Parcel 14 0098002 10736, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142, and further shown as Block “D” on a “Revised Final Plat of Asbury Park A.K.A Olde Town Phase 1A units #9-#21,” by Technical Survey Services, Inc., certified by Walter Y. Prevatte, Georgia RLS #2107, recorded 09/24/2008 in Plat Book 341 page 99, Fulton County, Georgia records.

PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE:	November 11, 2021
TO:	Tonya Hutson
FROM:	Lynn M. Patterson
RE:	**Design Review - Asbury Park Townhomes, Pods A**

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

BACKGROUND

The City of Hapeville has received a Design Review Application from DR Horton LLC for construction of 2 attached single family townhomes to be located at 3560 Atlanta Avenue. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs.

The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

CODE

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three Subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81- 1-7. The section elected shall be applied to said structures in its entirety.

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.

(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: **Heights should be provided.**
Sidewalks were developed to the RMU Standards. A design exception is required.

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: **30' minimum between street trees is required by RMU Code. Addressed in Site Plan Review**
Fence, wall, curb or hedge is required as part of RMU Code. Not shown here.

(c) Utility Standards

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

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

✓ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-

✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be

Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Mechanical not shown. Must be screened.**
Street lighting provided by City for Pod A
Tree placement will be reviewed by arborist.

(d) Parking and Traffic Standards

✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

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

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

✓ Metal roofs are:

Permitted on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

✋ Gutters shall be copper, aluminum or galvanized steel.

✋ Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

⦸ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: **Gutter and downspouts not shown.**

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

✓ Full-depth brick;

Natural or cast stone;

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

Shake siding;

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

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

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

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

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

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

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

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

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

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

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

✋ Porch and stoop foundations shall be enclosed.

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

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

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

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

⦸ Stoop stairs and landings shall be of similar width.

✓ Stoops may be covered or uncovered.

× When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

⦸ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Enfronting porches may have multistory verandas, living space, or balconies above.

✓ Porch columns shall be spaced a maximum distance of eight feet on center.

⦸ Front porch columns shall have foundation piers extending to grade.

⦸ All porches shall be covered.

✓ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

⦸ Enfronting balconies shall have a minimum clear depth of four feet.

⦸ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Balconies may be covered or uncovered.

STAFF COMMENT:

Porches are 4' deep.
All wood must be painted or stained.

(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:

Window recess detailed should be provided.
Window sills are not shown.

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

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

✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

⦸ *Wheelchair access* . Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

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

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

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

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

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

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

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

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

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

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

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

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

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

STAFF COMMENT: **The two unit attached single family homes do not resemble a one-family detached home. The lot is the final lot in a row of townhomes built c. 2008. The design should complete the row.**

FINDINGS

Design Concerns

Floor plans do not match elevations for door and window placement. For example, no windows are shown to confirm feasibility of placement and the entry is shown on the second floor, not the first as shownon the elevation.

The architectural style used for POD A is the same one used for all of the six pods throughout Asbury Park. The style is not consistent with the adjacent townhomes along Atlanta Avenue.

Missing Information or Non Compliance with Standards

Heights should be provided.
Fence, wall, curb or hedge is required as part of RMU Code.
Gutter and downspout specs missing.
Ensure all mechanical is screened.
Window recess detailed should be provided.
Porches are 4' deep. Required 8' or design exception.
All wood must be painted or stained.

Design Exceptions are required for the following:

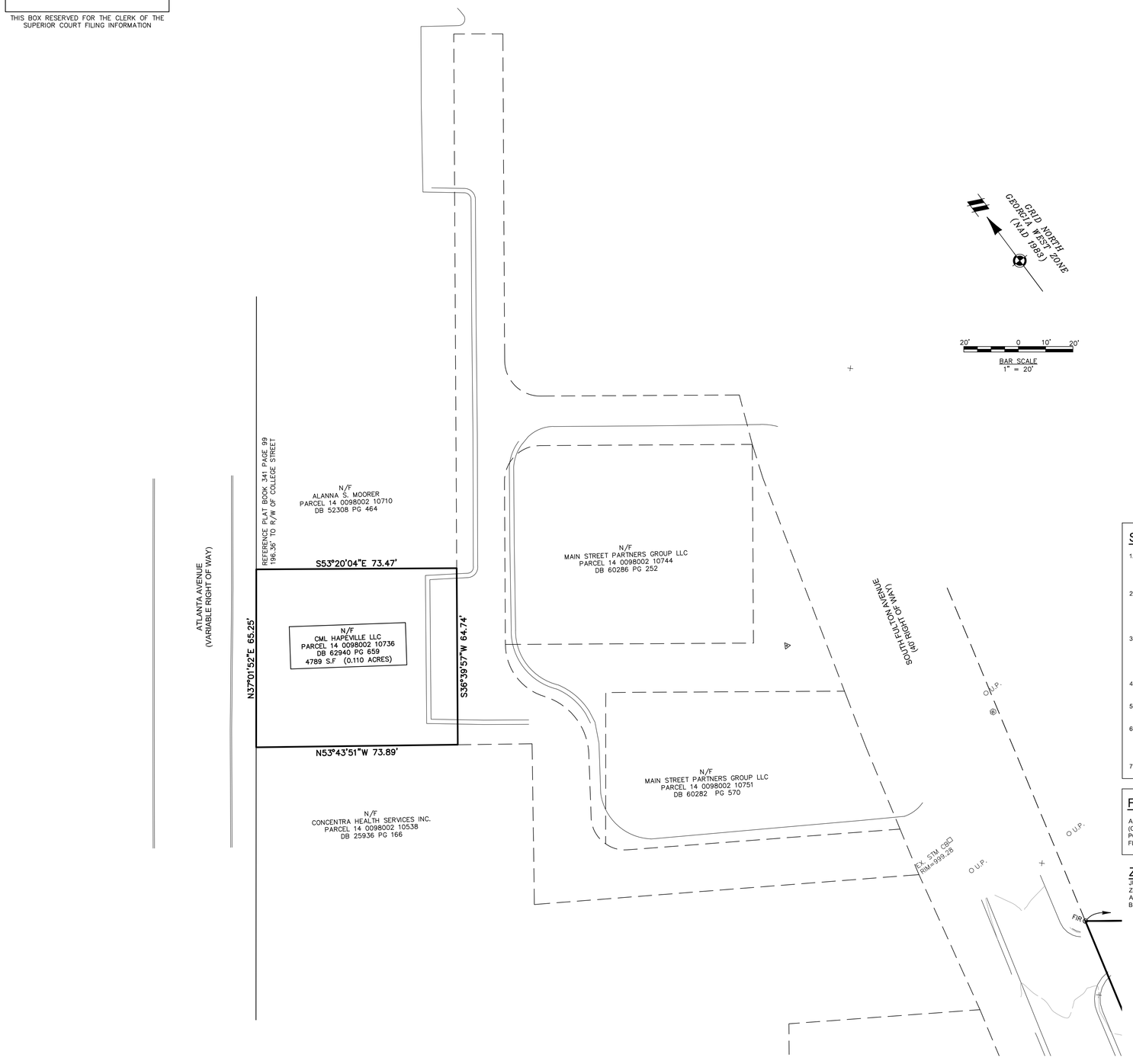
Sidewalks were developed to the RMU Standards.
4' Porch depth - see above.
Allow for shed roofs on porches.

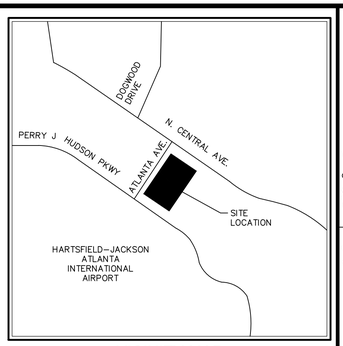
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES

POD A
ATLANTA AVENUE
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA





VICINITY MAP
NOT TO SCALE

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR	Ⓔ	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓖ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0386F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.110 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21

By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

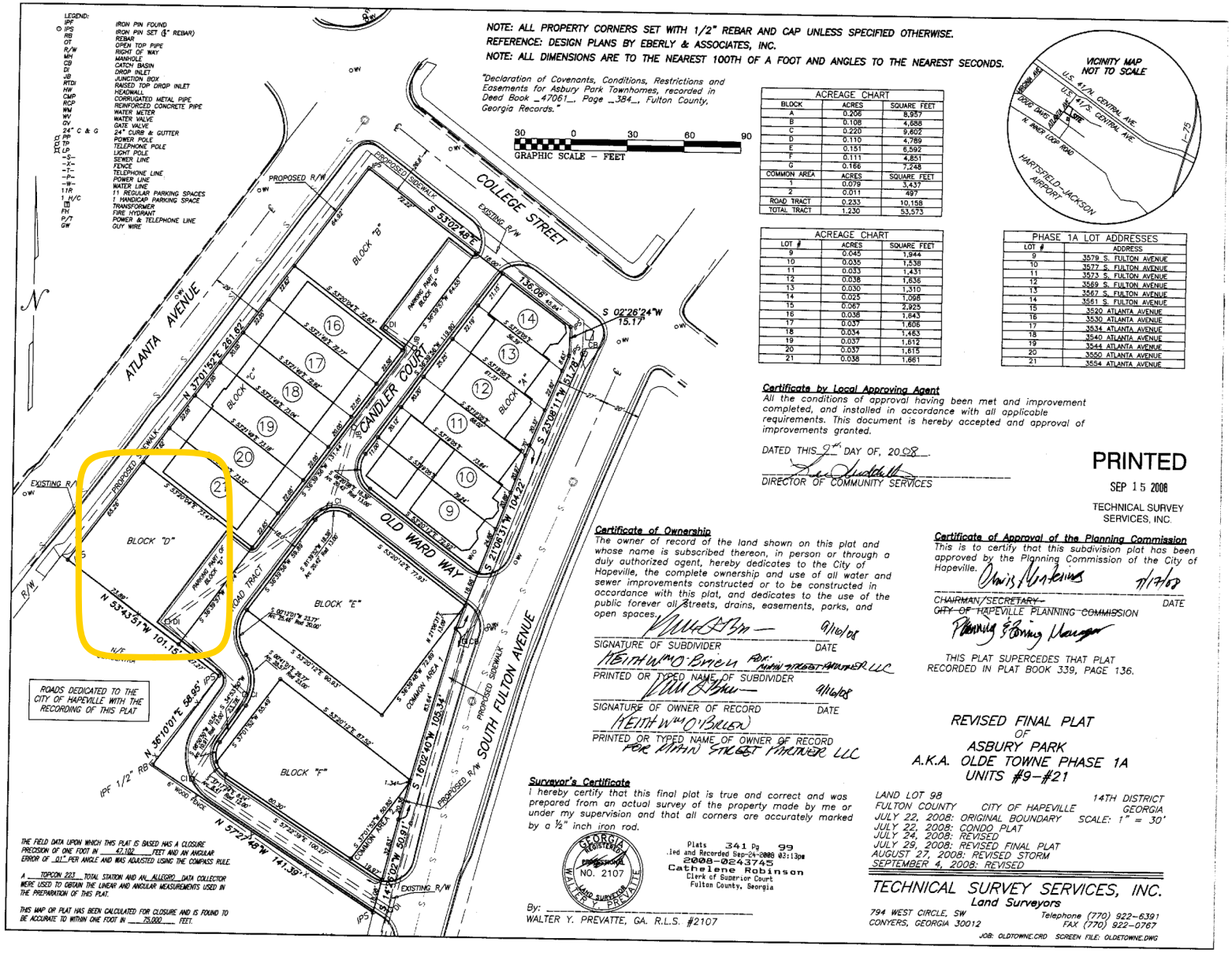
RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES

DATE: 10/12/2021

REVISIONS

DWG.	MD / CH.
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: R:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:35 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PROVIDE PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB



ACREAGE CHART

BLOCK	ACRES	SQUARE FEET
A	0.206	8,957
B	0.108	4,688
C	0.220	9,602
D	0.110	4,789
E	0.151	6,592
F	0.111	4,851
G	0.166	7,248
COMMON AREA	ACRES	SQUARE FEET
1	0.079	3,437
2	0.011	497
ROAD TRACT	0.233	10,158
TOTAL TRACT	1.230	53,573

ACREAGE CHART

LOT #	ACRES	SQUARE FEET
9	0.045	1,944
10	0.035	1,538
11	0.033	1,431
12	0.038	1,636
13	0.030	1,310
14	0.025	1,098
15	0.067	2,925
16	0.038	1,643
17	0.037	1,606
18	0.034	1,463
19	0.037	1,612
20	0.037	1,615
21	0.038	1,661

VICINITY MAP
NOT TO SCALE
U.S. 41/N. CENTRAL AVE.
U.S. 41/S. CENTRAL AVE.
I-75
DODD DRIVE
N. INNER LOOP ROAD
HARTSFIELD-JACKSON AIRPORT

PHASE 1A LOT ADDRESSES

LOT #	ADDRESS
9	3579 S. FULTON AVENUE
10	3577 S. FULTON AVENUE
11	3573 S. FULTON AVENUE
12	3569 S. FULTON AVENUE
13	3567 S. FULTON AVENUE
14	3561 S. FULTON AVENUE
15	3520 ATLANTA AVENUE
16	3530 ATLANTA AVENUE
17	3534 ATLANTA AVENUE
18	3540 ATLANTA AVENUE
19	3544 ATLANTA AVENUE
20	3550 ATLANTA AVENUE
21	3554 ATLANTA AVENUE

Certificate by Local Approving Agent
All the conditions of approval having been met and improvement completed, and installed in accordance with all applicable requirements. This document is hereby accepted and approval of improvements granted.

DATED THIS 9th DAY OF, 2008.

DIRECTOR OF COMMUNITY SERVICES

PRINTED
SEP 15 2008
TECHNICAL SURVEY SERVICES, INC.

Certificate of Ownership
The owner of record of the land shown on this plat and whose name is subscribed thereon, in person or through a duly authorized agent, hereby dedicates to the City of Hapeville, the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever all streets, drains, easements, parks, and open spaces.

9/16/08
SIGNATURE OF SUBDIVIDER DATE
KEITH WM. O'BRIEN FOR: MAIN STREET PARTNER LLC
PRINTED OR TYPED NAME OF SUBDIVIDER
9/16/08
SIGNATURE OF OWNER OF RECORD DATE
KEITH WM. O'BRIEN
PRINTED OR TYPED NAME OF OWNER OF RECORD
FOR MAIN STREET PARTNER LLC

Certificate of Approval of the Planning Commission
This is to certify that this subdivision plat has been approved by the Planning Commission of the City of Hapeville.

9/17/08
CHAIRMAN/SECRETARY DATE
CITY OF HAPEVILLE PLANNING COMMISSION
Planning & Zoning Manager

THIS PLAT SUPERCEDES THAT PLAT RECORDED IN PLAT BOOK 339, PAGE 136.

Surveyor's Certificate
I hereby certify that this final plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision and that all corners are accurately marked by a ½" inch iron rod.

GEORGIA REGISTERED LAND SURVEYOR NO. 2107 W. WALTER Y. PREVATTE

Plats 341 Pg 99
Filed and Recorded Sep-24-2008 03:13pm
2008-0243745
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

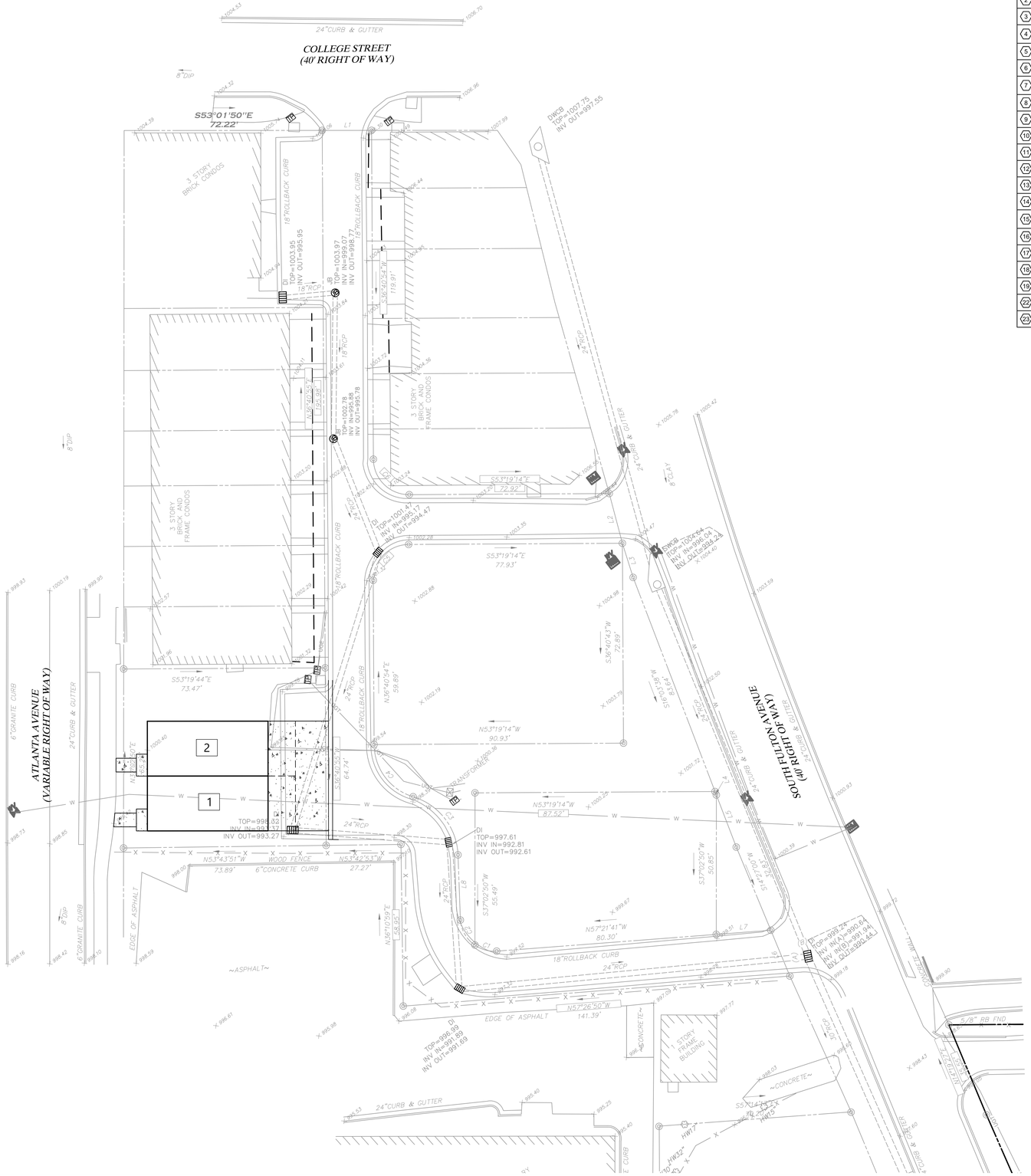
By: _____
WALTER Y. PREVATTE, GA. R.L.S. #2107

REVISED FINAL PLAT
OF
ASBURY PARK
A.K.A. OLDE TOWNE PHASE 1A
UNITS #9–#21

LAND LOT 98 14TH DISTRICT
FULTON COUNTY CITY OF HAPEVILLE GEORGIA
JULY 22, 2008: ORIGINAL BOUNDARY SCALE: 1" = 30'
JULY 22, 2008: CONDO PLAT
JULY 24, 2008: REVISED
JULY 29, 2008: REVISED FINAL PLAT
AUGUST 27, 2008: REVISED STORM
SEPTEMBER 4, 2008: REVISED

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW
CONYERS, GEORGIA 30012
Telephone (770) 922-6391
FAX (770) 922-0767
JOB: OLDTOWNE.CRD SCREEN FILE: OLDETOWNE.DWG

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2211818&key1=341&key2=99&county=60&countyname=FULTON&userid=556847&appid=28 11/15
Page 232 of 355



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD A	0.113 AC
POD A OPEN SPACE REQU	N/A
POD A DENSITY:	2 UN (17.6 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL UTILIZE EXISTING MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

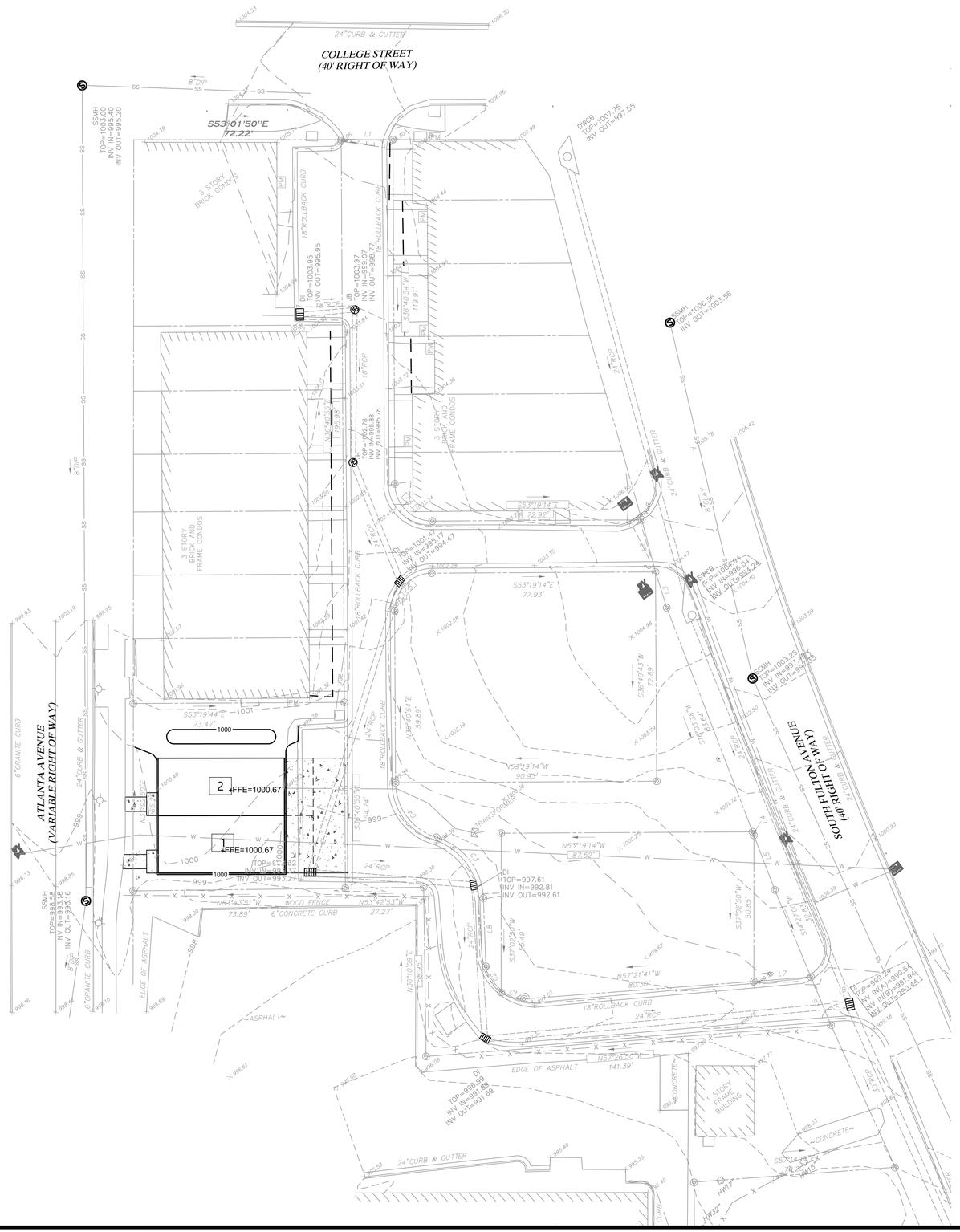
0 10' 20'
SCALE: 1"=20'

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

CAD FILE: C200 SITE PLAN

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD A\C200 SITE PLAN.dwg LAST SAVED BY: mBI 10/12/2021 10:18 AM PLOTTED BY: Thea Stowe 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB


COLLEGE STREET
(40' RIGHT OF WAY)
24"CURB & GUTTER
8" DIP
SS
SSMH
TOP=1003.00
INV IN=995.40
INV OUT=995.20
S53°01'50"E
72.22'
3 STORY
BRICK CONDOS
18"ROLLBACK CURB
DI
TOP=1003.95
INV OUT=995.95
DI
TOP=1003.97
INV IN=998.27
INV OUT=998.77
18"ROLLBACK CURB
24"RCP
S35°40'54"W
119.91'
DI
TOP=1002.78
INV IN=995.88
INV OUT=995.78
3 STORY
BRICK AND
FRAME CONDOS
S53°19'14"E
77.93'
DI
TOP=1001.47
INV IN=995.17
INV OUT=994.47
TWCB
TOP=1007.75
INV OUT=997.55
SSMH
TOP=1006.56
INV OUT=1003.56
24"RCP
GUTTER
24"CURB
8" DIP
TWCB
TOP=1004.64
INV IN=999.04
INV OUT=998.84
S39°40'43"W
72.89'
SSMH
TOP=1003.25
INV IN=997.45
INV OUT=997.25
SOUTH FULTON AVENUE
(40' RIGHT OF WAY)
N53°19'14"W
90.93'
N36°40'46"E
59.89'
S36°40'55"W
14.74'
TRANSFORMER
N53°19'14"W
87.52'
S37°02'56"W
50.85'
S37°02'56"W
25.49'
DI
TOP=997.61
INV IN=992.81
INV OUT=992.61
N57°21'41"W
80.36'
DI
TOP=998.25
INV IN(A)=990.64
INV IN(B)=991.94
INV OUT=990.44
18"ROLLBACK CURB
24"RCP
N57°26'50"W
141.39'
EDGE OF ASPHALT
~ASPHALT~
~CONCRETE~
1 STORY
FRAME
BUILDING
DI
TOP=998.39
INV IN=991.89
INV OUT=991.69
30"RCP
S57°14'33"E
70.20'
HW1
HW2"
24"CURB & GUTTER
ATLANTA AVENUE
(VARIABLE RIGHT OF WAY)
6" GRANITE CURB
24"CURB & GUTTER
N53°44'51"W
73.89'
6"CONCRETE CURB
27.27'
N53°42'43"W
WOOD FENCE
S53°19'44"E
73.44'
1000
2
FFE=1000.67
1
FFE=1000.67
TOP=999.32
INV OUT=995.22
SSMH
TOP=998.58
INV IN=992.48
INV OUT=992.16
EDGE OF ASPHALT
N36°40'46"E
59.89'
S36°40'55"W
14.74'
24"RCP
18"ROLLBACK CURB
L1
L2
L3
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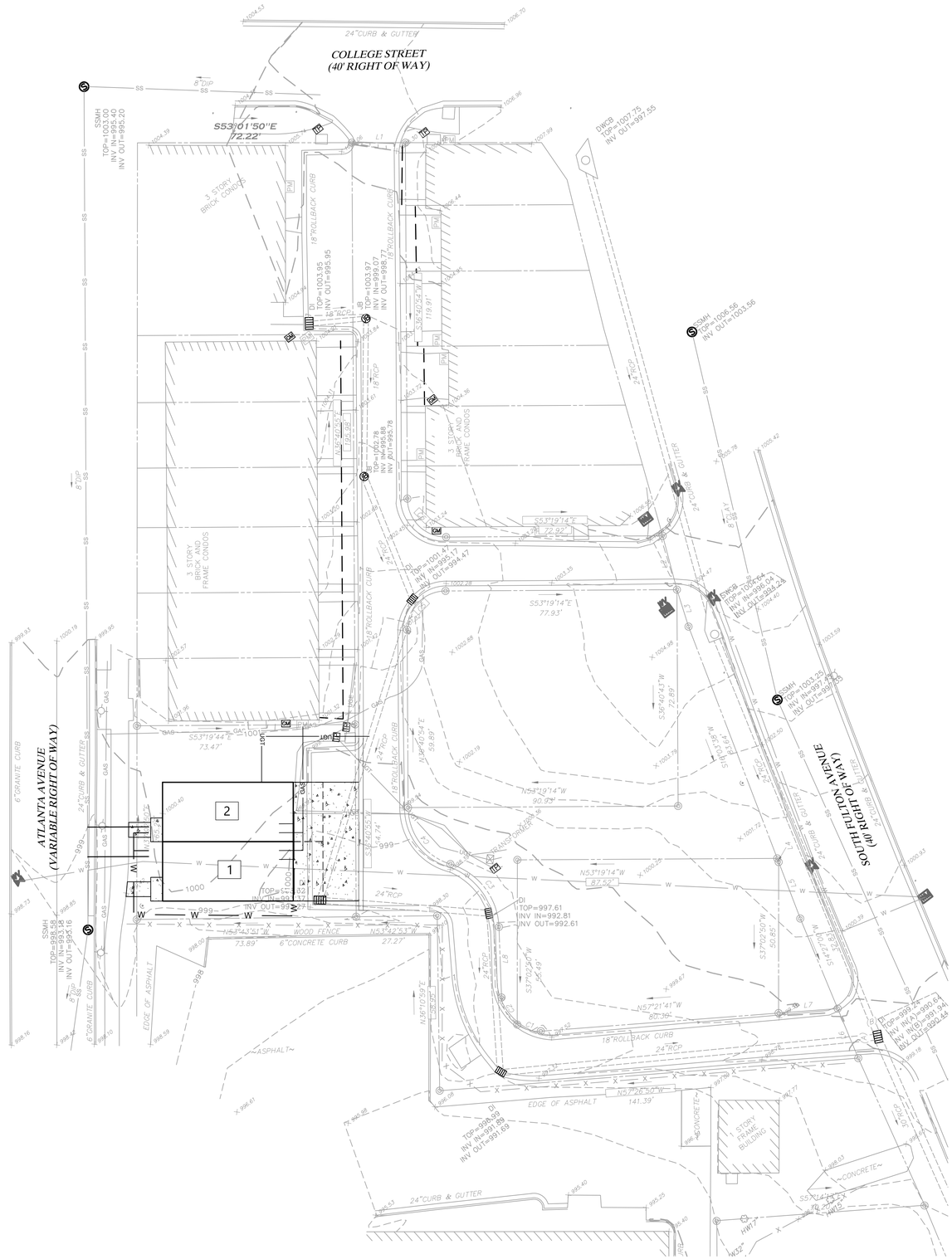
COLLEGE STREET
(40' RIGHT OF WAY)
24"CURB & GUTTER
S53°01'50"E
72.22'
3 STORY BRICK CONDOS
18"ROLLBACK CURB
24"RCP
8"DIP
SSMH
TOP=1001.00
INV IN=995.40
INV OUT=995.20
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TOP=1003.95
INV OUT=995.95
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TOP=1003.97
INV IN=998.07
INV OUT=998.77
DWCB
TOP=1007.75
INV OUT=997.55
SSMH
TOP=1006.56
INV OUT=1003.56
S53°19'14"E
72.92'
S53°19'14"E
77.93'
DI
TOP=1001.14
INV IN=995.14
INV OUT=994.47
DWCB
TOP=1006.64
INV OUT=1003.74
SSMH
TOP=1003.25
INV IN=999.75
INV OUT=999.55
3 STORY BRICK AND FRAME CONDOS
DI
TOP=1052.78
INV IN=1045.88
INV OUT=995.78
ATLANTA AVENUE
(VARIABLE RIGHT OF WAY)
S53°19'44"E
73.47'
6"GRANITE CURB
24"CURB & GUTTER
8"DIP
SSMH
TOP=998.58
INV IN=993.18
INV OUT=993.16
N53°43'51"W
73.89'
WOOD FENCE
6"CONCRETE CURB
N53°42'53"W
27.27'
EDGE OF ASPHALT
~ASPHALT~
2
1
TOP=997.61
INV IN=992.81
INV OUT=992.61
N53°19'14"W
90.92'
N53°19'14"W
87.52'
S37°02'50"W
50.85'
S37°02'50"W
56.49'
N57°21'41"W
80.39'
N57°26'50"W
141.39'
N38°10'59"E
58.56'
S36°40'54"E
59.69'
S36°40'54"E
119.91'
S36°40'54"W
72.89'
S36°40'36"W
67.44'
S37°02'50"W
50.85'
S14°47'10"E
42.12'
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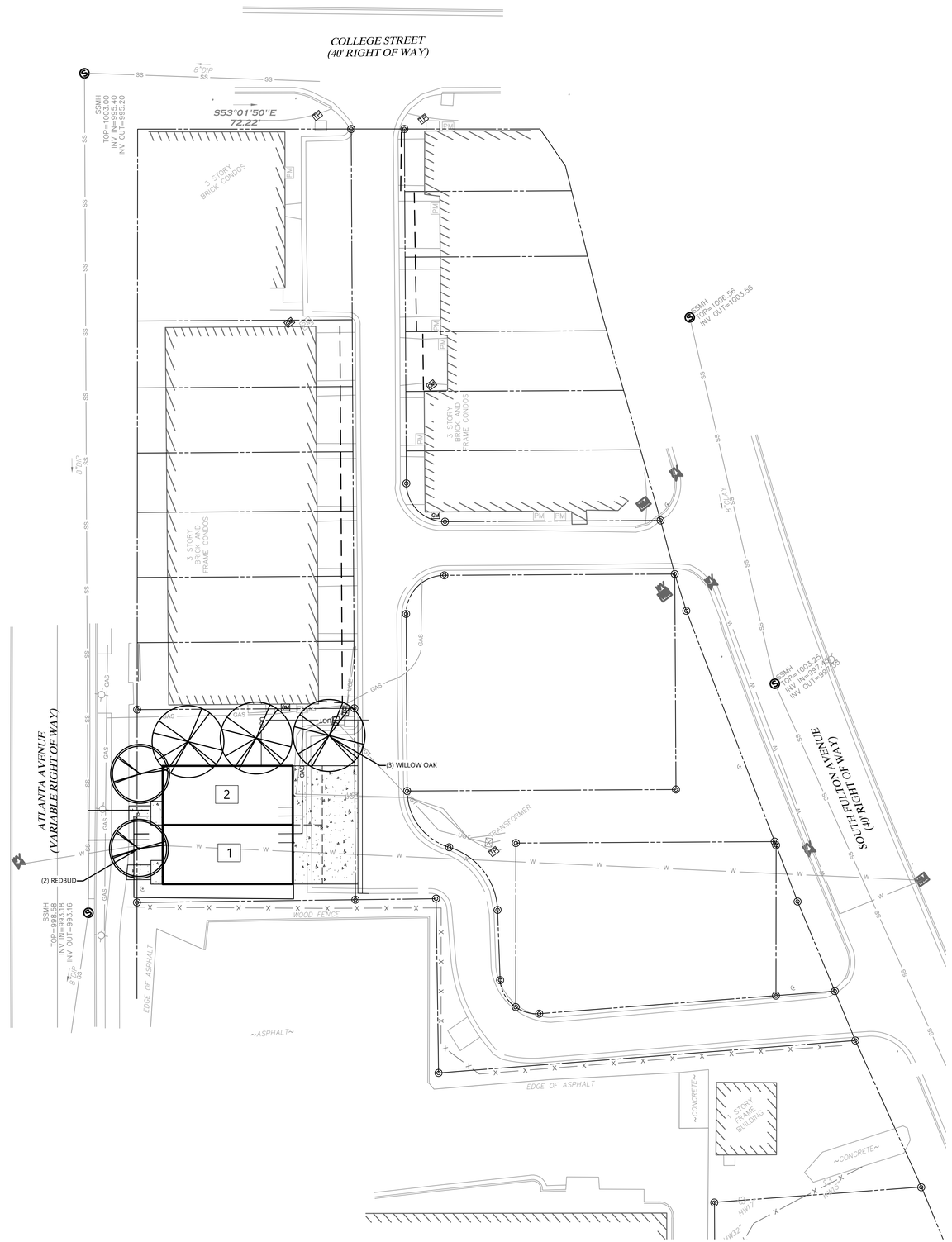

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
3	WILLOW OAK	QUERCUS PHELLOS	3	9	B&B, 14-16' HT.
2	REDBUD	CERCIS CANADENSIS	2	4	B&B, 10-12' HT.
			TOTAL	13	

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

SITE DATA

POD A	0.113 AC
POD A OPEN SPACE REQU	N/A
POD A DENSITY:	2 UN (17.6 UN/AC)
PRODUCT TYPE	20'W X 44'D TOWNHOME

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. EACH POD WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

TREE SUMMARY

DENSITY REQUIRED	11.3 IN (100 IN/AC)
DENSITY PROVIDED	13 IN

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA:PEF001804

PROJ SECTION
S FULTON AVE
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE

BOTTOM RIGHT

FILE NAME: T:\21002729-Hapeville, GA Townhouses\LDM\Civil\engr\sht\24 PRODUCTION POD A\L100 LANDSCAPE.dwg LAST SAVED BY: dsh 10/11/2021 2:26 PM PLOTTED BY: Reginald Dsh 10/11/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG to PDF.PC3 PLOT STYLE: ATWELL.CTB

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

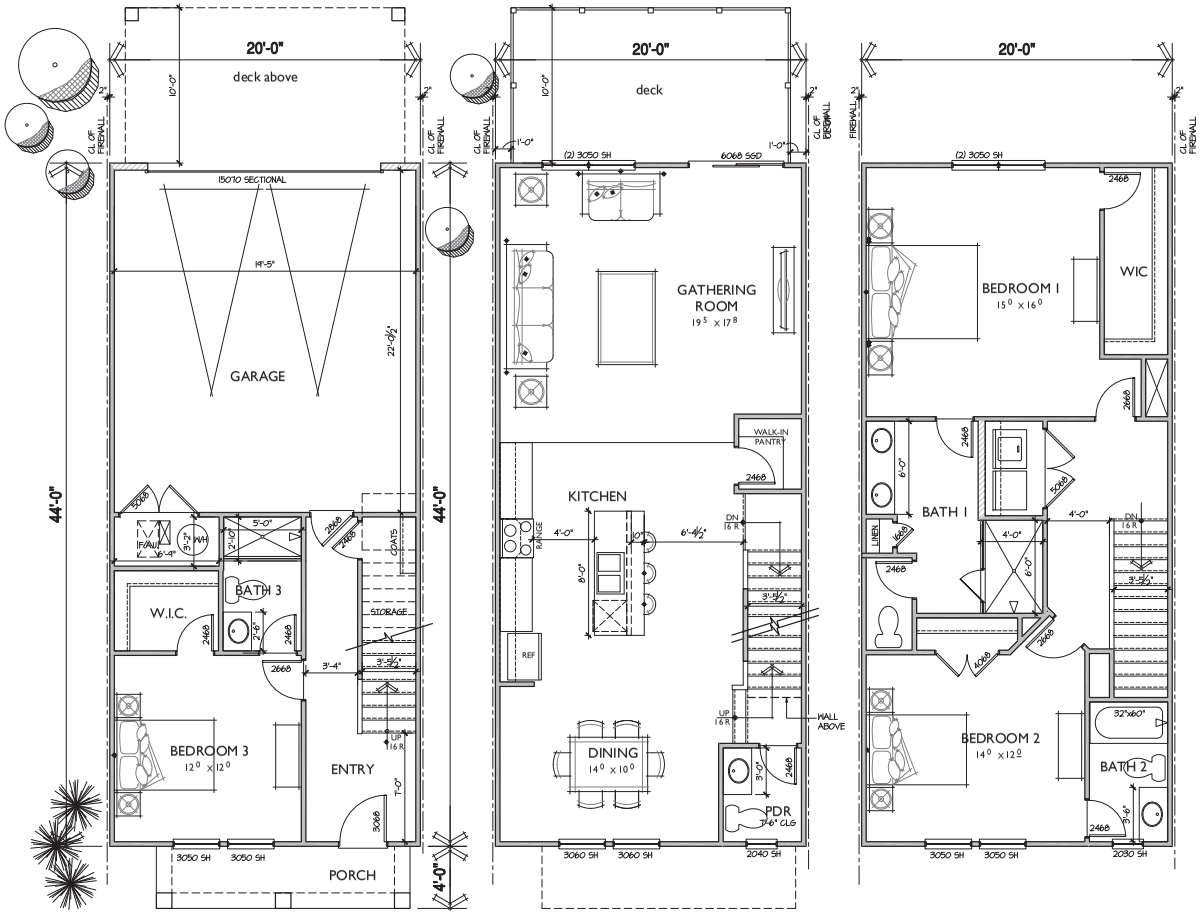
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

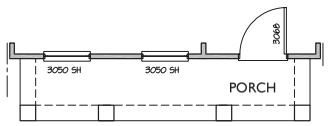
SHEET NO:
0



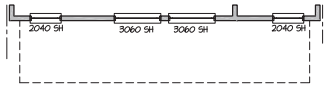
first floor 'a'

second floor 'a'

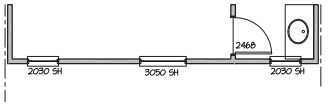
third floor 'a'



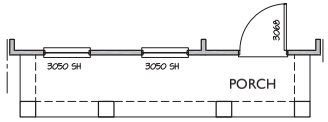
first floor 'b'



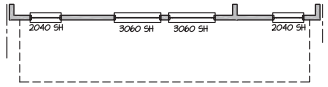
second floor 'b'



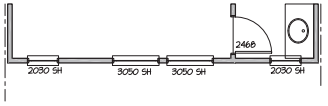
third floor 'b'



first floor 'c'



second floor 'c'



third floor 'b'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

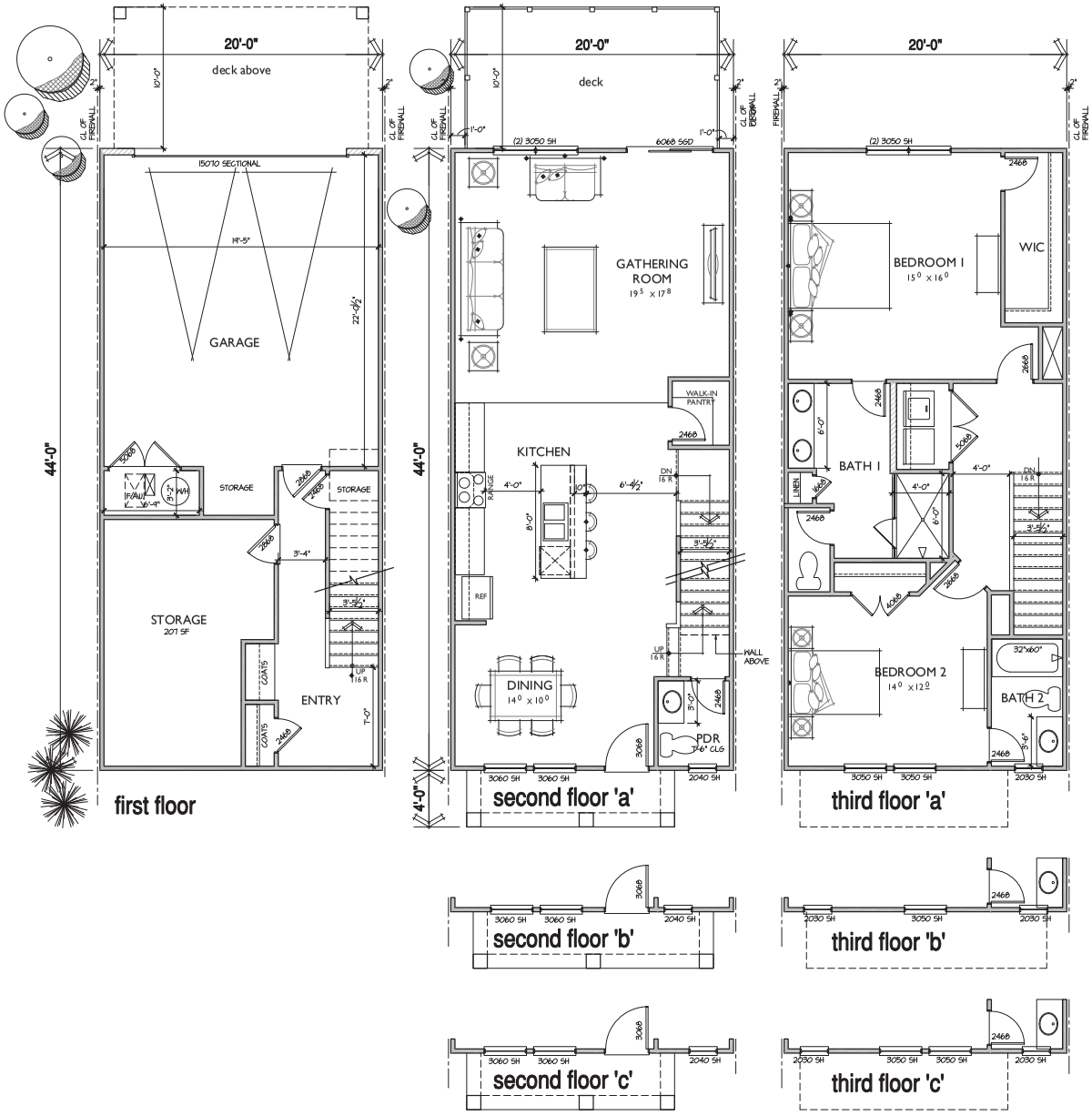
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



area calc:

ffl:	222 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	1934 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

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Atlanta Div.

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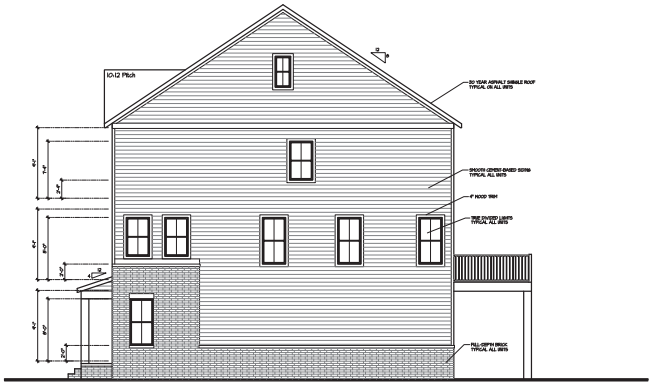
D·R·HORTON America's Builder

PROJECT NO: GMD21025

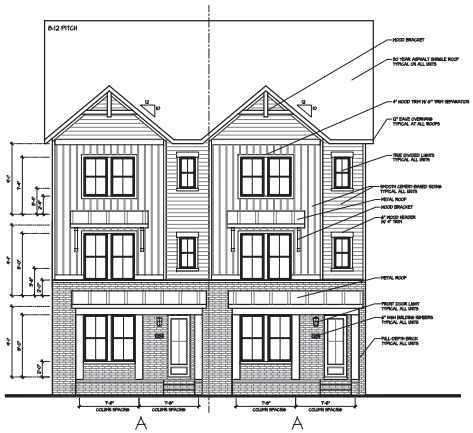
SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.1

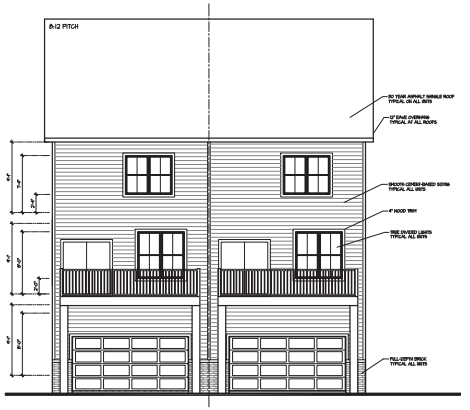


right



Hapeville Town Homes
DR Horton
Pod A

left



rear

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODA

PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE:	November 11, 2021
TO:	Tonya Hutson
FROM:	Lynn M. Patterson
RE:	**Design Review - Asbury Park Townhomes, Pod B-F**

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

BACKGROUND

The City of Hapeville has received a Design Review Application from DR Horton LLC for construction of attached single family townhomes to be located in Pods B-F in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs.

The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

CODECollege

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three ubareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81- 1-7. The section elected shall be applied to said structures in its entirety.

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.

(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: **Heights should be provided.**
Sidewalks were developed to the RMU Standards. A design exception is required.

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: **30' minimum between street trees is required by RMU Code. Addressed in Site Plan Review**
Fence, wall, curb or hedge is required as part of RMU Code. Not shown here.

(c) Utility Standards

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

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

× Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-

✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be

✋ Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Mechanical not shown. Must be screened.**
Interior lighting for the pathways should be shown.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.
Tree placement will be reviewed by arborist.

(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: **Fire Marshall has required a wider driveway and multiple curb cuts for access. Design exception required.**

(e) Roof and Chimney Standards

✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

✓ Metal roofs are:

Permitted on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

✋ Gutters shall be copper, aluminum or galvanized steel.

✋ Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

⦸ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: **Gutter and downspouts not shown.**

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

✓ Full-depth brick;

Natural or cast stone;

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

Shake siding;

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

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

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

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

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

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

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

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

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

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

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

✋ Porch and stoop foundations shall be enclosed.

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

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

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

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

⦸ Stoop stairs and landings shall be of similar width.

✓ Stoops may be covered or uncovered.

× When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

⦸ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Enfronting porches may have multistory verandas, living space, or balconies above.

✓ Porch columns shall be spaced a maximum distance of eight feet on center.

⦸ Front porch columns shall have foundation piers extending to grade.

⦸ All porches shall be covered.

✓ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

⦸ Enfronting balconies shall have a minimum clear depth of four feet.

⦸ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Balconies may be covered or uncovered.

STAFF COMMENT:

Porches are 4' deep.
All wood must be painted or stained.

(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:

Window recess detailed should be provided.
Window sills are not shown.

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

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

✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

⦸ *Wheelchair access* . Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

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

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

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

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

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

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

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

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

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

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

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

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

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

STAFF COMMENT:

FINDINGS

Design Concerns
Floor plans do not match elevations for door and window placement. For example, no windows are shown to confirm feasibility of placement and the entry is shown on the second floor, not the first as shown on the elevation.

The architectural style is the same for all PODS even thought they are not contiguous. The materials are essentially the same between buidlings withi little variation. At a minimum, change in materials, alternate stoops/porches are recommended. See Willingham, Elkins, and Dogwood townhomes as examples.

End units that are on driveway/street corners should consider additional design elements that read as a front facade.

Missing Information or Non Compliance with Standards
Heights should be provided.
Fence, wall, curb or hedge is required as part of RMU Code.
Gutter and downspout specs missing.
Ensure all mechanical is screened.
Window recess detailed should be provided.
Porches are 4' deep. Required 8' or design exception.
All wood must be painted or stained.
Interior lighting for the pathways should be shown.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

Design Exceptions are required for the following:
Sidewalks were developed to the RMU Standards.
4' Porch depth - see above.
Fire Marshall has required a wider driveway and multiple curb cuts for access.
Allow for shed roofs on porches.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: 609-627 College Street

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0098002 00521, 14 0098002 00380, 14 0098002 00372, 14 0098002 00364

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod B of a Multi-pod development of single family detached townhome units. Pod B will consist of 14 attached units, 2 buildings of 7 units each.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

List/Describe Building Materials on the exterior of the **existing** structure: Existing homes and accessory buildings on the property consist of brick and wood.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD B

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 44362 square feet (1.018 acre), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of College Street and the eastern right-of-way of South Fulton Street; thence 141.00 feet along the right-of-way of College Street to an iron pin, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 36 degrees 38 minutes 18 seconds East, 100.50 feet to an iron pin; thence South 50 degrees 54 minutes 22 seconds East, 8.40 feet to a point; thence North 35 degrees 32 minutes 01 seconds East, 100.00 feet to an iron pin; thence South 53 degrees 36 minutes 58 seconds East, 47.10 feet to an iron pin; thence South 51 degrees 44 minutes 52 seconds East, 62.03 feet to an iron pin; thence South 52 degrees 20 minutes 55 seconds East, 27.54 feet to an iron pin; thence South 55 degrees 02 minutes 28 seconds East, 32.31 feet to a point; thence South 55 degrees 02 minutes 28 seconds East, 49.84 feet to a point; thence South 36 degrees 32 minutes 54 seconds West, 201.81 feet to a point on the northern right-of-way of College Street; thence along said right-of-way North 53 degrees 01 minutes 46 seconds West, 225.54 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 00521, 14 0098002 00380, 14 0098002 00372, 14 0098002 00364, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

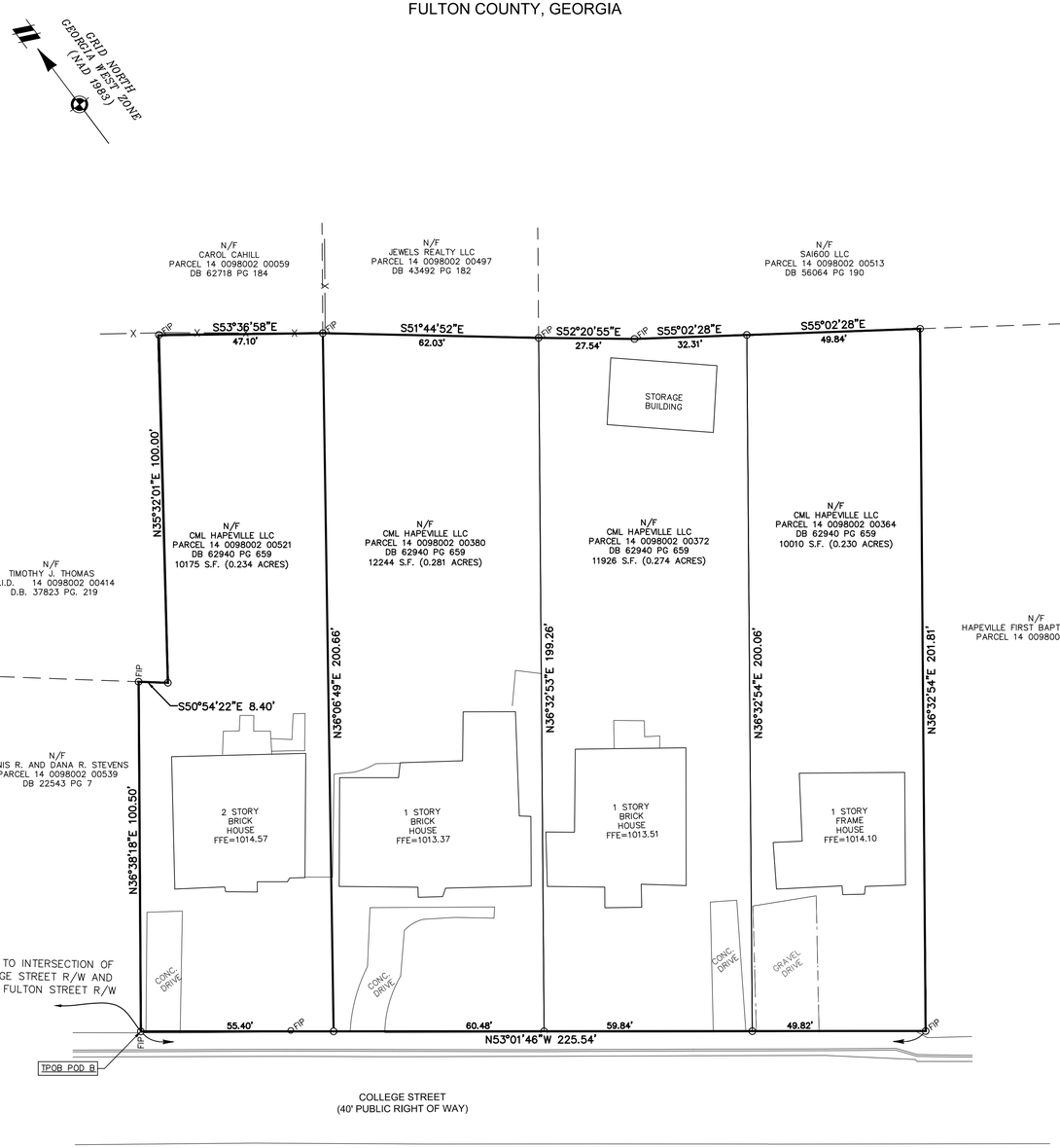
DATUMS

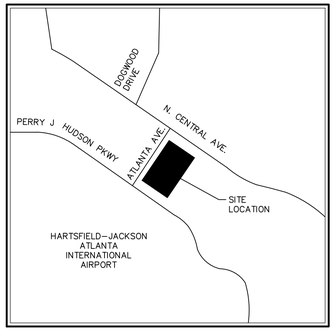
Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RETRACEMENT SURVEY FOR FOR:

HAPEVILLE TOWN HOMES
POD B

44,362 S.F. (1.018 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA





VICINITY MAP
NOT TO SCALE

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
G G	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓖ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER	Ⓦ	WATER VALVE
)	EXISTING CUVLERT		FIRE HYDRANT
○	STORM WATER MANHOLE	W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
		○	SANITARY SEWER MANHOLE
			SANITARY SEWER

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION; AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,455 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.018 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21

By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN LAND LOT: 98 14TH DISTRICT FULTON COUNTY, GEORGIA

CLIENT D.R. HORTON

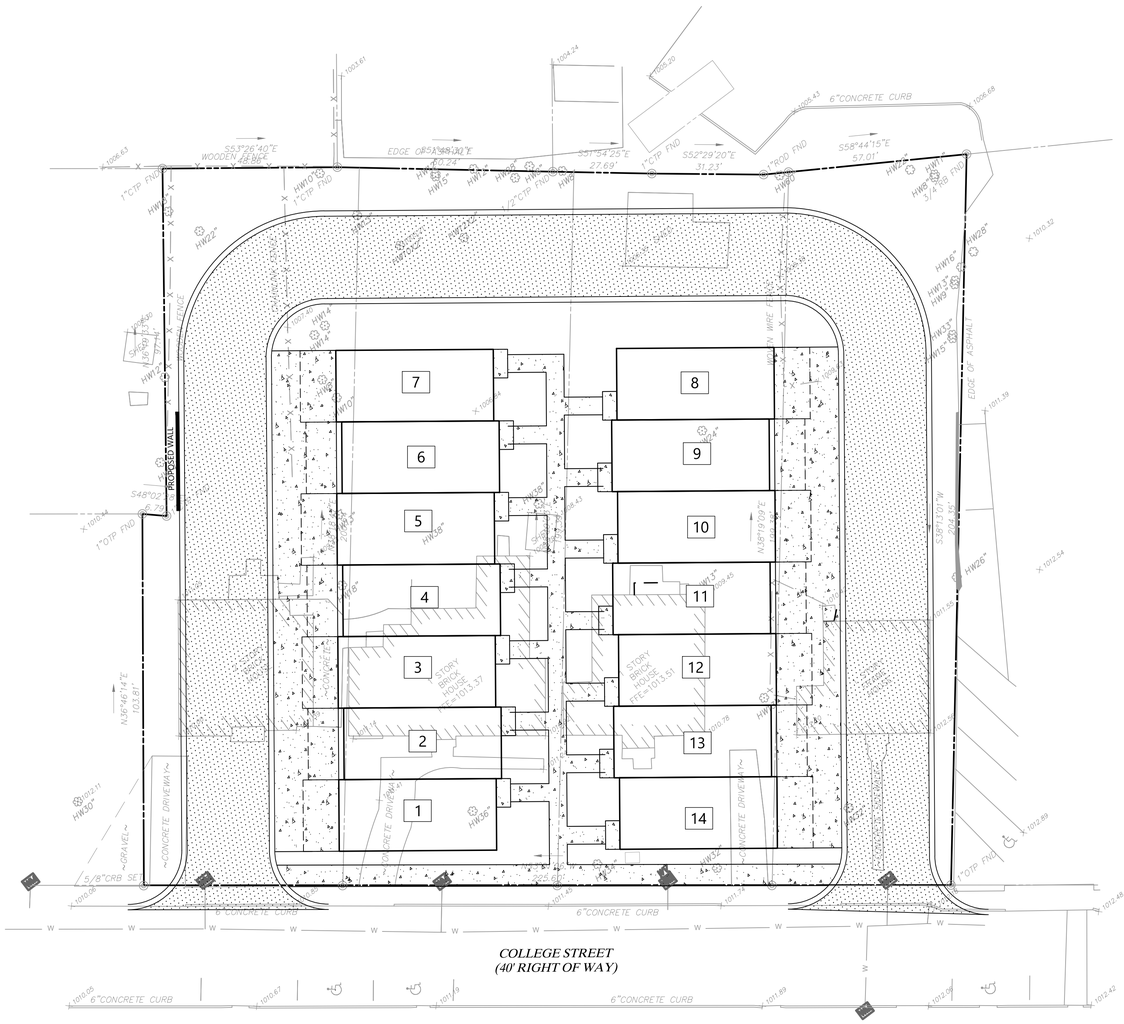
RETRACEMENT SURVEY FOR HAPEVILLE TOWN HOMES POD–B

DATE 10/12/2021

REVISIONS

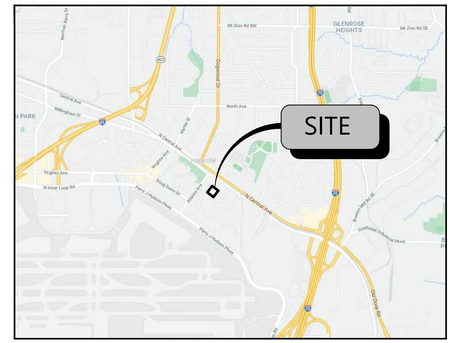
DWG. SH	CH. MD
P.M. T. STONE	
CODE AS	
JOB 21002729	
SHEET NO. 1 OF 1	

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD B	1.01 AC
POD B OPEN SPACE REQU	N/A
POD B DENSITY:	14 UN (14 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL UTILIZE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

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

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD05804

PROJ SECTION
COLLEGE ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTO
HAPEVILLE TOWN HOMES POD B
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

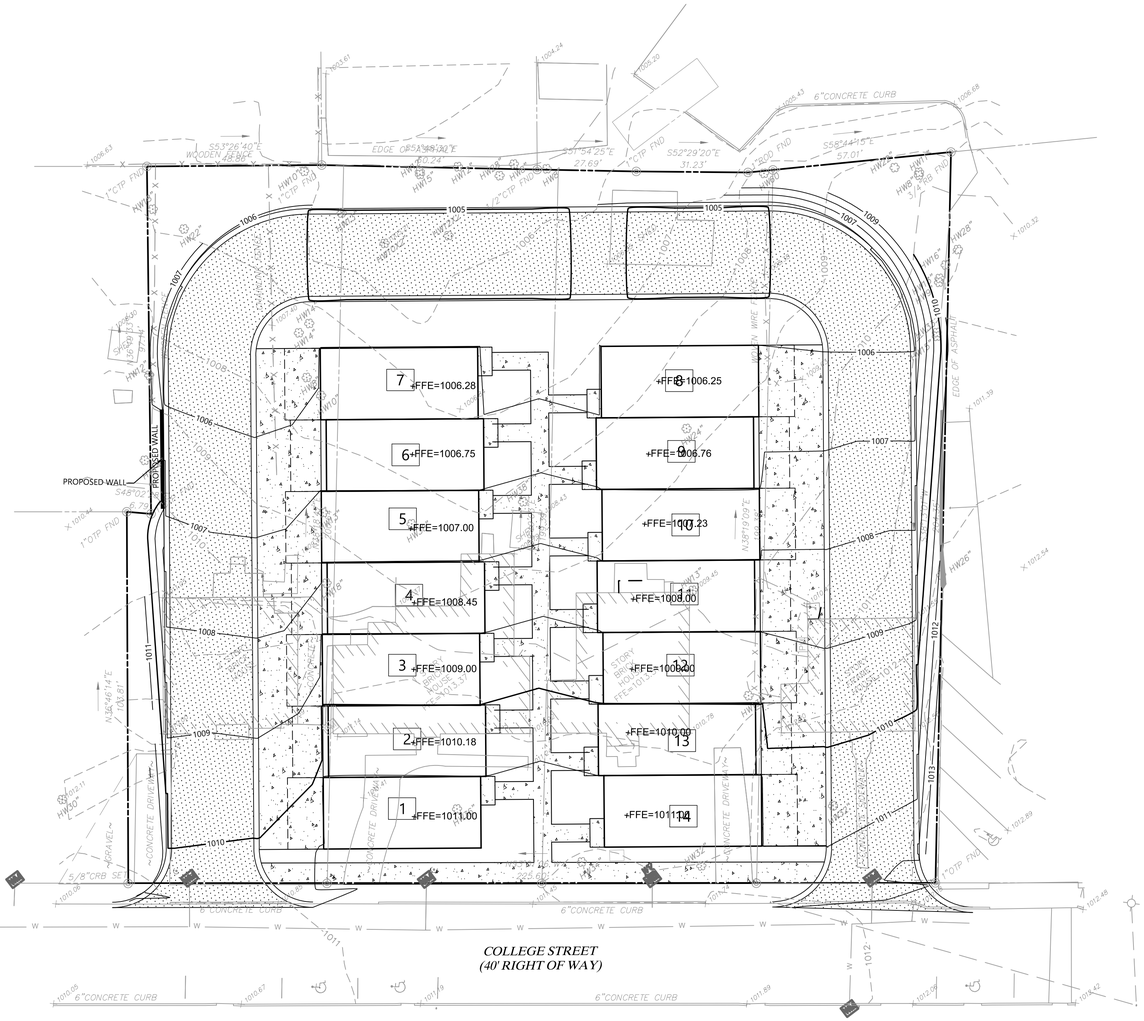
0 10' 20'
SCALE: 1" = 20'

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

CAD FILE: C200 SITE PLAN POD B

BOTTOM RIGHT

FILE NAME: k:\21002729-hapeville, ga townhouses\DWG-engineering\04 production psd \C200 SITE PLAN POD B.dwg LAST SAVED BY: bjbanks 10/8/2021 1:42 PM PLOTTED BY: Thea Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB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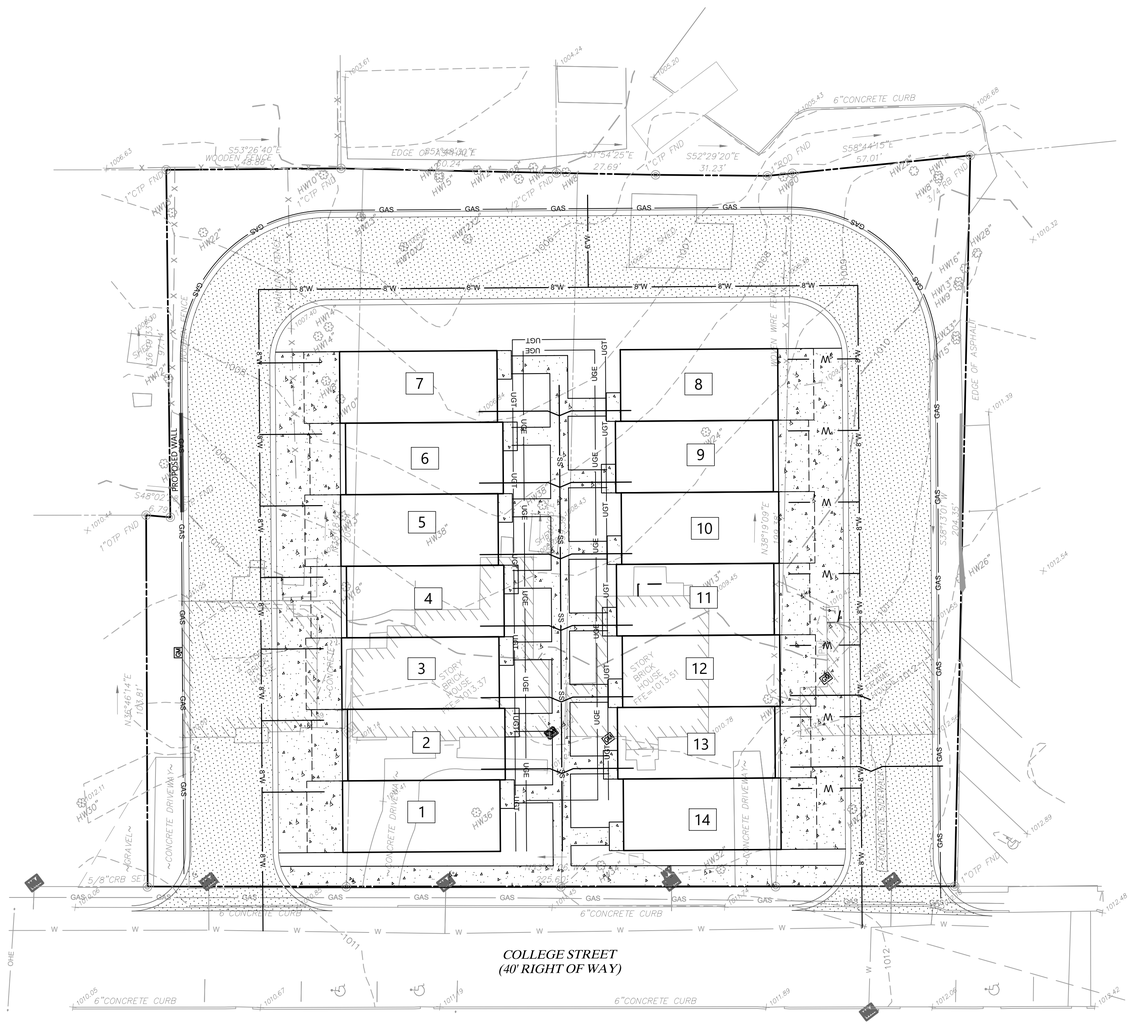
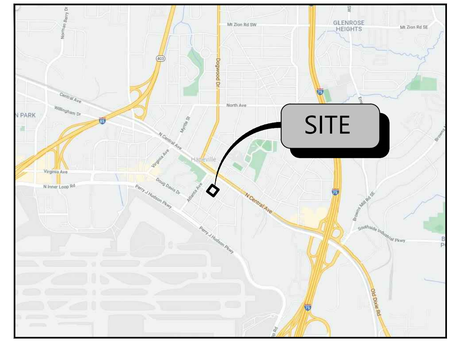
12 +FFE=1008.00
2 +FFE=1010.18
13 +FFE=1010.00
1 +FFE=1011.00
14 +FFE=1011.00
PROPOSED WALL
PROPOSED WALL
5/8"CRB SET
6"CONCRETE CURB
COLLEGE STREET
(40' RIGHT OF WAY)
CONCRETE DRIVEWAY
STORY BRICK HOUSE FFE=1013.37
STORY BRICK HOUSE FFE=1013.45
WOODEN FENCE
EDGE OF ASPHALT
OHP
UTILITY POLE
S83°26'40"E 43.24'
S52°54'25"E 27.09'
S52°29'20"E 31.23'
S58°44'15"E 57.01'
N36°46'14"E 43.51'
S46°40'54"W 54.07'
N36°19'07"E 49.78'
N36°19'07"E 49.78'
N36°19'07"E 49.78





VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY		SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN	W	WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

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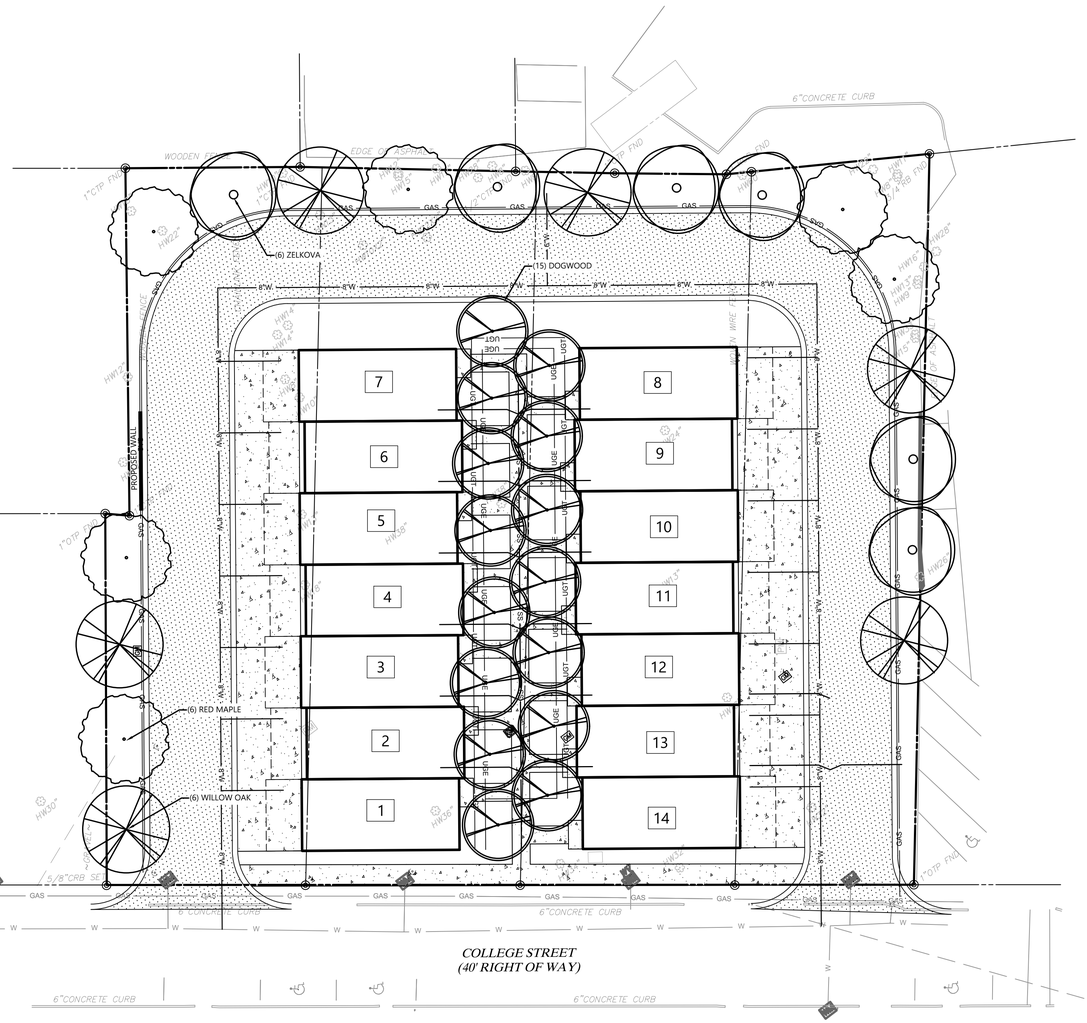
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN POD B

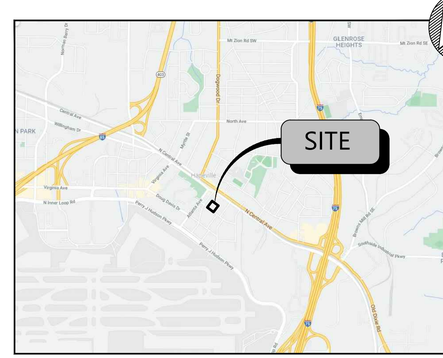
BOTTOM RIGHT

FILE NAME: K:\21002729-hopeville_pp_townhouses\DWG-engineering\04 production psd it\C400 UTILITY PLAN POD B.dwg LAST SAVED BY: tsbooka ON:7/2021 9:12 AM PLOTTED BY: Thea Stone ON:12/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED, THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
6	WILLOW OAK	QUERCUS PHELLOS	4	24	B&B, 14-16' HT.
15	DOGWOOD	CORNUS FLORIDA	2	30	B&B, 10-12' HT.
6	RED MAPLE	ACER RUBRUM	4	24	B&B, 14-16' HT.
6	ZELKOVA	ZELKOVA SERRATA	4	24	B&B, 14-16' HT.
			TOTAL	**102**	

SITE DATA

POD B — 1.01 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

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FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	101 IN (100 IN/AC)
DENSITY PROVIDED	102 IN

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1255 LAKES PKWY, BUILDING 100, SUITE 120
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CERTIFICATE OF AUTHORIZATION
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FULTON COUNTY, GA

D.R. HORTO
HAPEVILLE TOWN HOMES POD B
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: DRAWN BY
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD B

BOTTOM RIGHT

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\2DWG\Engineering\04 PRODUCTION POD B\L100 LANDSCAPE POD B.dwg LAST SAVED BY: eGil 10/11/2021 2:21 PM PLOTTED BY: Raybuck ON 10/14/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

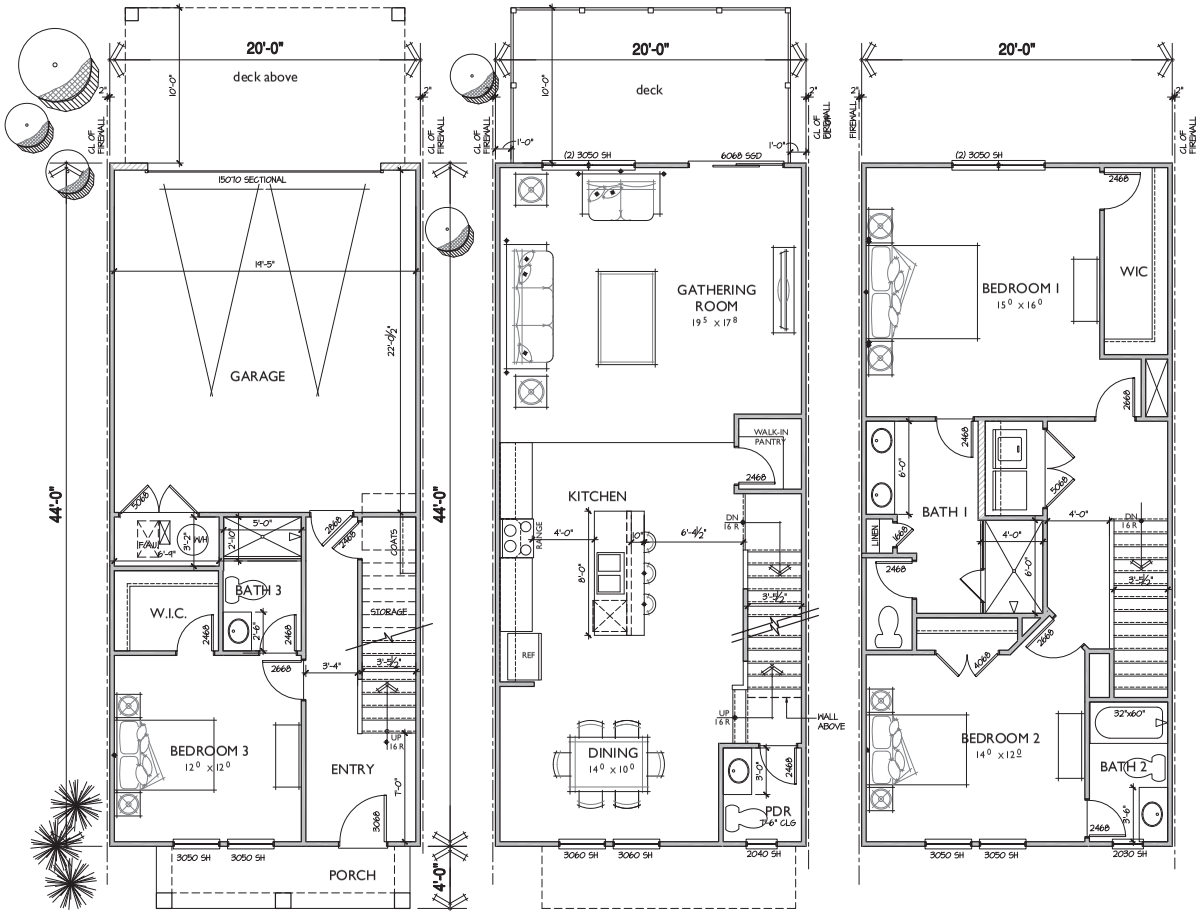
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

SHEET NO:
0



first floor 'a' | second floor 'a' | third floor 'a'

first floor 'b' | second floor 'b' | third floor 'b'

first floor 'c' | second floor 'c' | third floor 'b'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

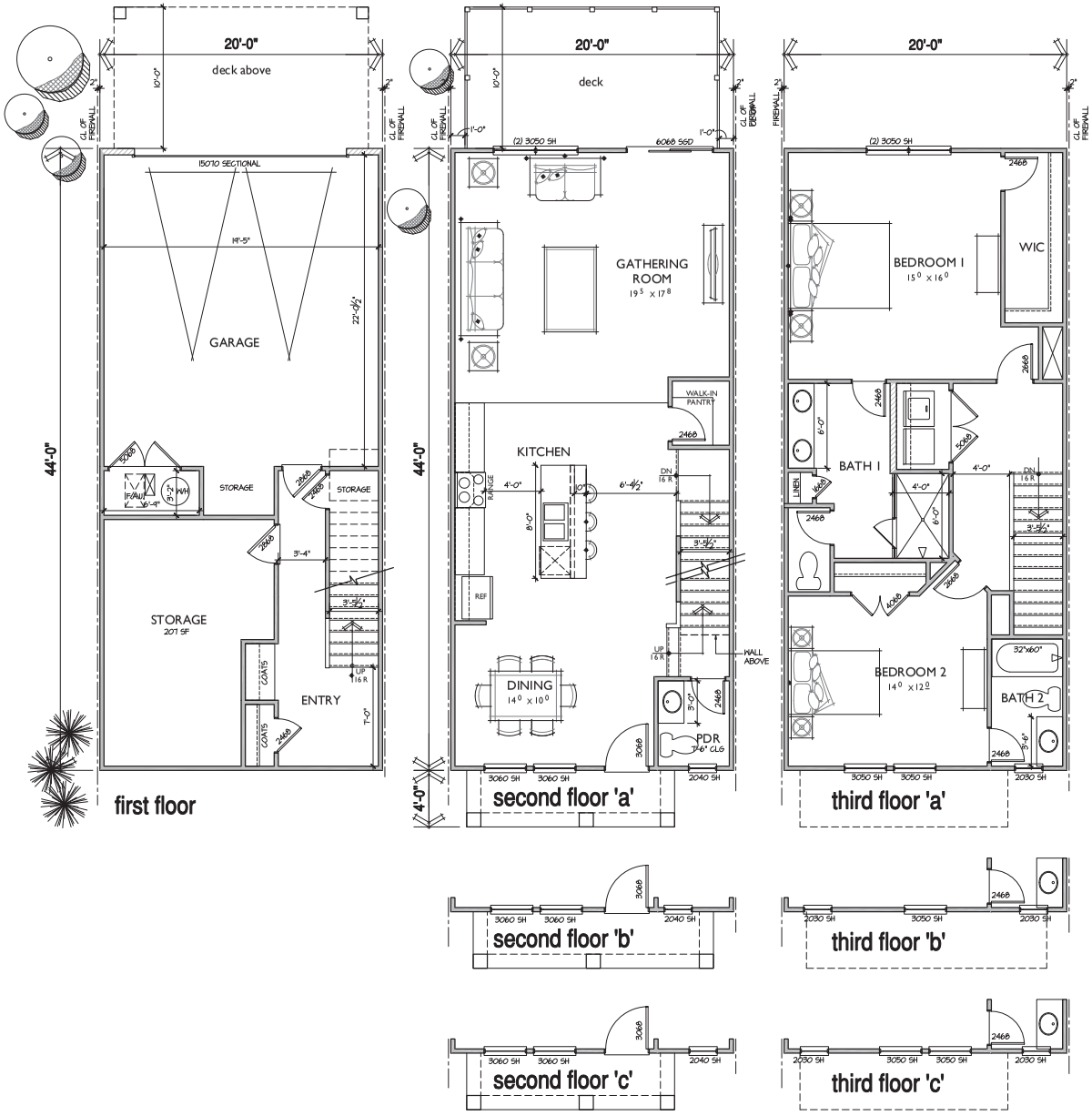
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



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D·R·HORTON America's Builder

PROJECT NO: GMD21025

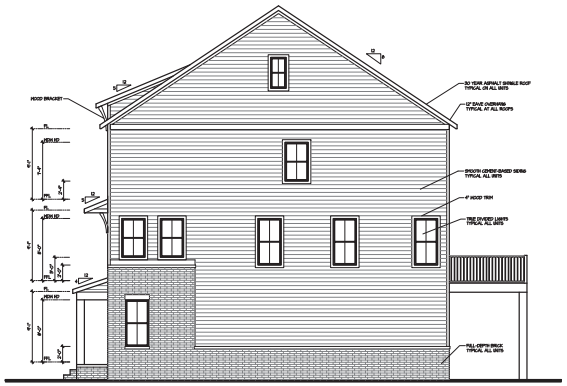
SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.1

left - c

Hapeville Town Homes
DR Horton
Pod B Units 8-14



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NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

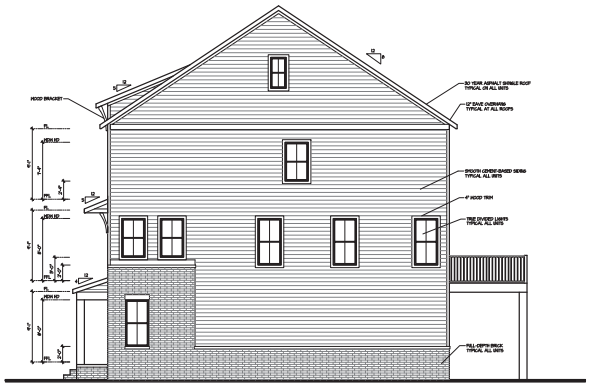
SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODB

left - c

Hapeville Town Homes
DR Horton
Pod B Units 1-7



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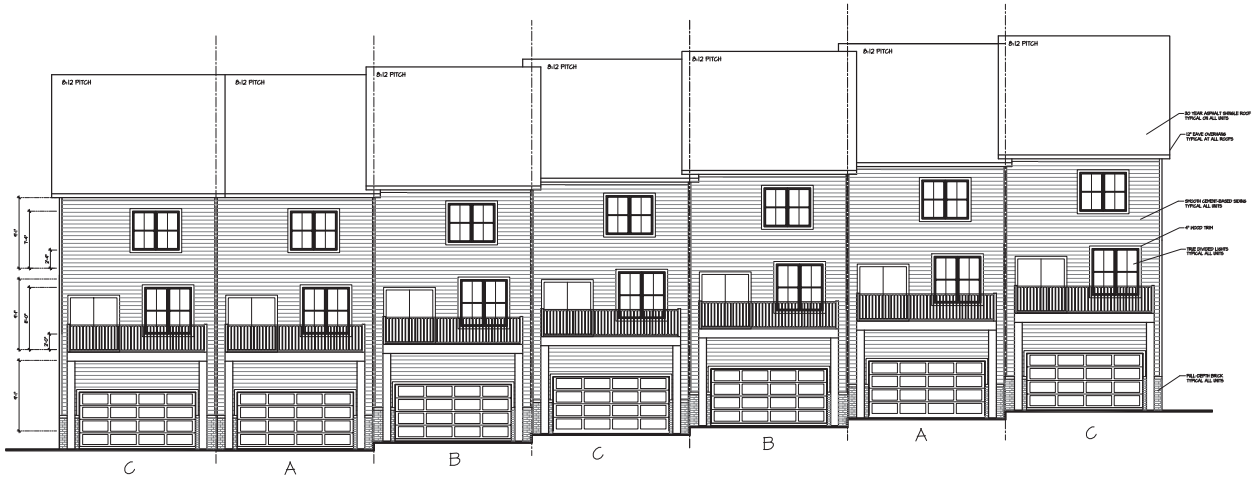

rear

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

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D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODB.1

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: 3602 South Fulton Avenue/647-651 Chestnut Street/3617-3633 Georgia Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0098002 10504, 14 0098002 10496, 14 0098002 10512, 14 0098002 10520, 14 0098002 10470, 14 0098002 10488

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod C of a Multi-pod development of single family detached townhome units. Pod C will consist of 34 attached units, 6 buildings.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

List/Describe Building Materials on the exterior of the **existing** structure: Existing homes and accessory buildings on the property consist of brick and wood.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD C

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 98 of the 14th District of Fulton County, Georgia, containing 90446 square feet (2.076 acres), more or less, and being more particularly described as follows:

Beginning at a 1/4" rebar at the intersection of the eastern right-of-way of South Fulton Avenue with the northern right-of-way of Chestnut Street, being the TRUE POINT OF BEGINNING; thence along the eastern right-of-way of South Fulton Avenue North 14 degrees 28 minutes 59 seconds East, 258.30 feet to a 1/2" rebar; thence leaving said right-of-way South 53 degrees 24 minutes 46 seconds East, 425.64 feet to a magnail on the northwestern right-of-way of Georgia Avenue; thence along said right-of-way South 36 degrees 53 minutes 53 seconds West, 241.58 feet to a capped rebar on the northern right-of-way of Chestnut Street; thence along said right-of-way North 53 degrees 01 minutes 02 seconds West, 327.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0098002 10488, 14 0098002 10470, 14 0098002 10504, 14 0098002 10496, 14 0098002 10520, and 14 0098002 10512, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

prime

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

RETRACEMENT SURVEY FOR:

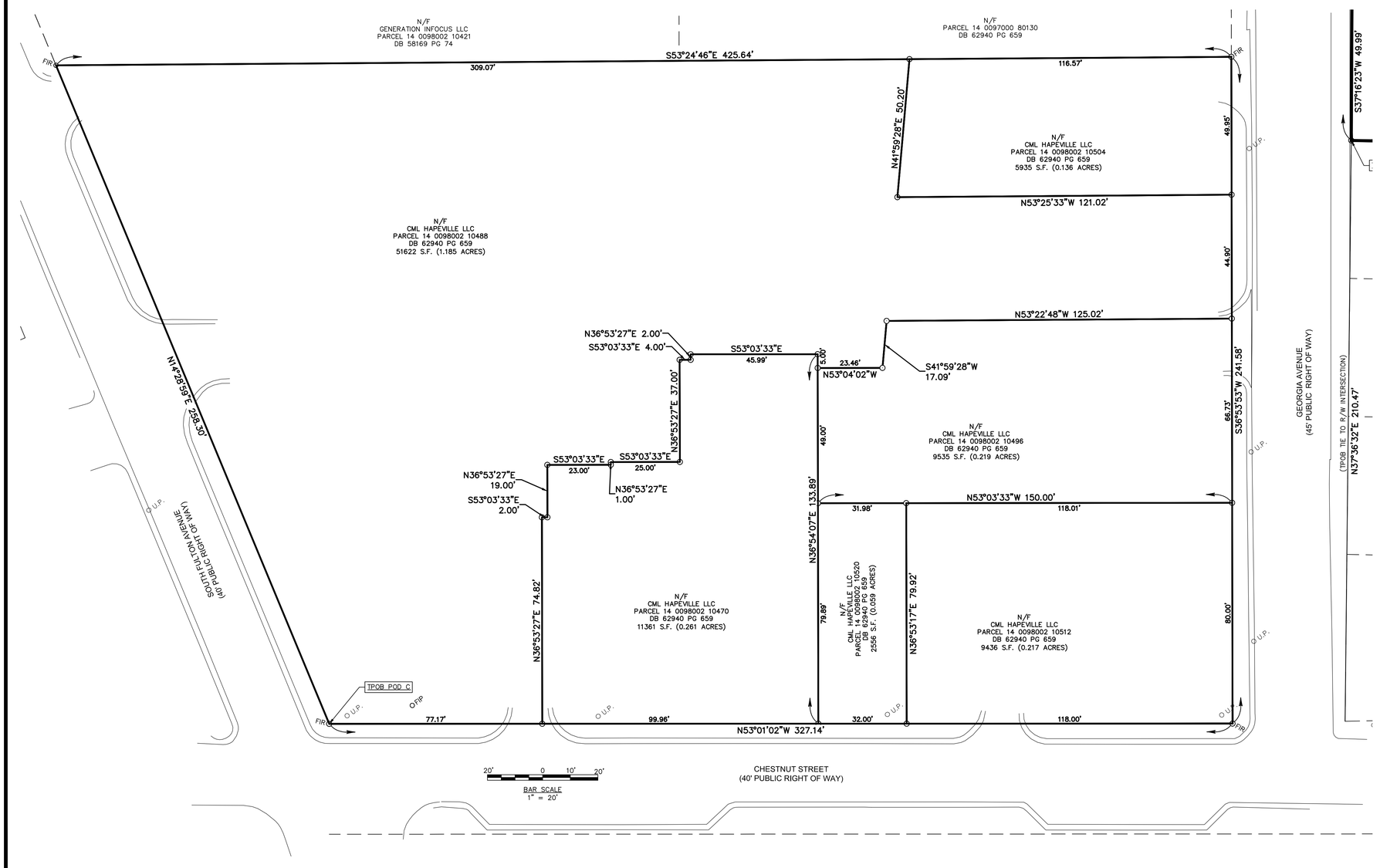
HAPEVILLE TOWN HOMES
POD C

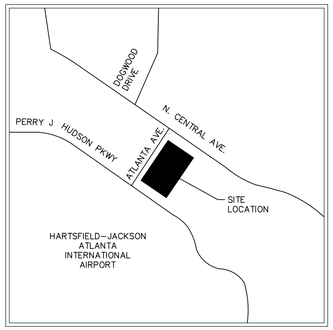
90446 S.F. (2.076 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	F	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	G	GAS METER
	WETLAND DELINIATION	G	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	G	GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER





VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS

FRONT	0' MIN/15'MAX
SIDE	0'
REAR	0'
MAX BUILDING HEIGHT	3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.269 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES
POD–C

DATE 10/12/2021

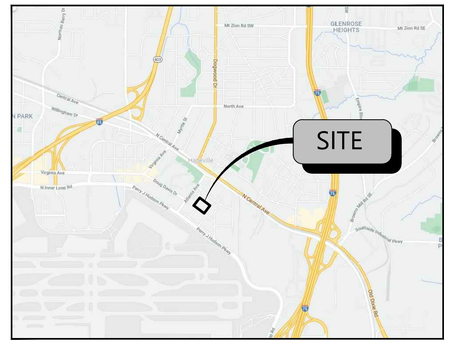
REVISIONS

DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- OVERLAY EXISTING PAVEMENT

SITE DATA

POD C	2.076 AC
POD C OPEN SPACE REQU	20% (0.426 AC)
POD C OPEN SPACE PROVIDED	13.8% (0.295 AC) (VARIANCE REQUIRED)
POD C DENSITY:	34 UN (15.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, GREEN SPACE AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
Know what's below. Call before you dig.
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NOTICE:
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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEF005804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

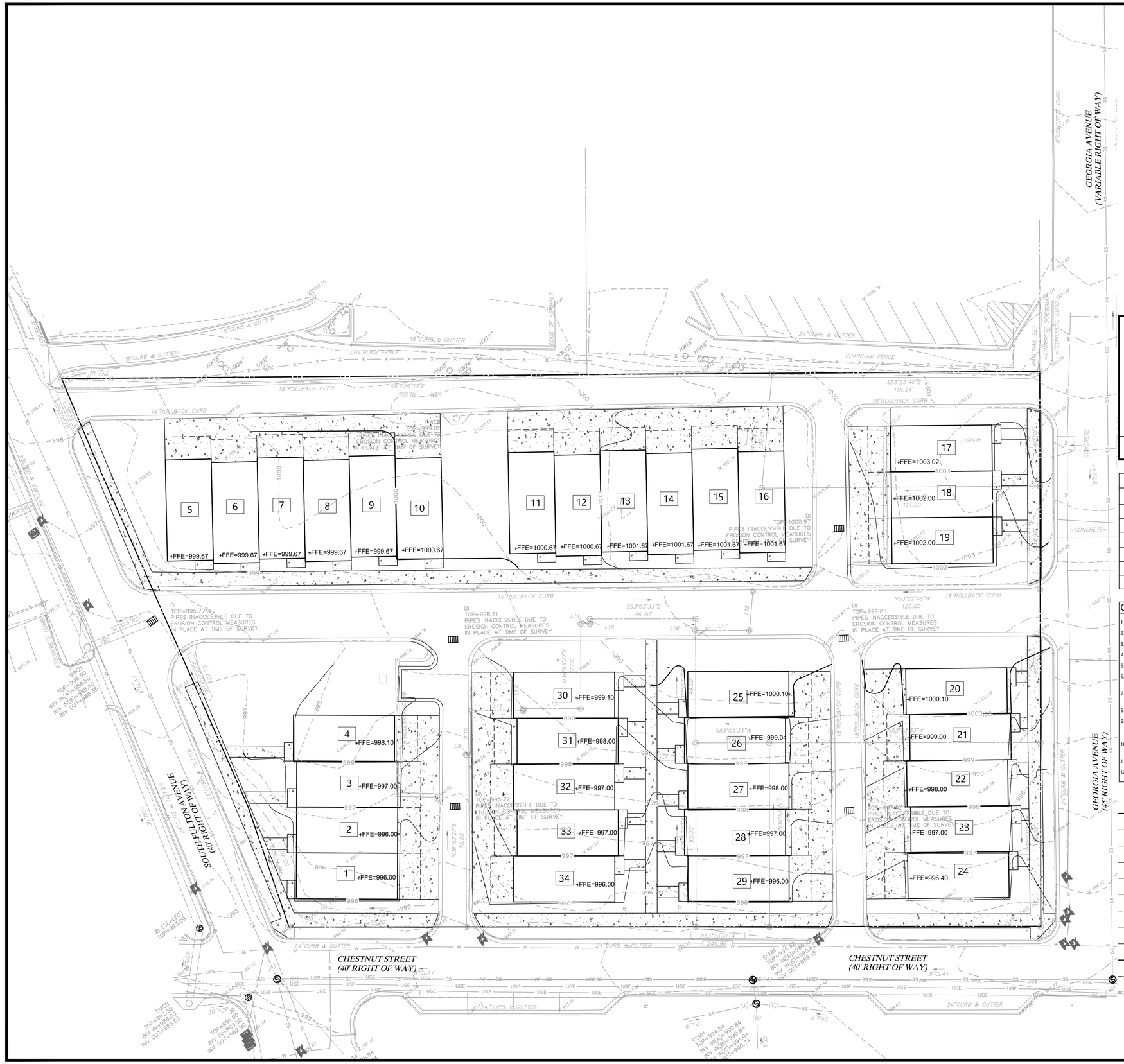
SCALE: 1"=20'

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

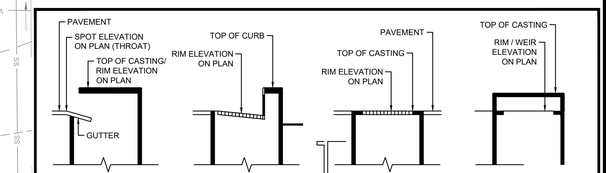
CAD FILE: C200 SITE PLAN POD C

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\CIVIL\Engineering\04 PRODUCTION PDD CPLC\200 SITE PLAN POD C.dwg LAST SAVED BY: sdill 10/12/2021 10:48 AM PLOTTED BY: Dustin Ward 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL-CTB



VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 EXISTING MINOR CONTOURS
- 123 EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- x123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE

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

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866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

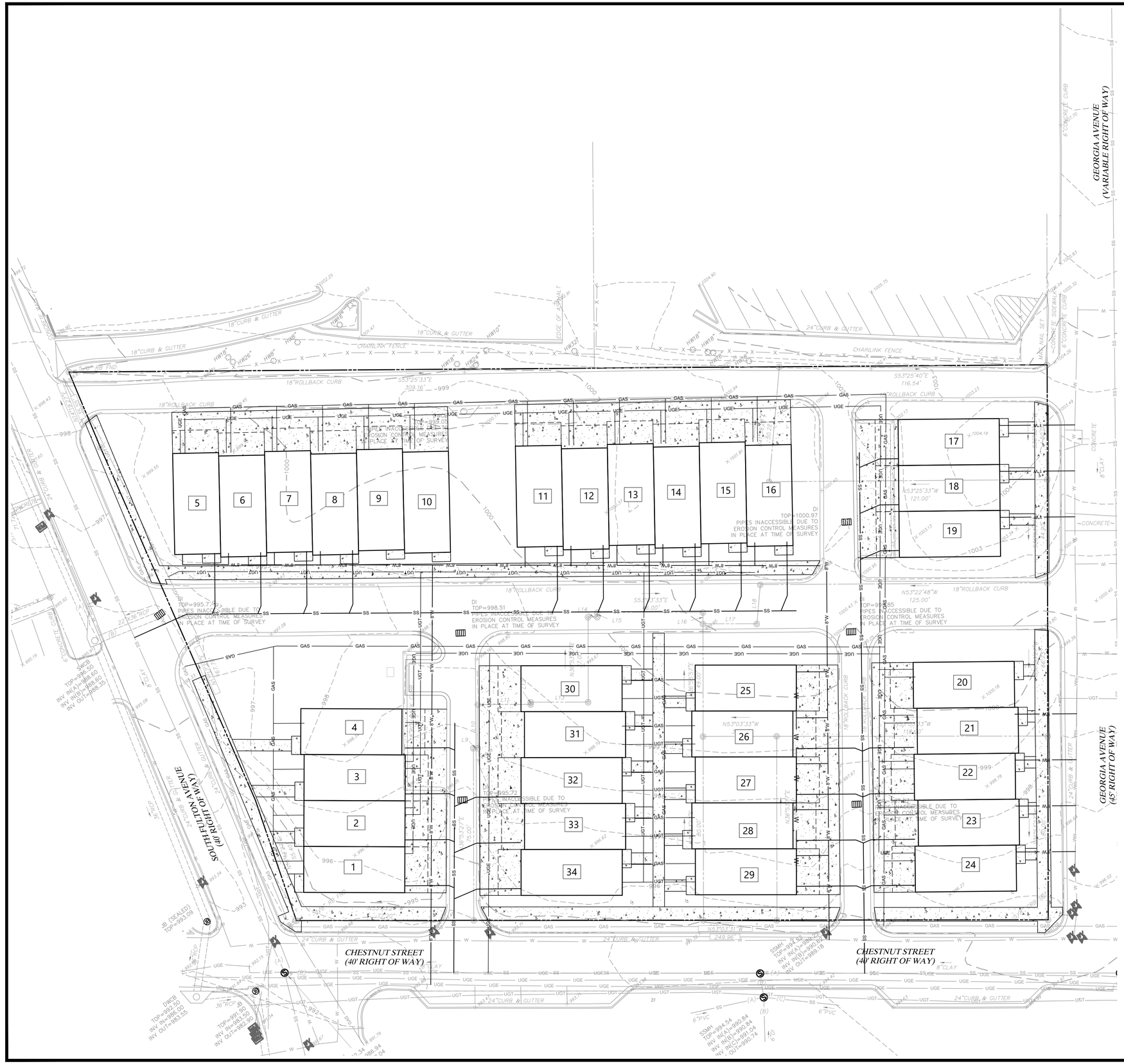
0 10' 20'
SCALE: 1"=20'

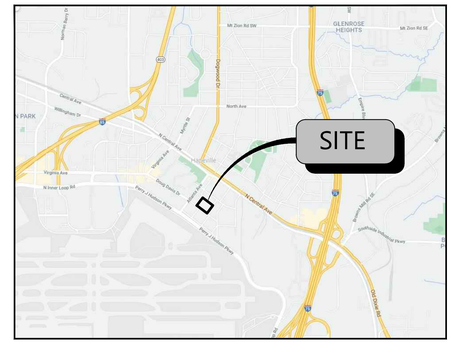
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD C

BOTTOM RIGHT

FILE NAME: k:\21002729-Hapeville, ga townhomes\DWG\engineering\04 production pod c\C300 GRADING PLAN POD C.dwg LAST SAVED BY: mill 10/13/2021 10:37 AM PLOTTED BY: Theo Shiva 10/13/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY	S	SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN	W	WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

811
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HAPEVILLE TOWN HOMES POD C
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SHEET NO. C-5.0

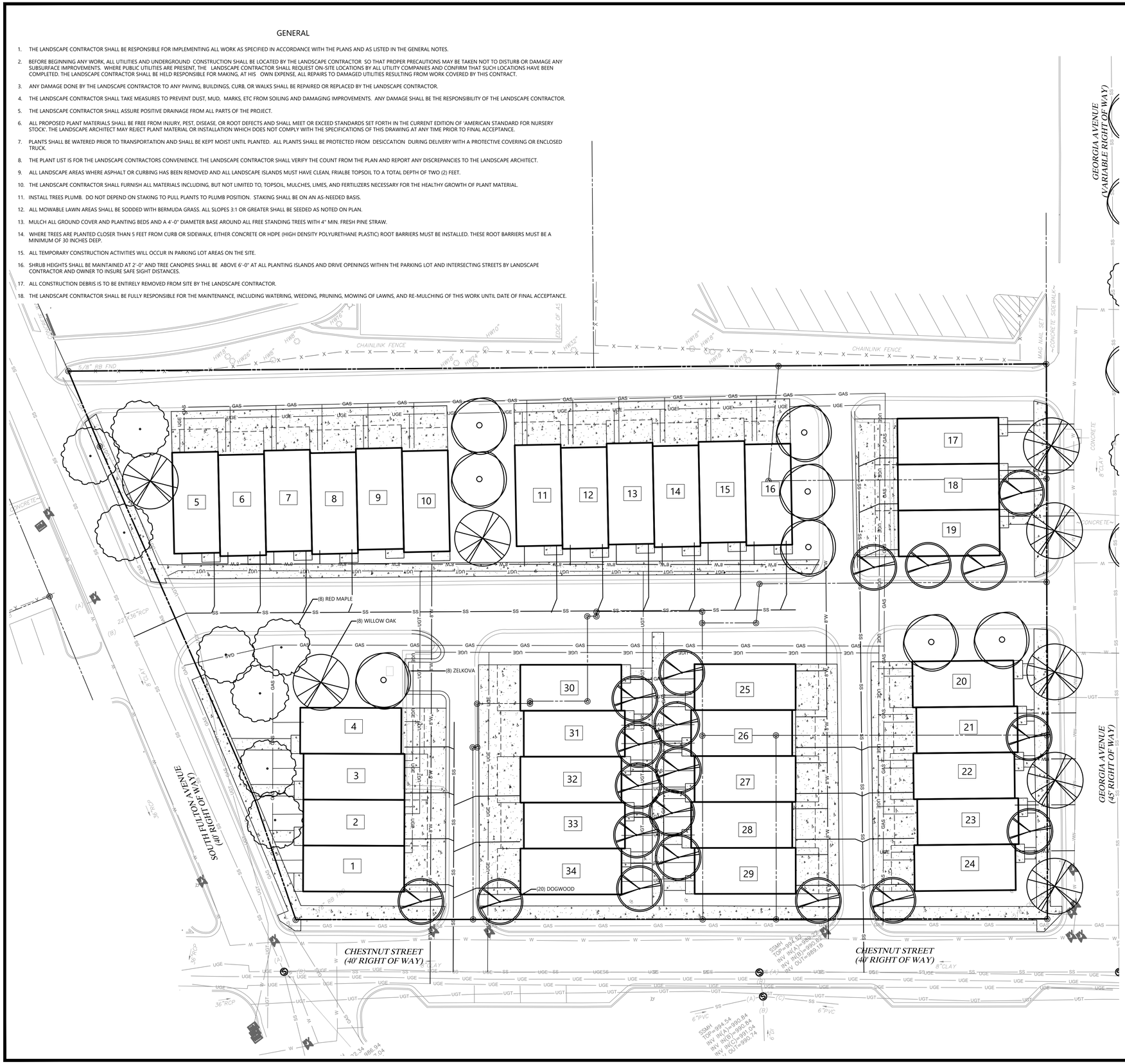
CAD FILE: C400 UTILITY PLAN POD C

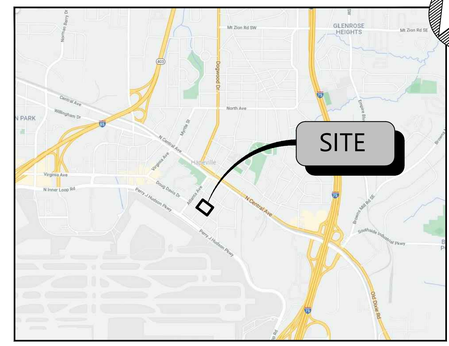
BOTTOM RIGHT

FILE NAME: k:\21002729-hapeville_ga townhouses\2.0WG engineering\04 production pod c\5.0400 UTILITY PLAN POD C.dwg LAST SAVED BY: jbond 10/6/2021 3:09 PM PLOTTED BY: Thea Shiva 10/11/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.





VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
8	WILLOW OAK	QUERCUS PHELLOS	4	32	B&B, 14-16' HT.
20	DOGWOOD	CORNUS FLORIDA	2	40	B&B, 10-12' HT.
8	RED MAPLE	ACER RUBRUM	4	32	B&B, 14-16' HT.
8	ZELKOVA	ZELKOVA SERRATA	4	32	B&B, 14-16' HT.
			TOTAL	**136**	

SITE DATA

POD C 2.13 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	213 IN (100 IN/AC)
DENSITY PROVIDED	136 IN

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LANDSCAPE PLAN

DATE 2021-10-07

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CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD C

BOTTOM RIGHT

FILE NAME: X:\21002729-Hapeville, GA Townhomes\LDP\Engineering\04 PRODUCTION POD C\L100 LANDSCAPE POD C.dwg LAST SAVED BY: eGil 10/11/2021 2:16 PM PLOTTED BY: Raphael Gil 10/13/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

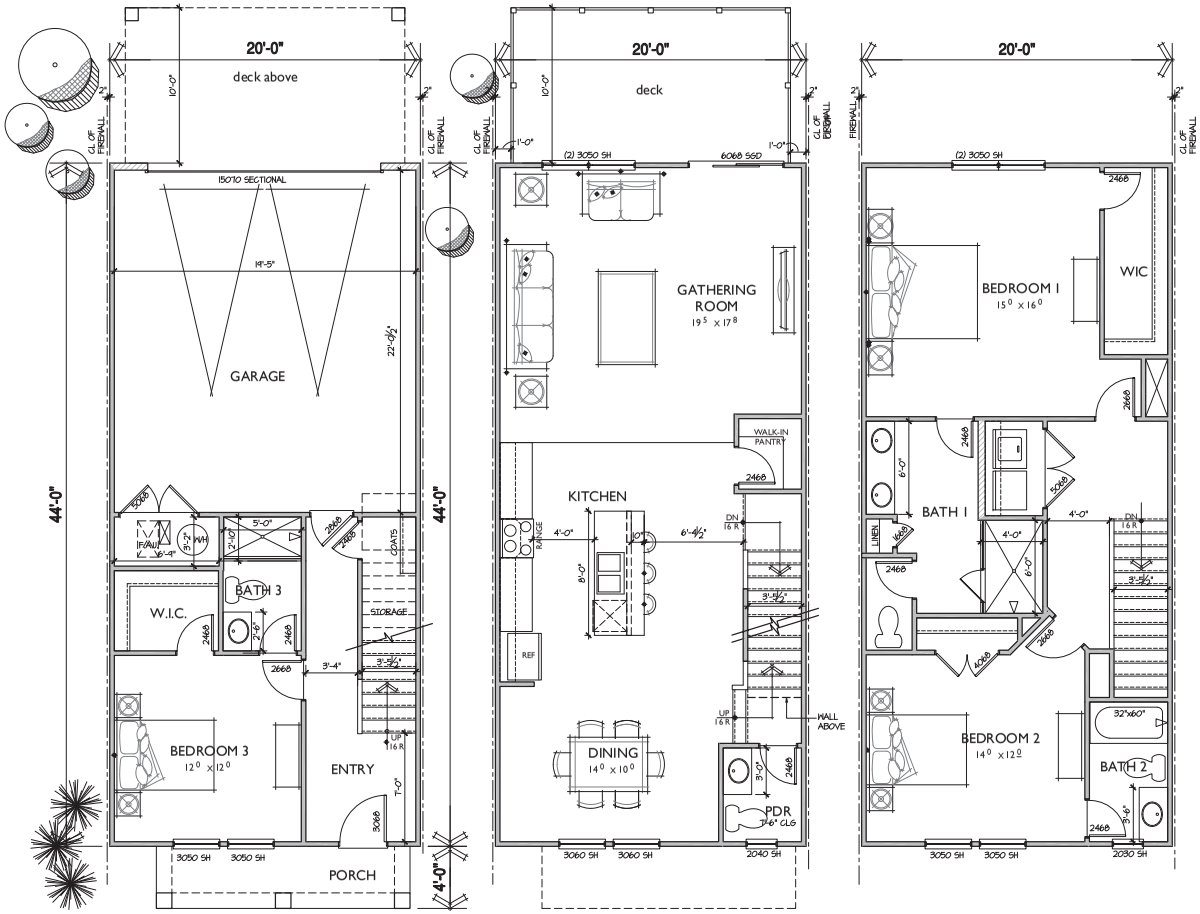
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

SHEET NO:
0



area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

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Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

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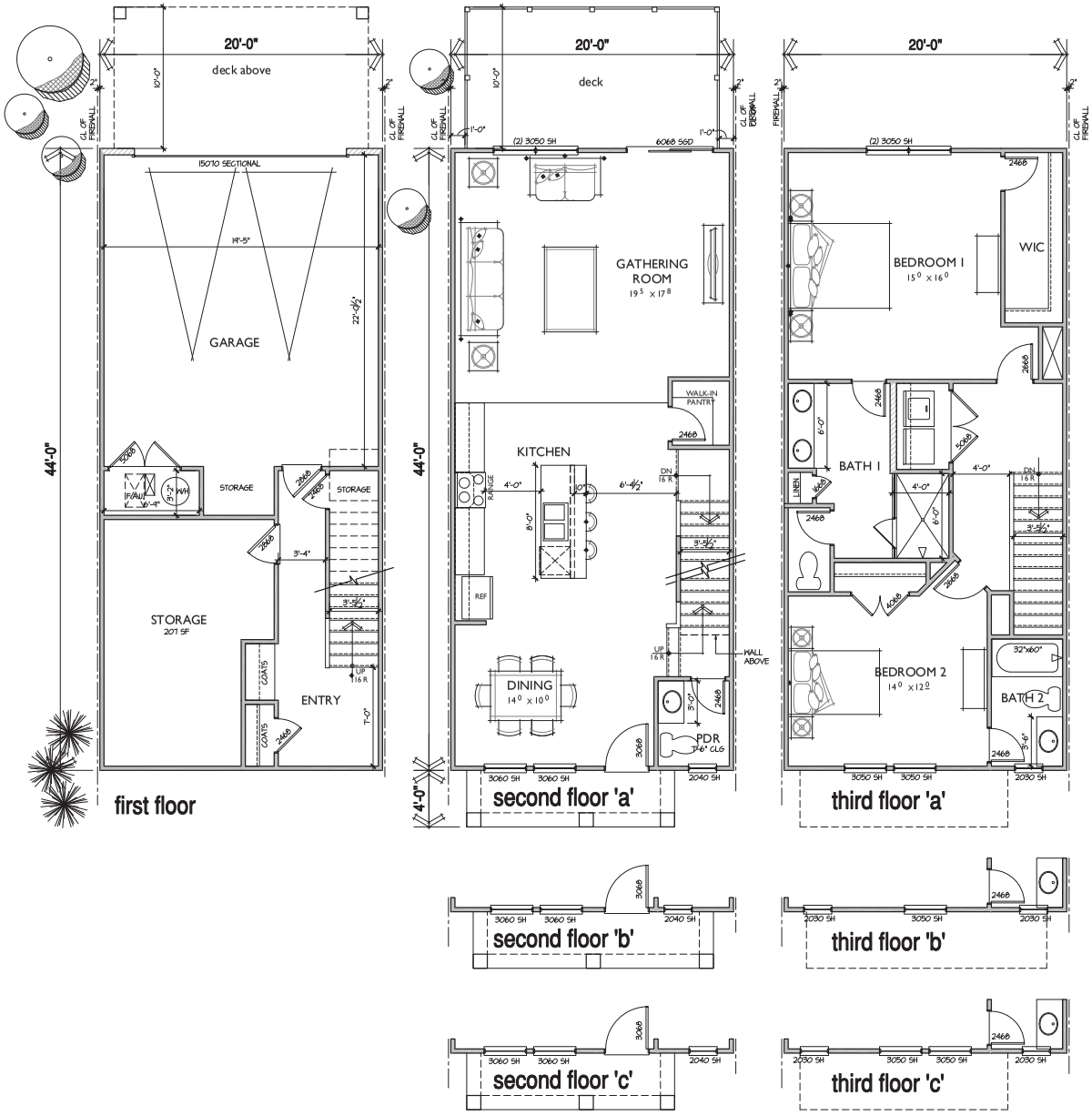
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



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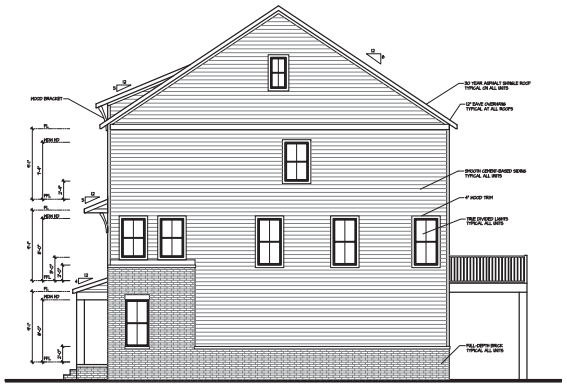
F.P.1

left - c

Hapeville Town Homes
DR Horton
Pod C Units 17-19



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Hapeville Town Homes
DR Horton
Pod C Units 17-19

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC

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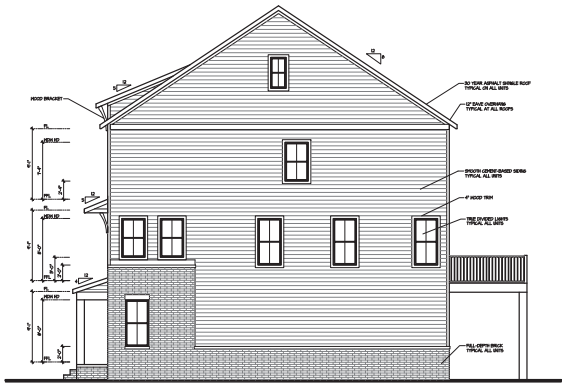
Hapeville Town Homes
DR Horton
Pod C Units 1-4



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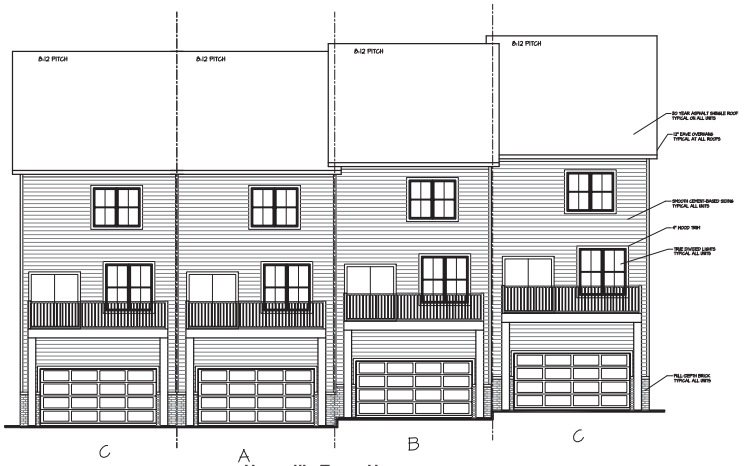


Hapeville Town Homes
DR Horton
Pod C Units 1-4

NO.	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

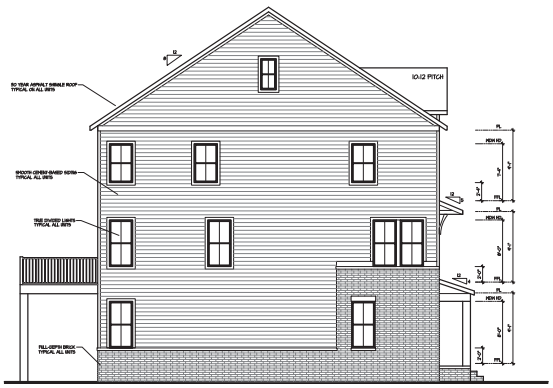
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.1



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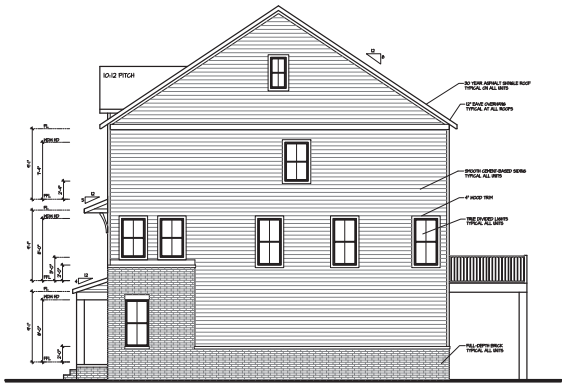
Hapeville Town Homes
DR Horton
Pod C Units 30-34



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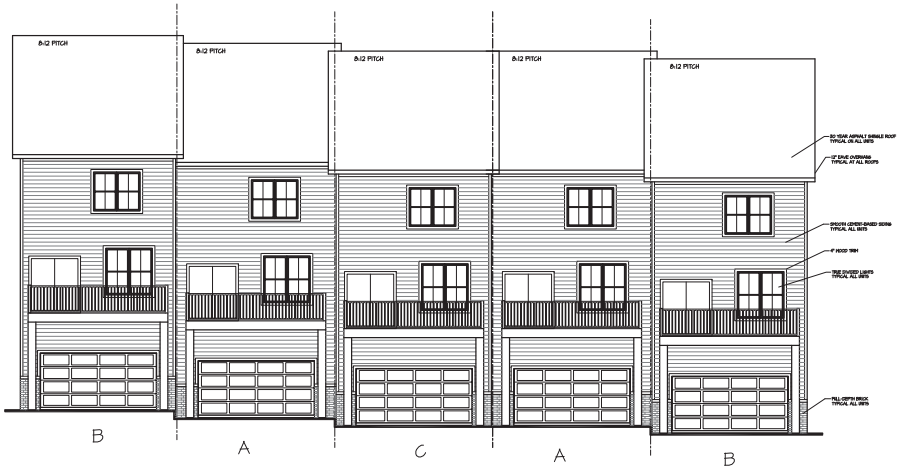

Hapeville Town Homes
DR Horton
Pod C Units 30-34

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.2

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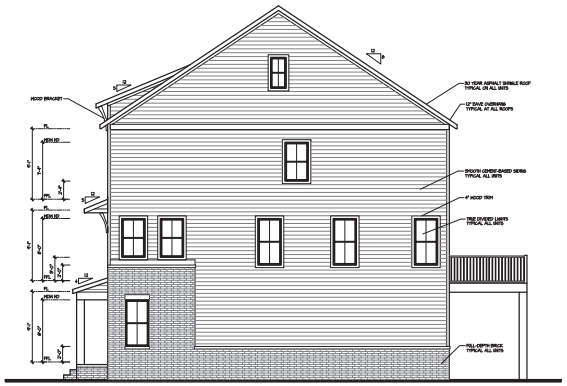
Hapeville Town Homes
DR Horton
Pod C Units 25-29



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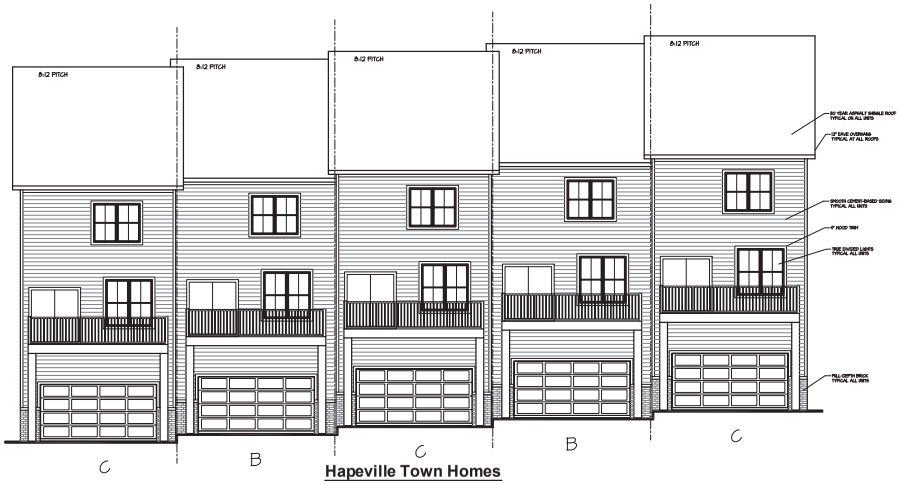


Hapeville Town Homes
DR Horton
Pod C Units 25-29

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

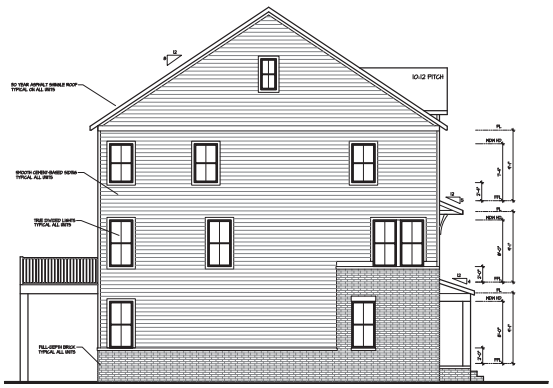
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.3



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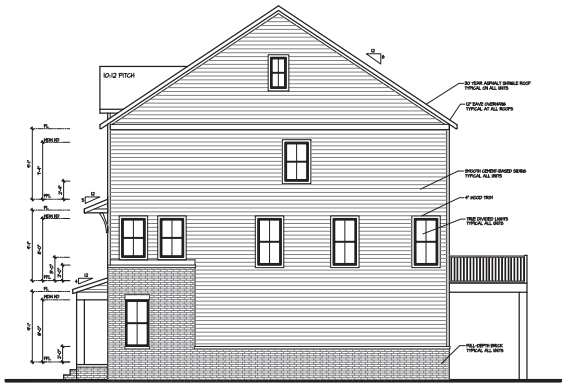
Hapeville Town Homes
DR Horton
Pod C Units 20-24



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Hapeville Town Homes
DR Horton
Pod C Units 20-24

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

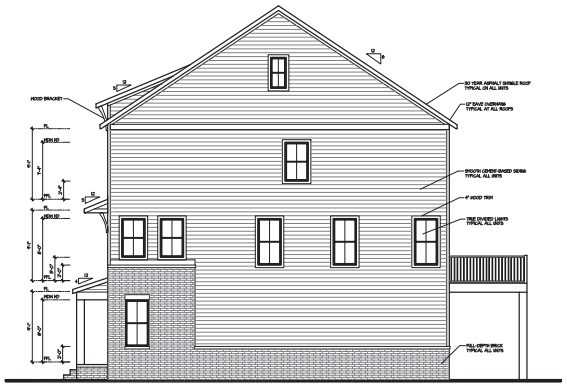
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.4

left - c

Hapeville Town Homes
DR Horton
Pod C Units 5-10



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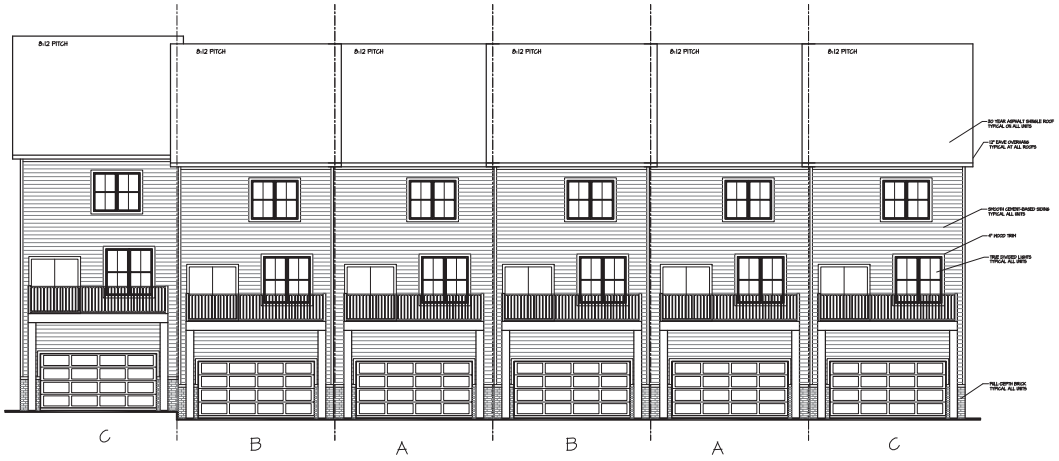


Hapeville Town Homes
DR Horton
Pod C Units 5-10

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

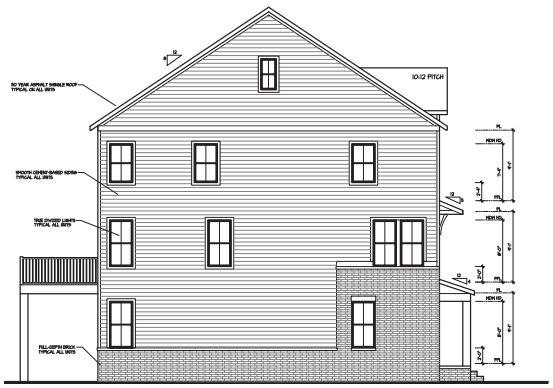
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.5



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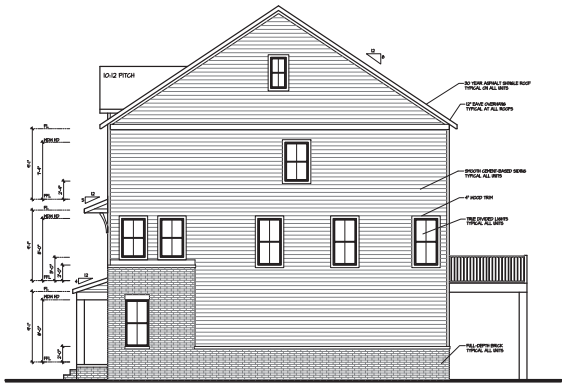
Hapeville Town Homes
DR Horton
Pod C Units 11-16



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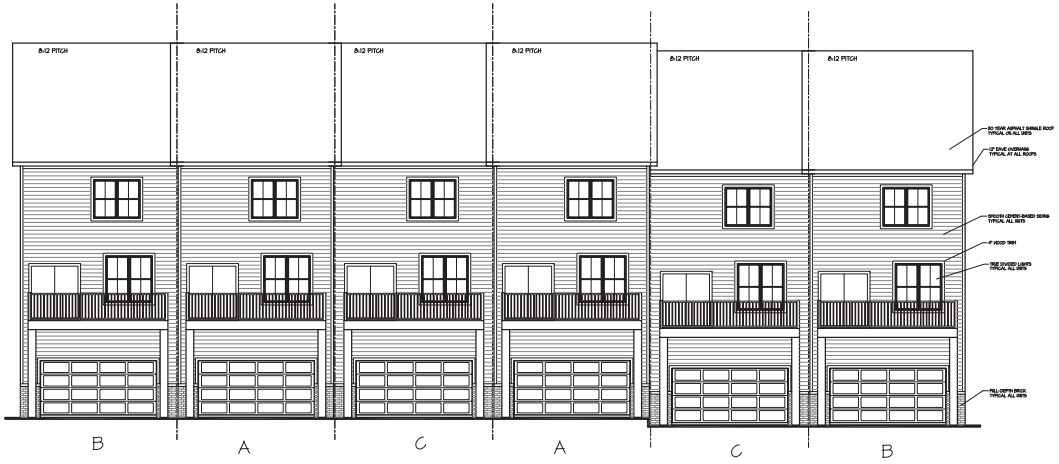


Hapeville Town Homes
DR Horton
Pod C Units 11-16

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODC.6

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: 3619, 3627, 3637 Union Avenue/3608 Georgia Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0097000 80114, 14 0097000 80023, 14 0097000 80109, 14 0097000 80098, 14 0097000 80031, 14 0097000 80049

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod D of a Multi-pod development of single family detached townhome units. Pod Dwill consist of 23 attached units, 6 buildings.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD D

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 55283 square feet (1.269 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the southeastern right-of-way of Georgia Avenue; thence North 37 degrees 36 minutes 32 seconds East, 210.47 along the right-of-way of Georgia Avenue to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way North 37 degrees 16 minutes 23 seconds East, 175.03 feet to an iron pin; thence leaving said right-of-way South 53 degrees 58 minutes 38 seconds East, 235.28 feet to a 1" rod on the western right-of-way of Union Avenue; thence along said right-of-way South 37 degrees 16 minutes 09 seconds West, 135.04 feet to an iron pin; thence 51.77 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 20 degrees 16 minutes 20 seconds West, and a chord distance of 51.02 feet to a point; thence 3.90 feet along an arc of a curve to the left, said curve having a radius of 87.26 feet, a chord bearing of South 01 degrees 59 minutes 37 seconds West, and a chord distance of 3.90 feet to a point; thence South 00 degrees 42 minutes 45 seconds West, 81.10 feet to a point; thence leaving the right-of-way of Union Avenue South 66 degrees 20 minutes 23 seconds West, 151.86 feet to an iron pin on the northern right-of-way of Chestnut Street; thence along said right-of-way North 54 degrees 10 minutes 12 seconds West, 20.16 feet to a point; thence leaving said right-of-way North 35 degrees 36 minutes 57 seconds East, 202.37 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 58.81 feet to a point; thence North 51 degrees 53 minutes 21 seconds West, 142.14 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80114, 14 0097000 80109, 14 0097000 80023, 14 0097000 80098, 14 0097000 80031, and 14 0097000 80049, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone (North American Datum of 1983) (2011) US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

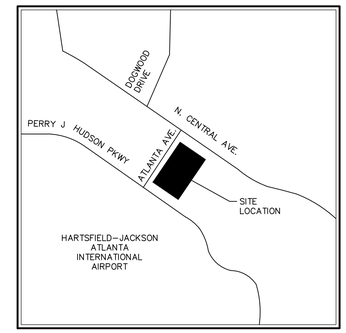
RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES POD D

55283 S.F. (1.269 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
⊠	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG		FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR		ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE		GAS METER
	WETLAND DELINIATION		GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS		GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	○ C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
		▷ ▷	SANITARY SEWER



VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY,
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0369F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121122 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.269 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT: D.R. HORTON

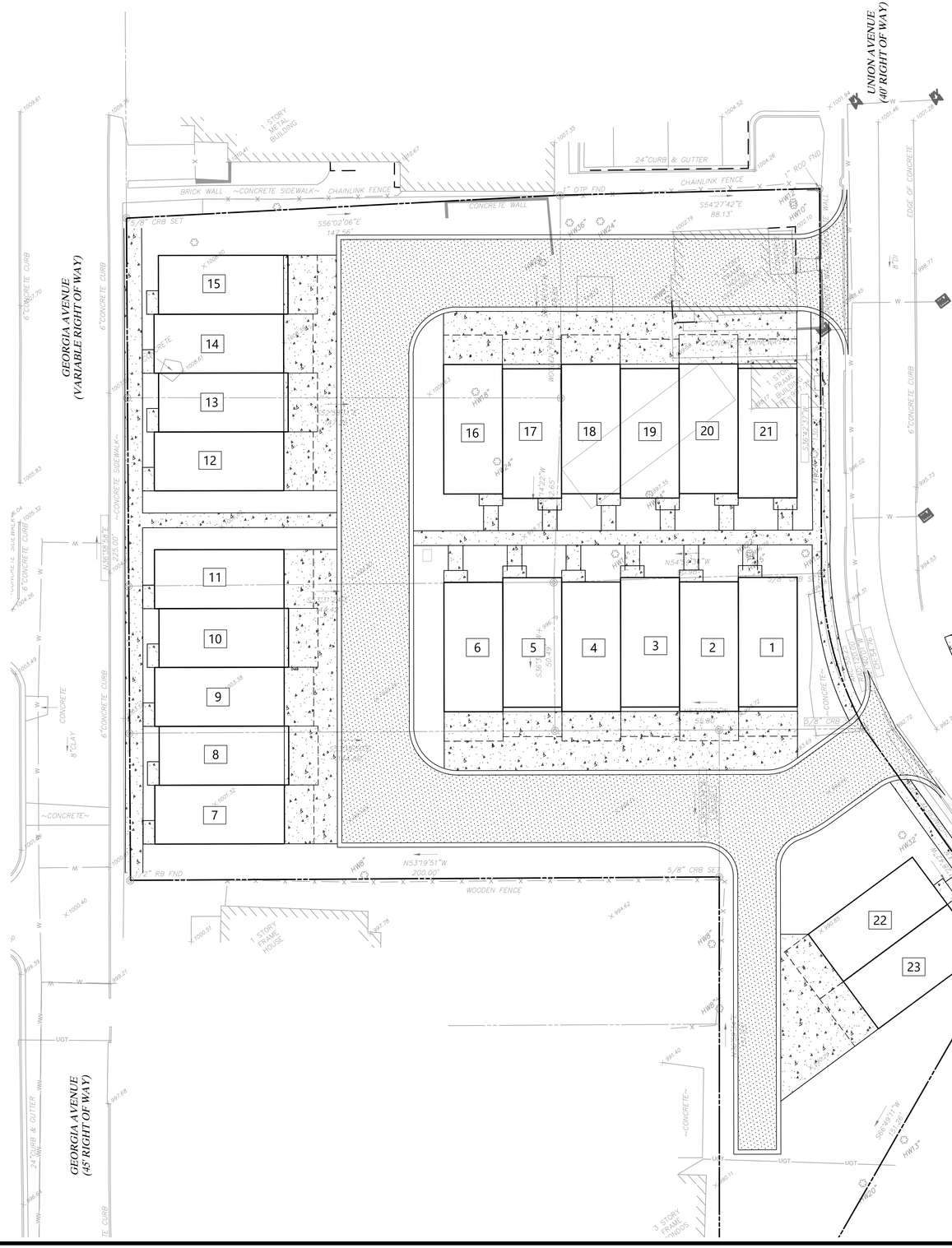
RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD-D

DATE 10/12/2021

REVISIONS

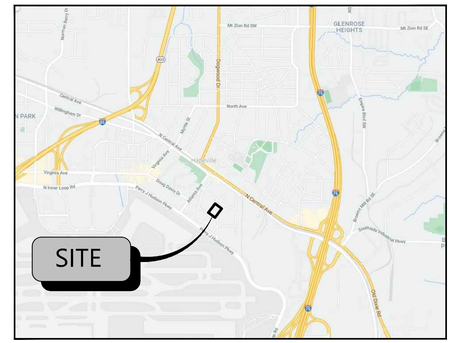
DWG.	SH / CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mbunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD D	1.26 AC
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 UN (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

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

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HR CONTACT NAME
24 HR CONTACT #

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866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFI005804

PROJ SECTION
UNION AVE
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

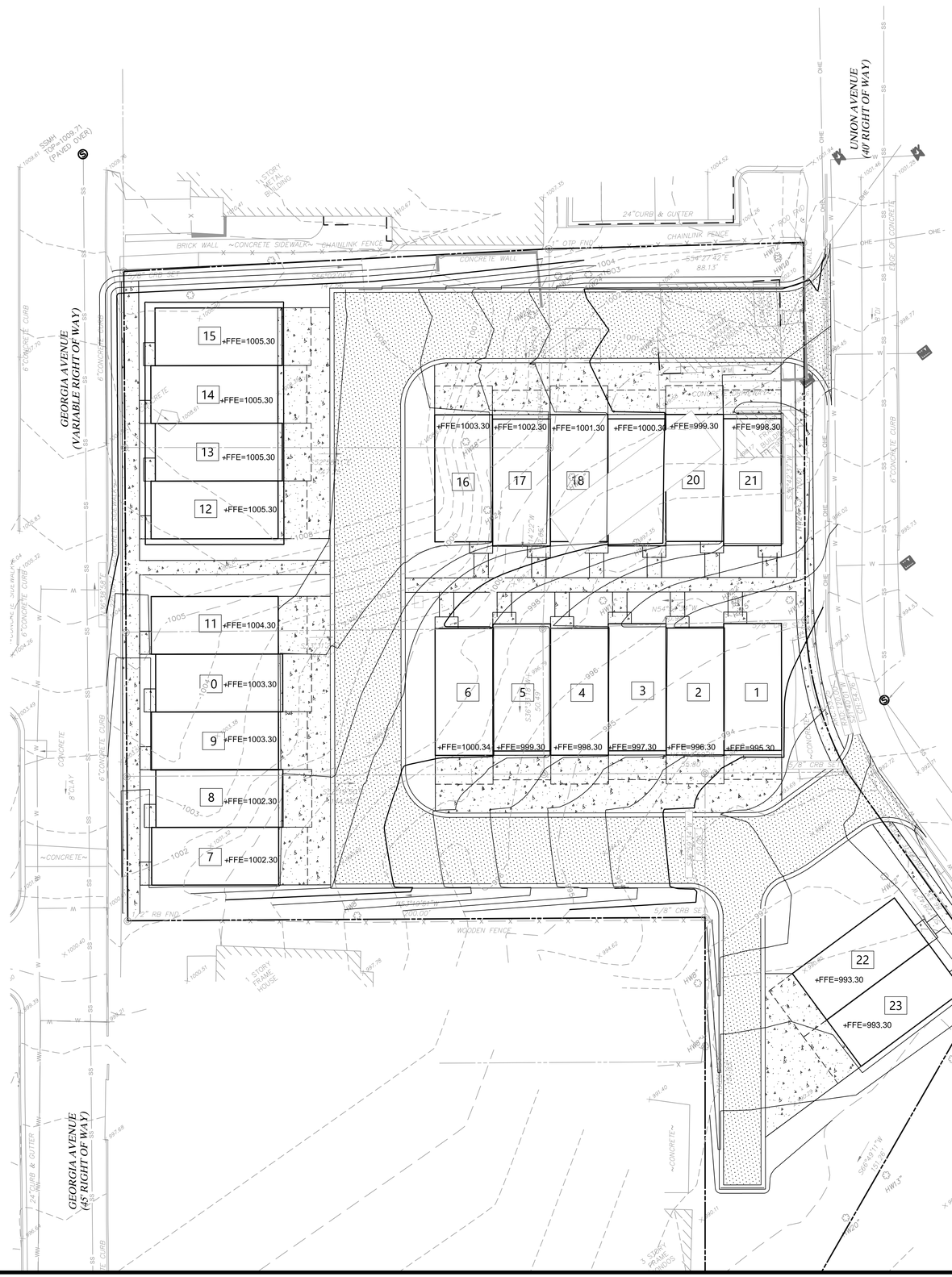
0 10' 20'
SCALE: 1"=20'

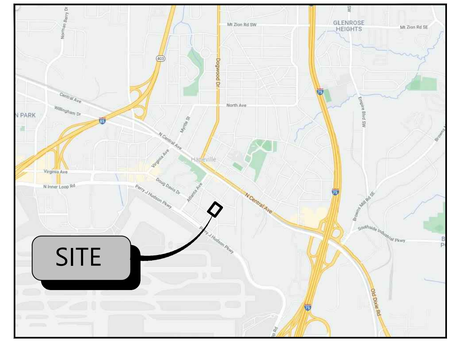
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD D

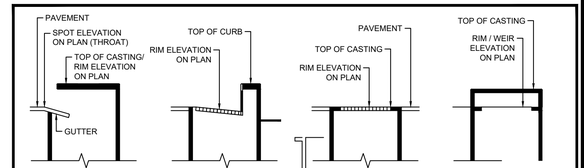
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\CIVIL\Engineering\04 PRODUCTION POD D\C200 SITE PLAN POD D.dwg LAST SAVED BY: dwood 10/6/2021 4:25 PM PLOTTED BY: Dustin Wood 10/12/2021 PAPER_ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES	
1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

EXISTING PROPERTY LINE		PROPOSED STORM LINE	
EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL	
EXISTING SETBACK LINE	x123.4	PROPOSED SPOT ELEV	
PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW	
PROPOSED SETBACK LINE		GRATE INLET	
100 YEAR FLOOD PLAIN		STORM MANHOLE	
123 EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN	
123 EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN	
123 PROPOSED MINOR CONTOUR		AREA INLET	
123 PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE	
PROPOSED BREAK LINE		HEADWALL	
EXISTING STORM LINE	S	SANITARY SEWER MANHOLE	

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

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD D

BOTTOM RIGHT

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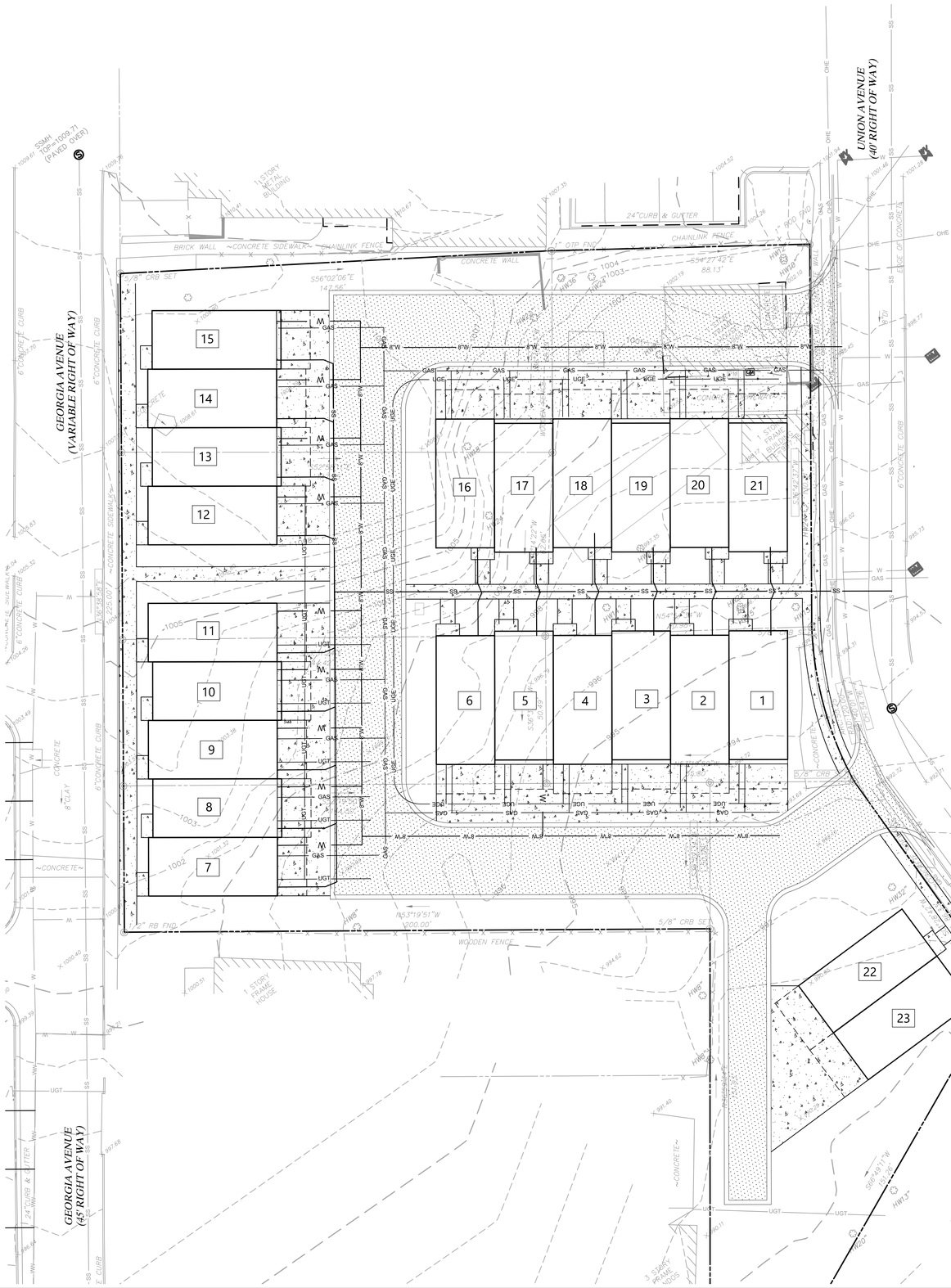

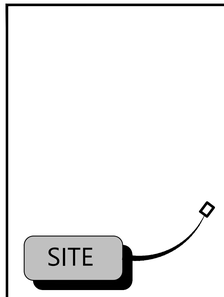

VICINITY MAP

N.T.S.

KEY NOTES	
1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

EXISTING PROPERTY LINE	SEWER SERVICE (SINGLE SERVICE)
EXISTING RIGHT-OF-WAY	SANITARY SEWER CLEAN OUT
EXISTING SETBACK LINE	POST INDICATOR VALVE
PROPOSED RIGHT-OF-WAY	WATER SERVICE (DOUBLE SERVICE)
PROPOSED SETBACK LINE	WATER SERVICE (SINGLE SERVICE)
100 YEAR FLOOD PLAIN	WATER METER
CATV — CABLE LINE	WATER BEND 11.25°
OHE — ELECTRIC OVERHEAD LINE	WATER BEND 22.5°
UGE — ELECTRIC UNDERGROUND LINE	WATER BEND 45°
GAS — GAS LINE	WATER BEND 90°
SS — SEWER LINE	WATER TEE
SSFM — SEWER FORCEMAIN	GATE VALVE
OHT — TELEPHONE OVERHEAD LINE	DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT — TELEPHONE UNDERGROUND LINE	FIRE HYDRANT
W — WATER LINE	FDC — FIRE DEPARTMENT CONNECTION
SANITARY SEWER MANHOLE	GREASE TRAP
SEWER SERVICE (DOUBLE SERVICE)	ELECTRICAL TRANSFORMER
	LIGHTING FIXTURE

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1255 LAKES PKWY, BUILDING 100, SUITE 120
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FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

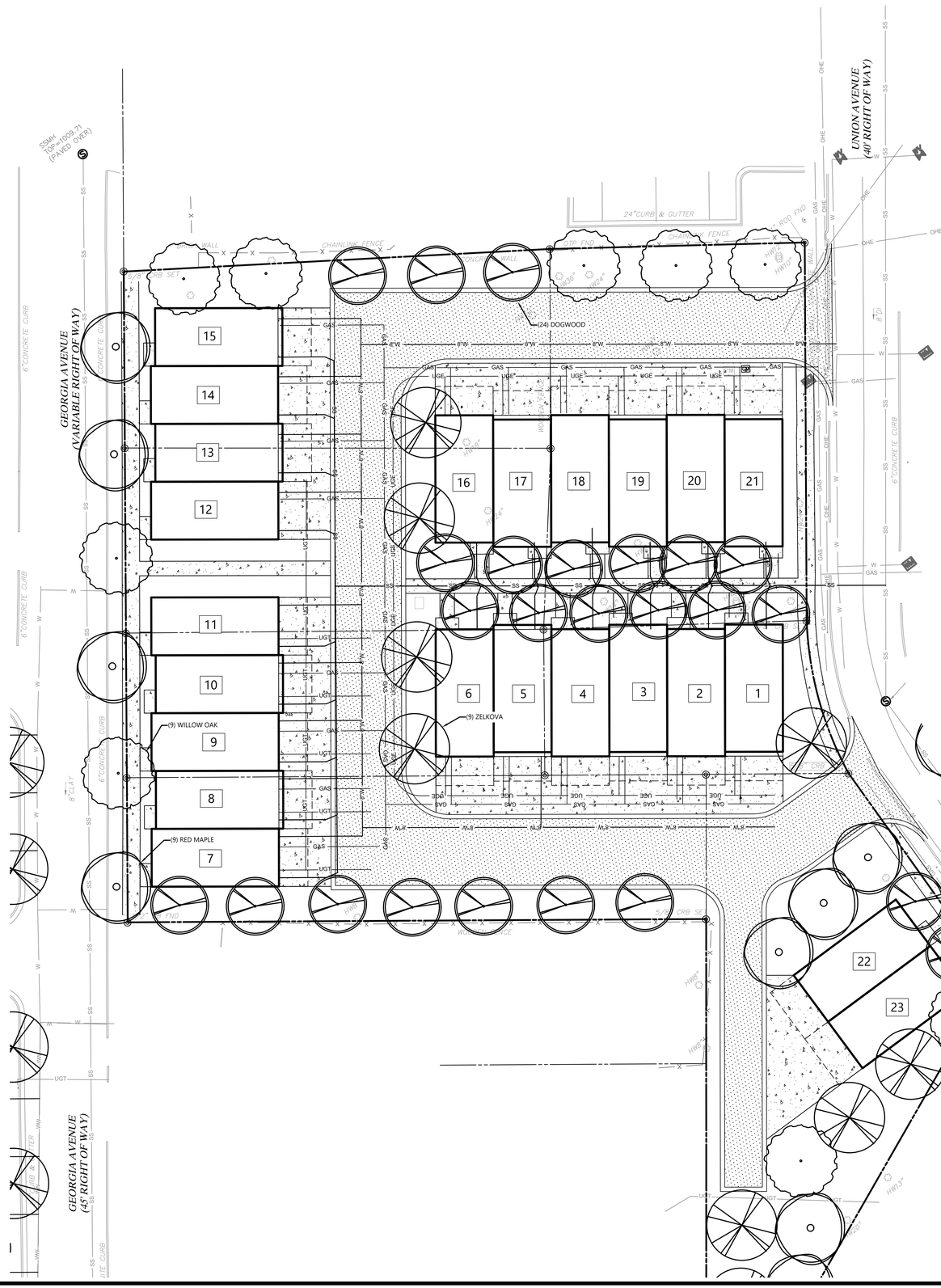
0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN POD D

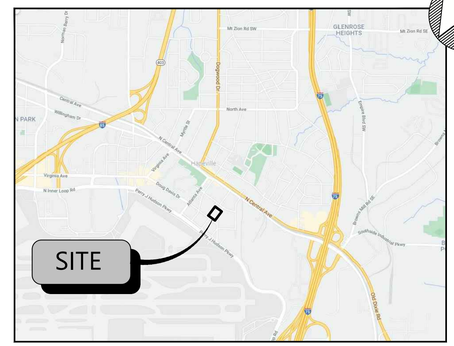
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION POD D\C400 UTILITY PLAN POD D.dwg LAST SAVED BY: dwand 10/6/2021 4:25 PM PLOTTED BY: Theo Shiva 10/13/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.


SITE
GLENROSE HEIGHTS
Mt Zion Rd SW
Dogwood Dr
North Ave
Virginia Ave
Virginia Cir
Virginia Ln
Virginia Pl
Virginia Ct
Virginia Terrace
Virginia Place
Virginia Ave
N Inner Loop Rd
Inner Loop Rd
Inner Loop Rd
Mt Vernon Rd
Mt Vernon Rd NE
Glenwood Rd SE
Glenwood Rd
Glenwood Rd NE
Glenwood Rd SW
Glenwood Rd
Glenwood Rd
Glenwood Rd

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

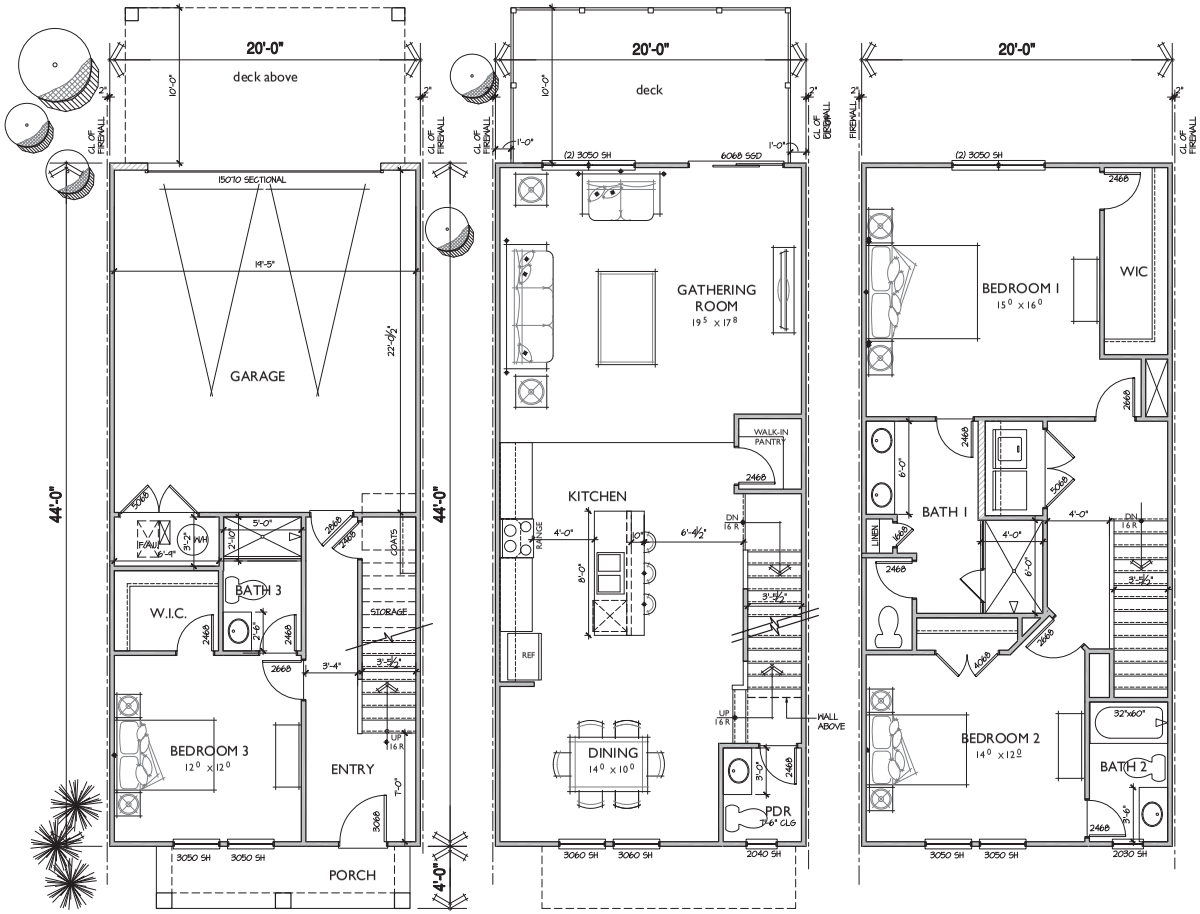
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

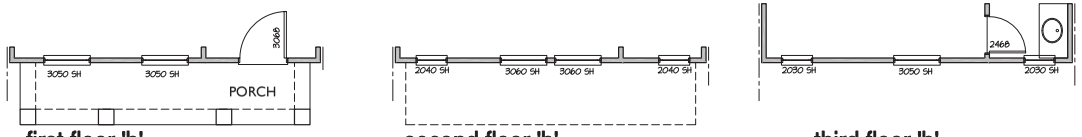
SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

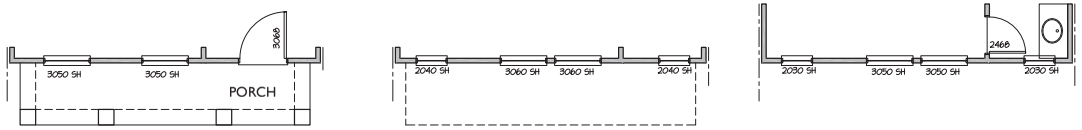
SHEET NO:
0



first floor 'a' | second floor 'a' | third floor 'a'



first floor 'b' | second floor 'b' | third floor 'b'



first floor 'c' | second floor 'c' | third floor 'b'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

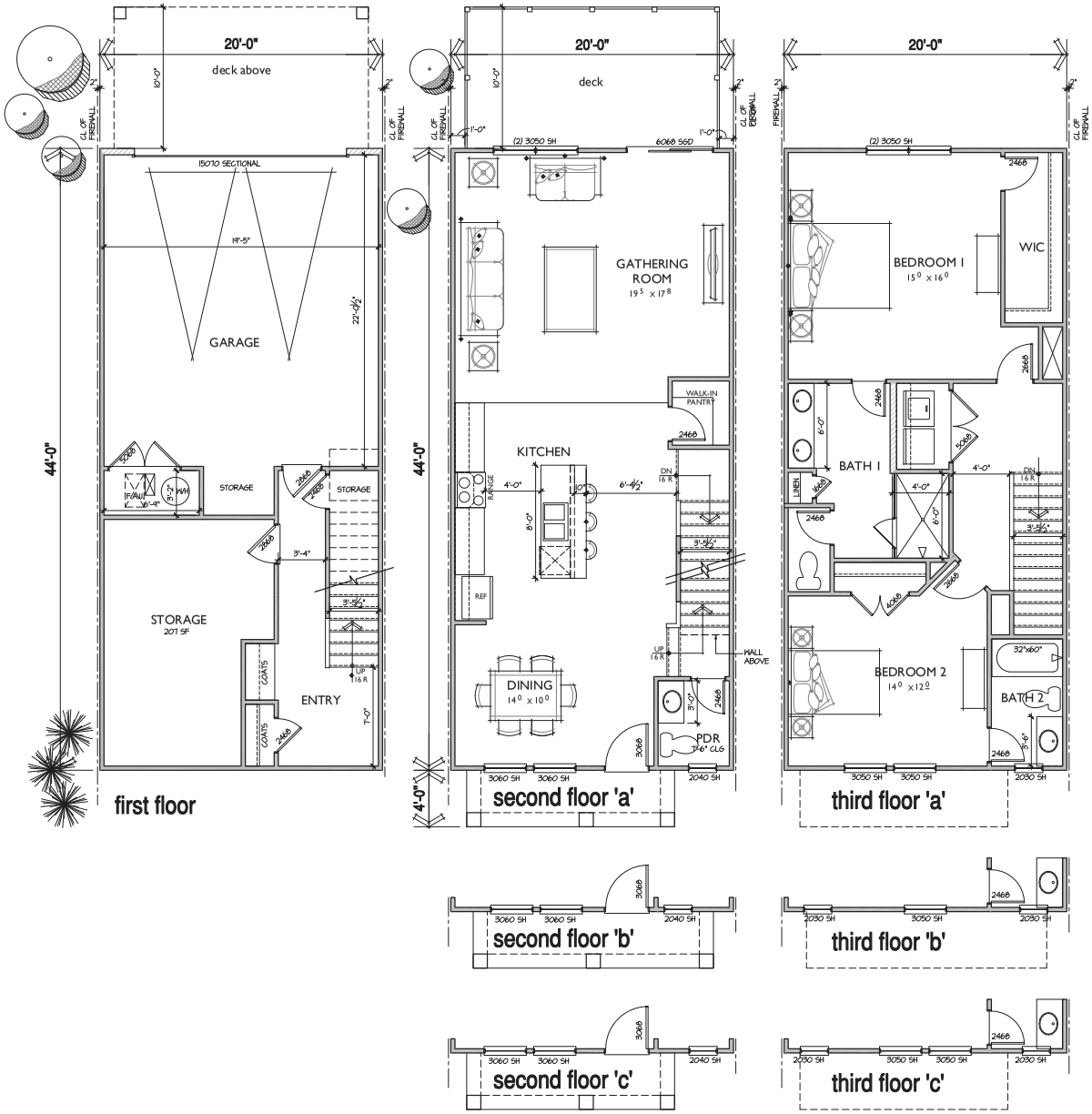
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



area calc:

ffl:	222 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	1934 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

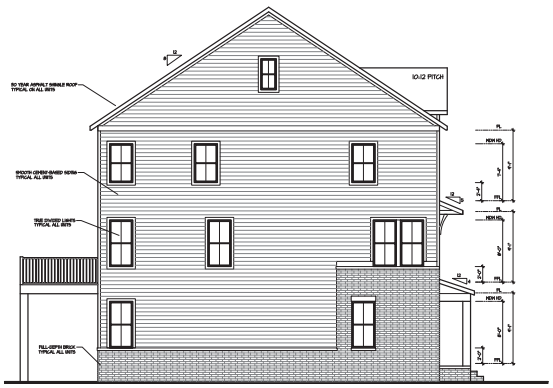
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

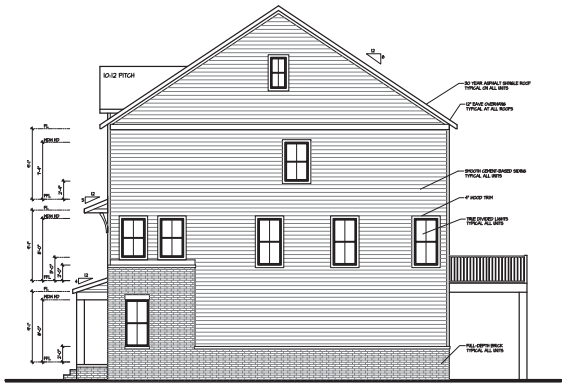
SHEET NO:
F.P.1



left - b

B A C B

Hapeville Town Homes
DR Horton
Pod D Units 12-15



right - b

B C A B

Hapeville Town Homes
DR Horton
Pod D Units 12-15

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

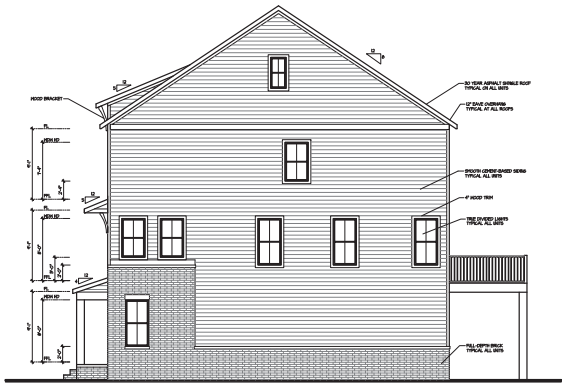
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODD

left - c

Hapeville Town Homes
DR Horton
Pod D Units 7-11



right - c

Hapeville Town Homes
DR Horton
Pod D Units 7-11

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

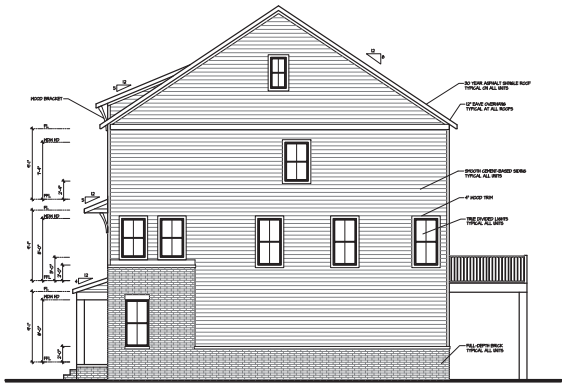
SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODD.1

left - c

Hapeville Town Homes
DR Horton
Pod D Units 16-21



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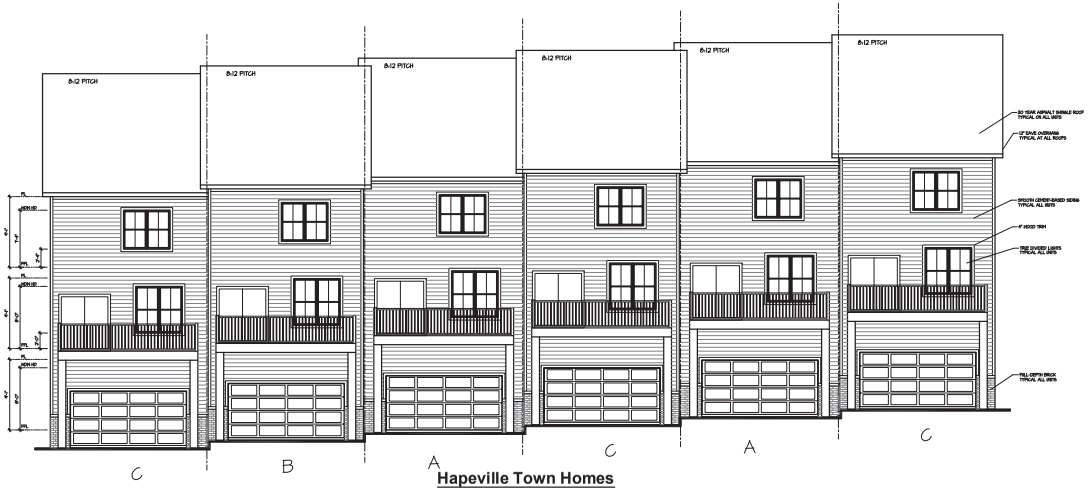


Hapeville Town Homes
DR Horton
Pod D Units 16-21

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

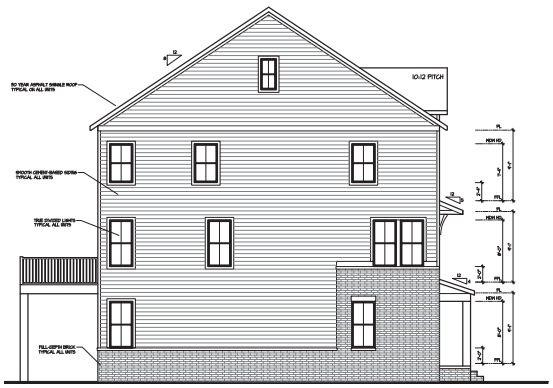
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

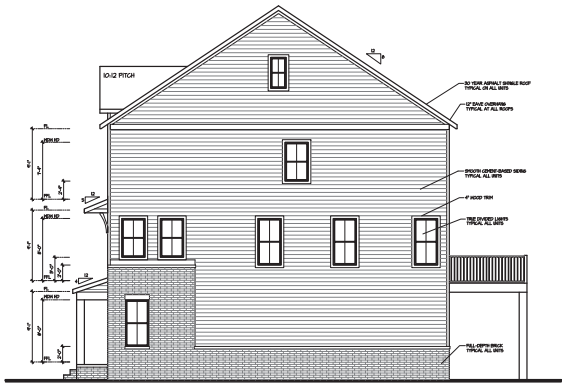
PRINT DATE:
June 11, 2021

SHEET NO:
PODD.2



left - b

Hapeville Town Homes
DR Horton
Pod D Units 1-6



right - b

Hapeville Town Homes
DR Horton
Pod D Units 1-6

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

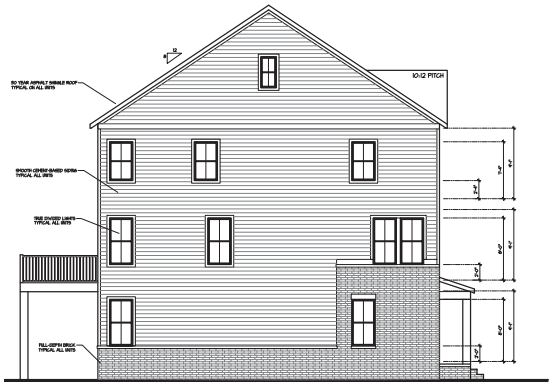
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODD.3



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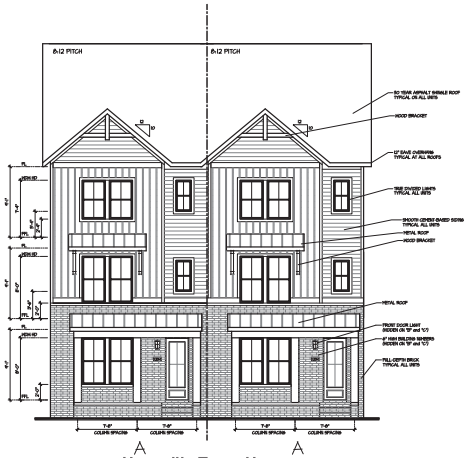
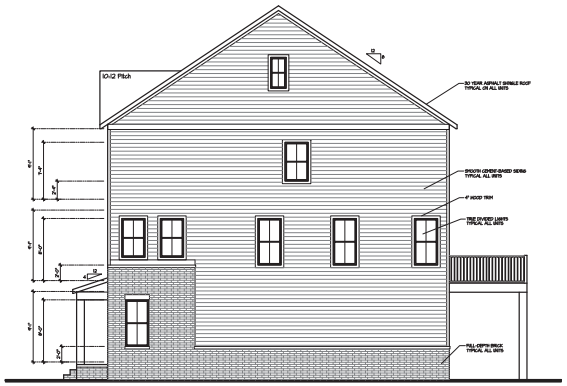


Hapeville Town Homes
DR Horton
Pod D Units 22-23



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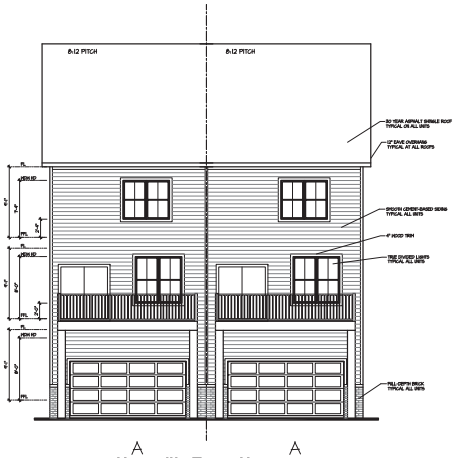


Hapeville Town Homes
DR Horton
Pod D Units 22-23

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODD.4

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: 3644-3662 Georgia Avenue/608 Chestnut Street

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0097000 80122, 14 0097000 80130, 14 0097000 80239, 14 0097000 80221, 14 0097000 80213, 14 0097000 80205, 14 0097000 80197

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod E of a Multi-pod development of single family detached townhome units. Pod E will consist of 19 attached units, 4 buildings.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD E

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 97 of the 14th District of Fulton County, Georgia, containing 59032 square feet (1.355 acres), more or less, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southern right-of-way of Chestnut Street and the eastern right-of-way of Georgia Avenue, being the TRUE POINT OF BEGINNING; thence along the southern right-of-way of Chestnut Street South 53 degrees 04 minutes 20 seconds East, 139.05 feet to a capped rebar; thence South 52 degrees 59 minutes 28 seconds East, 60.18 feet to a capped rebar; thence leaving said right-of-way South 35 degrees 57 minutes 26 seconds West, 95.71 feet to a 1/2" crimp top pipe; thence South 37 degrees 04 minutes 16 seconds West, 199.63 feet to a point; thence North 53 degrees 10 minutes 17 seconds West, 200.02 feet to a 5/8" rebar on the eastern right-of-way of Georgia Avenue; thence along said right-of-way North 37 degrees 06 minutes 24 seconds East, 247.27 feet to a 5/8" rebar; thence continuing along said right-of-way North 35 degrees 36 minutes 44 seconds East, 48.50 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0097000 80122, 14 0097000 80239, 14 0097000 80130, 14 0097000 80221, 14 0097000 80213, 14 0097000 80205, and 14 0097000 80197, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3124.

ORGIA AVE

SPEED LIMIT
25

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

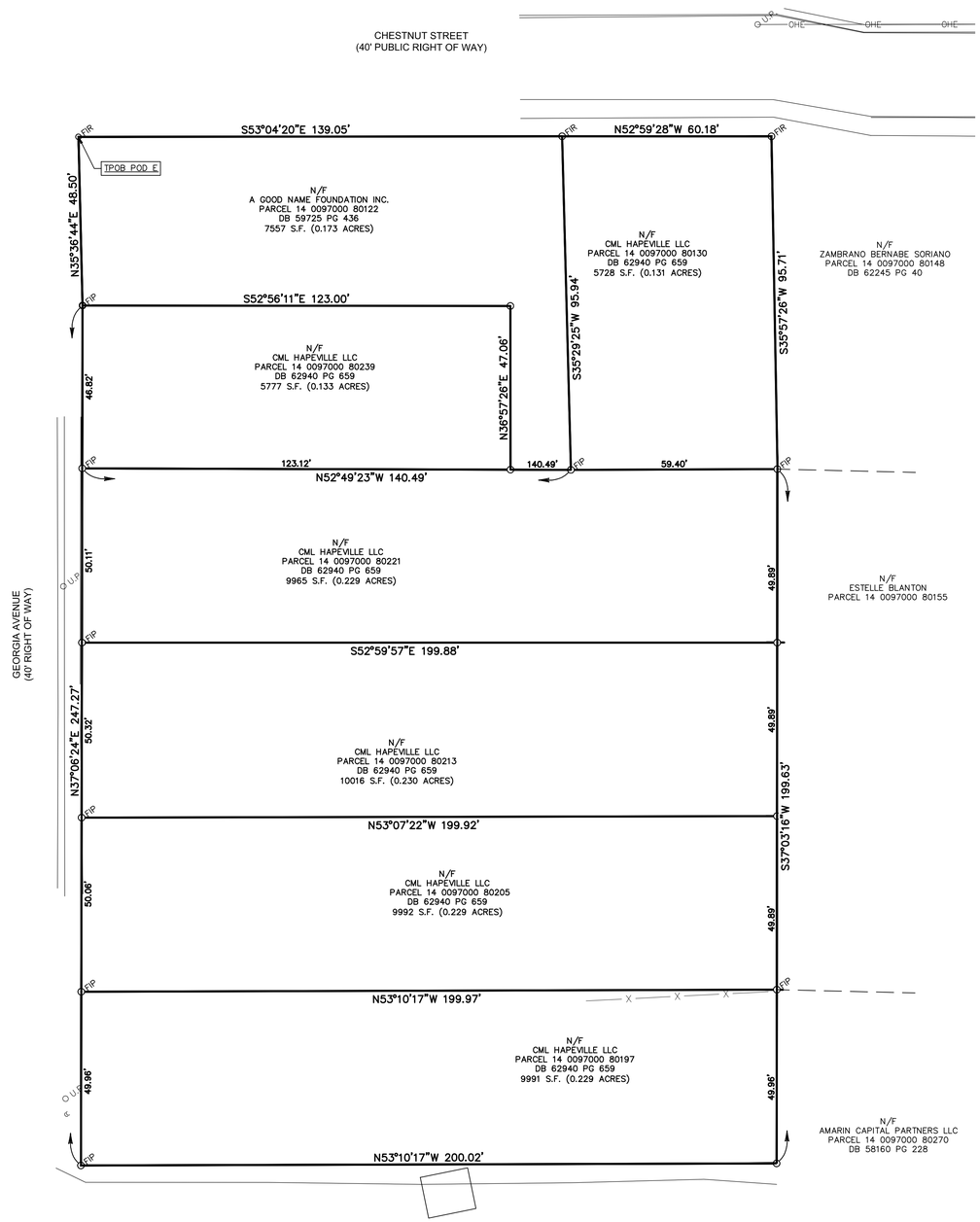
GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'

RETRACEMENT SURVEY FOR:

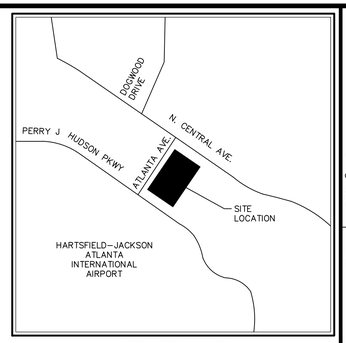
HAPEVILLE TOWN HOMES
POD E

59032 S.F. (1.355 ACRES) OF LAND
COLLEGE STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA



LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE	Ⓑ	BOLLARD
⊠	R/W MONUMENT	▫	SIGN
———	SUBJECT BOUNDARY LINE	✸	GROUND LIGHTING
◆	SECTION CORNER	☼	LIGHT POLE
— — — —	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE	⟵	GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
○	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	Ⓕ	FIBER OPTIC MARKER
	CONCRETE PAVEMENT	HH	HANDHOLE
	ASPHALT PAVEMENT	Ⓔ	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION	AC	AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR	Ⓔ	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	Ⓖ	GAS METER
	WETLAND DELINIATION	Ⓒ	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	Ⓖ	GAS WARNING POST
	LIMITS OF VEGETATION	Ⓦ	WATER METER
	STORM SEWER	⊗	WATER VALVE
)	EXISTING CUVLERT	▷—	FIRE HYDRANT
○	STORM WATER MANHOLE	W	UNDERGROUND WATER
□	STORM CATCH BASIN	∘C.O.	SANITARY CLEAN OUT
		○	SANITARY SEWER MANHOLE
		▷ ▷	SANITARY SEWER



VICINITY MAP

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. EQUIPMENT USED FOR MEASUREMENT:
   ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
   GPS: TRIMBLE R10 GPS RECIEVER
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS

PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,246 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 1.355 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS DATE
GEORGIA REGISTERED LAND SURVEYOR #3142
DATE OF EXPIRATION 12/31/21

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1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOTS: 95, 96, 97, 98
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

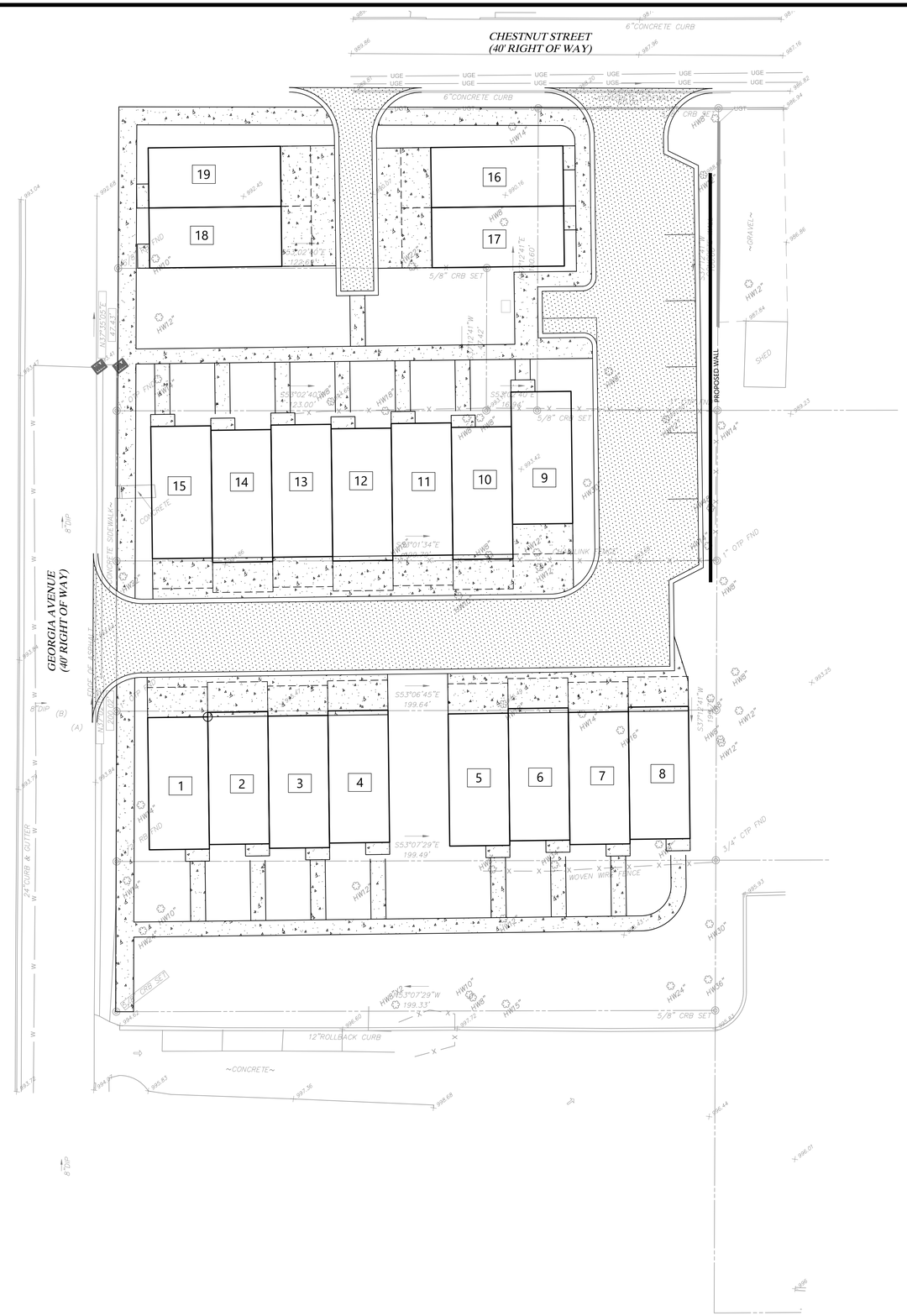
RETRACEMENT SURVEY FOR:
HAPEVILLE TOWN HOMES
POD–E

DATE
10/12/2021

REVISIONS

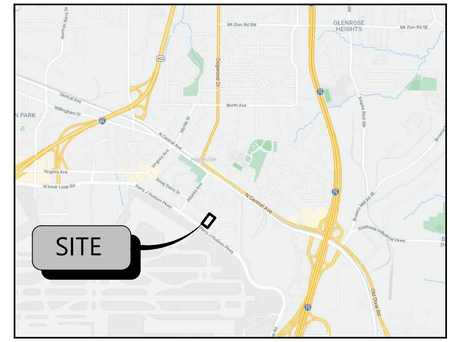
DWG.	SH CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: R:\21002729-Hapeville, GA Townhomes\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:20 AM PLOTTED BY: Mark Dunlap 10/12/2021 HARDS PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG To PDF.pc3 PLOT STYLE: BASE-STANDARD.ctb



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.



VICINITY MAP

N.T.S.

SITE LEGEND

EXISTING PROPERTY LINE	PARKING SPACE COUNT
EXISTING RIGHT-OF-WAY	SIGN
EXISTING SETBACK LINE	LIGHT POLE
PROPOSED RIGHT-OF-WAY	GROUP OF FOUR GUARD POSTS
PROPOSED SETBACK LINE	DUMPSTER PAD
100 YEAR FLOOD PLAIN	TRANSFORMER PAD
18" CURB AND GUTTER	PROPOSED SIGNAL
24" CURB AND GUTTER	GRATE INLET
PROPOSED RETAINING WALL	STORM MANHOLE
CROSS WALK	DOUBLE WING CATCH BASIN
STOP BAR (PAVEMENT MARKING)	SINGLE WING CATCH BASIN
TRAFFIC FLOW ARROW (PAVEMENT MARKING)	AREA INLET
"YIELD" (PAVEMENT MARKING)	OUTLET CONTROL STRUCTURE
DIRECTIONAL ARROWS (PAVEMENT MARKING)	HEADWALL
"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)	SANITARY SEWER MANHOLE
HANDICAP STALL	CONCRETE
CONCRETE WHEEL STOP	STANDARD DUTY PAVING
A.D.A. STD HANDICAP RAMP	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD E	1.36 AC
POD E OPEN SPACE REQU	N/A
POD E DENSITY:	19 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN

GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8. 3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

811
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NOTICE:
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PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
SITE PLAN

DATE 2021-10-07

REVISIONS

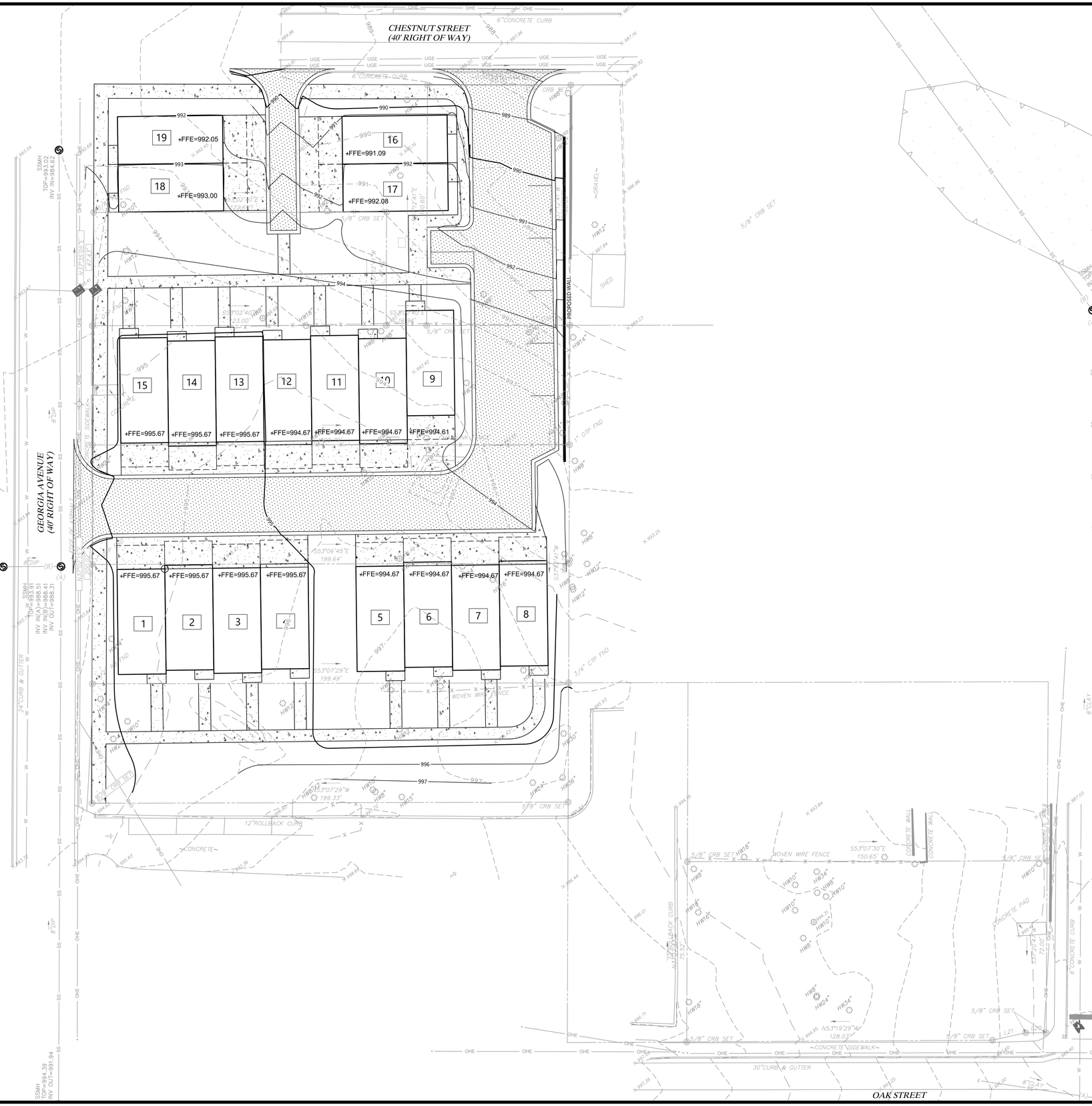
0 10' 20'
SCALE: 1"=20'

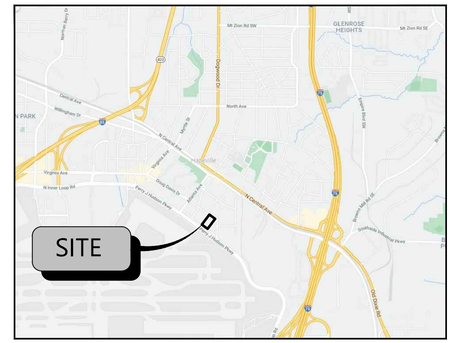
DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-3.0

CAD FILE: C200 SITE PLAN POD E

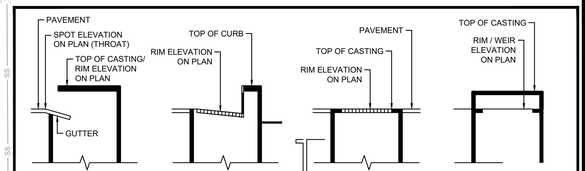
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhomes\DWG\Engineering\04 PRODUCTION POD E\C200 SITE PLAN POD E.dwg LAST SAVED BY: dwood 10/6/2021 3:17 PM PLOTTED BY: Thad Stone 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB





VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 EXISTING MINOR CONTOURS
- 123 EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- x123.4 PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE

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CERTIFICATE OF AUTHORIZATION
GA-PEFD01804

PROJ SECTION
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HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE 2021-10-07

REVISIONS

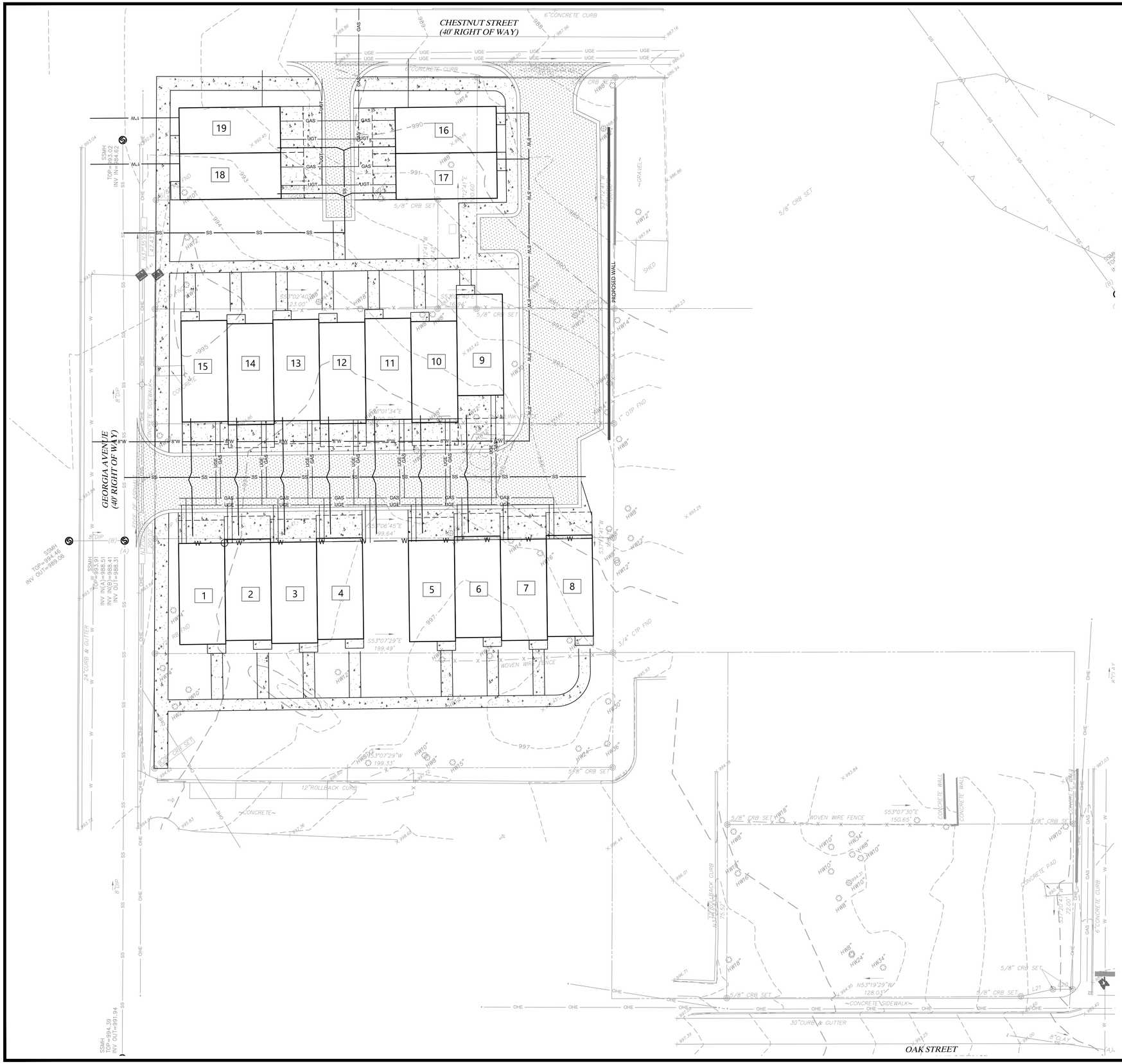
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD E

BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION PDD E\C300 GRADING PLAN POD E.dwg LAST SAVED BY: mbl 10/12/2021 10:48 AM PLOTTED BY: Theo Shiva 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



VICINITY MAP

N.T.S.

KEY NOTES

1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
4	HORIZONTAL BEND
5	3/4" COPPER DOMESTIC WATER LINE
6	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
7	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
8	MAIN SIZE x 3/4" TAPPING SLEEVE & GATE VALVE FOR DOMESTIC WATER LINE. TIE INTO PROPOSED WATER MAIN PER DOUGLAS COUNTY WATER.
9	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER
10	CONTRACTOR TO INSTALL 2" RPZ BACKFLOW PREVENTER
11	3/4" x 2" x 2" TEE
12	3/4" COPPER IRRIGATION WATER LINE
14	CONTRACTOR TO INSTALL 3/4" RPZ BACKFLOW PREVENTER FOR IRRIGATION SYSTEM
15	NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
17	HOSE BIBB, REFER TO ARCH PLANS FOR DETAILS
18	SITE LIGHTING, SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

	EXISTING PROPERTY LINE		SEWER SERVICE (SINGLE SERVICE)
	EXISTING RIGHT-OF-WAY	S	SANITARY SEWER CLEAN OUT
	EXISTING SETBACK LINE		POST INDICATOR VALVE
	PROPOSED RIGHT-OF-WAY		WATER SERVICE (DOUBLE SERVICE)
	PROPOSED SETBACK LINE		WATER SERVICE (SINGLE SERVICE)
	100 YEAR FLOOD PLAIN	W	WATER METER
CATV	CABLE LINE		WATER BEND 11.25°
OHE	ELECTRIC OVERHEAD LINE		WATER BEND 22.5°
UGE	ELECTRIC UNDERGROUND LINE		WATER BEND 45°
GAS	GAS LINE		WATER BEND 90°
SS	SEWER LINE		WATER TEE
SSFM	SEWER FORCEMAIN		GATE VALVE
OHT	TELEPHONE OVERHEAD LINE	DDC	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UGT	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
W	WATER LINE	FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)	T	ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE

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HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
UTILITY PLAN

DATE 2021-10-07

REVISIONS

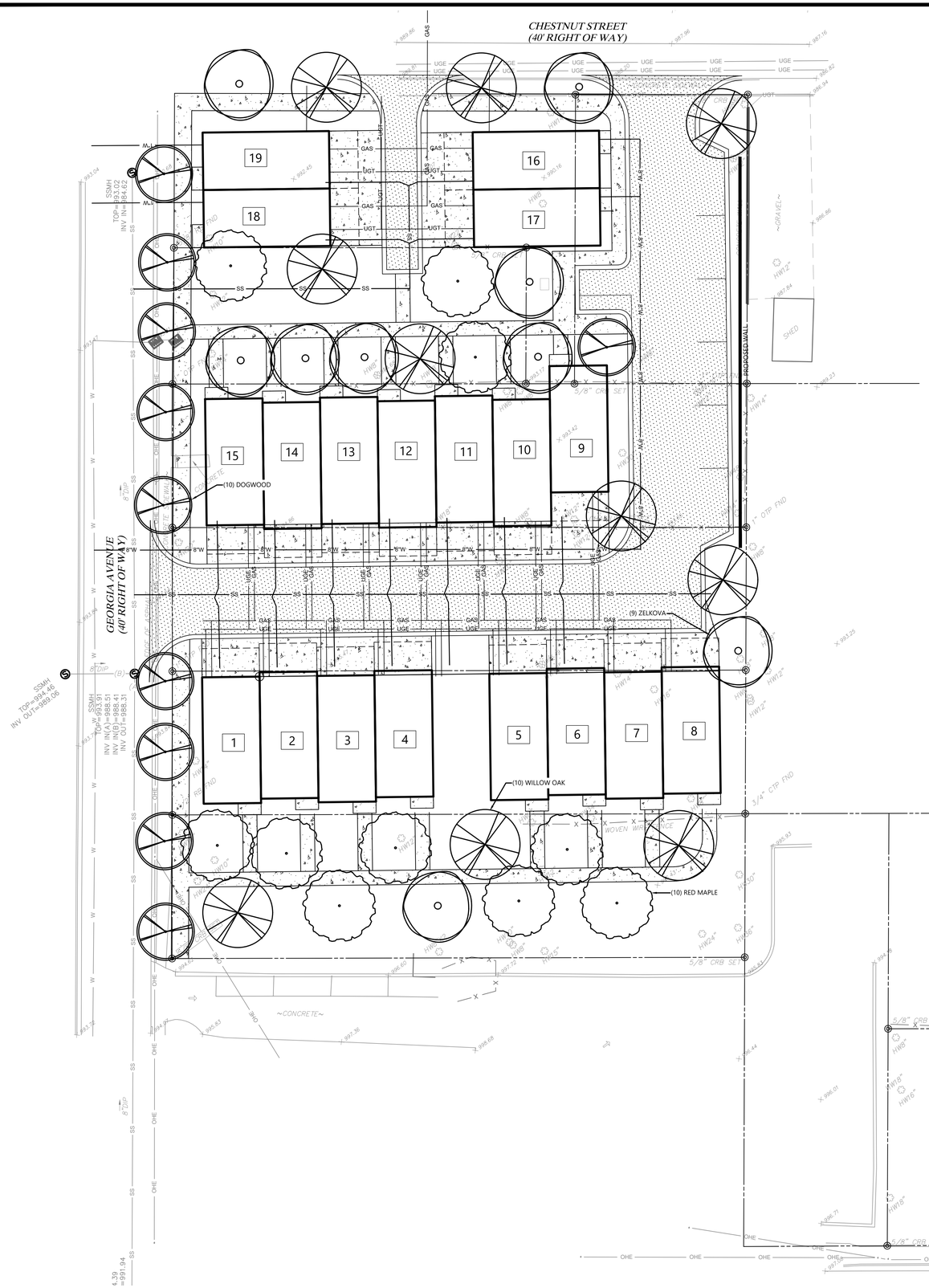
0 10' 20'
SCALE: 1"=20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-5.0

CAD FILE: C400 UTILITY PLAN POD E

BOTTOM_RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Engineering\04 PRODUCTION PDS\C-CAD\ UTILITY PLAN POD E.dwg LAST SAVED BY: bdvivas 10/7/2021 11:44 AM PLOTTED BY: Theo Shaw 10/12/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



FILE NAME: Y:\21002729-Hapeville, Ga Townhomes\LDM\Engineering\04 PRODUCTION POD C\L100 LANDSCAPE POD E.dwg LAST SAVED BY: mlli 10/11/2021 1:59 PM PLOTTED BY: Raybould DIS 10/14/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) SCHOC: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

SITE DATA

POD E 1.36 AC

ZONING CLASSIFICATION

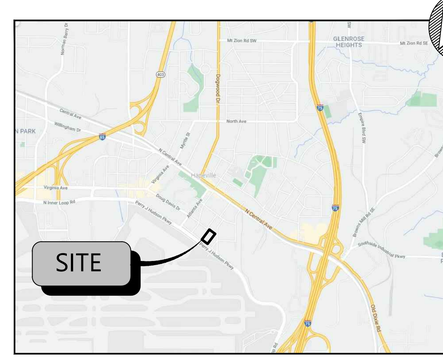
JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	136 IN (100 IN/AC)
DENSITY PROVIDED	136 IN



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
10	WILLOW OAK	QUERCUS PHELLOS	4	40	B&B, 14-16' HT.
10	DOGWOOD	CORNUS FLORIDA	2	20	B&B, 10-12' HT.
10	RED MAPLE	ACER RUBRUM	4	40	B&B, 14-16' HT.
9	ZELKOVA	ZELKOVA SERRATA	4	36	B&B, 14-16' HT.
			TOTAL	**136**	

811
Know what's **below.** **Call** before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION
GA-PEFO05804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

D.R. HORTON
HAPEVILLE TOWNHOMES POD E
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD E
BOTTOM RIGHT

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

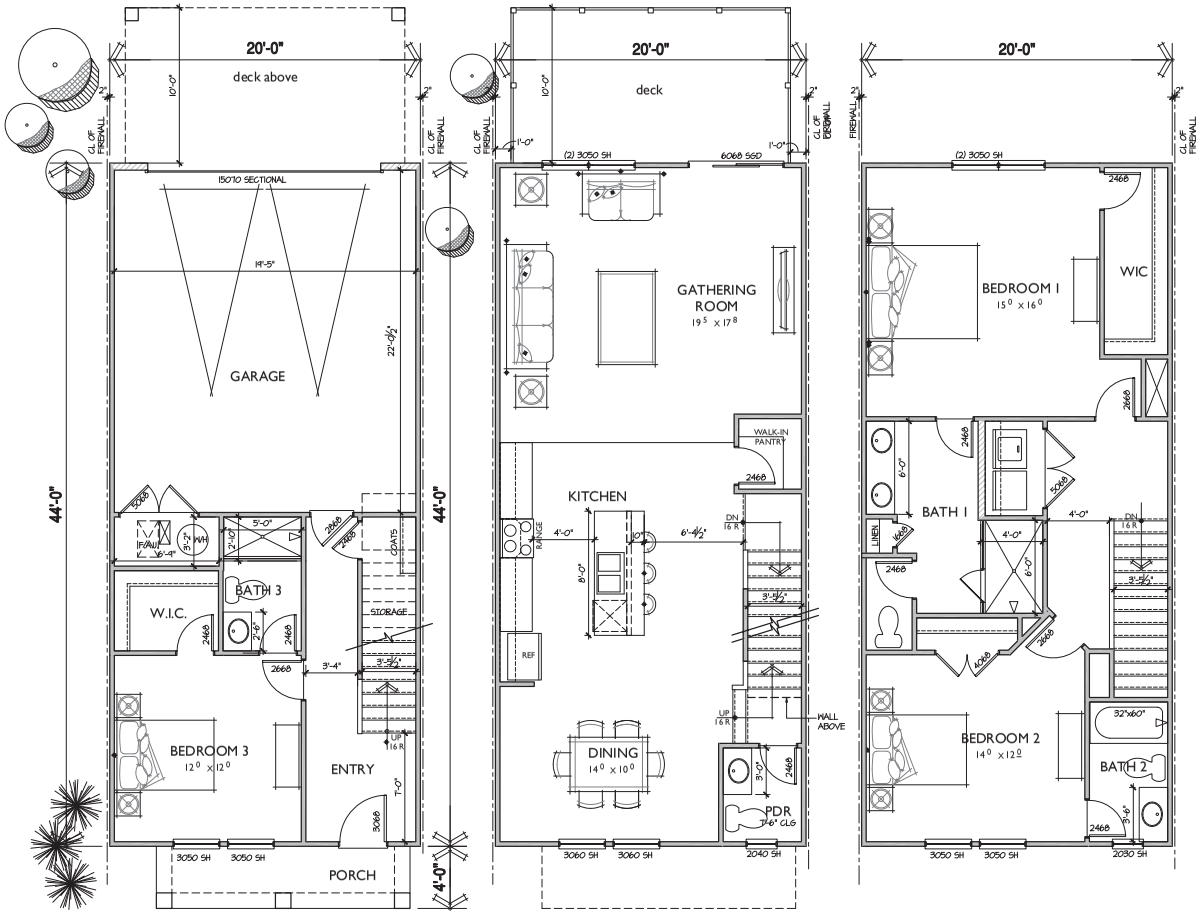
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

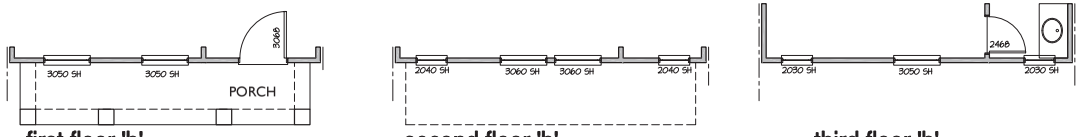
SHEET NO:
0



first floor 'a'

second floor 'a'

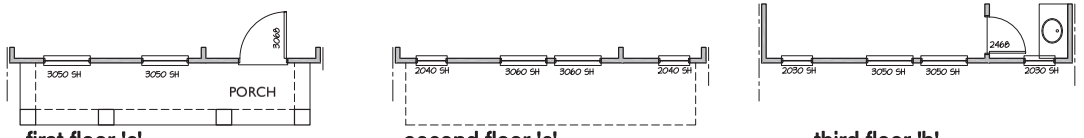
third floor 'a'



first floor 'b'

second floor 'b'

third floor 'b'



first floor 'c'

second floor 'c'

third floor 'b'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

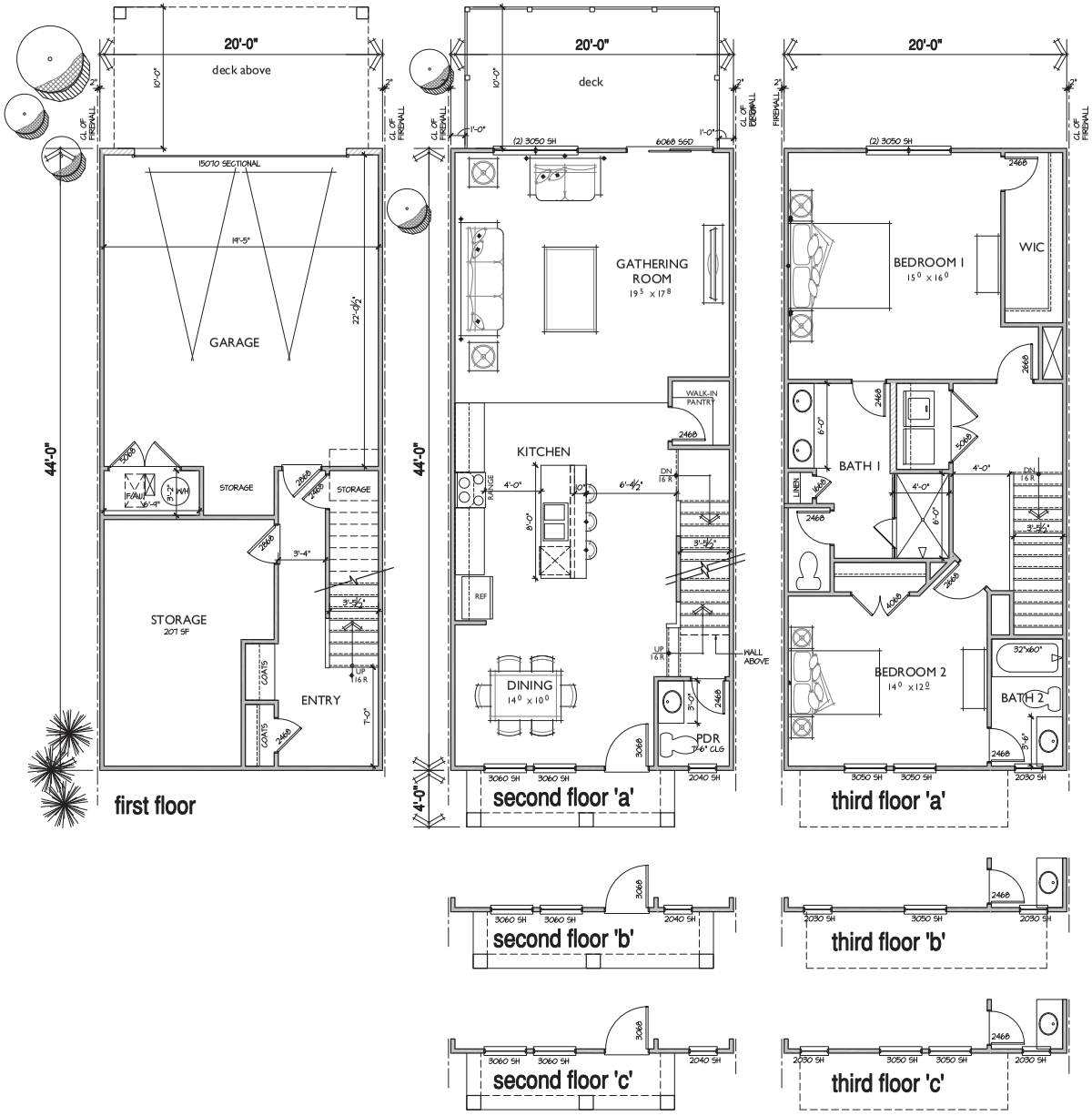
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



area calc:

ffl:	222 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	1934 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

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SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.1

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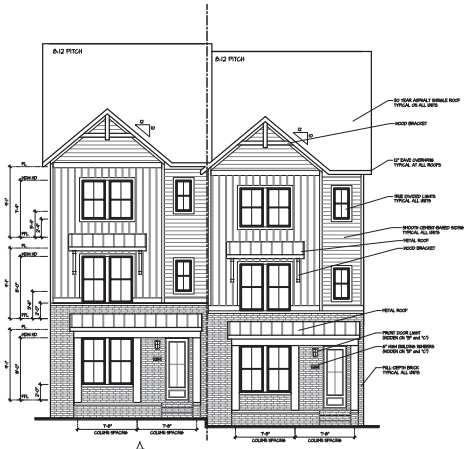
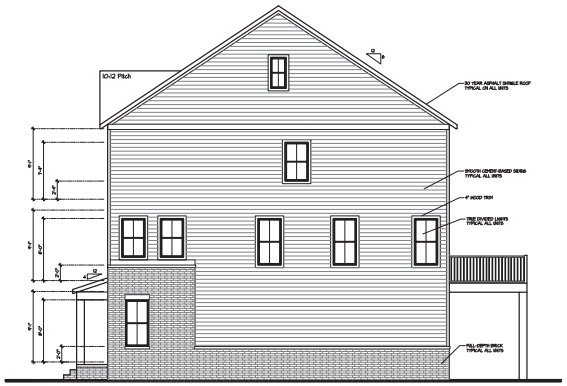


Hapeville Town Homes
DR Horton
Pod E Units 18-19



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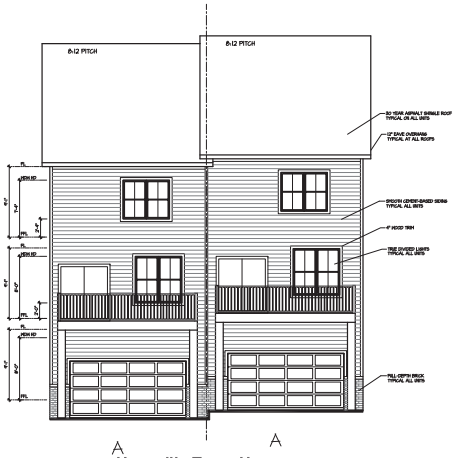

Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODE

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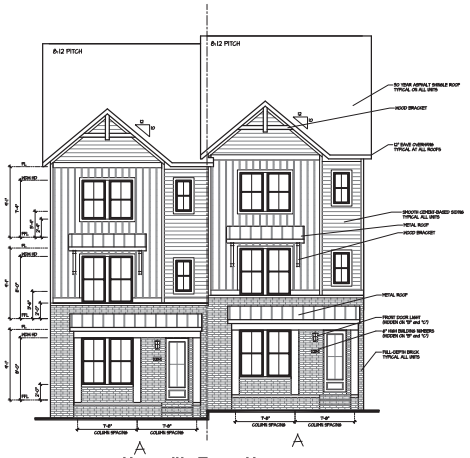
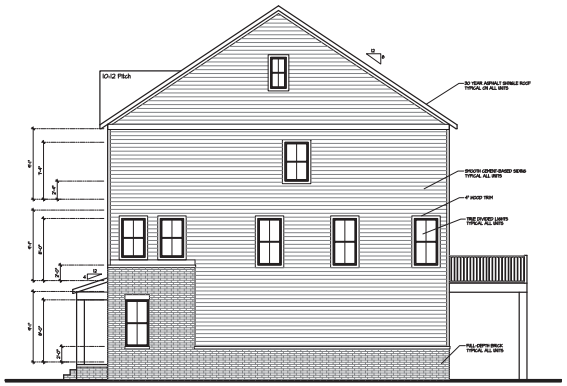


Hapeville Town Homes
DR Horton
Pod E Units 16-17



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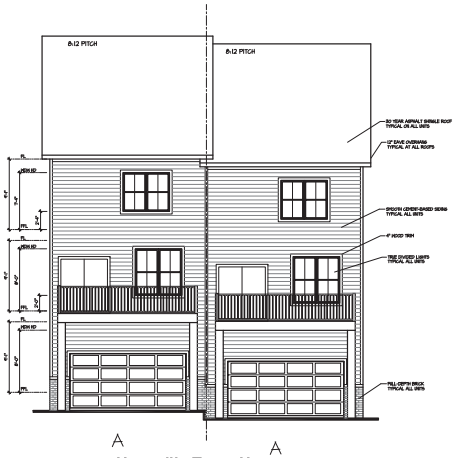

Hapeville Town Homes
DR Horton
Pod E Units 16-17

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODE.1

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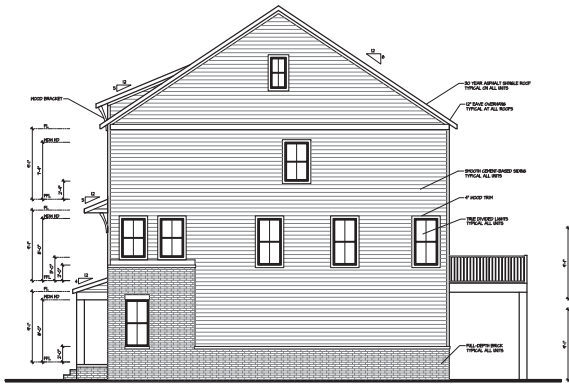
C B A C A B C

Hapeville Town Homes
DR Horton
Pod E Units 9-15



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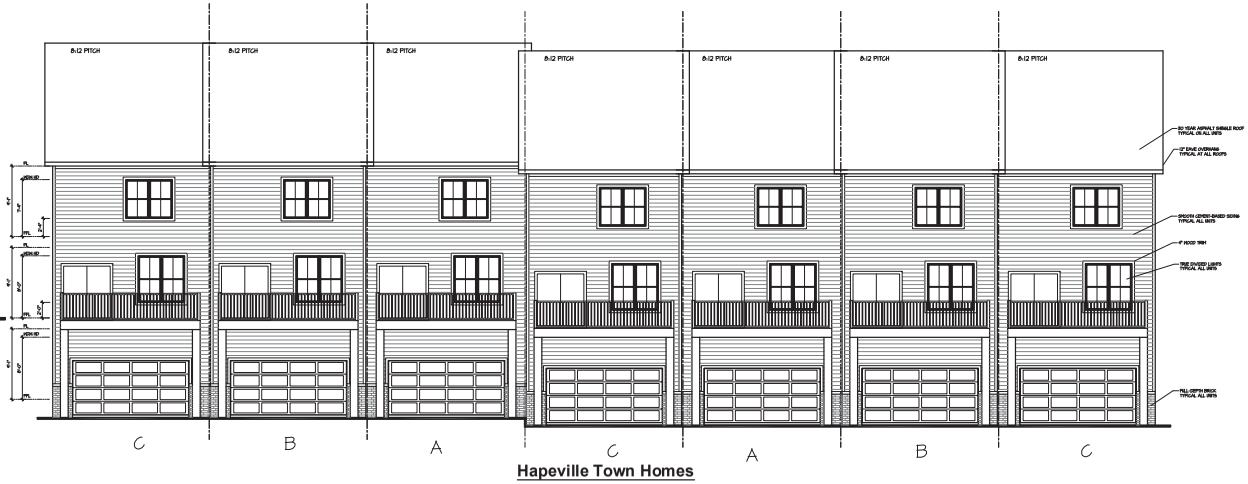


C B A C A B C

Hapeville Town Homes
DR Horton
Pod E Units 9-15

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

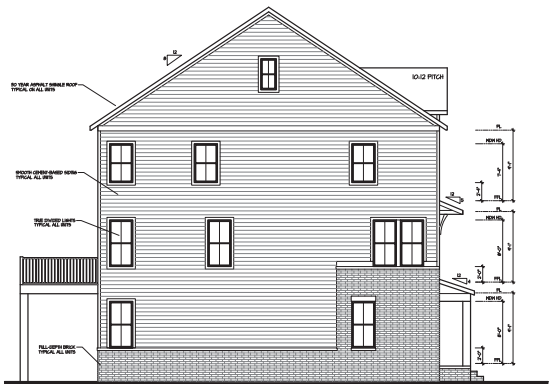
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODE.2



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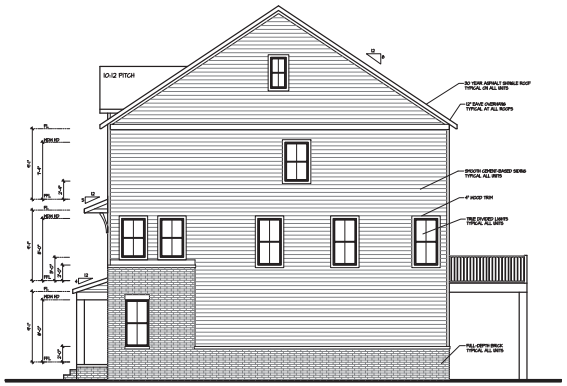
Hapeville Town Homes
DR Horton
Pod E Units 1-4



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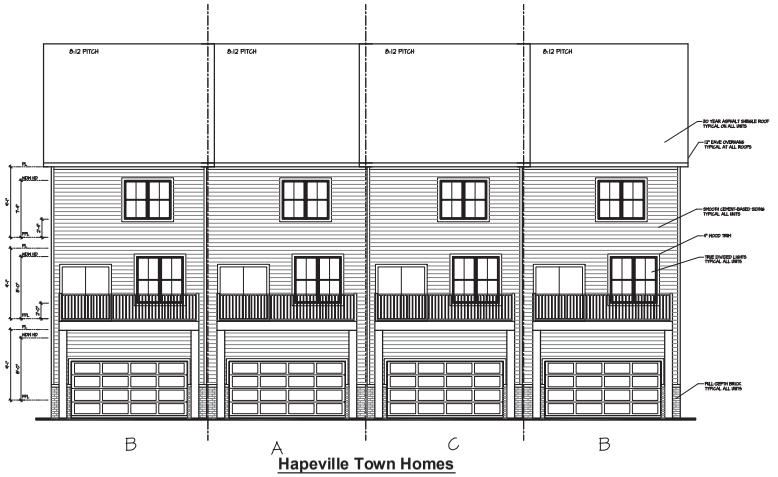


Hapeville Town Homes
DR Horton
Pod E Units 1-4

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

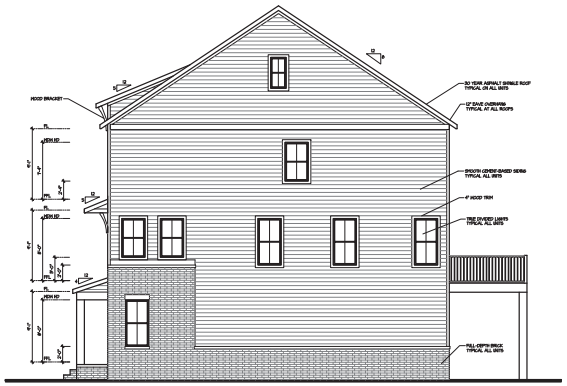
PRINT DATE:
June 11, 2021

SHEET NO:
PODE.3

left - c

C B A C

Hapeville Town Homes
DR Horton
Pod E Units 5-8



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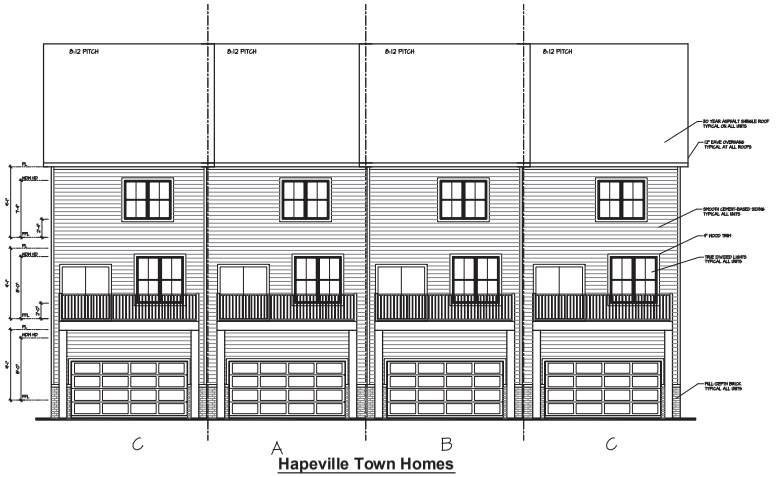


C A B C

Hapeville Town Homes
DR Horton
Pod E Units 5-8

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODE.4

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/20/2021

NOTE: **All applications must be typed or neatly printed.** Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Applicants Address: 1371 Dogwood Drive, Conyers, GA 30012

E-Mail Address: tdhogan@drhorton.com **Zoning Classification:** RMU

Address of Proposed Work: Union, Chestnut, Elm

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 006000 20269, 14 0096000 20244, 14 0096000 20251, 14 0096000 20236, 14 0096000 20228, 14 0096000 20160, 14 0096000 20152, 14 0096000 20145, 14 0096000 20137, 14 0096000 20202, 14 0096000 20327, 14 0096000 20095

Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod F of a Multi-pod development of single family detached townhome units. Pod F will consist of 32 attached units, 6 buildings.

Contractors Name: D.R. Horton, Inc. **Contact Number:** 678-780-8526

Contact Person: Tiffany Hogan **Contact Number:** 678-780-8526

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

10/20/2021
Date

3

Project Class (check one):

X Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping X New Single-Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 1934 per unit

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Materials will consist of brick, cement based siding, metal roofs, asphalt shingles, and wood. See attached plans for additional details.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Printed Name	Signature	Date

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

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

POD F

All that tract or parcel of land lying and being in the City of Hapeville, Land Lot 96 of the 14th District of Fulton County, Georgia, containing 96535 square feet (2.216 acres), more or less, and being more particularly described as follows:

Commencing at the intersection of the northern right-of-way of Chestnut Street and the western right-of-way of Elm Street; thence along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 135.00 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 10.01 feet to a point; thence North 87 degrees 58 minutes 40 seconds West, 51.30 feet to the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Chestnut Street North 87 degrees 58 minutes 40 seconds West, 265.15 feet to a point; thence North 01 degrees 22 minutes 18 seconds East, 100.45 feet to a point; thence South 87 degrees 35 minutes 07 seconds East, 65.00 feet to a 1/2" open top pipe; thence North 00 degrees 52 minutes 17 seconds East, 49.90 feet to a point; thence North 87 degrees 33 minutes 06 seconds West, 201.58 feet to an iron pin; thence North 01 degrees 17 minutes 27 seconds East, 250.41 feet to a 1/2" open top pipe; thence South 87 degrees 25 minutes 21 seconds East, 199.76 feet to a point; thence South 00 degrees 52 minutes 17 seconds West, 200.00 feet to a point; thence South 87 degrees 52 minutes 53 seconds East, 199.15 feet to a capped rebar; thence South 00 degrees 49 minutes 46 seconds West, 199.59 feet to the TRUE POINT OF BEGINNING.

Said property being a combination of Fulton County Georgia Parcels 14 0096000 20269, 14 0096000 20251, 14 0096000 20244, 14 0096000 20236, 14 0096000 20228, 14 0096000 20160, 14 0096000 20152, 14 0096000 20145, 14 0096000 20137, 14 0096000 20202, 14 0096000 20327, as shown on a plat of survey by Atwell, LLC, dated 10/12/2021, and certified by John Mark Dunlap, Georgia RLS #3142.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Fulton County, Georgia
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12 (Conus)

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (NAD83), WEST ZONE, US FOOT. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON AUGUST 25, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.

3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY. OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

6. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE S5 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S5 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECIEVER

7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR FULTON COUNTY, GEORGIA (COMMUNITY PANEL NUMBER 13121C0368F, EFFECTIVE DATE SEPTEMBER 18, 2013), A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

ZONING

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)
BUILDING SETBACKS
FRONT 0' MIN/15'MAX
SIDE 0'
REAR 0'
MAX BUILDING HEIGHT 3-STORIES / 45'

SURVEYOR'S CERTIFICATIONS PER HB 76:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER CITY OF HAPEVILLE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 26,025 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,054 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 2.216 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HERE IN WAS A TRIMBLE SX8 ROBOTIC TOTAL STATION.

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

10/12/21
By: JOHN MARK DUNLAP, LS
GA RLS #3142
DATE OF EXPIRATION 12/31/21

UNION AVENUE
(40' PUBLIC RIGHT OF WAY)

FIP

N87°25'21"W 199.76'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20269
DB 62940 PG 659
10002 S.F. (0.230 ACRES)

N87°26'55"W 200.12'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20251
DB 62940 PG 659
10020 S.F. (0.230 ACRES)

N87°28'28"W 200.49'

S01°17'27"W 250.41'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20244
DB 62940 PG 659
10038 S.F. (0.230 ACRES)

N87°30'01"W 200.85'

EXISTING STRUCTURE

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20236
DB 62940 PG 659
10057 S.F. (0.231 ACRES)

S87°31'34"E 201.22'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20228
DB 62940 PG 659
10075 S.F. (0.231 ACRES)

S87°33'06"E 201.58'

N/F
GLORIA CUMMINGS
PARCEL 14 0096000 20210
DB 35968 PG 540

N87°35'07"W 65.00'

N/F
MARCIA G MEYER
PARCEL 14 0096000 20319
DB 38015 PG 51

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20202
DB 62940 PG 659
3705 S.F. (0.085 ACRES)

N01°22'18"E 100.45'

S87°30'45"E 55.91'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20327
DB 62940 PG 659
2810 S.F. (0.065 ACRES)

N01°15'32"E 50.00'

LIMITS OF FLOODPLAIN

N01°21'45"E 100.01'

56.00'

9.01'

50.00'

N87°58'40"W 265.15'

CHESTNUT STREET
(40' PUBLIC RIGHT OF WAY)

N/F
DEL MAR APTS I LLC
PARCEL 14 0096000 20012
DB 57265 PG 16

S87°52'53"E 199.15'

49.23'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20160
DB 62940 PG 659
9872 S.F. (0.227 ACRES)

49.97'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20152
DB 62940 PG 659
9931 S.F. (0.228 ACRES)

49.97'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20145
DB 62940 PG 659
10051 S.F. (0.231 ACRES)

49.97'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20137
DB 62940 PG 659
9973 S.F. (0.229 ACRES)

N00°53'49"E 199.84'

N01°02'29"E 199.74'

N00°49'46"E 199.67'

S00°49'46"W 199.59'

49.47'

50.71'

49.97'

TPOB POD F

N87°58'40"W 51.30'

(TIE TO ELM STREET R/W)

N87°58'40"W 135.00'

N87°58'40"W 10.01'

N/F
JWW PROPERTIES LLC
PARCEL 14 0096000 20087
DB 50135 PG 210

49.90'

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20095
DB 62940 PG 659
9402 S.F. (0.216 ACRES)

S88°02'15"E 196.27'

50.02'

99.79'

N00°05'45"E 99.88'

N/F
SORIANO ZAMBRANO BERNABE
PARCEL 14 0096000 20103
DB 62429 PG 1

N/F
CML HAPEVILLE LLC
PARCEL 14 0096000 20129
DB 62940 PG 659
5056 S.F. (0.116 ACRES)

N/F
CML HAPEVILLE LLC
PARCEL 14 0098002 10488
DB 62940 PG 659

S00°52'17"W 99.90'

S00°52'17"W 49.90'

S00°52'17"W 200.00'

50.00'

50.08'

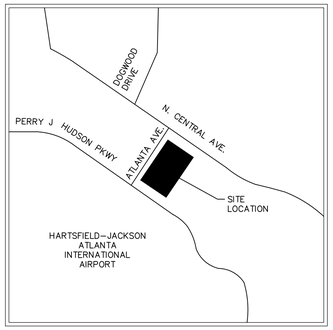
RETRACEMENT SURVEY FOR:

HAPEVILLE TOWN HOMES
POD F

96535 S.F. (2.216 ACRES) OF LAND
CHESTNUT STREET, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

20' 0 10' 20'
BAR SCALE
1" = 20'



VICINITY MAP

LEGEND

O FIR	FOUND IRON ROD		MAILBOX
O FIP	FOUND IRON PIPE		BOLLARD
	R/W MONUMENT		SIGN
	SUBJECT BOUNDARY LINE		GROUND LIGHTING
	SECTION CORNER		LIGHT POLE
	ADJACENT BOUNDARY LINE	O U.P.	UTILITY POLE
R/W	RIGHT OF WAY LINE		GUY ANCHOR WITH WIRE
X X	EXISTING FENCE	OHE OHE	ELECTRIC OVERHEAD
	GUARD RAIL	□ T	TELEPHONE PEDESTAL
	BUILDING STRUCTURE	T T	UNDERGROUND TELECOM
	STRUCTURE OVERHANG	F	FIBER OPTIC MARKER
	CONCRETE PAVEMENT		HANDHOLE
	ASPHALT PAVEMENT	E	ELECTRIC METER
	GRAVEL PAVEMENT	□ E	ELECTRIC RISER
×11.20	EXISTING SPOT ELEVATION		AIR CONDITIONING UNIT
40	EXISTING GROUND CONTOUR	E	ELECTRIC TRANSFORMER
	EDGE OF WATER	E E	UNDERGROUND ELECTRIC
	DITCH CENTER LINE	G	GAS METER
	WETLAND DELINIATION	G	GAS VALVE
	EXISTING TREE-DECIDUOUS	G G	UNDERGROUND GAS
	EXISTING TREE-CONIFEROUS	G	GAS WARNING POST
	LIMITS OF VEGETATION	W	WATER METER
	STORM SEWER		WATER VALVE
	EXISTING CUVLERT		FIRE HYDRANT
	STORM WATER MANHOLE	W	UNDERGROUND WATER
	STORM CATCH BASIN	○ C.O.	SANITARY CLEAN OUT
			SANITARY SEWER MANHOLE
			SANITARY SEWER

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY
BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200

LOCATED IN
LAND LOT: 96
14TH DISTRICT
FULTON COUNTY, GEORGIA

CLIENT
D.R. HORTON

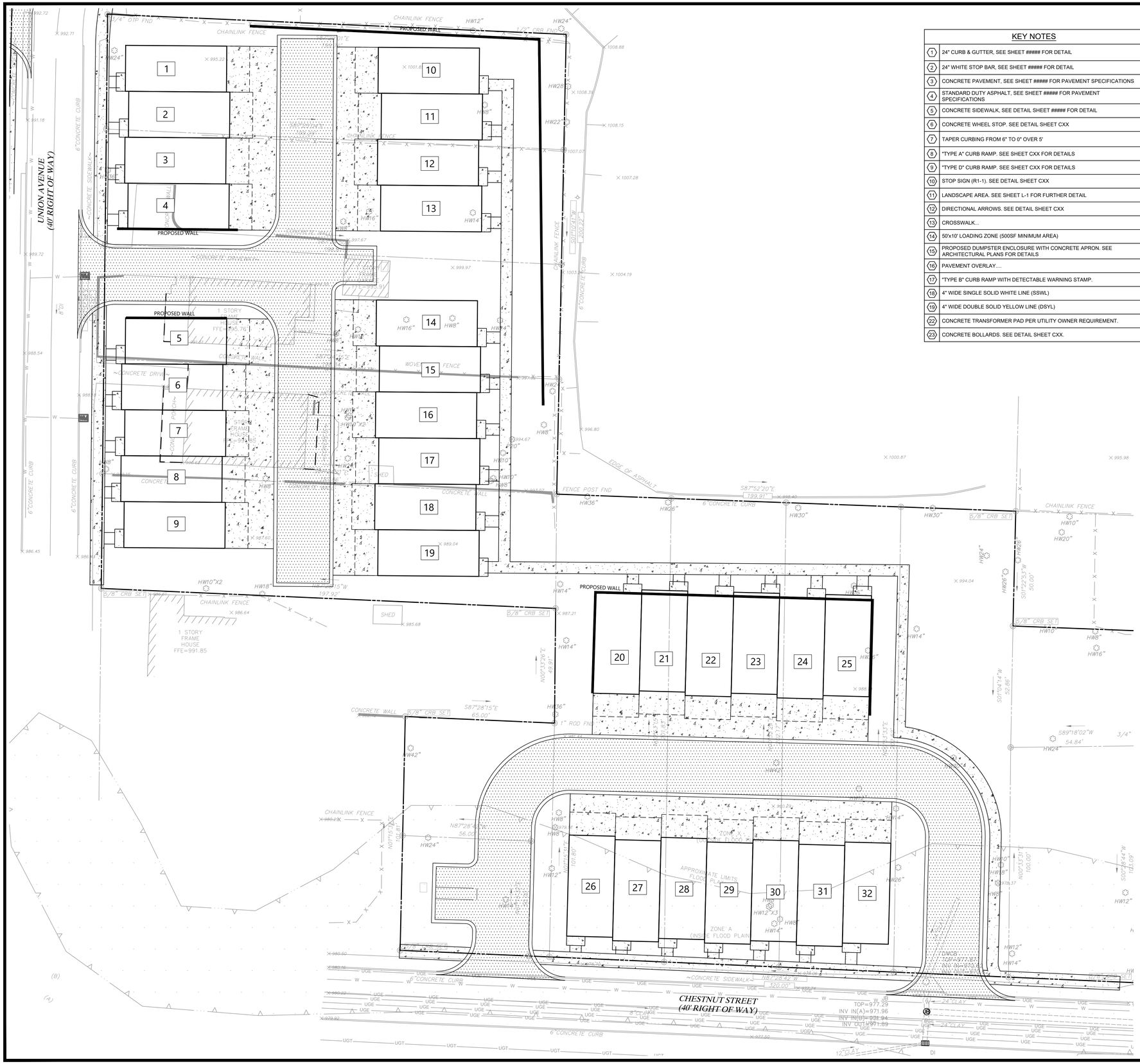
RETRACEMENT SURVEY FOR
HAPEVILLE TOWN HOMES
POD–F

DATE
10/12/2021

REVISIONS

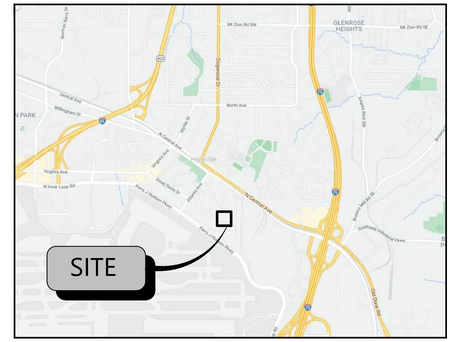
DWG.	SH CH. MD
P.M.	T. STONE
CODE	AS
JOB	21002729
SHEET NO.	1 OF 1

FILE NAME: K:\21002729-Hapeville, GA Townhouses\DWG\Survey\21002729AS-01 Hapeville Town Homes.dwg LAST SAVED BY: mdunlap 10/12/2021 11:03 AM PLOTTED BY: Mark Dunlap 10/12/2021 PAPER: PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.CTB



KEY NOTES

1	24" CURB & GUTTER, SEE SHEET ##### FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET ##### FOR DETAIL
3	CONCRETE PAVEMENT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY ASPHALT, SEE SHEET ##### FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE DETAIL SHEET ##### FOR DETAIL
6	CONCRETE WHEEL STOP. SEE DETAIL SHEET CXX
7	TAPER CURBING FROM 6" TO 0" OVER 5'
8	"TYPE A" CURB RAMP. SEE SHEET CXX FOR DETAILS
9	"TYPE D" CURB RAMP. SEE SHEET CXX FOR DETAILS
10	STOP SIGN (R1-1). SEE DETAIL SHEET CXX
11	LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
12	DIRECTIONAL ARROWS. SEE DETAIL SHEET CXX
13	CROSSWALK...
14	50'x10' LOADING ZONE (500SF MINIMUM AREA)
15	PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
16	PAVEMENT OVERLAY....
17	"TYPE B" CURB RAMP WITH DETECTABLE WARNING STAMP.
18	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
23	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.


SITE
GLENROSE HEIGHTS
Mt Zion Rd SW
Mt Zion Rd SE
Georgia Highway 92
North Ave
Virginia Ave
Hillsborough Dr
Carroll Ave
Walnut Ave
Linden Ave
Broad St
Main St
Church St
Bethel St
Oak Grove Rd
Old Alabama Rd
Brittain Rd
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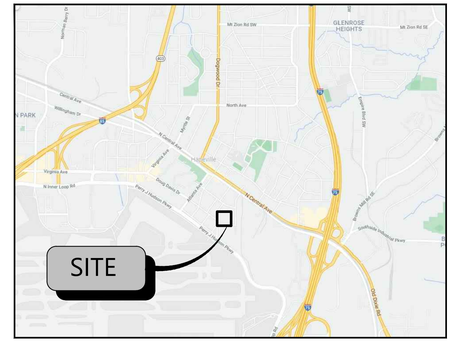
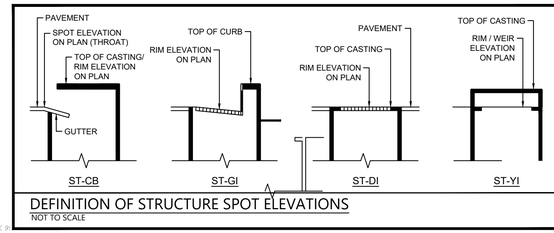


VICINITY MAP
N.T.S.



DEFINITION OF STRUCTURE SPOT ELEVATIONS
NOT TO SCALE

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	2:1 SLOPE
4	DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
8	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
6. FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0368F,13121C0366F, DATED SEPTEMBER 18, 2013.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

GRADING LEGEND

EXISTING PROPERTY LINE		PROPOSED STORM LINE	
EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL	
EXISTING SETBACK LINE	×123.4	PROPOSED SPOT ELEV	
PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW	
PROPOSED SETBACK LINE		GRATE INLET	
100 YEAR FLOOD PLAIN		STORM MANHOLE	
123 EXISTING MINOR CONTOURS		DOUBLE WING CATCH BASIN	
123 EXISTING MAJOR CONTOURS		SINGLE WING CATCH BASIN	
123 PROPOSED MINOR CONTOUR		AREA INLET	
123 PROPOSED MAJOR CONTOUR		OUTLET CONTROL STRUCTURE	
PROPOSED BREAK LINE		HEADWALL	
EXISTING STORM LINE	S	SANITARY SEWER MANHOLE	

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

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866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION GA-PEFD01804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

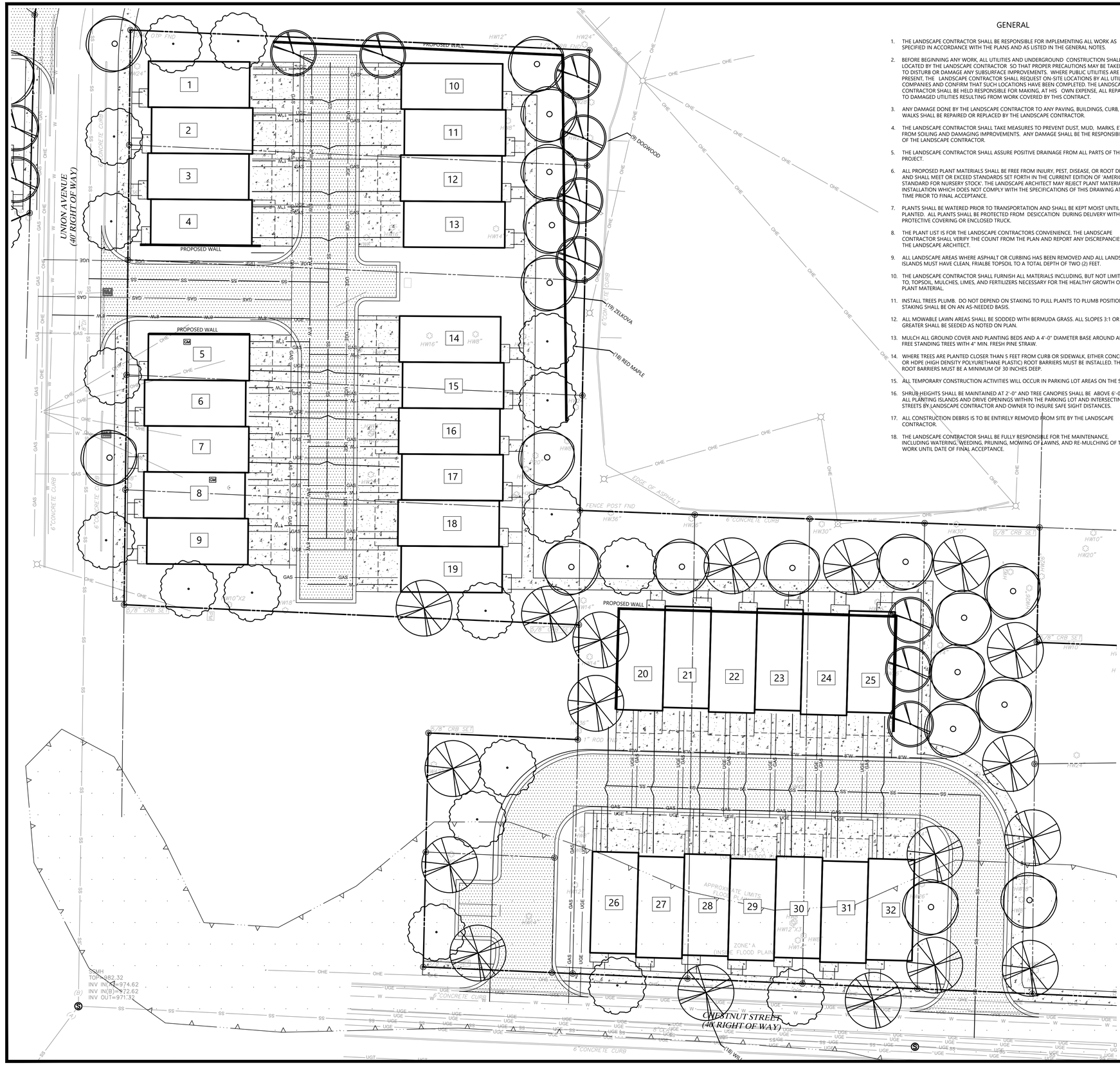
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. C-4.0

CAD FILE: C300 GRADING PLAN POD F

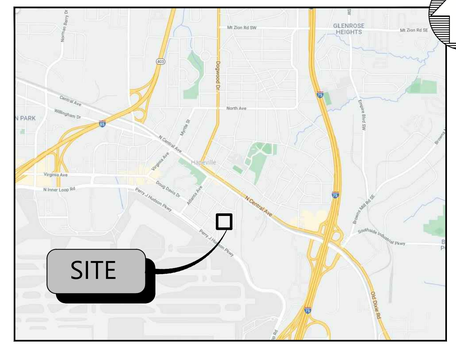
BOTTOM RIGHT

FILE NAME: K:\21002729-Hapeville, GA Townhouses\LDM\Civil\engr\Cad Data\PRODUCTION PDS\C300 GRADING PLAN POD F.dwg LAST SAVED BY: vdill 10/13/2021 10:52 AM PLOTTED BY: Theo Stone 10/13/2021 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIALBE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP

N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
18	WILLOW OAK	QUERCUS PHELLOS	4	72	B&B, 14-16' HT.
9	DOGWOOD	CORNUS FLORIDA	2	18	B&B, 10-12' HT.
18	RED MAPLE	ACER RUBRUM	4	72	B&B, 14-16' HT.
19	ZELKOVA	ZELKOVA SERRATA	4	76	B&B, 14-16' HT.
			TOTAL	**238**	

SITE DATA

POD F 2.38 AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	238 IN (100 IN/AC)
DENSITY PROVIDED	238 IN

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

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24 HR CONTACT #

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866.850.4200 www.atwell-group.com
1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
CERTIFICATE OF AUTHORIZATION GA-PEF001804

PROJ SECTION
CHESTNUT ST
HAPEVILLE
FULTON COUNTY, GA

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

DATE 2021-10-07

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100 LANDSCAPE POD F

FILE NAME: Y:\21002729-Hapeville, GA Townhomes\2)WC\Engineering\GA PRODUCTION POD F\L100 LANDSCAPE POD F.dwg LAST SAVED BY: rstill 10/7/2021 11:21 AM PLOTTED BY: Raymond Dill 10/13/2021 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

DR HORTON

MODEL 'PLAN 1'
(DESIGN SUBMITTAL)

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

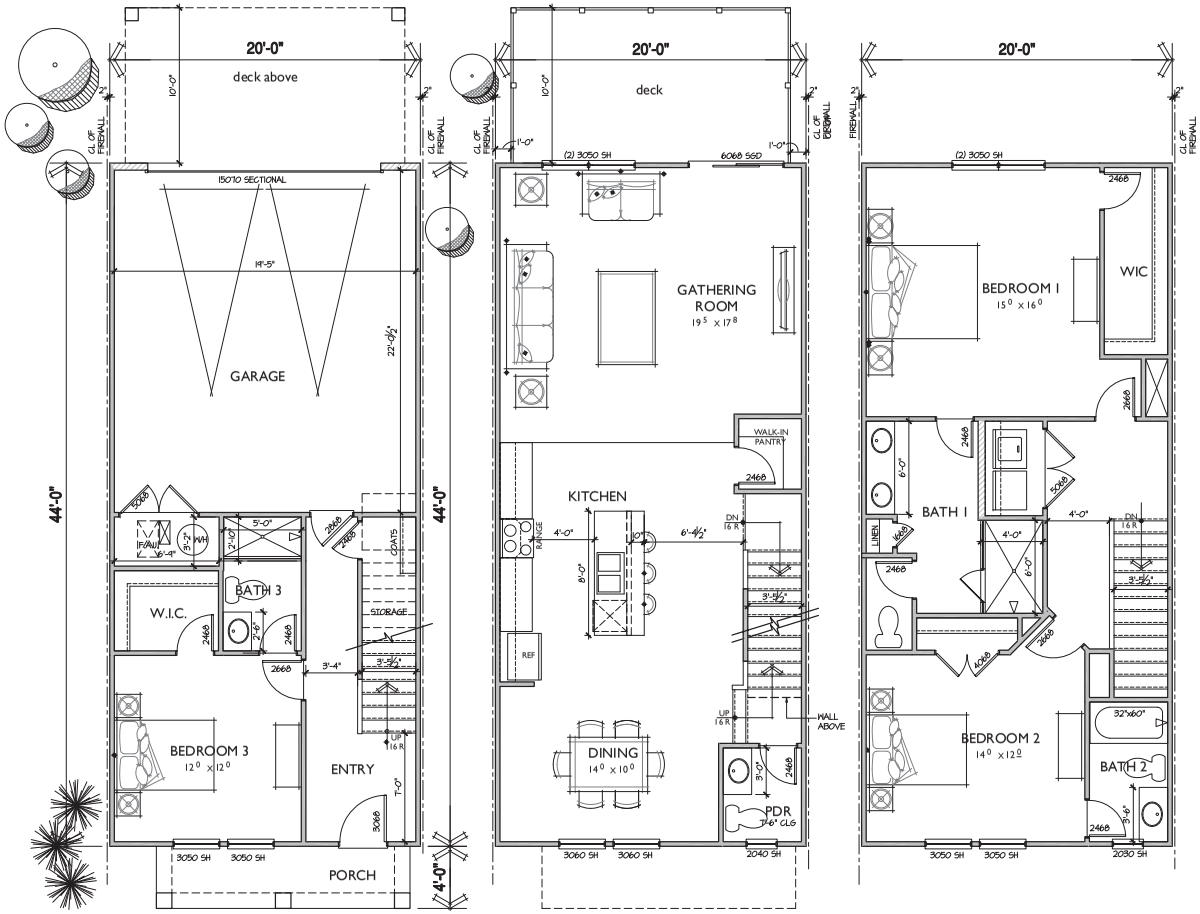
D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
TITLE SHEET

PRINT DATE:
June 11, 2021

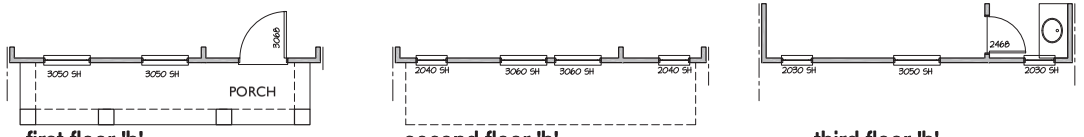
SHEET NO:
0



first floor 'a'

second floor 'a'

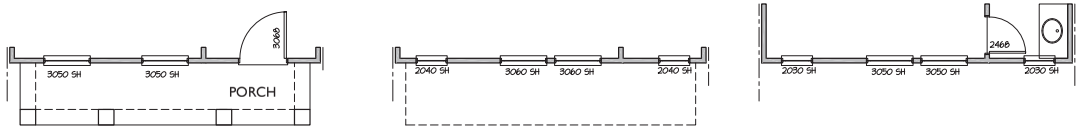
third floor 'a'



first floor 'b'

second floor 'b'

third floor 'b'



first floor 'c'

second floor 'c'

third floor 'b'

area calc:

ffl:	430 sq ft
sfl:	832 sq ft
tfl:	880 sq ft
total:	2142 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

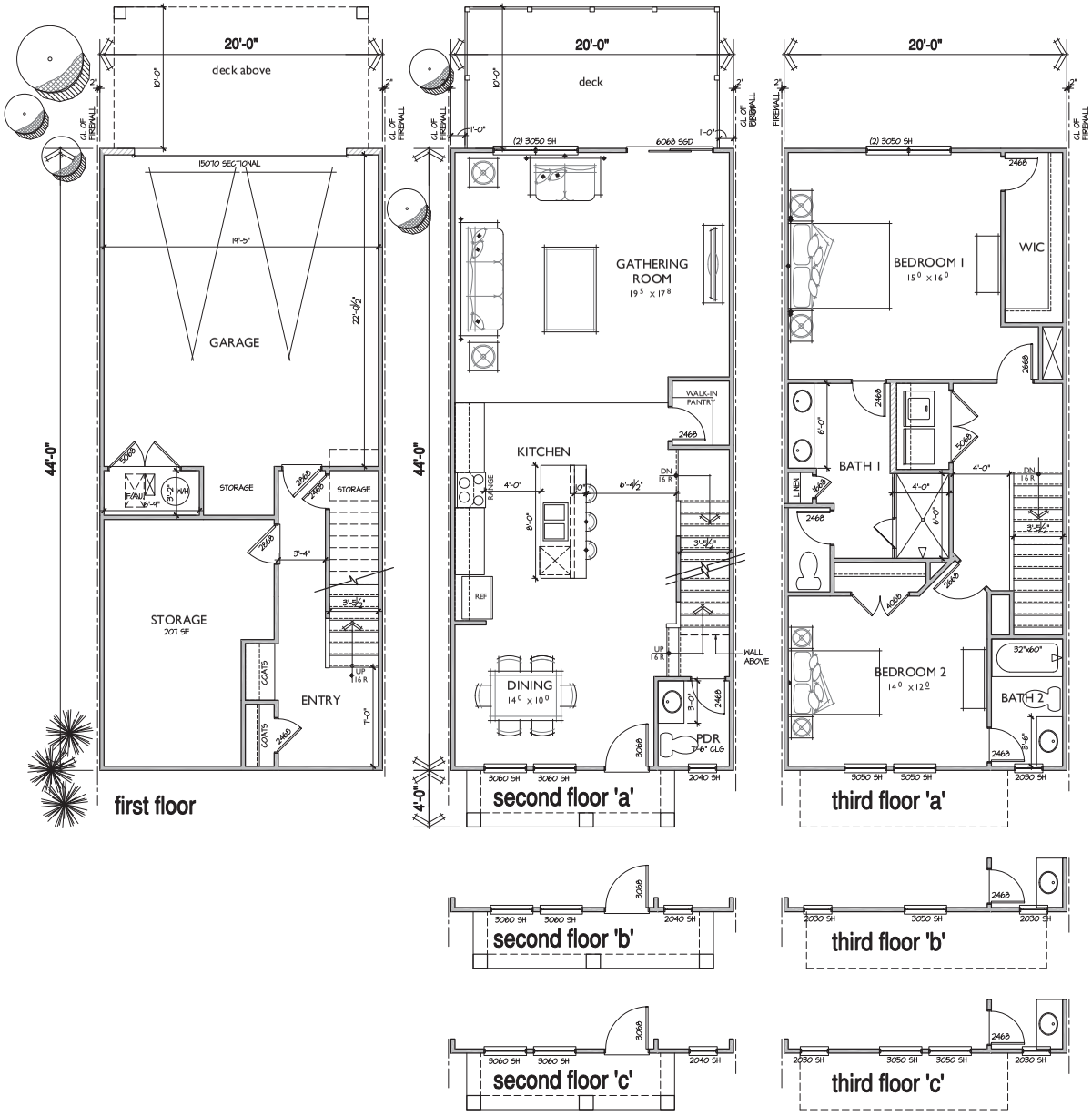
D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.



area calc:

ffl:	222 sq ft
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tfl:	880 sq ft
total:	1934 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
3rd = 9'-1"

fnd: slab

flr: 14" open web

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PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21025

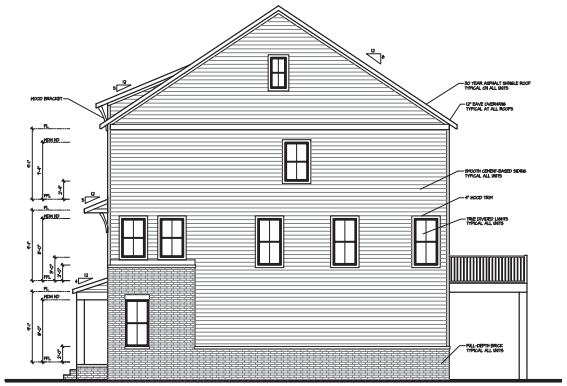
SHEET TITLE:
PLAN 1
FLOOR PLANS

PRINT DATE:
June 11, 2021

SHEET NO:
F.P.1

left - c

Hapeville Town Homes
DR Horton
Pod F Units 1-4



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Hapeville Town Homes
DR Horton
Pod F Units 1-4

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF

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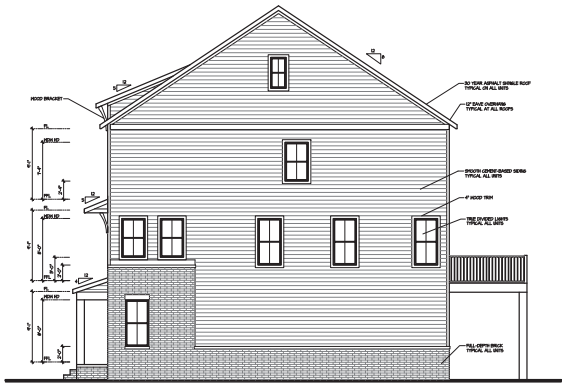
Hapeville Town Homes
DR Horton
Pod F Units 10-13



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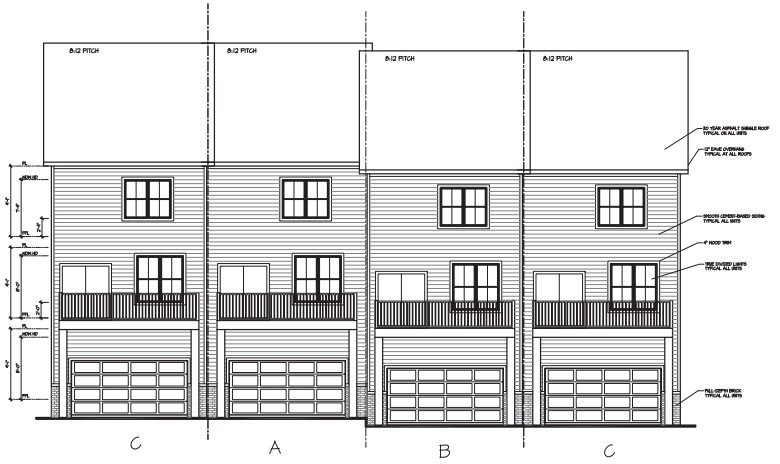

Hapeville Town Homes
DR Horton
Pod F Units 10-13

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Atlanta Div.

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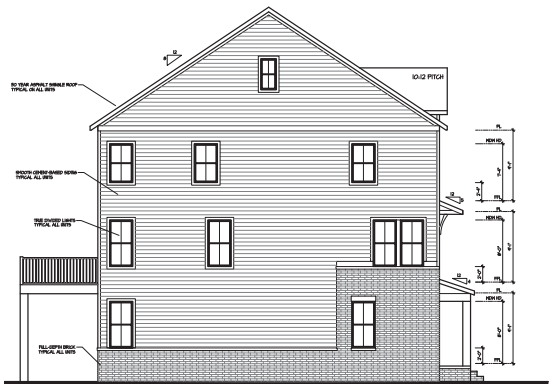
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF.1



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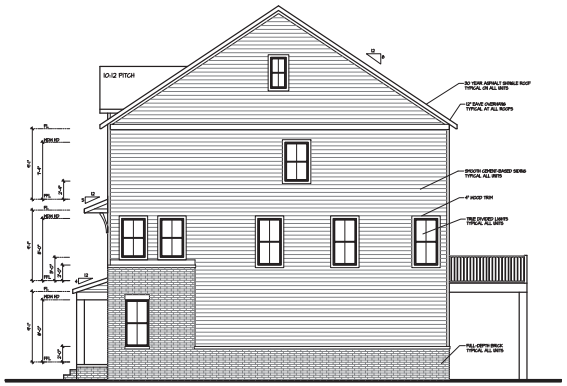
Hapeville Town Homes
DR Horton
Pod F Units 5-9



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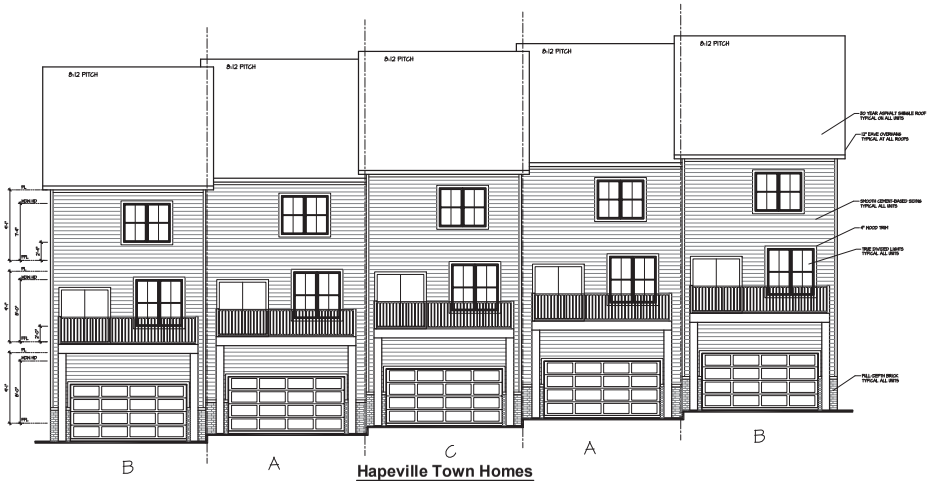

Hapeville Town Homes
DR Horton
Pod F Units 5-9

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PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

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America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
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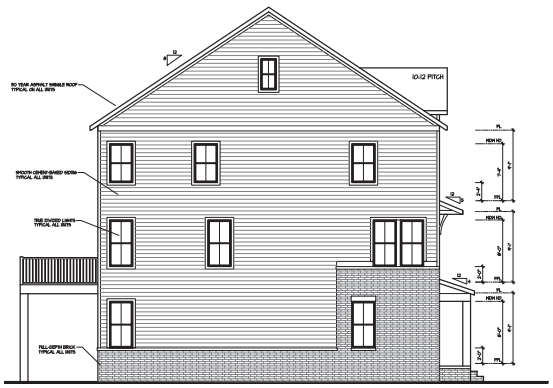
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF.2



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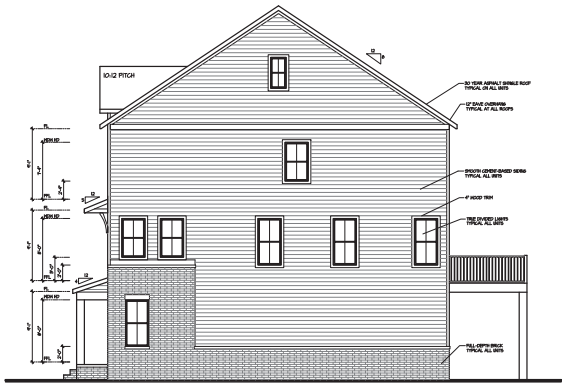
Hapeville Town Homes
DR Horton
Pod F Units 14-19



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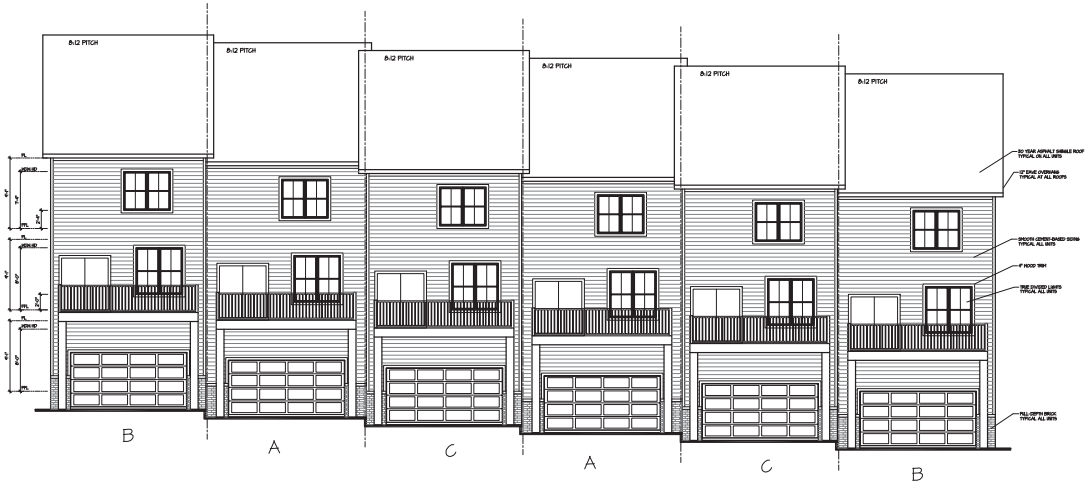

Hapeville Town Homes
DR Horton
Pod F Units 14-19

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

Atlanta Div.

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D·R·HORTON America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF.3

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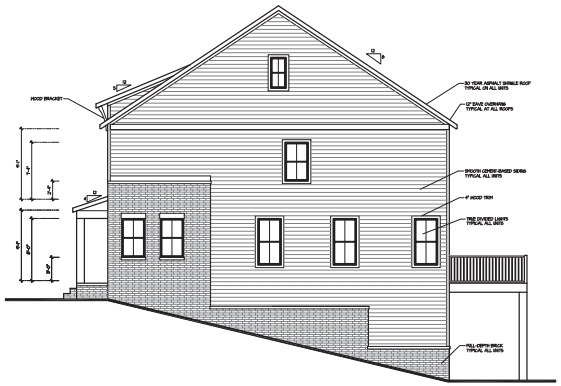
Hapeville Town Homes
DR Horton
Pod F Units 20-25



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Hapeville Town Homes
DR Horton
Pod F Units 20-25

NO:	DATE:	REVISION:
1	06.11.21	

PROFESSIONAL SEAL:

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Atlanta Div.

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America's Builder

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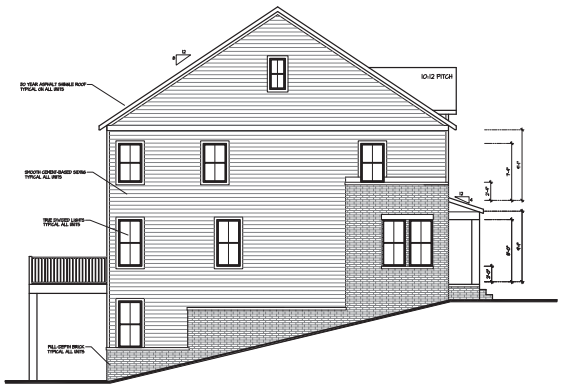
SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF.4



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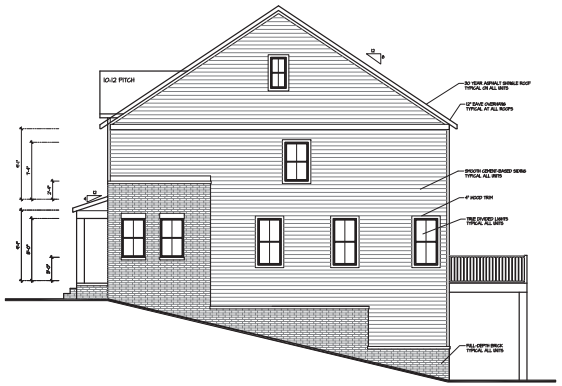
Hapeville Town Homes
DR Horton
Pod F Units 26-32



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Hapeville Town Homes
DR Horton
Pod F Units 26-32

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PROFESSIONAL SEAL:

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PLAN 1
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ELEVATIONS

PRINT DATE:
June 11, 2021

SHEET NO:
PODF.5

DRAFT

Hapeville Design Review Committee 2021

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

	Submittal Deadline	Meeting Date
January	Wednesday, December 15, 2021	Wednesday, January 19, 2022
February	Wednesday, January 19, 2022	Wednesday, February 16, 2022
March	Wednesday, February 16, 2022	Wednesday, March 16, 2022
April	Wednesday, March 16, 2022	Wednesday, April 20, 2022
May	Wednesday, April 20, 2022	Wednesday, May 18, 2022
June	Wednesday, May 18, 2022	Wednesday, June 15, 2022
July	Wednesday, June 15, 2022	Wednesday, July 20, 2022
August	Wednesday, July 20, 2022	Wednesday, August 17, 2022
September	Wednesday, August 17, 2022	Wednesday, September 21, 2022
October	Wednesday, September 21, 2022	Wednesday, October 19, 2022
November	Wednesday, October 19, 2022	Wednesday, November 16, 2022
December	Wednesday, November 16, 2022	Wednesday, December 21, 2022

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