



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

January 19, 2022 6:00 PM

AGENDA

1. **Call to Order**

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Election of Officers**

4. **Approval of Minutes**

4.I. Minutes of December 15, 2021

Documents:

1. DRC Minutes December 15, 2021

5. **Old Business**

5.I. 3143 Old Jonesboro Road Accessory Dwelling Unit

Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct an ADU to be located at 3143 Old Jonesboro Road. The ADU is one story, 17' 1" high, approximately 450-square feet and contains one bedroom, kitchen, bathroom and presumed storage. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3143 Old Jonesboro Road
2. 3143 Old Jonesboro Road - ADU

5.II. 781-819 North Central Avenue New Townhomes

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. Planners Report 781-819 North Central Avenue
2. 781-819 North Central Avenue

- 5.III. 609-627 College Street (Pod B) New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod B in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. 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.

Documents:

1. Planners Report Pod B
2. 609-627 College Street (Pod B)
3. Asbury Park - Floor Plans

- 5.IV. 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod C in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. 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.

Documents:

1. Planners Report Pod C
2. 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)
3. Asbury Park - Floor Plans

- 5.V. 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D) New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod D in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. 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.

Documents:

1. Planners Report Pod D
2. 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D)
3. Asbury Park - Floor Plans

- 5.VI. 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E) New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod E in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. 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.

Documents:

1. Planners Report Pod E
2. 608 Chestnut St., 3644-3662 Georgia Ave (Pod E)
3. Asbury Park - Floor Plans

- 5.VII. 3636-3654 Union Avenue, 511-579 Chestnut Street (Pod F) New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod F in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. 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.

Documents:

1. Planners Report Pod F
2. 3636-3654 Union Ave., 511-579 Chestnut Street (Pod F)
3. Asbury Park - Floor Plans

6. Next Meeting Date - Wednesday, February 16, 2022

7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
December 15, 2021, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of November 17, 2021

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

New Business

4.I 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.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application with a design exception granted for a minimum height of 14-feet. Motion Carried: 5-0

4.II 3270 Russell Street

New Construction

James Bierma has submitted an application seeking approval to rebuild a duplex located at 3270 Russell Street. The new construction will be approximately 789-square feet with an additional 360-square feet for a total square footage of 1,984. The total duplex will have one unit with three bedrooms and one bath and one with unit with two bedrooms and one bath. The exterior will have fiber cement board and asphalt shingle roof. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the application with a design exception granted for the fenestration. Motion Carried: 5-0

4.III 400 Porsche Avenue

New Construction

Jesse Treuden of Redmond Company on behalf of APORT, LLC has submitted an application seeking approval to construct a five story, 132,000-square foot main office building with a retail branch credit union and drive up on the 10.54-acre site located at 400 Porsche Avenue. The building is a combination of metal panel, stone, glass, and wood. Approximately 611 parking spaces will be available for employee and customer parking. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application as submitted with a suggestion to use wildflowers and native plants in the landscaping. Motion Carried: 5-0

4.IV 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: John Stalvey made a motion, Jonathan Love seconded to approve the application with the following conditions:

- 1. On unit 55, sheet 1, move the 10-inch second story band board to underneath the third story window**
- 2. All windows and door in masonry that are exposed to the street/right-of way, should have brick soldier header**
- 3. On garage door in masonry, add soldier above opening and garage trim to match windows**

Motion Carried: 5-0

4. Next Meeting Date – Wednesday, January 19, 2022, at 6:00PM

5. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:03PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: January 12, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3143 Old Jonesboro Rd, ADU**

BACKGROUND

The City of Hapeville received a Design Review Application for an ADU to be located at 3143 Old Jonesboro Rd. The ADU is one story, 17' 1" high, approximately 450 SF and contains one bedroom kitchen, bathroom and presumed storage.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

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

- (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.
4. *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.
- 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.
 - *The outbuilding has a gable roof, cementitious siding, double hung windows with sill shown and a roof pitch of 9/12.*
- 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.
 - *The outbuilding is listed as 17'-1" high and the dwelling is listed as 20' 6.5".*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - *Compliant.*

ZONING CODE

- (c) 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.

Table B—Accessory Building Allowance based on Lot Size

Lot Size in Square Feet	Accessory Building Size based on Variable Percentage of Lot Size
10,000	650

- *The largest permitted accessory building for this property is 650 square feet. The proposed ADU has an area of approximately 450 square feet, which is compliant.*

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.

Special requirements for accessory buildings are as follows:

- (e) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.
 - *Compliant*
- (h) 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.

- (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.

- *n/a*

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 finish of the accessory building matches that of the principal dwelling (See Architectural Design Standards above).*

Section 93-2-26. - Accessory Dwelling Units (ADU)

An Accessory Dwelling Unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be subdivided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

- a. The property must have an additional parking space beyond the given minimum parking requirements.
- *The minimum parking requirement for the lot is two parking spaces. Three parking spaces have been provided.*

RECOMMENDATIONS

Staff recommends approval of the ADU.

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: 678-660-8995
Applicants Address: 1007 Mansell Rd, Ste. A-117, Roswell, GA 30076
E-Mail Address: info@ashelteredcove.com 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: 678-660-8995
Project Description (including occupancy type): New Construction SFR with detached carriage house and 2-car garage.

Contractors Name: Happy Park-Bacevic Contact Number: 770-681-3125
Contact Person: Happy Park-Bacevic Contact Number: 770-681-3125

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

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)

Total Square Footage of existing building: 872 ADU: 490

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.



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
Printed Name

Courtney Bailey
Signature

10/19/21
Date

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

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

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

SITE PLAN
&
DETAILS

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



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ARCHITECT STUDIO, LLC AND THE SAME MAY NOT BE DUPLICATED,
USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LAND
ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT
1	12-8-21	REVIEW COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

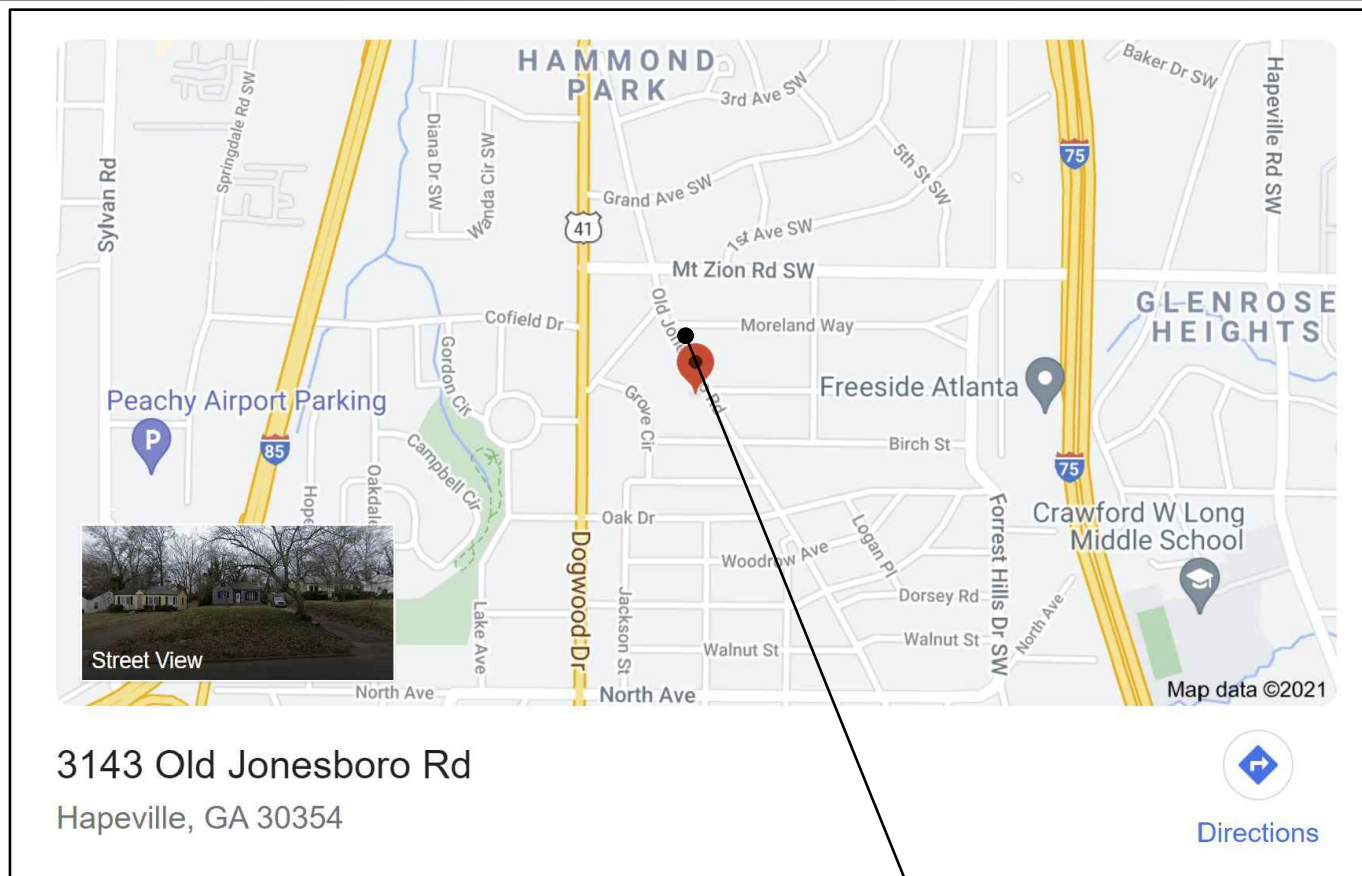
SCALE: 1" = 20'

DATE: 10-11-21

JOB NO. 21-021

SHEET 1 OF 2

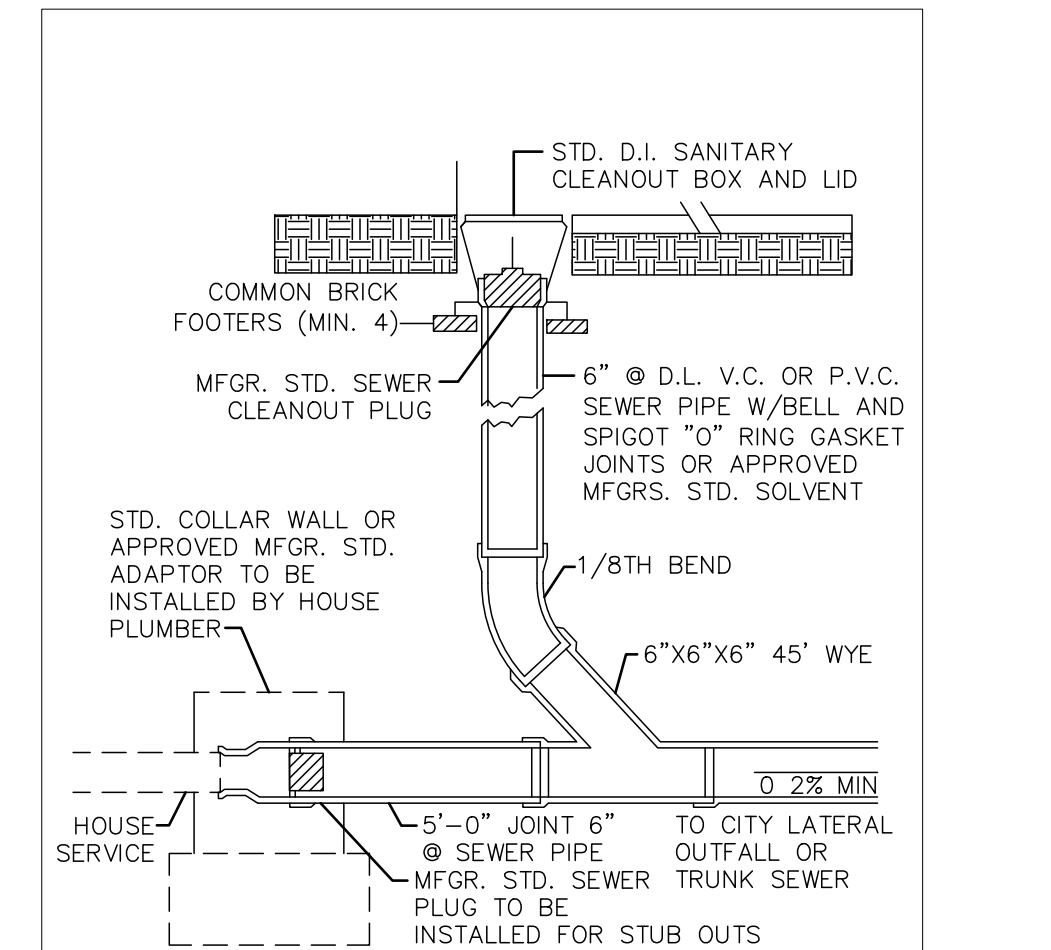
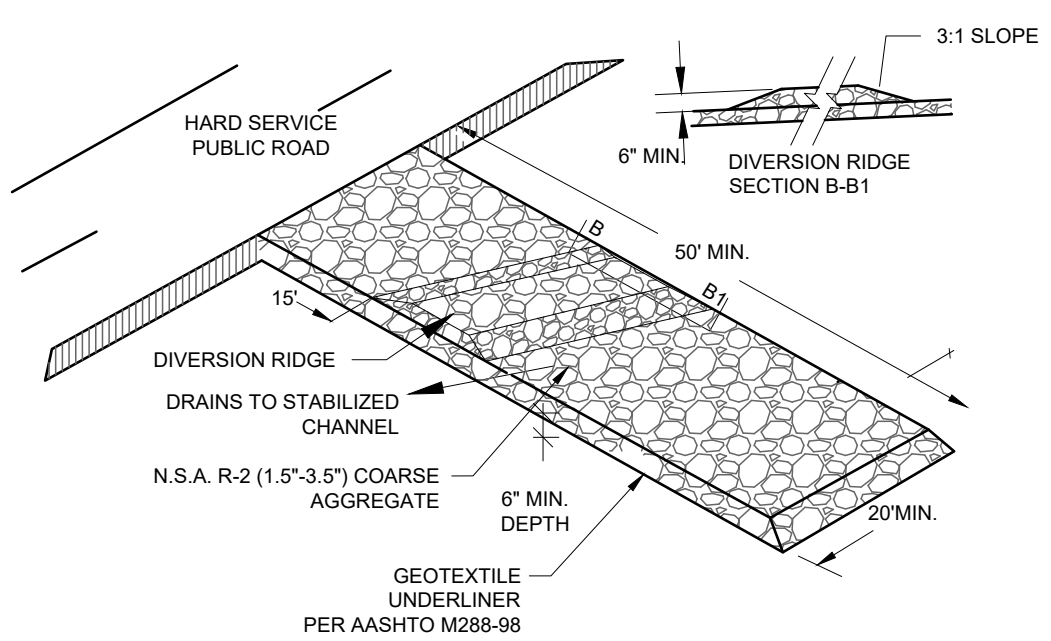
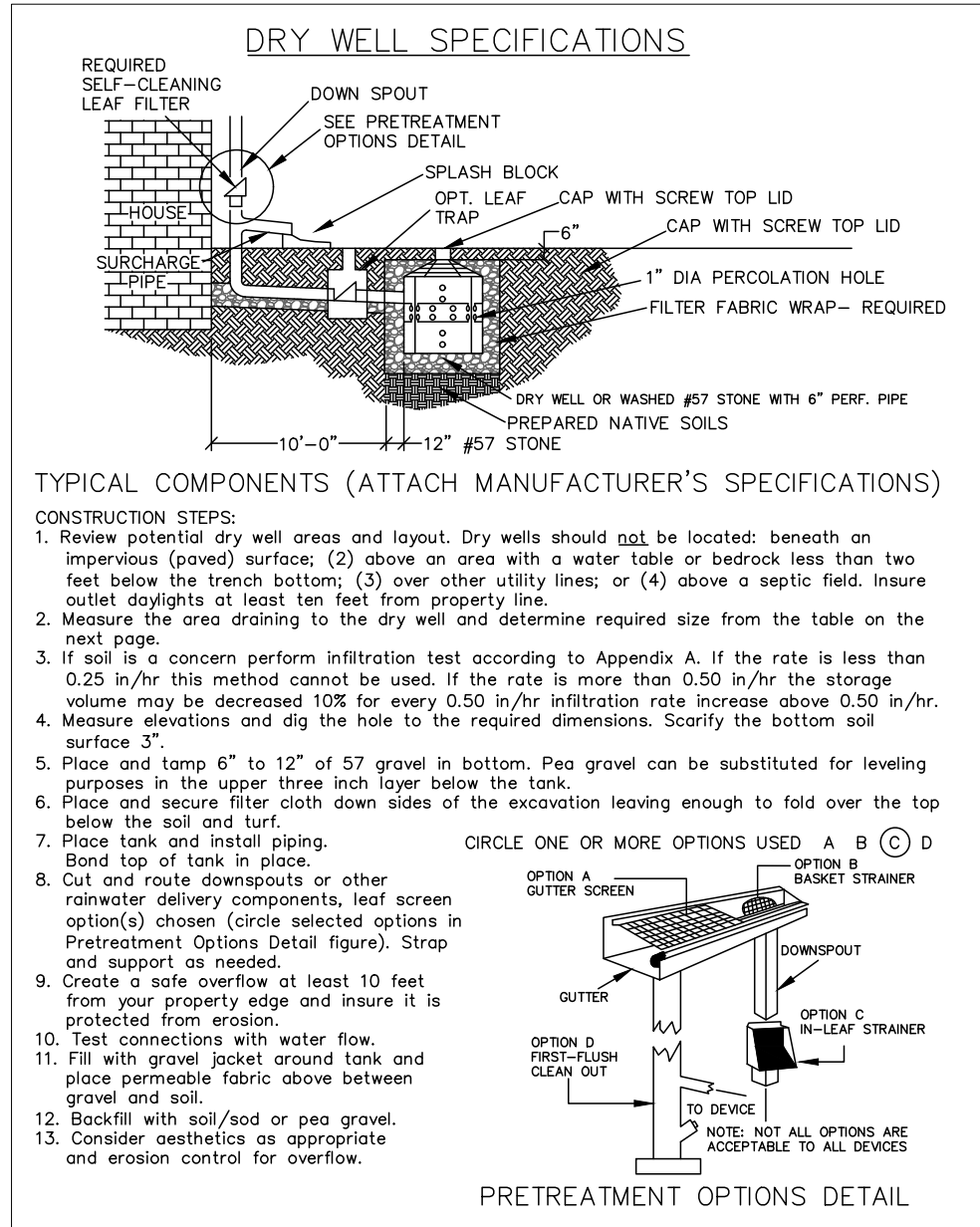
C-1



SITE LOCATION MAP

N.T.S.

SITE



PROJECT DATA

GENERAL/SITE NOTES:

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

2) TOTAL LOT AREA:
= 11,349.95 / 0.252 AC

3) TOTAL LOT COVERAGE (PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,535 SQ. FT.
DRIVEWAY & PARKING PAD = 2,317 SQ. FT.
GARAGE = 441 SQ. FT.
TOTAL IMPERVIOUS = 4,293 SQ. FT. (37.6%)
TOTAL LOT = 11,349 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,204 S.F.
1,204 / 11,349 = 10.5%

PROJECT DATA

- 1) BUILDING HEIGHT = 20'-6 1/2" AFF
- 2) GARAGE HEIGHT = 20'-2 1/2"
- 3) TOTAL DISTURBED AREA = 7,167 S.F./16 AC.
- 4) ZONING: R-1
- 5) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'
- 6) 3 PARKING SPACES PROVIDED

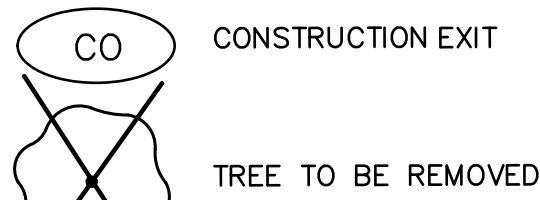
7) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".
8) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0361F EFFECTIVE DATE SEPTEMBER 18, 2013

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

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

LEGEND

- CRITICAL ROOT ZONES
- TP TREE FENCE See Detail ON SHEET C-2



- 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

STANDARD DRIVEWAY DETAIL

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.

EROSION CONTROL LEGEND

APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE LANDSCAPE PLAN
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING) SEE LANDSCAPE PLAN
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

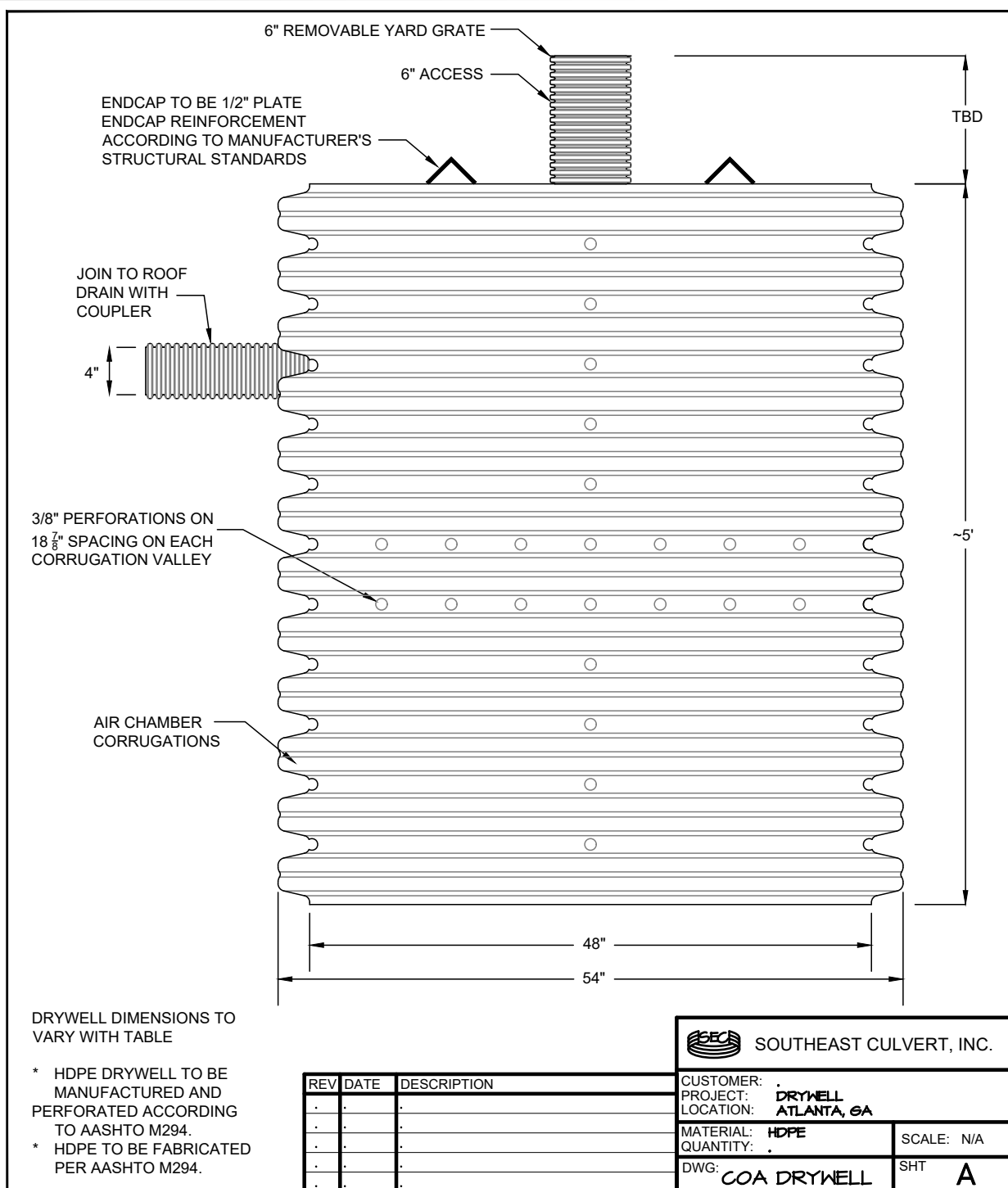
DRYWELL CALCULATIONS

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

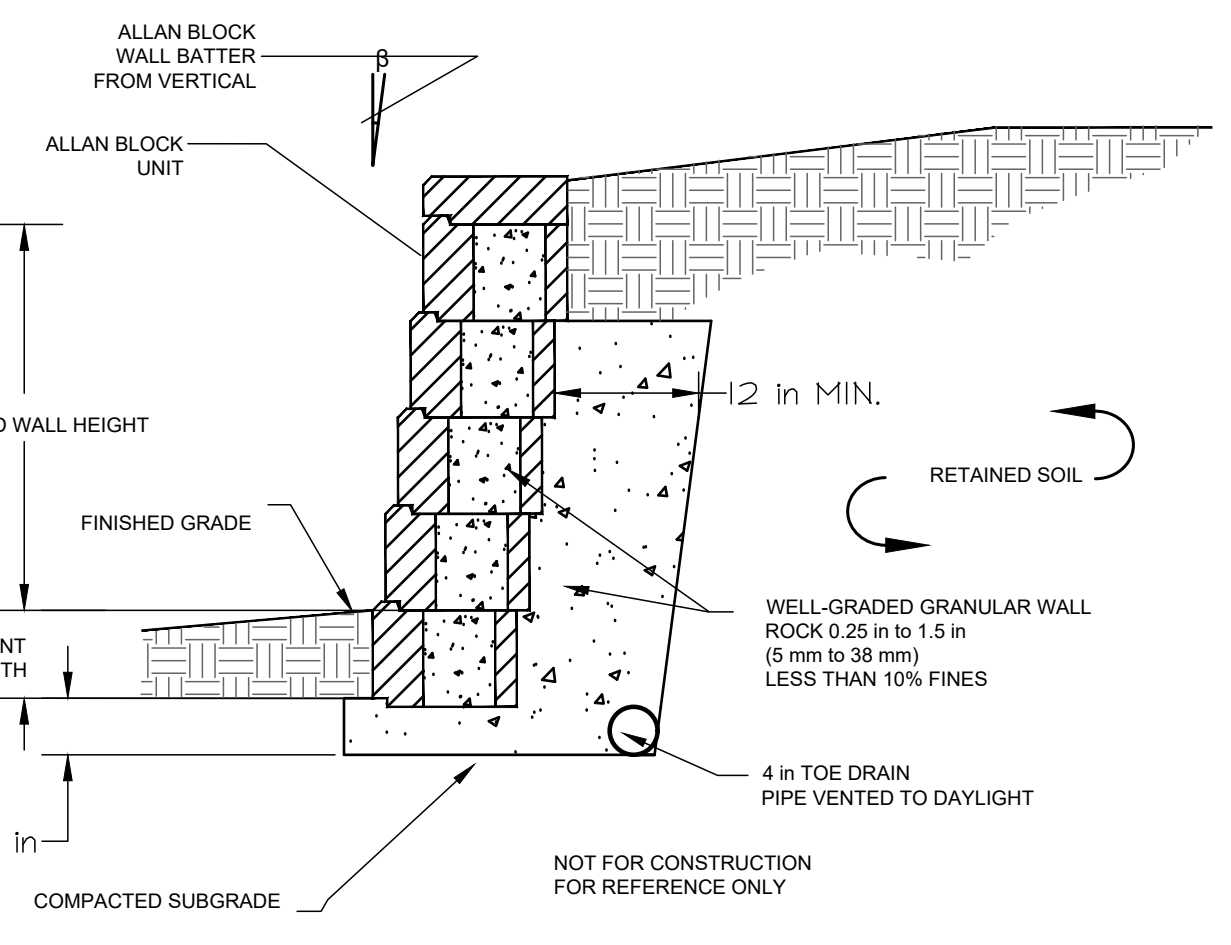
TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)	CONTRIBUTING AREA CAPTURED (S.F.)
6	30	258	345
12	30	285	380
6	60	461	622
12	60	489	657
6	120	728	1044
12	120	816	1133



STANDARD DRYWELL DETAIL

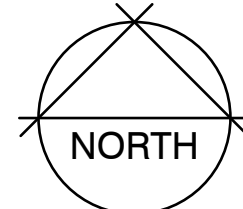
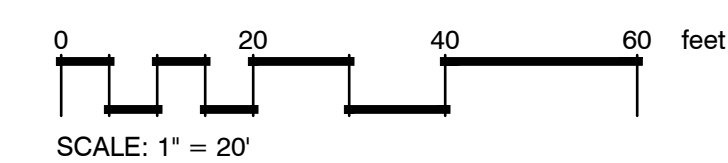


ALLEN-BLOCK GRAVITY WALL

3/4" = 1'-0"

EROSION NOTES:

- 1) ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER (40) DAYS AFTER (30) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- 2) SILT FENCE - SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE HIRED REINFORCED.
- 3) MAINTENANCE STATEMENT - EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 4) NO GRADE SLOPE SHALL EXCEED 2H:1V.
- 5) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 6) EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.



- 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

C POP SILT FENCE

P-RE-PEA-PEAS-01



*Room Area Note:
Dimensions are taken from inside finish face of wall.
Wall cavities are not included in room floor areas. For
gross square footage see site plan and coversheet.

Garage/Loft			
Name	Area	BUILDING	Int/Ext
Garage	Not Placed	Garage Loft	Exterior
Star	Not Placed	Garage Loft	Interior
Stairs	Not Placed	Garage Loft	Interior
Not Placed	0 SF		
Total Squarefootage	0 SF		

Main House	
Name	Area
Dining	91 SF
Kitchen	136 SF
Living Room	176 SF
Bed 1	146 SF
Bath	41 SF
Office	78 SF
Master Bed	167 SF
Master Closet	32 SF
Master Bath	61 SF
Laundry	20 SF
Entrance	94 SF
Coats	3 SF
Closet	12 SF
Interior	1056 SF
Deck	188 SF
Covered Porch	145 SF
Exterior	333 SF
Total Squarefootage	1389 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.

PLAN SYMBOL:

ENLARGED PLAN DETAIL:

PARTITION COMPOSITION:

EXTERIOR FINISH OVER BUILDING WRAP ON 5/8" PLYWOOD OVER 2X4 STUD WALL 24" O.C. w BATT INSULATION & 1/2" GYPSUM BOARD ON THE INTERIOR

1/2" GYPSUM BOARD INTERIOR WALL WITH 2X4 STUD 24" O.C.

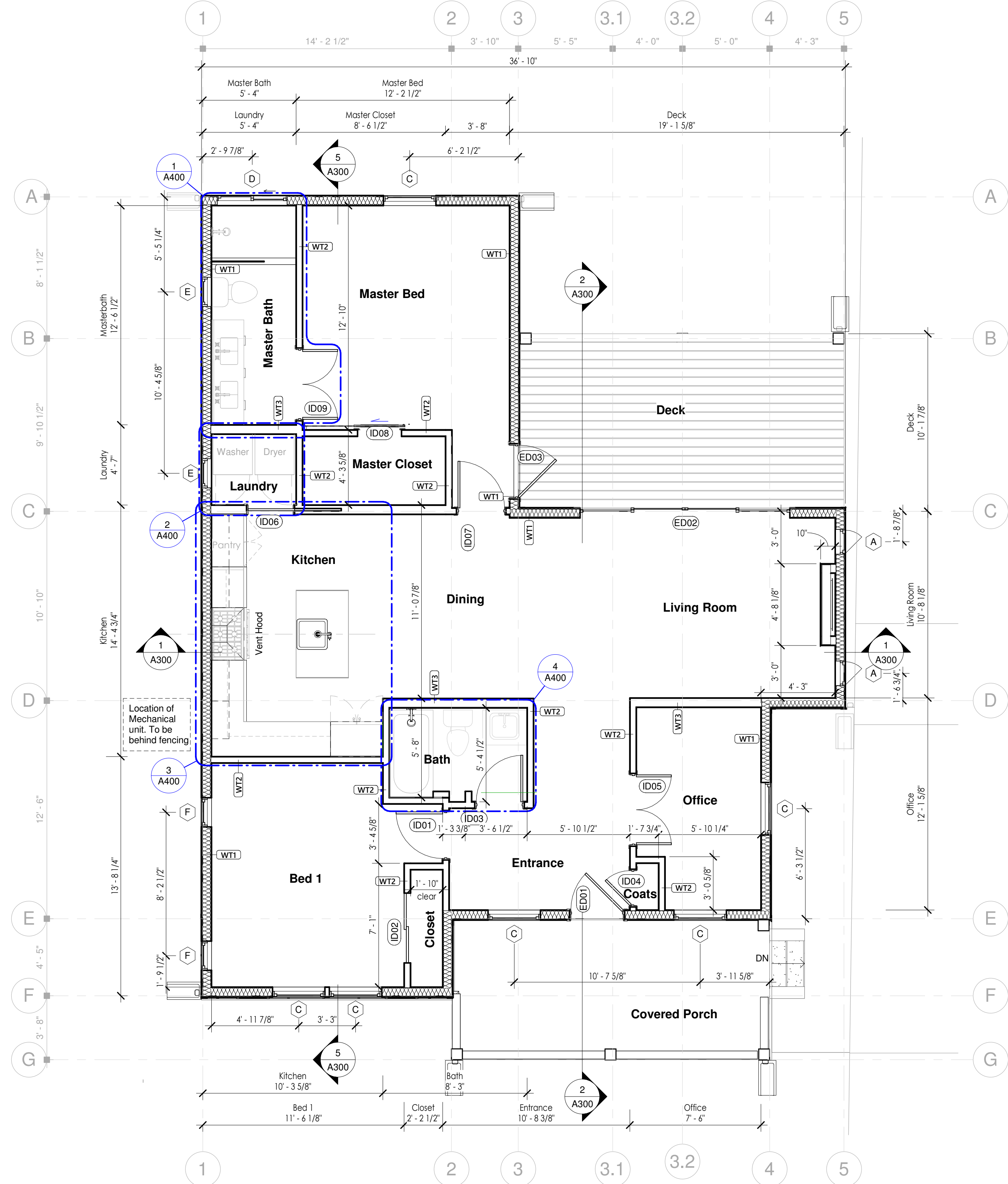
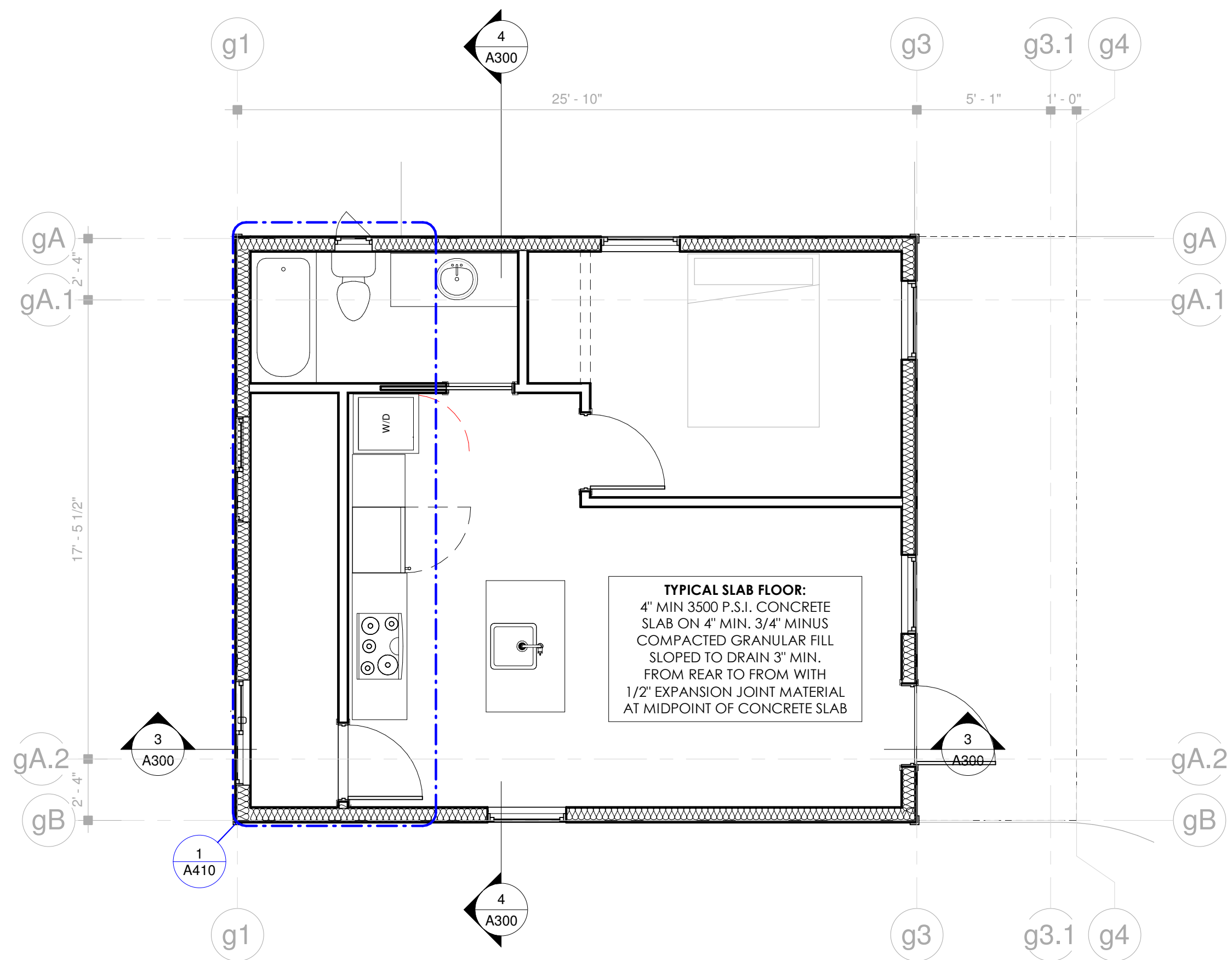
3/4" GYPSUM BOARD INTERIOR WALL WITH 2X6 STUD 24" O.C.

- NOTES: 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 DATUM 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, INTERPRETATIONS, 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.

Heartfelt DESIGN SOLUTIONS

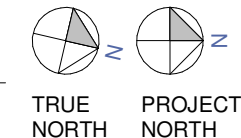
WWW.MYHEARTFELTDISIGNS.COM
E: ADMIN@MYHEARTFELTDISIGNS.COM
P: 832.786.9993

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way do they constitute a contract. They may be modified or changed without notice and may not be used as reference of existing conditions/previously built items. All drawings referring back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes without a license professional.



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

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



A Sheltered Cove, LLC
Residential Renovation
Proposed Floor Plan

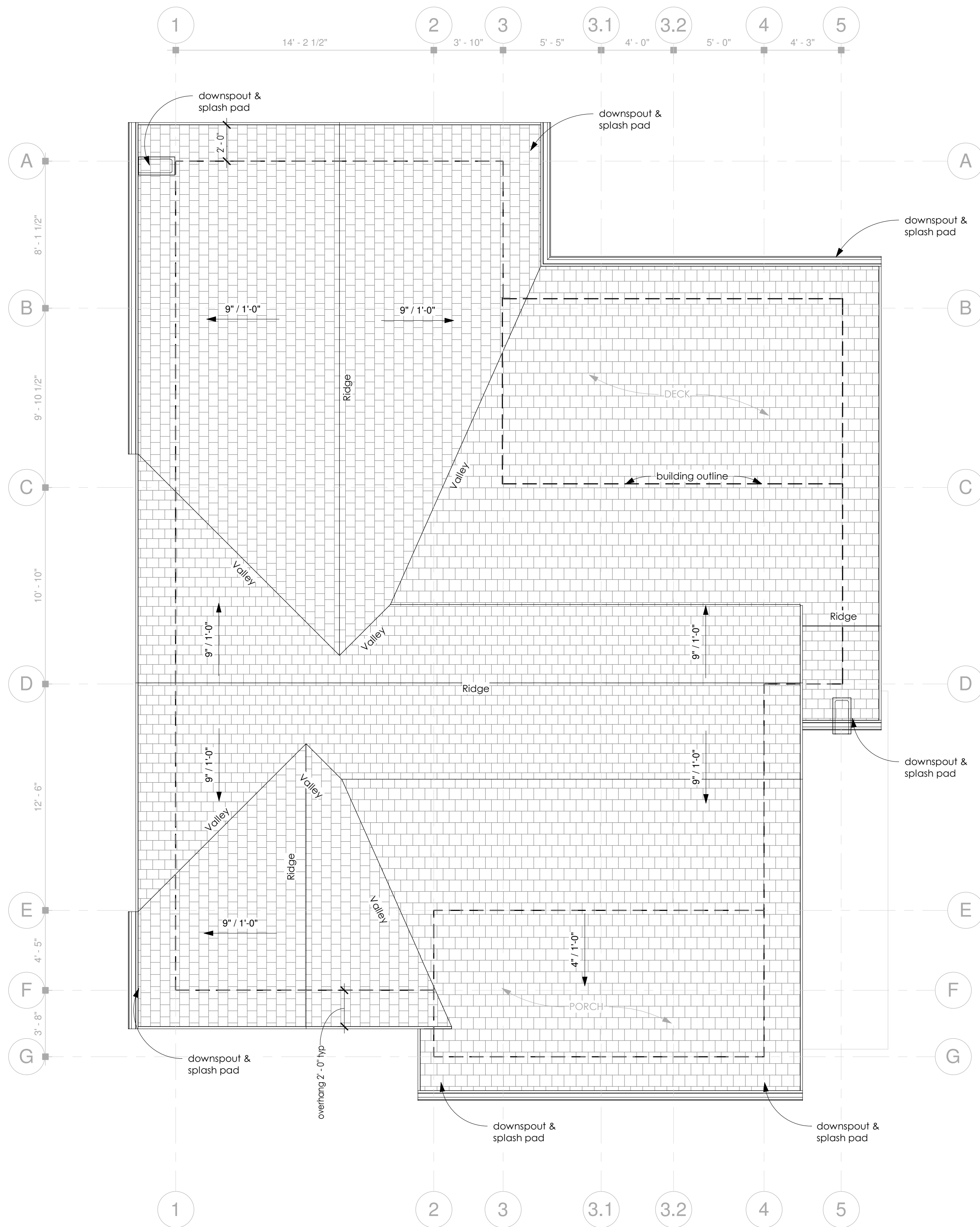
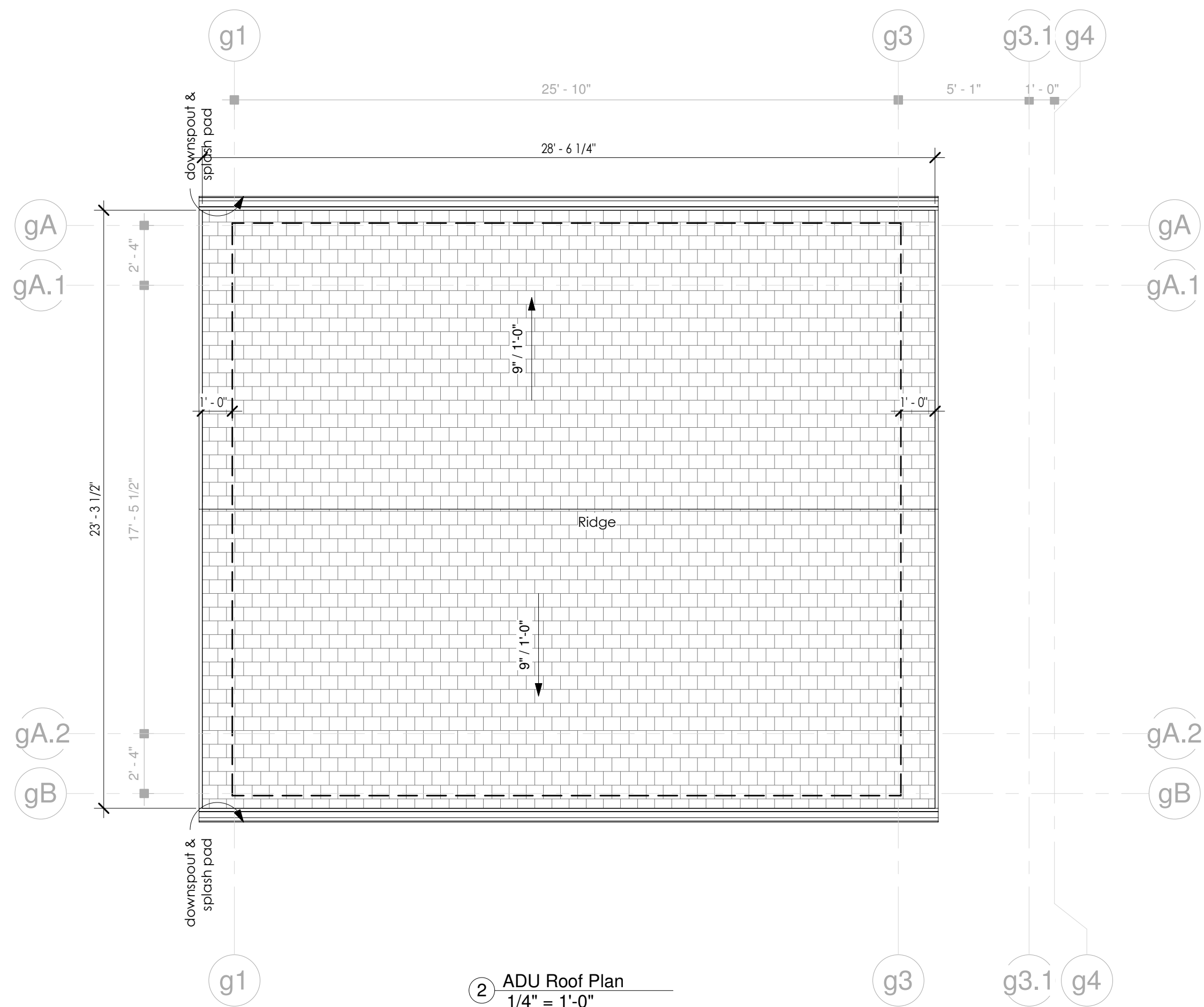
Stamp

No.	Description	Date

Project number: Cg-#0292
Date: 11/30/21
Drawn by: Author
Checked by: Checker

A101

Scale: As indicated



NOTES: ROOF

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM. AREAS ARE MARKED WITH DESIGNATED LETTER, SEE ROOF PLAN AND NOMENCLATURE.

4. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS.

5. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

7. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

8. GENERAL CONTRACTOR TO ENSURE ALL ROOFTOP PENETRATIONS (EQUIP, SOIL STACKS, ETC.) ARE INSTALLED MIN. 2'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE.

9. UPON SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.

10. GUTTER SYSTEM TO INCORPORATE:

- GUTTER
- DOWNSPOUT & BAND
- RIGHT & LEFT END CAP
- SEAMER
- HANGERS & SCREWS
- FASCIA BRACKETS
- END DROP
- SPLASH BLOCK

A Sheltered Cove, LLC Residential Renovation

Roof Plan

No	Description	Date
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Project number: Cg-#0252

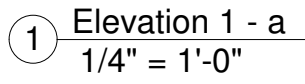
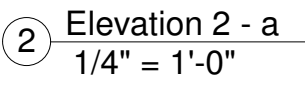
Date: 11/30/2

Drawn by: *Author*

Checked by: Checke

A104

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



ELEVATION #:

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 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.
3. PROVIDE 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.

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

3143 Old Jonesboro Rd
Residential Renovation
ADU Elevation

Stamp

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:

Project number:	Cq-#0252
Date:	11/30/21
Drawn by:	Author
Checked by:	Checker

A203

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

1/13/2022 3:40:16 PM

Page 18 of 203



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
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 homes to be located at a newly consolidated parcel at 781-819 North Central Avenue. The townhomes range from 1240 to 1900 SF townhomes 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: Planning Commission approved the increased height.

(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 fence may be included.

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

Shingles should have 30 year warranty.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

Stoops appear to meet standard. Please verify.

STAFF COMMENT: Stoop height requires design exception for grade.

(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.

**STAFF COMMENT: Ensure no GBG.
Specify sill material.
Building numbers should be provided.**

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

- ✓ **First Stories .** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ☞ **Window Sills.** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ **Wheelchair access .** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT: **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.

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

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

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

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

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

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

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

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

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

STAFF COMMENT: **Middle units shown on Building 4 has the same roof line across 5 units. Requires a design exception.**
Some roofs have 6:12 pitch. Requires a design exception.

FINDINGS

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 may be required along exterior.

Ensure no GBG.

Specify sill material.

Sill height should be provided.

Shingles should have 30 year warranty.

Building numbers should be provided.

Design Exceptions are required for the following:

Allow for shed roofs on porches.

Allow for 5 units in Building 4 to have same roof line.

Allow for 6:12 pitch roofs.

Allow for at grade stoop height.

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

10/20/21
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 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, ASPHALT 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

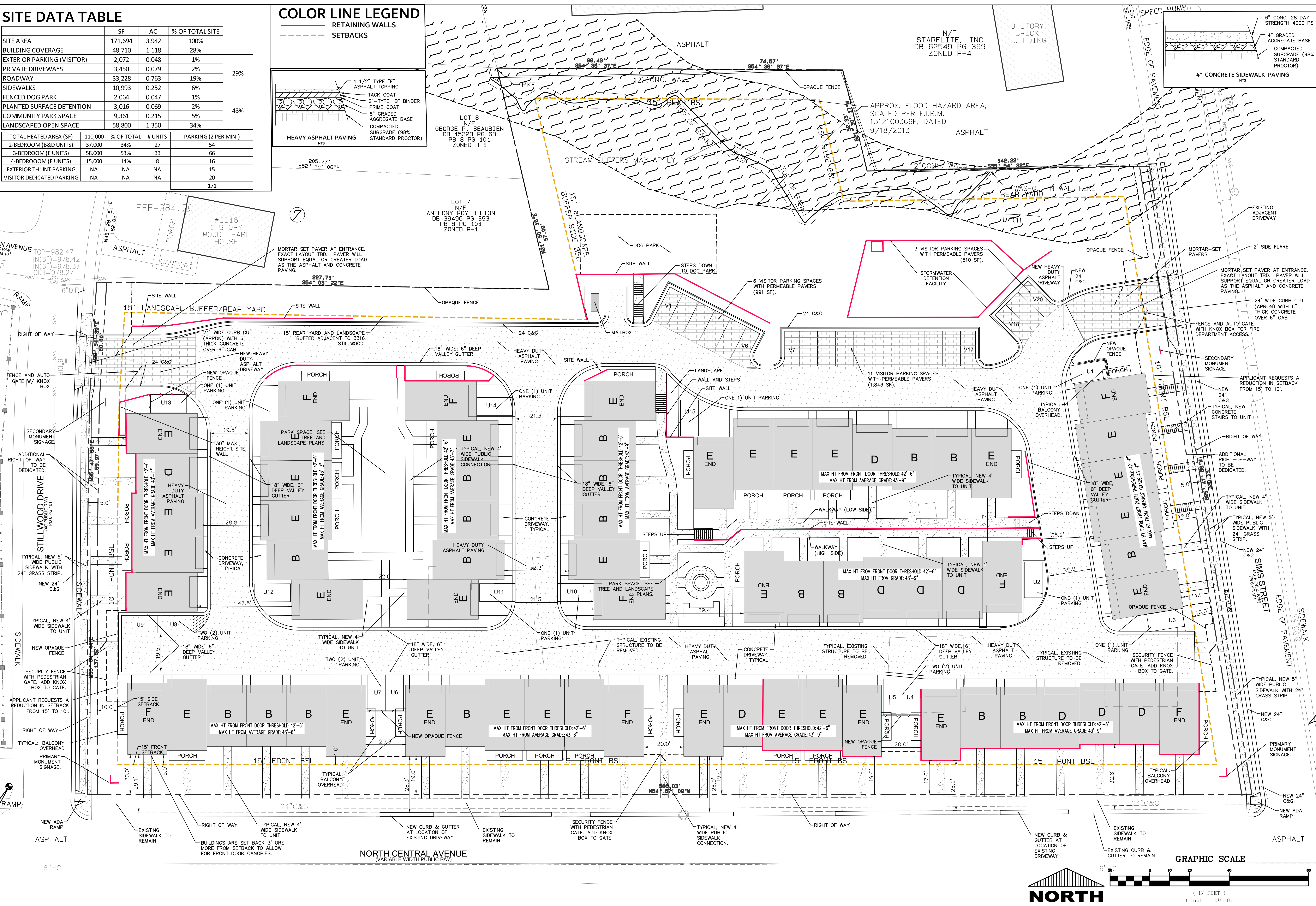
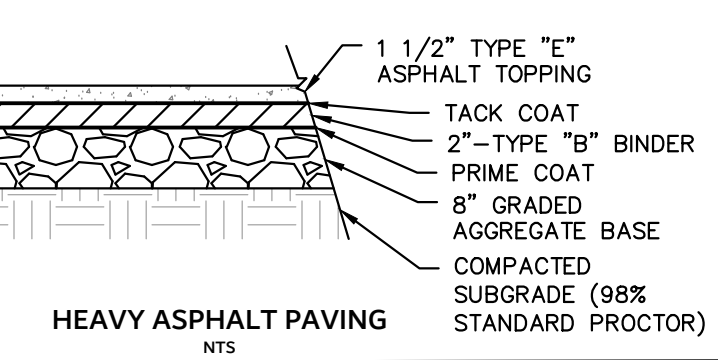
SITE DATA TABLE

	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%
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%
COMMUNITY PARK SPACE	9,361	0.215	5%
LANDSCAPED OPEN SPACE	58,800	1.350	34%

	TOTAL HEATED AREA (SF)	% OF TOTAL	# UNITS	PARKING (2 PER MIN.)
2-BEDROOM (B&D UNITS)	37,000	34%	27	54
3-BEDROOM (E UNITS)	58,000	53%	33	66
4-BEDROOM (F UNITS)	15,000	14%	8	16
EXTERIOR TH UNIT PARKING	NA	NA	NA	15
VISITOR DEDICATED PARKING	NA	NA	NA	20
				171

COLOR LINE LEGEND

RETAINING WALLS
SETBACKS



STIPULATION FOR USE AND REUSE

THIS DRAWING IS THE PROPERTY OF FLIPPO CIVIL DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLIPPO CIVIL DESIGN, INC.

OWNER INFO

NORTH & CENTRAL VENTURE PARTNERS, LLC
1000 AIRPORT RD, SUITE 240
CHAMBLEE, GA 30341
SCOTT HARRISON
SCOTT@HARRISONATL.COM
404.293.9940

SEAL

FLIPPO CIVIL DESIGN
PAUL FLIPPO, CIVIL ENGINEER
ATLANTA, GEORGIA 30309
C-400,293,9940
E-PAUL@FLIPPOCIVIL.COM

CIVIL ENG./APPLICANT

NORTH CENTRAL TOWNHOMES
781-819 NORTH CENTRAL AVENUE
LAND LOT 98, 14th DISTRICT
FULTON COUNTY, GA

MARK	DATE	DESCRIPTION
1	10/11/2021	PLANNING
2	10/20/2021	COMMISSION
3	12/06/2021	REVISION
4		
5		

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

C-01



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

PC SUBMITTAL 2

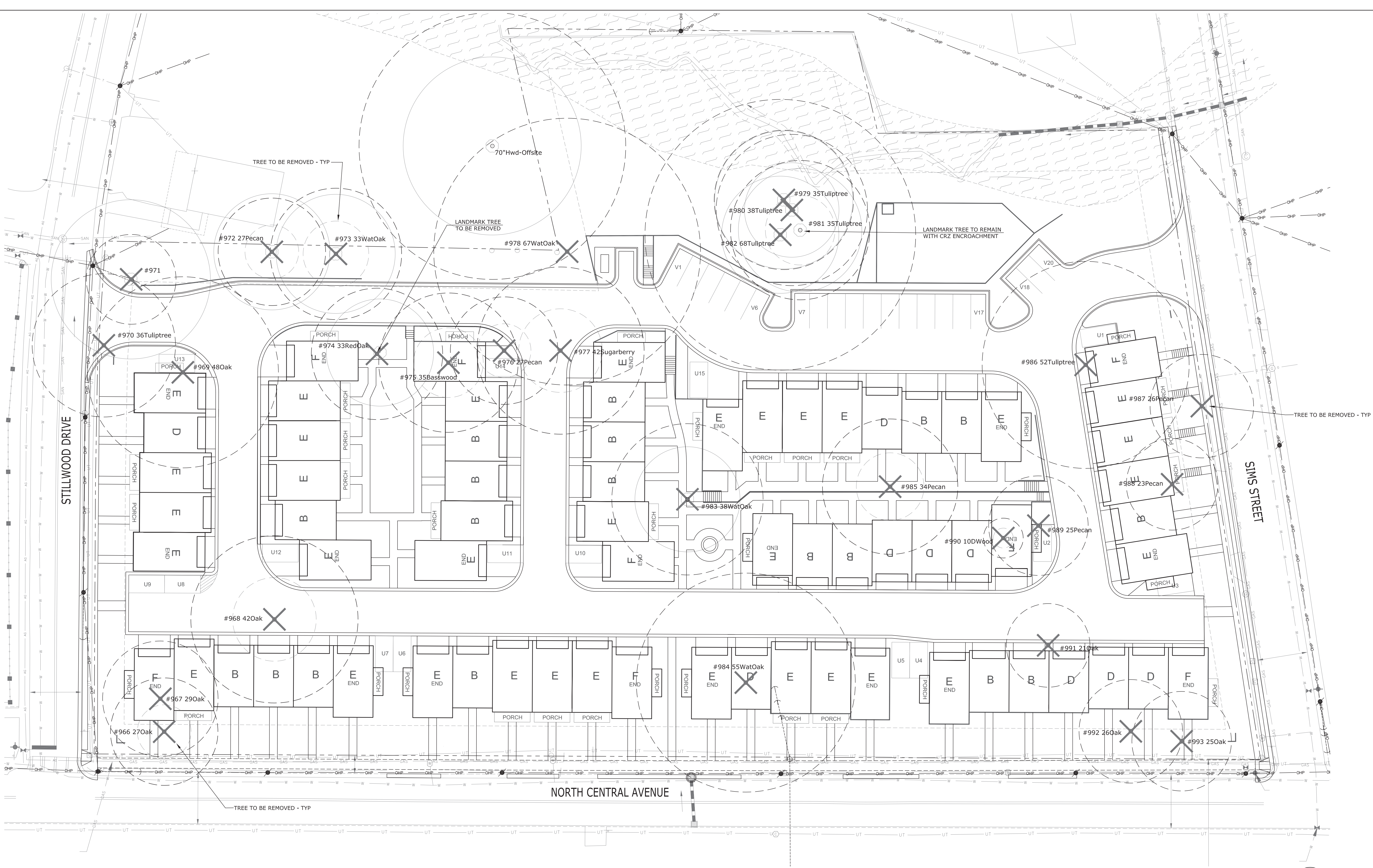
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DRAWN: PJC

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SHEET:

TC1.1



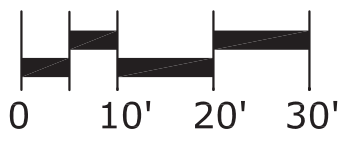
TREE CONSERVATION PLAN NOTES:

- 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.

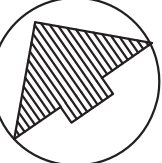
TREE SURVEY SUMMARY TABLE

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"	Tuliptree	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/Imminent Failure
979	35"	Tuliptree	Yes	Not-Landmark	Poor/Undersize, Leans
980	38"	Tuliptree	Yes	Not-Landmark	Poor/Decay
981	35"	Tuliptree	No	Landmark	Fair/Pocket of Decay
982	68"	Tuliptree	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"	Tuliptree	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



Scale: 1"=20'



North



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

PC SUBMITTAL 2

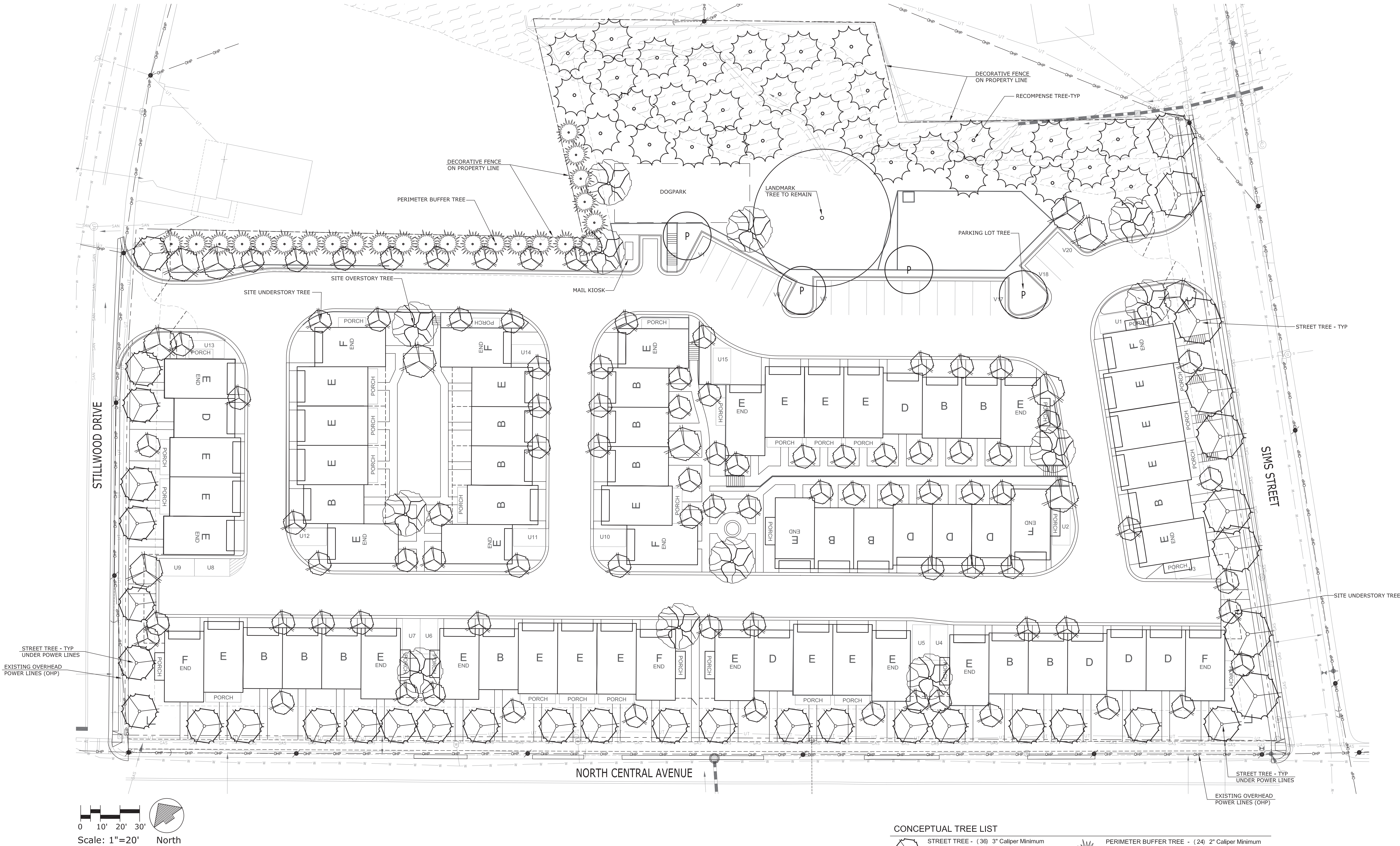
DATE: 12/6/21

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

TR1.1



TREE DENSITY CALCULATIONS

100 INCHES PER ACRE REQUIRED
TOTAL SITE AREA = 3.94 ACRES 100 x 3.94 = 394 INCHES REQUIRED
EXISTING DENSITY FACTOR = 0" (LANDMARK TREE #981 to Remain with CRZ Impact)
PROPOSED DENSITY: 398 INCHES TREE DENSITY SATISFIED

LANDMARK TREES

11 LANDMARK TREES IDENTIFIED - See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
Landmark Tree Tags:
#986, #968, #972, #973, #974, #975, #976, #977, #981, #985, #990
Note: #981 to Remain with CRZ Impact. All other Landmark Trees to be Removed

LANDMARK TREE RECOMPENSE = 345" REMOVED or CRZ IMPACTED
- See TREE SURVEY SUMMARY TABLE - Sheet TC1.1
REQUIRED LANDMARK RECOMPENSE = 345 INCHES
120" ONSITE RECOMPENSE PROVIDED (31x4") = 124"
= RECOMPENSE SHORTAGE OF 221" TO BE PAID TO TREE BANK

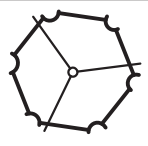
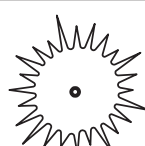
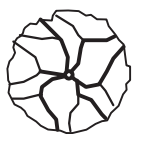
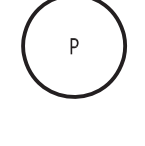
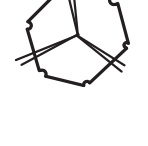
STREET TREE CALCULATIONS

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 - (36) 3" Caliper Minimum Such As: Alder Elm Willow Oak Under Power Lines Fringe Tree Chaste Tree	 PERIMETER BUFFER TREE - (24) 2" Caliper Minimum Such As: Eastern Red Cedar American Holly Teddy Bear Magnolia Green Giant Arborvitae Nellie Stevens Holly
 SITE OVERSTORY TREE - (12) 3" Caliper Minimum Such As: Chinese Pistache Black Gum Everclear Elm Southern Magnolia Gold Maple	 PARKING LOT TREE - (4) 3" Caliper Minimum Such As: Chinese Pistache Trident Maple Willow Oak
 SITE UNDERSTORY TREE - (97) 2" Caliper Minimum Such As: Crape Myrtle Serviceberry Saucer Magnolia Hinoki Cypress Dogwood	 RECOMPENSE TREE - (31) 4" Caliper Minimum Such As: Black Gum Bald Cypress River Birch Swamp White Oak Sweetbay Magnolia American Holly Redbud Hickory



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

PC SUBMITTAL 2

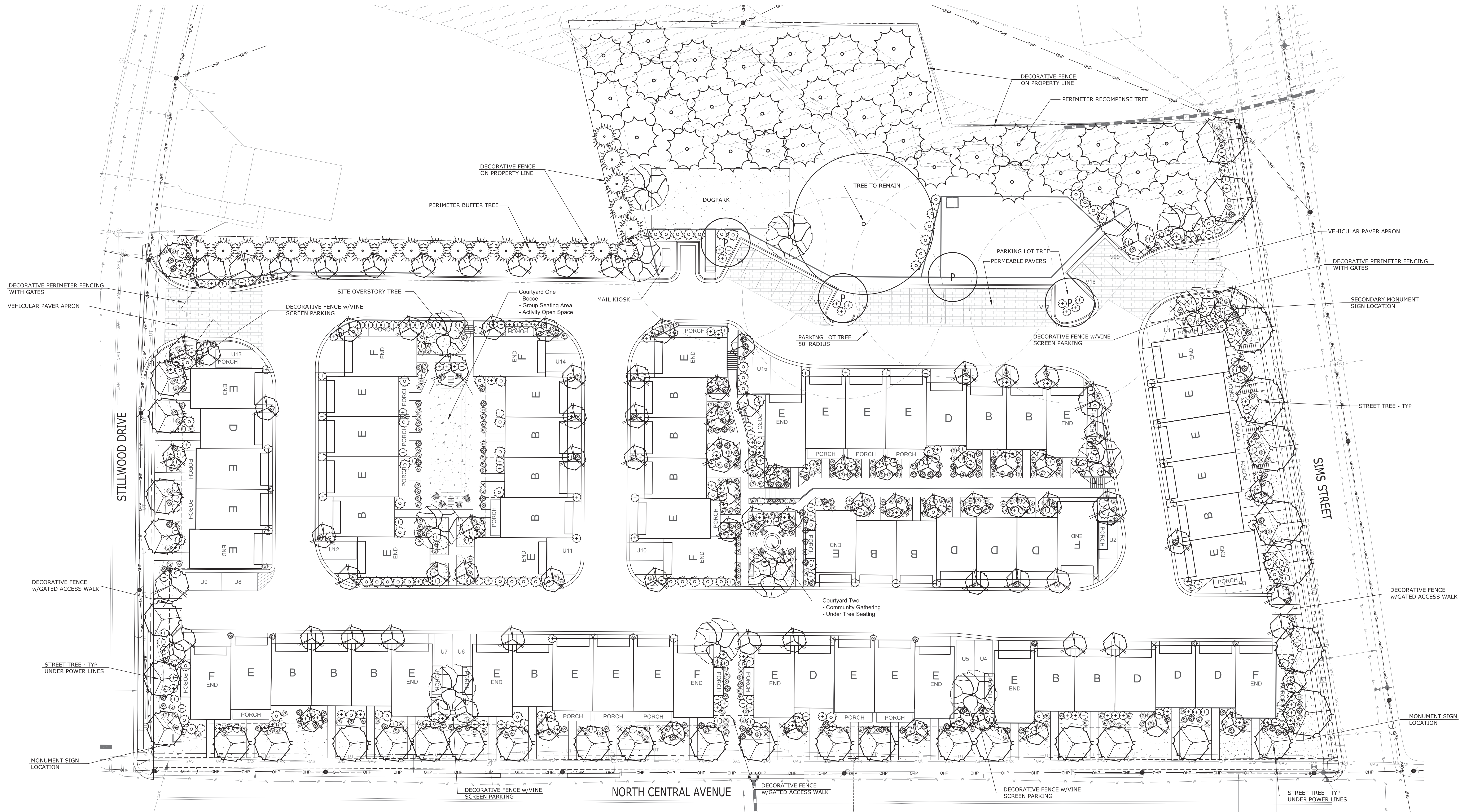
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DRAWN: PJC

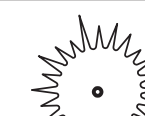
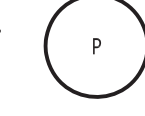
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SHEET:

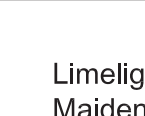
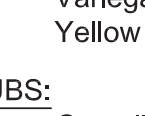
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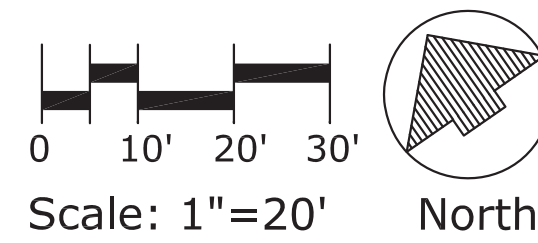


CONCEPTUAL TREE LIST

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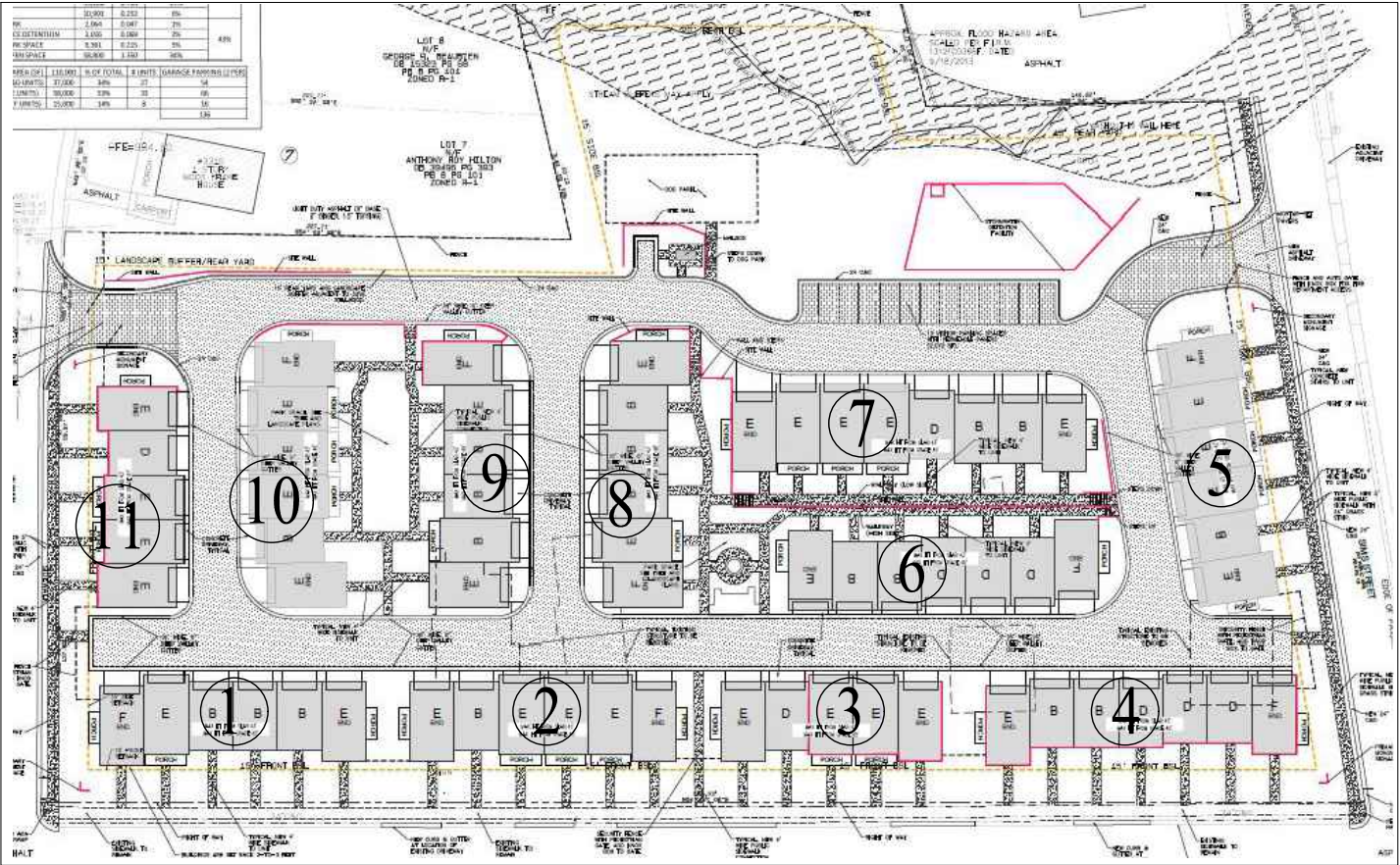
CONCEPTUAL SHRUB LIST

 ACCENT SHRUBS: Such As: Encore Azalea Nandina Shasta Viburnum Knockout Rose Needlepoint Holly Cleyera Otto Luyken Laurel Abelia	 FOUNDATION SHRUBS: Such As: American Boxwood Aucuba Gardenia Emerald Arborvitae Ligustrum
 SMALL ACCENT PLANTS: Such As: Lemon Lime Nandina Soft Caress Mahonia Winter Gem Boxwood Variegated Liriope Japanese Sweet Flag	 FOUNDATION SHRUBS: Such As: Camellia Tea Olive Nellie Stevens Holly Loropetalum Cherry Laurel



Hapeville Towns

SITE PLAN



GENERAL NOTES:

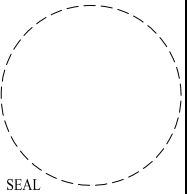
1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET
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B2-0m	PLAN B - MIDDLE UNIT ELEVATIONS & ROOF PLAN
Dm	PLAN D - MIDDLE UNIT FLOOR PLANS
D2-0m	PLAN D - MIDDLE UNIT ELEVATIONS & ROOF PLAN
Ee	PLAN E - END UNIT FLOOR PLANS
E2-0e	PLAN E - END UNIT FRONT & SIDE ELEVATIONS
E2-1e	PLAN E - END UNIT REAR ELEVATION & ROOF PLAN
Em	PLAN E - MIDDLE UNIT FLOOR PLANS
E2-0m	PLAN E - MIDDLE UNIT ELEVATIONS & ROOF PLAN
Fe	PLAN F - END UNIT FLOOR PLANS
F2-0e	PLAN F - END UNIT FRONT & SIDE ELEVATIONS
F2-1e	PLAN F - END UNIT REAR ELEVATION & ROOF PLAN
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1.2	BUILDING #1 - SIDE & REAR ELEVATIONS
2.1	BUILDING #2 - FRONT ELEVATION & FLOOR PLAN
2.2	BUILDING #2 - SIDE & REAR ELEVATIONS
3.1	BUILDING #3 - FRONT ELEVATION & FLOOR PLAN
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4.1	BUILDING #4 - FRONT ELEVATION & FLOOR PLAN
4.2	BUILDING #4 - SIDE & REAR ELEVATIONS
5.1	BUILDING #5 - FRONT ELEVATION & FLOOR PLAN
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6.2	BUILDING #6 - SIDE & REAR ELEVATIONS
7.1	BUILDING #7 - FRONT ELEVATION & FLOOR PLAN
7.2	BUILDING #7 - FRONT ELEVATION & FLOOR PLAN
7.3	BUILDING #7 - SIDE & REAR ELEVATIONS
7.4	BUILDING #7 - SIDE & REAR ELEVATIONS
8.1	BUILDING #8 - FRONT ELEVATION & FLOOR PLAN
8.2	BUILDING #8 - SIDE & REAR ELEVATIONS
9.1	BUILDING #9 - FRONT ELEVATION & FLOOR PLAN
9.2	BUILDING #9 - SIDE & REAR ELEVATIONS
10.1	BUILDING #10 - FRONT ELEVATION & FLOOR PLAN
10.2	BUILDING #10 - SIDE & REAR ELEVATIONS
11.1	BUILDING #11 - FRONT ELEVATION & FLOOR PLAN
11.2	BUILDING #11 - SIDE & REAR ELEVATIONS



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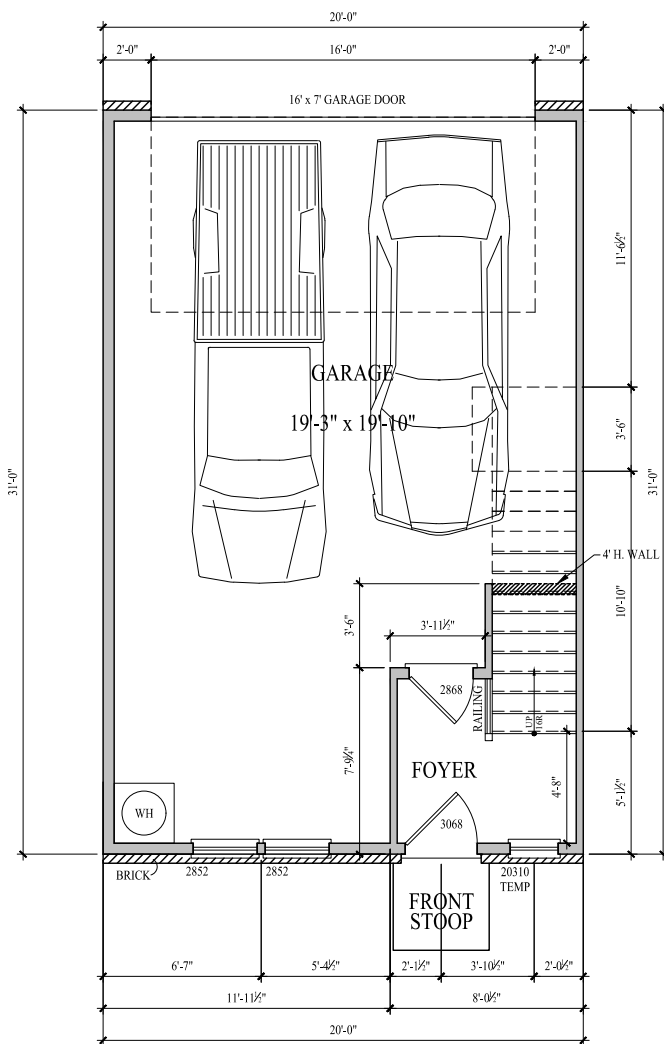
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HAPEVILLE TOWNS
INDEX AND COVER SHEET

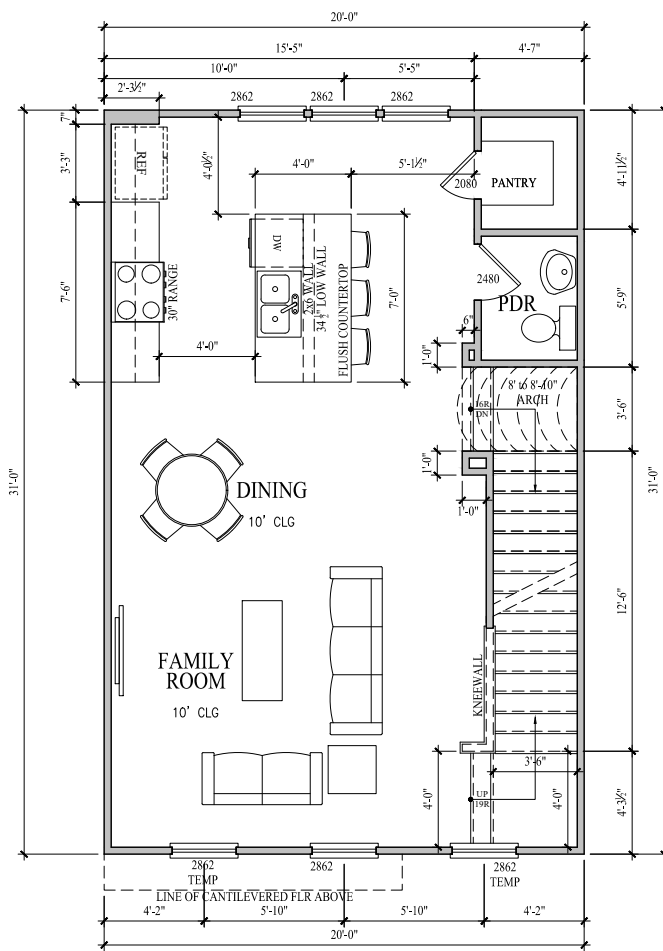
Last Saved By:
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SHEET
C1-0



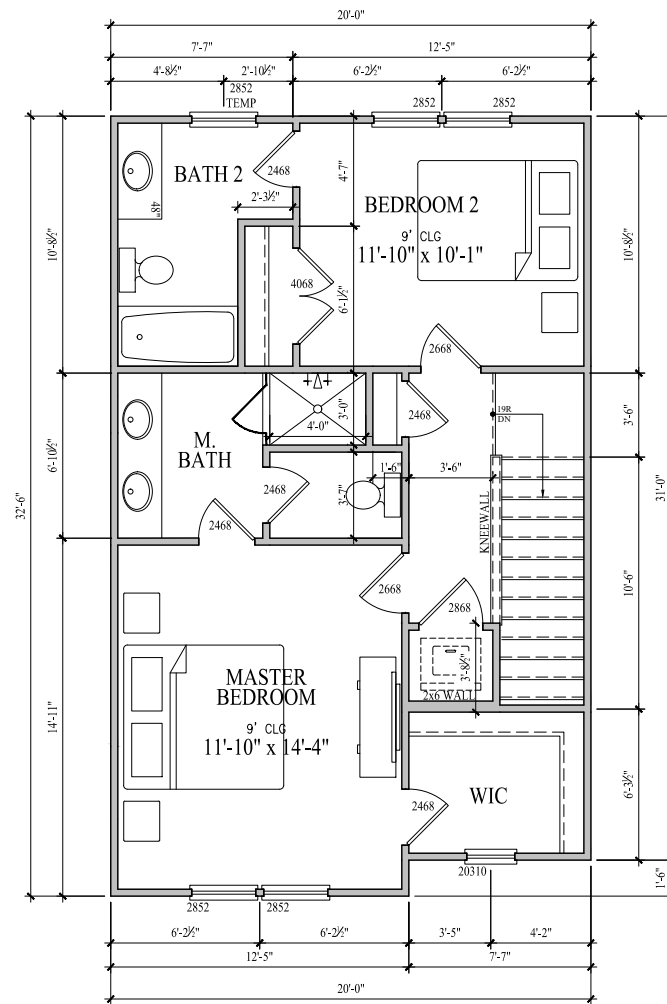
-
Bm

TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



-
Bm

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



-
Bm

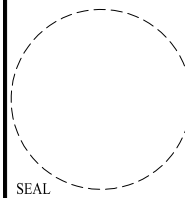
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	78
FIRST FLOOR	620
SECOND FLOOR	584
TOTAL (HEATED)	1282
GARAGE	542



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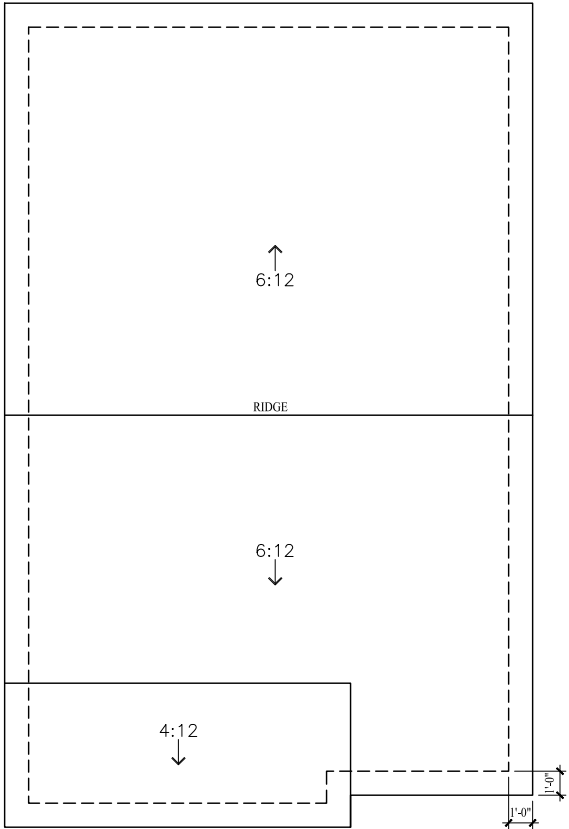
PLAN "B" (middle unit)

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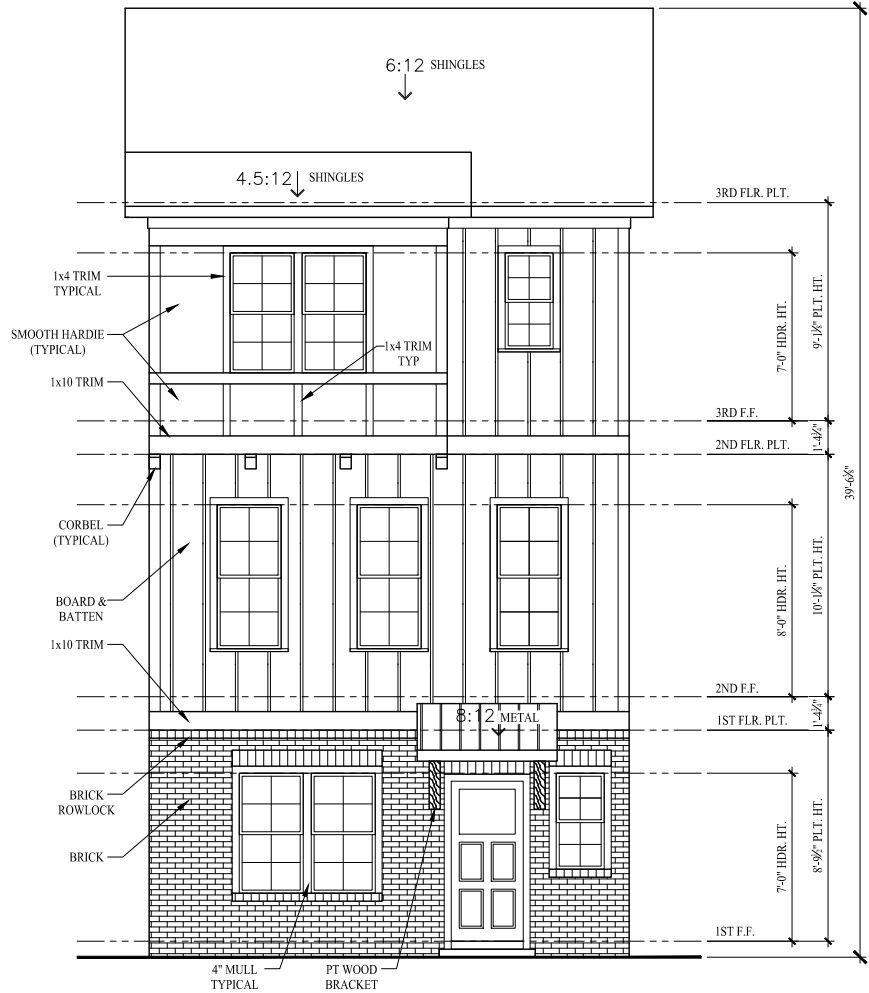
Jason 12/14/2021

SHEET

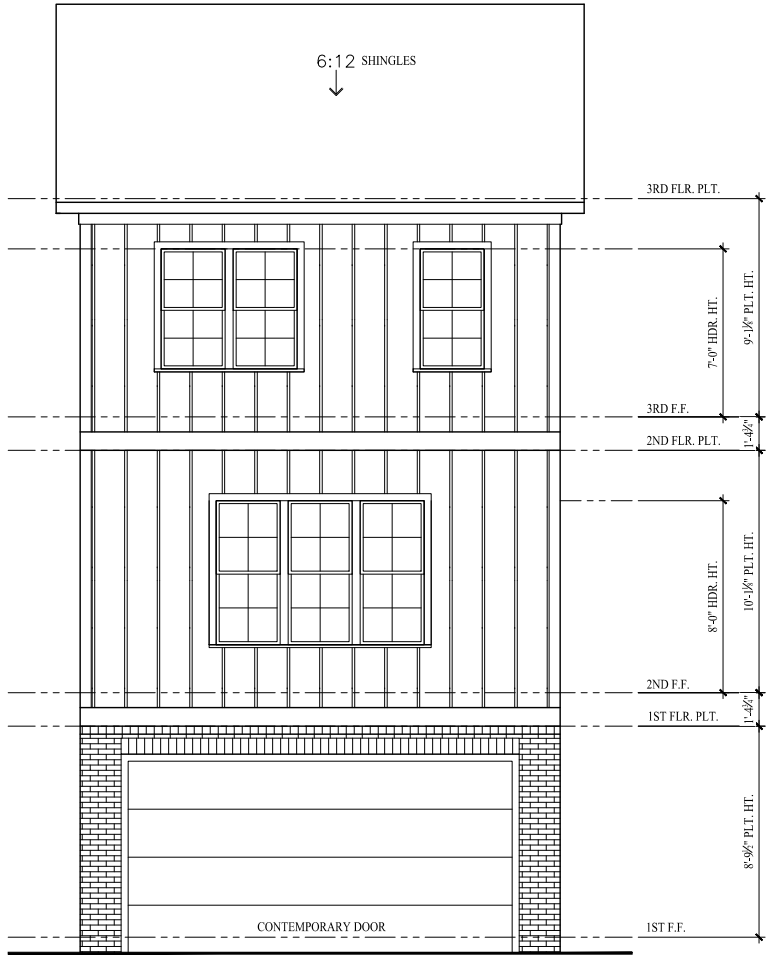
Bm



B
B2-0m ROOF PLAN
SCALE: 1/8" = 1'-0"



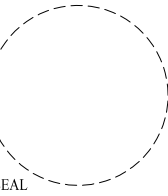
B
B2-0m FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B
B2-0m REAR ELEVATION
SCALE: 1/8" = 1'-0"



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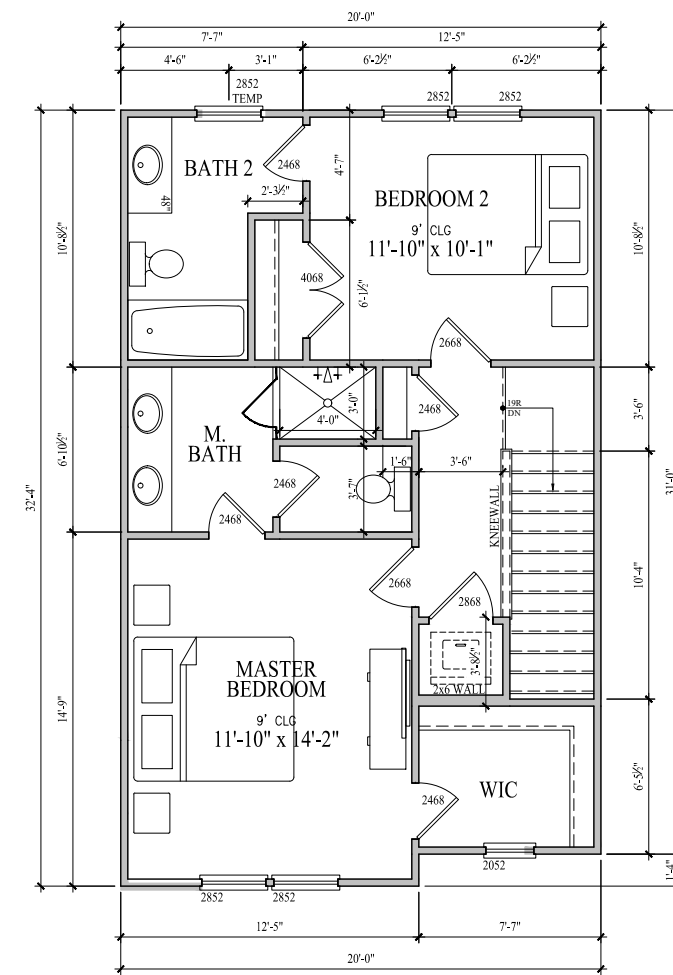
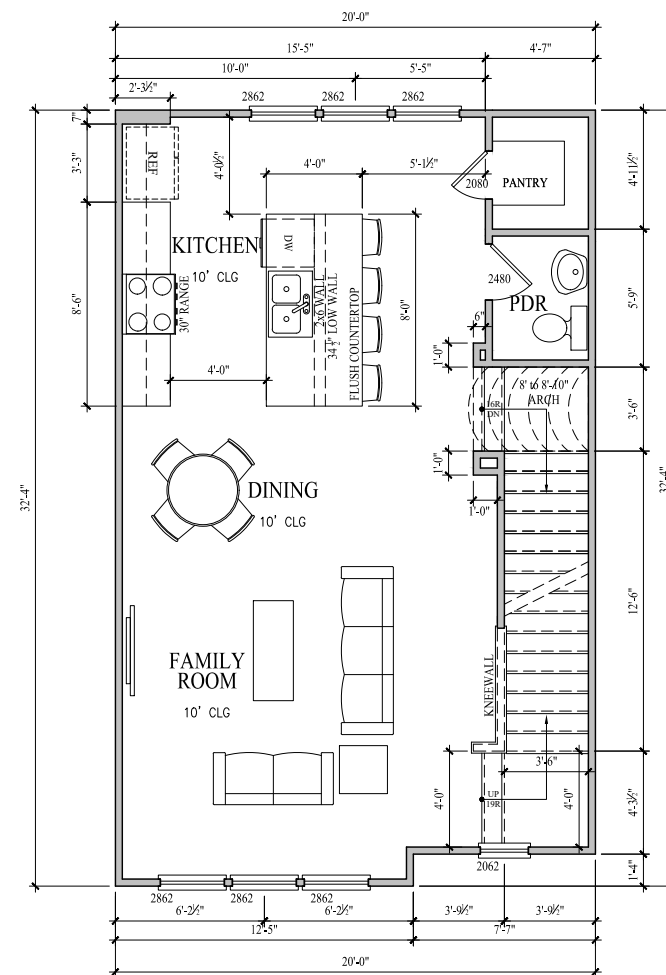
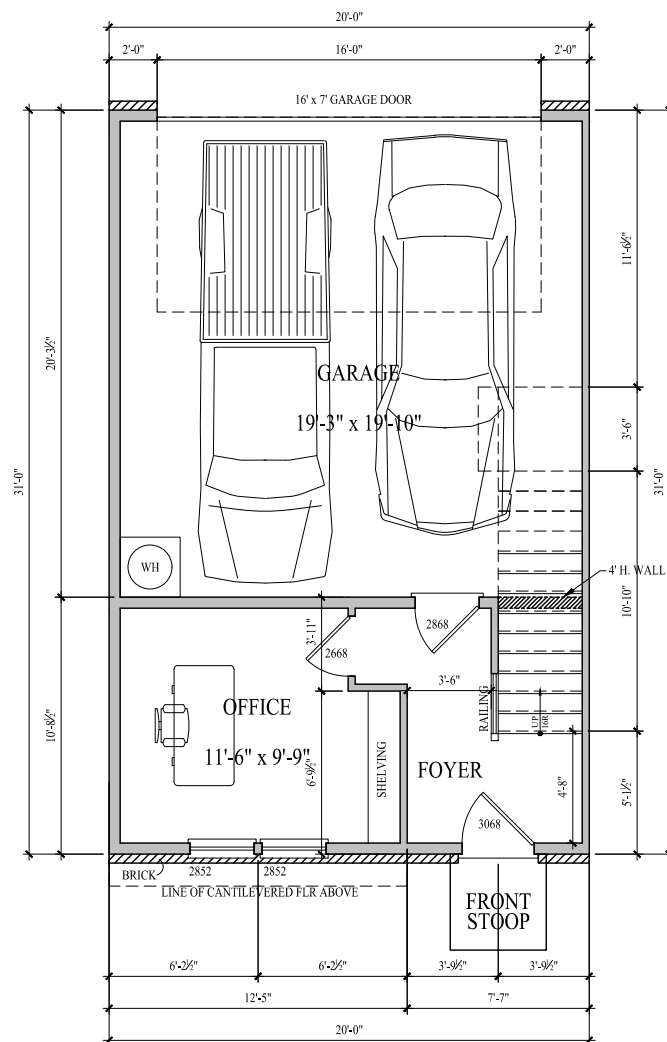
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HAPEVILLE TOWNS

FRONT & REAR ELEVATIONS "B" (middle unit)

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SHEET
B2-0m



SQUARE FOOTAGES	
TERRACE LEVEL	214
FIRST FLOOR	637
SECOND FLOOR	583
TOTAL (HEATED)	1434
GARAGE	406



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SEAL

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HAPEVILLE TOWNS

PLAN "D" (middle unit)

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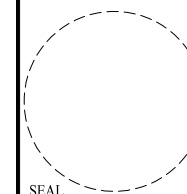
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SHEET

Dm



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HAPEVILLE TOWNS

FRONT & REAR ELEVATIONS "D" (middle unit)

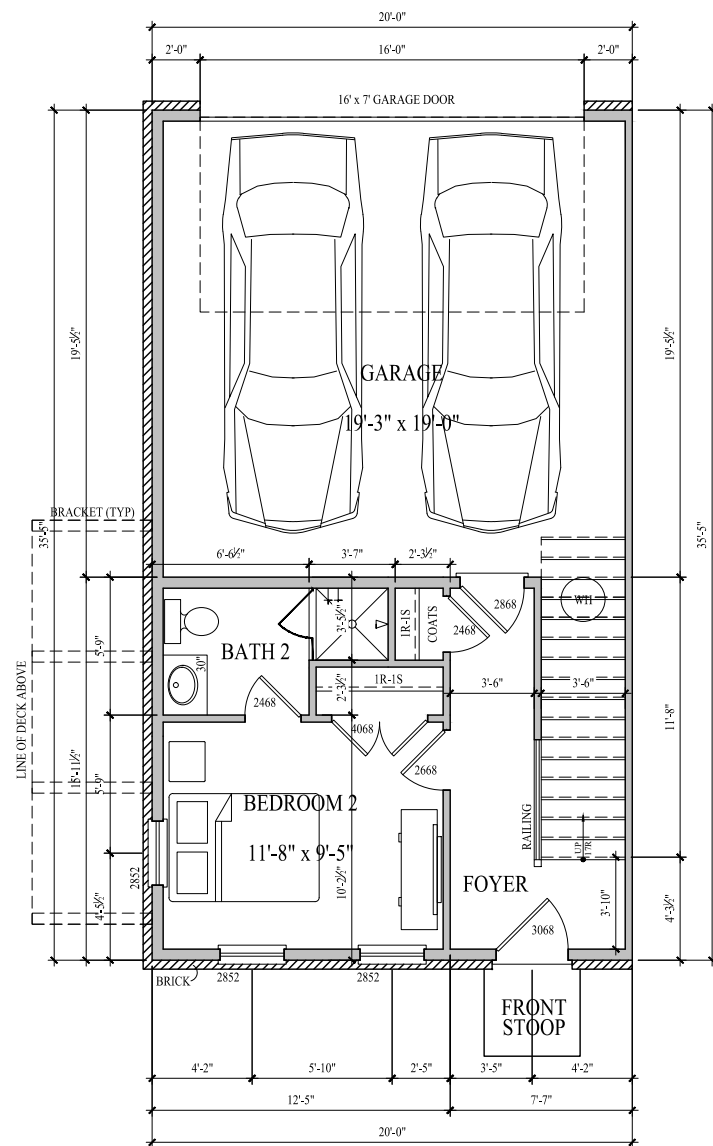
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Jason	12/14/202
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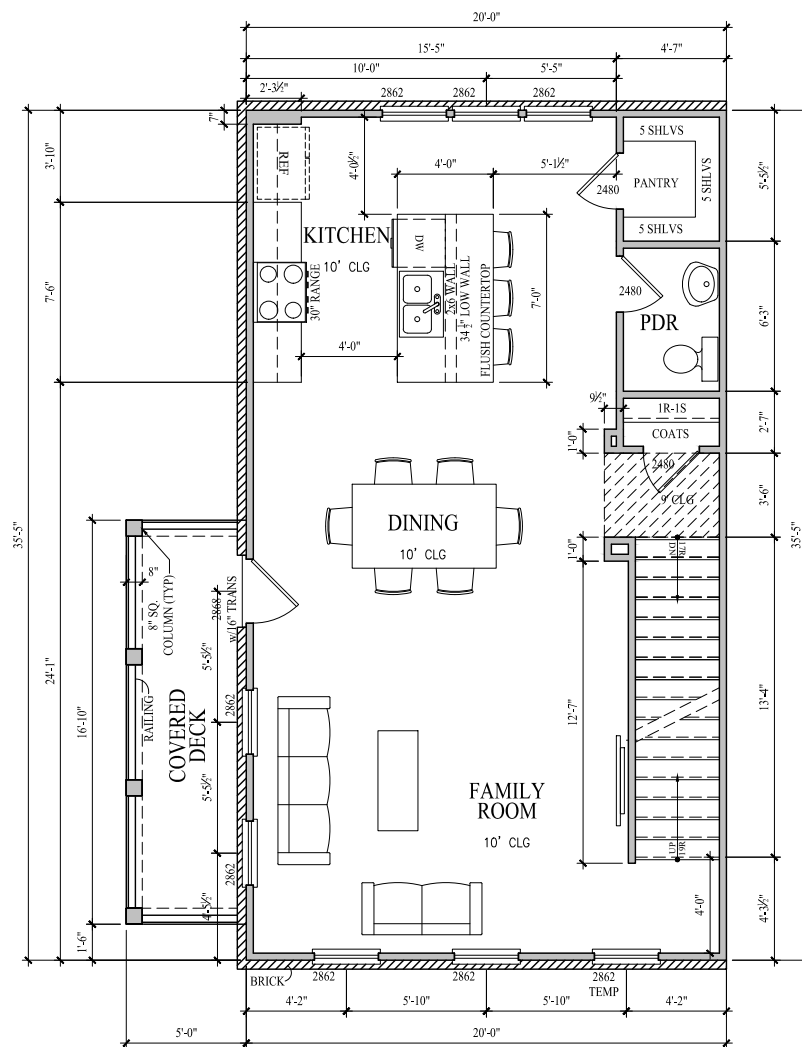
SHEET

D2-0m

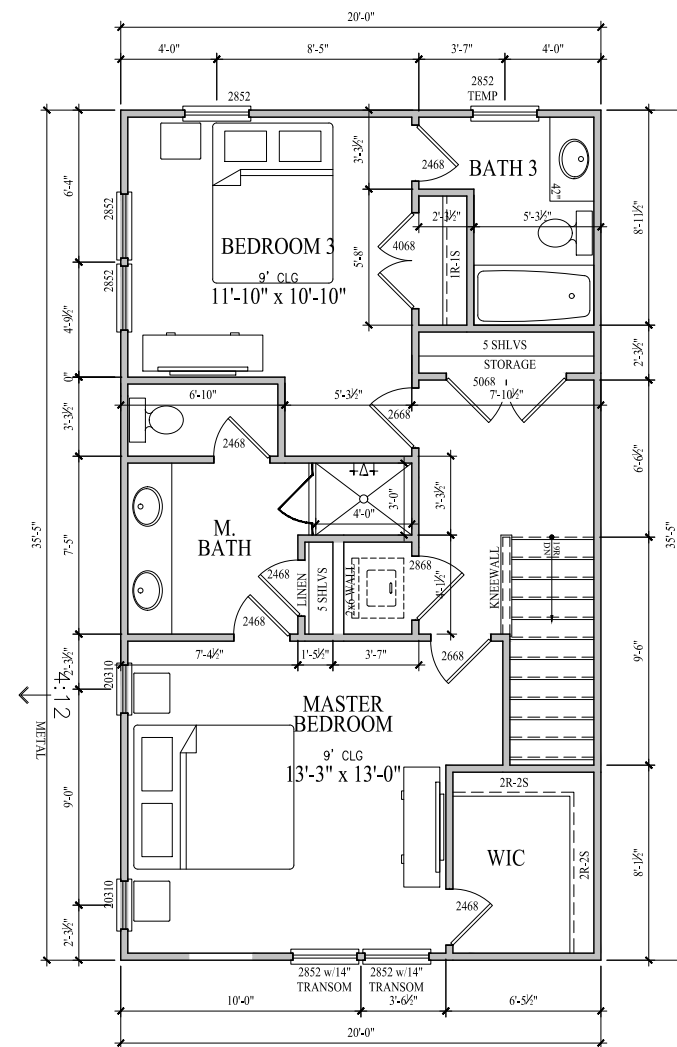




-
Ee
TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



-
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



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HAPEVILLE TOWNS

PLAN "E" (end unit)

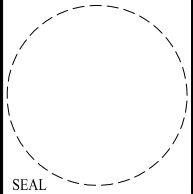
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SHEET

Ee



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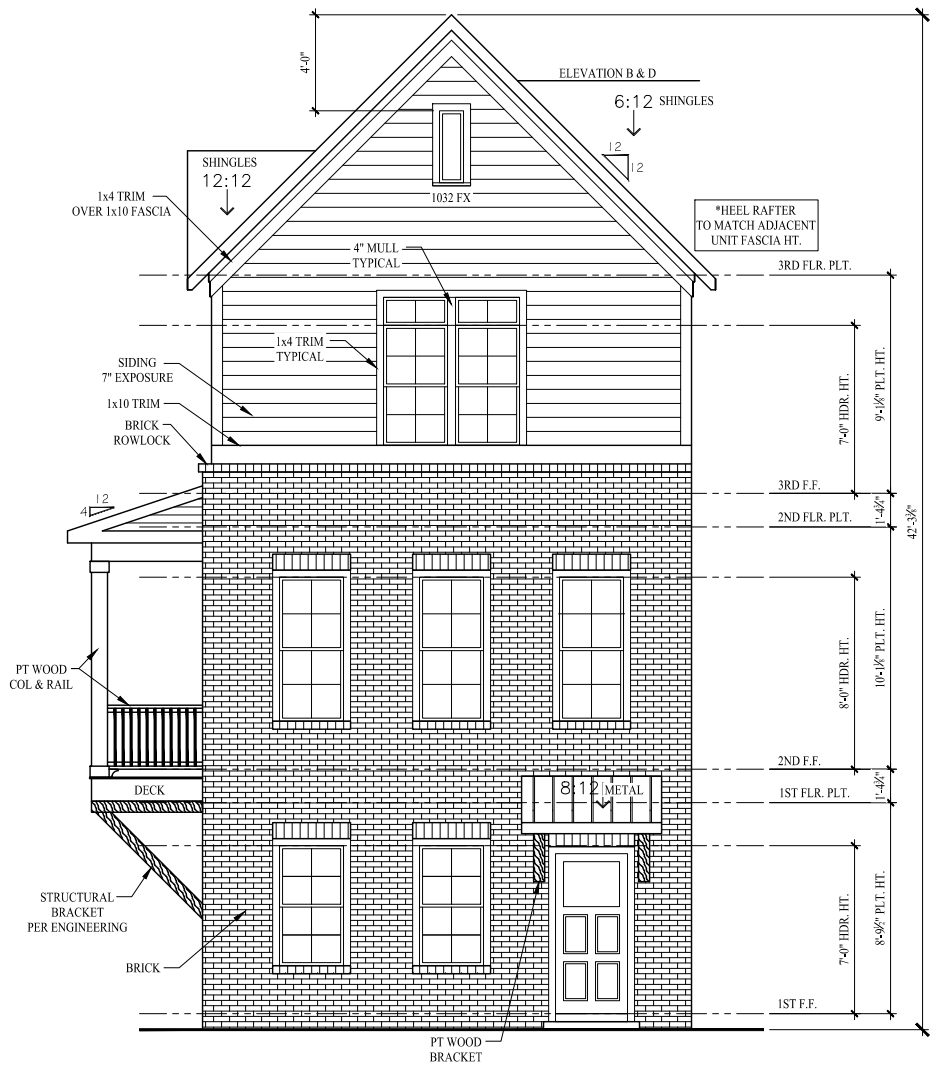
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HAPEVILLE TOWNS

FRONT & SIDE ELEVATIONS "E" (end unit)

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SHEET
E2-0e



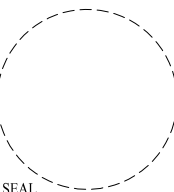
F FRONT ELEVATION
E2-0e SCALE: 1/8" = 1'-0"



F SIDE ELEVATION
E2-0e SCALE: 1/8" = 1'-0"



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HAPEVILLE TOWNS

ROOF PLAN & REAR ELEVATION "E" (end unit)

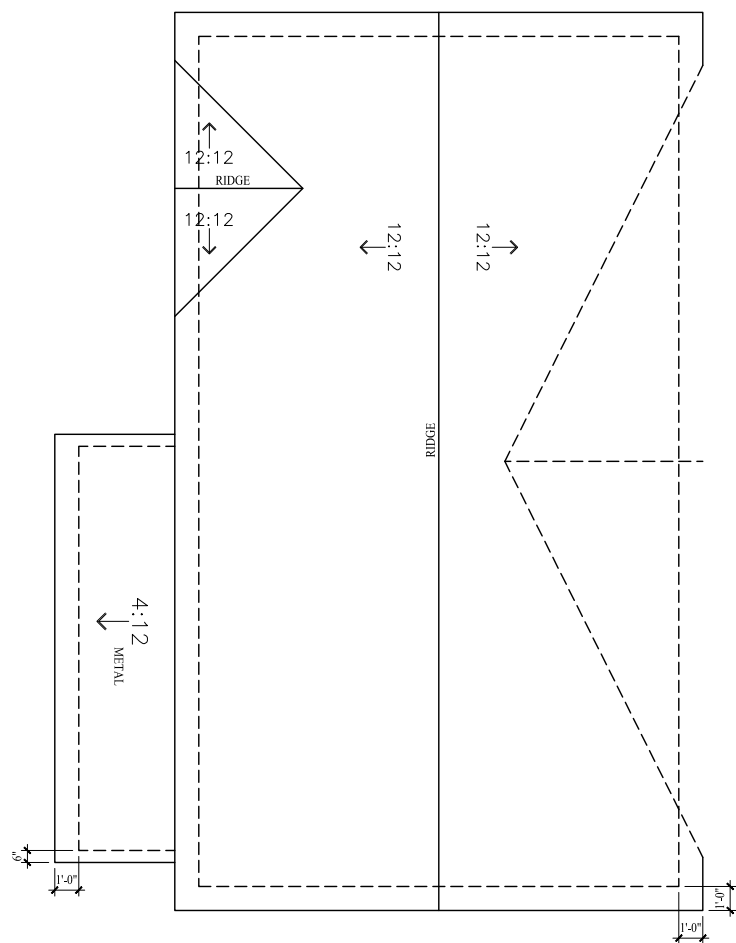
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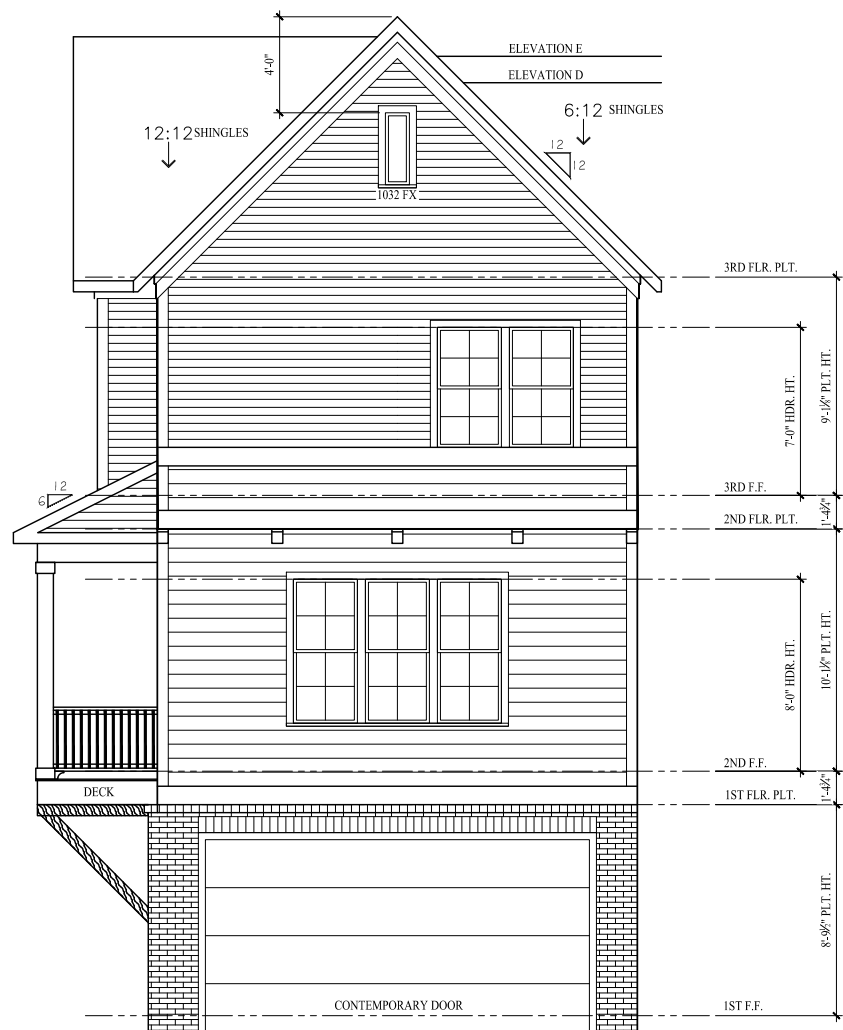
12/14/20

SHEET

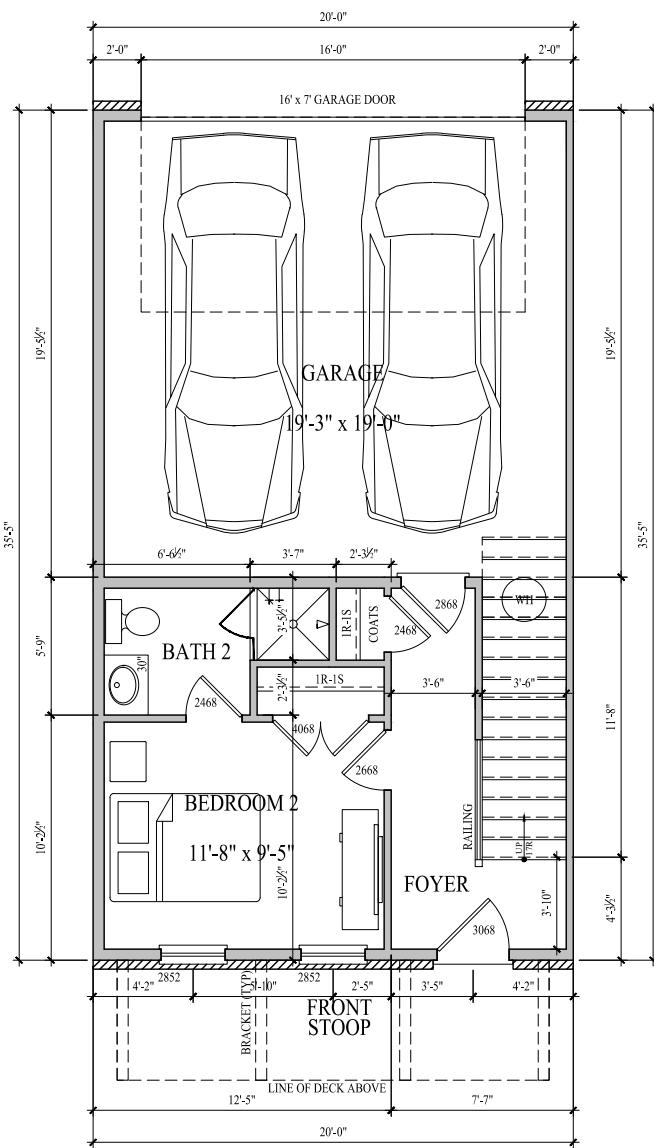
E2-1e



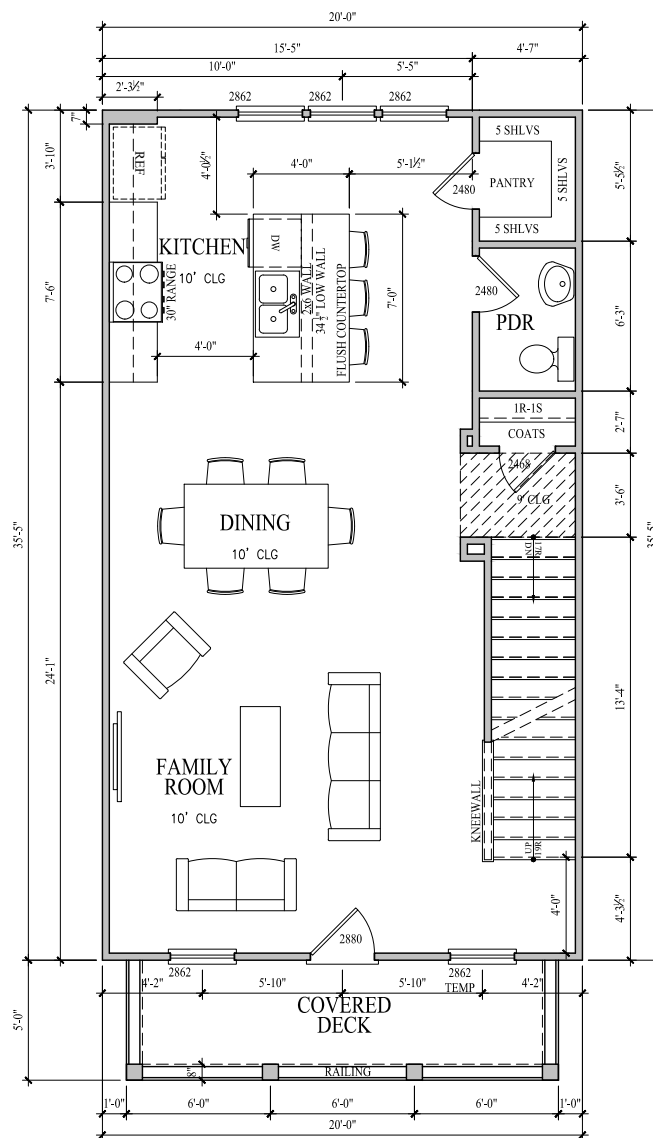
E	ROOF PLAN
E2-1e	SCALE: 1/8" = 1'-0"



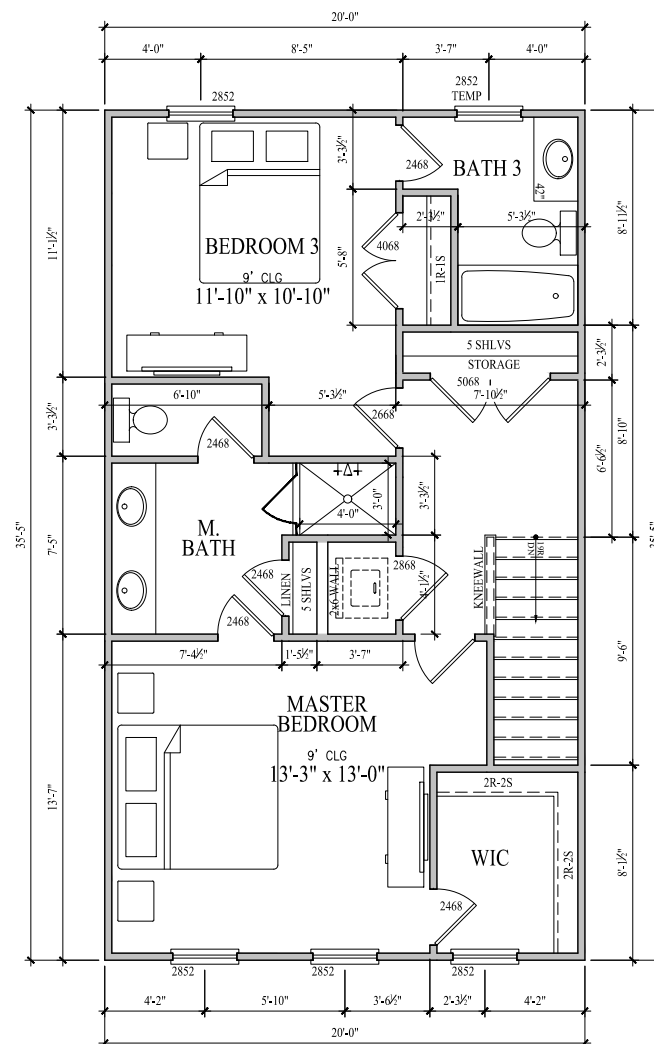
F REAR ELEVATION
E2-1e SCALE: 1/8" = 1'-0"



- Em
TERRACE LEVEL PLAN
SCALE: 1/8" = 1'-0"



- Em
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

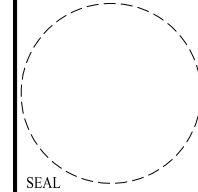


- Em
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	708
SECOND FLOOR	672
TOTAL (HEATED)	1699
GARAGE	389
COVERED DECK	90



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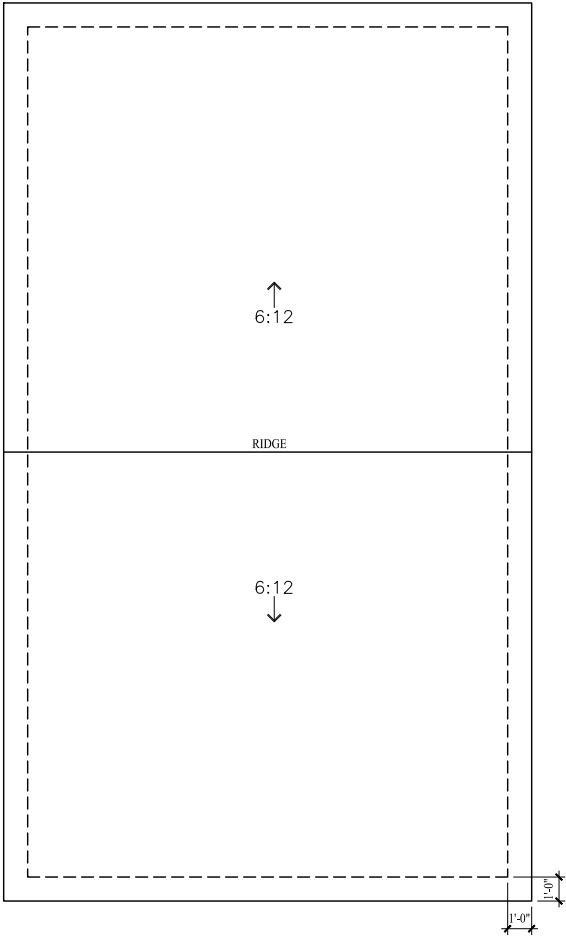
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HAPEVILLE TOWNS

PLAN "E" (middle unit)

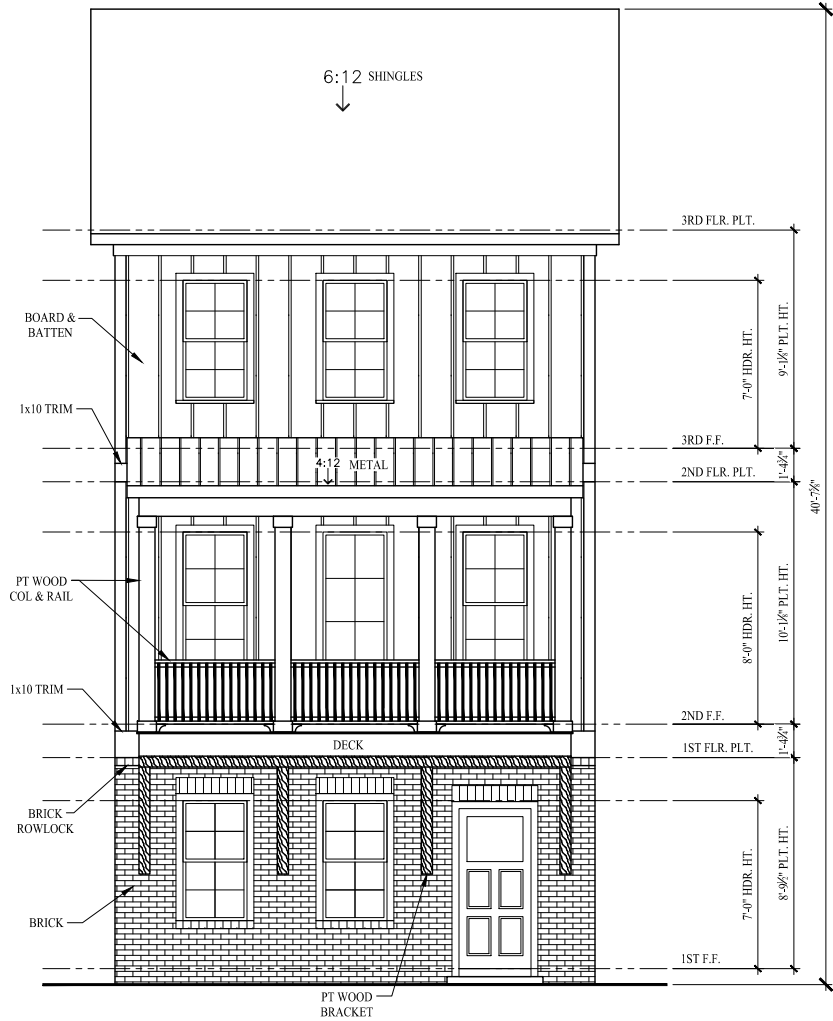
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SHEET
Em



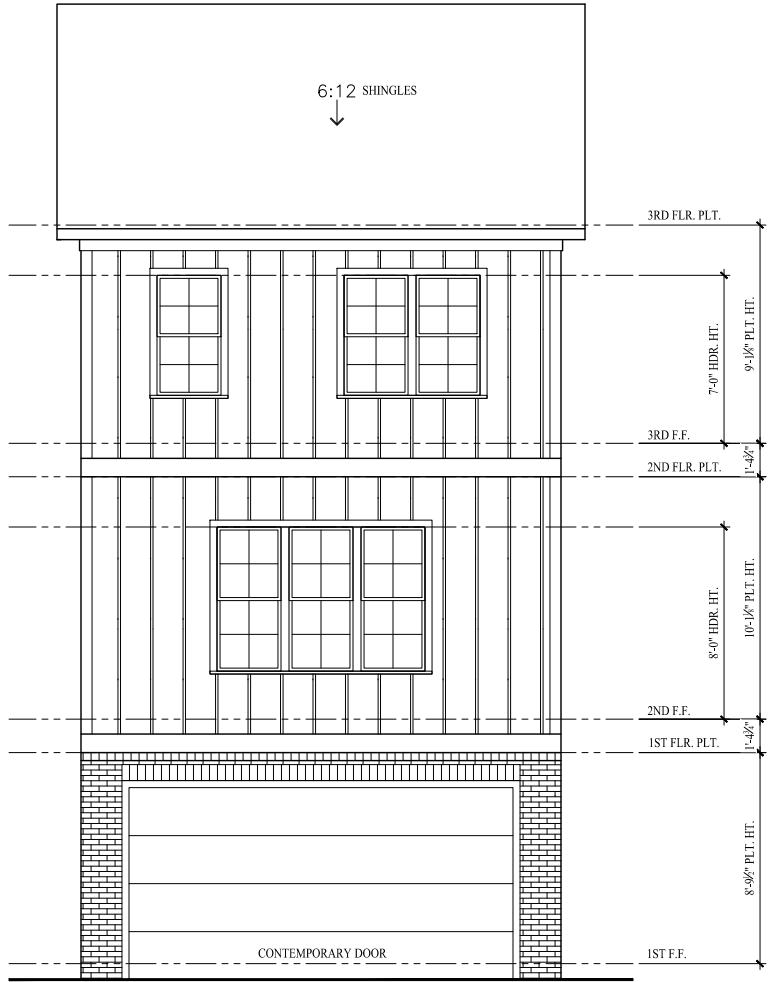
E
E2-0m

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



E
E2-0m

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

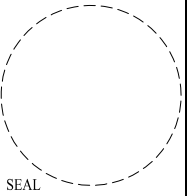


E
E2-0m

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



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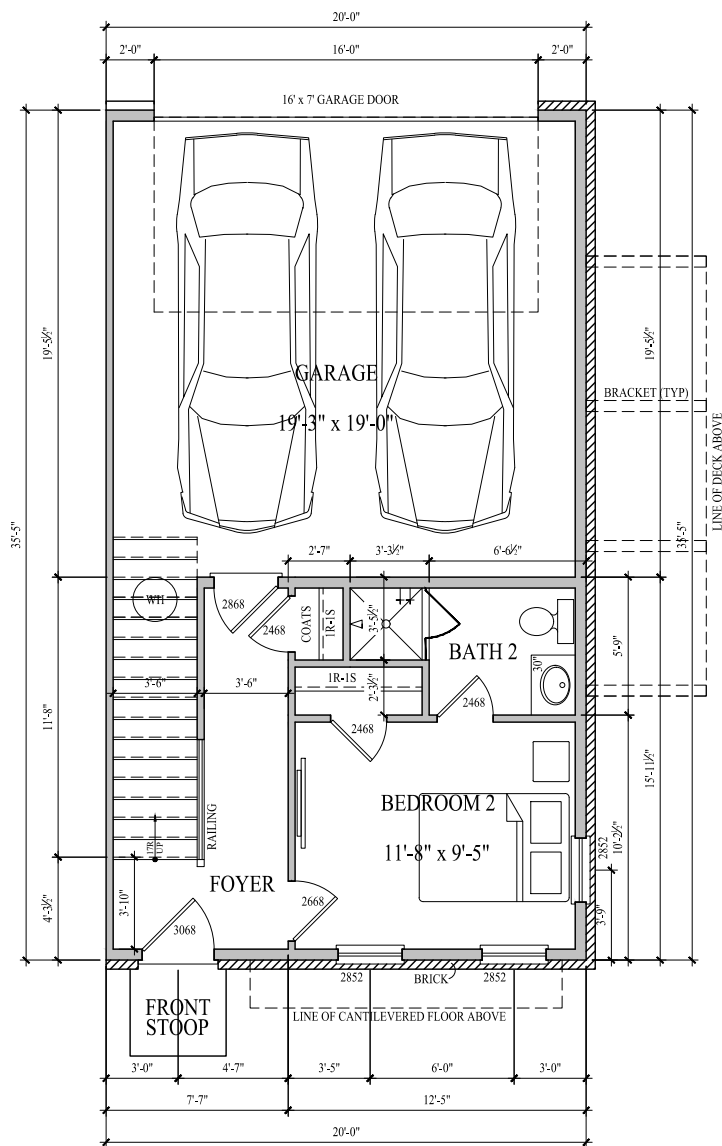
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HAPEVILLE TOWNS

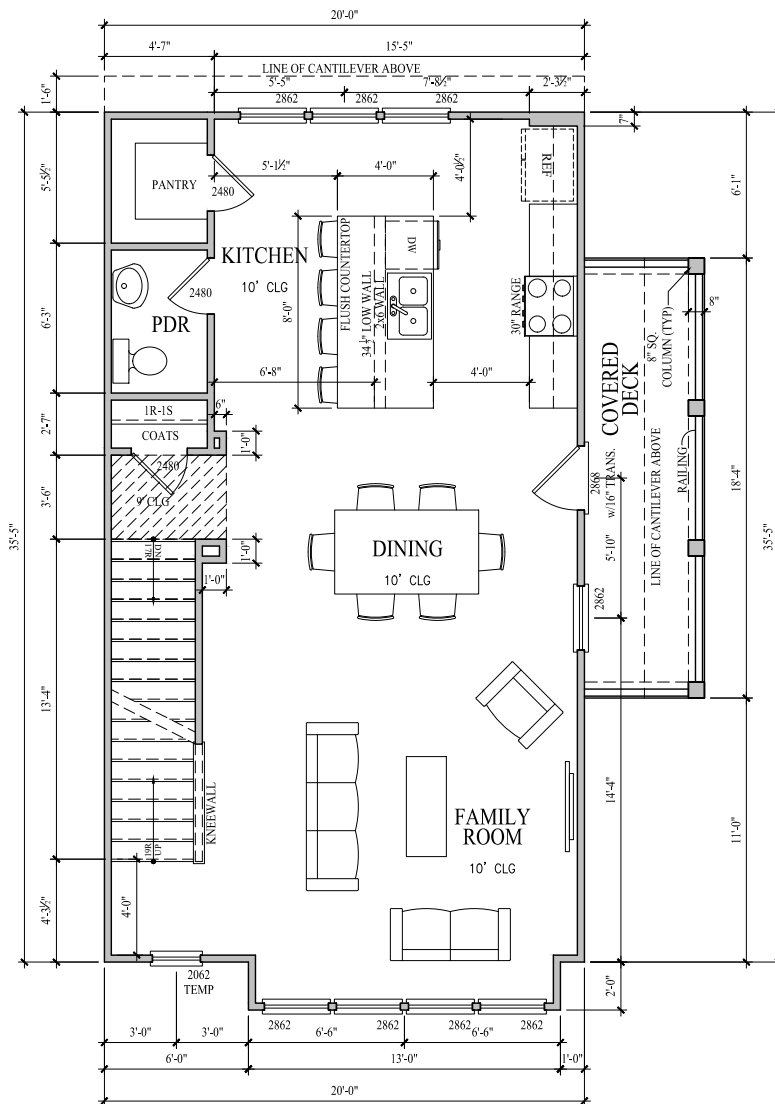
FRONT ELEVATION "E" (middle unit)

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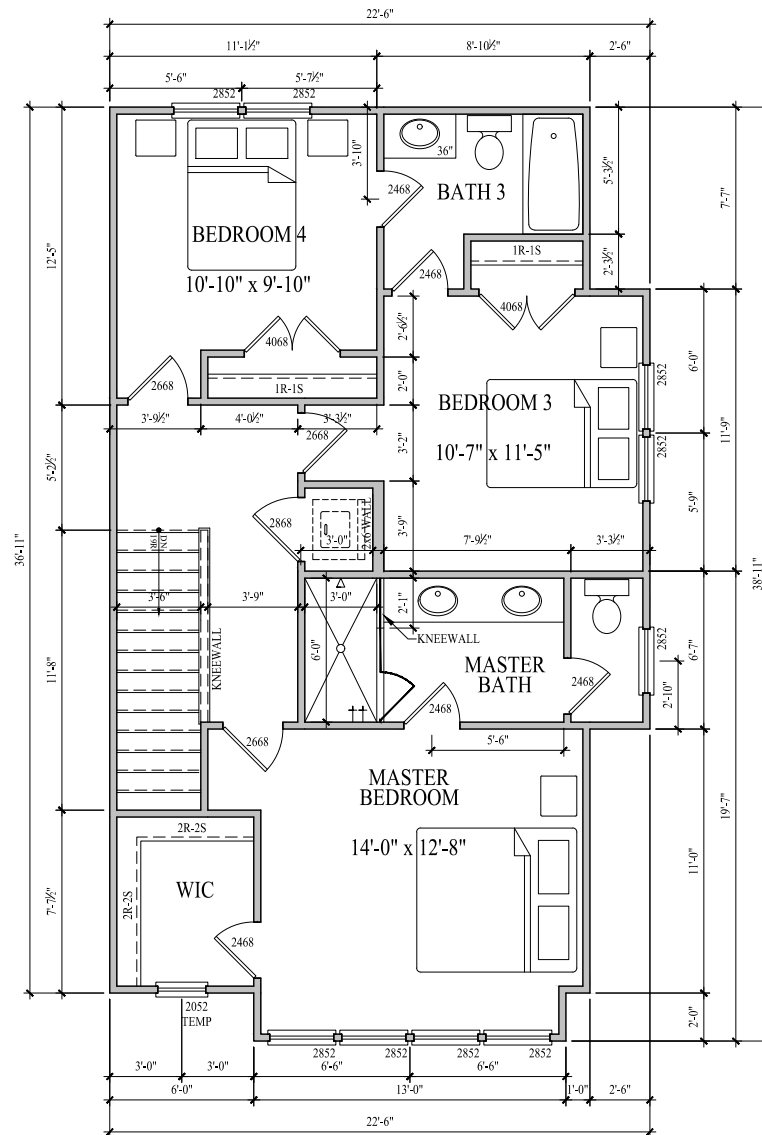
SHEET
E2-0m



- TERRACE LEVEL PLAN
 Fe SCALE: 1/8" = 1'-0"



- FIRST FLOOR PLAN
 Fe SCALE: 1/8" = 1'-0"

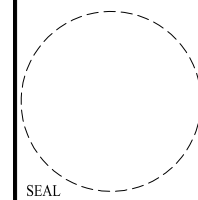


- SECOND FLOOR PLAN
 Fe SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
TERRACE LEVEL	319
FIRST FLOOR	734
SECOND FLOOR	766
TOTAL (HEATED)	1819
GARAGE	389
COVERED DECK	92



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HAPEVILLE TOWNS

PLAN "F" (end unit)

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SHEET

Fe



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FRON & SIDE ELEVATIONS "F" (end unit)

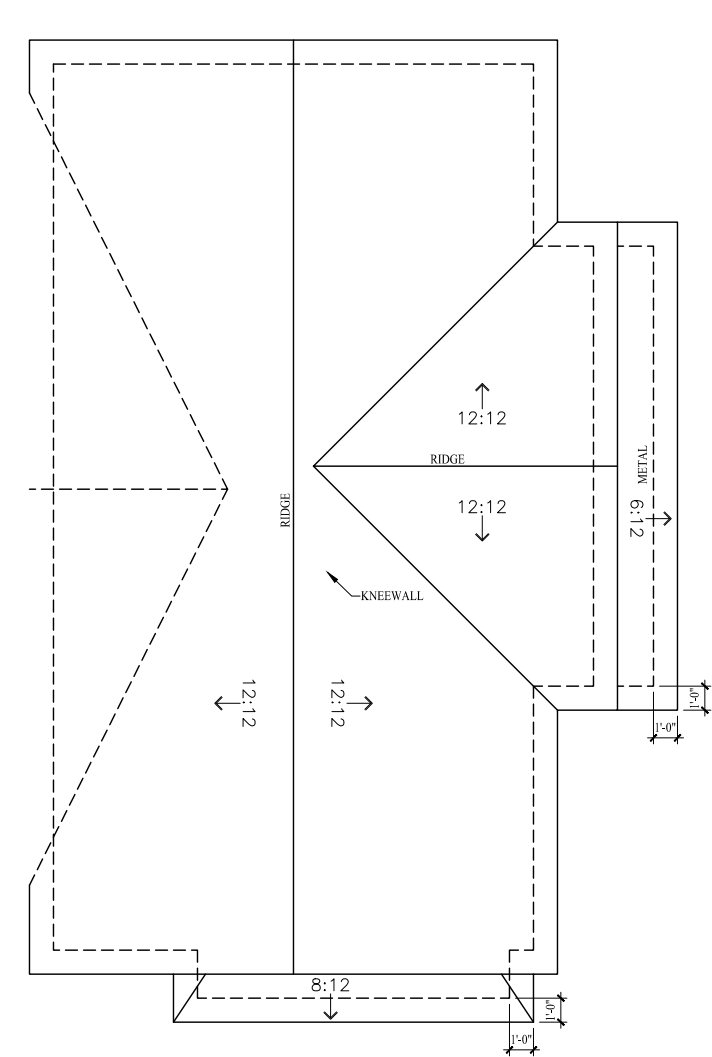
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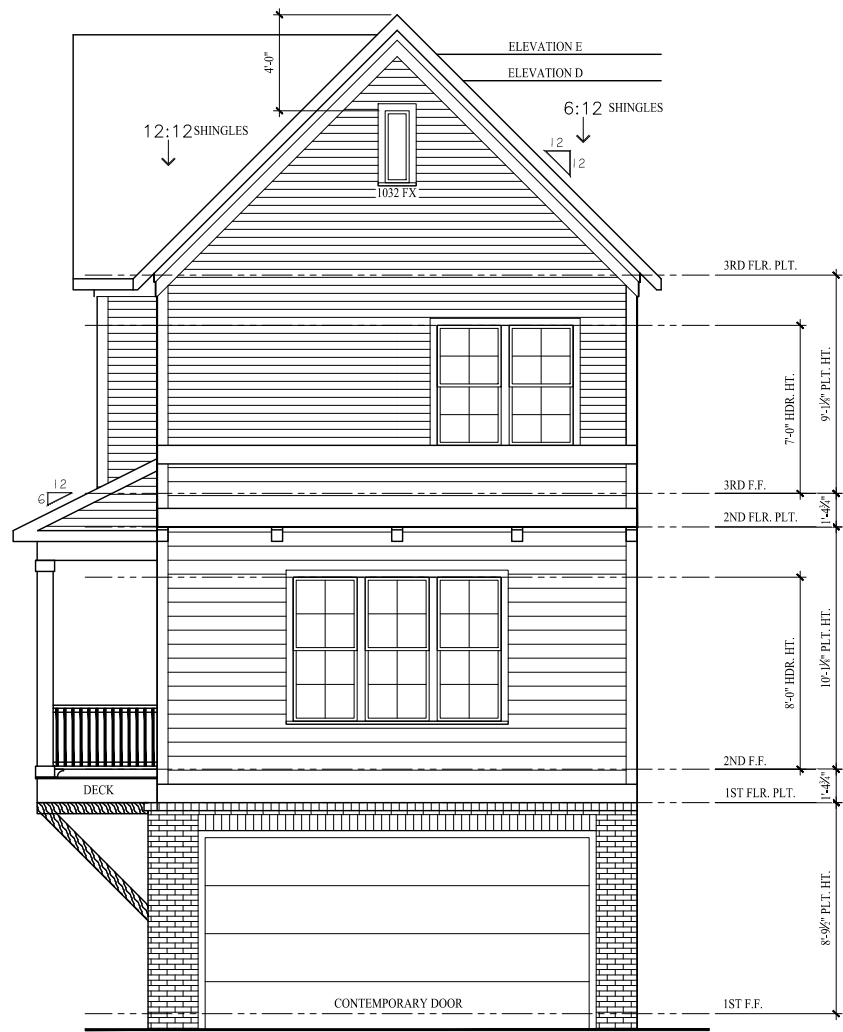
SHEET

F2-0e





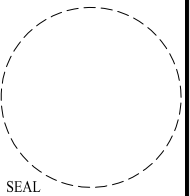
F ROOF PLAN
F2-1e SCALE: 1/8" = 1'-0"



F REAR ELEVATION
F2-1e SCALE: 1/8" = 1'-0"



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HAPEVILLE TOWNS

ROOF PLAN & REAR ELEVATION "F" (end unit)

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SHEET
F2-1e



FRONT ELEVATION

PLAN F

PLAN E

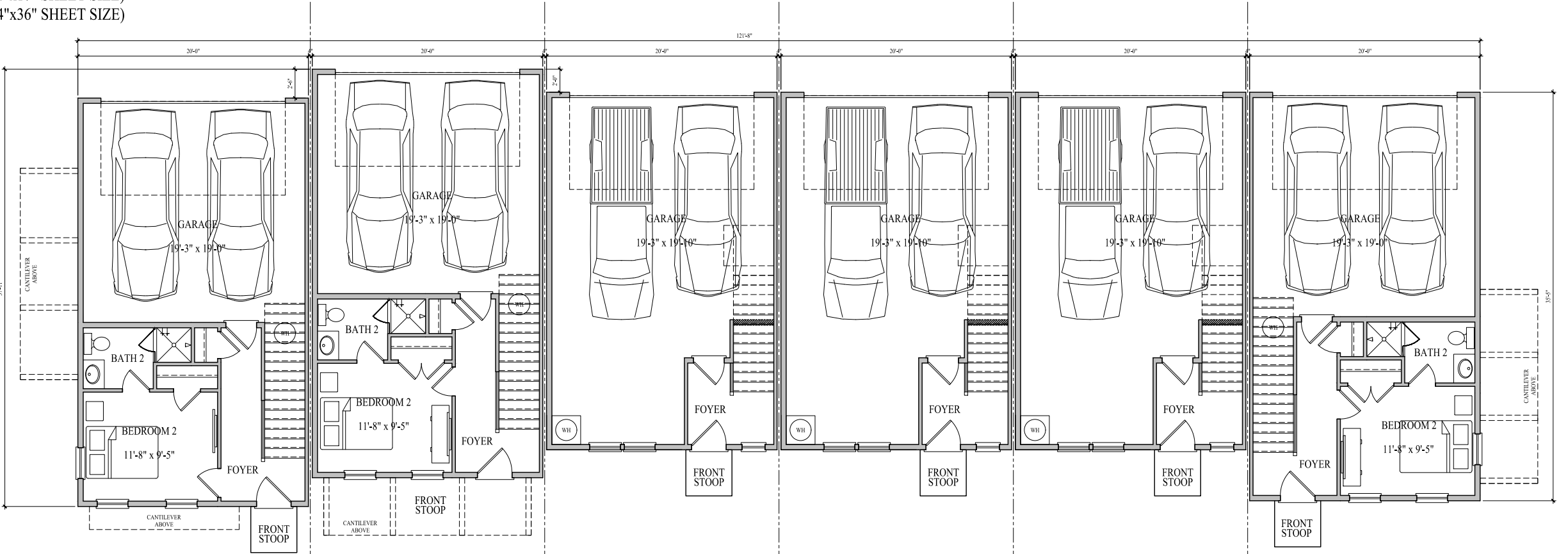
PLAN B

PLAN B

PLAN B

PLAN E

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN

PLAN F

PLAN E

PLAN B

PLAN B

PLAN B

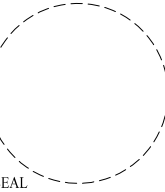
PLAN E

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 1

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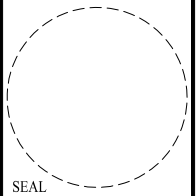
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SHEET

1.1



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HAPEVILLE TOWNS

BUILDING 1

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SHEET
1.2



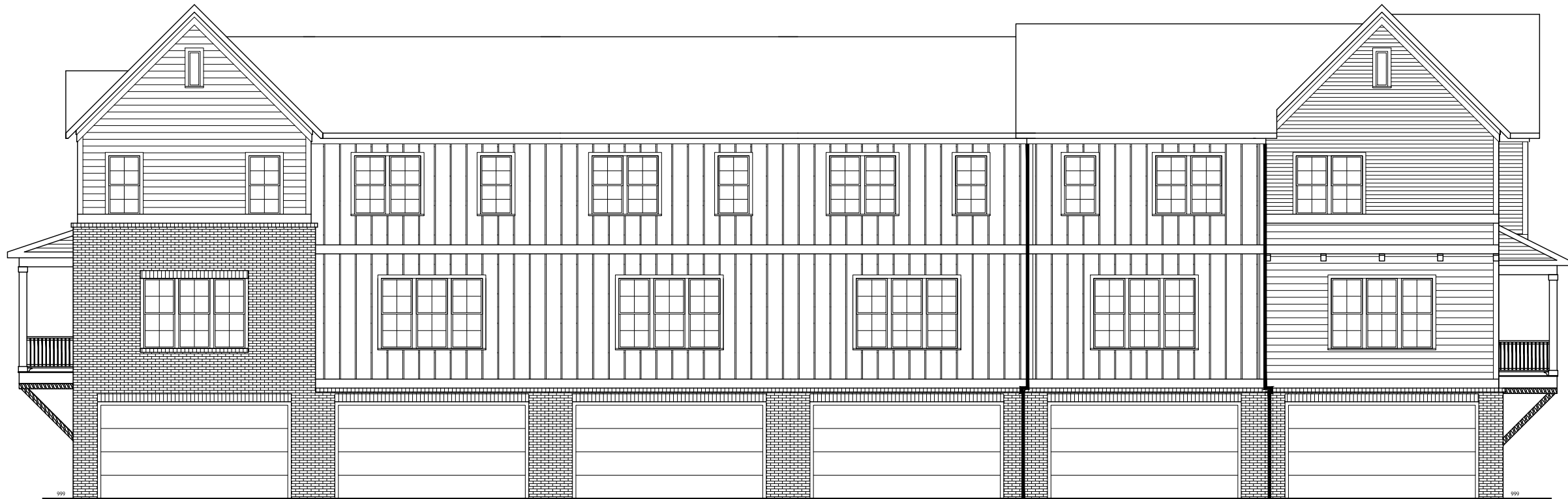
LEFT ELEVATION

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)



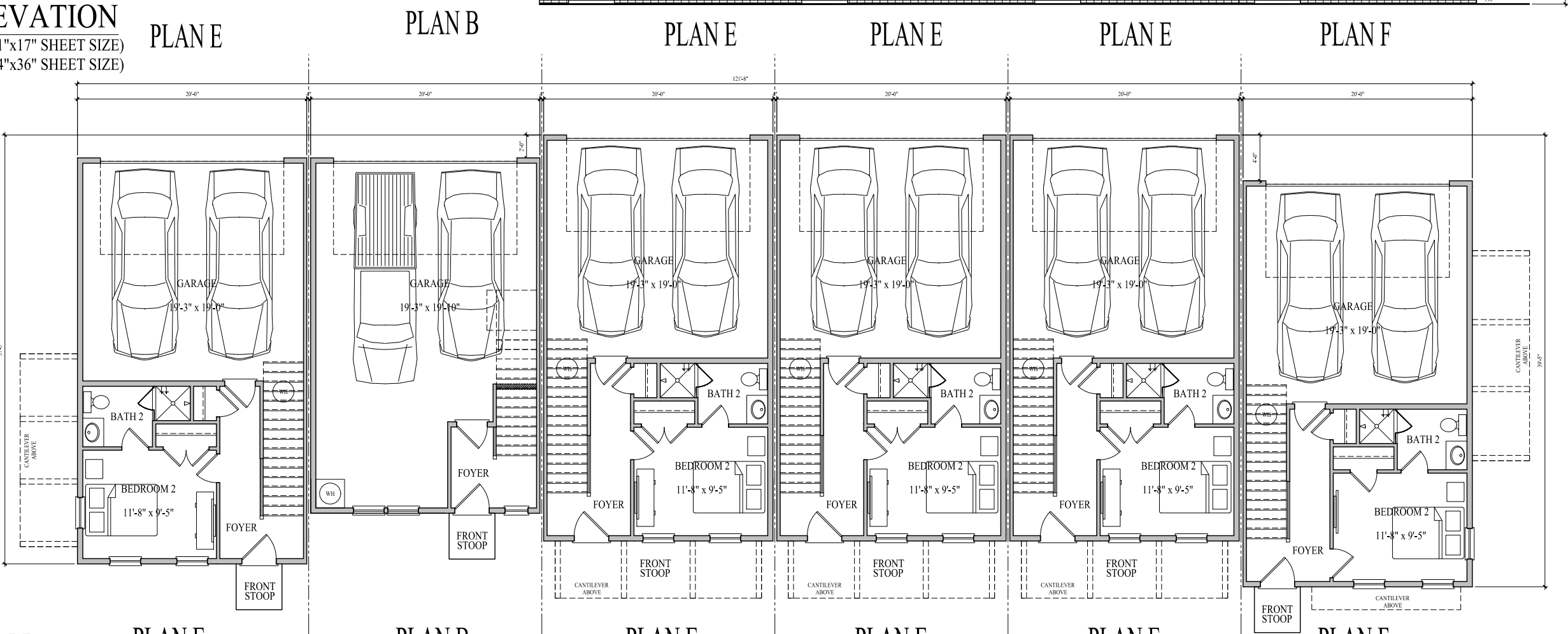
REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN

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 2

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SHEET
2.1



LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

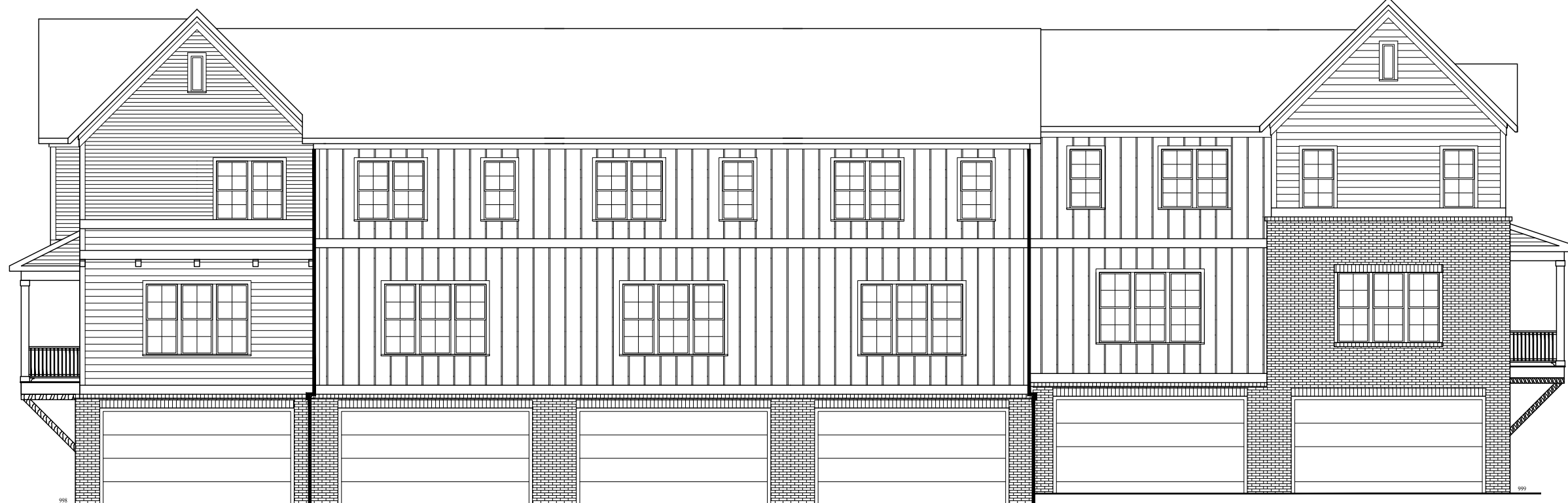
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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

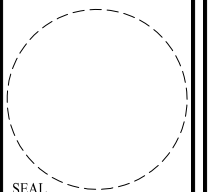
PLAN B

PLAN E



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HAPEVILLE TOWNS

BUILDING 2

Last Saved By:

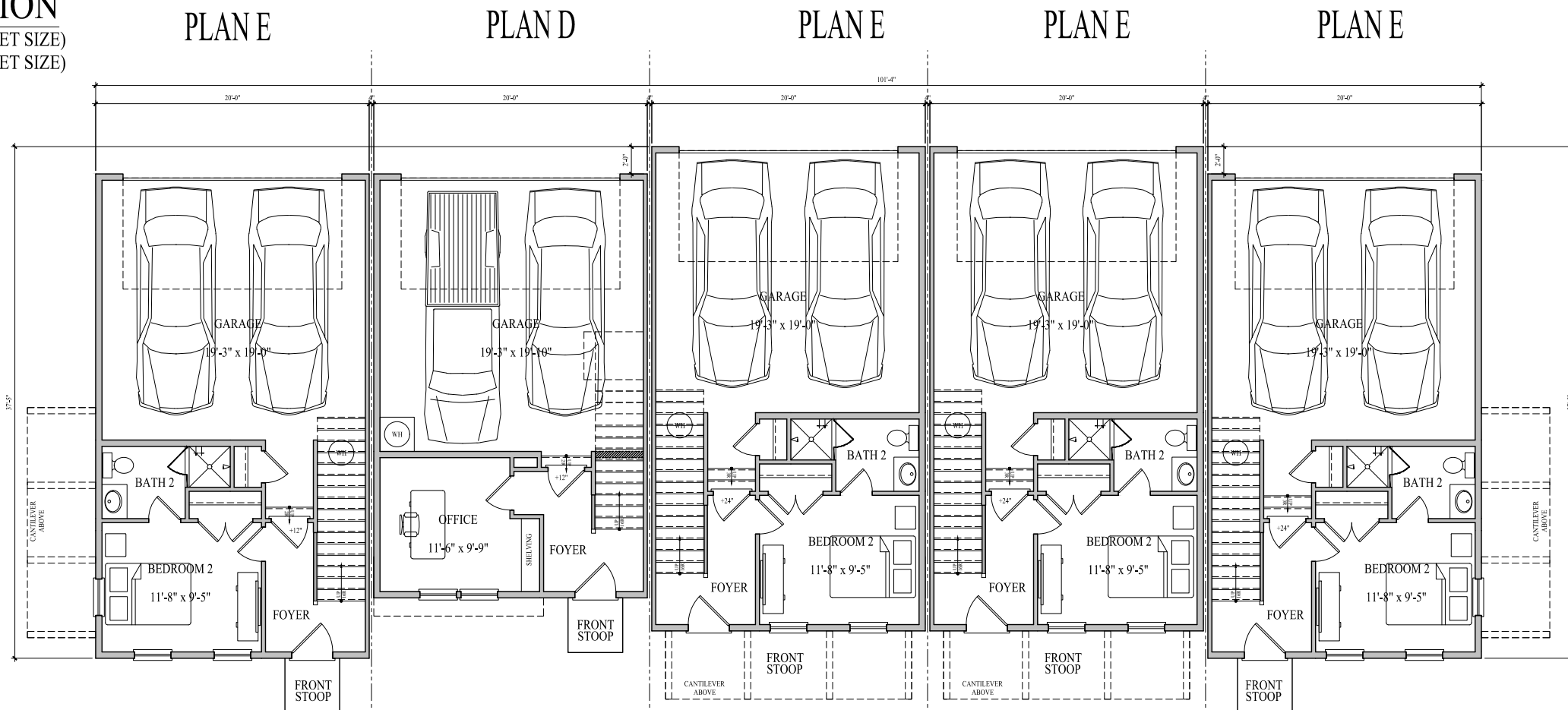
Jason 12/14/2021

SHEET

2.2



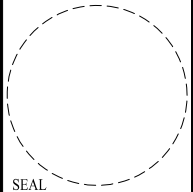
FRONT ELEVATION
SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN
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 3

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SHEET
3.1



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

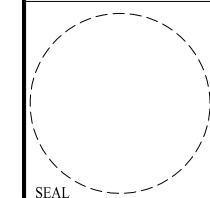
PLAN E

PLAN D

PLAN E



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BUILDING 3

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SHEET

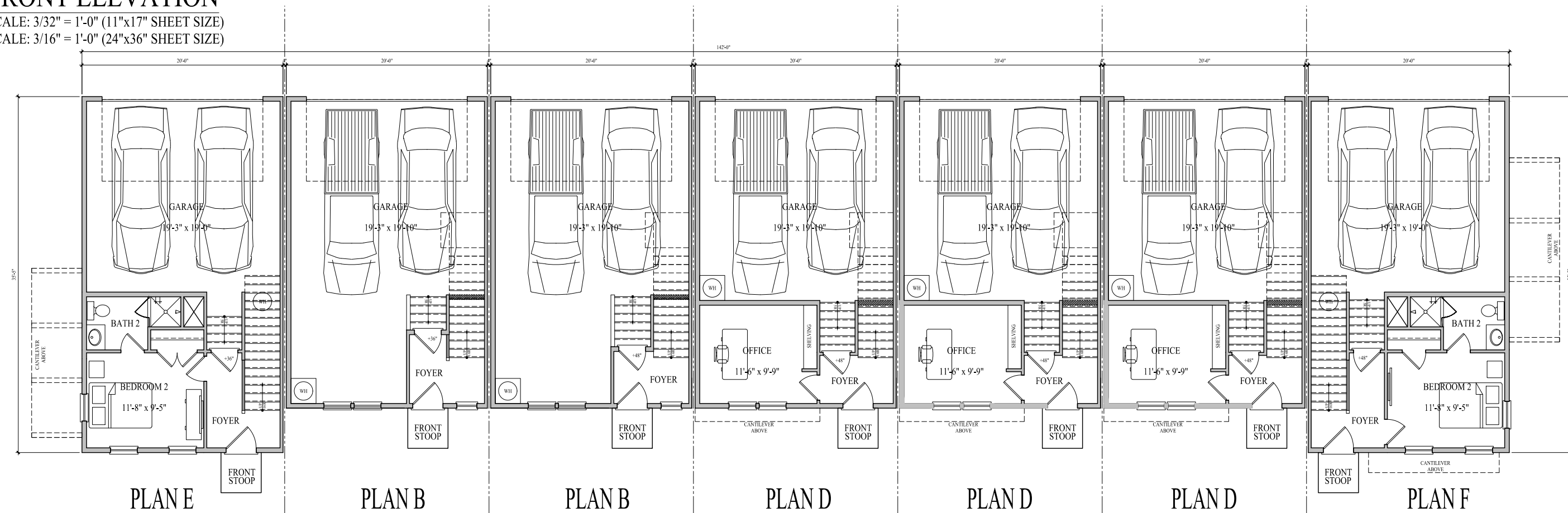
3.2



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN

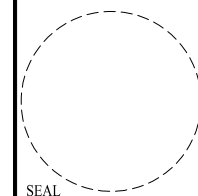
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SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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HAPEVILLE TOWNS

BUILDING 4

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SHEET

4.1



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 F

PLAN D

PLAN D

REAR ELEVATION

PLAN B

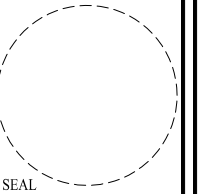
PLAN B

PLAN E

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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BUILDING 4

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SHEET

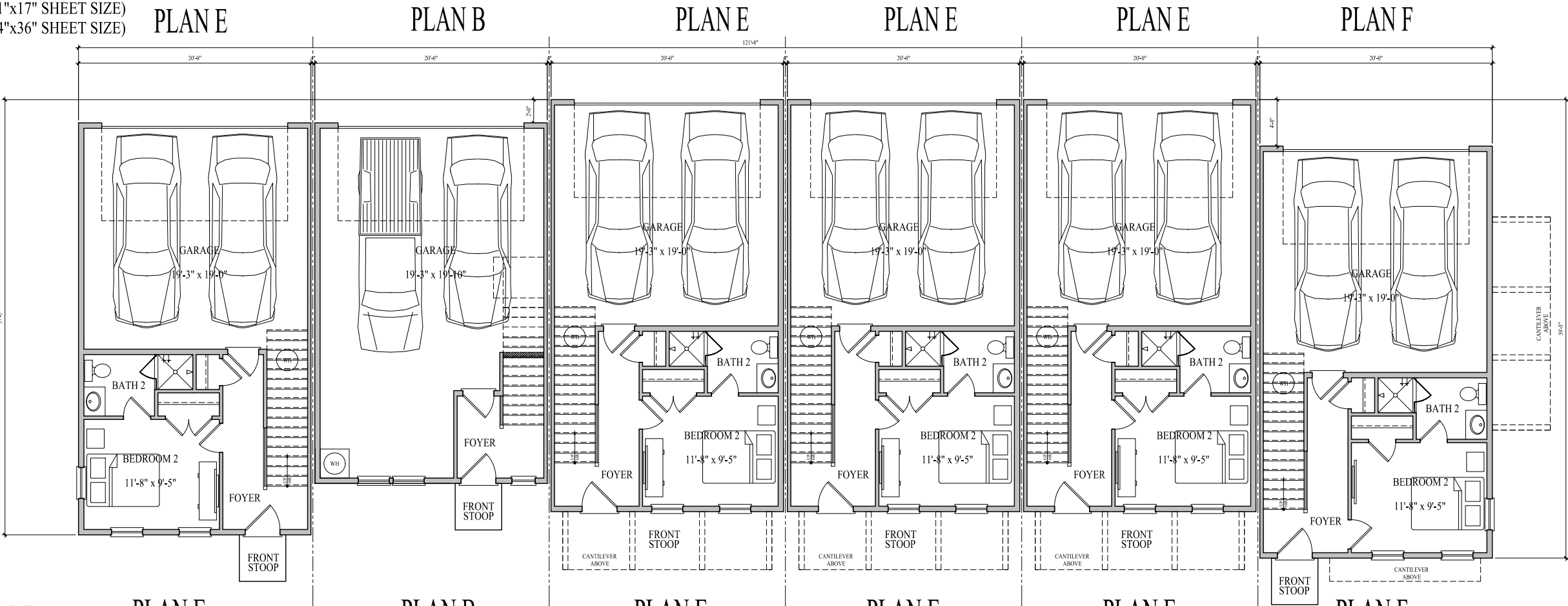
4.2



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN

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 5

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SHEET

5.1



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

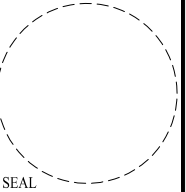
PLAN E

PLAN R

PLAN F



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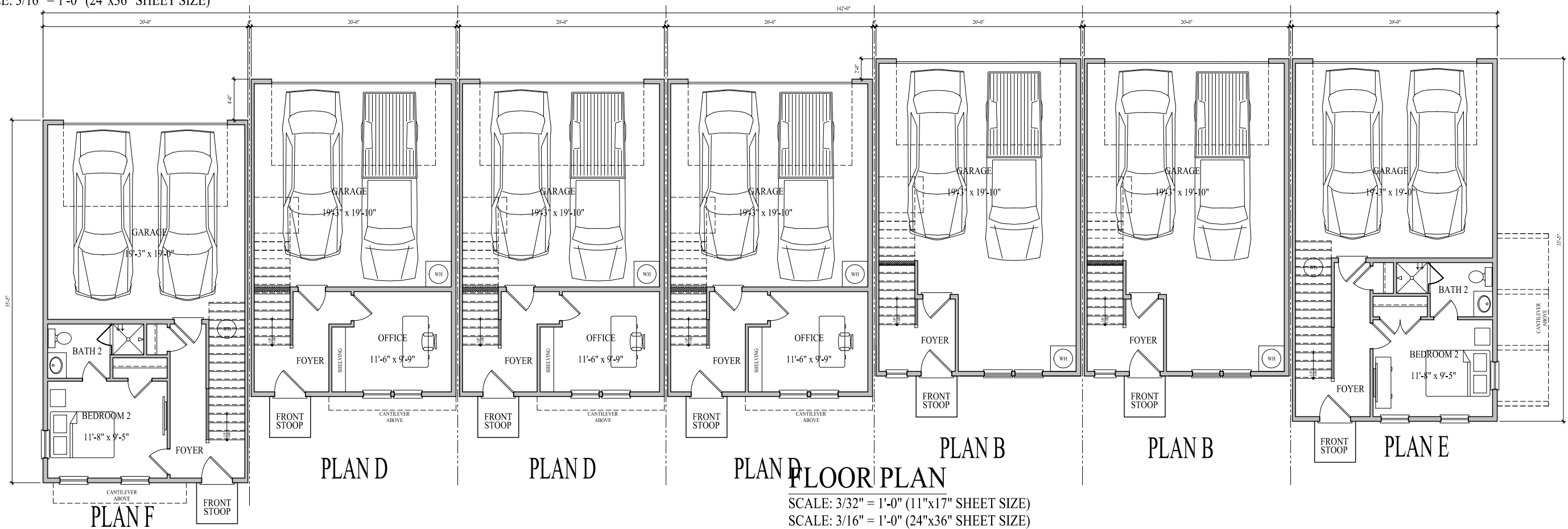
BUILDING 5

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SHEET
5.2



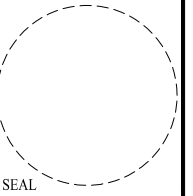
PLAN F
FRONT ELEVATION
SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN
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

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SHEET
6.1



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)



PLANE

PLAN B

PLAN B

PLAN D

PLAN D

PLAN D

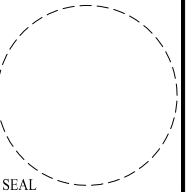
PLAN F

REAR ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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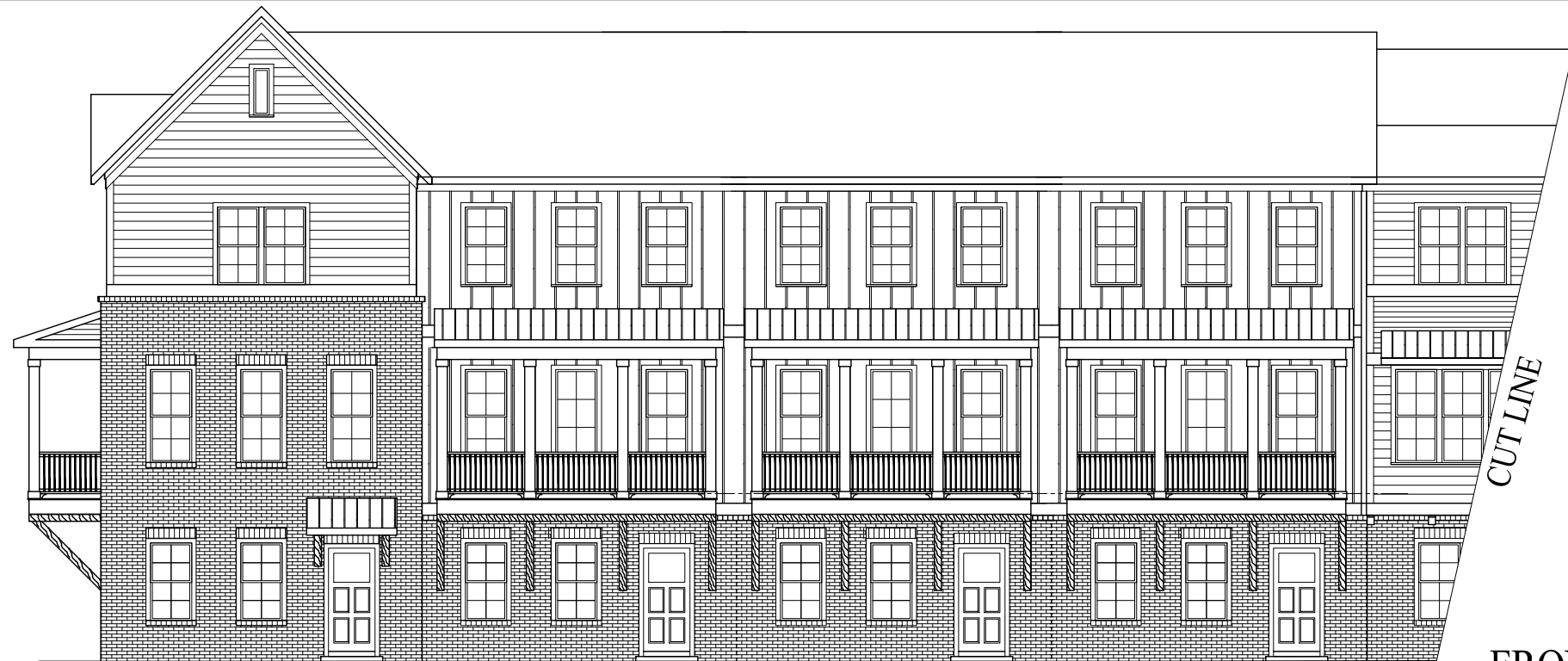
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BUILDING 6

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SHEET
6.2



PLANE E

PLANE E

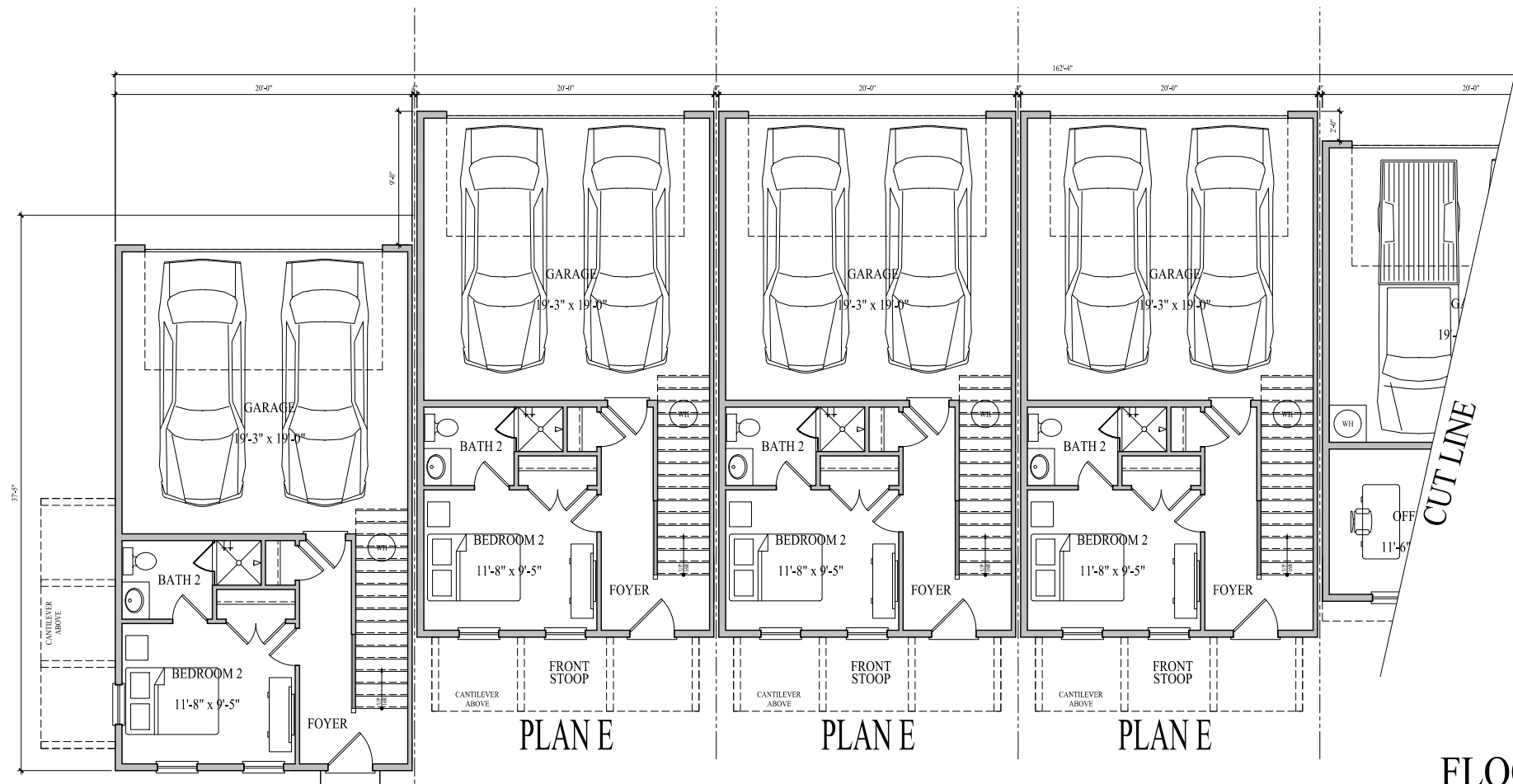
PLANE E

PLANE E

FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLANE E

PLANE E

PLANE E

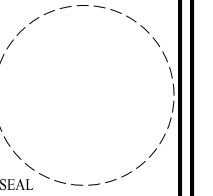
FLOOR PLAN

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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BUILDING 7

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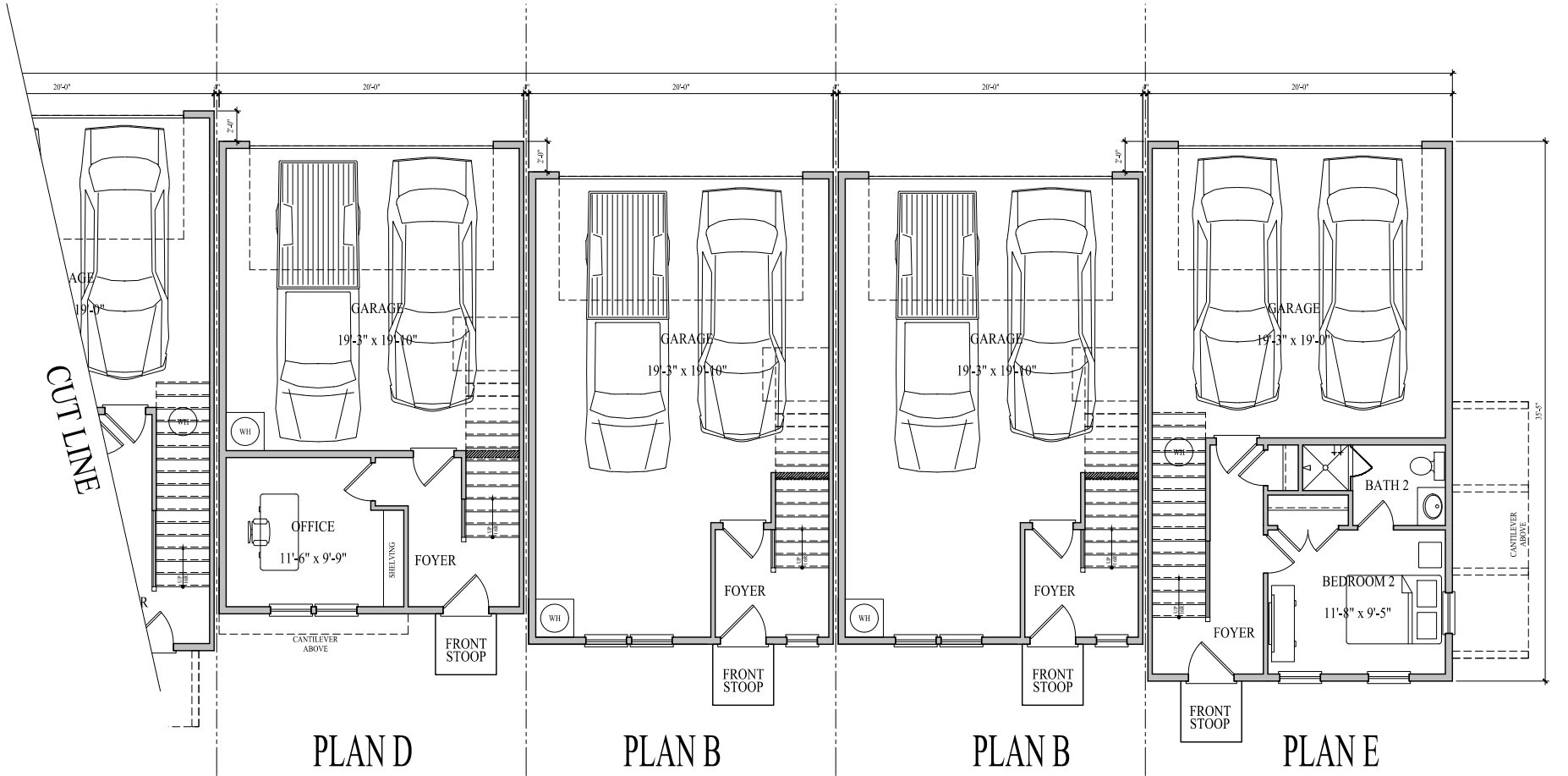
SHEET

7.1



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

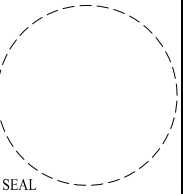


FLOOR PLAN

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SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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BUILDING 7

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SHEET

7.2



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)



PLAN E

PLAN B
REAR ELEVATION

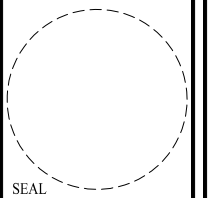
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SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

PLAN D



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BUILDING 7

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SHEET

7.3



LEFT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

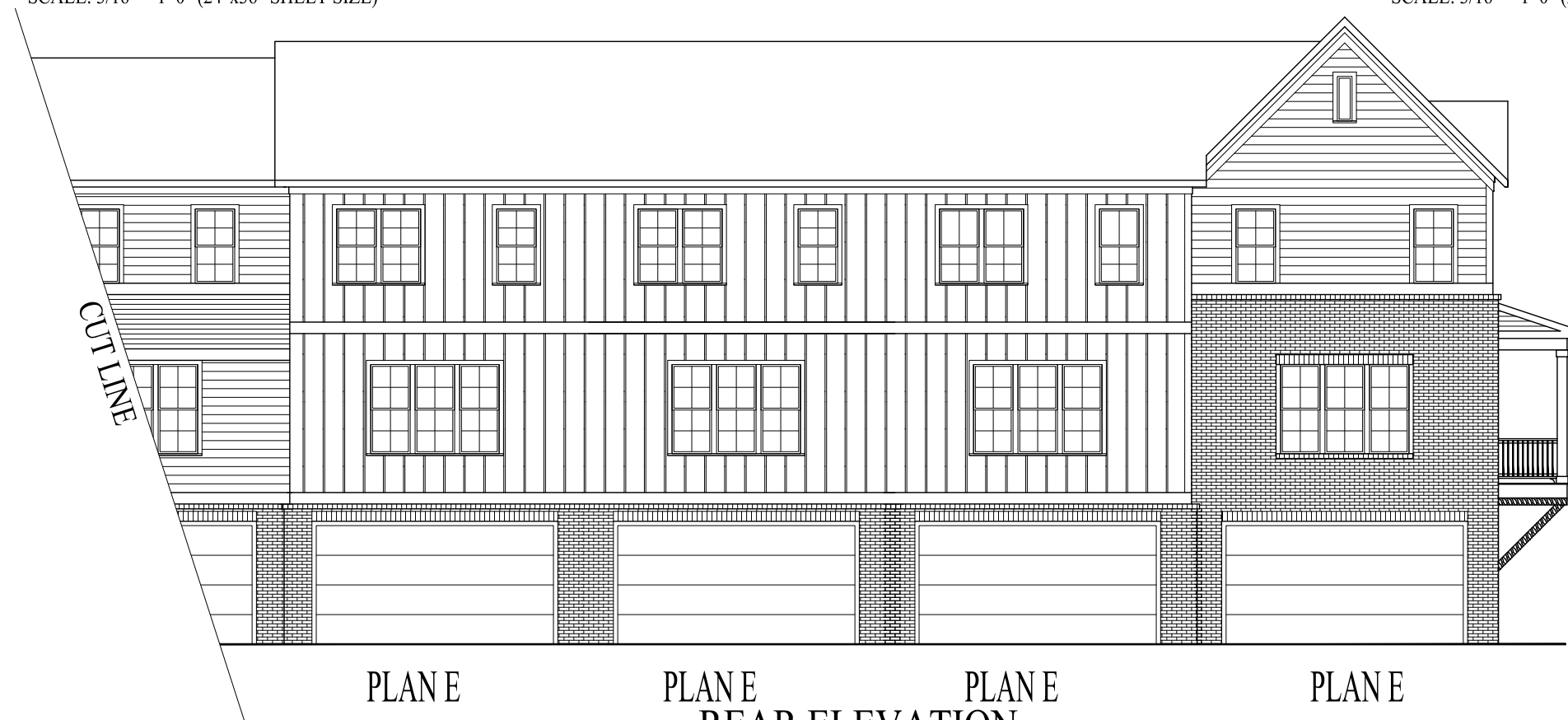
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)

SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



PLANE E

PLANE E

PLANE E

PLANE E

REAR ELEVATION

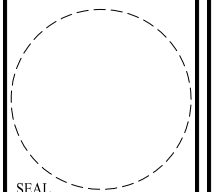
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SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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BUILDING 7

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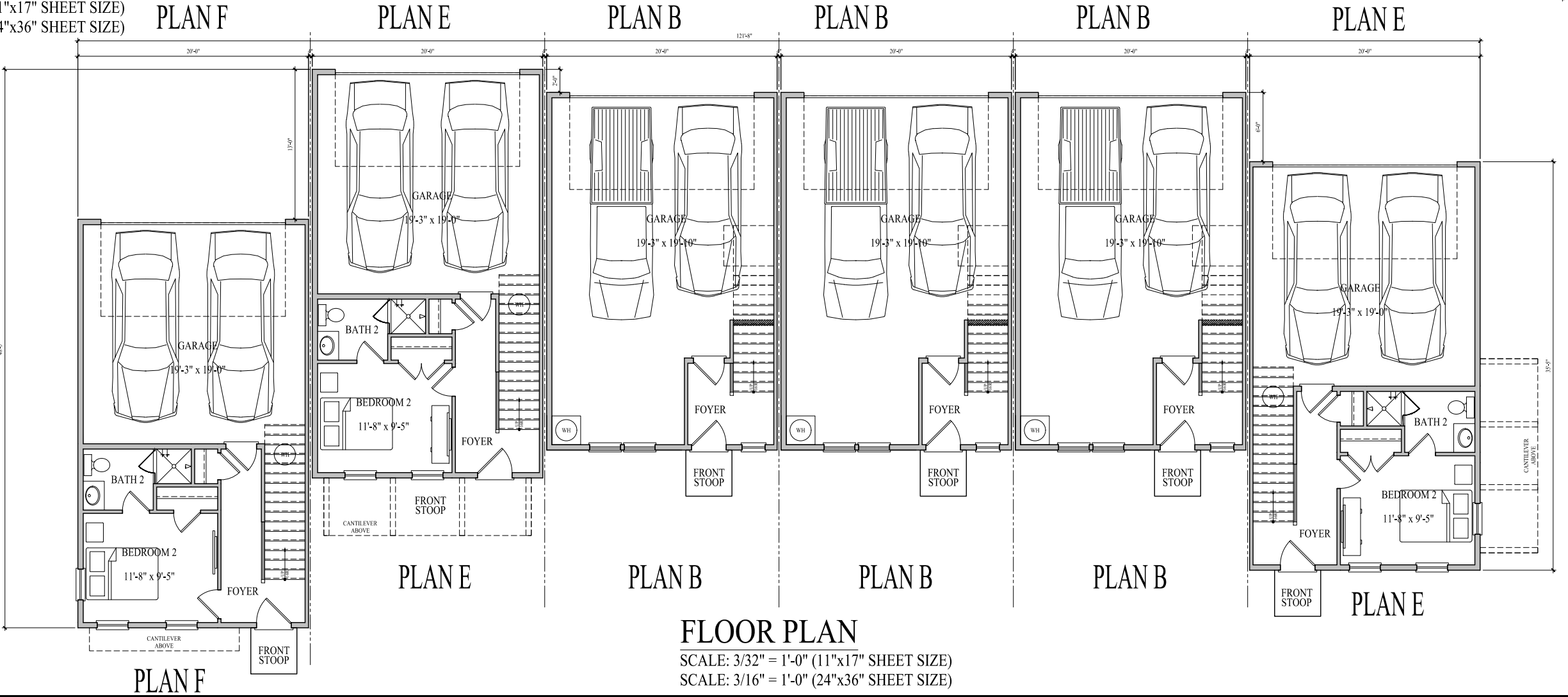
SHEET

7.4



FRONT ELEVATION

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 SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

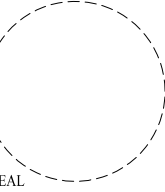


FLOOR PLAN

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
 SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



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SHEET
8.1

BUILDING 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)

PLANE E

PLAN B

PLAN B

PLAN B

PLANE E

PLAN F



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HAPEVILLE TOWNS

BUILDING 8

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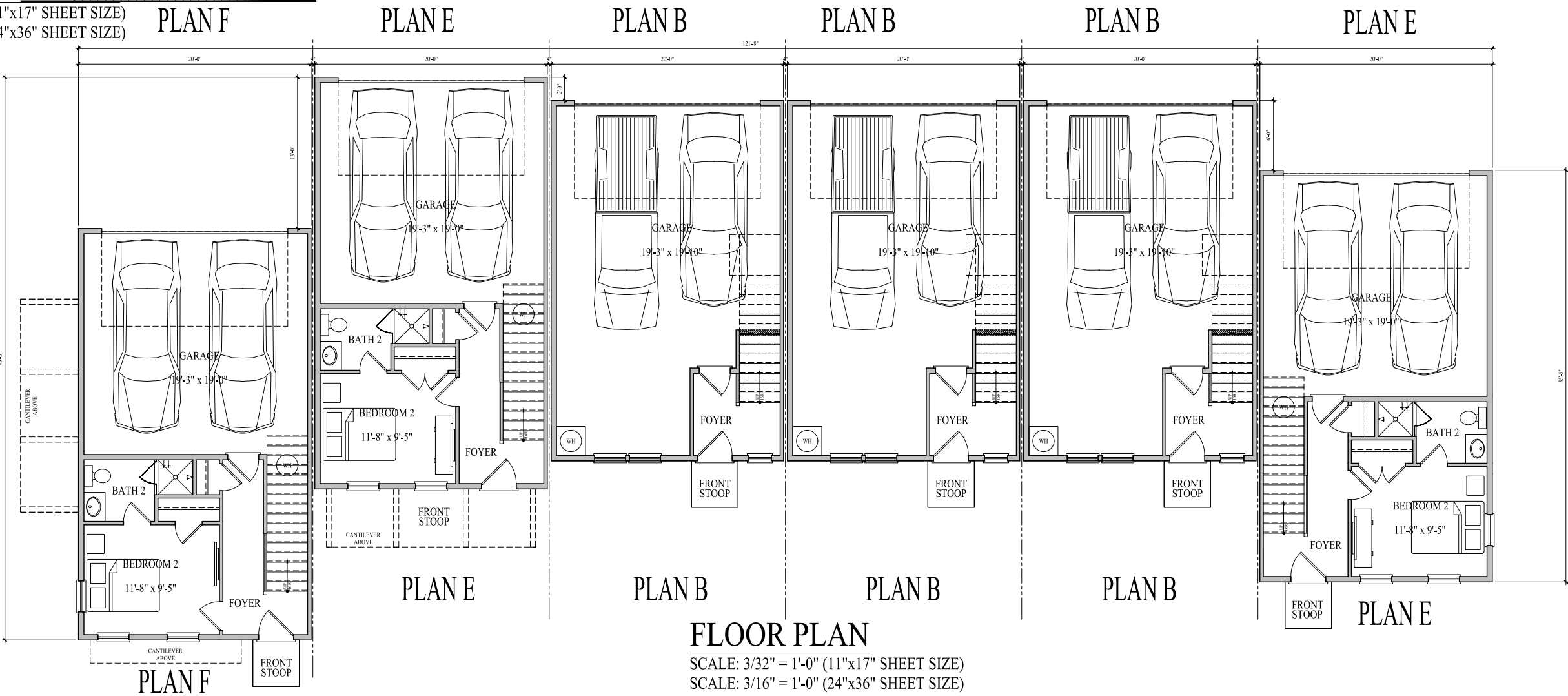
SHEET

8.2



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)

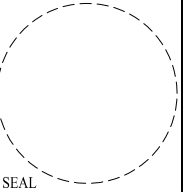


FLOOR PLAN

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 9

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SHEET
9.1



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

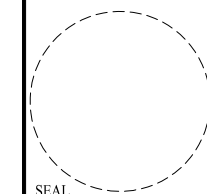
PLAN E

PLAN F



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BUILDING 9

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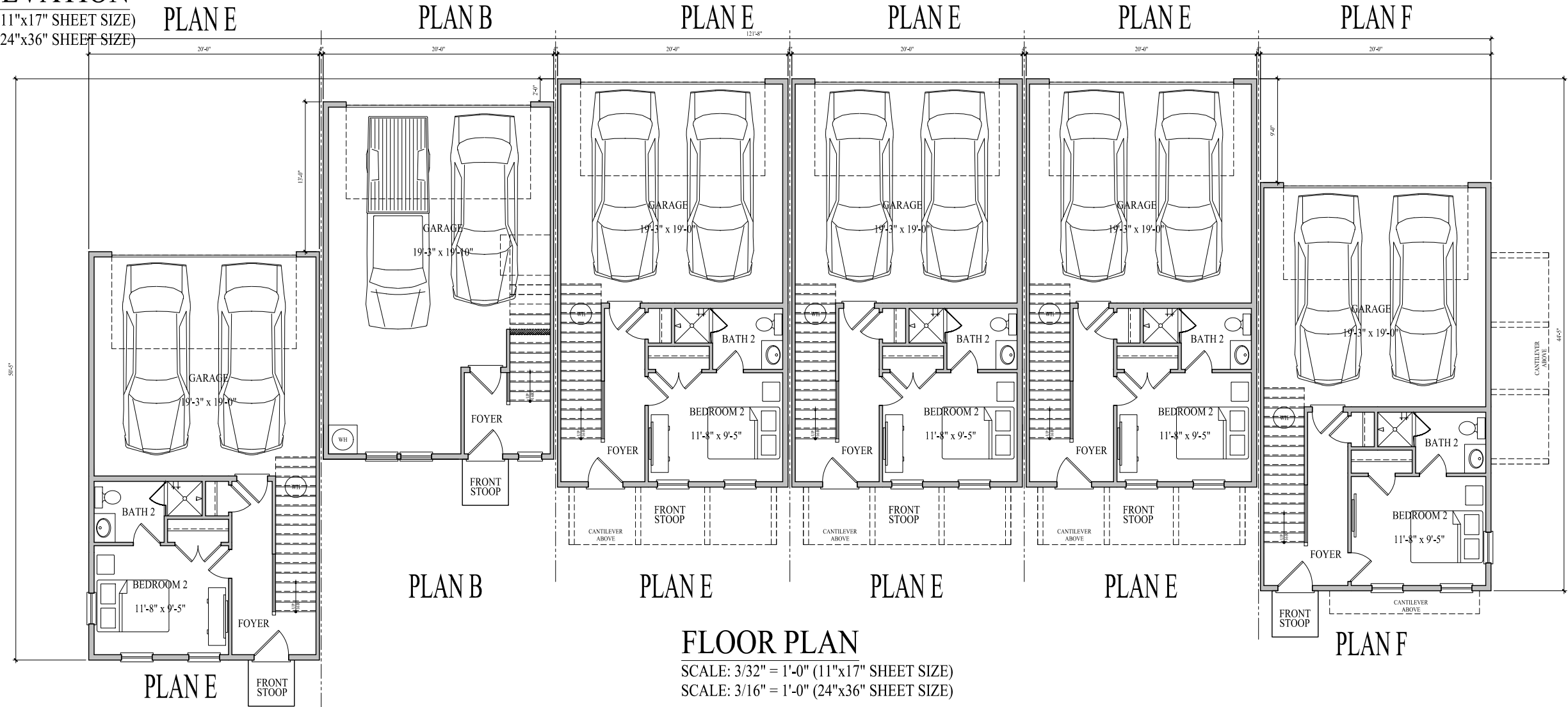
SHEET

9.2



FRONT ELEVATION

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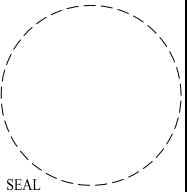


FLOOR PLAN

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 10

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SHEET
10.1



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

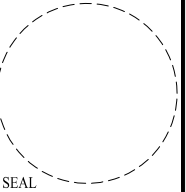
PLAN E

PLAN B

PLAN E



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BUILDING 10

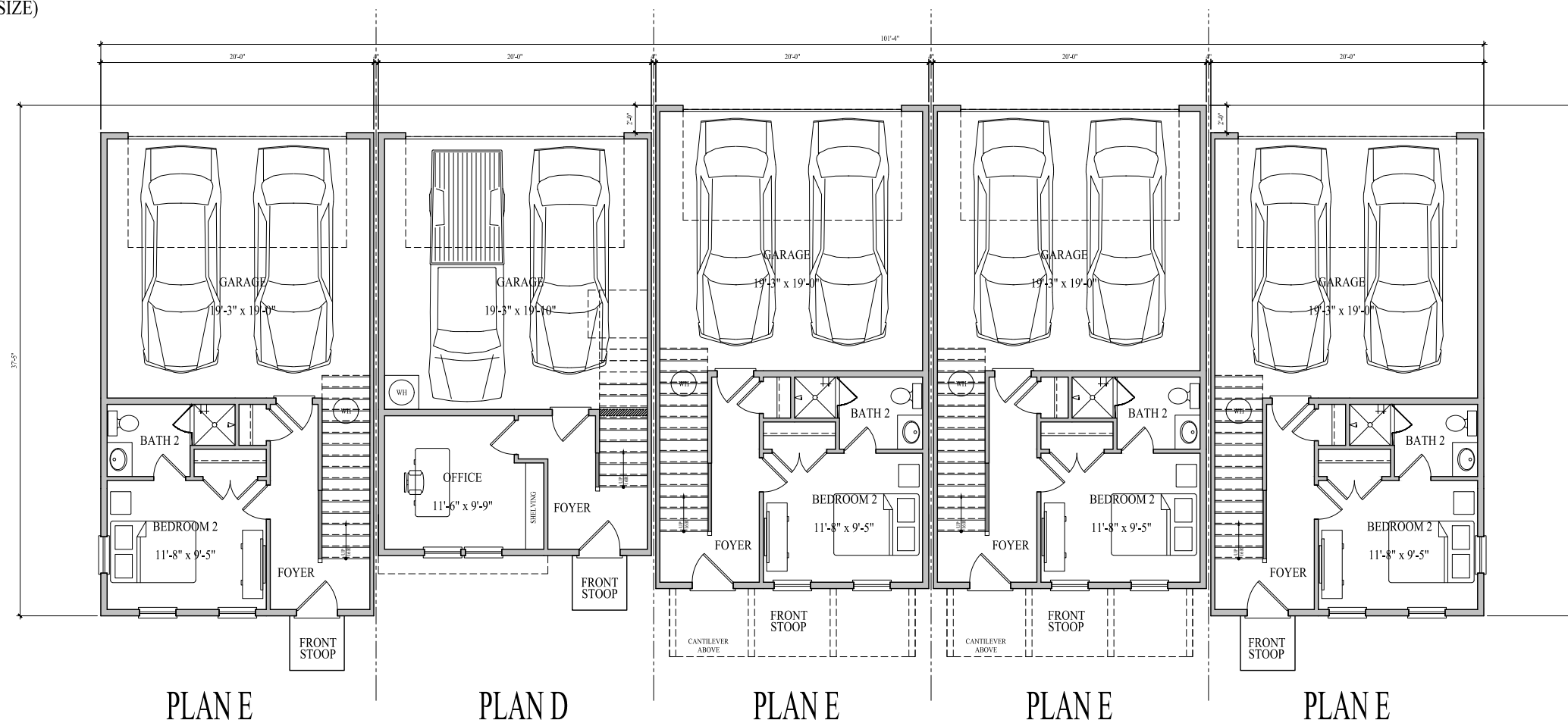
Last Saved By:
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SHEET
10.2

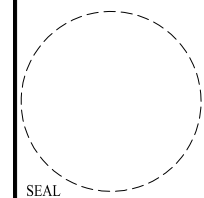
FRONT ELEVATION
 SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
 SCALE: 3/16" = 1'-0" (24"x36" SHEET SIZE)



FLOOR PLAN
 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 11

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SHEET
11.1



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

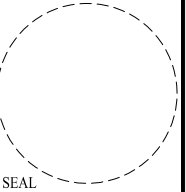
PLAN E

PLAN D

PLAN E



ISSUE DATE: 7/22/2021
FOR DESIGN



Harrison Homes
www.HarrisonAtl.com
404-965-7114
1954 Airport Road, Suite 242
Chamblee, GA 30341
Harrison Homes provides relationship-driven experiences culminating in timeless designs built with structural integrity and premium finishes.

These drawings are the property of Harrison Homes and are not to be utilized for construction, or copied in part or in whole, without permission from the builder.

HAPEVILLE TOWNS
BUILDING 11

Last Saved By:
Jason 12/14/2021

SHEET
11.2



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Asbury Park Townhomes, Pod B

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 homes to be located in Pod B in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. 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.

47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

STAFF COMMENT: Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be 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. This is being addressed in Site Plan Revisions.**
 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-scale
- ✓ 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 from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: Height of stoop not provided. Design exception may be required.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

- ⊙ **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.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family⁹ 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

Missing Information or Non Compliance with Standards

Does not meet height requirement. 47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be required.

Fence, wall, curb or hedge is required as part of RMU Code and must be shown.

Ensure all mechanical is screened.

Height of stoops must be provided. May require design exception.

Interior lighting for the pathways should be shown.

Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

End Units are 1, 7, 8, 14

Design Exceptions are required for the following:

Sidewalks were developed to the RMU Standards.

Fire Marshall has required a wider driveway and multiple curb cuts for access.

Allow for shed roofs on stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/23/2021

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: _____

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

12/23/2021
Date

X Residential Commercial Mixed-Use Development

☐ 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 existing building: N/A

Estimated Cost of Construction: _____

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.

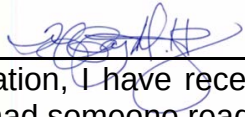
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

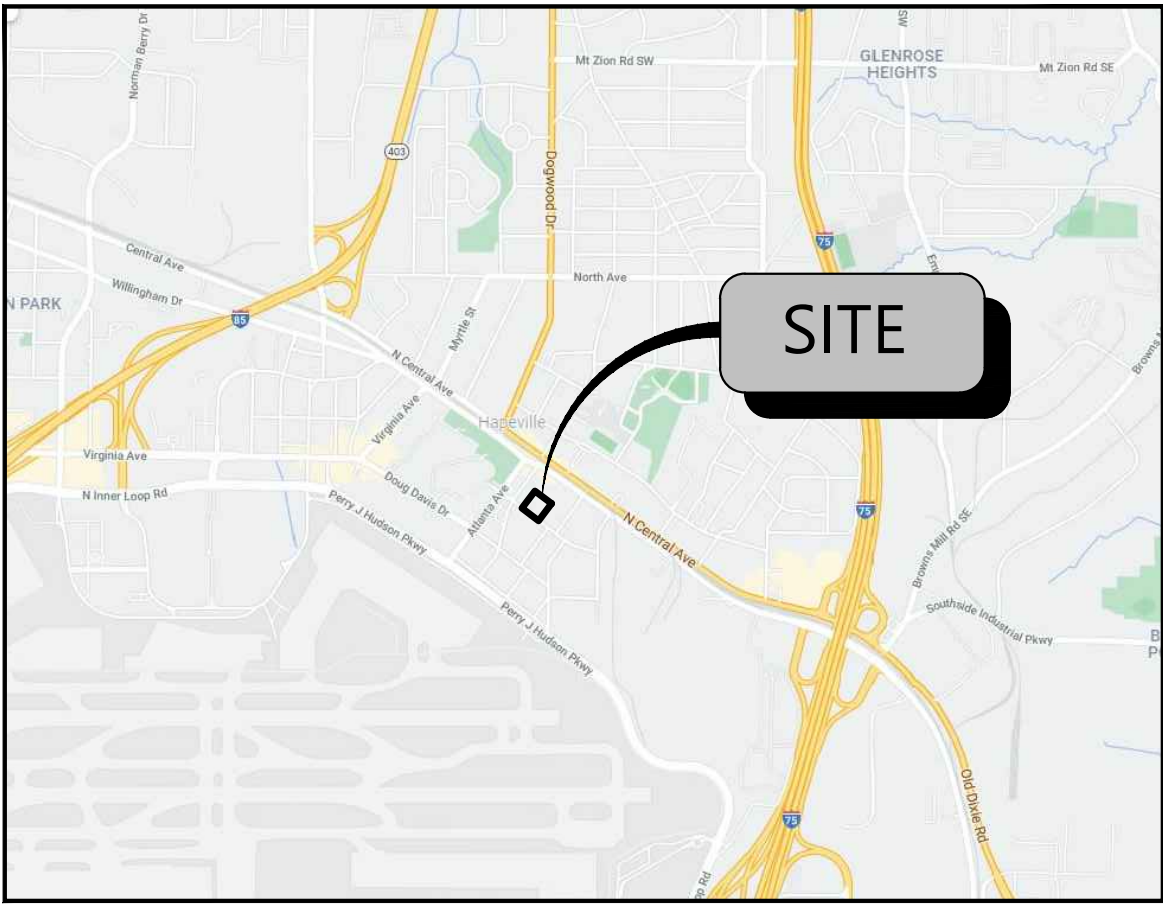
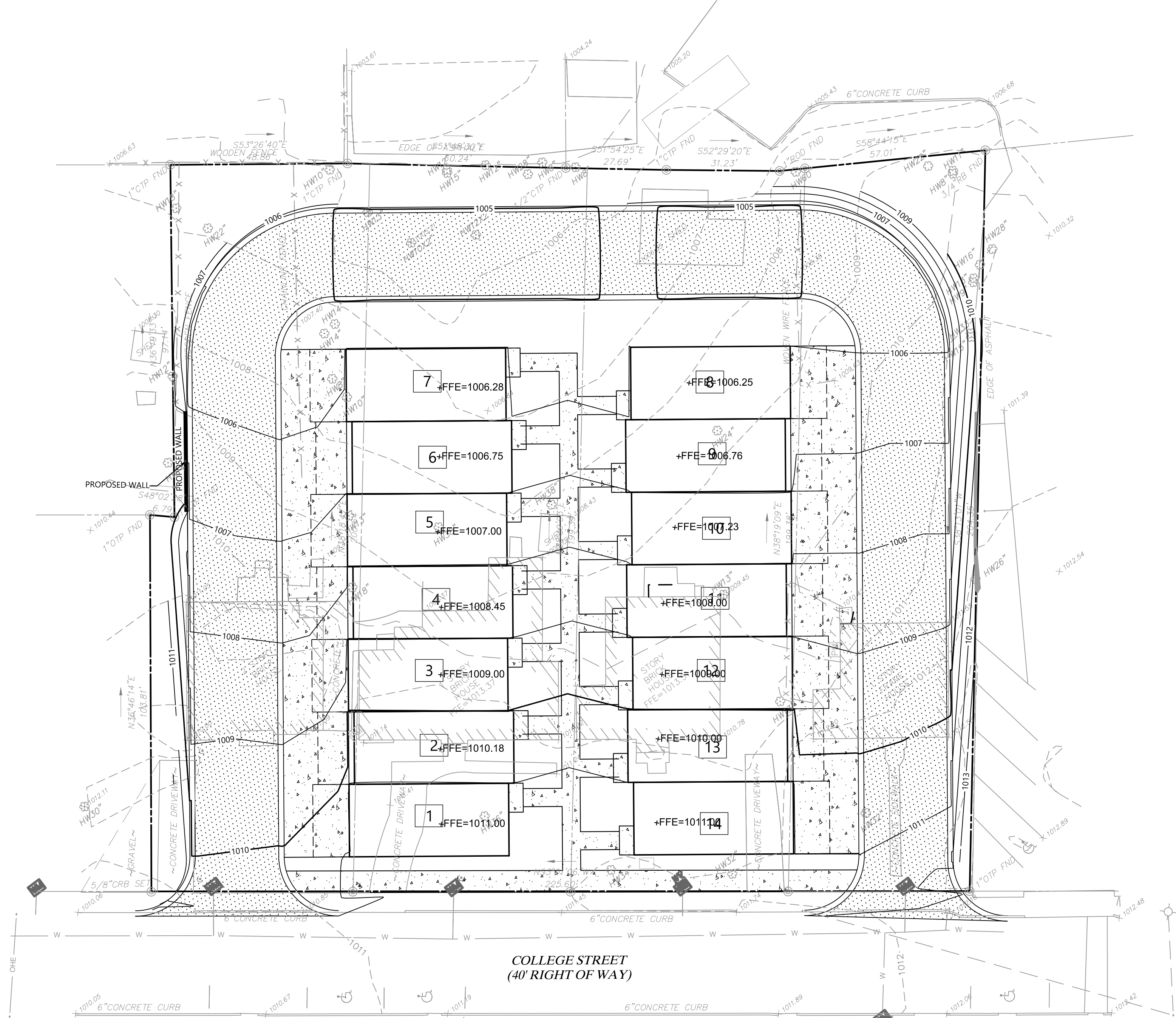
Signature

Date

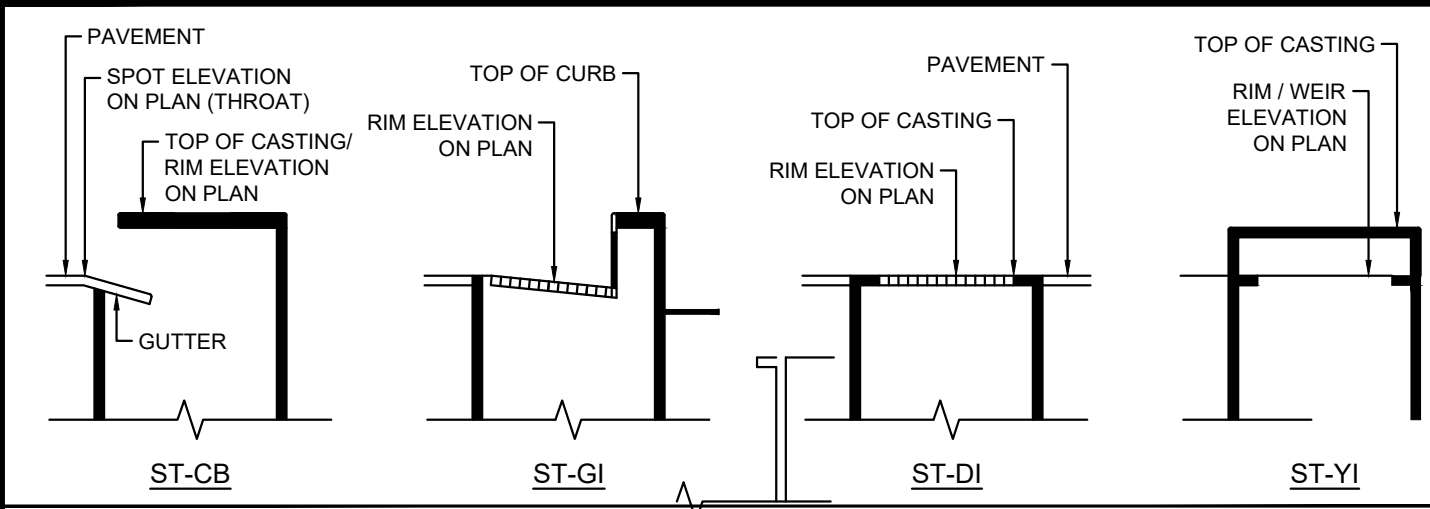
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

FILE NAME: h:\21002729-hapeville.grd; Sheet: 10/12/2021 10:24 AM PLOTTED BY: Dene Stone 10/12/2021 PAPER: ARCH FULL BEED 0 (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION) 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%
⑦	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

GENERAL NOTES:

- ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- NOT SLOPES ARE TO BE STEEPER THAN 3:1
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
- FLOOD PLAIN IS/IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0366F, 13121C0366F, DATED SEPTEMBER 18, 2013.
- 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.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
- 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 AND GUTTER AND PAVEMENT TIE-IN AND GRADING.
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
- 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	x 123.4	PROPOSED SPOT ELEV
---	PROPOSED RIGHT-OF-WAY	2%	SLOPE ARROW
---	PROPOSED SETBACK LINE	⊗	GRATE INLET
---	100 YEAR FLOOD PLAIN	⊗	STORM MANHOLE
---	EXISTING MINOR CONTOURS	⊗	DOUBLE WING CATCH BASIN
---	EXISTING MAJOR CONTOURS	⊗	SINGLE WING CATCH BASIN
---	PROPOSED MINOR CONTOUR	⊗	AREA INLET
---	PROPOSED MAJOR CONTOUR	⊗	OUTLET CONTROL STRUCTURE
---	PROPOSED BREAK LINE	⊗	HEADWALL
---	EXISTING STORM LINE	⊗	SANITARY SEWER MANHOLE

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 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 MAY BE INCURRED 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 DEEMED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR 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 DRIVE, SUITE 120
LAUREL, MD 20643
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PE003804

PROJ. SECTION	COLLEGE ST HAPEVILLE FULTON COUNTY, GA
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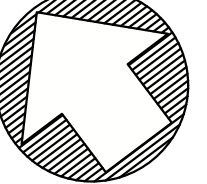
D.R. HORTO	Hapeville Town Homes Pod B Site Development Plans Grading Plan
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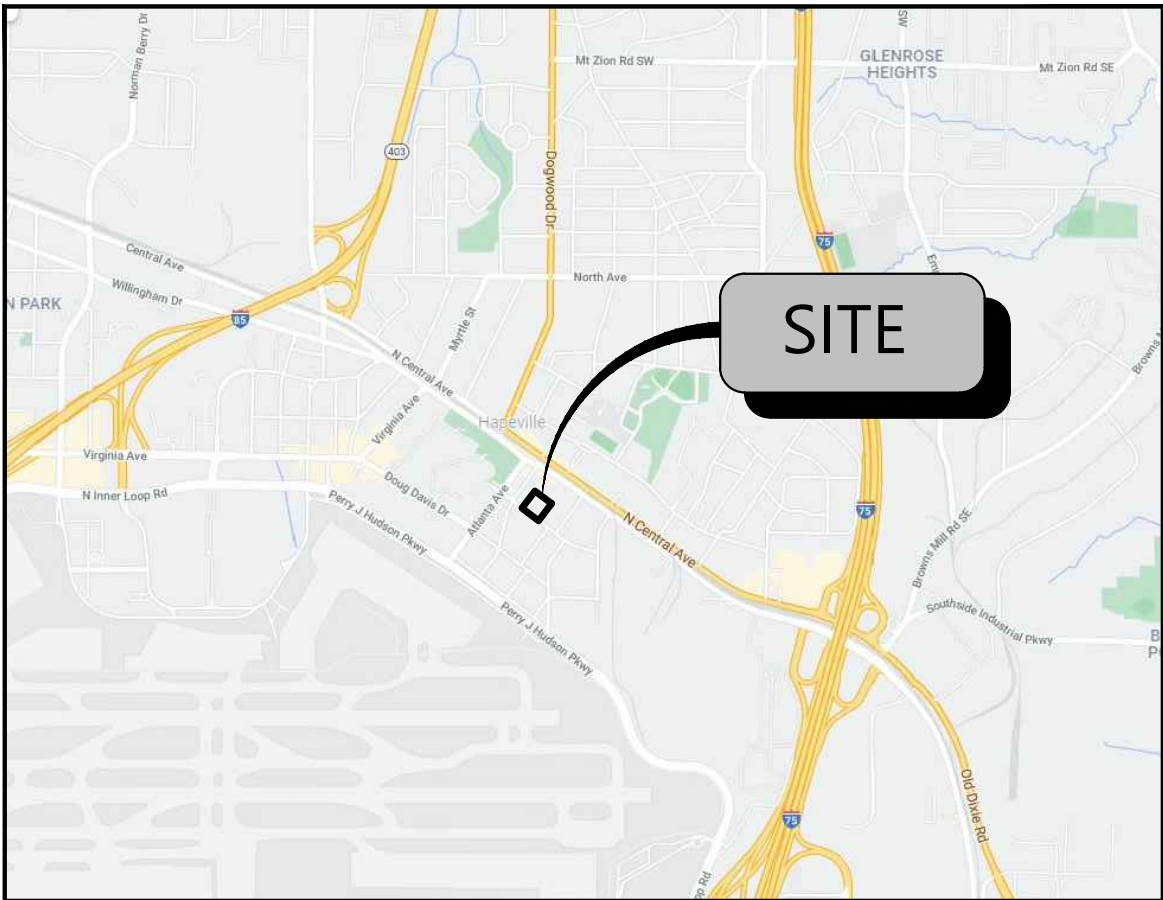
DATE 2021-10-07

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-4.0





VICINITY MAP
N.T.S.

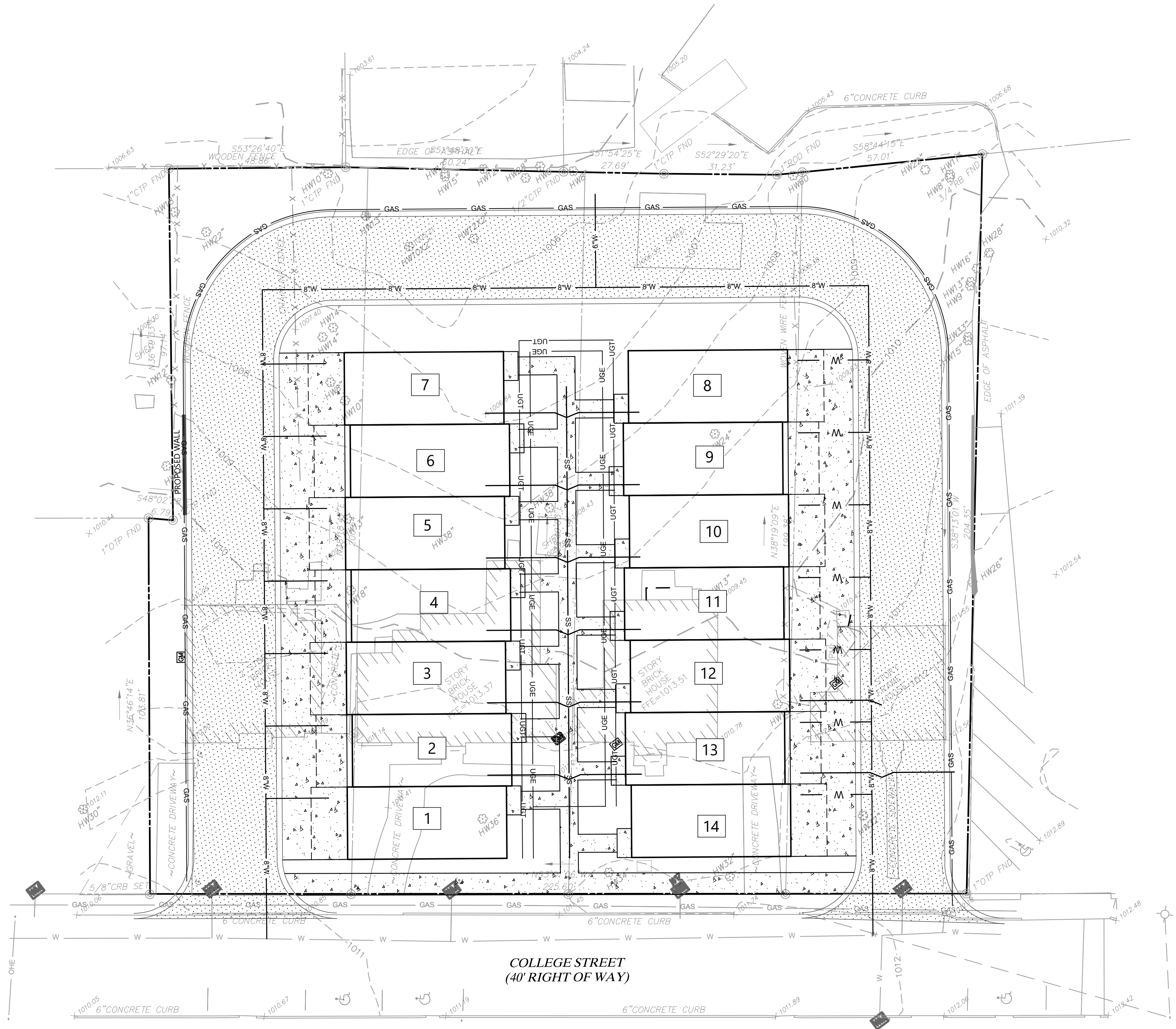
KEY NOTES	
1	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
2	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
3	CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
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		WATER BEND 11.25"
	OHE		WATER BEND 22.5"
	UGE		WATER BEND 45"
	GAS LINE		WATER BEND 90"
	SEWER LINE		WATER TEE
	SEWER FORCEMAIN		GATE VALVE
	TELEPHONE OVERHEAD LINE		DOUBLE DETECTOR CHECK VALVE ASSEMBLY
	TELEPHONE UNDERGROUND LINE		FIRE HYDRANT
	WATER LINE		FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		GREASE TRAP
	SEWER SERVICE (DOUBLE SERVICE)		ELECTRICAL TRANSFORMER
			LIGHTING FIXTURE





**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 REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED 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 DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL

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1255 LAKES PKWY, BUILDING 100, SUITE 120
LAVERGNE, MO 63043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PED03804

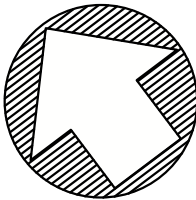
PROJ. SECTION	COLLEGE ST
	HAPEVILLE
D.R. HORTO	HAPEVILLE TOWN HOMES POD B
	SITE DEVELOPMENT PLANS
UTILITY PLAN	

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-5.0



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 PRECAUTION MEASURES MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PROTECTED BY THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITIES 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, FRIABLE 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 NEEDEN ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-DEPENDED BASIS.
12. ALL MOVABLE LAWN AREAS SHALL BE SODDED WITH BERMUDD GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER SHALL COVER ALL FREE STANDING TREES WITH 4" MIN. FINEST 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 PLANTING SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL HEIGHTS 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, MOVINGS OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



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 STAPLES 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.

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".

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.

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO COST TO THE OWNER, ANY PLANT MATERIAL THAT DIES OR IS DAMAGED WITHIN 15 DAYS OF THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL THAT DIES OR IS DAMAGED WITHIN 15 DAYS OF THE DATE OF ACCEPTANCE IF THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER. BY VANDALISM.
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, VEGETATION, OR OVERLAPPING PROBLEMS. UNLESS 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	

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

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)

DENSITY REQUIRED	101 IN (100 IN/AC)
DENSITY PROVIDED	102 IN

DENSITY REQUIRED	101 IN (100 IN/AC)
DENSITY PROVIDED	102 IN



C
Enhanced

A

B2

C

B2

A

C



Hapeville Townhomes 7-Plex Pod B Units 1-7 Front Elevation

12.23.21



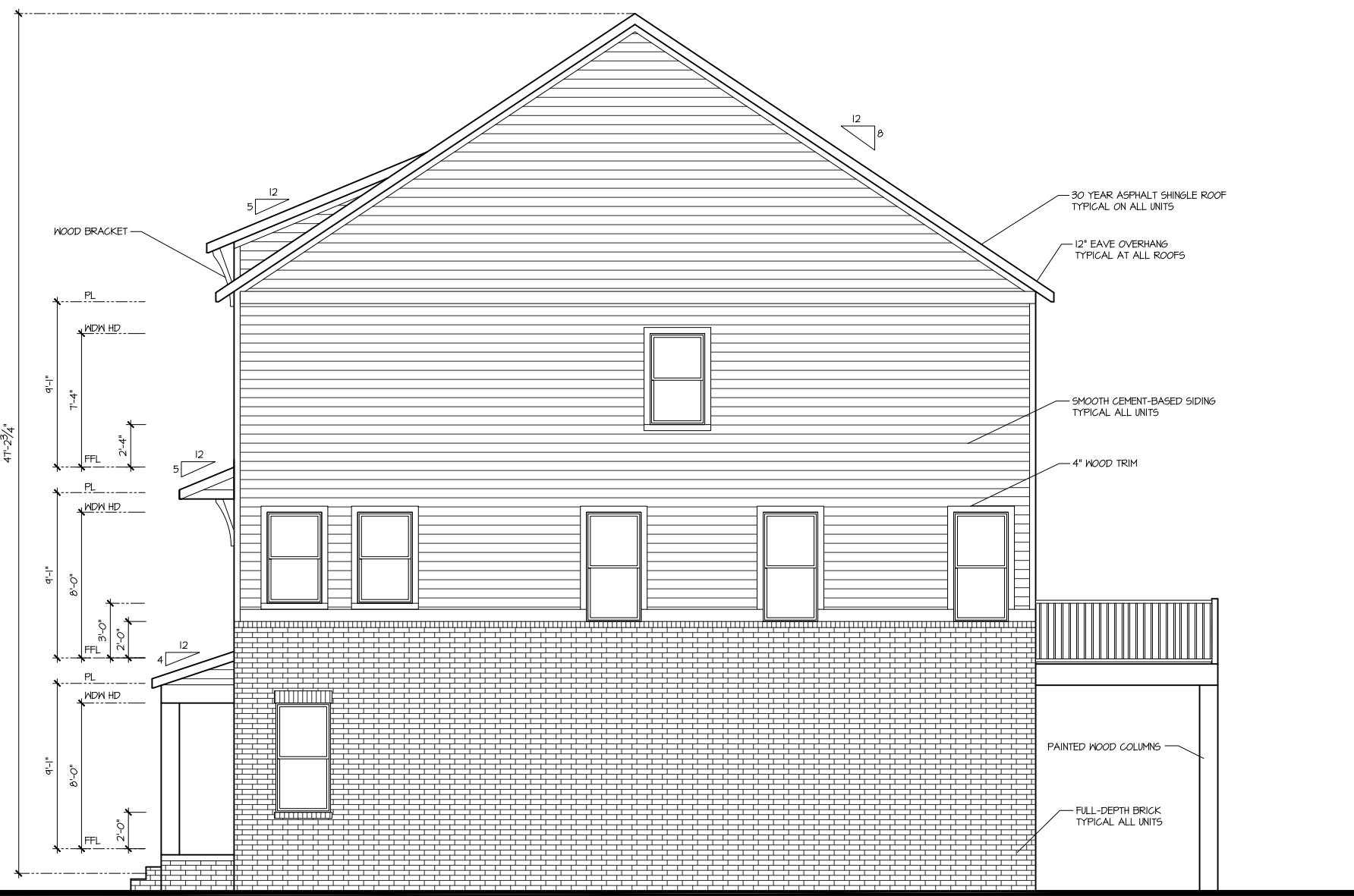
GMD-GA 21025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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left - C - street



right - C



Hapeville Town Homes
DR Horton
Pod B Units 1-7



rear
Hapeville Town Homes
DR Horton
Pod B Units 1-7

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D-R HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

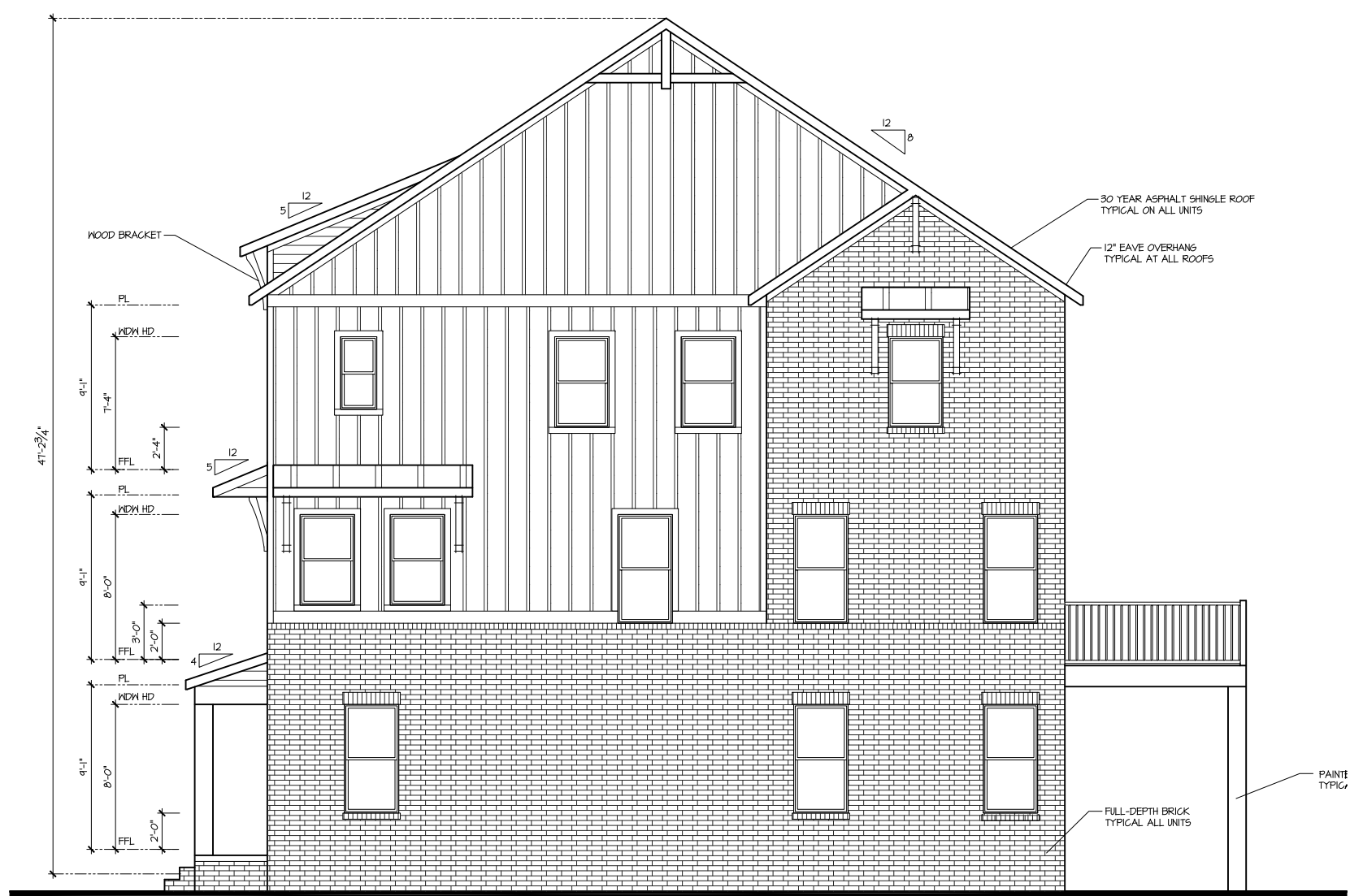
PODB.1



left - C



Hapeville Town Homes
DR Horton
Pod B Units 8-14



right - C - street



Hapeville Town Homes
DR Horton
Pod B Units 8-14

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

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Hapeville
TH's

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D-R HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODB

DR HORTON

MODEL 'ASBURY 1 PLAN'

MODEL 'ASBURY 2 PLAN'
(DESIGN SUBMITTAL)

NO.	DATE:	REVISION:
△1	11.17.21	
△2	12.23.21	
△3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

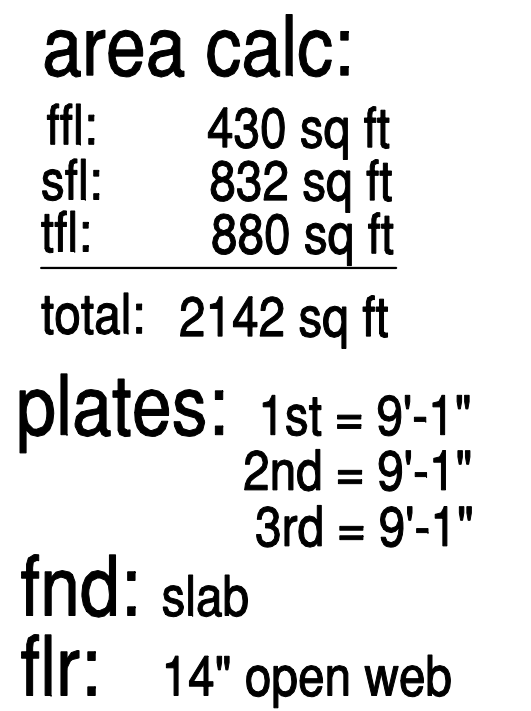
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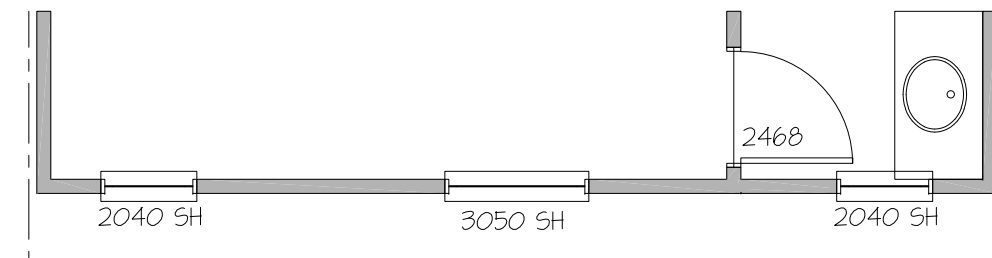
Jan 12, 2022

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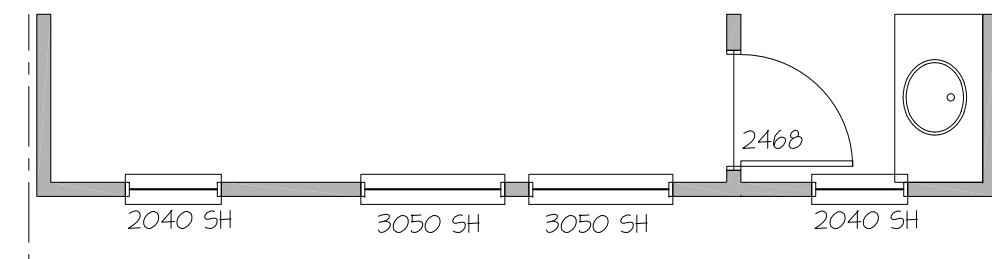
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third floor 'A'



third floor 'B'



third floor 'C'

PROJECT TITLE:

**Hapeville
TH's**

Atlanta Div.

CLIENTS NAME:



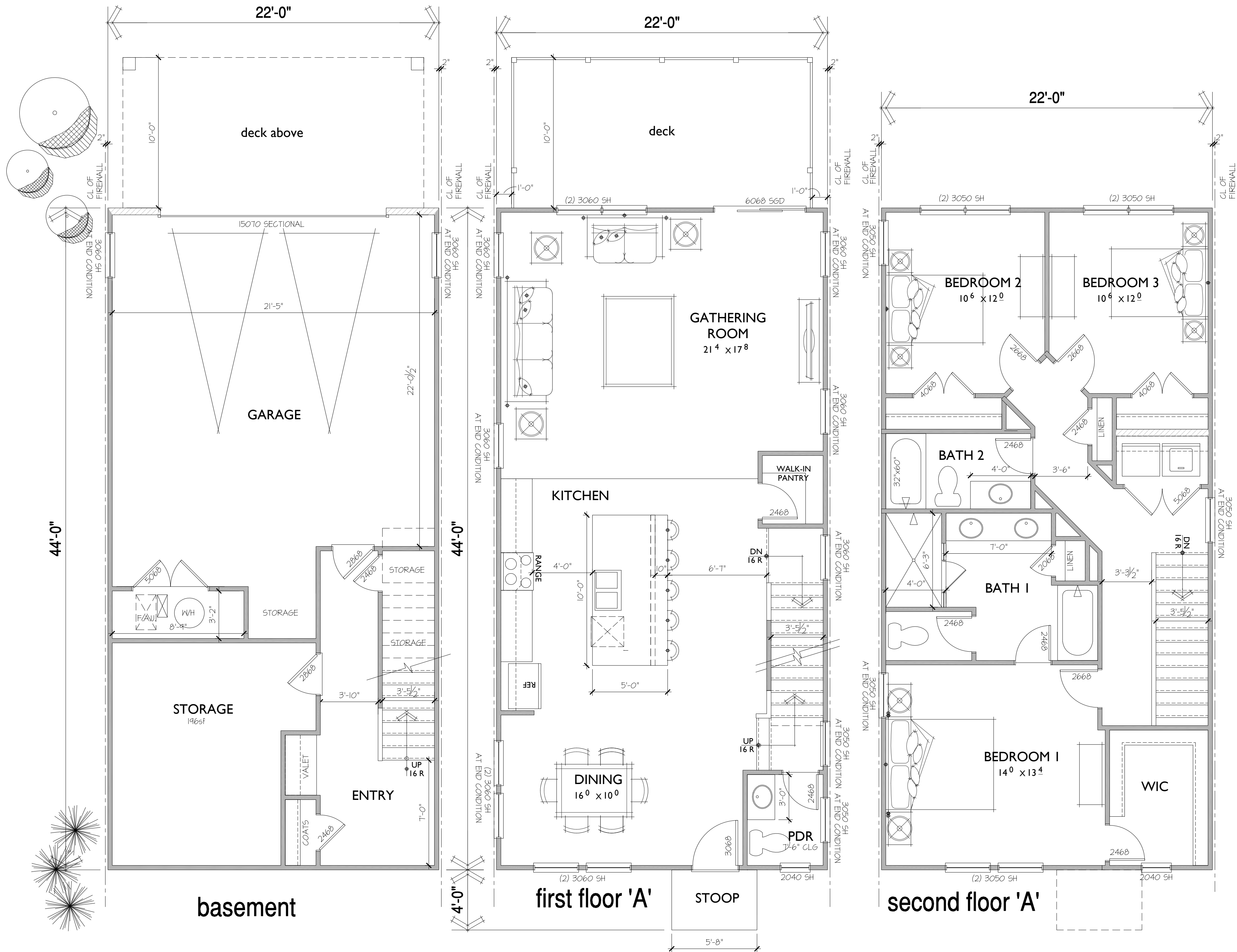
PROJECT NO: GMD21025

SHEET TITLE:
ASBURY 1 PLAN
FLOOR
PLANS

PRINT DATE:
Jan 12, 2022

SHEET NO:

F.P.



area calc:

bsmnt: 202 sq ft

ffl: 920 sq ft

sfl: 968 sq ft

total: 2090 sq ft

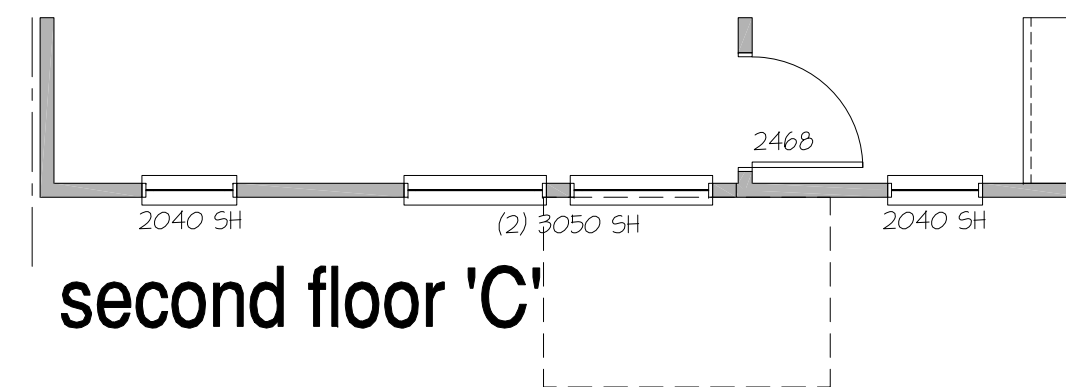
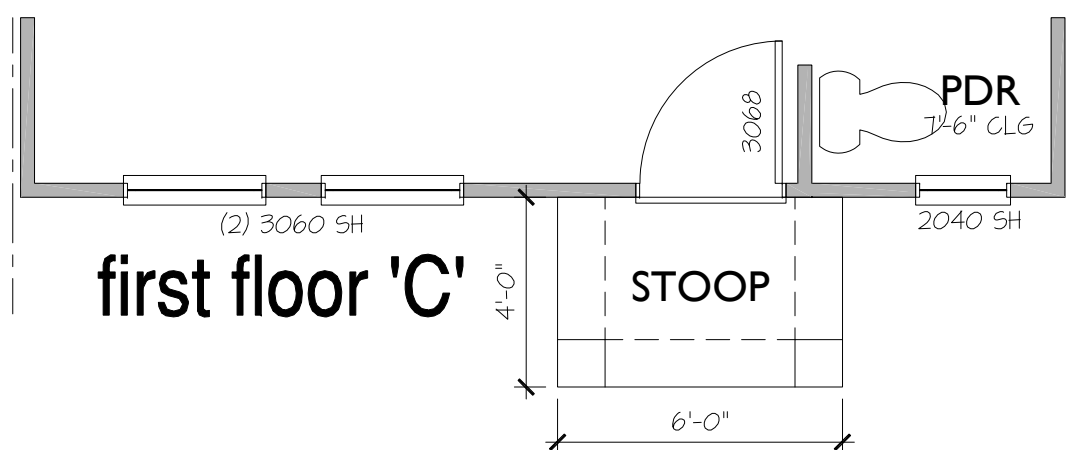
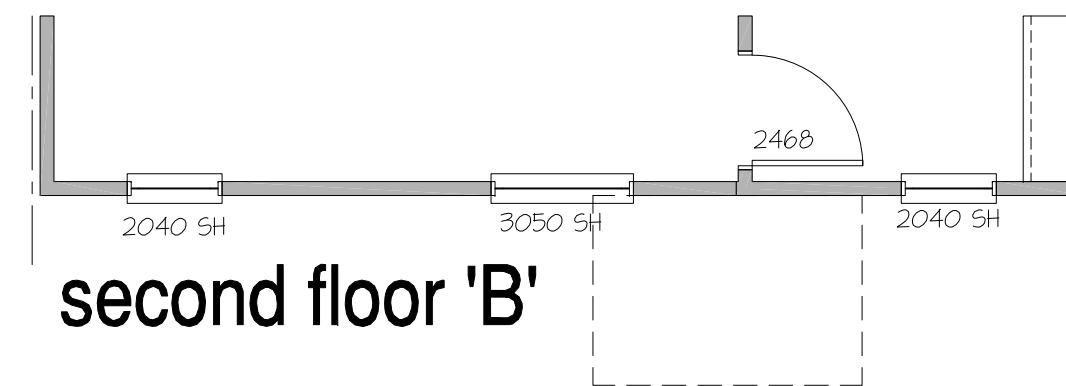
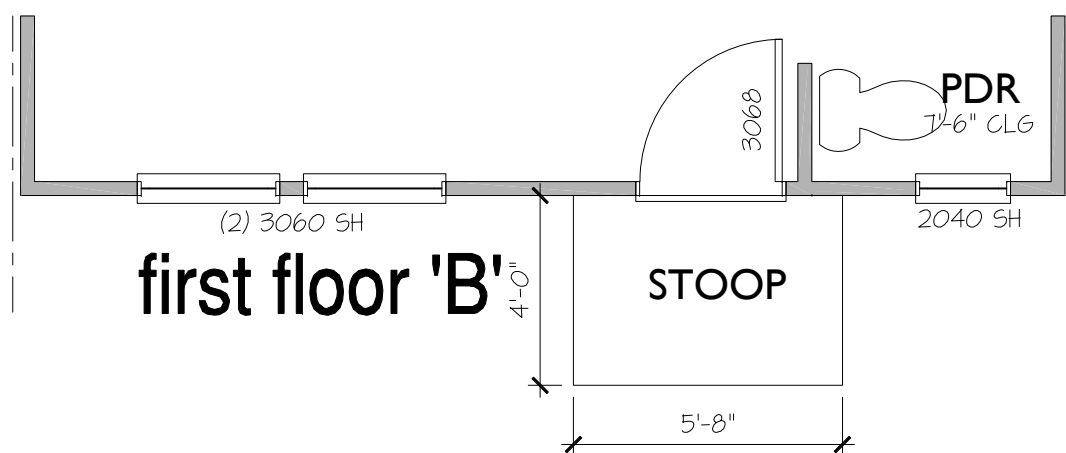
plates: bsmnt = 9'-1"

1st = 9'-1"

2nd = 9'-1"

fnd: basement

flr: 14" open web



NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
**ASBURY 2 PLAN
FLOOR
PLANS**

PRINT DATE:
Jan 12, 2022

SHEET NO:
F.P.1



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Asbury Park Townhomes, Pod C

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 homes to be located in Pod C in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. 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.

47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

STAFF COMMENT: Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be 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. This is being addressed in Site Plan Revisions.**
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-scale
- ✓ 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 from the adjacent street by a parapet wall.

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

Height of stoop not provided. Design exception may be required.

STAFF COMMENT:

(g) Door and window standards.

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

STAFF COMMENT:

(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.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family⁹ 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

Missing Information or Non Compliance with Standards

Does not meet height requirement. 47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.
Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be required.
Fence, wall, curb or hedge is required as part of RMU Code and must be shown.
Ensure all mechanical is screened.
Height of stoops must be provided. May require design exception.
Interior lighting for the pathways should be shown.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

End Units visible from public right of way are 1, 4, 5, 15, 17, 18, 21, 25 and 29

Design Exceptions are required for the following:

Sidewalks were developed to the RMU Standards.
Fire Marshall has required a wider driveway and multiple curb cuts for access.
Allow for shed roofs on stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/23/2021

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: _____

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

12/23/2021
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: 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.

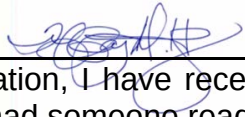
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

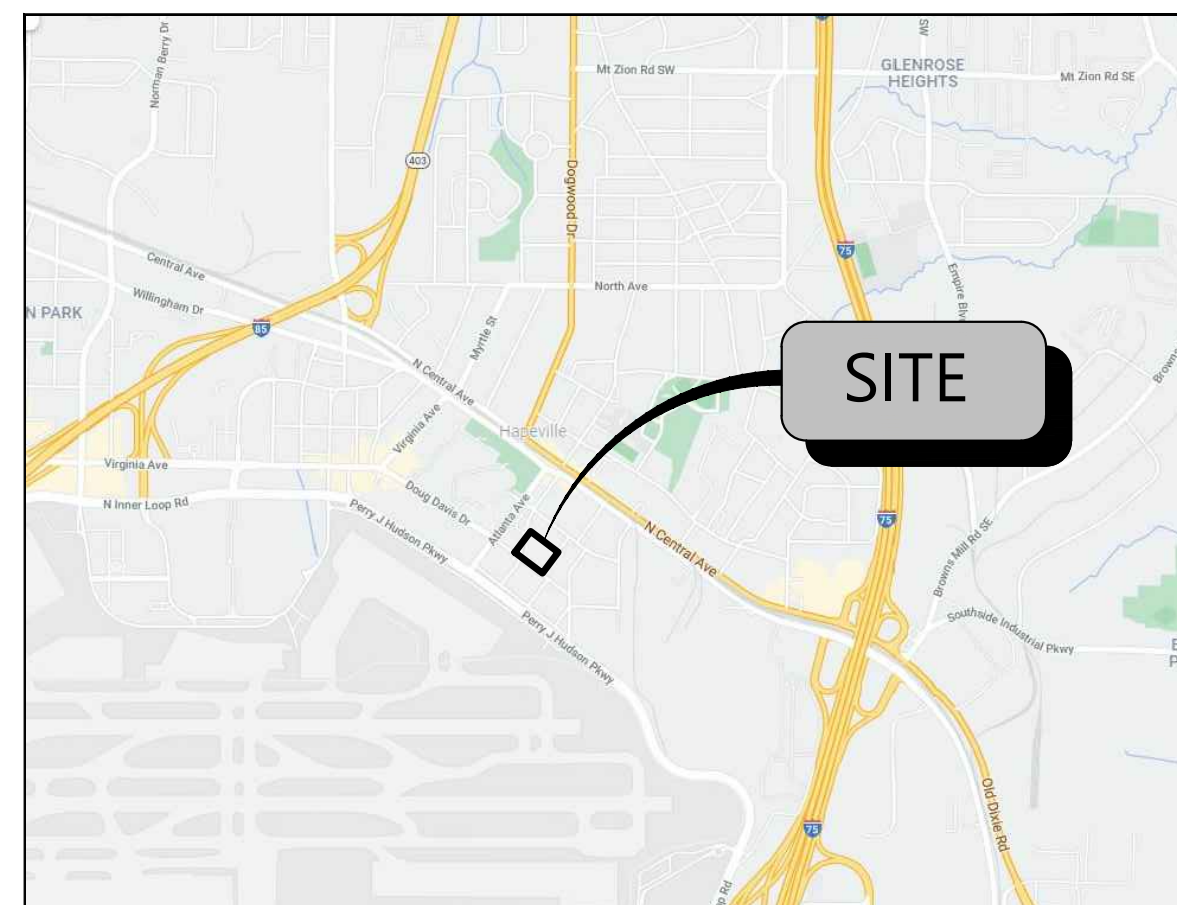
I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ____ 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
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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.



VICINITY MAP
N.T.S.

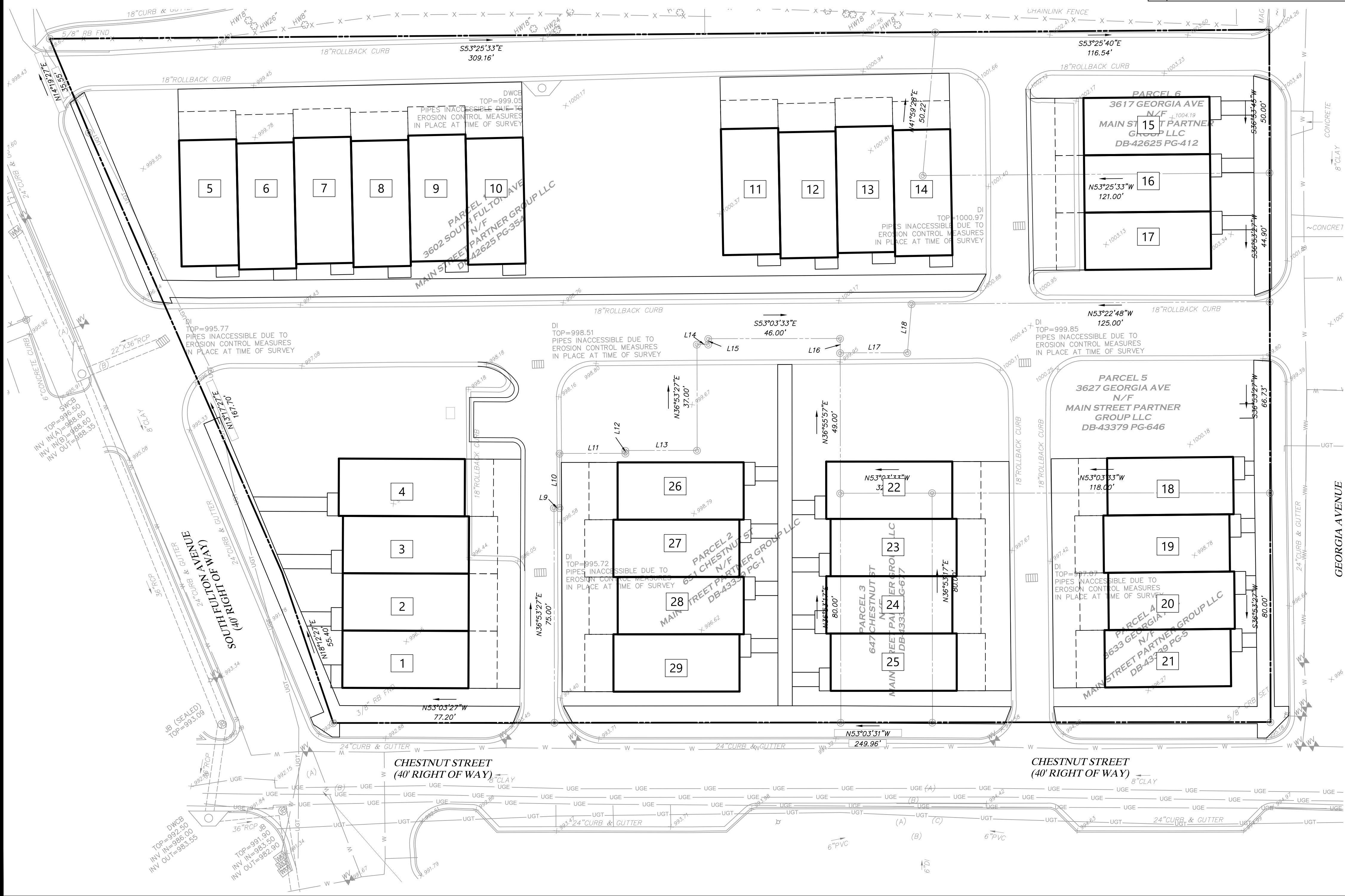
SITE LEGEND

	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 C	2,076 AC
POD C OPEN SPACE REQU	20% (0.426 AC)
POD C OPEN SPACE PROVIDED	20% (0.426 AC)
POD C DENSITY:	29 UN (13.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOMES)
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 SIDE	0' MIN / 15' MAX
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PARKING BUILDING SIZE	20'W X 54'D (TOWNHOMES)
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.



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).
(20)	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
(23)	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.

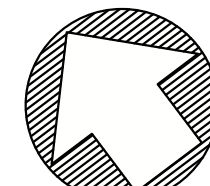
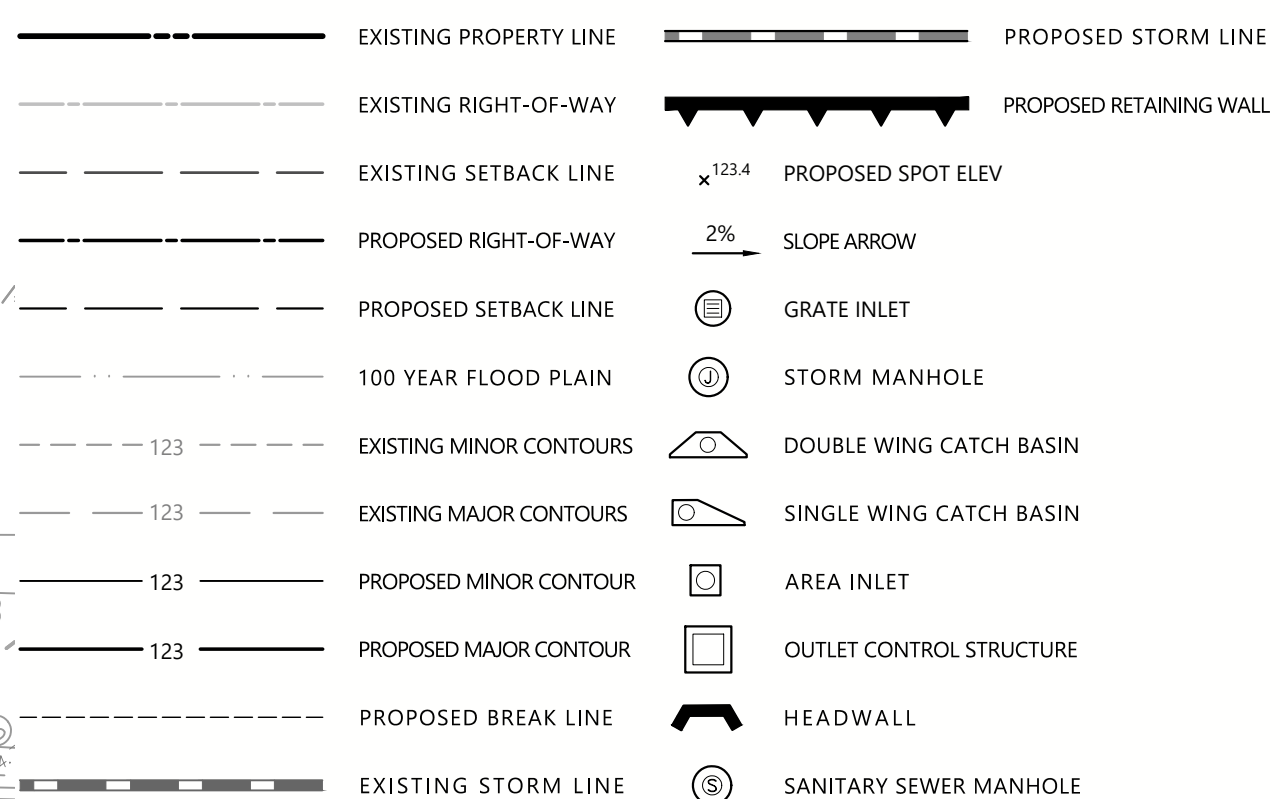


KEY NOTES	
①	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
②	RIDGE LINE
③	2:1 SLOPE
④	DRAINAGE SWALE @ 1.00% MIN. GRADE. CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE
⑤	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
⑥	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
⑧	CONTRACTOR TO TIE INTO AND MATCH EXISTING PAVEMENT

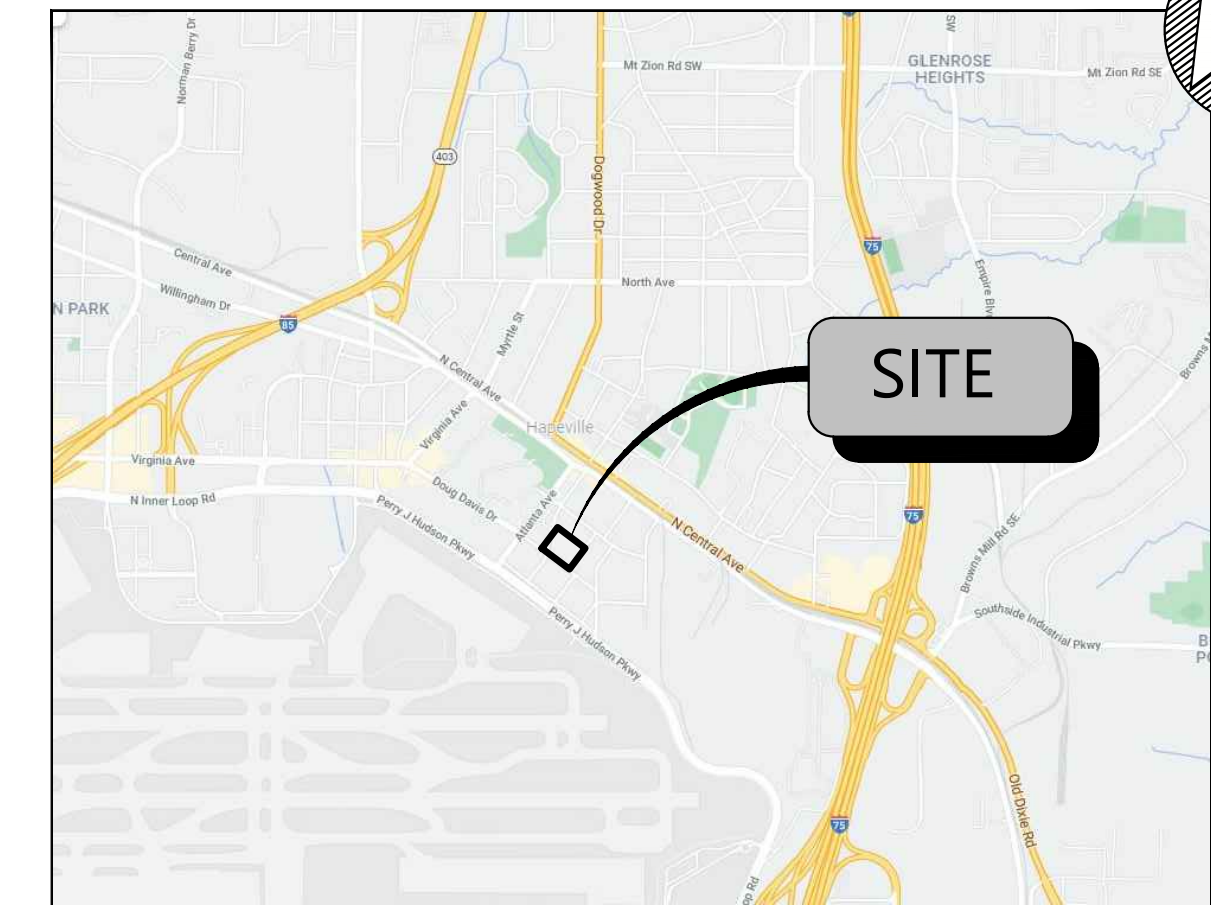
GENERAL NOTES

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 1/5/15 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 AND GUTTER AND PAVEMENT TIE-IN 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



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, FRIABLE 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 SEEDS 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.



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.

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".

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.

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE AT HIS OWN COST TO THE OWNER, UNLESS THE REPLACEMENT IS CAUSED BY AN ACT OF GOD. IF THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR ACT OF GOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT.
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 SURFACES UNLESS SUCH REPAIRS ARE NECESSARY. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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



C

B

A

C
Enhanced



Hapeville Townhomes 4-Plex Pod C Units 1-4 Front Elevation

12.23.21

GMD-GA 21025



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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C
Enhanced

A

B

A

B

C

D·R·HORTON
America's Builder

**Hapeville Townhomes
6-Plex Pod C Units 5-10
Front Elevation**

12.23.21

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of georgia

GMD-GA 21025

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B

C

A

B



Hapeville Townhomes 4-Plex Pod C Units 11-14 Front Elevation

12.23.21

GMD-GA 21025



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C

B2

C



Hapeville Townhomes 3-Plex Pod C Units 15-17 Front Elevation

12.23.21

GMD-GA 21025



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B2
Enhanced

A2

A2

B2

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America's Builder

**Hapeville Townhomes
4-Plex Pod C Units 18-21
Front Elevation**

12.23.21

GMD-GA 21025



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C

B

B

C
Enhanced

D·R·HORTON
America's Builder

**Hapeville Townhomes
4-Plex Pod C Units 22-25
Front Elevation**

12.23.21

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C
Enhanced

B

B

C



Hapeville Townhomes **4-Plex Pod C Units 26-29** **Front Elevation**

12.23.21



GMD-GA 21025

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C
Enhanced

B

B

C



Hapeville Townhomes **4-Plex Pod C Units 26-29** **Front Elevation**

01.12.22

GMD-GA 21025



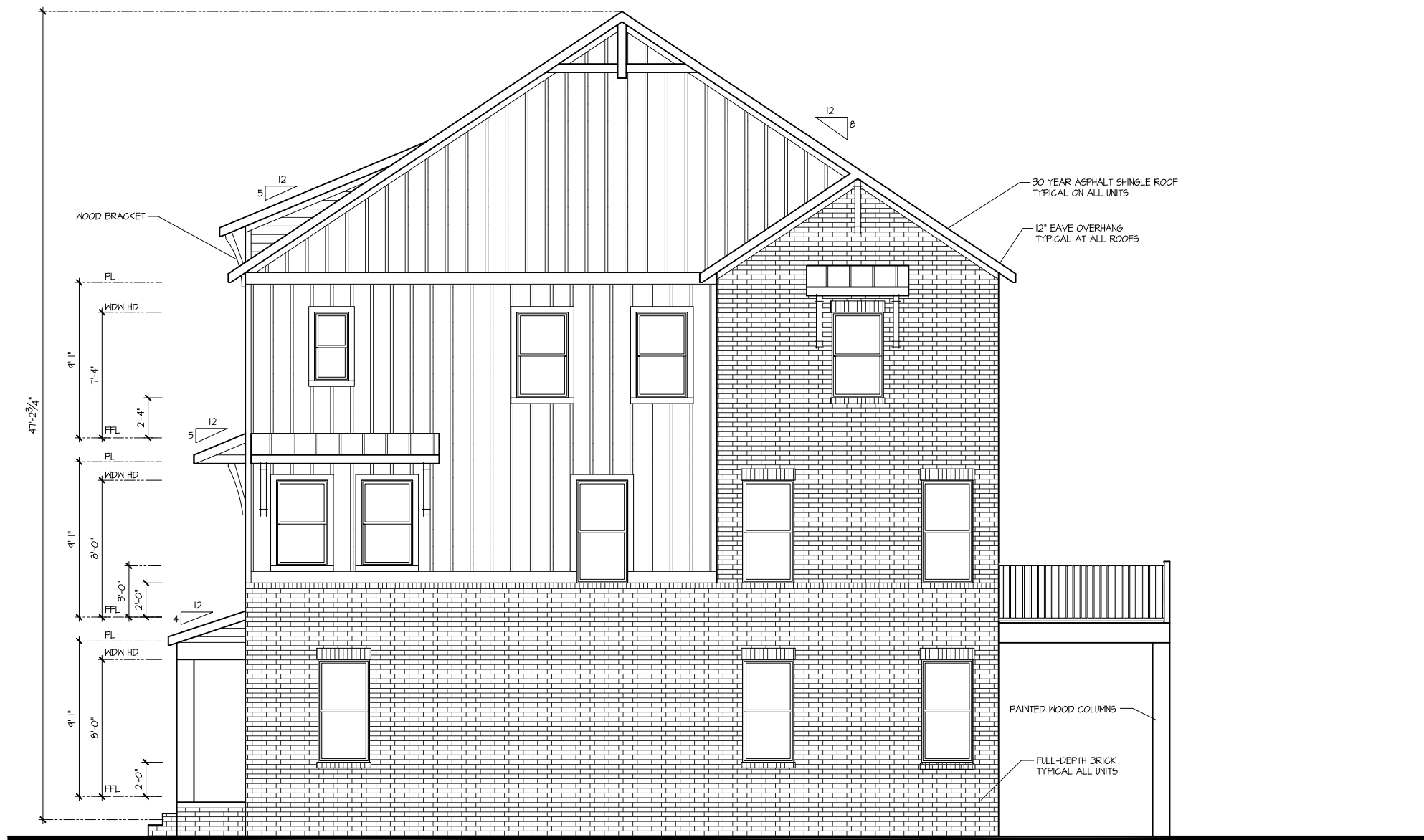
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left - C



Hapeville Town Homes
DR Horton
Pod C Units 1-4



right - C - street



Hapeville Town Homes
DR Horton
Pod C Units 1-4

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

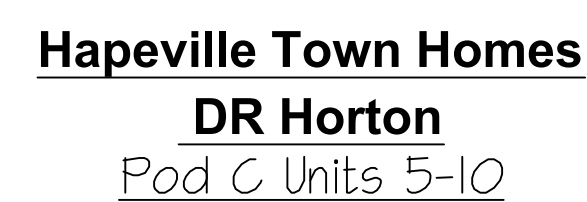
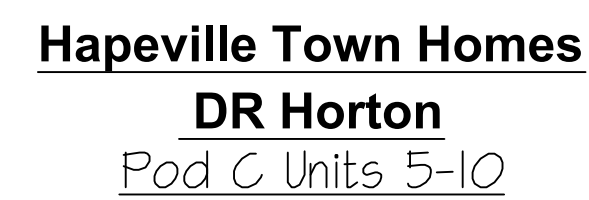
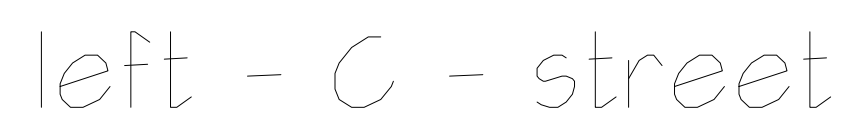
D-R-HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:
Jan 12, 2022

SHEET NO:
PODC.1

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:

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PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1

EXTERIOR ELEVATIONS

PRINT DATE:

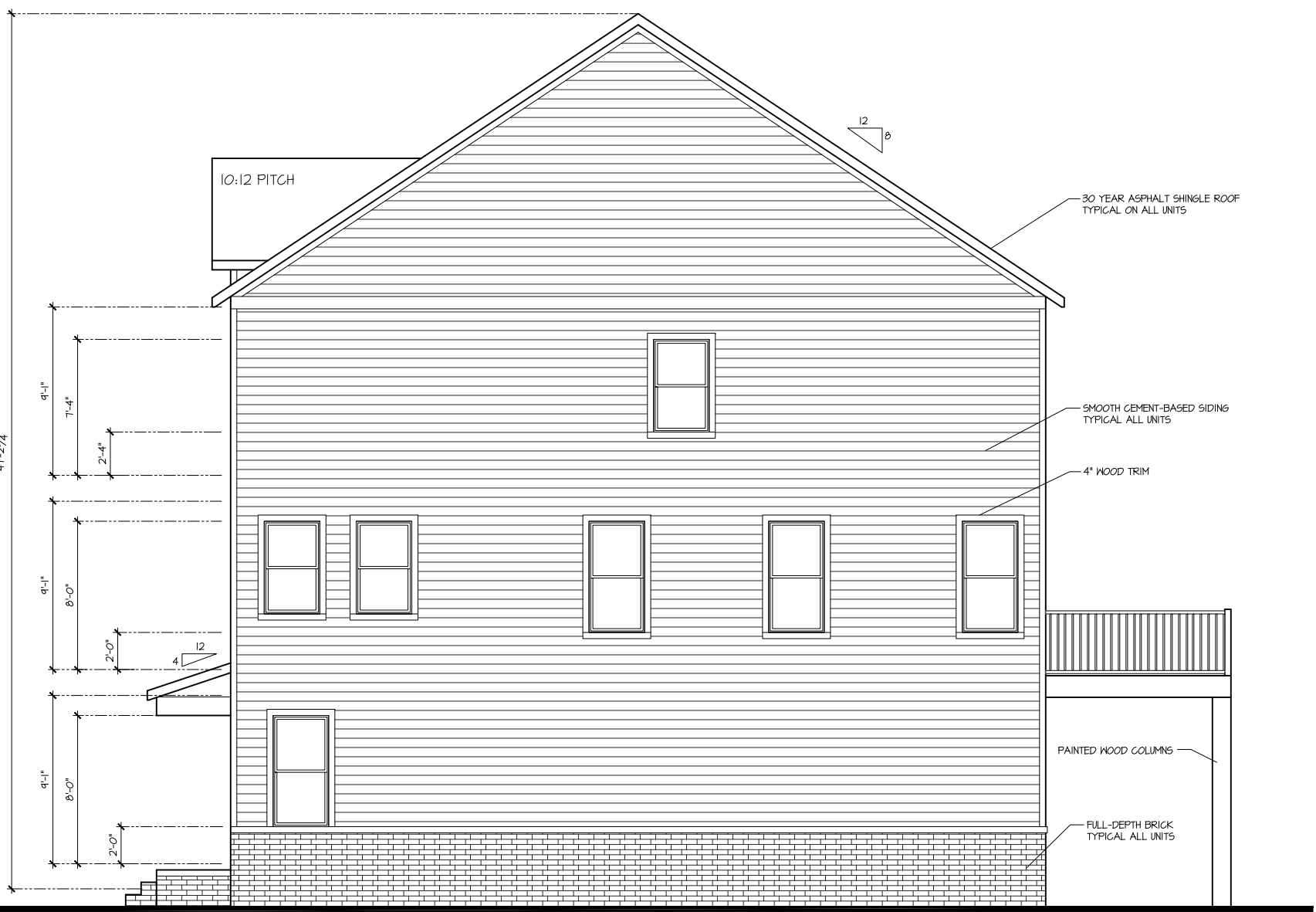
an 12, 2022

SHEET NO:

PODC.5



left - B



right -B



Hapeville Town Homes
DR Horton
Pod C Units 11-14



Hapeville Town Homes
DR Horton
Pod C Units 11-14

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
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SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

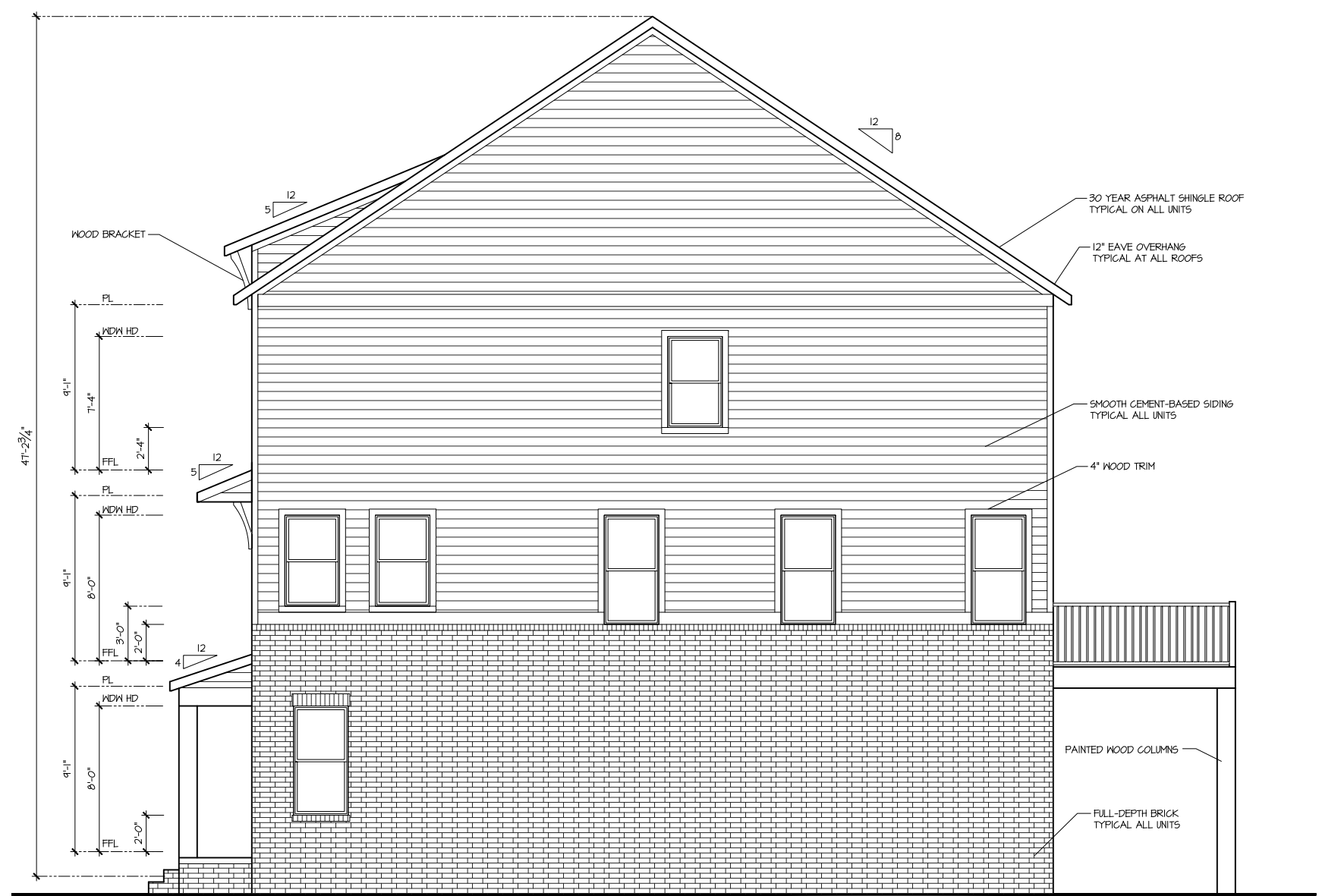
PODC.6



left - C



Hapeville Town Homes
DR Horton
Pod C Units 15-17



right - C



Hapeville Town Homes
DR Horton
Pod C Units 15-17

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

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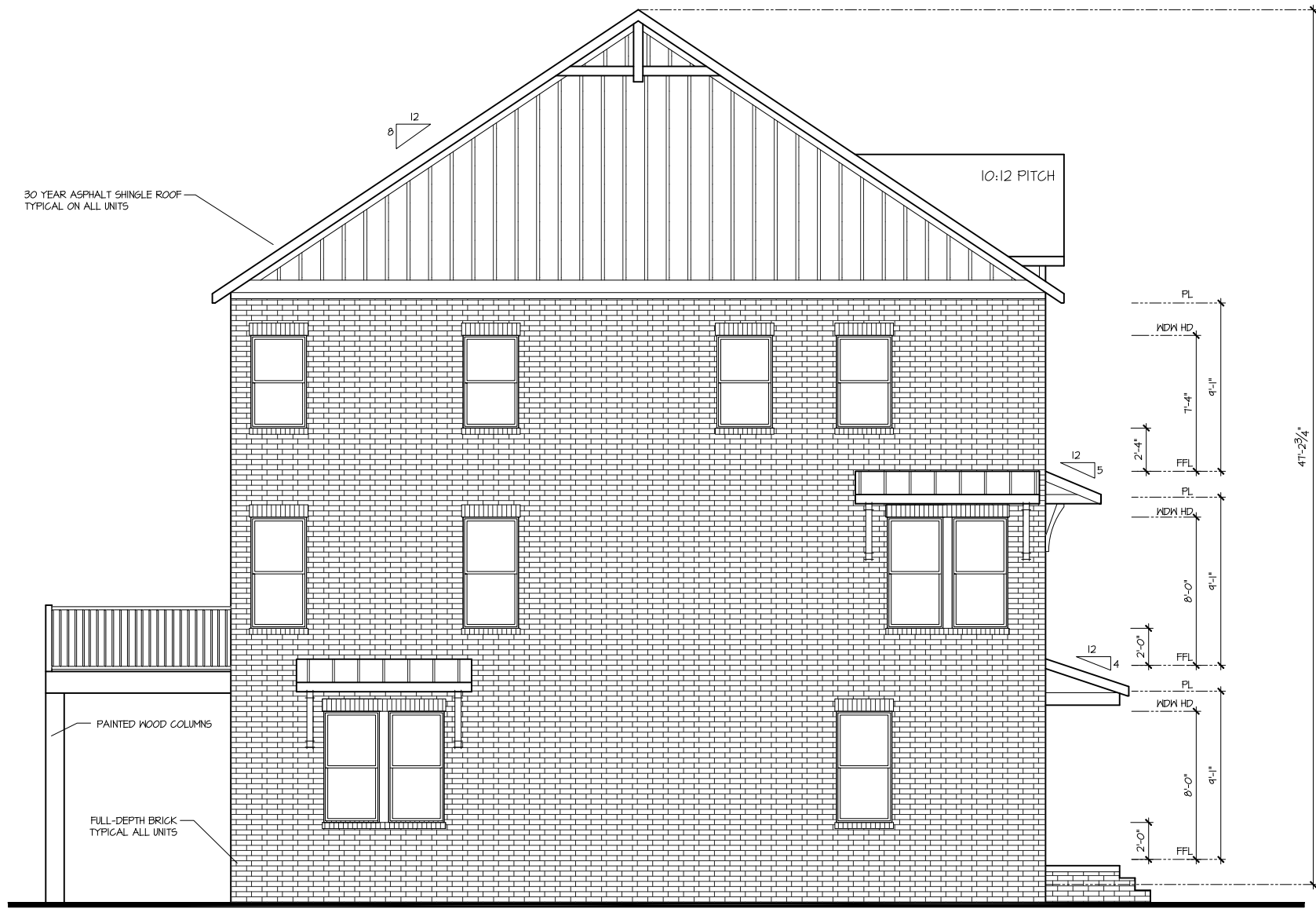
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

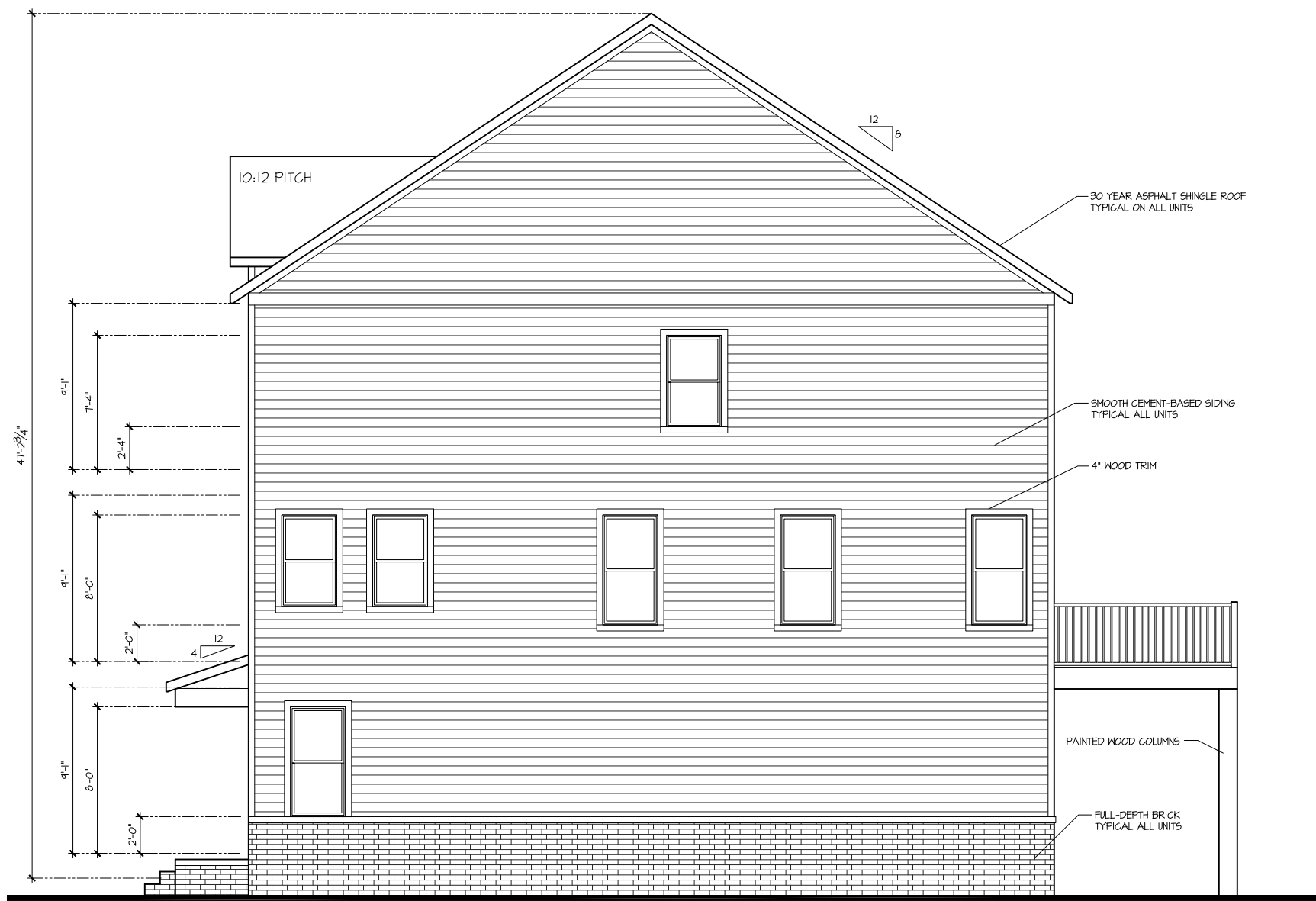
PODC



left - B2 - street



Hapeville Town Homes
DR Horton
Pod C Units 18-21



right - B



Hapeville Town Homes
DR Horton
Pod C Units 18-21

NO.	DATE:	REVISION:
1	11.17.21	
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3	01.04.22	

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PROJECT TITLE:

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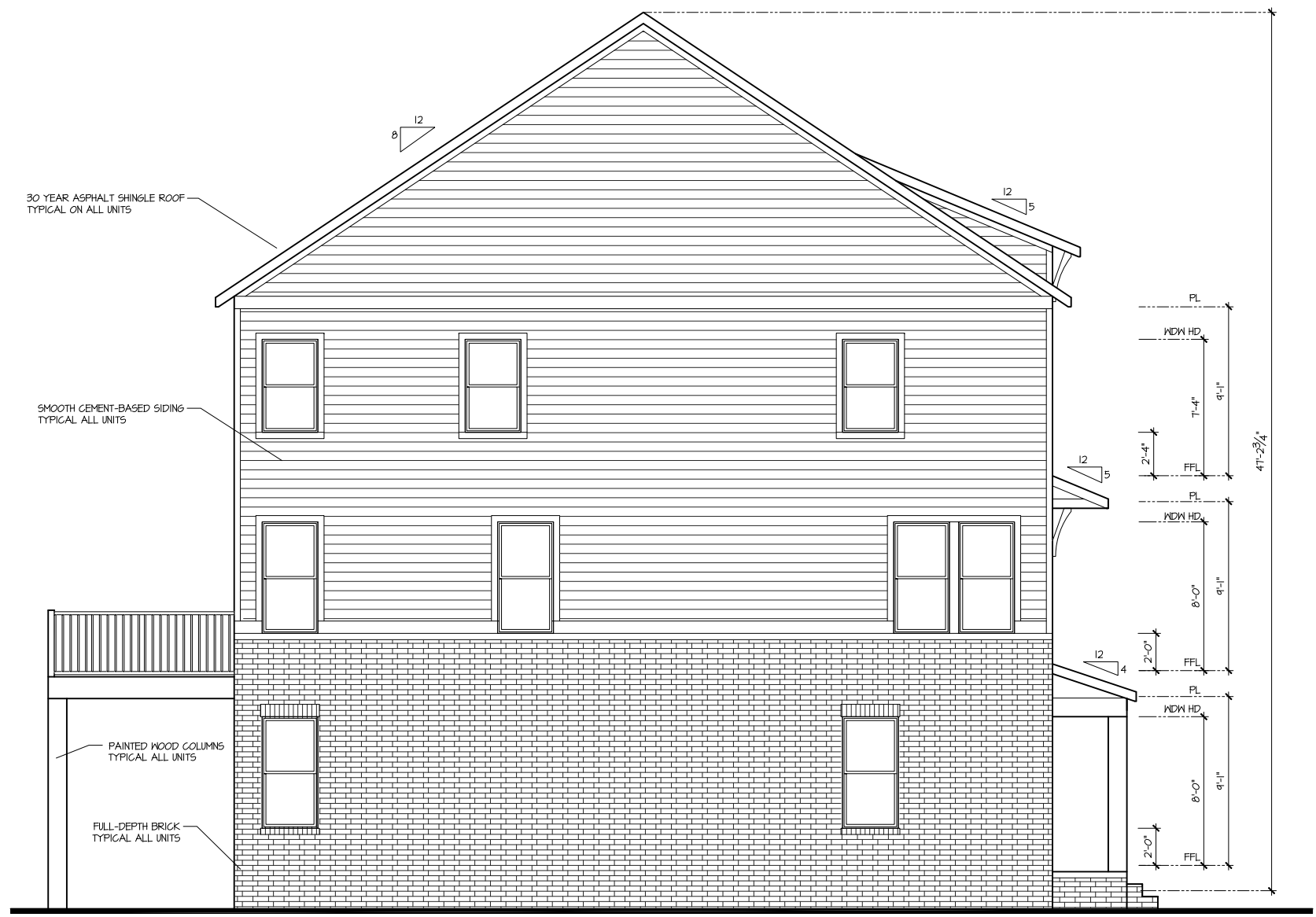
PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODC.4



left - C



Hapeville Town Homes
DR Horton
Pod C Units 22-25



right - C - street



Hapeville Town Homes
DR Horton
Pod C Units 22-25

NO.	DATE:	REVISION:
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2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

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CLIENTS NAME:

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PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

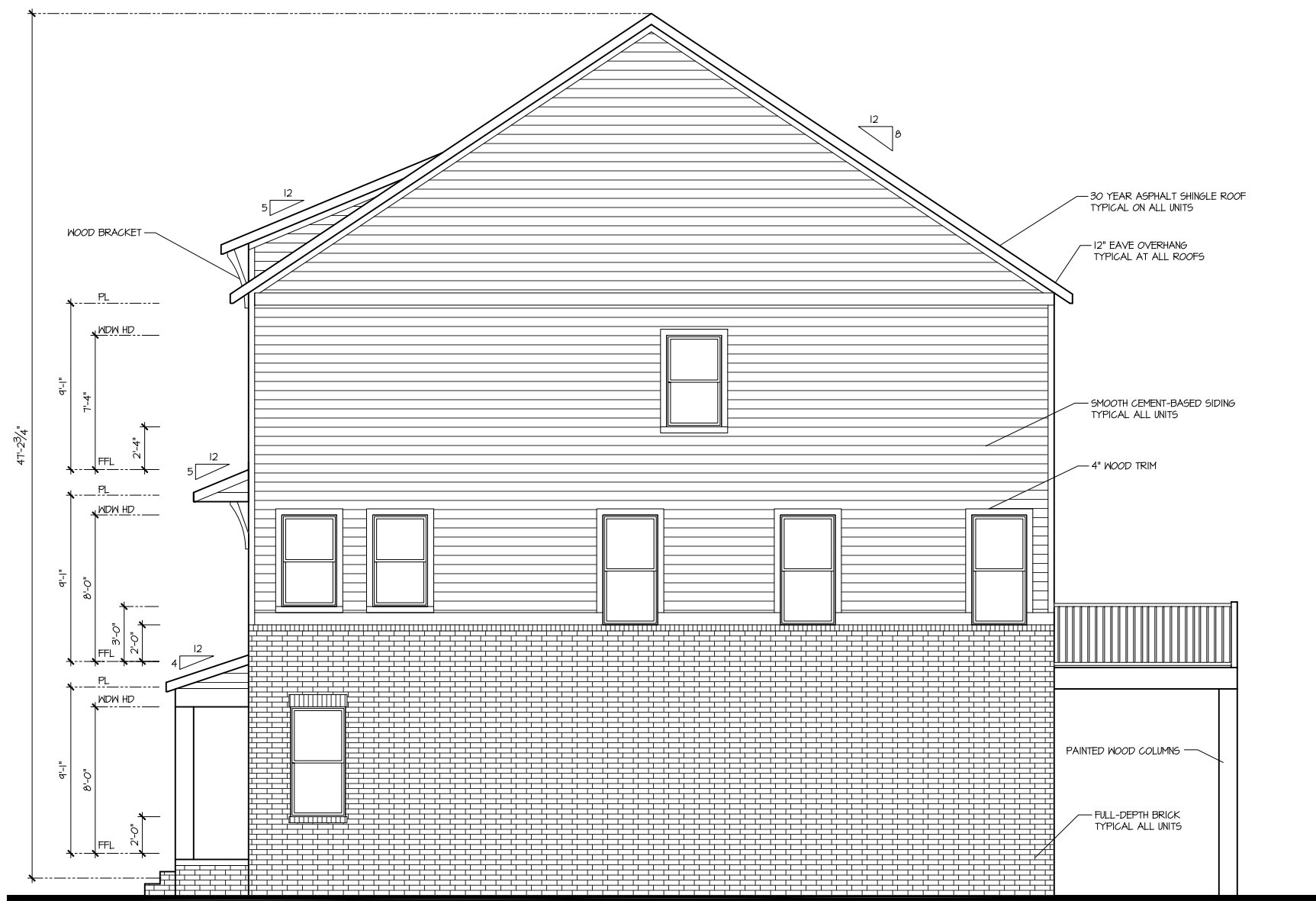
Jan 12, 2022

SHEET NO:

PODC.2



left - C - street



right - C



Hapeville Town Homes
DR Horton
Pod C Units 26-29



Hapeville Town Homes
DR Horton
Pod C Units 26-29

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

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PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODC.3

DR HORTON

MODEL 'ASBURY 1 PLAN'

MODEL 'ASBURY 2 PLAN'

(DESIGN SUBMITTAL)

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
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CLIENTS NAME:

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PROJECT NO: GMD21025

SHEET TITLE:

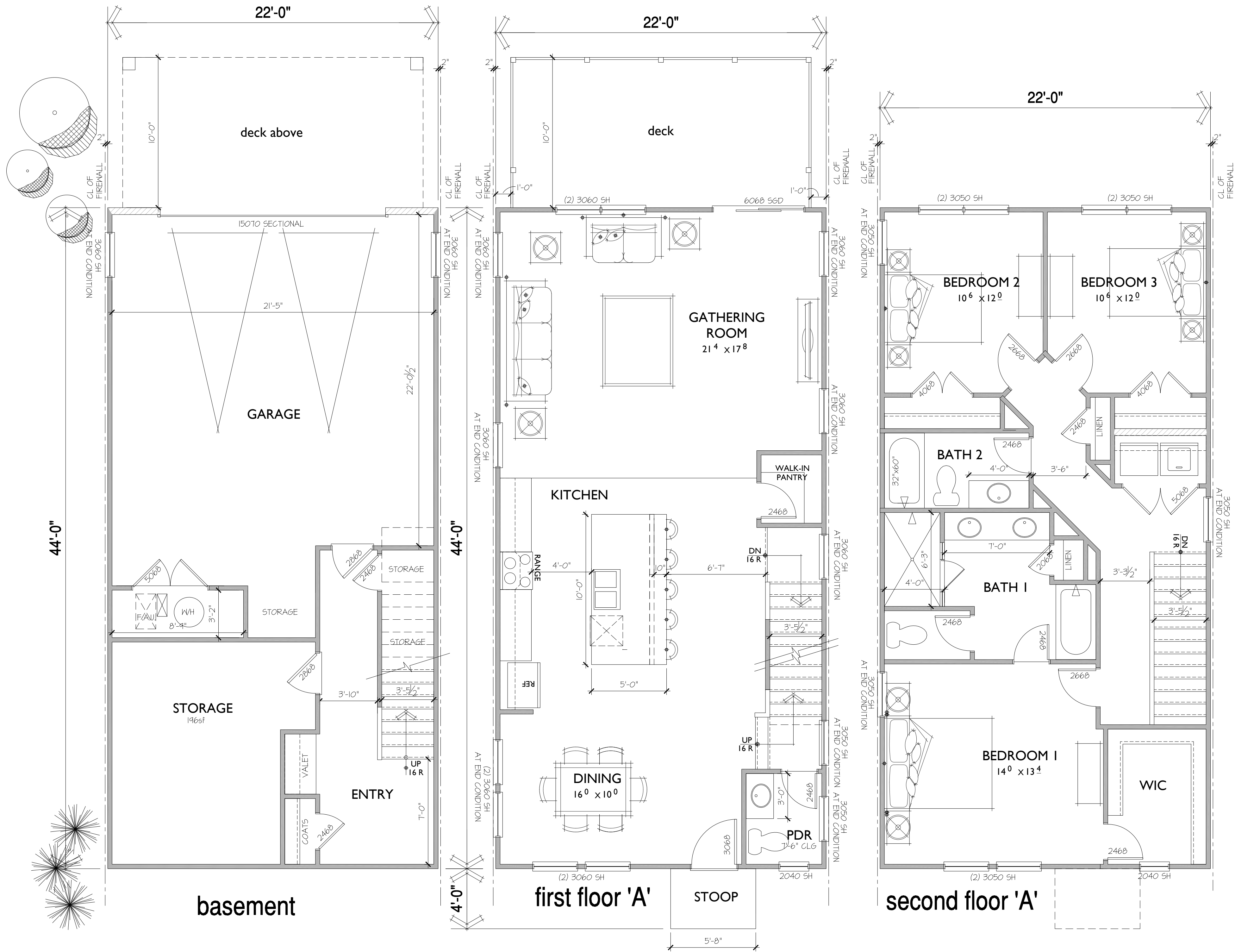
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PRINT DATE:

Jan 12, 2022

SHEET NO:

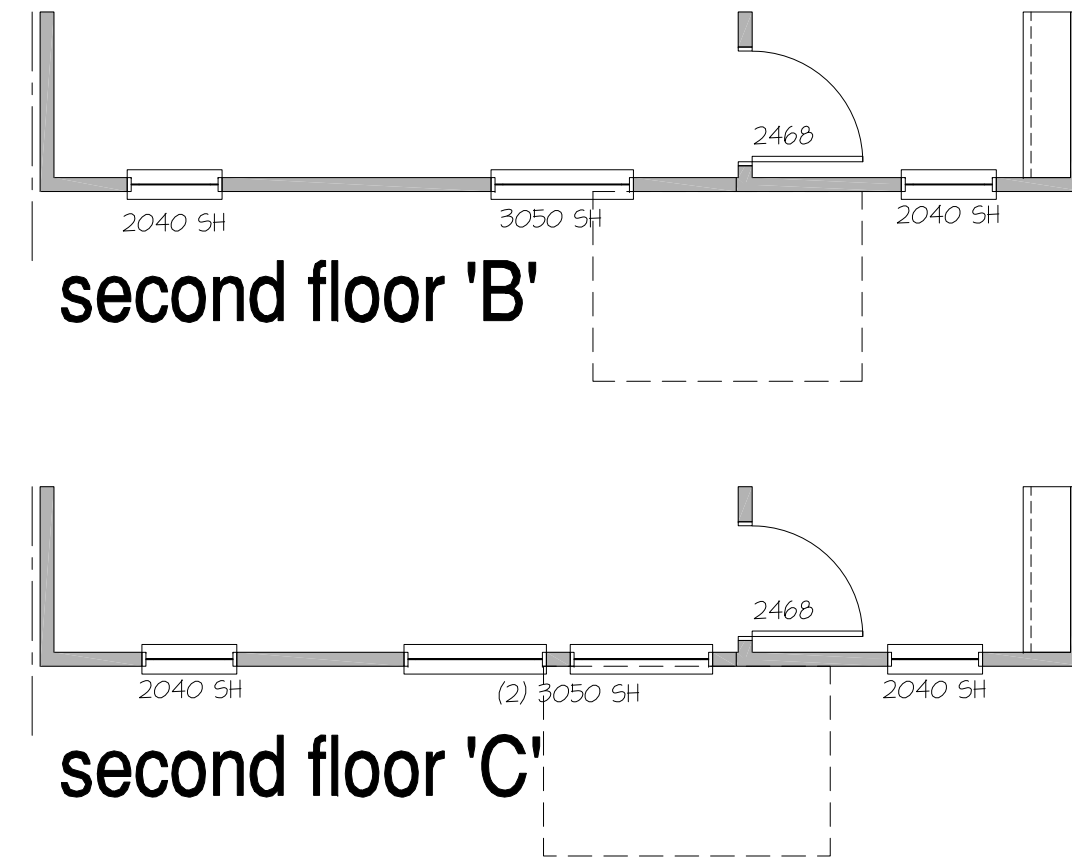
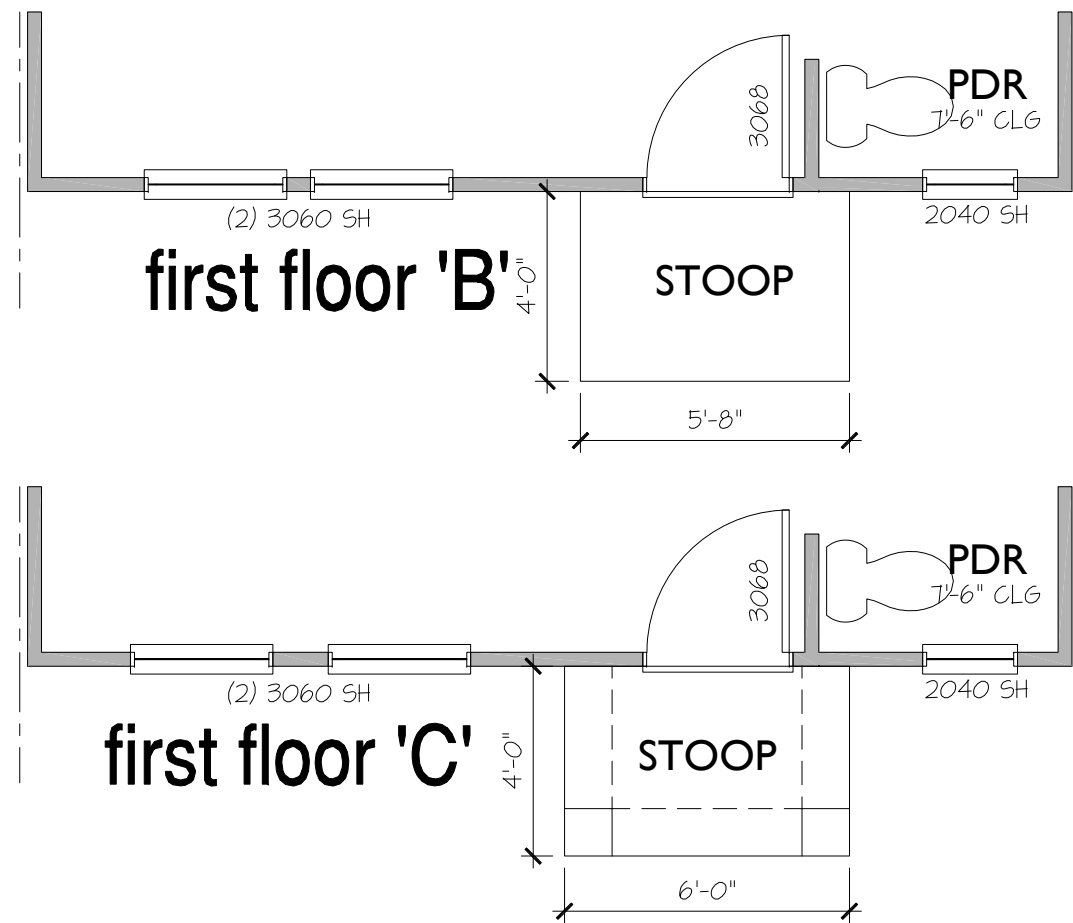
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area calc:
bsmnt: 202 sq ft
ffl: 920 sq ft
sfl: 968 sq ft
total: 2090 sq ft

plates: bsmnt = 9'-1"
1st = 9'-1"
2nd = 9'-1"

fnd: basement
flr: 14" open web



NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:



PROJECT NO: GMD21025

SHEET TITLE:
ASBURY 2 PLAN
FLOOR
PLANS

PRINT DATE:
Jan 12, 2022

SHEET NO:
F.P.1



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Asbury Park Townhomes, Pod D

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 homes to be located in Pod D in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. 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.

47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

STAFF COMMENT: Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be 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. This is being addressed in Site Plan Revisions.**
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-scale
-  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 from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: Height of stoop not provided. Design exception may be required.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

- ⊙ **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.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family⁹ 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

Missing Information or Non Compliance with Standards

Does not meet height requirement. 47' 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be required.

Fence, wall, curb or hedge is required as part of RMU Code and must be shown.

Ensure all mechanical is screened.

Height of stoops must be provided. May require design exception.

Interior lighting for the pathways should be shown.

Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

End Units are 1, 6, 7, 11 12, 15, 22, 23

Design Exceptions are required for the following:

Sidewalks were developed to the RMU Standards.

Fire Marshall has required a wider driveway and multiple curb cuts for access.

Allow for shed roofs on stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/23/2021

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: _____

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0097000 80114, 14 0097000 80023, 14 0097000 80109, 14 0097000 80098, 14 0097000 80031, 14 0097000 80049

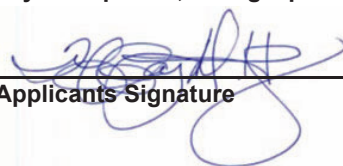
Property Owner: CML Hapeville, LLC **Contact Number:** 404-846-4010

Project Description (including occupancy type): This is Pod D of a Multi-pod development of single family detached townhome units. Pod D will 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

12/23/2021
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: 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.

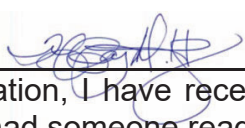
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

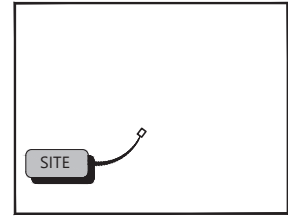
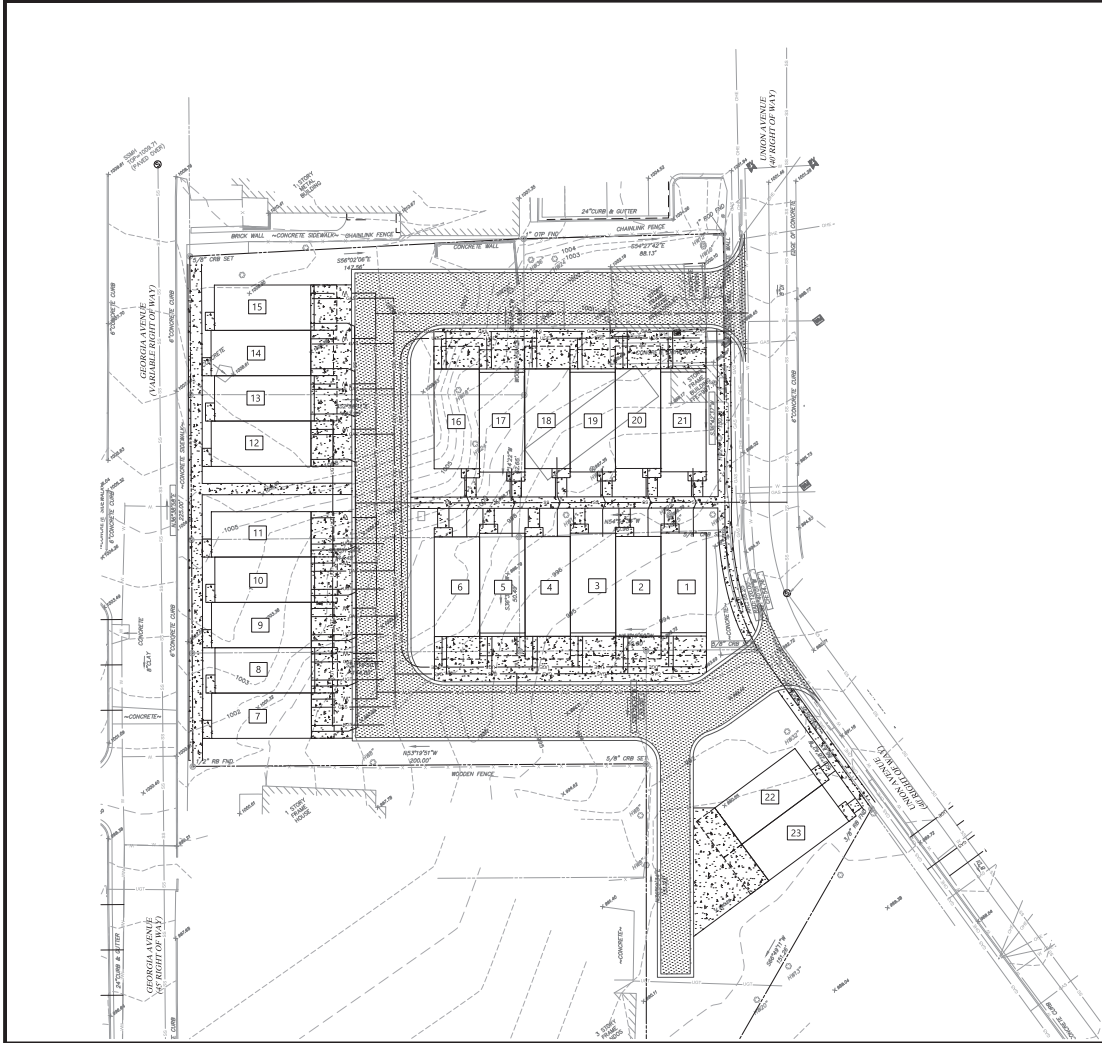
Signature

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.





KEY NOTES	
○	UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND DEPTH.
○	UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND DEPTH.
○	CONTRACTOR TO BOND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE.
○	HORIZONTAL BEND.
○	3/4" COPPER DOMESTIC WATER LINE.
○	CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.
○	REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS.
○	3/4" DIA. 30" TAPPING SLUGS & SLUGS IN USE FOR DOMESTIC WATER LINE. THE SLOPE PROVIDED WATER MAIN PER DOUGLAS COUNTY WATER.
○	3/4" DOMESTIC WATER TO BE INSTALLED BY DOUGLAS COUNTY WATER.
○	CONTRACTOR TO INSTALL 2" BFE BACKFLOW PREVENTER.
○	3/4" x 2" x 2" TEE.
○	3/4" COPPER IRRIGATION WATER LINE.
○	CONTRACTOR TO INSTALL 3/4" BFE BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
○	NATURAL GAS SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND DEPTH.
○	HOSE BIBB. REFER TO ARCH PLANS FOR DETAILS.
○	SITE LIGHTING. SEE PHOTOGRAPHIC PLAN SET OTHERS FOR DETAILS.

- GENERAL UTILITY NOTES:**
- CONTRACTOR TO NOTIFY OWNERS/ENGINEER AND CHAIRMAN IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
 - LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY PROFESSIONAL ENGINEER DATED SURVEY DATE. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - MAINTAIN VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 - REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONSULTS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS.
 - VERTICAL DEPTH OF ALL OFF AND PRELIMINARY UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY COLLISIONS 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 UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND	
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—	1944" WATER SERVICE (1944" DIA.)
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—	1998" WATER SERVICE (1998" DIA.)
—	2004" WATER SERVICE (2004" DIA.)
—	2010" WATER SERVICE (2010" DIA.)
—	2016" WATER SERVICE (2016" DIA.)
—	2022" WATER SERVICE (2022" DIA.)
—	2028" WATER SERVICE (2028" DIA.)
—	2034" WATER SERVICE (2034" DIA.)
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—	2094" WATER SERVICE (2094" DIA.)
—	2100" WATER SERVICE (2100" DIA.)
—	2106" WATER SERVICE (2106" DIA.)
—	2112" WATER SERVICE (2112" DIA.)
—	2118" WATER SERVICE (2118" DIA.)
—	2124" WATER SERVICE (2124" DIA.)
—	2130" WATER SERVICE (2130" DIA.)
—	2136" WATER SERVICE (2136" DIA.)
—	2142" WATER SERVICE (2142" DIA.)
—	2148" WATER SERVICE (2148" DIA.)
—	2154" WATER SERVICE (2154" DIA.)
—	2160" WATER SERVICE (2160" DIA.)
—	2166" WATER SERVICE (2166" DIA.)
—	2172" WATER SERVICE (2172" DIA.)
—	2178" WATER SERVICE (2178" DIA.)
—	2184" WATER SERVICE (2184" DIA.)
—	2190" WATER SERVICE (2190" DIA.)
—	2196" WATER SERVICE (2196" DIA.)
—	2202" WATER SERVICE (2202" DIA.)
—	2208" WATER SERVICE (2208" DIA.)
—	2214" WATER SERVICE (2214" DIA.)
—	2220" WATER SERVICE (2220" DIA.)
—	2226" WATER SERVICE (2226" DIA.)
—	2232" WATER SERVICE (2232" DIA.)
—	2238" WATER SERVICE (2238" DIA.)
—	2244" WATER SERVICE (2244" DIA.)
—	2250" WATER SERVICE (2250" DIA.)
—	2256" WATER SERVICE (2256" DIA.)
—	2262" WATER SERVICE (2262" DIA.)
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—	2292" WATER SERVICE (2292" DIA.)
—	2298" WATER SERVICE (2298" DIA.)
—	2304" WATER SERVICE (2304" DIA.)</



B2
Enhanced

C

A2

B

C

B

D-R-HORTON
America's Builder

**Hapeville Townhomes
6-Plex Pod D Units 1-6
Front Elevation**

12.23.21

gmd
design
group
of georgia

GMD-GA 21025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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C

B

A2

B

C



**Hapeville Townhomes
5-Plex Pod D Units 7-11
Front Elevation**

12.23.21



GMD-GA 21025

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B

A2

C

B

D-R-HORTON
America's Builder

**Hapeville Townhomes
4-Plex Pod D Units 12-15
Front Elevation**

12.23.21

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GMD-GA 2102S

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B

A2

C

B



**Hapeville Townhomes
4-Plex Pod D Units 12-15
Front Elevation**

01.12.22



GMD-GA 21025

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C

A2

C

A2

B

C
Enhanced

D-R-HORTON
America's Builder

**Hapeville Townhomes
6-Plex Pod D Units 16-21
Front Elevation**

12.23.21

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GMD-GA 21025

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A2

A2

**Hapeville Townhomes
2-Plex Pod D Units 22-23
Front Elevation**

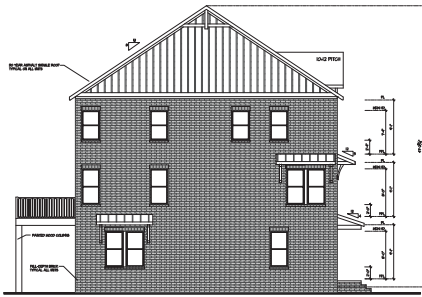
12.23.21

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America's Builder

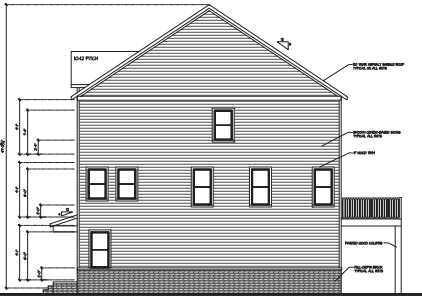
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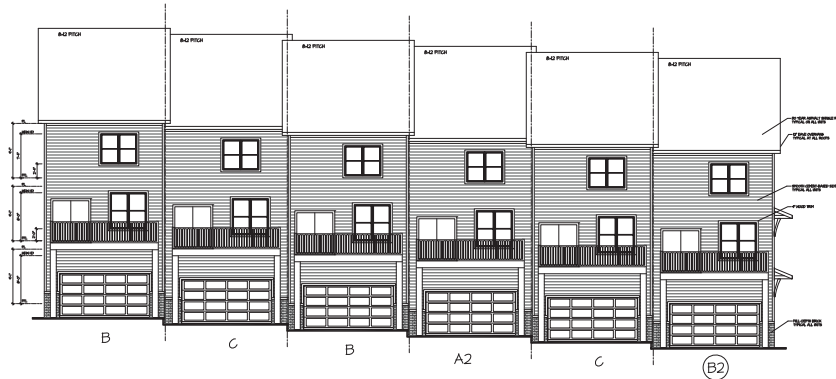
left - B2 - street



right -B



Hapeville Town Homes
DR Horton
Pod D Units 1-6



Hapeville Town Homes
DR Horton
Pod D Units 1-6

NO.	DATE	REVISION
1	1/12	
2	1/25/22	
3	1/24/22	

PROFESSIONAL SEAL

PROJECT TITLE
Hapeville
TH's

Atlanta Div.

CLIENT NAME

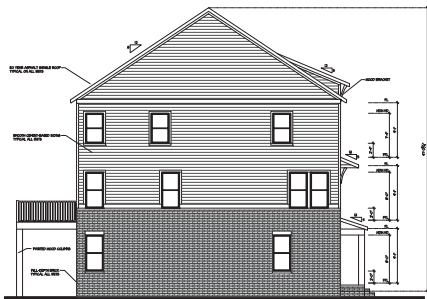
D-R-HORTON
America's Builder

PROJECT NO. GMD21025

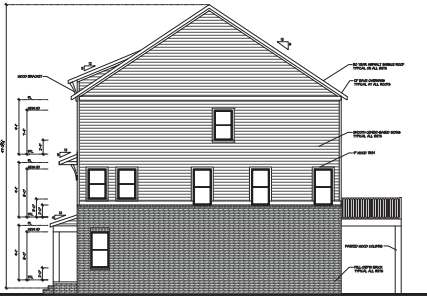
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PLAN 1
EXTERIOR
ELEVATIONS

SHEET DATE
Jan 12, 2022

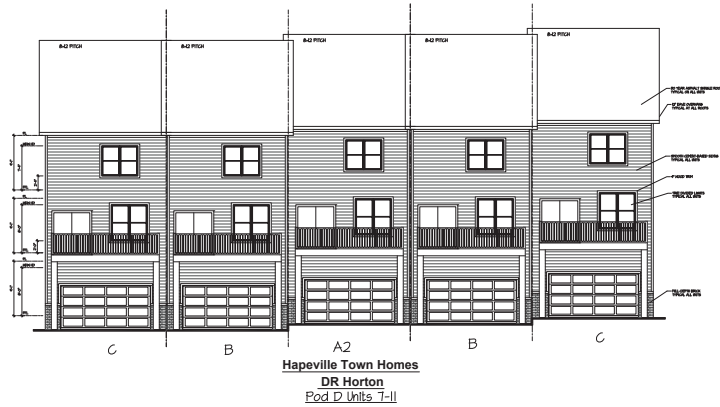
SHEET NO.
PODD.3



left - C



right - C



NO.	DATE	REVISION
1	1/12	
2	1/25/22	
3	1/24/22	

PROJECT TITLE
Hapeville TH's

Atlanta Div.

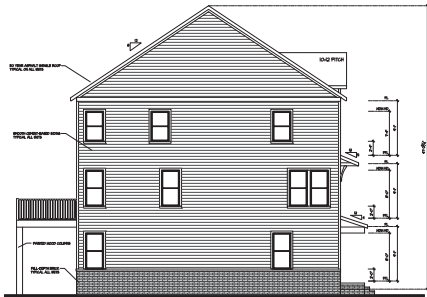
DR-HORTON
America's Builder

PROJECT NO. GMD21025

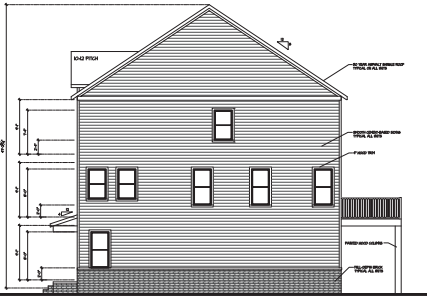
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**PLAN 1
EXTERIOR
ELEVATIONS**

DATE
Jan 12, 2022

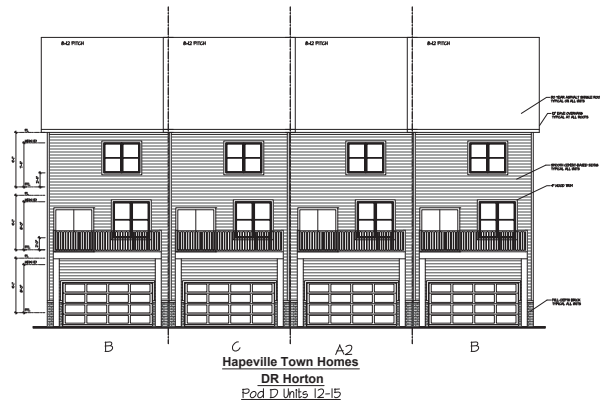
PODD.1



left - B



right - B



NO.	DATE	REVISION
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2	1/25	
3	1/25	

PROJECT TITLE
Hapeville TH's

Atlanta Div.

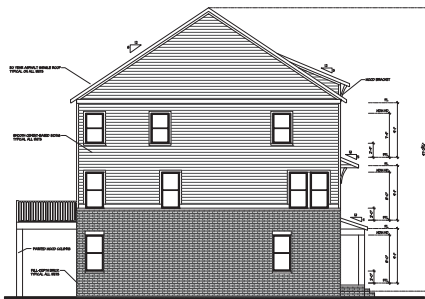
D-R-HORTON
America's Builder

PROJECT NO. GMD21025

SHEET TITLE
PLAN 1
EXTERIOR
ELEVATIONS

DATE
Jan 12, 2022

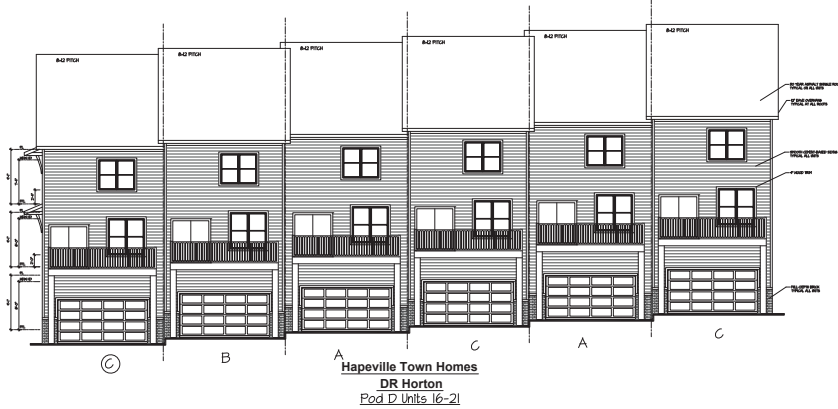
PODD



left - C



right - C - street



NO.	DATE	REVISION
1	1/12	
2	1/23	
3	1/23	
4	1/23	

PROJECT TITLE
**Hapeville
TH's**

Atlanta Div.

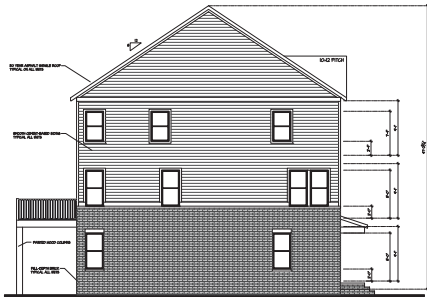
D-R HORTON
America's Builder

PROJECT NO. GMD21025

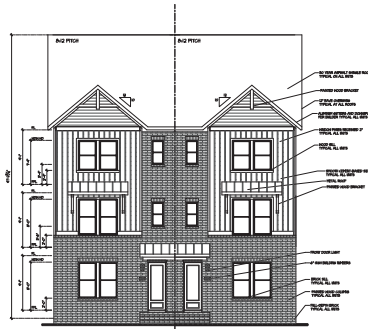
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**PLAN 1
EXTERIOR
ELEVATIONS**

SHEET DATE
Jan 12, 2022

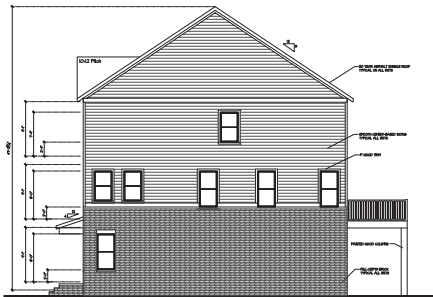
PODD.2



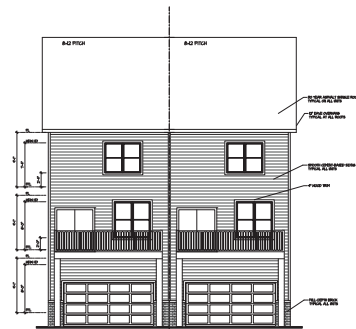
left - A2



A2
Hapeville Town Homes
DR Horton
Pod D Units 22-23



right - A2



A2
Hapeville Town Homes
DR Horton
Pod D Units 22-23

NO.	DATE	REVISION
1	1/12	
2	1/25/22	
3	1/24/22	

PROJECT TITLE
Hapeville
TH's

Atlanta Div.

DR HORTON
America's Builder

PROJECT NO. GMD21025

SHEET TITLE
PLAN 1
EXTERIOR
ELEVATIONS

SHEET DATE
Jan 12, 2022

SHEET NO.
PODD.4

DR HORTON

MODEL 'ASBURY 1 PLAN'

MODEL 'ASBURY 2 PLAN'
(DESIGN SUBMITTAL)

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

DR HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

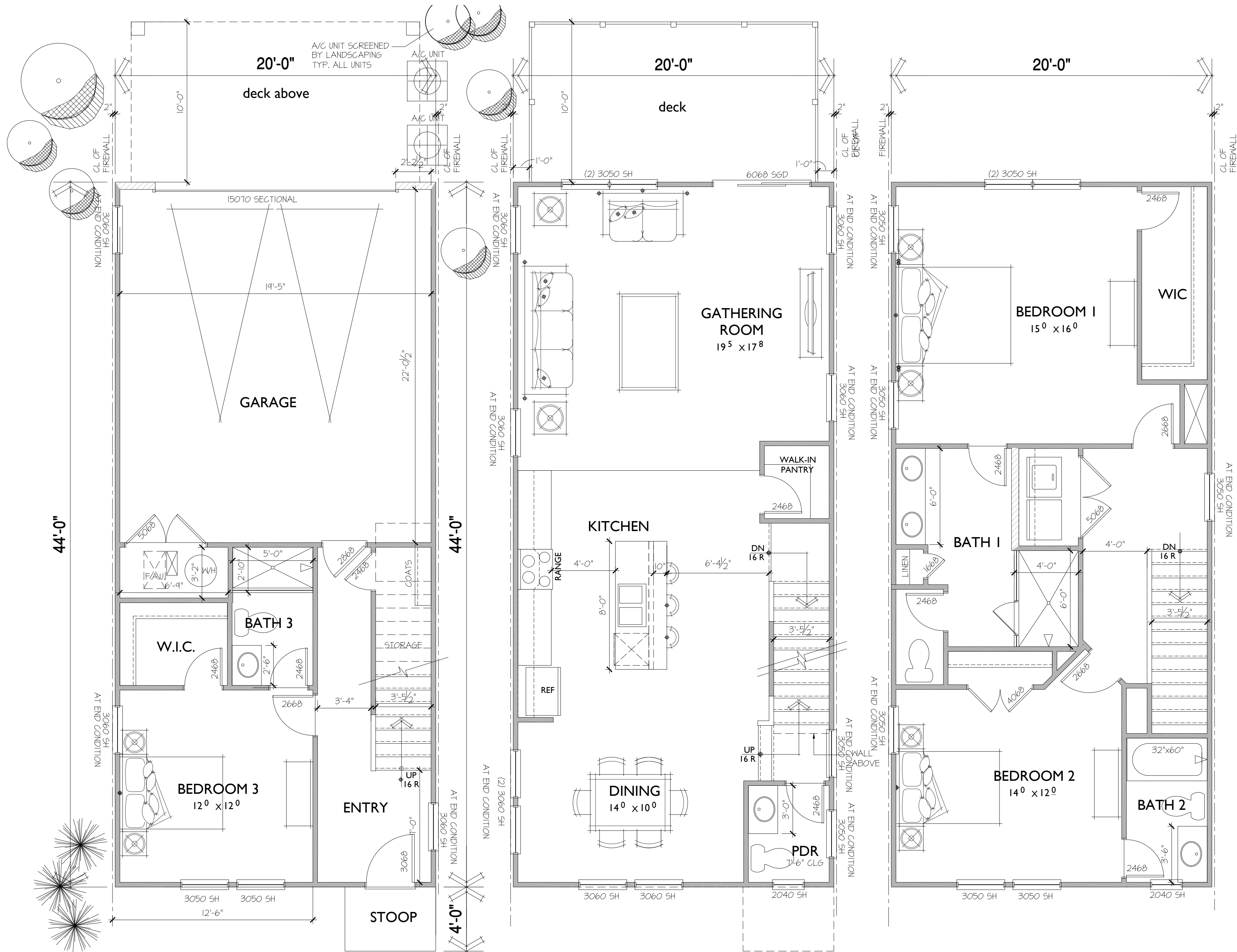
TITLE SHEET

PRINT DATE:

Jan 12, 2022

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 'C'

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	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:



PROJECT NO: GMD21025

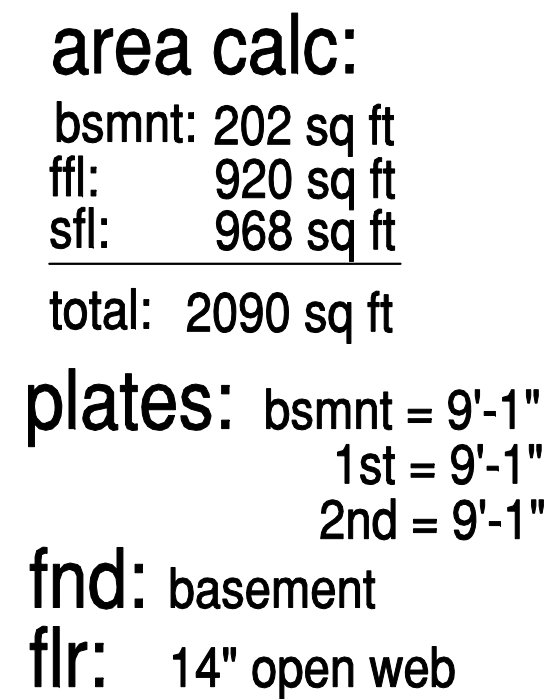
SHEET TITLE:
ASBURY 1 PLAN
FLOOR
PLANS

PRINT DATE:

Jan 12, 2022

SHEET NO:

F.P.



NO:	DATE:	REVISION:
1	11.11.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:



PROJECT NO: GMD21025

SHEET TITLE:
ASBURY 2 PLAN
FLOOR
PLANS

PRINT DATE

Jan 12, 2022

SHEET NO:

F.P.1



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Asbury Park Townhomes, Pod E

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 homes to be located in Pod E in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2 car garage. 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.

47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

STAFF COMMENT: Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be 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. This is being addressed in Site Plan Revisions.**
 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-scale
- ✓ 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 from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: Height of stoop not provided. Design exception may be required.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

- ⊙ **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.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family⁹ 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

Missing Information or Non Compliance with Standards

Does not meet height requirement. 47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.

Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be required.

Fence, wall, curb or hedge is required as part of RMU Code and must be shown.

Ensure all mechanical is screened.

Height of stoops must be provided. May require design exception.

Interior lighting for the pathways should be shown.

Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

End Units are 1,8, 9, 15, 16, 17, 18, 19

Design Exceptions are required for the following:

Sidewalks were developed to the RMU Standards.

Fire Marshall has required a wider driveway and multiple curb cuts for access.

Allow for shed roofs on stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/23/2021

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: _____

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

12/23/2021
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: 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.

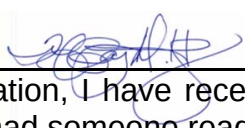
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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.

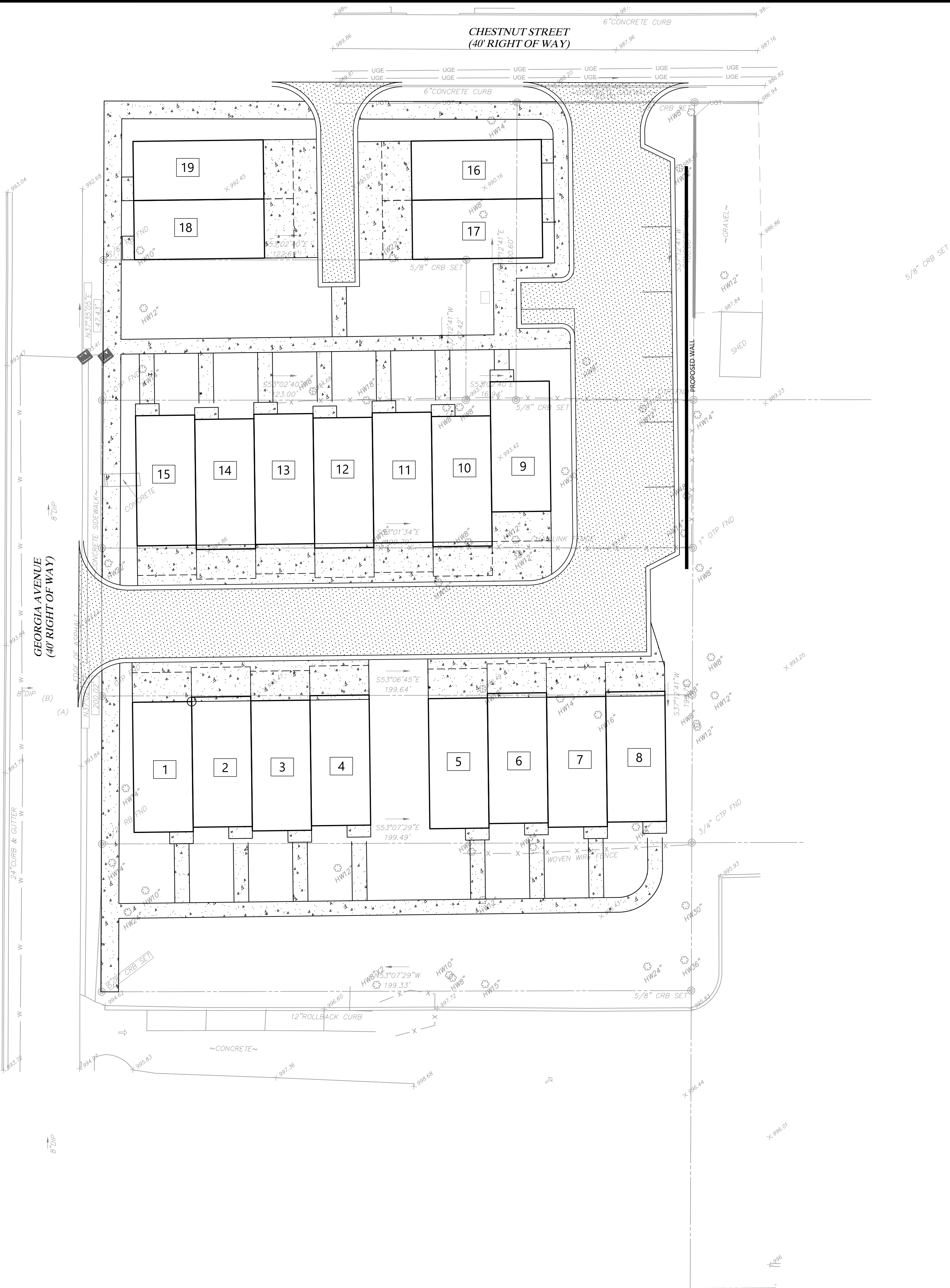
Printed Name

Signature

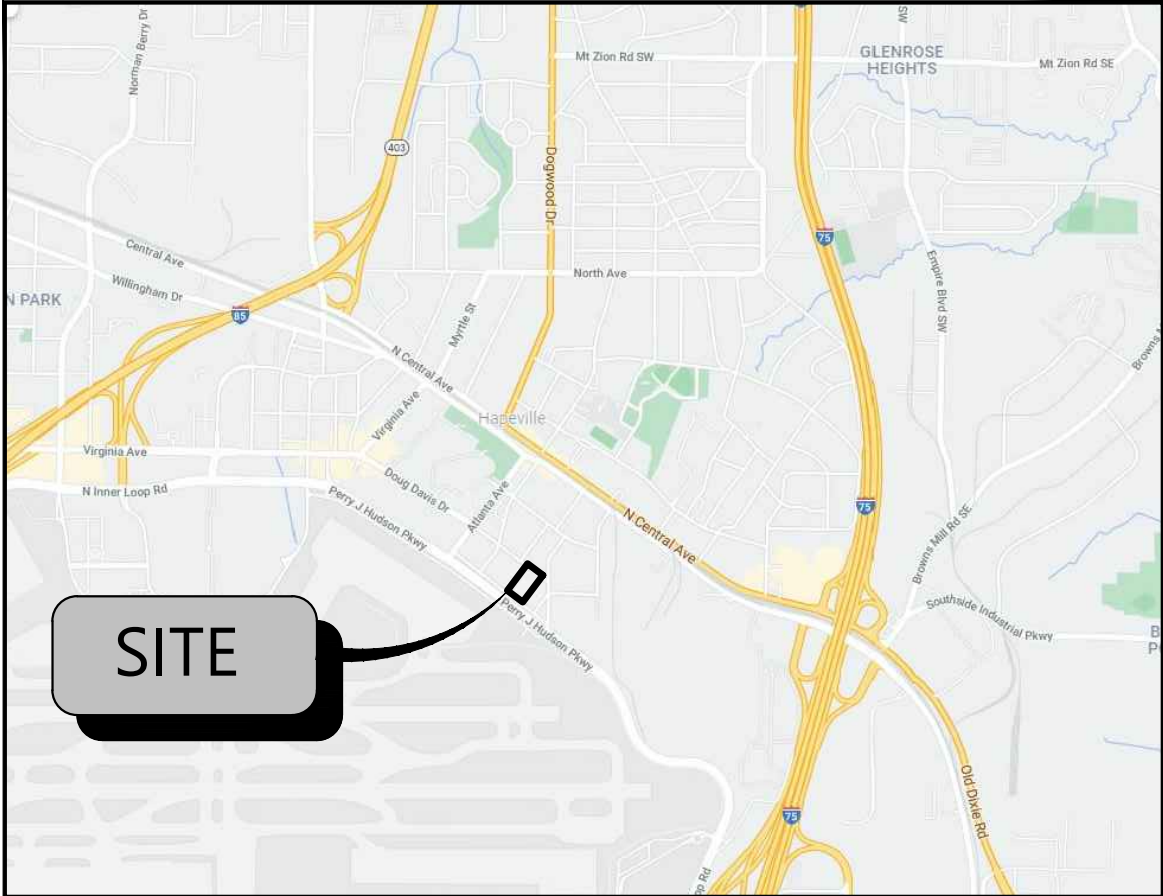
Date

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.



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)
20	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
21	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:
- ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
 - 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

- 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.
- EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
- 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.

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 AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED 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, OR PERSONS ENGAGED IN THE WORK, OR 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

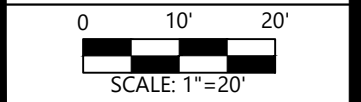
1255 LAKES PKWY., BUILDING 100, SUITE 120
LAUREL, MD 20643
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PE003804

PROJ. SECTION	CHESTNUT ST
	HAPEVILLE
	FULTON COUNTY, GA

D.R. HORTON	HAPEVILLE TOWNHOMES POD E
	SITE DEVELOPMENT PLANS
	SITE PLAN

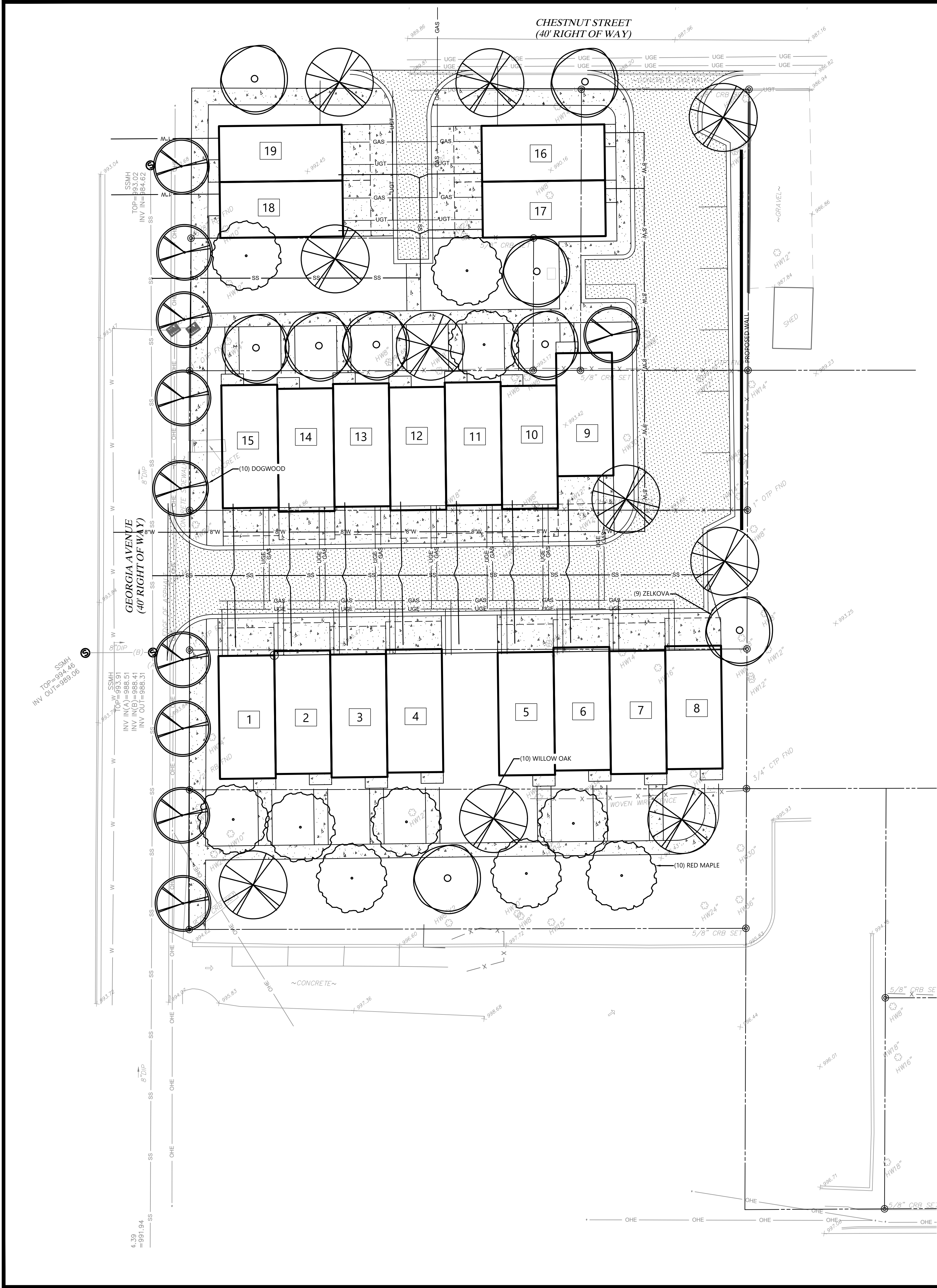
DATE	2021-10-07
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REVISIONS



DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO.

FILE NAME: Y:\21002238-Hapeville.dwg, da: Trenchman\DWG\Engineering\04 PRODUCTION PLO 0\1101 LANDSCAPE PLO 0.dwg, LAST: SAVID, BY: csh, 10/11/2021 1:59 PM, PLOTTED BY: Reginald B. Reginald on 10/13/2021 PAPER: A001 0 (24.00 x 36.00) INCHES) DSCAL: DWG TO PDF PLOT STYLE: ANULL.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, FRIABLE 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

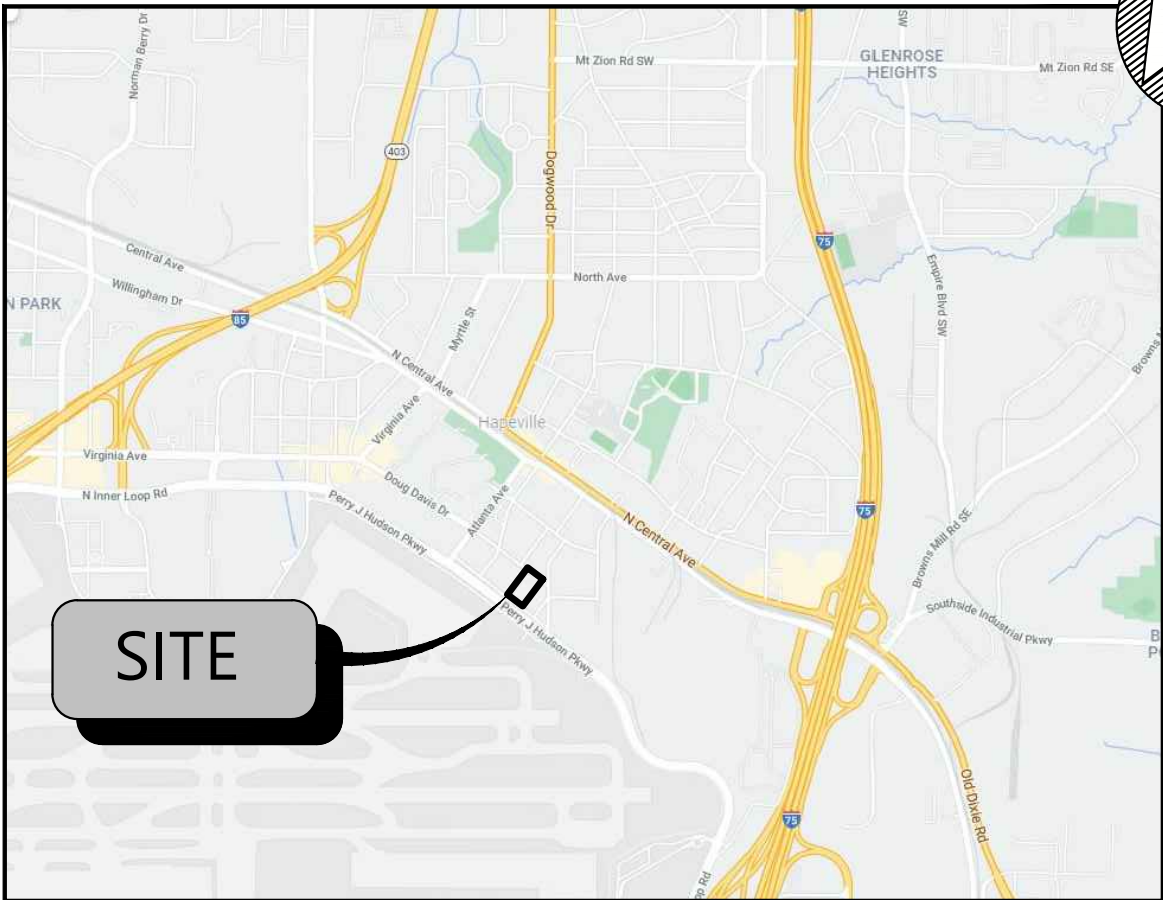
JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT SIDE REAR
MAX BUILDING HT 0' MIN / 15' MAX
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 WARRANTED 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 NEGLIGENCE 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

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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 incurred by the contractor's failure to locate and preserve any and all underground utilities.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE CONTRACTOR SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR 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
LAKEVIEW, GA 30043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PE003804

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

DRAWN BY: KT

CHECKED BY: DW

PROJECT MANAGER: TS

JOB #: 21002729

FILE CODE: CSP

SHEET NO.

0 10' 20'

SCALE: 1"=20'

L-1.0

CAD FILE: L100 LANDSCAPE POD E

Page 164 of 203



C
Enhanced

B2

A

C

C

A

B2

C



Hapeville Townhomes 8-Plex Pod E Units 1-8 Front Elevation

12.23.21



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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C

B2

A

C

A

B2

C
Enhanced



Hapeville Townhomes 7-Plex Pod E Units 9-15 Front Elevation

12.23.21



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A

A



Hapeville Townhomes 2-Plex Pod E Units 16-17 Front Elevation

12.23.21



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A

A

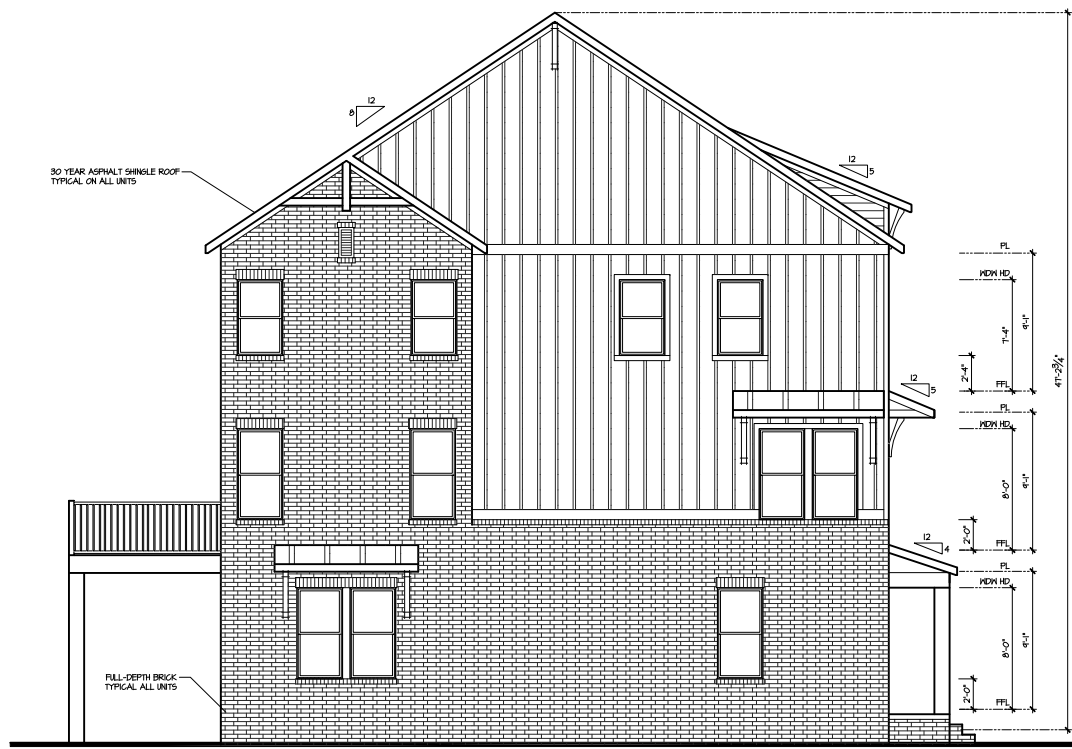


Hapeville Townhomes 2-Plex Pod E Units 18-19 Front Elevation

12.23.21



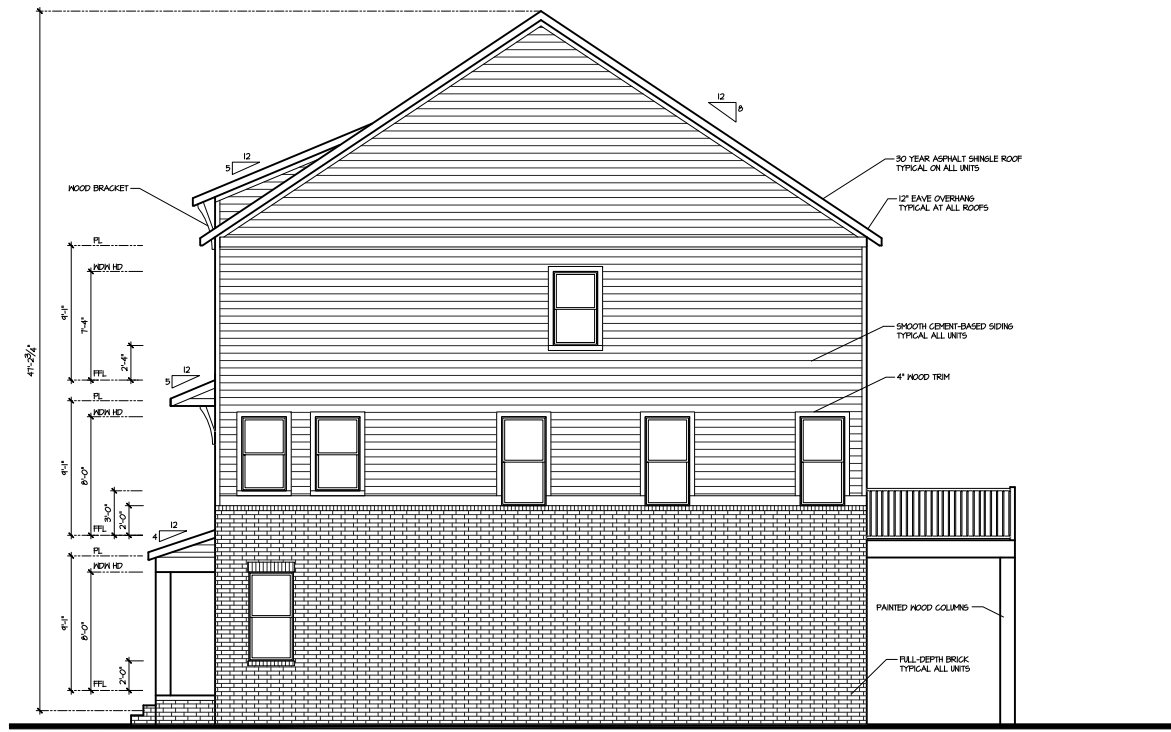
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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left - C - street



Hapeville Town Homes
DR Horton
Pod E Units 1-8



right - C



Hapeville Town Homes
DR Horton
Pod E Units 1-8

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODE.3



left - A



right - A



A A
Hapeville Town Homes
DR Horton
Pod E Units 16-17



A A
Hapeville Town Homes
DR Horton
Pod E Units 16-17

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Hapeville
TH's**

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

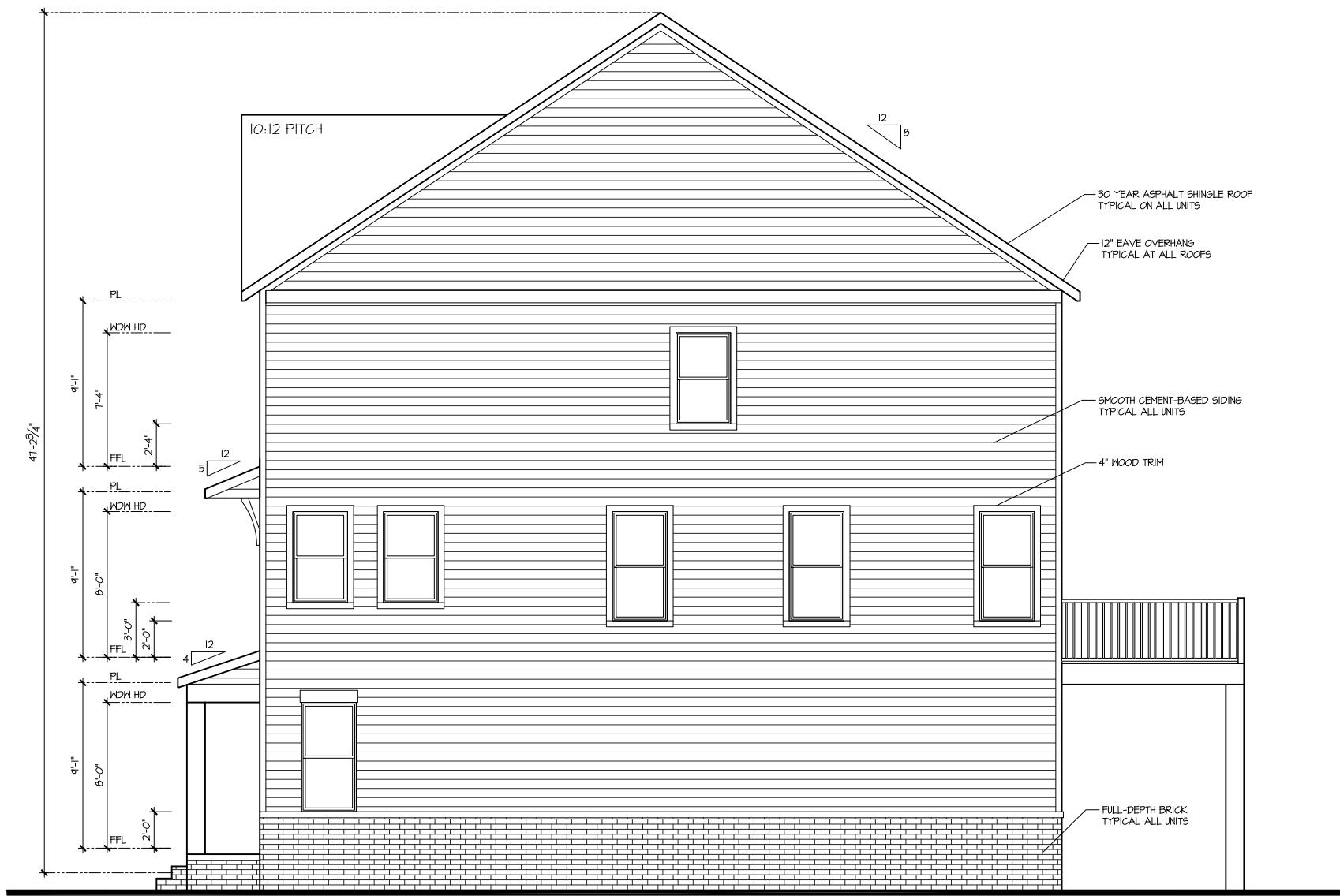
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**PLAN 1
EXTERIOR
ELEVATIONS**

PRINT DATE:
Jan 12, 2022

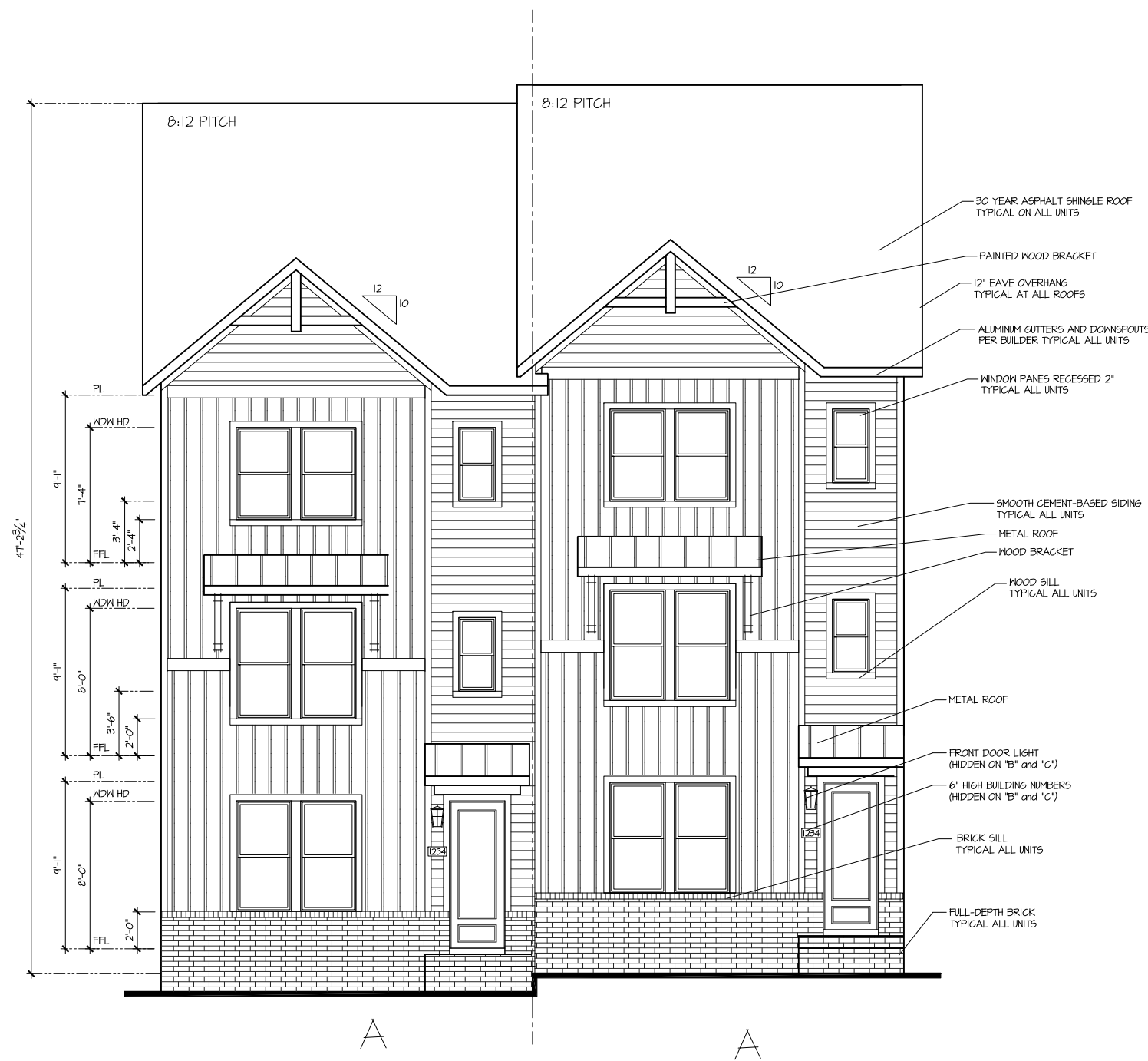
SHEET NO:
PODE



left - A



right - A



Hapeville Town Homes
DR Horton
Pod E Units 18-19



Hapeville Town Homes
DR Horton
Pod E Units 18-19

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODE.1

DR HORTON

MODEL 'ASBURY 1 PLAN'
MODEL 'ASBURY 2 PLAN'
(DESIGN SUBMITTAL)

NO.	DATE:	REVISION:
⚠	11.17.21	
⚠	12.23.21	
⚠	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

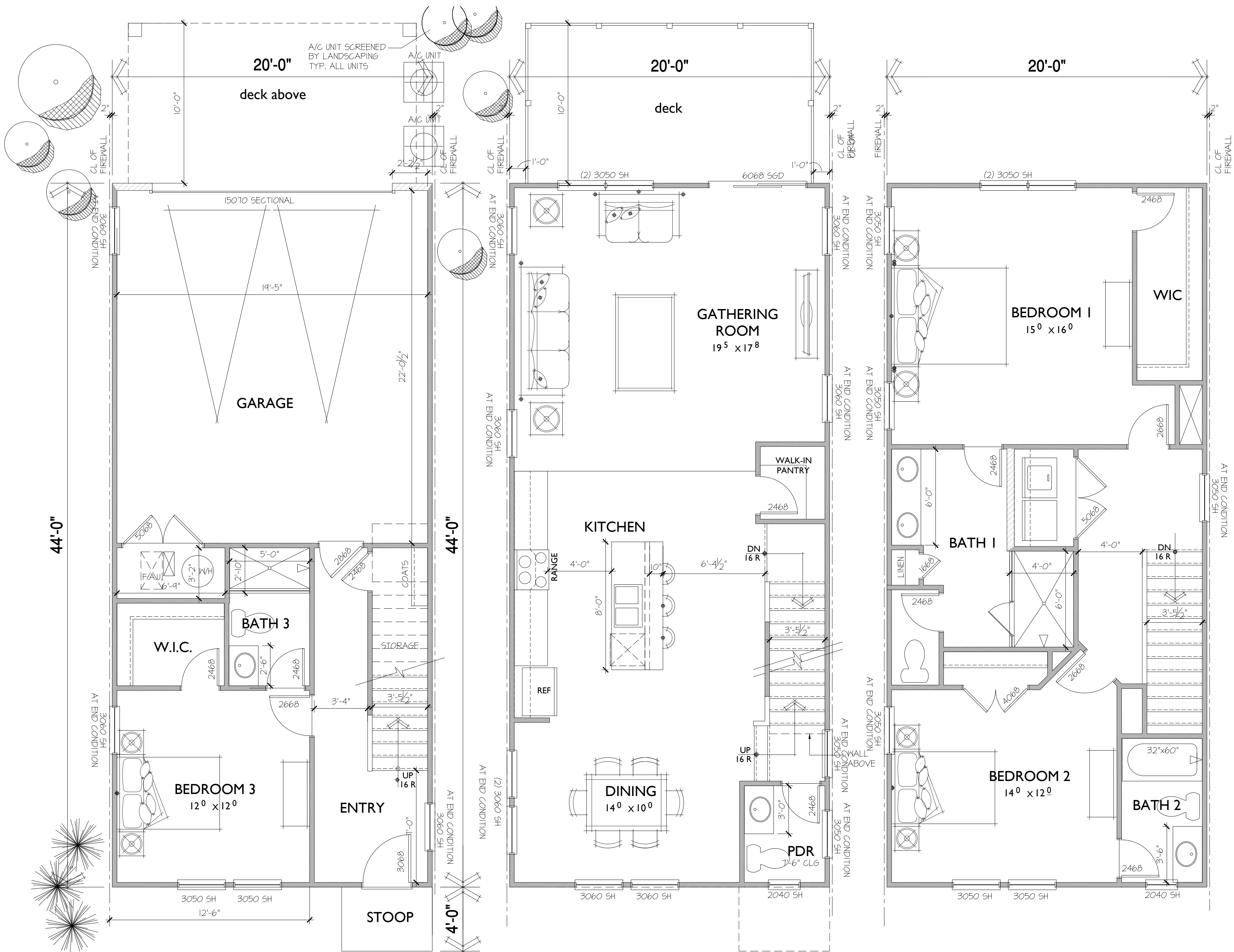
TITLE SHEET

PRINT DATE:

Jan 12, 2022

SHEET NO:

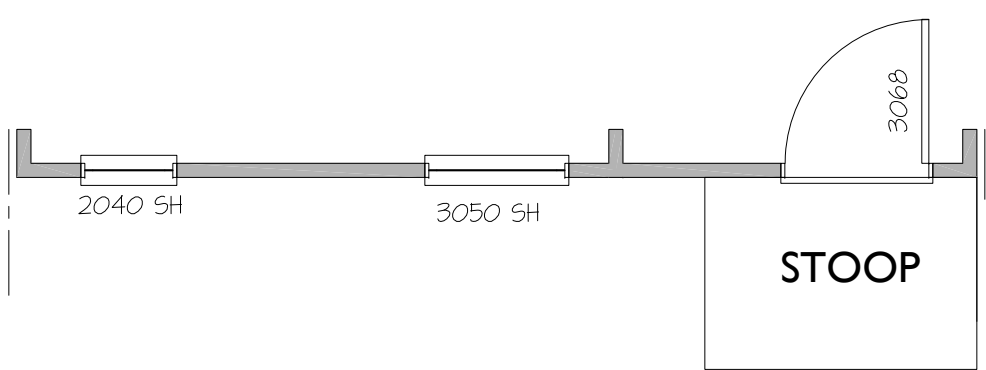
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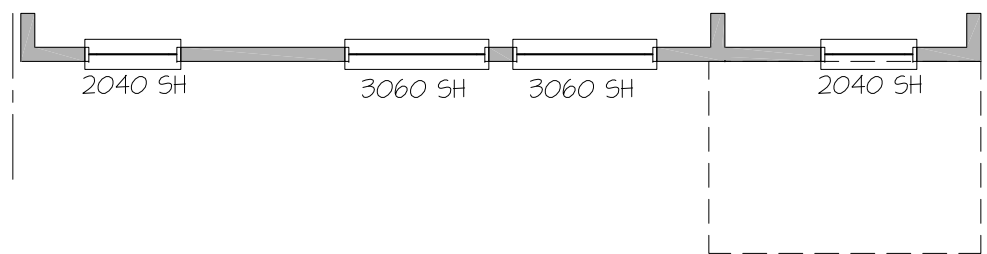
first floor 'A'

second floor 'A'

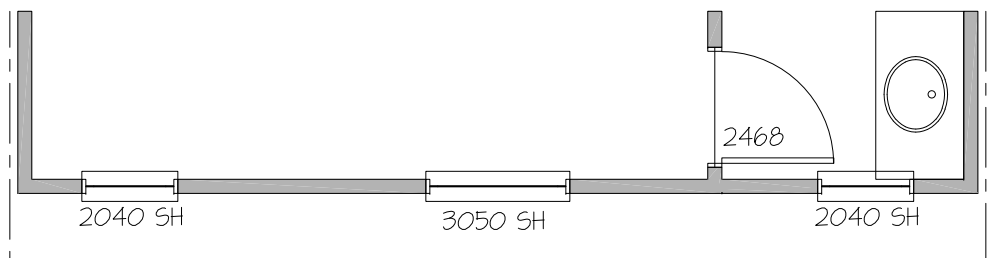
third floor 'A'



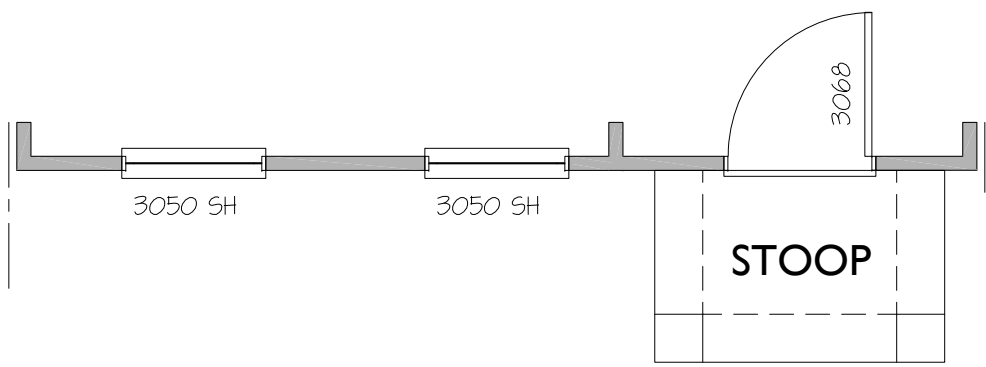
first floor 'B'



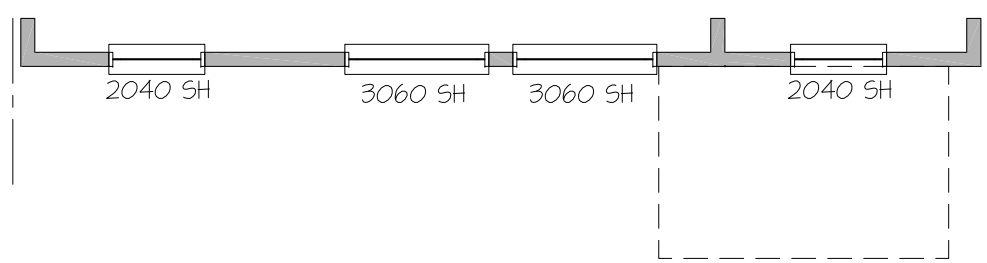
second floor 'B'



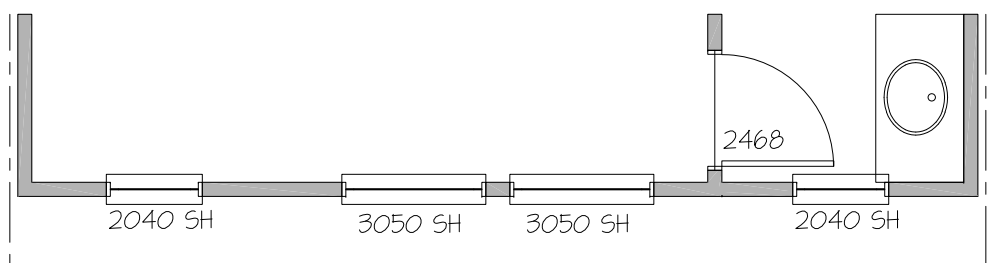
third floor 'B'



first floor 'C'



second floor 'C'



third floor 'C'

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	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:



PROJECT NO: GMD21025

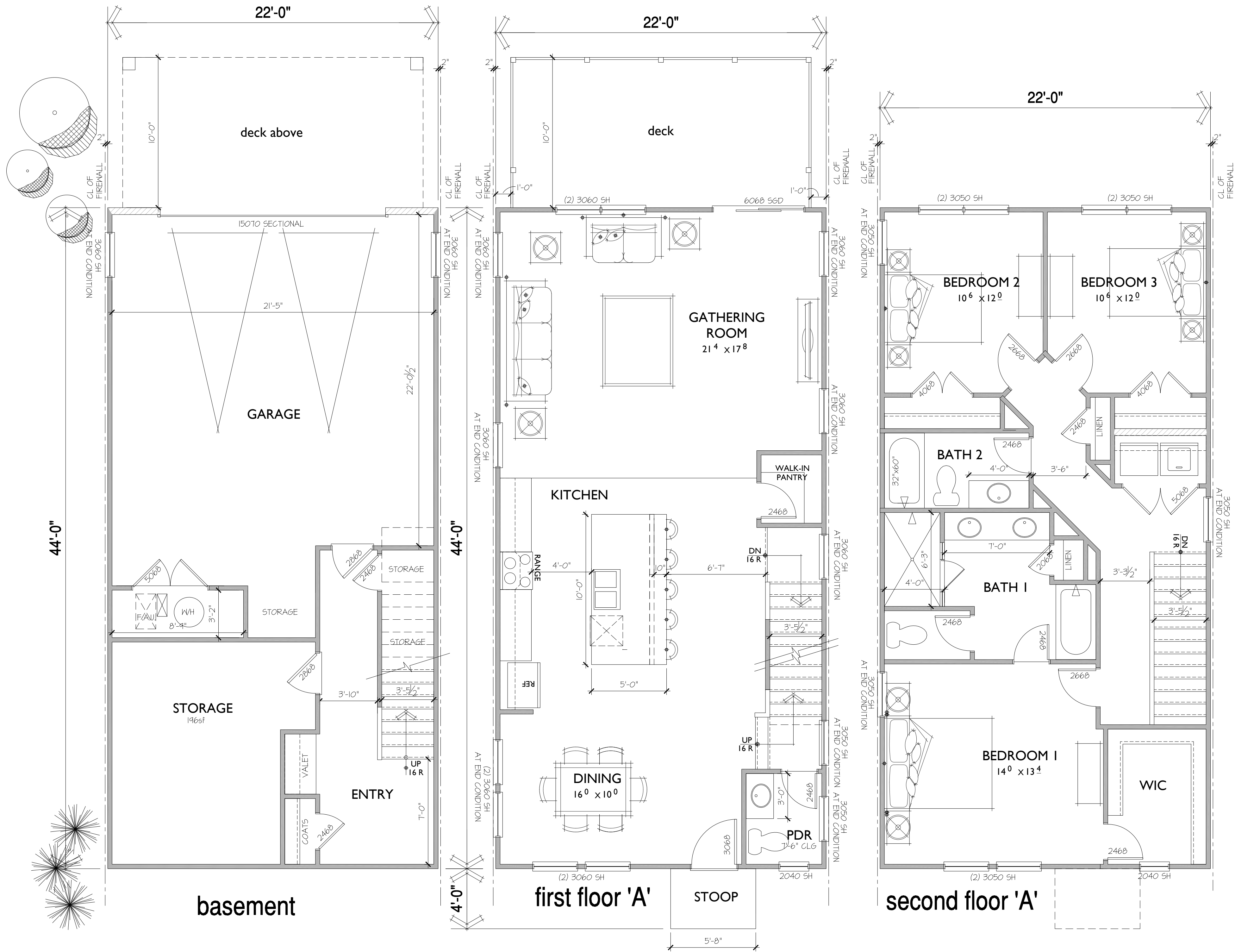
SHEET TITLE:
ASBURY 1 PLAN
FLOOR
PLANS

PRINT DATE:

Jan 12, 2022

SHEET NO:

F.P.



area calc:

bsmnt: 202 sq ft

ffl: 920 sq ft

sfl: 968 sq ft

total: 2090 sq ft

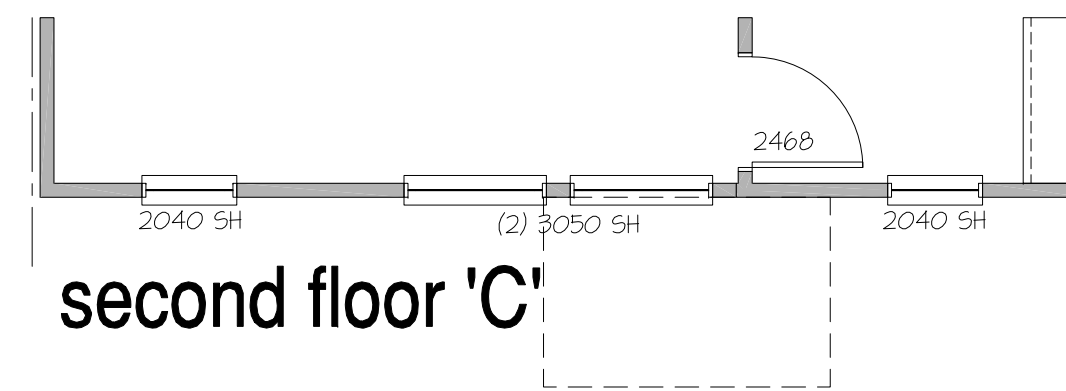
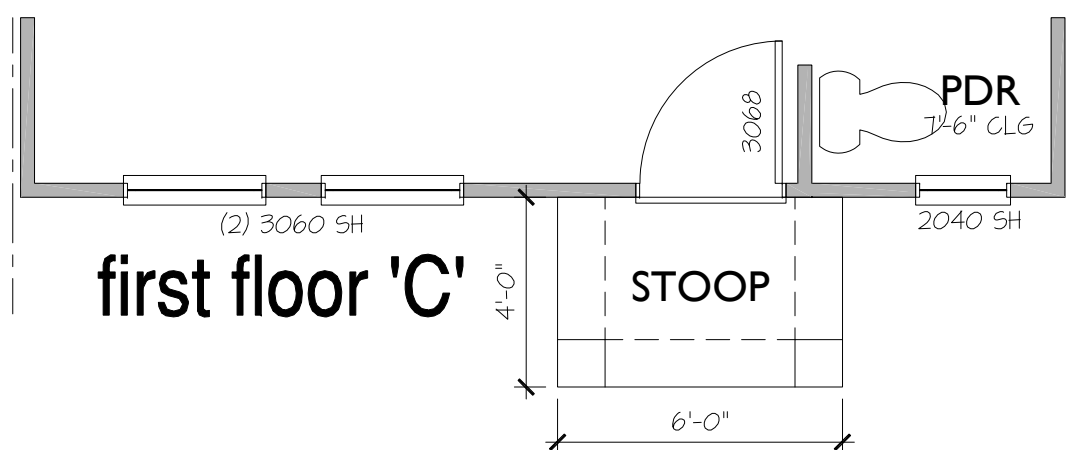
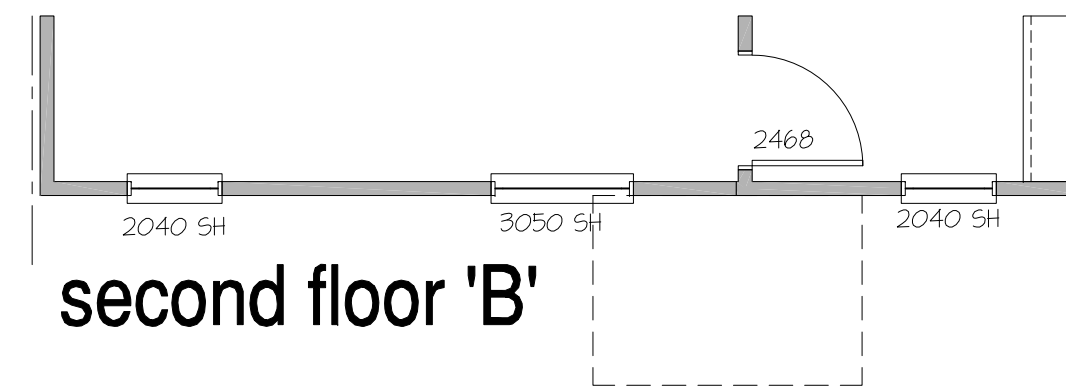
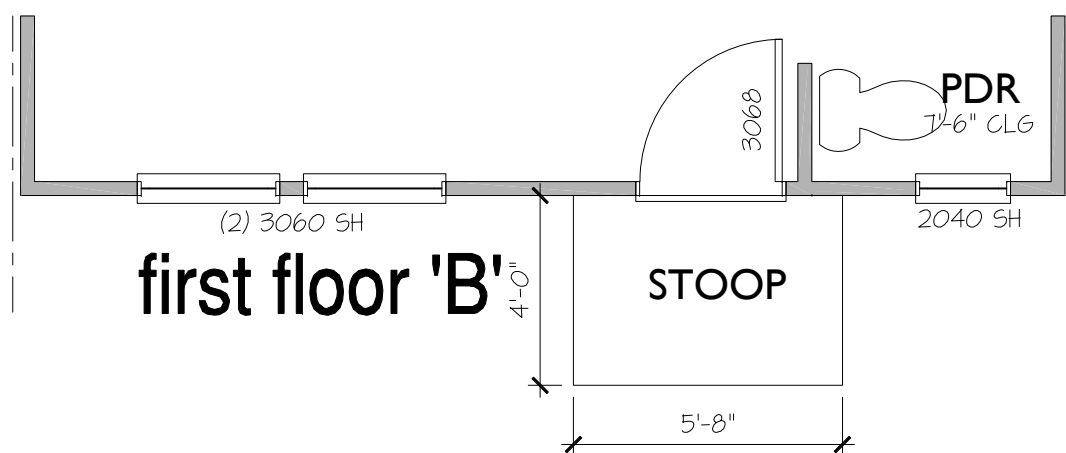
plates: bsmnt = 9'-1"

1st = 9'-1"

2nd = 9'-1"

fnd: basement

flr: 14" open web



NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:
**ASBURY 2 PLAN
FLOOR
PLANS**

PRINT DATE:
Jan 12, 2022

SHEET NO:
F.P.1



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: January 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - Asbury Park Townhomes, Pod 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 homes to be located in Pod 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. 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: Some heights are 36' 9". 47 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade. Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be 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. This is being addressed in Site Plan Revisions.**
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-scale
-  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 from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: Height of stoop not provided. Design exception may be required.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

- ⊙ **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.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family⁹ 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

Missing Information or Non Compliance with Standards

Some townhomes do not meet height requirement. 47' 2 3/4" high is taller than zoning allows - 45'. Height is measured from average grade.
Sidewalk widths and landscape area widths should be provided. They should meet the RMU standards. Design exception may be required.
Fence, wall, curb or hedge is required as part of RMU Code and must be shown.
Ensure all mechanical is screened.
Height of stoops must be provided. May require design exception.
Interior lighting for the pathways should be shown.
Street lights, similar to those on Atlanta Avenue and South Fulton Ave should be included.

End Units are 1, 4, 5, 9, 10, 13, 14, 19, 20, 25, 26, 32

Design Exceptions are required for the following:

Sidewalks were developed to the RMU Standards.
Fire Marshall has required a wider driveway and multiple curb cuts for access.
Allow for shed roofs on stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/23/2021

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: _____

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

12/23/2021
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: 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.

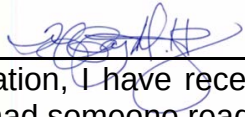
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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
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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.

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 MAY BE INCURRED 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 PROVIDER SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

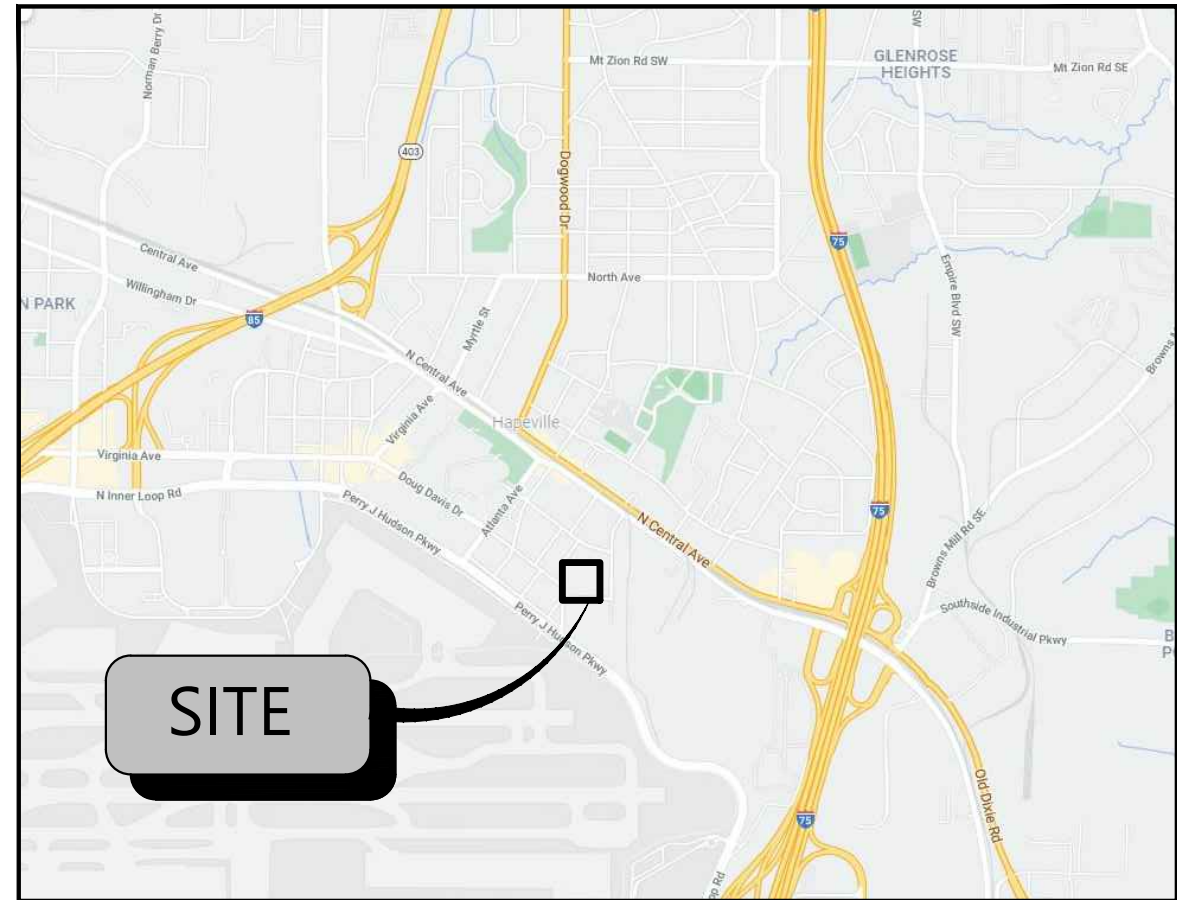
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24 HOUR
EMERGENCY CONTACT
24 HR CONTACT NAME
24 HR CONTACT #

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CERTIFICATE OF AUTHORIZATION
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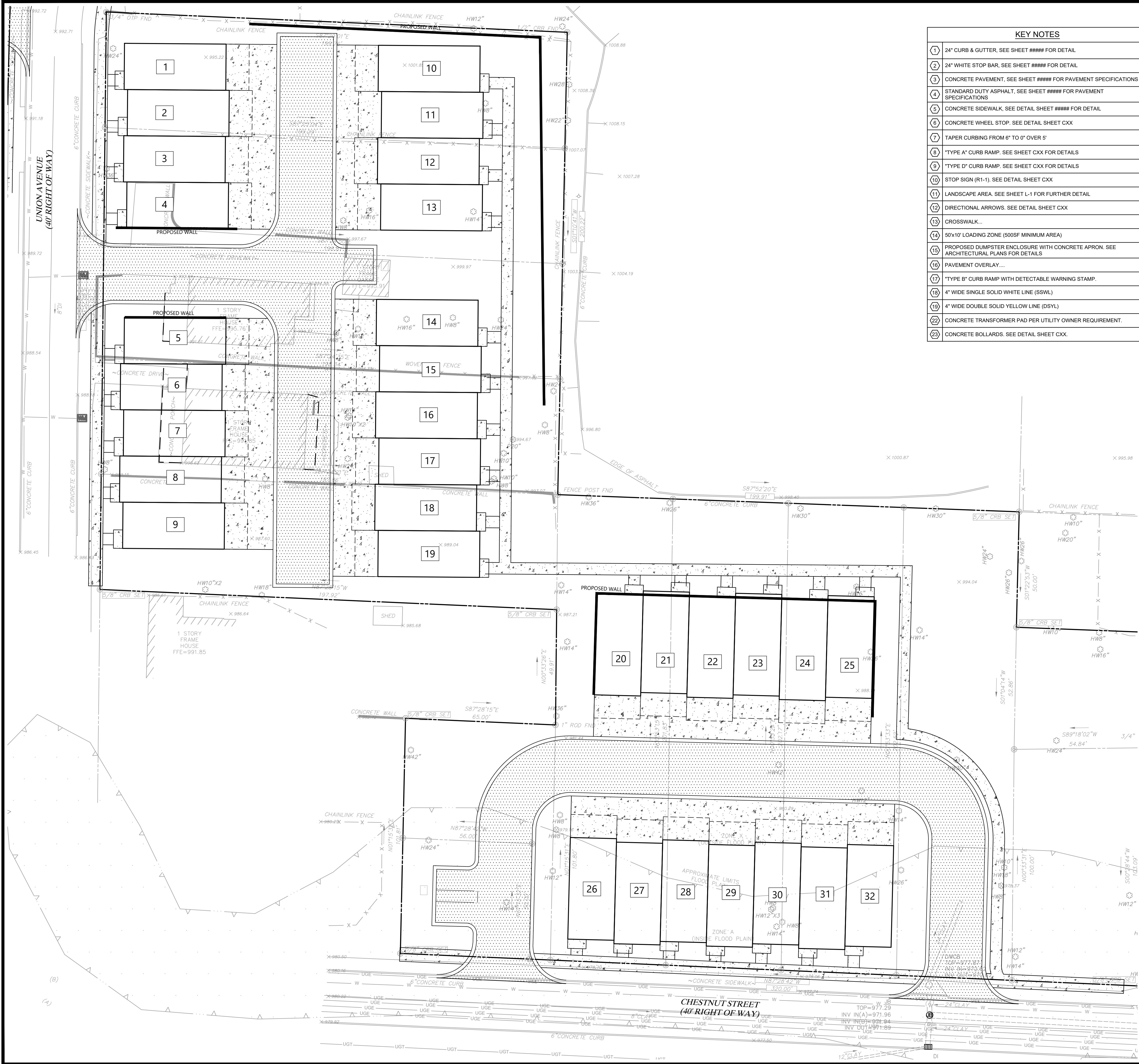
VICINITY MAP
N.T.S.

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).
⑳	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
㉑	CONCRETE BOLLARDS. SEE DETAIL SHEET CXX.

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
	ADA 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 F	2.21 AC
POD F OPEN SPACE REQU.	20% (0.442 AC)
POD F OPEN SPACE PROVIDED	20% (0.442 AC)
POD F DENSITY:	32 UN (14.4 UN/AC)
PRODUCT TYPE	20'W X 54'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. 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.	



PROJ. SECTION

CHESTNUT ST

HAPEVILLE

FULTON COUNTY, GA

D.R. HORTON

HAPEVILLE TOWN HOMES POD F

SITE DEVELOPMENT PLANS

SITE PLAN POD F

DATE

2021-10-07

REVISIONS

DRAWN BY: KT

CHECKED BY: DW

PROJECT MANAGER: TS

JOB #: 21002729

FILE CODE: CSP

SHEET NO.

0 10' 20'

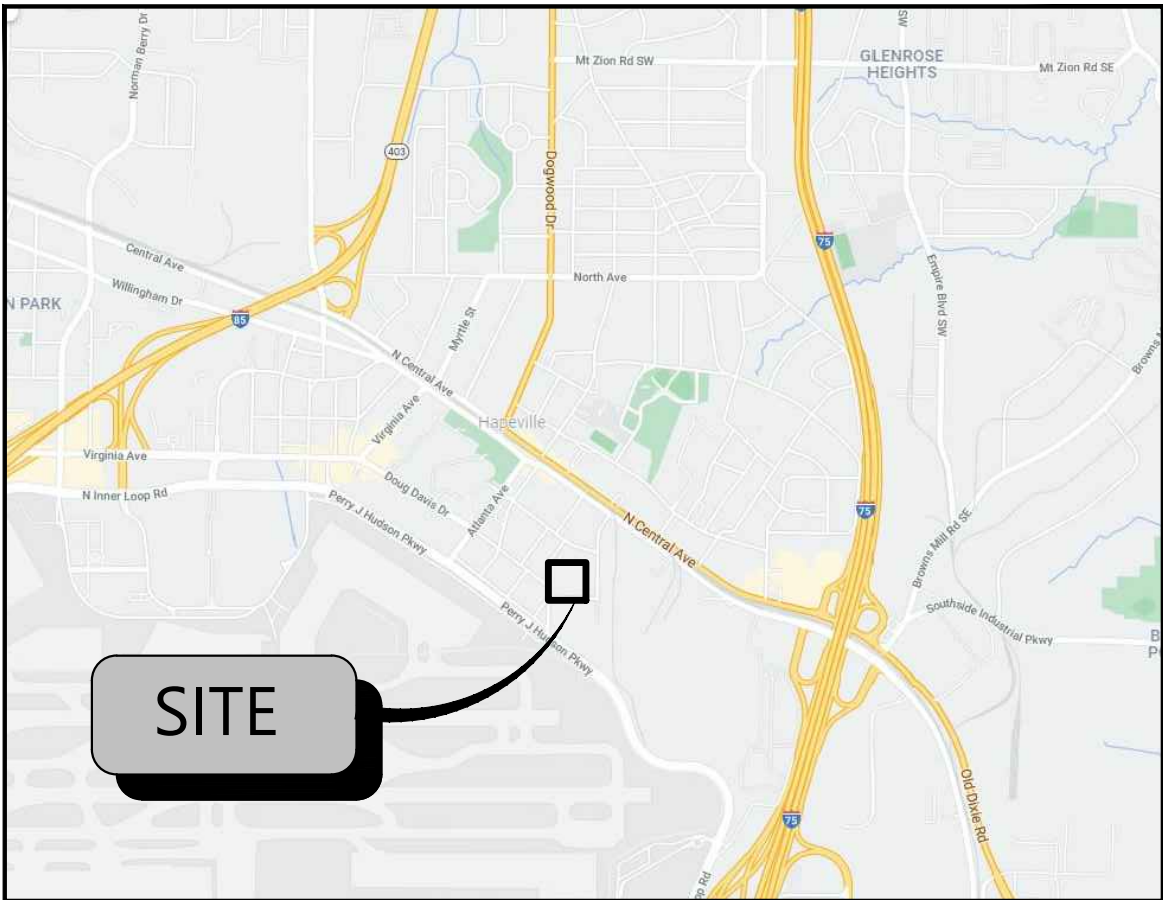
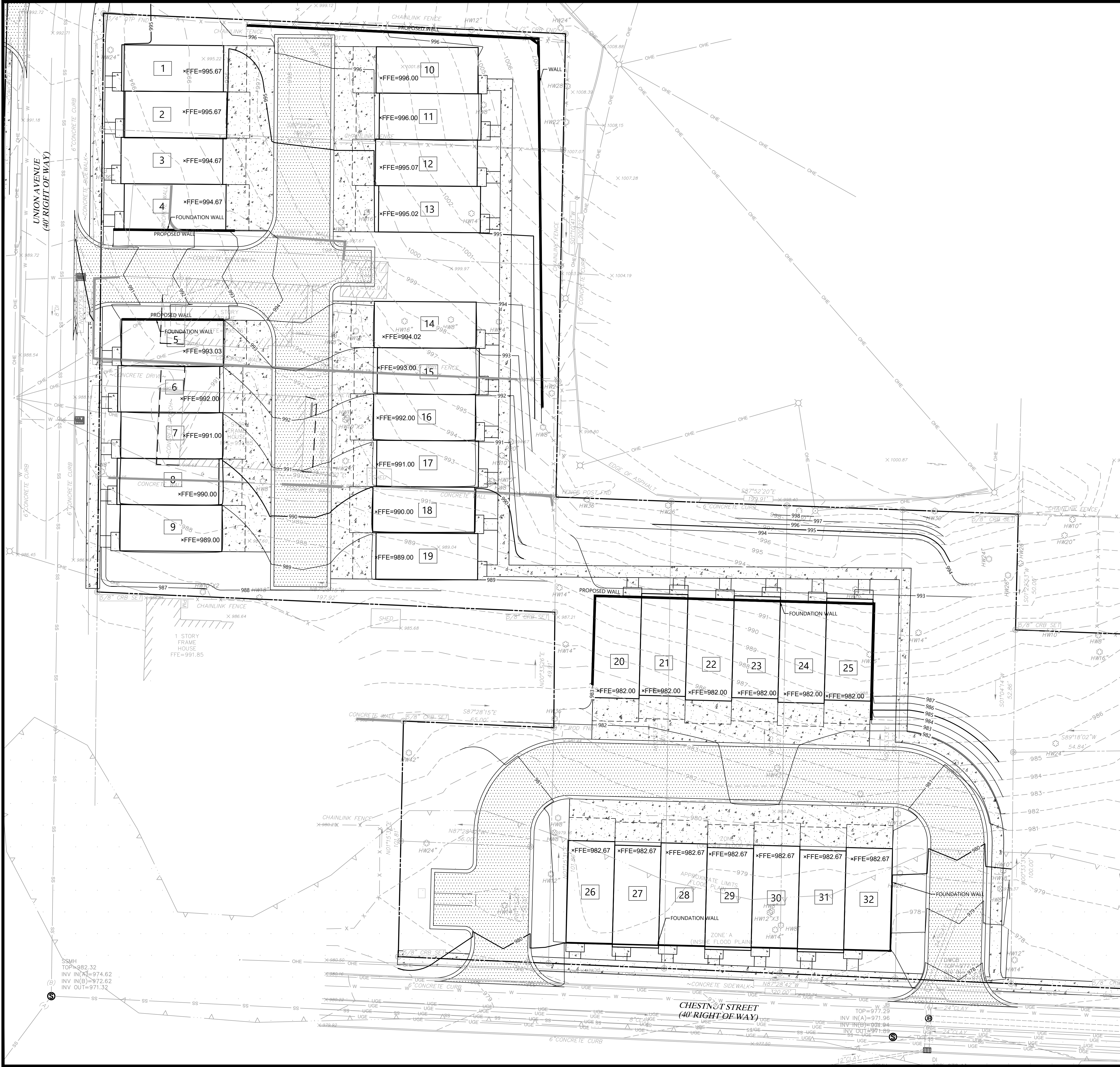
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CAD FILE: C30 SITE PLAN POD F

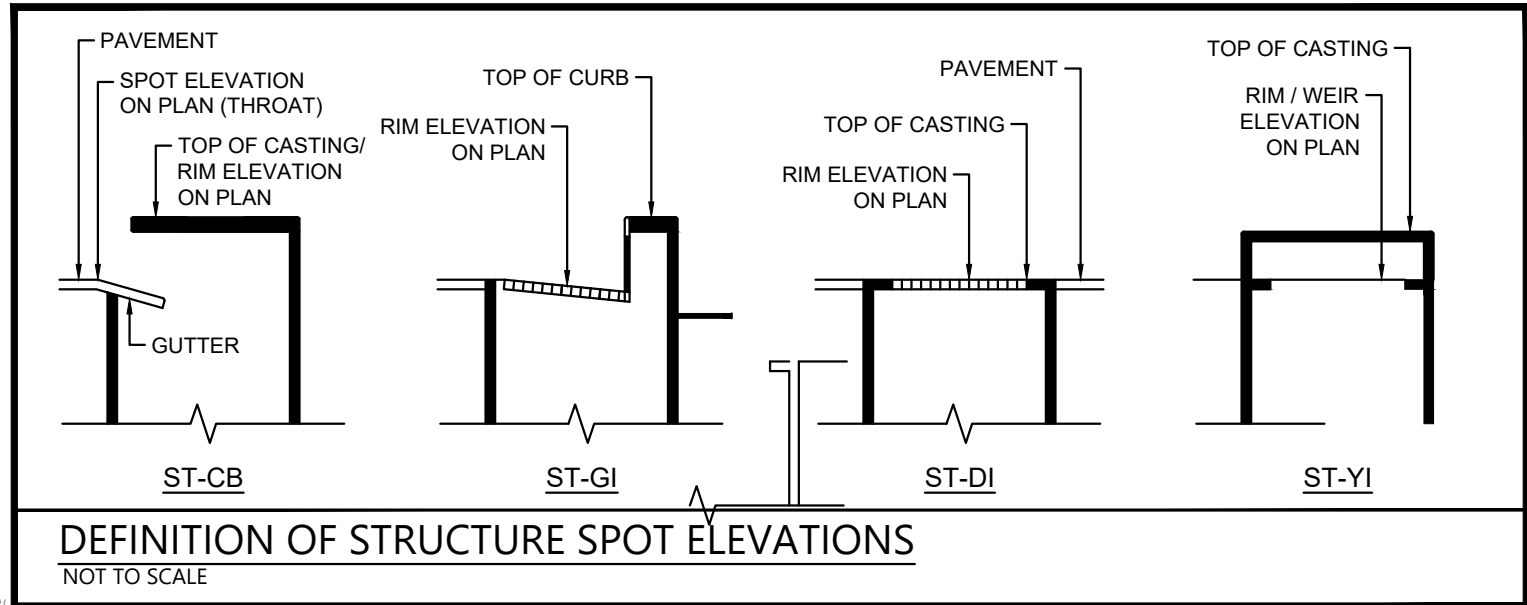
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C-3.0

FILE NAME: K:\21002729-Hapeville.dwg LAST SAVED BY: hhl 10/12/2021 10:52 AM PLOTTED BY: Tessa Shaw 10/12/2021 PAPER: A3606 FULL BLEED 2 (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENT)PCS RUP STYL: ATWELL28



VICINITY MAP
N.T.S.



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:**
- ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
 - NOT SLOPES ARE TO BE STEEPER THAN 3:1
 - ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
 - ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - TOPOGRAPHIC SURVEY BY PROJ SURVEYOR, DATED SURVEY DATE.
 - FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C0366F, 13121C0366F, DATED SEPTEMBER 18, 2013.
 - 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.
 - OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
 - 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-IN AND GRADING.
 - VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
 - ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
 - 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
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED BREAK LINE
	EXISTING STORM LINE
	PROPOSED STORM LINE
	PROPOSED RETAINING WALL
	PROPOSED SPOT ELEV
	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.

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 AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED 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 DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR 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 DRIVE, SUITE 120
LAUREL, MD 20643
866.850.4200
CERTIFICATE OF AUTHORIZATION
CA-PED03804

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

DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO.

0 10' 20'
SCALE: 1"=20'

CAD FILE: C380 GRADING PLAN PDF

BOTTOM RIGHT

C-4.0



C

B

A

C



Hapeville Townhomes 4-Plex Pod F Units 1-4 Front Elevation

12.23.21



GMD-GA 21025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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B

A

C

A

B



**Hapeville Townhomes
5-Plex Pod F Units 5-9
Front Elevation**

12.23.21

GMD-GA 21025

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C

B

A

C



Hapeville Townhomes 4-Plex Pod F Units 10-13 Front Elevation

12.23.21



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B

C

A

C

A

B



Hapeville Townhomes 6-Plex Pod F Units 14-19 Front Elevation

12.23.21



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C

B

A

C

A

C



Hapeville Townhomes 6-Plex Pod F Units 20-25 Front Elevation

12.23.21



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C

A

C

B

C

A

C



**Hapeville Townhomes
7-Plex Pod F Units 26-32
Front Elevation**

12.23.21



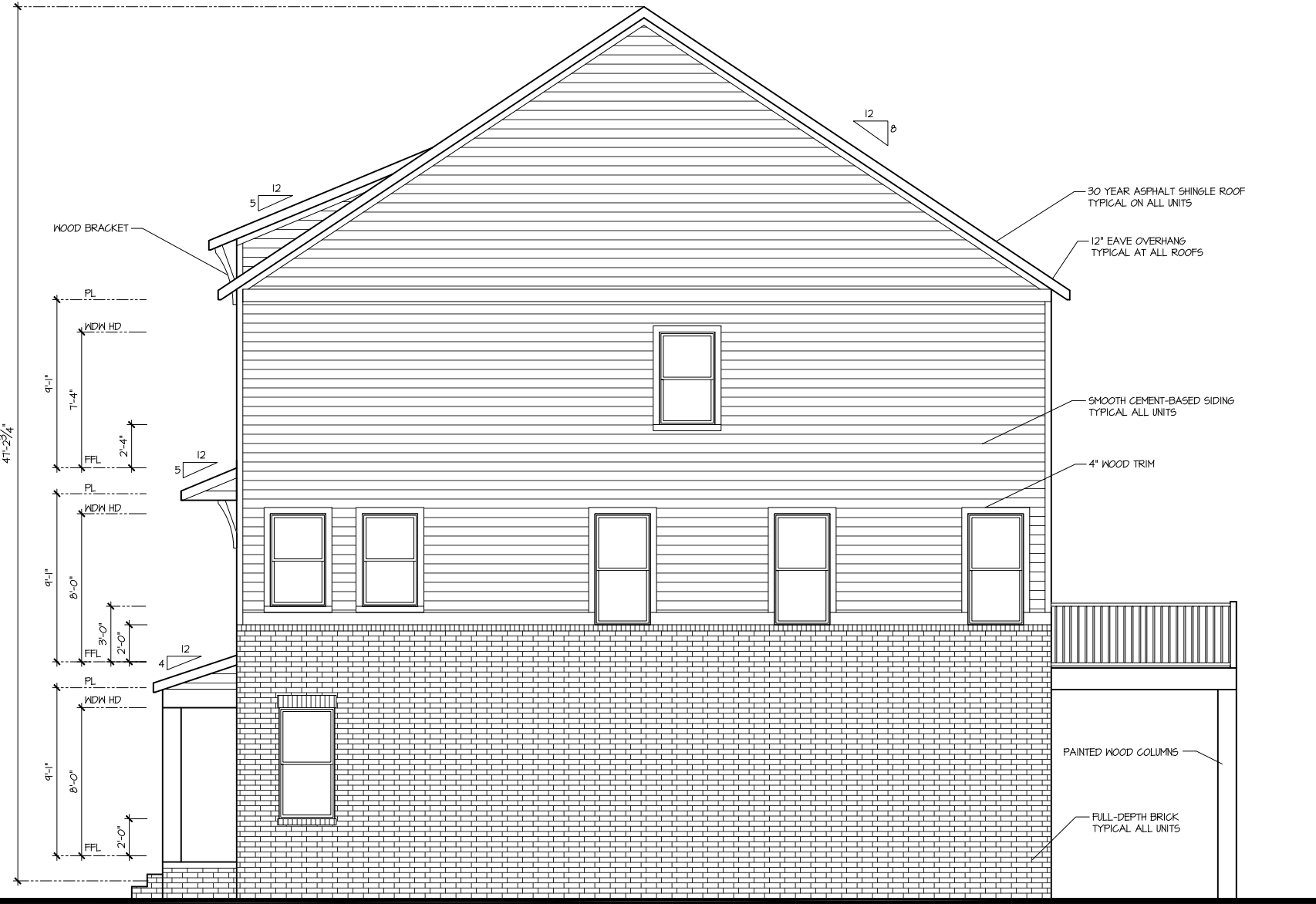
GMD-GA 21025

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left - C

Hapeville Town Homes
DR Horton
Pod F Units 1-4



right - C



Hapeville Town Homes
DR Horton
Pod F Units 1-4

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Hapeville
TH's**

Atlanta Div.

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

**PLAN 1
EXTERIOR
ELEVATIONS**

PRINT DATE:

Jan 12, 2022

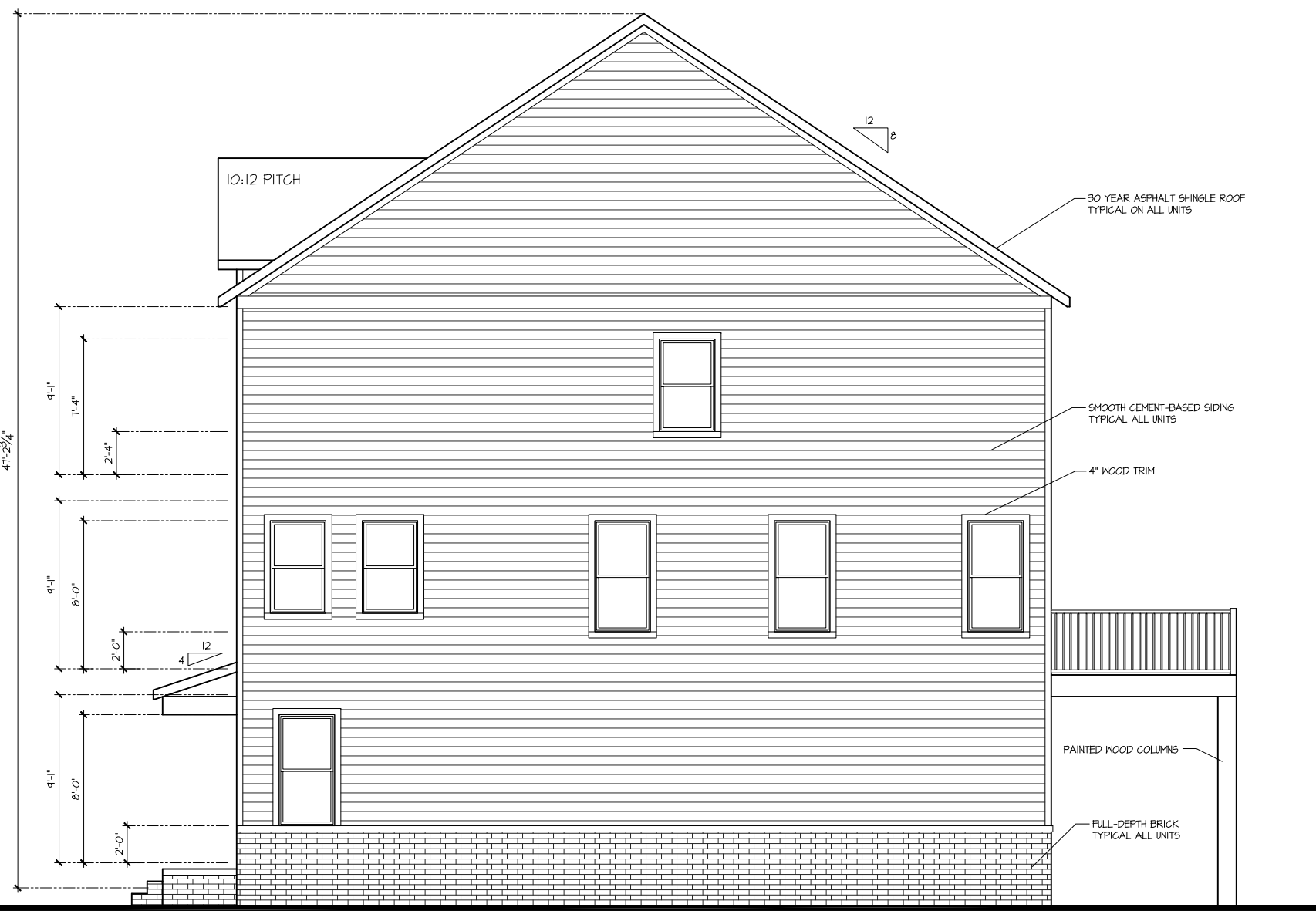
SHEET NO:

PODF



left - B

Hapeville Town Homes
DR Horton
Pod F Units 5-9



right -B



Hapeville Town Homes
DR Horton
Pod F Units 5-9

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Hapeville
TH's**

Atlanta Div.

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

**PLAN 1
EXTERIOR
ELEVATIONS**

PRINT DATE:

Jan 12, 2022

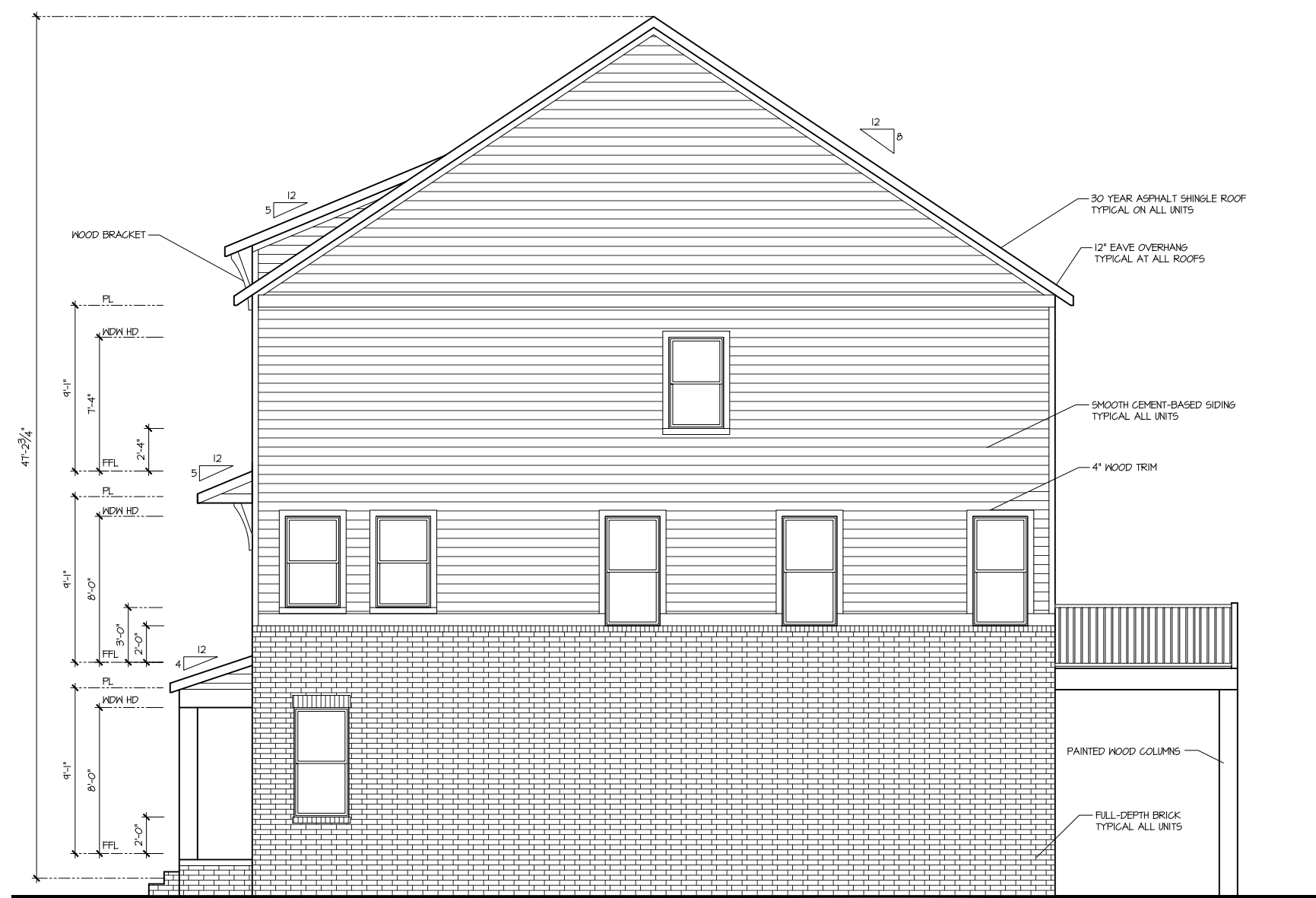
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PODF.2



left - C

Hapeville Town Homes
DR Horton
Pod F Units 10-13



right - C



Hapeville Town Homes
DR Horton
Pod F Units 10-13

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Hapeville
TH's**

Atlanta Div.

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 1
**EXTERIOR
ELEVATIONS**

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODF.1



Hapeville Town Homes
DR Horton
Pod F Units 14-19



Hapeville Town Homes
DR Horton
Pod F Units 14-19

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

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America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

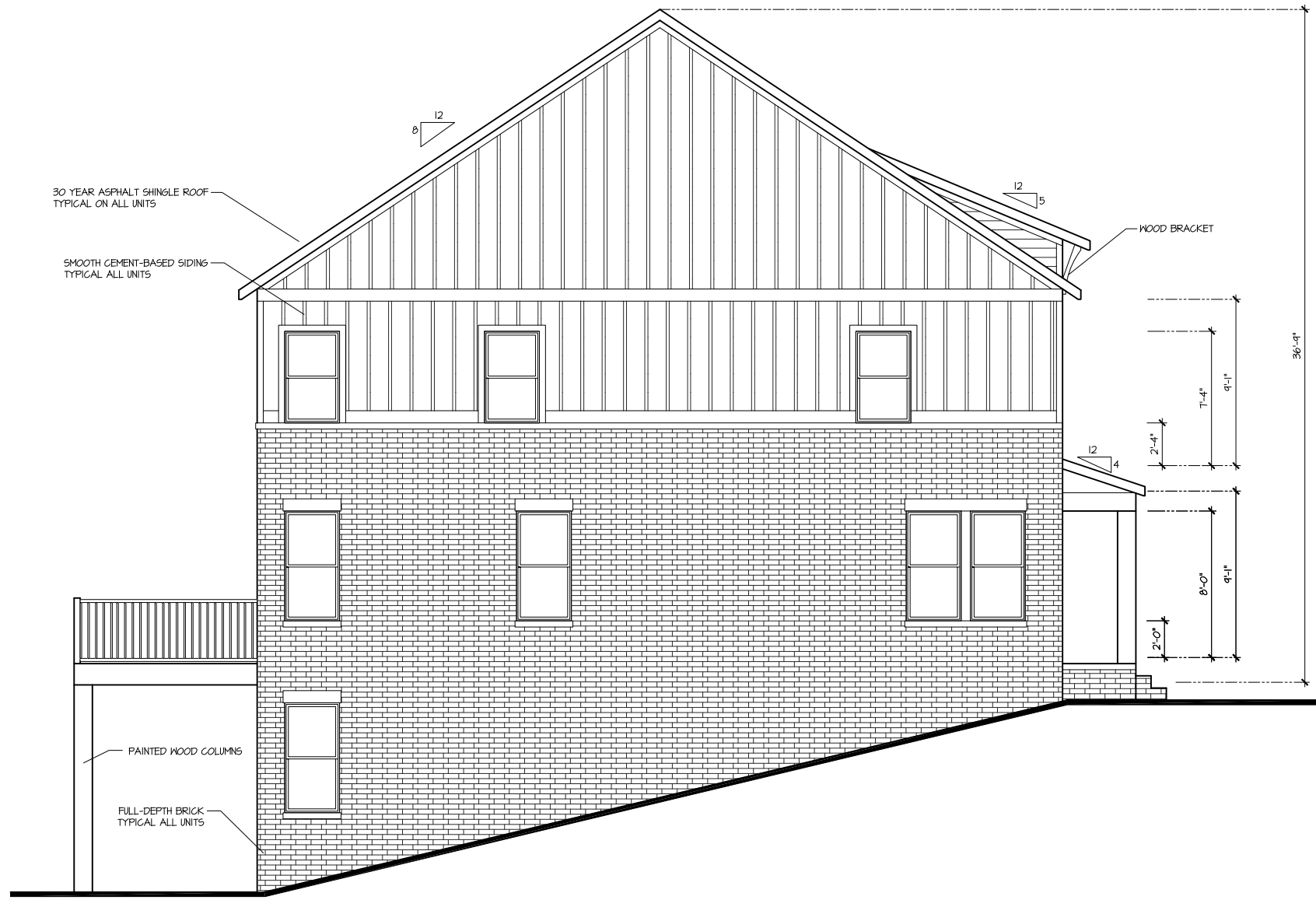
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EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

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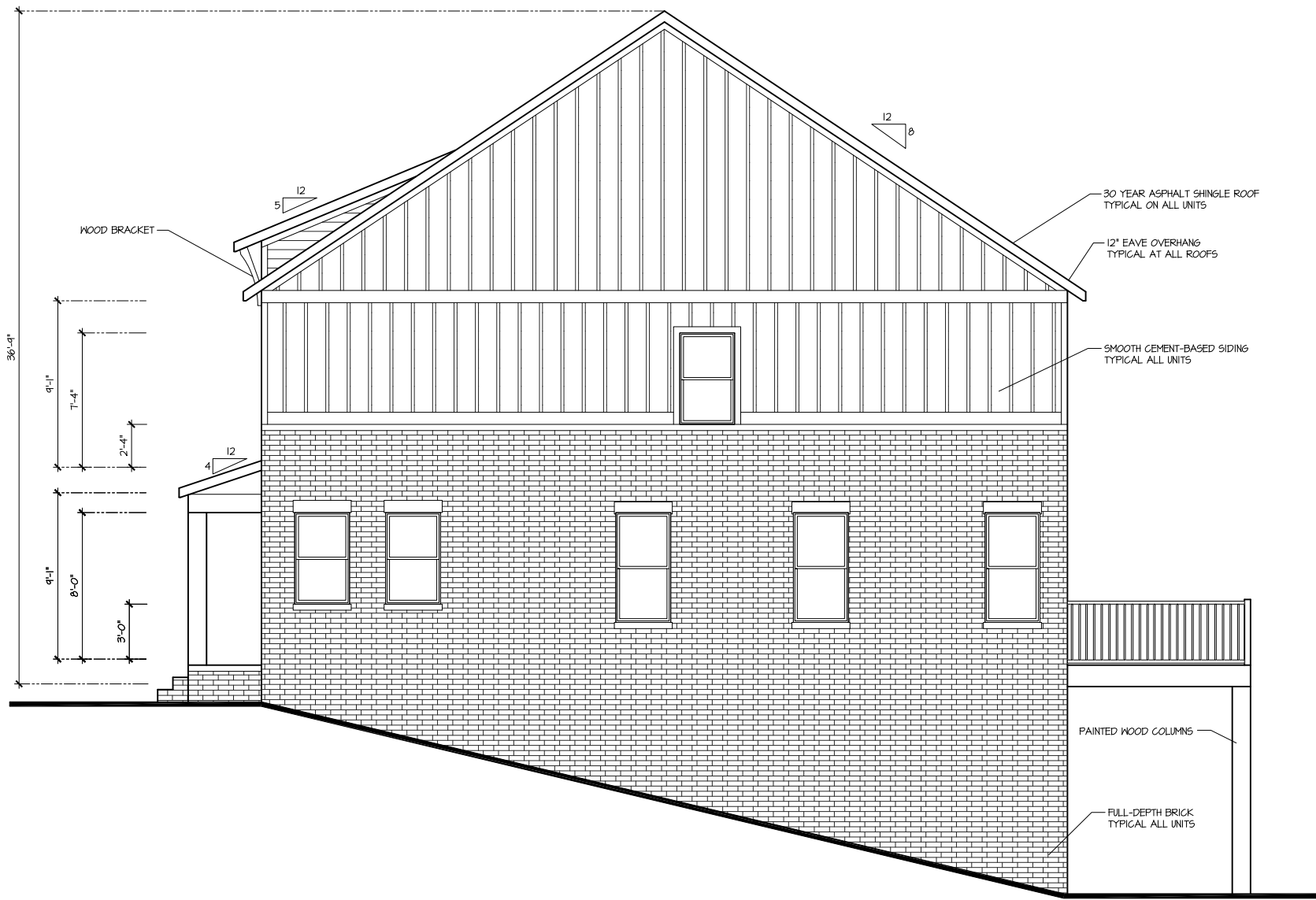
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left - C



Hapeville Town Homes
DR Horton
Pod F Units 20-25



right - C



Hapeville Town Homes
DR Horton
Pod F Units 20-25

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

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America's Builder

PROJECT NO: GMD21025

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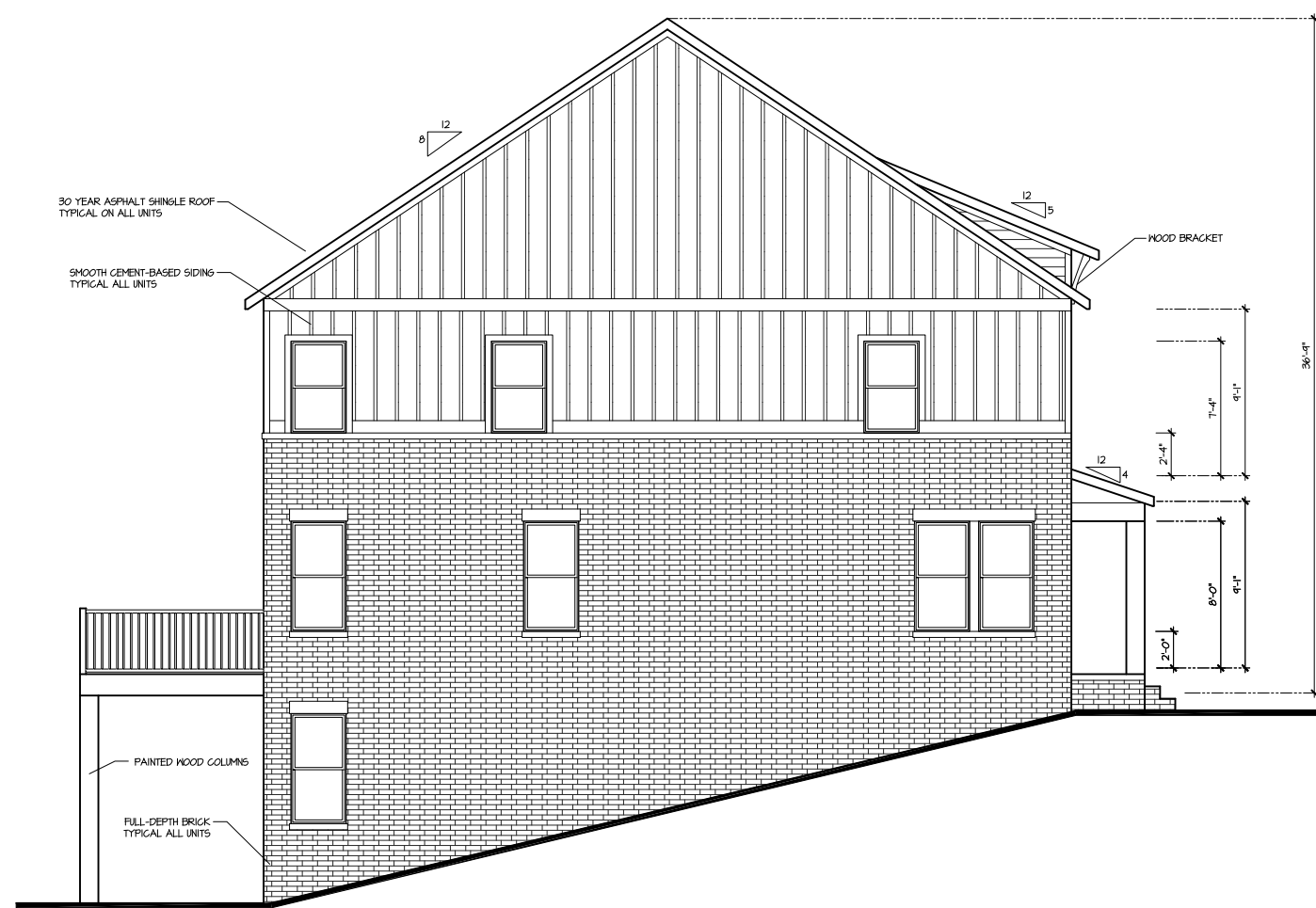
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EXTERIOR
ELEVATIONS

PRINT DATE:

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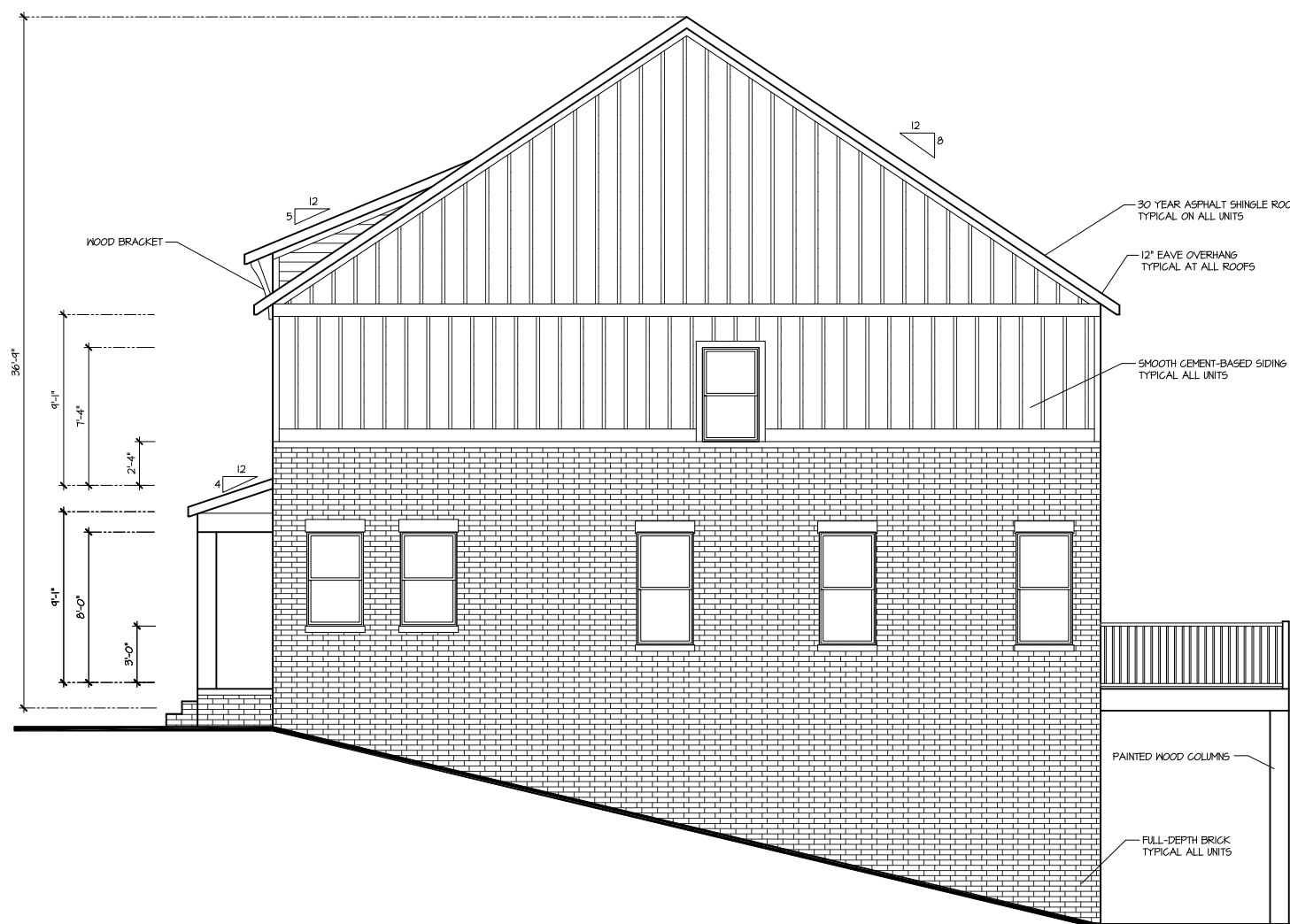
PODF.4



left - C



Hapeville Town Homes
DR Horton
Pod F Units 26-32



right - C



Hapeville Town Homes
DR Horton
Pod F Units 26-32

NO.	DATE:	REVISION:
1	11.17.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

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America's Builder

PROJECT NO: GMD21025

SHEET TITLE:

PLAN 2
EXTERIOR
ELEVATIONS

PRINT DATE:

Jan 12, 2022

SHEET NO:

PODF.5

DR HORTON

MODEL 'ASBURY 1 PLAN'
MODEL 'ASBURY 2 PLAN'
(DESIGN SUBMITTAL)

NO.	DATE:	REVISION:
△1	11.17.21	
△2	12.23.21	
△3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville
TH's

Atlanta Div.

CLIENTS NAME:

DR HORTON
America's Builder

PROJECT NO: GMD21025

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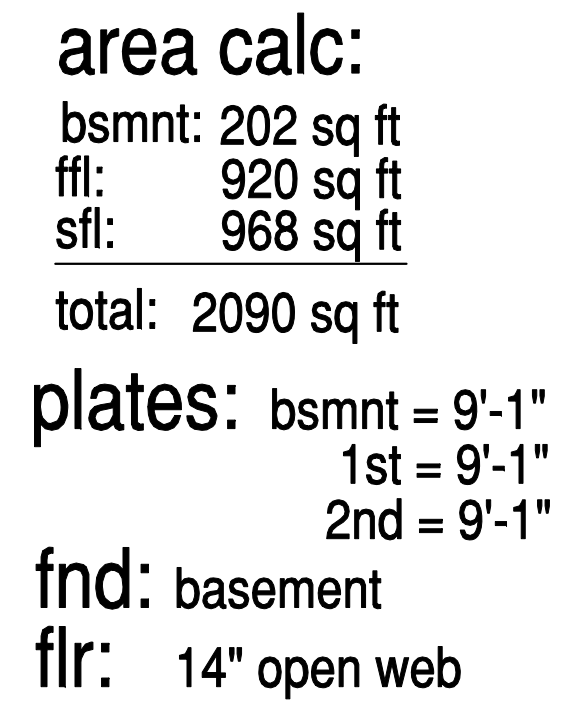
TITLE SHEET

PRINT DATE:

Jan 12, 2022

SHEET NO:

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NO:	DATE:	REVISION:
1	11.11.21	
2	12.23.21	
3	01.04.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

Hapeville TH's

Atlanta Div.

CLIENTS NAME:



PROJECT NO: GMD21025

SHEET TITLE:
ASBURY 2 PLAN
FLOOR
PLANS

PRINT DATE:
Jan 12, 2022

SHEET NO:

F.P.1