

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

Key:

DATE: October 11, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 801 Virginia Avenue

Compliant:

Not Compliant:

Incomplete:
Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from Joseph Latimer for the exterior remodel of an existing 4,962 square foot commercial building located at 801 Virginia Avenue. The new exterior will include metal siding, storefront windows, brick, and concrete masonry. The facility will be used as a catering kitchen.

The property is zoned V, Village, is located within the A-D, Arts District overlay, and is subject to the Commercial/Mixed-Use area of the Architectural Design Standards.

CODE

SEC. 81-1-6. COMMERCIAL/MIXED-USE AREA

(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.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✓ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:

One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.

Reserved.

- ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- O Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.
 - Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES:

- The existing structure is nonconforming with Village setback requirements.
- The existing structure does not enfront for the minimum 80% of the width of the front setback.
- The existing sidewalk does not provide the required landscape area and was installed by the City.
- Scope of project does not include changes to the site, building, or sidewalk.

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.

All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:

The supplemental area shall be hardscaped.

Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.

- Services, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- O "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- O For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3.

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.

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

- ✓ Chain link fencing is not permitted in areas visible from a public right-of-way.
- Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
 - A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES:

- A design exception will be required to continue use of existing storefront style and the installation of a landscape buffer instead of required "storefront and awning" style.
- The proposed 15' landscape buffer at the rear of the development is 5' narrower than the 20' required and does not provide a required permanent opaque wall.

(d) Utility standards.

Mechanical features 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 nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Skylights are not permitted facing a public right-of-way.
- Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- Trees shall not be planted on top of storm drains.
- Service areas and dumpsters:

Shall be in the rear or side yard of the development; and

Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES:

- The location and screening of mechanical features has not been provided.
- Scope of project does not include changes to utilities.

(e) Parking and traffic standards.

- O Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- O 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.
- O Circular drives are prohibited, with the exception of hotel and hospital uses.
- No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- ✓ Driveways shall have widths of:
 - One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✓ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- O Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard and 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.
- O Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✓ 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 apply when existing sidewalks not meeting this requirement are repaired or replaced.

- O Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- O Underground parking is allowed when possible.
- O Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- O Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES:

(f) Roof and chimney standards.

- O Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- O Roof shingles shall be slate, cedar, or asphalt.
- Noof tiles shall be clay, terra cotta or concrete.
- Street-facing gutters shall be copper, aluminum or galvanized steel.
- O Downspouts shall match gutters in material and finish.
- Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- O Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- O Chimneys located on an exterior building wall shall begin at grade.
- O Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- O Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- O In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: The structure will re-use the existing metal roof.

(g) Facade and style standards.

✓ Exterior facade materials shall be limited as follows:

Subarea A. Unpainted full-depth brick.

Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Subarea C. See neighborhood conservation area.

- Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - *Split-face block.* In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

Where a development includes only one building this requirement shall apply to said building. Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades

Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.

entirely of fiber cement siding and/or natural wood siding.

- In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- O Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

The first 20 feet of said facade meets the above requirements, and

The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.

Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

- Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-ofway.
- Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: • A design exception will be required for the use of metal panels as a façade material.

(h) 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.
- Sirst-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✓ 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.
- ✓ Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

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

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

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

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

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

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

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

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

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

Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.

Valance width and height must align horizontally.

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

Valance on awnings should always be loose as valances should not be rigidly framed.

Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited. Signs on awning must meet all requirements of the sign ordinance.

• The applicant should provide building numbers adjacent to the front entrance.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

- 1. A design exception will be required to continue use of existing storefront style and the installation of a landscape buffer instead of the required "storefront and awning" style.
- 2. The proposed 15' landscape buffer at the rear of the development is 5' narrower than the 20' required and does not provide a required permanent opaque wall.
- 3. A design exception will be required for the use of metal panels as a façade material.
- 4. The applicant should provide building numbers adjacent to the front entrance.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/17/2019 FOR REVIEW AT 10/16/2019 COMMITTEE MEETING

NOTE:	OTE: All applications must be typed or neatly printed. Applications authorized representative is required to personally appear at the Design F Meeting to answer questions.					
	Every attempt will be made to pla month's agenda following the s	neets the third Wednesday of each month. ace your application for review on the next submittal of a completed application with hat may not always be possible. The City cations as deemed necessary.				
Applicant: _Jo	seph Latimer	Contact Number:				
Applicants Ad	dress: 5200 Buffington Road, At	tlanta, GA 30349				
E-Mail Addres:	s:_joseph.latimer@cfacorp.com	Zoning Classification: V (Village)				
Address of Proposed Work: 801 Virginia Avenue, Hapeville, GA 30354						
Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800040265						
Property Owne	er: Tara Foods, LLC	Contact Number: _1(404) 427-5080				
Project Description (including occupancy type):						
Interior and exterior remodel of existing 4,962 square foot commercial building.						
	replace existing parking lot area.	The facility will be used as a				
Catering Kite	chen occupancy type F1.					
Contractors N	Name: on: _Joseph Latimar Latimer	Contact Number:				
hereby make a property. I do I accurate, and I application and reserves that rig further understull. I hereby acwrite the Englis roluntarily comp	pplication to the City of Hapeville, to the I hereby swear or affirm that the information understand that any inaccuracies may any action taken on this application. Int to enforce any and all ordinances regal tand that it is my/our responsibility to co- knowledge that all requirements of the Ci h language and/or this document has be pleted this application. I understand that i	Design Review Committee for the above referenced on provided here and above is true, complete and be considered just cause for invalidation of this I understand that the City of Hapeville, Georgia, rdless of any action or approval on this application. Inform with all of City of Hapeville's Ordinances in ity of Hapeville shall be adhered to. I can read and een read and explained to me and I have full and it is a felony to make false statements or writings to 20 and I may be prosecuted for violation thereof.				
Applicants S	2 i den admirit	09/17/2019				
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Project Class (check one):	
ResidentialCommercial	Mixed-Use Development
Project Type:	
New Commercial Construction	Addition to Existing Commercial Building
Addition to Existing Residential Structure	Accessory Structure
Site Plan, Grading & LandscapingNewNewOther INTERIOR AND EXTERIOR RENOVA	-
Total Square Footage of proposed New Construction:	SF - NO EXPANSION
Total Square Footage of existing building: 4,962 SF	
Estimated Cost of Construction: \$875,000	_
List/Describe Building Materials on the exterior of the exi EXISTING SIDING: STUCCO, METAL SIDING, ALL	
WINDOWS, BRICK AND CONCRETE MASONRY L	JNIT.
EXISTING ROOF SYSTEM : METAL PANEL ROOF	
EXISTING STAIRS AND RAMP: WOOD AND CON	ICRETE
EXISTING GARAGE DOORS: METAL	
	
List/Describe Building Materials proposed for the exterio SIDING : METAL SIDING, STOREFRONT WINDOW MASONRY UNIT	
ROOF SYSTEM: EXISTING METAL PANEL ROOF	TO REMAIN
STAIRS AND RAMP: BRICK AND CONCRETE WIT	TH METAL RAILINGS
GARAGE DOORS: METAL	

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 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.

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.

(Please Print & Initial)



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

, the undersigned, agree that with rollowing:	ny signature and submission to	the City of Hapeville, I have done the
Read the City of Hapeville's Arproposed project. The Architectura https://library.municode.com/ga/ha	l Design Guidelines may be fou	nd relevant Code sections for my nd here: nces?nodeId=PTIICOOR CH81ARDEST
Ensured that my proposed proof Ordinances.	oject meets all of the required o	criteria per the City of Hapeville Code
Design Review Committee meeting.		adline for review by Staff prior to the
Identified and explained all def with the requirements set forth in the document in the application.	iciencies or components of the he Code. This explanation shou	proposed project that do not meet ald be submitted as a separate
Understood that any deficience Design Review Committee meeting	ies in the application must be r or the application may not be p	esolved at least 10 days prior to the presented to the DRC for review.
Submitted architectural drawin Community Services or Planning & 2	Coning Department.	
Agreed to submit any required to the Community Services Departm	revisions by the Design Review nent for review prior to request	Committee with updated drawings ing any permits.
Understood that builder must not be issued until a Design Inspect		t the Certificate of Occupancy will tural Design Standards are met.
Latimur 4/17/17 Joseph Latima r		00/47/2040
	7 -	09/17/2019
Printed Name	5ignature	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.

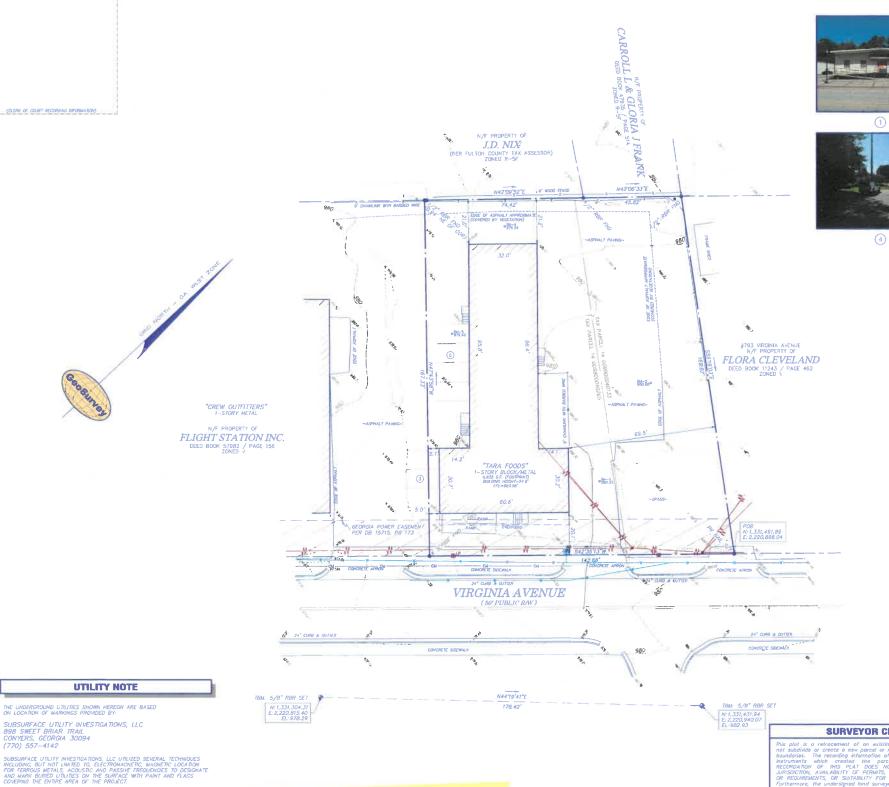


COLOR PHOTOS OF EXISTING STRUCTURE









SITE PHOTOGRAPHS















TITLE EXCEPTIONS

12. Easements contained in that Condemnation Order styled Georgia Power Company, Condemnor, v. 0.136 cares, more or less, situate, lying and being in Land Lot 98 of the 14th Land District, (17) of Magaville, Futton County, Georgia and Notand Company, Condemnee, being Case No. E-3940, recorded September 9, 1992, in Deed Book 15715, Pope 173, Futton County, Georgia AFFECTS SITE AS PLOTTED

PROPERTY DESCRIPTION

Said tract of land has and area of 22,060 square feet and contains 0.506 Acres.

TARA FOODS, LLC
DEED BOOK 35305 / PAGE 644
ZONED V

SITE AREA

SURVEYOR CERTIFICATION



VICINITY MAP

GENERAL NOTES

MAXIMUM BUILDING HEIGHT: 2 1/2-STORIES OR 35 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-MAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED CRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-MAY LINES SHOULD NOT BE UTUZED FOR DESIGN PURPOSES

SURVEY REFERENCES

1> ROSE HEDGE SUBDIVISION PLAT PREPAERD BY LW. & CS. ROBERT CIVIL ENGINEERS RECORDED IN PLAT BOOK 4, PAGE 88.6

LEGEND

STANDARD ABBREVIATIONS

ND ARD ABBREVIATIONS
and compressed by the control of the control

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT

POWER POLE

GUY WRE
POWER LINE
LIGHT FOLE. \boxtimes ELECTRIC TRANSFORMER

WATER VAULT GAS VALVE GAS METER WATER VALVE

REGULAR PARKING SPACE COUNT HANDICAP PARKING SPACE TREE POSITION INDICATOR

SURVEYOR CERTIFICATION



Hem 21 — During the course of the Survey, no above ground visible evidence was observed on the site indicating use as a solid waste dump, senitary londfill, or cemetary/buriol grounds Matters shown on recorded plats are shown on the survey

ALTA CERTIFICATION TABLE "A" NOTES:

Hom 16 — No evidence of current earth moving work, building construction or building odditions was observed at the date of survey.

All man 17 — No evidence was observed indicating changes in street right of way lines.

ompleted or proposed. I — No evidence of wetlands delineation was observed during the course of the

GeoSurvey

Land Surveying . 3D Laser Scanning

	, Georgia 30062
Phone:	(770) 795-9900
Fax:	(770) 795-8880 .geosurvey.com nfo@geosurvey.com Authorization LSF-00062

ALTA/NSPS LAND TITLE SURVEY

801 Virginia Avenue FOR

Chick-fil-A, Inc. Fidelity National Title Insurance Company

GS JOB NO:	20196205	DRAWING SCALE:	1"= 20'	SURVEY DA	TE: JULY 24, 2019
FIELD WORK:	cc	CITY: FULTON	STATE: GA	No. Date	REVISIONS Description
PROJ MGR:	DLH	COUNTY: HAF	PEVILLE	1. 8/21/201	Addressed comments
REVIEWED:	JRC	LAND LOT: 98			
DWG FILE	20196205.dwg	DISTRICT: 14t	h	-	

THE SURVEYOR MAKES NO GJARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE ON ABMINIONED. UNDERGROUND UTILITIES NOT DESERVED OR CLOCKTO.

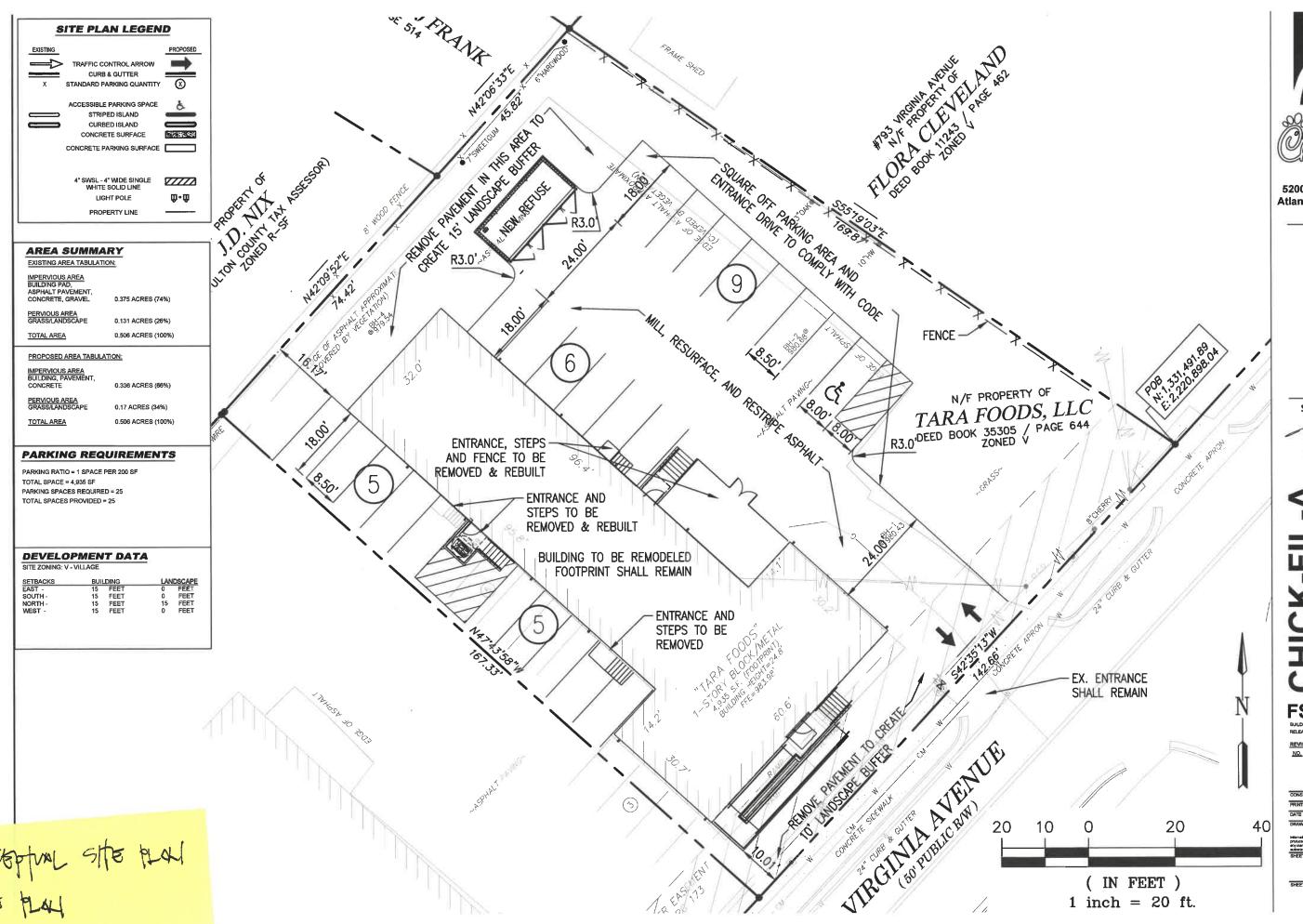
AND MAY BE FOUND UPON EXCLUSION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CENTRY THAT THEY WERE ALTHOUGH THE SURVEYOR DOES CENTRY THAT THEY ARE LOCATED AS DOES ARE THEY ARE IN THE PROBASTION. LEUPL PENCEIPTION INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS IF YOU DIG Know what's below.

Call before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147.851 FEET. all INIT.







Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998



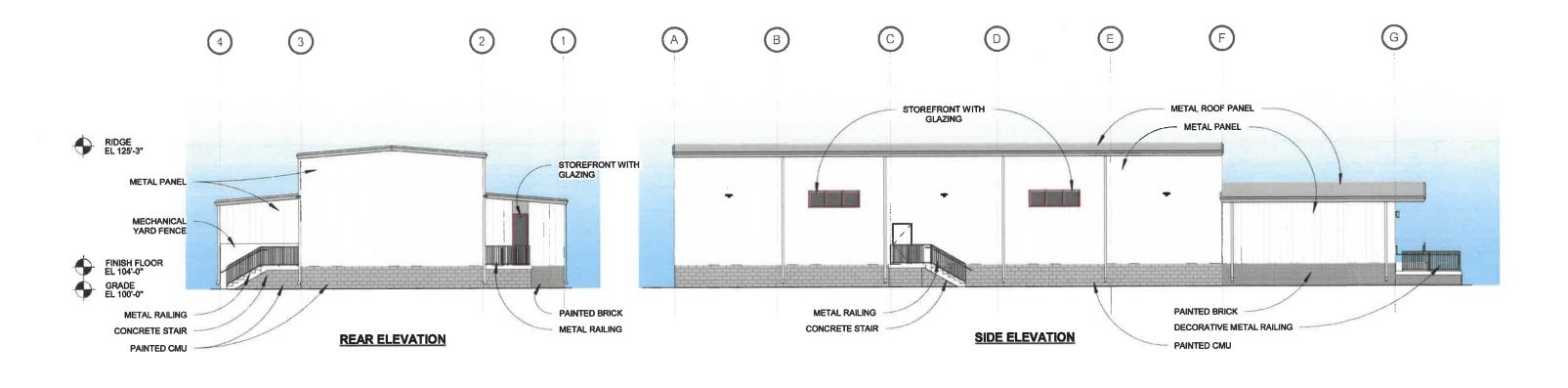


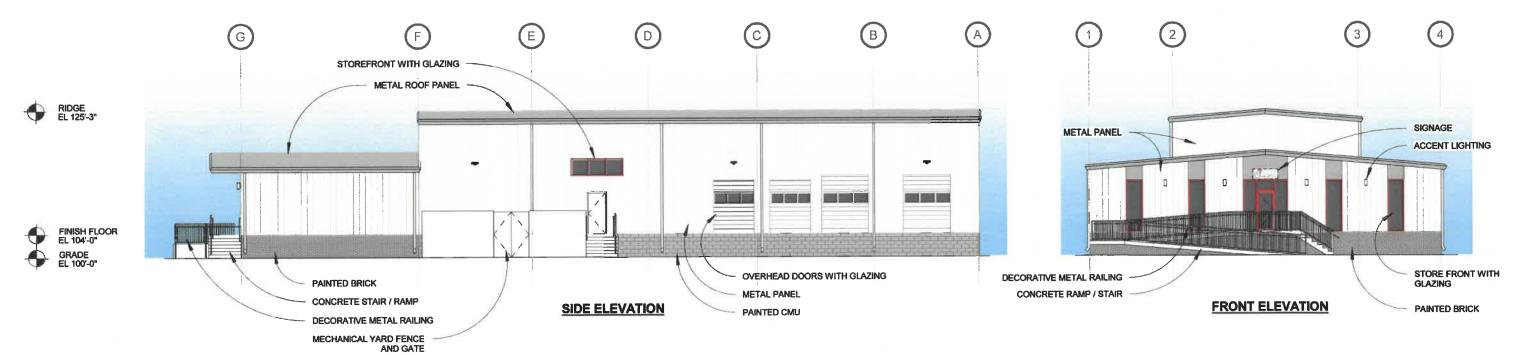
Hapeville RPK 801 Virginia Ave. Hapeville, GA 30354

FSR#70053

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONICH TANT DOO ISCT





SELSER SCHAEFER ARCHITECTS
© 2019



BUILDING FLEVATIONS
COLOR RENDEPHICAS

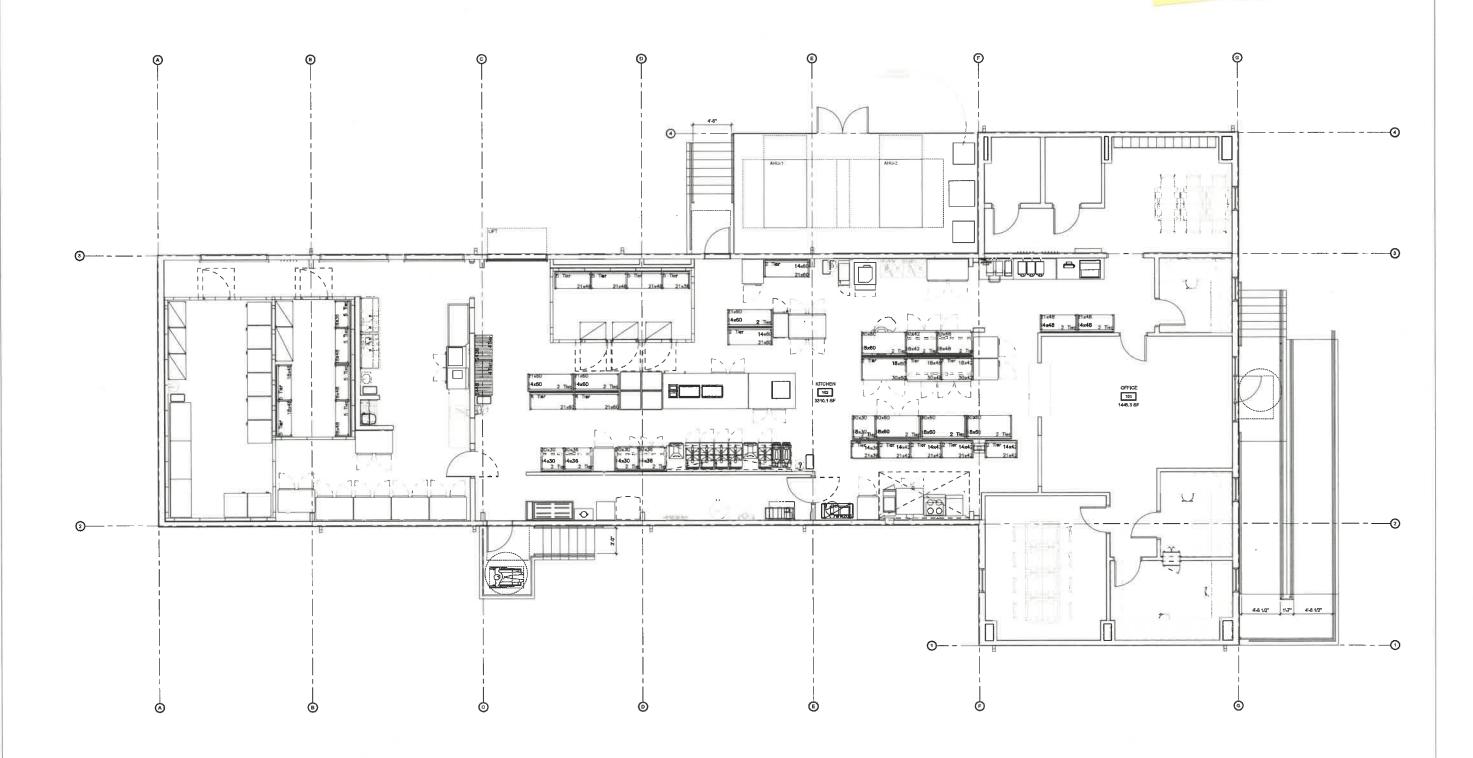
SCALE: 1/16" = 1'-0"

0 8 16 33

EXTERIOR ELEVATIONS

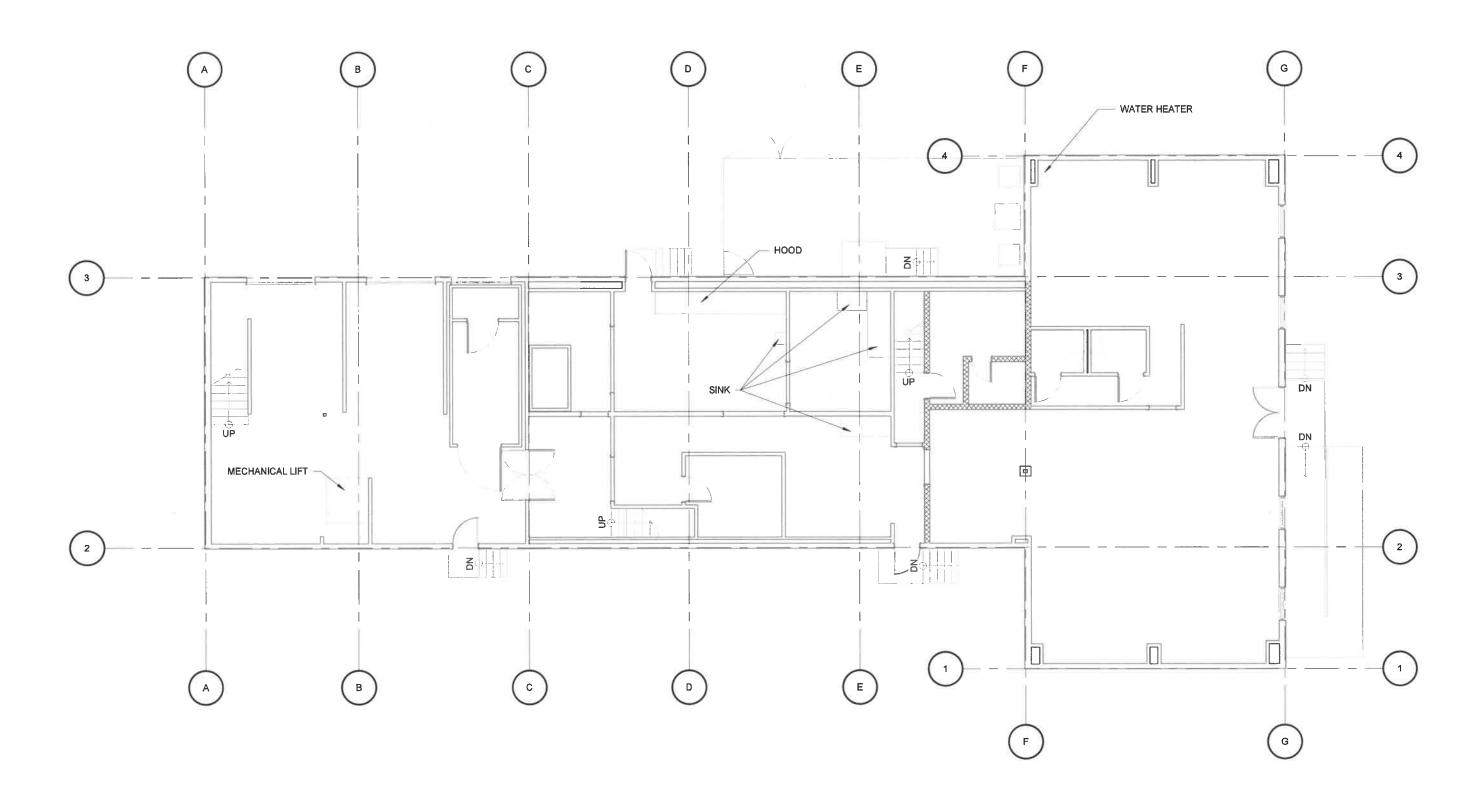
CHICK-FIL-A, INC HAPEVILLE REMOTE PREPARATION KITCHEN

12 SEPTEMBER 2019 801 VIRGINIA AVENUE, HAPEVILLE, GEORGIA 30354

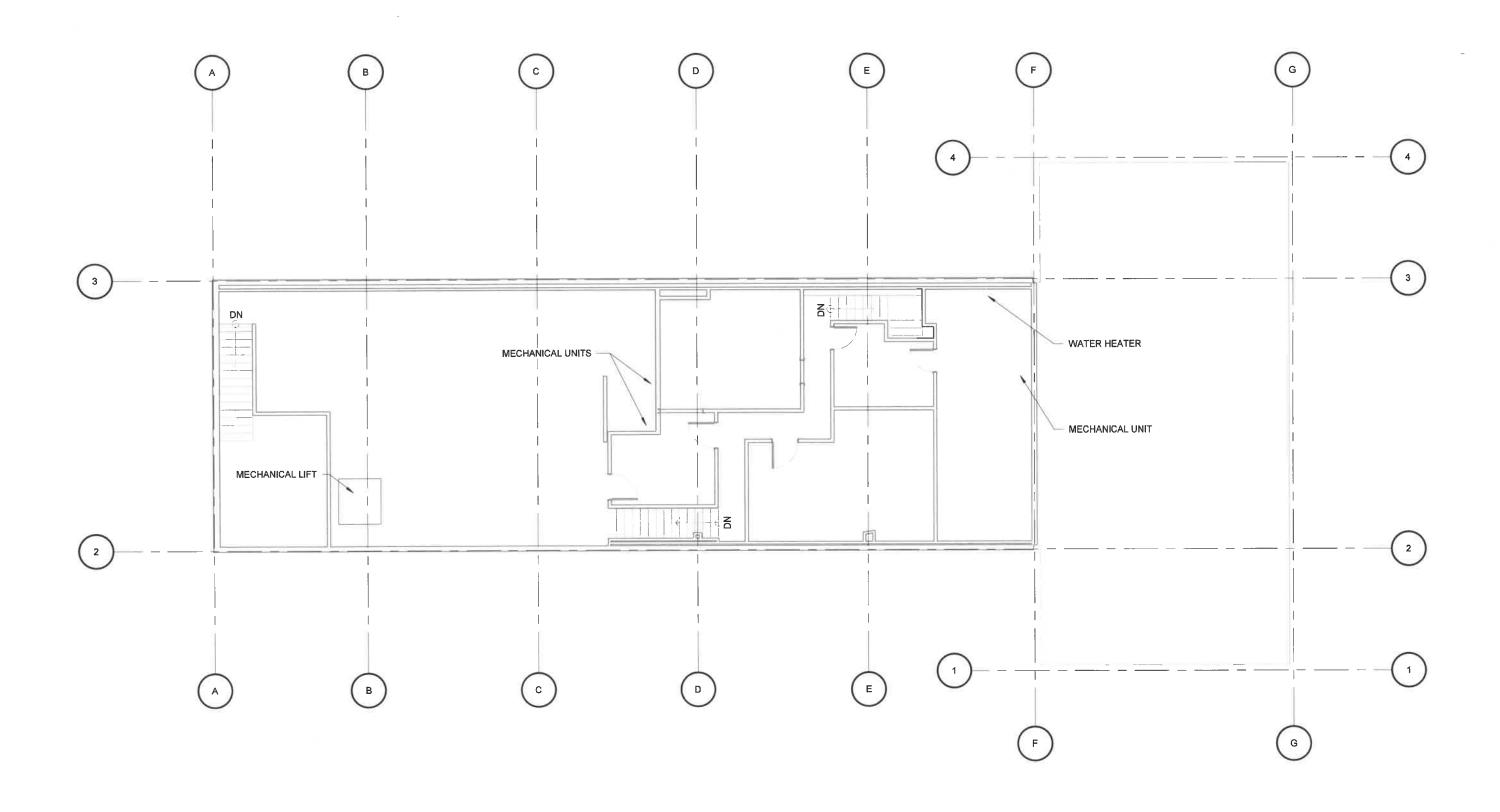








EXISTING FIRST LEVEL FLOOR PLAN



EXISTING SECOND LEVEL FLOOR PLAN