DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

January 18, 2023 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 November 16, 2022

Documents:

1. DRC Minutes November 16, 2022

5. New Business

5.I. 839 Virginia Avenue Exterior Modification

Background:

Ike Powell has submitted an application seeking approval for exterior renovations of an existing commercial building at 839 Virginia Avenue. The proposed modification is to replace a canvas awning with a standing metal seam awning. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 839 Virginia Avenue
2. Application - 839 Virginia Avenue_Redacted

5.II. 3227 Jackson Street Design Modification

Background:

2874 Blount St LLC is seeking approval of a design modification of the previously approved application at 3227 Jackson Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3227 Jackson Street
2. 3227 Jackson Street

5.III. 400 Porsche Avenue Design Modification

Background:

Jesse Treuden of Redmond Company on behalf of APORT, LLC is seeking approval of a design modification of the previously approved application at 400 Porsche Avenue. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Documents:

1. Planners Report 400 Porsche Avenue
2. 400 Porsche Avenue - Application
3. 400 Porsche Avenue - Summary of Changes
4. 400 Porsche Avenue - Proposed Changes
5. 400 Porsche Avenue - Approved Plans 12-15-2021

5.IV. 3259 Dogwood Drive Exterior Remodel

Background:

Lorreine Patterson has submitted an application seeking approval for exterior remodeling to an existing commercial building located at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards and wood accents. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3259 Dogwood Drive
2. Application - 3259 Dogwood Drive_Redacted

5.V. 831 Custer Street Exterior Remodel

Background:

Greg Patel has submitted an application seeking approval to perform exterior and interior remodeling to an existing single-family dwelling at 831 Custer Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Applicattion - 831 Custer Street_Redacted
2. Planners Report 831 Custer Street

5.VI. 3166 Dogwood Drive New Construction

Background:

Darrell Harris has submitted an application seeking approval to construct a two-story 28', 2,994-square foot commercial building to house law offices at 3166 Dogwood Drive. Building materials are brick and stucco. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3166 Dogwood Drive
2. 3166 Dogwood Drive

6. Next Meeting Date - Wednesday, February 15, 2023

7. Adjourn

Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
November 16, 2022, 6:00 PM

MINUTES

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

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

3. **Approval of Minutes**
   3.I Minutes of October 19, 2022

   MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the minutes of October 19, 2022, as submitted. Motion Carried: 3-0

   MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to add 801 North Central Avenue and 3227 Jackson Street to the agenda. Motion Carried: 3-0

4. **New Business**

   4.I 494 North Avenue **Detached Garage/Porch Addition**
   Background:
   Samuel Pennypacker has submitted an application seeking approval to construct a new 576-square foot detached garage and the addition of a 144-square foot screened-in rear porch at 494 North Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

   MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the as submitted. Motion Carried: 4-0

   4.II 2023 Design Review Committee Meeting Schedule
   Background:
   Consideration and action to approve the 2023 Design Review Committee meeting schedule.

   MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the 2023 DRC Meeting Schedule with a change to move the December 20th meeting to December 13th. Motion Carried: 4-0

DRAFT

4.III 801 North Central Avenue **Elevation Change**

Background:

Matt Vyverberg is requesting an elevation change to the previously approved townhome project located at 801 North Central Avenue.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the application for the addition of corner columns to be added to the units with cantilevered balconies with the following recommendations:

- **On the new lower columns, make the finished column dimensions larger than the upper column**
- **The new lower columns dimensions should be clad in materials to provide a minimum of a 10-inch finished dimension**
- **Remove the interior backets from the balconies on the units getting the corner columns**

The Committee also granted a design exception for the porch depth and width between columns.

Motion Carried: 4-0

4.IV 3227 Jackson Street **Elevation Change**

Background:

Consideration to approve a change in the window dimensions to the previously approved single-family dwelling located at 3227 Jackson Street.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the change in dimensions of the windows and table approval of the submitted plans due to the design changes until the applicant can attend. Motion Carried: 4-0

5. **Next Meeting Date – Wednesday, December 14, 2022, at 6:00PM**

6. **Adjourn**
MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:30PM. Motion Carried: 4-0

Respectfully submitted by,

_____

Brian Gregory, Secretary

_____

Jonathan Love, Chairman

DRAFT

PLANNER'S REPORT

DATE: January 11, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 839 Virginia Avenue

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

BACKGROUND

The City of Hapeville has received a design review application from Ike Powell for exterior renovations of an existing commercial building located in Hapeville at 839 Virginia Ave. The proposed modification is to replace a canvas awning with a standing metal seam awning.

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

CODE

(h) Door and window standards.

✋ 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.

NOTES: Awning measures 4' and is metal/rigid.

RECOMMENDATIONS

Similar awnings have been approved on corporate restaurants outside of the downtown. Approval is recommended.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 11-6-22

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: Ike Powell **Contact Number:** [redacted]

Applicants Address: 5986 Financial Dr Norcross, GA 30071

E-Mail Address: ikepowell@wafflehouse.com **Zoning Classification:** Commercial Village

Address of Proposed Work: 839 Virginia Ave.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800040281

Property Owner: Waffle House, Inc. **Contact Number:** 770-729-5997

Project Description (including occupancy type):

Installation of new metal awnings

Contractors Name: Harris Johnston **Contact Number:** 404-312-0460

Contact Person: Ike Powell **Contact Number:** [redacted]

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

Applicants Signature

12-5-22
Date

3

Project Class (check one):

_____Residential ___✓___Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

___✓___Other

Total Square Footage of proposed New Construction: ___N/A___

Total Square Footage of existing building: ___1697___

Estimated Cost of Construction: $ 10,000

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

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

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

imagine Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

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

____ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

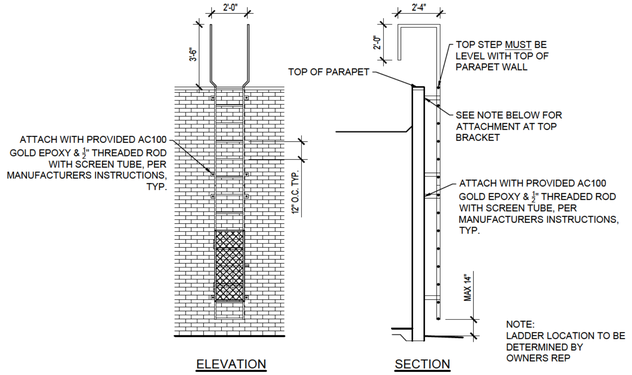
____ Submitted dimensional architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

____ 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.

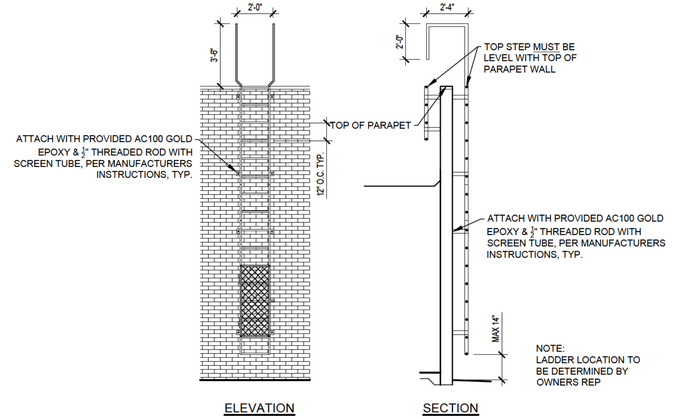
Ike Powell		12-5-22
Printed Name	Signature	Date

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.



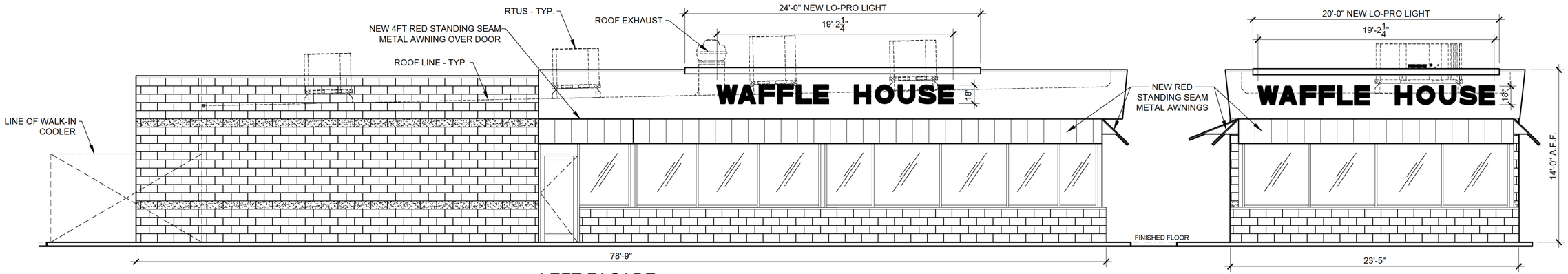
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NOTE: IF PARAPET EXCEEDS 30" IN HEIGHT USE THIS DETAIL

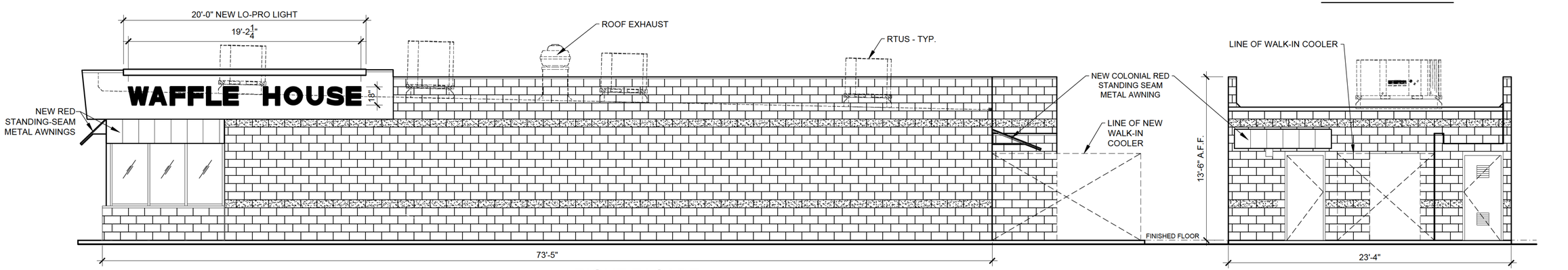
2 / A-3 ACCESS LADDER DETAILS

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



LEFT FACADE

FRONT FACADE



RIGHT FACADE

REAR FACADE

1 / A-3 EXTERIOR ELEVATIONS

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

MARK D. PAVEY, AIA - ARCHITECT
P.O. BOX 1365
GULF SHORES, AL 36547
(334)546-3624 (206)350-0593 (FAX)

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STATE OF GEORGIA — REGISTERED ARCHITECT

Esealed: 11/21/2022
Electronic seal & signature

#	DATE	REVISIONS	BY

"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE®
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

EXTERIOR ELEVATIONS AND ROOF ACCESS LADDER DETAILS

38 SEAT / 20 STATION / UPDATE 25YR

LOCATION: UNIT 1147
839 VIRGINIA AVENUE
HAPEVILLE, GEORGIA 30354

CHECKED BY: MDP/ EJ

DRAWN BY: MM

WAFFLE HOUSE MOD

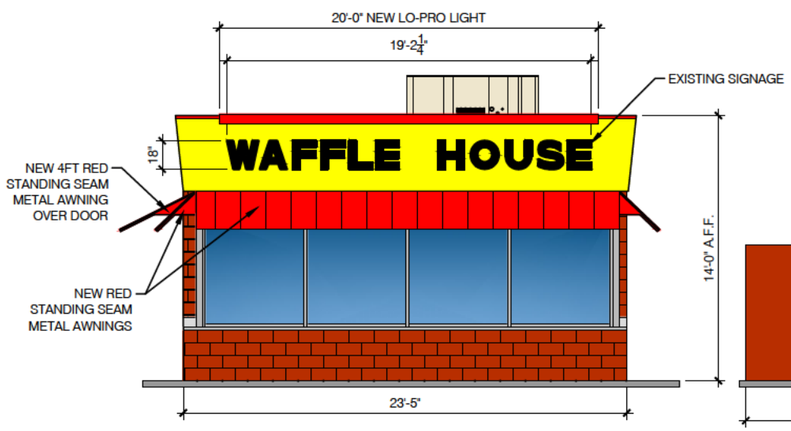
JOB NO: 72382

SHEET A-3 OF SHEETS

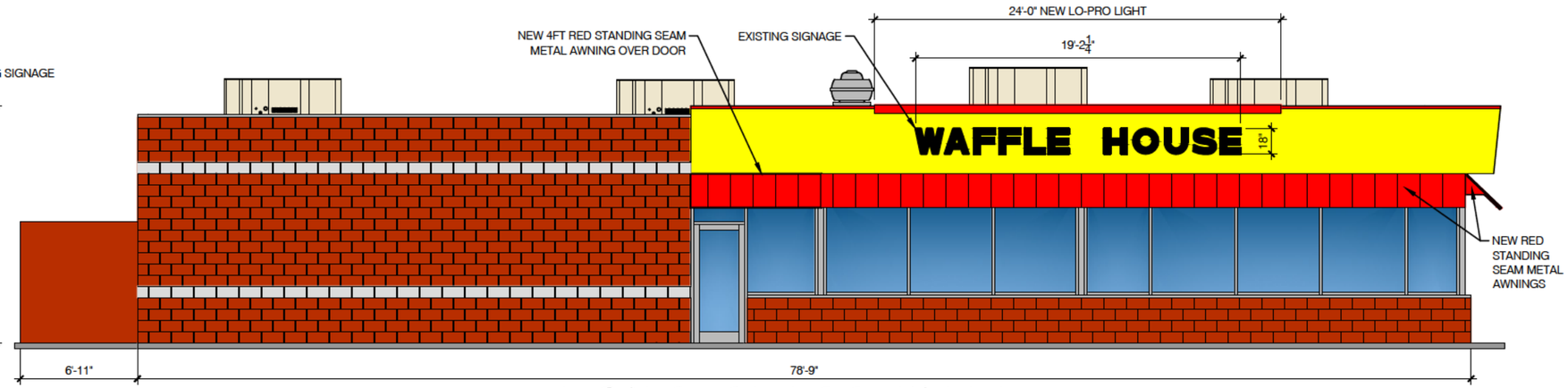
DATE: 11/08/2022

UPDATE 25YR

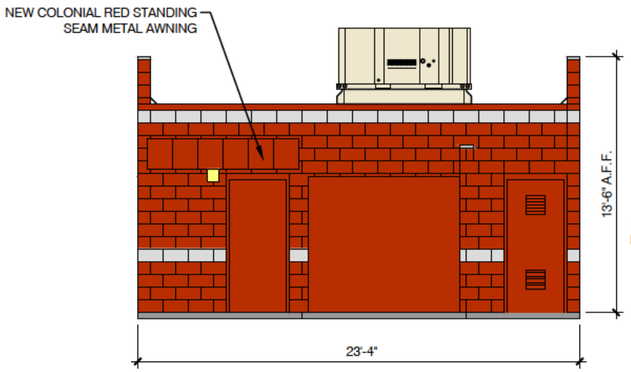
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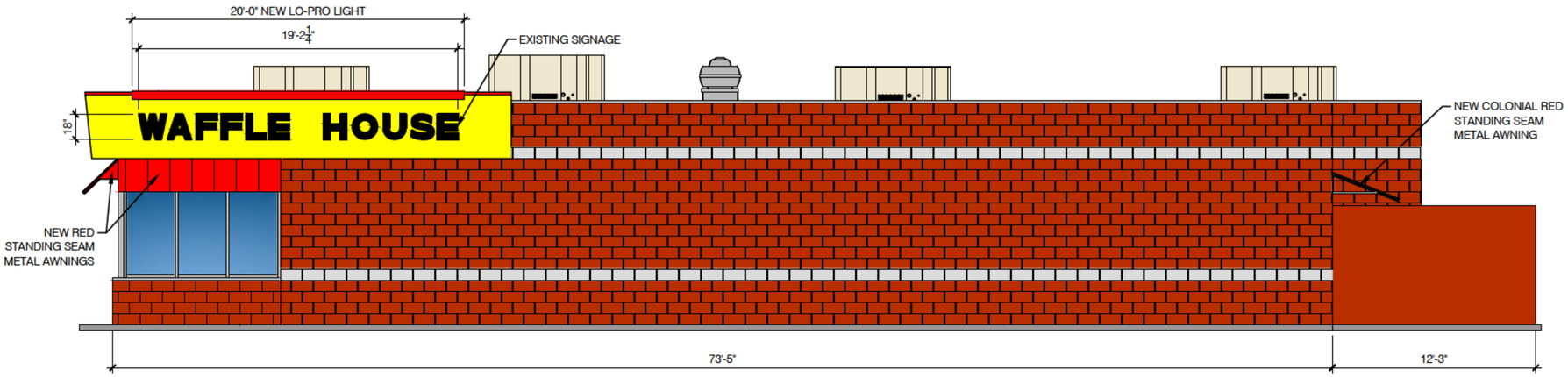
STRETCH END



LONG GLASS WALL



REAR



LONG BLOCK WALL

BUILDING DESCRIPTION:
RIGHT HAND, REVERSE SLOPE FASCIA BUILDING
RED STANDING SEAM METAL AWNING
SCALE: 1/8"=1'-0"

PROPOSED WAFFLE HOUSE | **UNIT 1147**
839 VIRGINIA AVENUE, HAPEVILLE, GEORGIA | **DATE: 12/06/2022**


WAFFLE HOUSE


WAFFLE HOUSE


MAFFLE
HOUSE


WAFFLE HOUSE


WAFFLE HOUSE
NEW
Order
ONLINE

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 12, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3227 Jackson St Revisions

BACKGROUND

The City of Hapeville has received a revised design review application from 2874 Blount St LLC to build a single family home on a lot located at 3227 Jackson Street. Per the application, the single family dwelling will be 1,800 SF, 3 BR and 2.5BA.

The proposed modifications to the original design include:
- Double Gable roof on front side to have board and batten gable siding, as opposed to a single gable roof
- Slanted roof covering back deck with single gable board and batten siding above
- Chimney removed from building plans, will install an electric fireplace inside instead.
- Window size 3'x5'

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

Findings
Applicant should remove the chimney from the building plans A2-02.
DRC should review the above to determine if satisfactory.

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

3227 Jackson Street Design Review Meeting

Revisions to the design are the following:

- Double Gable roof on front side to have board and batten gable siding, as opposed to a single gable roof
- Slanted roof covering back deck with single gable board and batten siding above
- Chimney removed from building plans, will install an electric fireplace inside instead.
- Window size 3’x5’ (Approved by DRC on November 16, 2022)

Proposed Revisions

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL

2. GUTTERS & DOWNSPOUTS TO GALVANIZED BAKED ALUMINUM

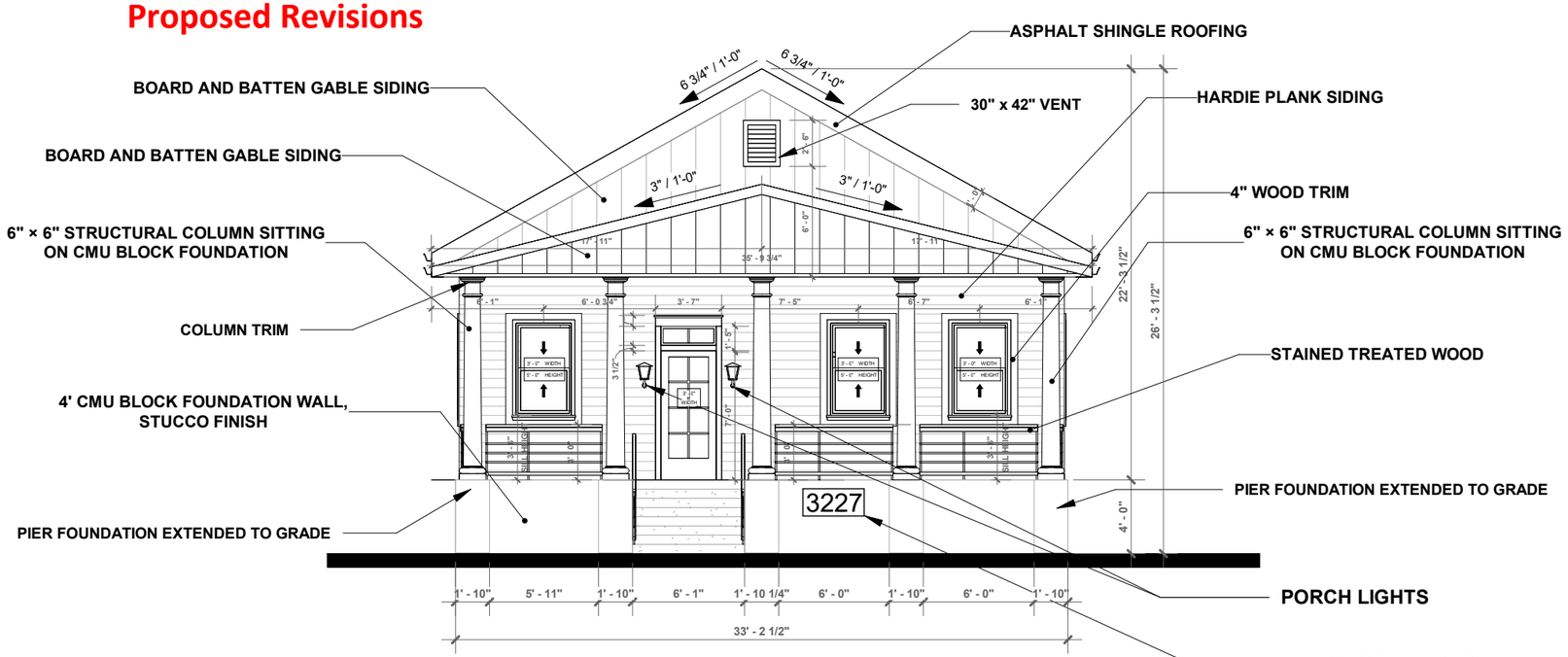
3. ALL WINDOWS TO BE SDL NON TINTED GLASS

4. ALL WINDOW PANES SHALL BE RECESSED MINIMUM 2”

5. ALL DOUBLE WINDOWS TO HAVE A 6” MULLION BETWEEN THEM

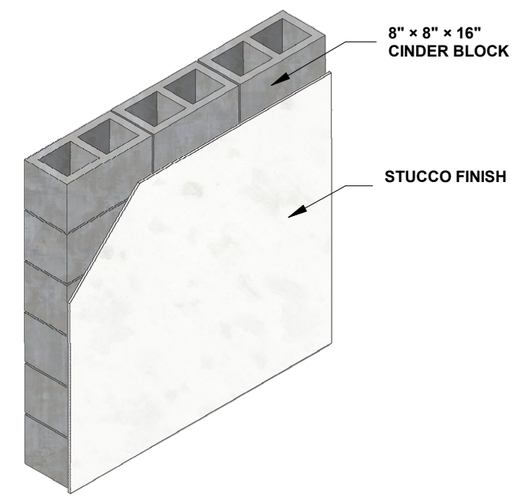
6. ALL WINDOWS TO HAVE A WOOD SILL

6. ALL WINDOWS TO HAVE A 4" WOOD TRIM ALL SURROUNDED

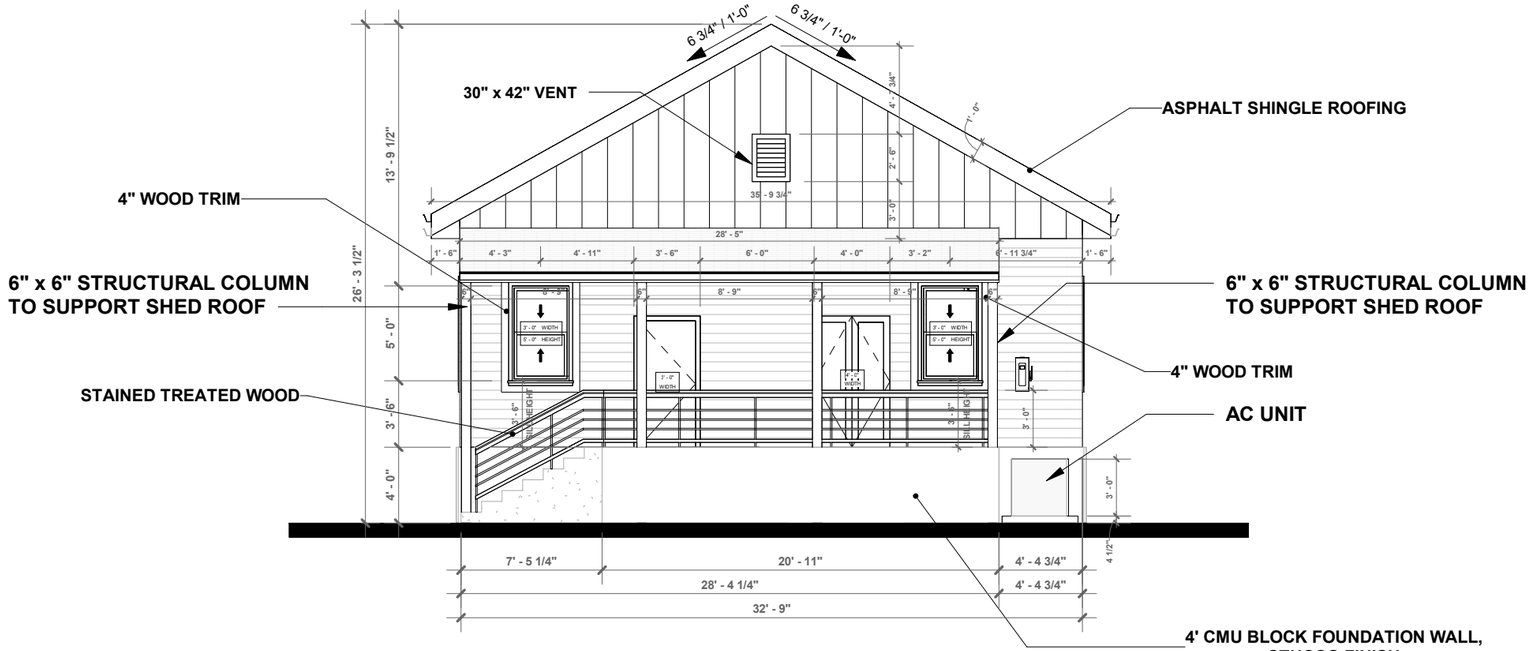


1 PROPOSED EAST ELEVATION

1/8" = 1'-0"



CINDER BLOCK, STUCCO FINISH DETAIL



2 PROPOSED WEST ELEVATION

1/8" = 1'-0"

PHASING

REVISION 01 - 22 JULY 2021

REVISION 02 - 22 SEPTEMBER 2021

REVISION 04 - 31 OCTOBER 2022

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IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED EAST & WEST ELEVATIONS

A2-01

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL

2. GUTTERS & DOWNSPOUTS TO GALVANIZED BAKED ALUMINUM

3. ALL WINDOWS TO BE SDL NON TINTED GLASS

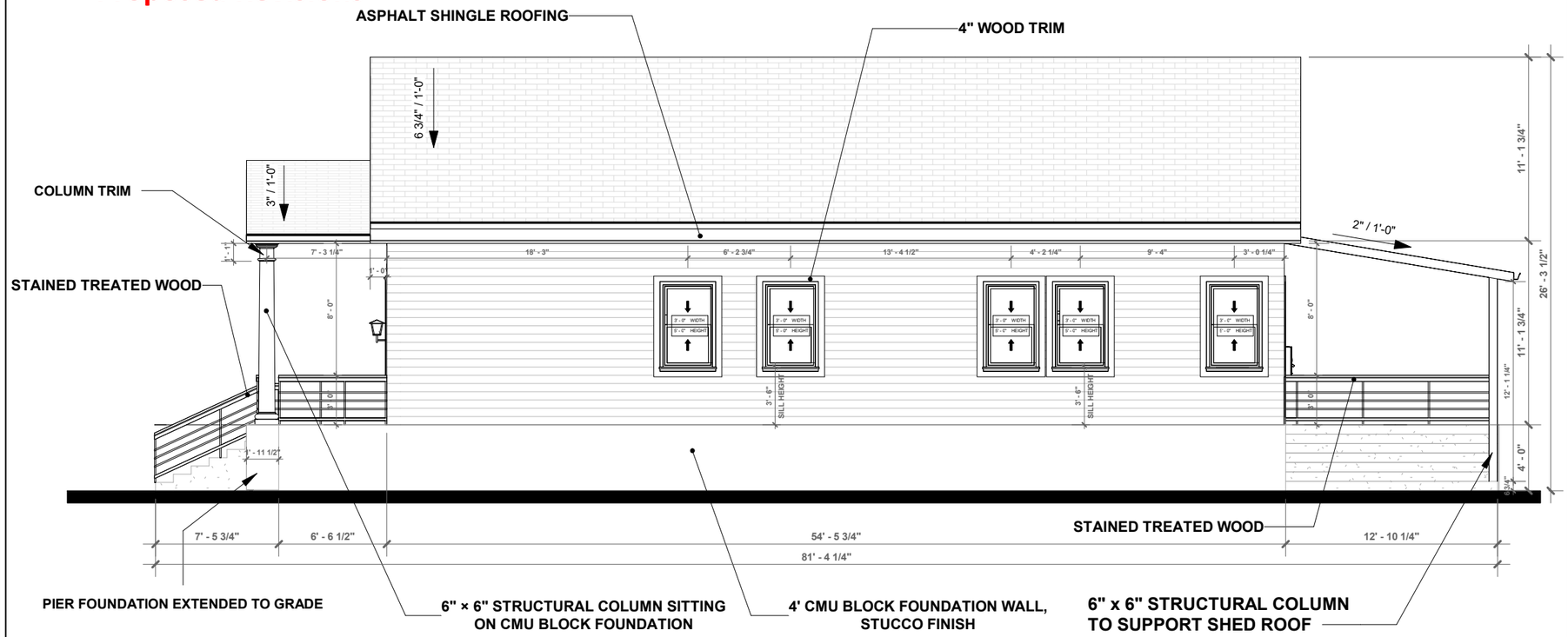
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6. ALL WINDOWS TO HAVE A WOOD SILL

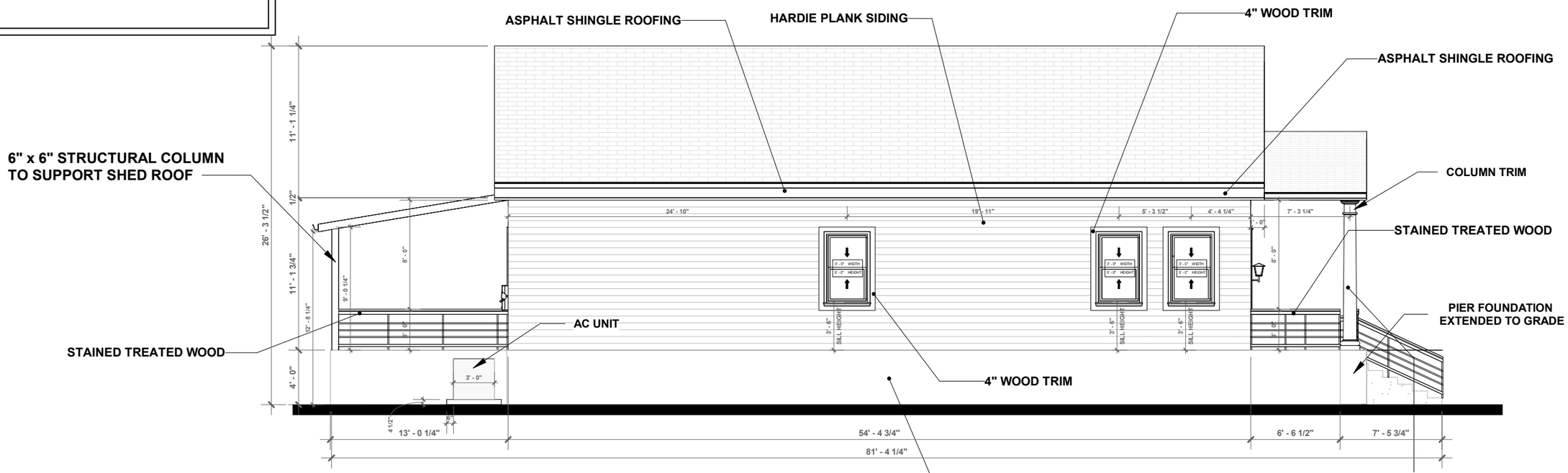
6. ALL WINDOWS TO HAVE A 4" WOOD TRIM ALL SURROUNDED

Proposed Revisions



1 **PROPOSED NORTH ELEVATION**

1/8" = 1'-0"



2 **PROPOSED SOUTH ELEVATION**

1/8" = 1'-0"

PHASING

REVISION 01 - 22 JULY 2021

REVISION 02 - 22 SEPTEMBER 2021

REVISION 04 - 31 OCTOBER 2022

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IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED NORTH & SOUTH ELEVATIONS

A2-02

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL

2. GUTTERS & DOWNSPOUTS TO GALVANIZED BAKED ALUMINUM

3. ALL WINDOWS TO BE SDL NON TINTED GLASS

4. ALL WINDOW PANES SHALL BE RECESSED MINIMUM 2”

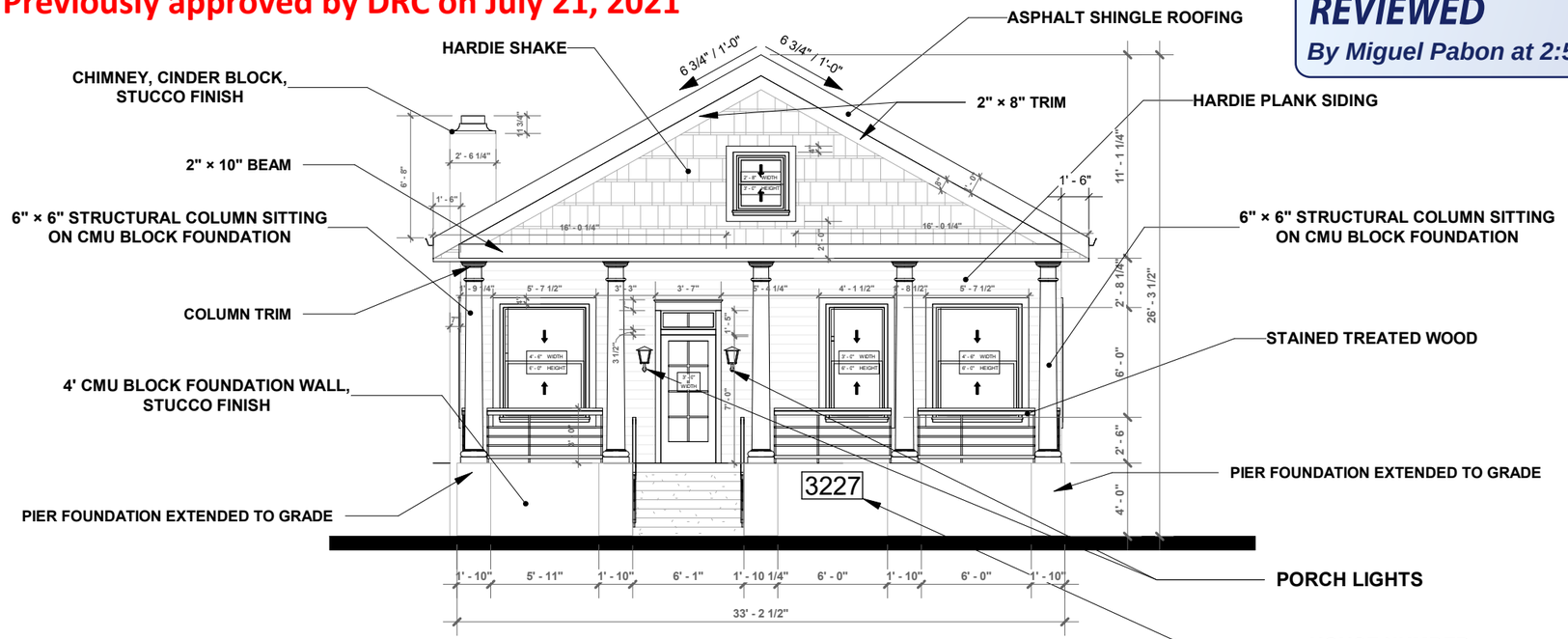
5. ALL DOUBLE WINDOWS TO HAVE A 6” MULLION BETWEEN THEM

6. ALL WINDOWS TO HAVE A WOOD SILL

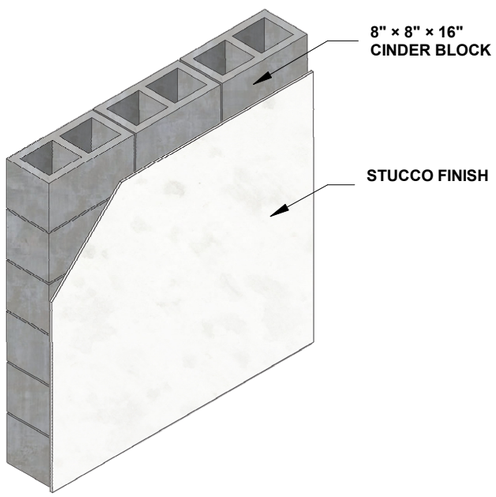
6. ALL WINDOWS TO HAVE A 4" WOOD TRIM ALL SURROUNDED

Previously approved by DRC on July 21, 2021

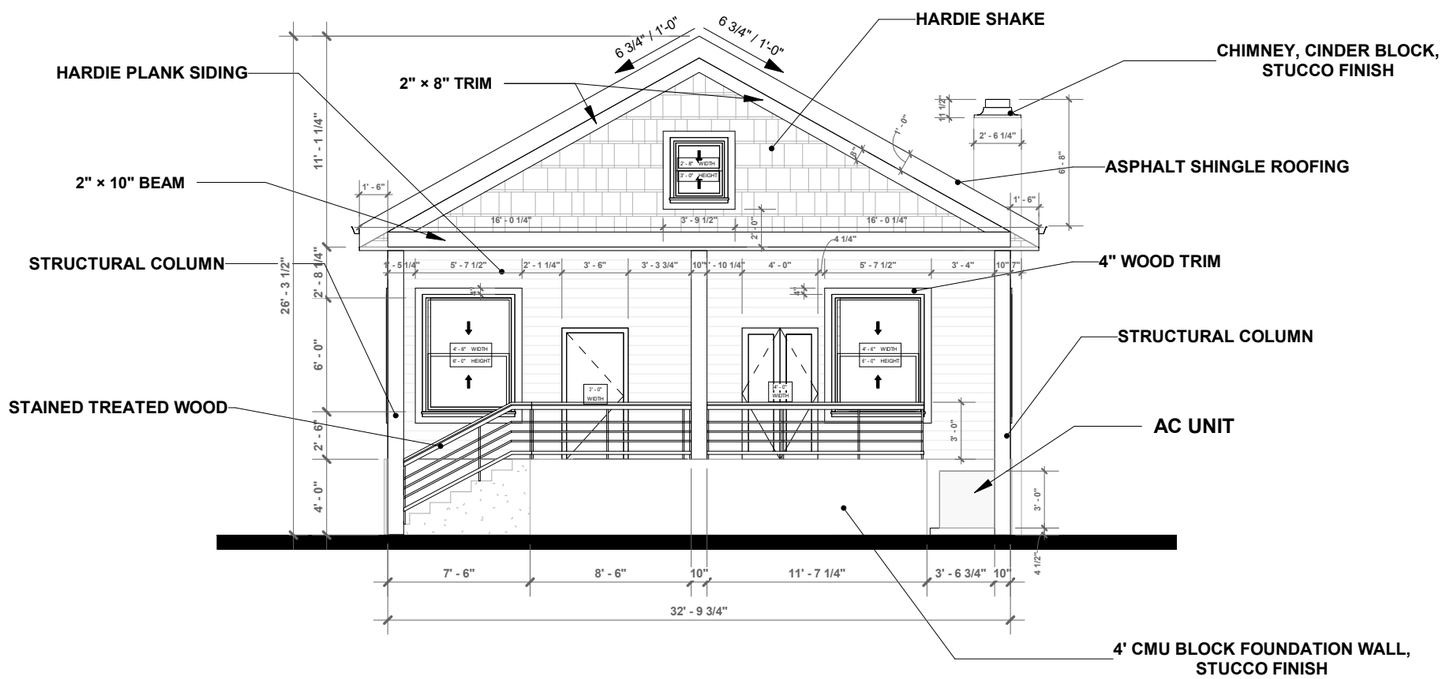
REVIEWED
By Miguel Pabon at 2:59 pm, Oct 21, 2021



1 **PROPOSED EAST ELEVATION**
1/8" = 1'-0"



CINDER BLOCK, STUCCO FINISH DETAIL



2 **PROPOSED WEST ELEVATION**
1/8" = 1'-0"

PHASING

REVISION 01 - 22 JULY 2021

REVISION 02 - 22 SEPTEMBER 2021

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IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED EAST & WEST ELEVATIONS

A2-01

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL

2. GUTTERS & DOWNSPOUTS TO GALVANIZED BAKED ALUMINUM

3. ALL WINDOWS TO BE SDL NON TINTED GLASS

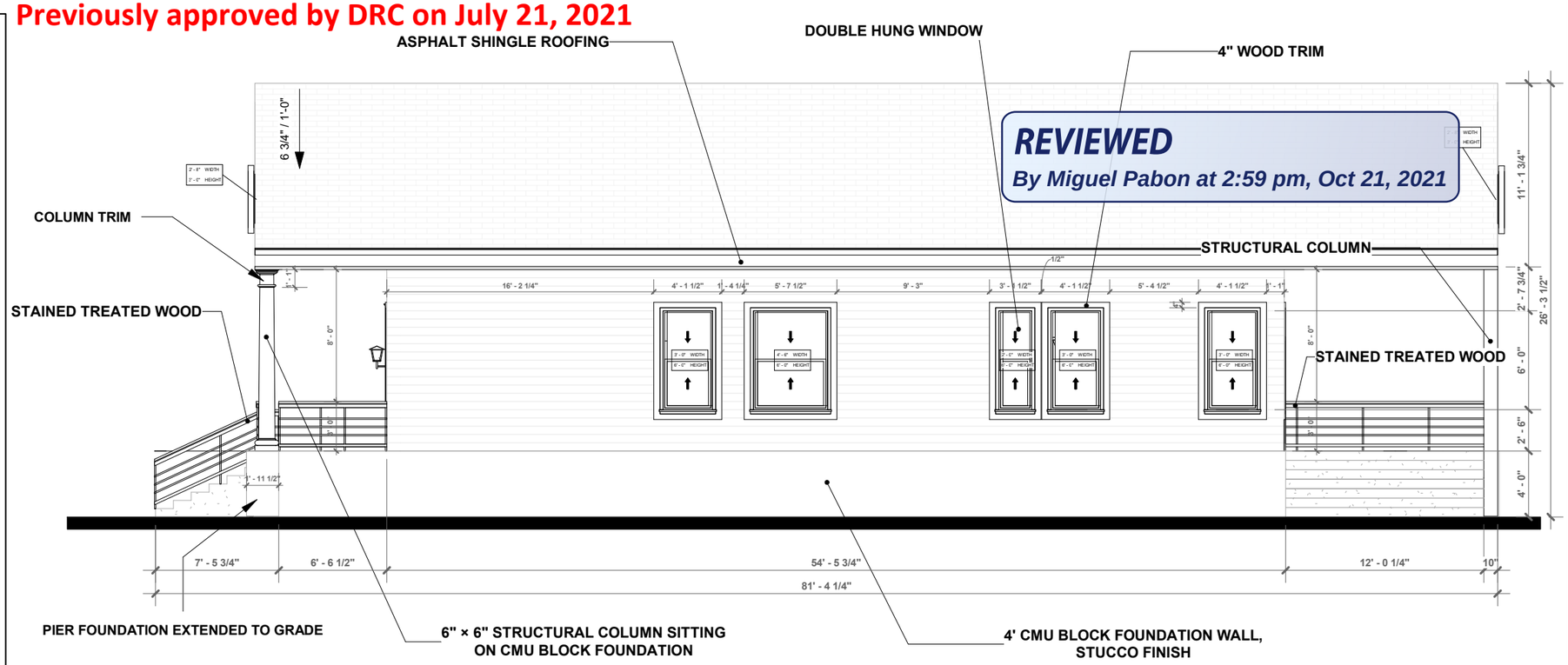
4. ALL WINDOW PANES SHALL BE RECESSED MINIMUM 2”

5. ALL DOUBLE WINDOWS TO HAVE A 6” MULLION BETWEEN THEM

6. ALL WINDOWS TO HAVE A WOOD SILL

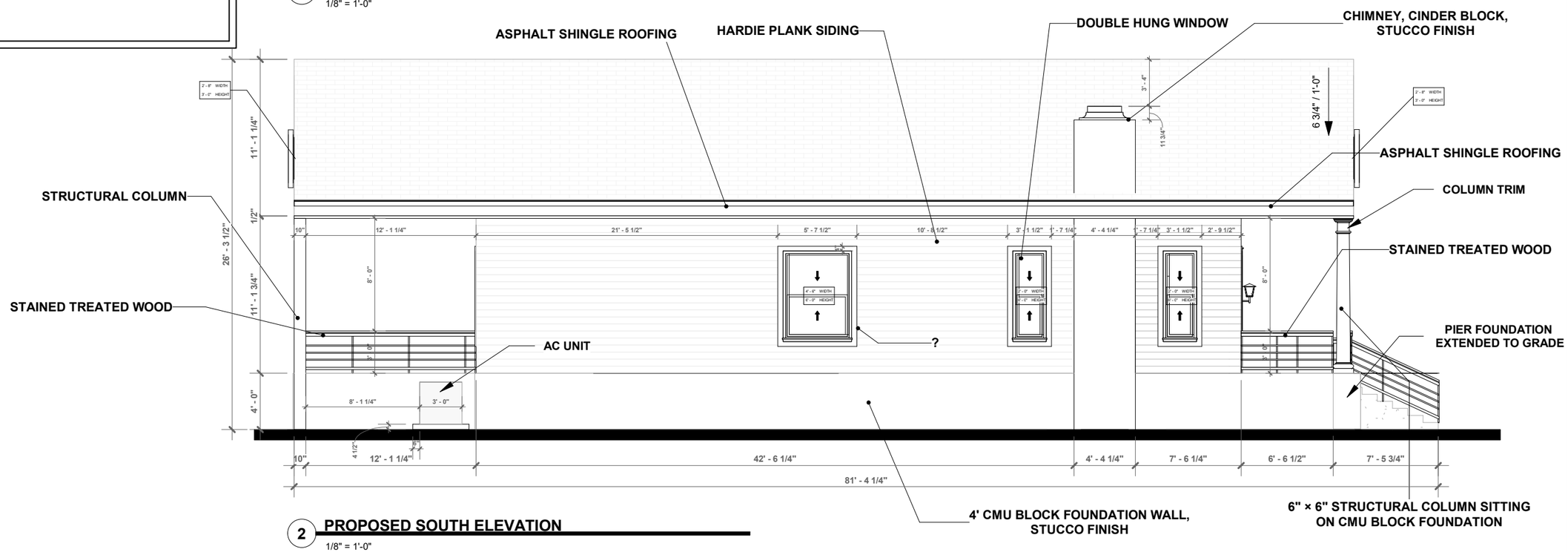
6. ALL WINDOWS TO HAVE A 4" WOOD TRIM ALL SURROUNDED

Previously approved by DRC on July 21, 2021



1 **PROPOSED NORTH ELEVATION**

1/8" = 1'-0"



2 **PROPOSED SOUTH ELEVATION**

1/8" = 1'-0"

PHASING

REVISION 01 - 22 JULY 2021

REVISION 02 - 22 SEPTEMBER 2021

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IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED NORTH & SOUTH ELEVATIONS

A2-02

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 12, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 400 Porsche Avenue Revisions

BACKGROUND

The City of Hapeville has received a revised design review application from Jesse Treuden of Redmond Company on behalf of APORT, LLC for a 5 story, 132,000 SF main office building with a retail branch credit union and drive up on the 10.54 acre site located at 400 Porsche Avenue. Parking has been reduced to 566 spaces from 611 spaces 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. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan. Other buildings within the B-P Zoning District are the Porsche Service Center, a classic car restoration facility, parking deck, and adjacent is the Porsche North American Headquarters.

A summary of the design changes are:

1) The penthouse was removed and replaced with roof screens.
2) The roof overhangs were reduced in size.
3) The aluminum suns hades on floors 2 through 4 have been removed from the project
4) The stone veneer has been updated to a fiber cement panel with a stone veneer look
   Ceraclad – Granite, color: Brown
5) The HPL (wood look) siding has been updated to a fiber cement panel with a wood look.
   · Ceraclad – Urban Cedar, color: Espresso
6) The ACM panels were revised to a fiber cement product that have aluminum look.
   · Ceraclad – Contemporary Smooth, color: Silver Gray
7) The standing seam roof was revised to a TPO (single ply membrane) roof, as it is not visible from the ground.
8) Added a painted, split face block to the back side of the building for the dumpster enclosure, equipment enclosure and loading dock areas.

CODE

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

(a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.

(b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

(c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.



Adjacent Kimpton Overland Hotel, Entrance.



Adjacent Kimpton Overland Hotel, facing proposed development.



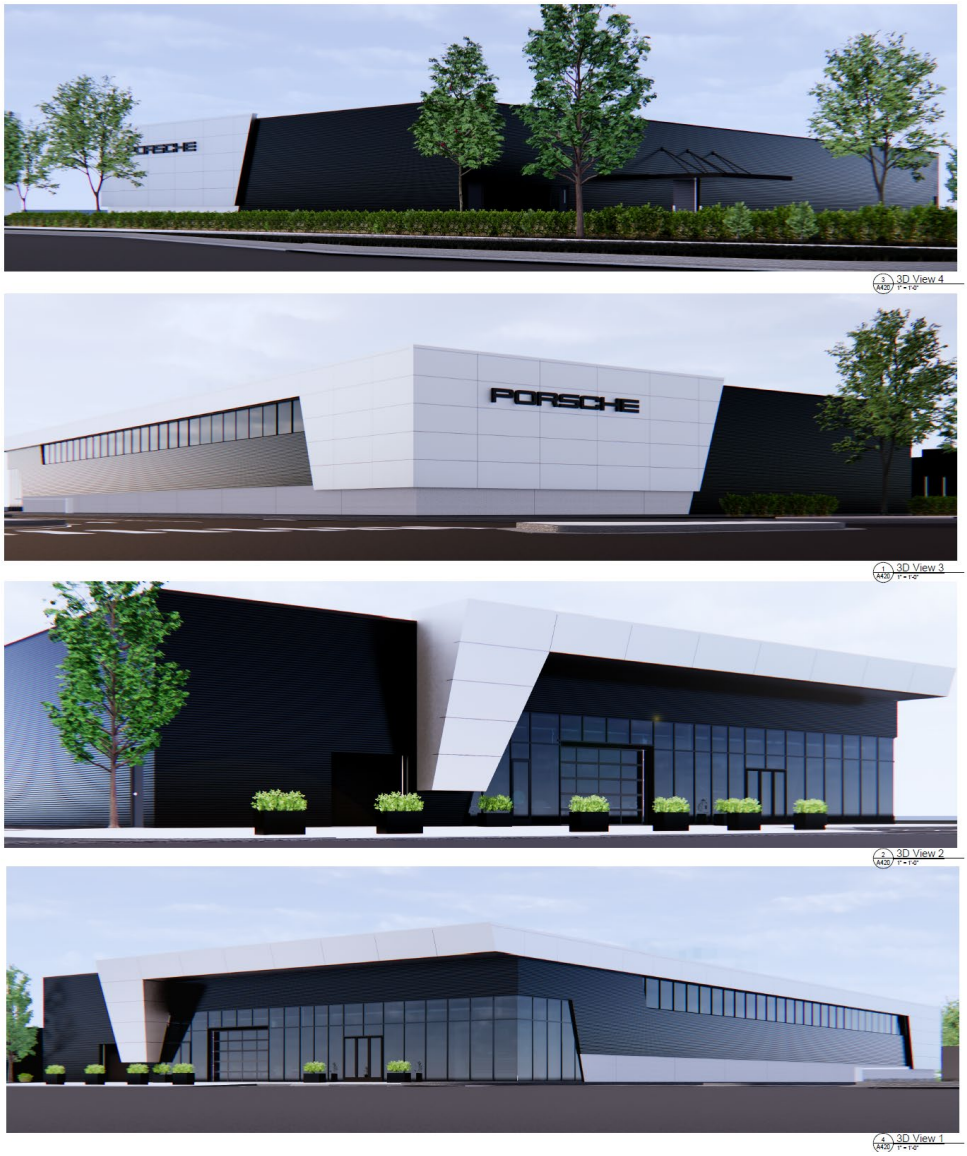
Porsche North America Headquarters, Atlanta, adjacent to B-P district, front façade.



Porsche North America Headquarters, Atlanta, adjacent to B-P district, side/rear.



Porsche Service Center, adjacent to proposed car restoration facility.



Porsche Classic Car Restoration Facility

Sec. 93-18-3. - Off-street parking and loading requirements.

(a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.

566 are provided.

(b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.

(c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.

(d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.

(e) Hotels and motels shall have minimum parking spaces available for 80 percent of the total number of lodging units.

(f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.

(g) Loading spaces for buildings:

(1) Up to 10,000 square feet of total floor area; no loading spaces required.

(2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

(3) More than 40,001 square feet of total floor area; two loading spaces required.

Two are provided.

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

(j) Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

102' / 5 stories

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

Compliant

(2) *Setbacks for front, rear and side yards.*

a. There is no setback requirement.

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

Variance for parking between building and property line has been approved.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;
2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
3. Fiber-cement siding;
4. **Glass;**
5. **Metal and metal panel; or**
6. Concrete masonry.

i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public

right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. **Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.**

c. Outside storage of materials is prohibited.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

(4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

Approved with potential changes based upon bid alternate.

(5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

Lighting plan has been provided.

RECOMMENDATION

Staff recommends approval for the proposed revisions should the Design Review Committee deem them appropriate.

Please note that signs are governed by the City's sign ordinance and will require separate permits.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/17/2022

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: The Redmond Company **Contact Number:** 262-869-8737

Applicants Address: W228 N745 Westmound Drive, Waukesha, WI 53186

E-Mail Address: jtreuden@theredmondco.com **Zoning Classification:** BP

Address of Proposed Work: 400 Porsche Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0096 LL0585

Property Owner: Atlanta Postal Credit Union **Contact Number:**

Project Description (including occupancy type): **Elevation Changes**

The proposed project consists of a 5 story, 135,000 SF main office building with a retail credit union branch.

Site will be improved with landscaped areas throughout, including outdoor seating areas and walking paths.

Contractors Name: The Redmond Company **Contact Number:** 262-869-8737

Contact Person: Jesse Treuden **Contact Number:** 262-933-8288

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

12/17/2022
Date

Project Class (check one):

_____Residential ___X___Commercial _____Mixed-Use Development

Project Type:

___X___New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

_____Other

Total Square Footage of proposed New Construction: 135,000 SF

Total Square Footage of existing building: NA

Estimated Cost of Construction: $43,426,000

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:

Fiber Cement Panels (Stone Look, Wood Look and Smooth)

Aluminum Canopies

Glu-Laminated Wood

Clear Anodized Window System

Split faced CMU

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 Jesse Treuden 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:

JT 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

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

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

JT 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.

JT 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.

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

JT 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.

Jesse Treuden		12/17/2022
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.

The Redmond Company
Innovative Approach. Unique Solutions.

W228 N745 Westmound Drive
Waukesha, WI 53186
Ph. 262-549-9600 Fax: 262-549-1314

January 4, 2023

City of Hapeville
Planning and Zoning
3468 North Fulton Avenue
Hapeville, GA 30354

Re: APCU Main Office Building located at 400 Porsche Ave

Lynn and Tonya,

Please review the attached summary of changes for the APCU project on Porsche Avenue. Below is an outline of the revisions for the Design Review Committee, comparing the submittals made in November 2021 to the project as currently proposed. Please let me know if you have any questions or concerns. If you need any further information, feel free to contact me at 262-933-8288.

Sincerely,

Jesse Treuden

Exterior Building Design and Materials

1) The penthouse was removed and replaced with roof screens.



2021 Submittal



Proposed

2) The roof overhangs were reduced in size.



2021 Submittal

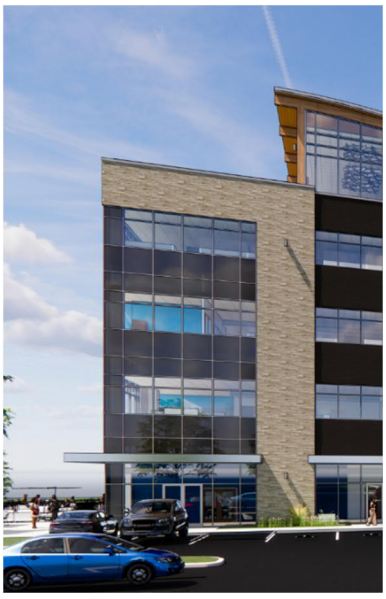


Proposed

3) The aluminum suns hades on floors 2 through 4 have been removed from the project.

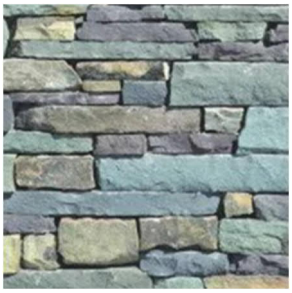


2021 Submittal



Proposed

4) The stone veneer has been updated to a fiber cement panel with a stone veneer look
   - Ceraclad – Granite, color: Brown



2021 Submittal



Proposed

5) The HPL (wood look) siding has been updated to a fiber cement panel with a wood look.
    - Ceraclad – Urban Cedar, color: Espresso

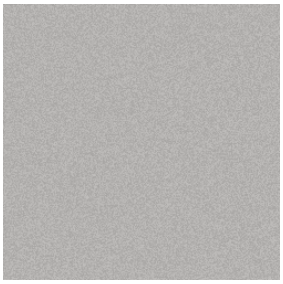


2021 Submittal



Proposed

6) The ACM panels were revised to a fiber cement product that have aluminum look.
    - Ceraclad – Contemporary Smooth, color: Silver Gray



2021 Submittal



Proposed

7) The standing seam roof was revised to a TPO (single ply membrane) roof, as it is not visible from the ground.

8) Added a painted, split face block to the back side of the building for the dumpster enclosure, equipment enclosure and loading dock area



Split Face Block



View of back side of the building with split face block at loading dock area



View of Main Entrance

Atlanta Postal Credit Union - Main Office

Exterior Rendering

19091 12/02/2022

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View from East

Atlanta Postal Credit Union - Main Office

Exterior Rendering

19091 12/02/2022

© 2021 The Redmond Company



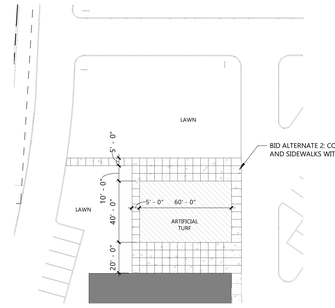
View of Employee Entrance

Atlanta Postal Credit Union - Main Office

Exterior Rendering

19091 12/02/2022

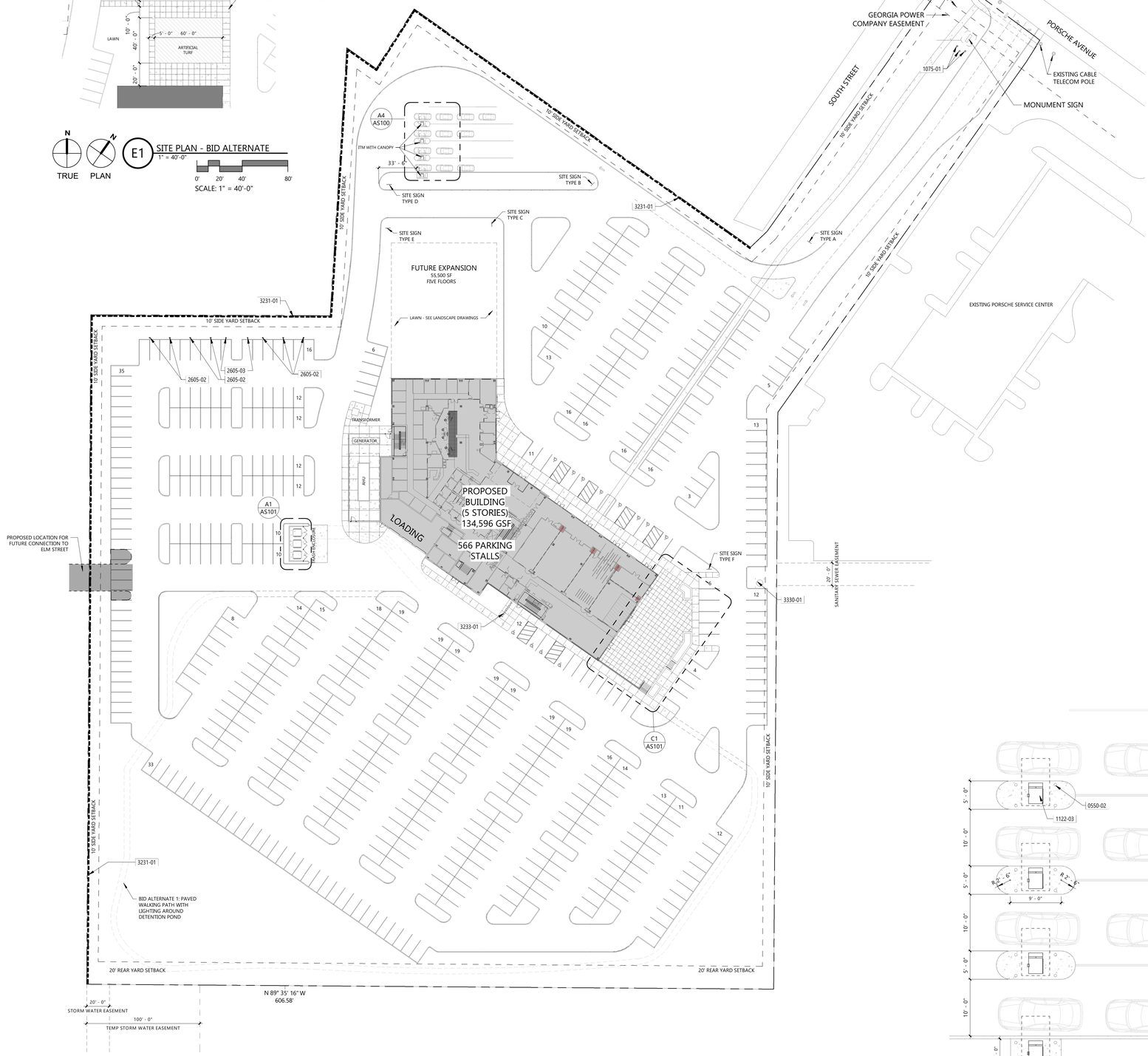
© 2021 The Redmond Company



N TRUE N PLAN **E1 SITE PLAN - BID ALTERNATE** 1" = 40'-0"

0' 20' 40' 80'

SCALE: 1" = 40'-0"

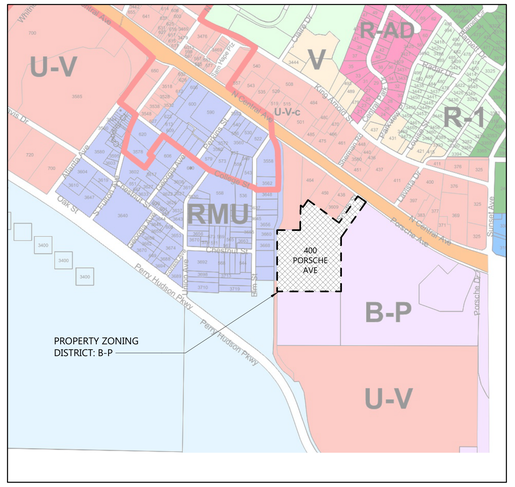


N TRUE N PLAN **A1 SITE PLAN** 1" = 40'-0"

0' 20' 40' 80'

SCALE: 1" = 40'-0"

KEYNOTES PER SHEET	
0550-02	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT).
1075-01	BID ALTERNATE 3: FLAG POLES; SEE SPECIFICATIONS
1122-03	ITM (VERIFY SIZE CLEARANCE AND LOCATION WITH FINANCIAL EQUIPMENT CONTRACTOR).
2605-02	FUTURE EV CHARGING STATION - DUAL POST MOUNTED
2605-03	FUTURE EV CHARGING STATION - SINGLE POST MOUNTED
3231-01	8 FOOT HIGH, BLACK VINYL COATED FENCE - TO MATCH EXISTING FENCE ALONG SOUTH PROPERTY LINE (EXTENT SHOWN DASHED)
3233-01	BIKE RACK; SEE SPECIFICATIONS
3330-01	LIFT STATION; SEE CIVIL DRAWINGS



ZONING SUMMARY - 400 PORSCHE AVENUE

EXISTING ZONING DISTRICT
P-D (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING DISTRICT
B-P (BUSINESS PARK)

ZONING REQUIREMENTS (ZONE B-P)

MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA = 541 SPACES
SIZES: 10'X18' (FOR MAX 70% OF STALLS)
9'X18' (FOR MIN OF 30% OF STALLS)

NUMBER OF OFF-STREET PARKING SPACES PROVIDED
566 PARKING SPACES
SIZES: 400 (70.7%)@ 10'x18' and 166 (29.3%) @ 9'x18'
ACCESSIBLE SPACES: 12 SPACES (MIN 2% OF TOTAL)

MINIMUM NUMBER OF LOADING SPACES REQUIRED
2 LOADING SPACES REQUIRED FOR BUILDINGS OVER 40,001 SF

NUMBER OF LOADING SPACES PROVIDED
2 LOADING SPACES

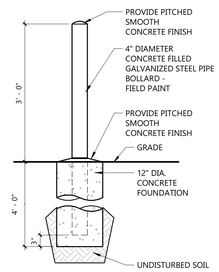
MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT
105 FEET / 8 STORIES

PROPOSED BUILDING HEIGHT
102 FEET / 5 STORIES

MINIMUM LOT AREA REQUIRED
10,000 SF

LOT AREA PROVIDED
459,395 SF

A4 DRIVE THRU ENLARGED PLAN 1/8" = 1'-0"



A6 BOLLARD DETAIL 3/4" = 1'-0"

THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Atlanta Postal Credit Union - Main Office

400 Porsche Avenue | Hapeville, GA 30354

A B

DRC Submittal

Project Number	19091
Date	12/02/2022

Revisions

#	Description	Date

Architectural Site Plan

AS100

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SIGNAGE REQUIREMENTS
SECTION 93-3.3-21 HAPEVILLE ORDINANCES

WALL SIGNS
MAX - 50% FACADE WIDTH
MAX - 1 SF/ LINEAR FOOT OF FACADE
MAX - 1 SIGN PER PRIMARY FACADE
1 SIGN PER SECONDARY FACADE

MONUMENT SIGNS
MAX - 15' HIGH
MAX - 8' WIDE
MAX - 50 SF
MAX - 2 SIGNS

EAST ELEVATION
FACADE WIDTH = 113'
SIGNAGE AREA = 103.13 SF

NORTH ELEVATION
FACADE WIDTH = 174'
SIGNAGE AREA = 146.65 SF

NORTHEAST ELEVATION
FACADE WIDTH = 73'
SIGNAGE AREA = 47.79 SF

SOUTH ELEVATION
FACADE WIDTH = 229'
SIGNAGE AREA = 155 SF

EXTERIOR MATERIAL LEGEND

SINGLE-WYTHE CONCRETE MASONRY (CMU-1):
MANUFACTURER: --
PRODUCT: --
COLOR: --

FIBER CEMENT PANEL (FP-1):
MANUFACTURER: CERACLAD
PRODUCT: URBAN CEDAR
COLOR: ESPRESSO - NH4994U

FIBER CEMENT PANEL (FP-2)
MANUFACTURER: CERACLAD
PRODUCT: GRANITE
COLOR: BROWN - FH7252A

FIBER CEMENT PANEL (FP-3):
MANUFACTURER: CERACLAD
PRODUCT: CONTEMPORARY SMOOTH
COLOR: SILVER GRAY - HEH9084H

INSULATED METAL CW PANEL (IMP-1):
MANUFACTURER: --
PRODUCT: --
FINISH: --

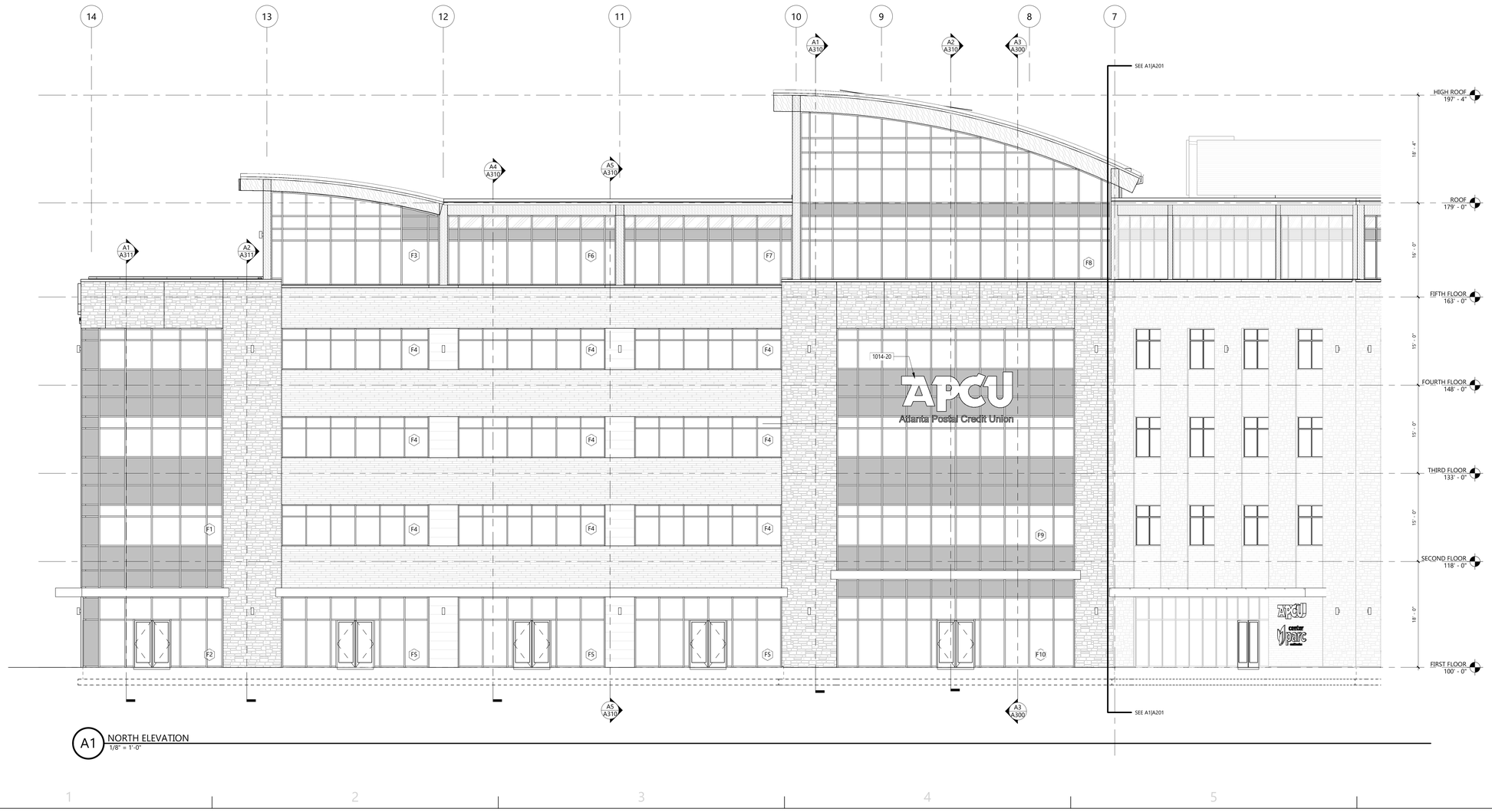
INSULATED SPANDREL GLASS (GL-2):
MANUFACTURER: --
PRODUCT: --
FINISH: --

METAL PANEL - EXPOSED FASTENER (MP-1):
MANUFACTURER: CENTRIA
PRODUCT: BR5-36
FINISH: --

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

1014-20	INTERNALLY ILLUMINATED SIGNAGE. PROVIDE KNIFE PLATE MULLION BRACKETS FOR SIGN ATTACHMENT. COORDINATE ELECTRICAL ROUTING WITH CURTAINWALL SUPPLIER.



A1 NORTH ELEVATION
1/8" = 1'-0"

THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Atlanta Postal Credit Union - Main Office

400 Porsche Avenue | Hapeville, GA 30354

A B

DRC Submittal

Project Number	19091
Date	12/02/2022

Revisions

#	Description	Date

Exterior Elevations

A200

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SIGNAGE REQUIREMENTS

SECTION 93-3.3-21 HAPEVILLE ORDINANCES

WALL SIGNS

MAX - 50% FACADE WIDTH
MAX - 1 SF/ LINEAR FOOT OF FACADE
MAX - 1 SIGN PER PRIMARY FACADE
1 SIGN PER SECONDARY FACADE

MONUMENT SIGNS

MAX - 15' HIGH
MAX - 8' WIDE
MAX - 50 SF
MAX - 2 SIGNS

EAST ELEVATION
FACADE WIDTH = 113'
SIGNAGE AREA = 103.13 SF

NORTH ELEVATION
FACADE WIDTH = 174'
SIGNAGE AREA = 146.65 SF

NORTHEAST ELEVATION
FACADE WIDTH = 73'
SIGNAGE AREA = 47.79 SF

SOUTH ELEVATION
FACADE WIDTH = 229'
SIGNAGE AREA = 155 SF

EXTERIOR MATERIAL LEGEND

SINGLE-WYTHE CONCRETE MASONRY (CMU-1):
MANUFACTURER: --
PRODUCT: --
COLOR: --

FIBER CEMENT PANEL (FP-1):
MANUFACTURER: CERACLAD
PRODUCT: URBAN CEDAR
COLOR: ESPRESSO - NH4994U

FIBER CEMENT PANEL (FP-2)
MANUFACTURER: CERACLAD
PRODUCT: GRANITE
COLOR: BROWN - FH7252A

FIBER CEMENT PANEL (FP-3):
MANUFACTURER: CERACLAD
PRODUCT: CONTEMPORARY SMOOTH
COLOR: SILVER GRAY - HEH9084H

INSULATED METAL CW PANEL (IMP-1):
MANUFACTURER: --
PRODUCT: --
FINISH: --

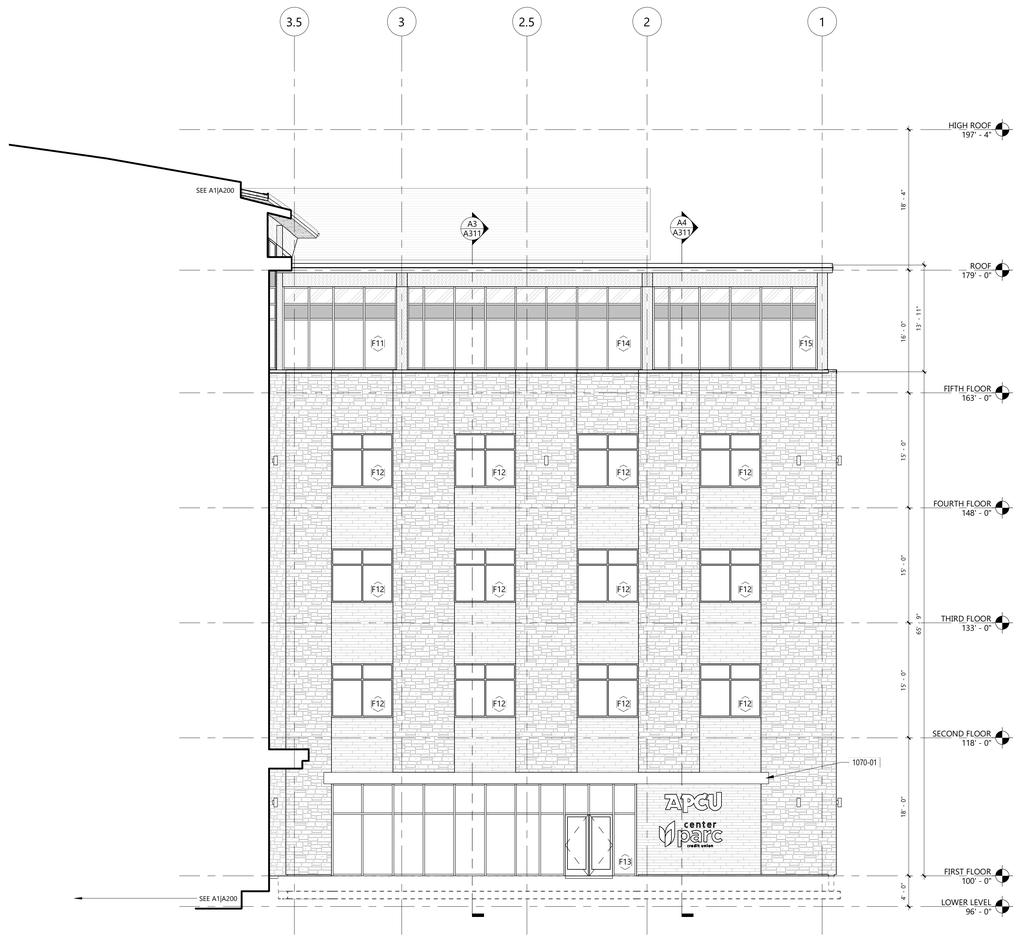
INSULATED SPANDREL GLASS (GL-2):
MANUFACTURER: --
PRODUCT: --
FINISH: --

METAL PANEL - EXPOSED FASTENER (MP-1):
MANUFACTURER: CENTRIA
PRODUCT: BR5-36
FINISH: --

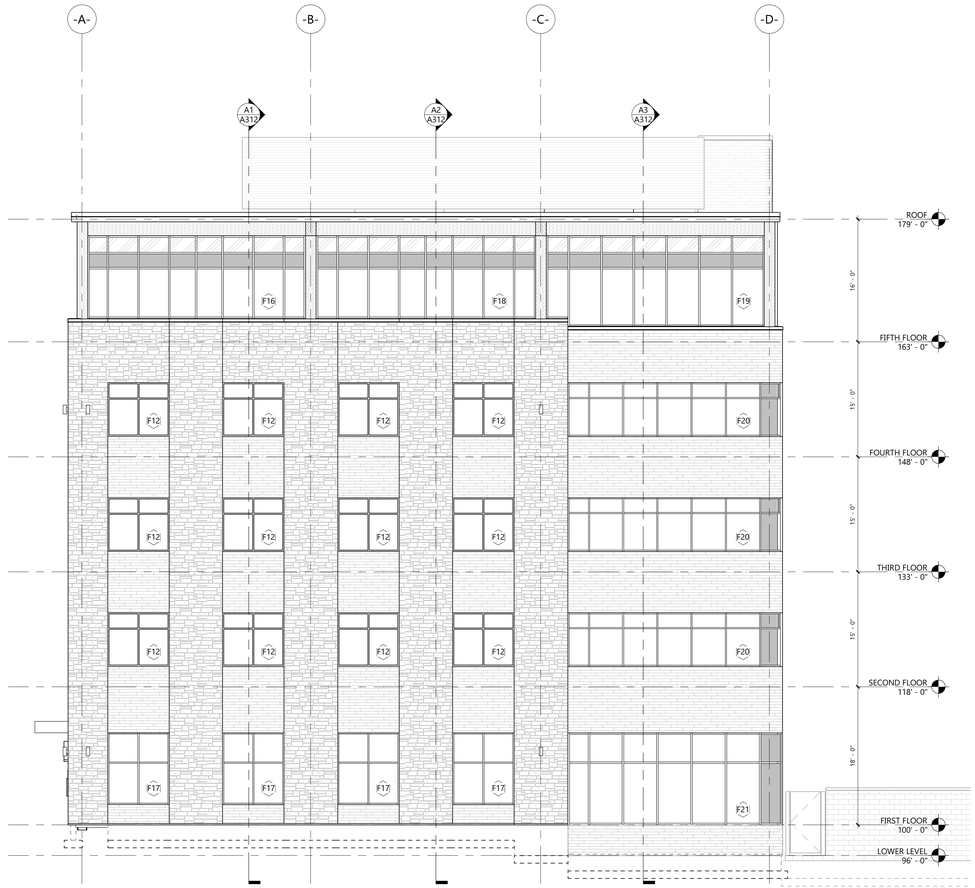
WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

1070-01	PRE-FABRICATED ALUMINUM CANOPY



A1 NORTHEAST ELEVATION
1/8" = 1'-0"



A4 NORTHWEST ELEVATION
1/8" = 1'-0"

THE REDMOND COMPANY
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Atlanta Postal Credit Union - Main Office

400 Porsche Avenue | Hapeville, GA 30354

A B

DRC Submittal

Project Number	19091
Date	12/02/2022

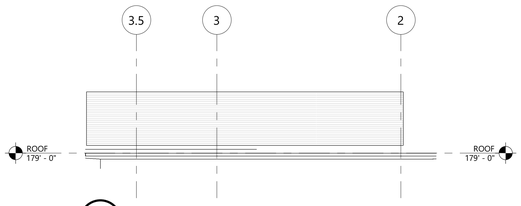
Revisions

#	Description	Date

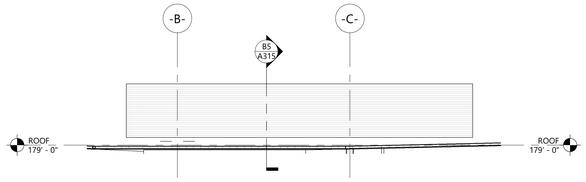
Exterior Elevations

A201

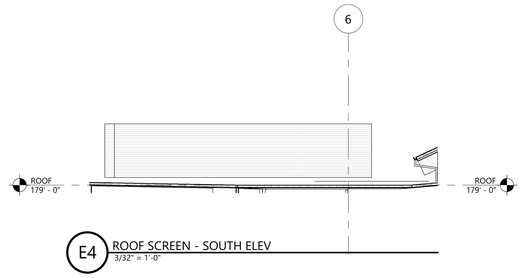
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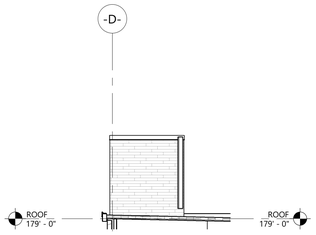
E1 ROOF SCREEN - NORTHEAST ELEV
3/32" = 1'-0"



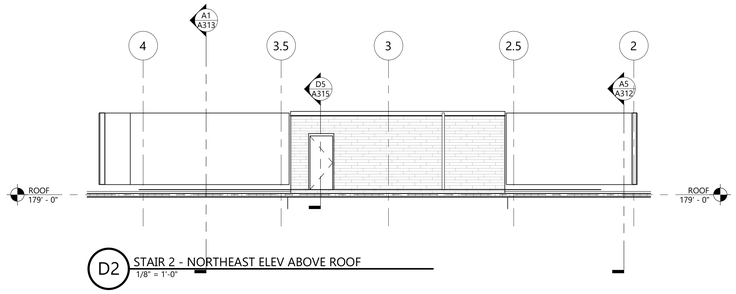
E2 ROOF SCREEN - NORTHWEST ELEV
3/32" = 1'-0"



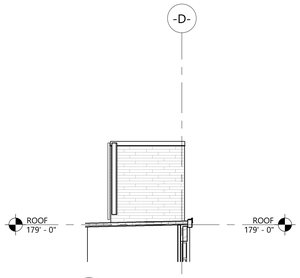
E4 ROOF SCREEN - SOUTH ELEV
3/32" = 1'-0"



D1 STAIR 2 - SOUTHEAST ELEV ABOVE ROOF
1/8" = 1'-0"



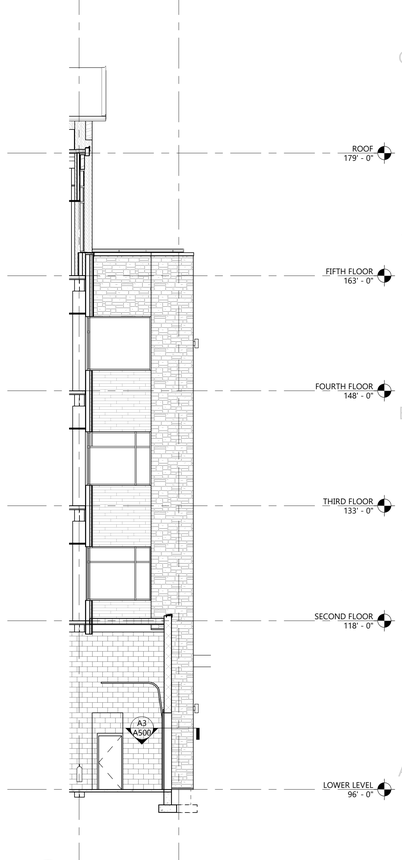
D2 STAIR 2 - NORTHEAST ELEV ABOVE ROOF
1/8" = 1'-0"



D4 STAIR 2 - NORTHWEST ELEV ABOVE ROOF
1/8" = 1'-0"



A1 SOUTHWEST ELEVATION
1/8" = 1'-0"



A6 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

SINGLE-WYTHE CONCRETE MASONRY (CMU-1):
MANUFACTURER: --
PRODUCT: --
COLOR: --

FIBER CEMENT PANEL (FP-1):
MANUFACTURER: CERACLAD
PRODUCT: URBAN CEDAR
COLOR: ESPRESSO - NH4994U

FIBER CEMENT PANEL (FP-2)
MANUFACTURER: CERACLAD
PRODUCT: GRANITE
COLOR: BROWN - FH7252A

FIBER CEMENT PANEL (FP-3):
MANUFACTURER: CERACLAD
PRODUCT: CONTEMPORARY SMOOTH
COLOR: SILVER GRAY - HEH9084H

INSULATED METAL CW PANEL (IMP-1):
MANUFACTURER: --
PRODUCT: --
FINISH: --

INSULATED SPANDREL GLASS (GL-2):
MANUFACTURER: --
PRODUCT: --
FINISH: --

METAL PANEL - EXPOSED FASTENER (MP-1):
MANUFACTURER: CENTRIA
PRODUCT: BR5-36
FINISH: --

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

B2012-A	12" SINGLE WYTHE SPLIT-FACE CMU. CORES TO BE FILLED WITH FOAMED IN PLACE INSULATION. PAINTED.

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Atlanta Postal Credit Union - Main Office

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DRC Submittal

Project Number	19091
Date	12/02/2022

Revisions

#	Description	Date

Exterior Elevations

A202

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SIGNAGE REQUIREMENTS
SECTION 93-3.3-21 HAPEVILLE ORDINANCES

WALL SIGNS
MAX - 50% FACADE WIDTH
MAX - 1 SF/ LINEAR FOOT OF FACADE
MAX - 1 SIGN PER PRIMARY FACADE
1 SIGN PER SECONDARY FACADE

MONUMENT SIGNS
MAX - 15' HIGH
MAX - 8' WIDE
MAX - 50 SF
MAX - 2 SIGNS

EAST ELEVATION
FACADE WIDTH = 113'
SIGNAGE AREA = 103.13 SF

NORTH ELEVATION
FACADE WIDTH = 174'
SIGNAGE AREA = 146.65 SF

NORTHEAST ELEVATION
FACADE WIDTH = 73'
SIGNAGE AREA = 47.79 SF

SOUTH ELEVATION
FACADE WIDTH = 229'
SIGNAGE AREA = 155 SF

EXTERIOR MATERIAL LEGEND

SINGLE-WYTHE CONCRETE MASONRY (CMU-1):
MANUFACTURER: --
PRODUCT: --
COLOR: --

FIBER CEMENT PANEL (FP-1):
MANUFACTURER: CERACLAD
PRODUCT: URBAN CEDAR
COLOR: ESPRESSO - NH4994U

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PRODUCT: GRANITE
COLOR: BROWN - FH7252A

FIBER CEMENT PANEL (FP-3):
MANUFACTURER: CERACLAD
PRODUCT: CONTEMPORARY SMOOTH
COLOR: SILVER GRAY - HEH9084H

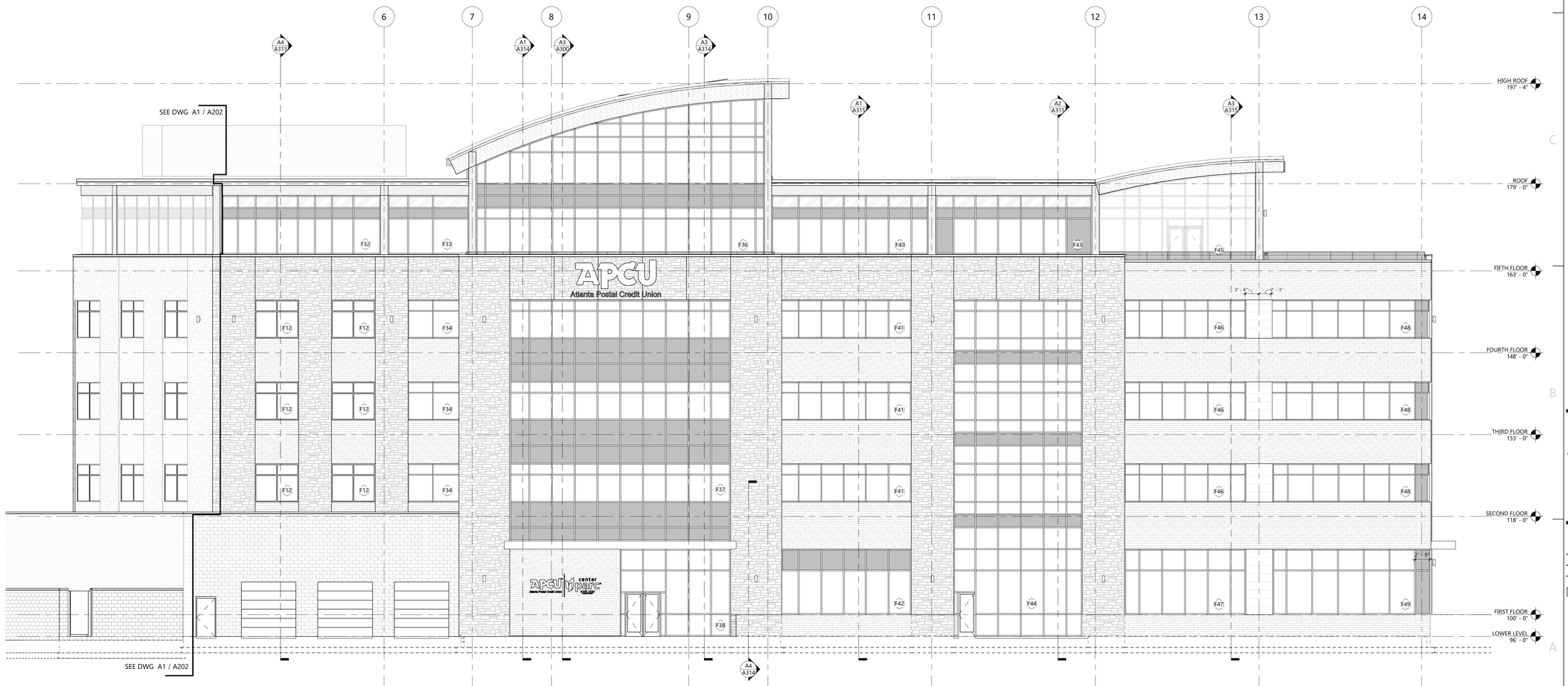
INSULATED METAL CW PANEL (IMP-1):
MANUFACTURER: --
PRODUCT: --
FINISH: --

INSULATED SPANDREL GLASS (GL-2):
MANUFACTURER: --
PRODUCT: --
FINISH: --

METAL PANEL - EXPOSED FASTENER (MP-1):
MANUFACTURER: CENTRIA
PRODUCT: BRS-36
FINISH: --

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET



A1 SOUTH ELEVATION
1/8" = 1'-0"

THE REDMOND COMPANY
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Atlanta Postal Credit Union - Main Office

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A B

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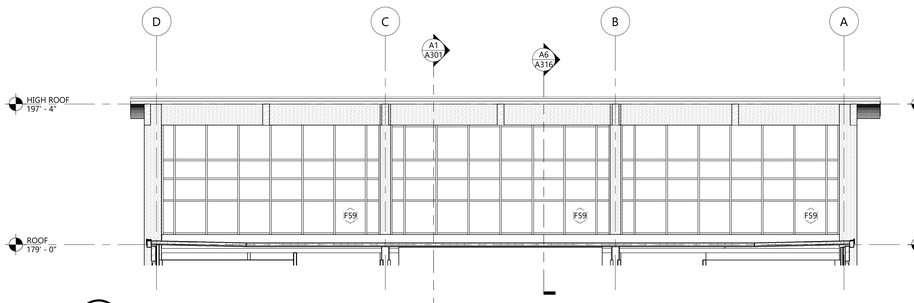
Revisions

#	Description	Date

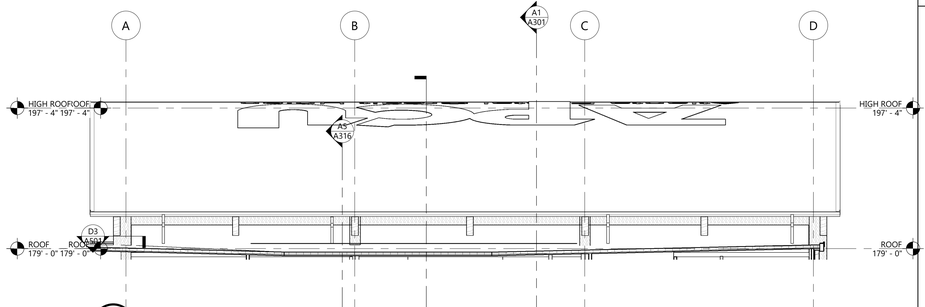
Exterior Elevations

A203

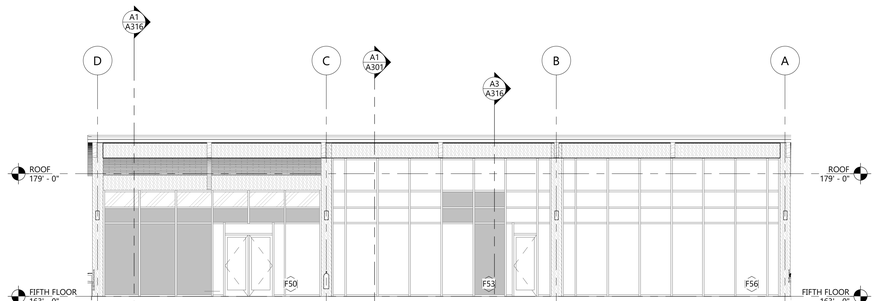
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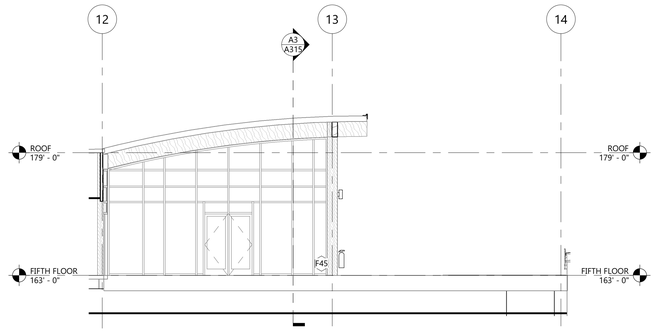
E1 EAST ELEVATION - LOBBY ABOVE ROOF
1/8" = 1'-0"



E3 WEST ELEVATION - LOBBY ABOVE ROOF
1/8" = 1'-0"



D2 EAST ELEVATION - 5TH FLOOR PATIO
1/8" = 1'-0"



D4 SOUTH ELEVATION - 5TH FLOOR PATIO
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

SINGLE-WYTHE CONCRETE MASONRY (CMU-1):
MANUFACTURER: --
PRODUCT: --
COLOR: --

FIBER CEMENT PANEL (FP-1):
MANUFACTURER: CERACLAD
PRODUCT: URBAN CEDAR
COLOR: ESPRESSO - NH4994U

FIBER CEMENT PANEL (FP-2)
MANUFACTURER: CERACLAD
PRODUCT: GRANITE
COLOR: BROWN - FH7252A

FIBER CEMENT PANEL (FP-3):
MANUFACTURER: CERACLAD
PRODUCT: CONTEMPORARY SMOOTH
COLOR: SILVER GRAY - HEH9084H

INSULATED METAL CW PANEL (IMP-1):
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PRODUCT: --
FINISH: --

INSULATED SPANDREL GLASS (GL-2):
MANUFACTURER: --
PRODUCT: --
FINISH: --

METAL PANEL - EXPOSED FASTENER (MP-1):
MANUFACTURER: CENTRIA
PRODUCT: BR5-36
FINISH: --

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET	
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
FP-1	FIBER CEMENT PANEL; URBAN CEDAR ESPRESSO
FP-2	FIBER CEMENT PANEL; GRANITE BROWN

SIGNAGE REQUIREMENTS
SECTION 93-3.3-21 HAPEVILLE ORDINANCES

WALL SIGNS
MAX - 50% FACADE WIDTH
MAX - 1 SF/ LINEAR FOOT OF FACADE
MAX - 1 SIGN PER PRIMARY FACADE
1 SIGN PER SECONDARY FACADE

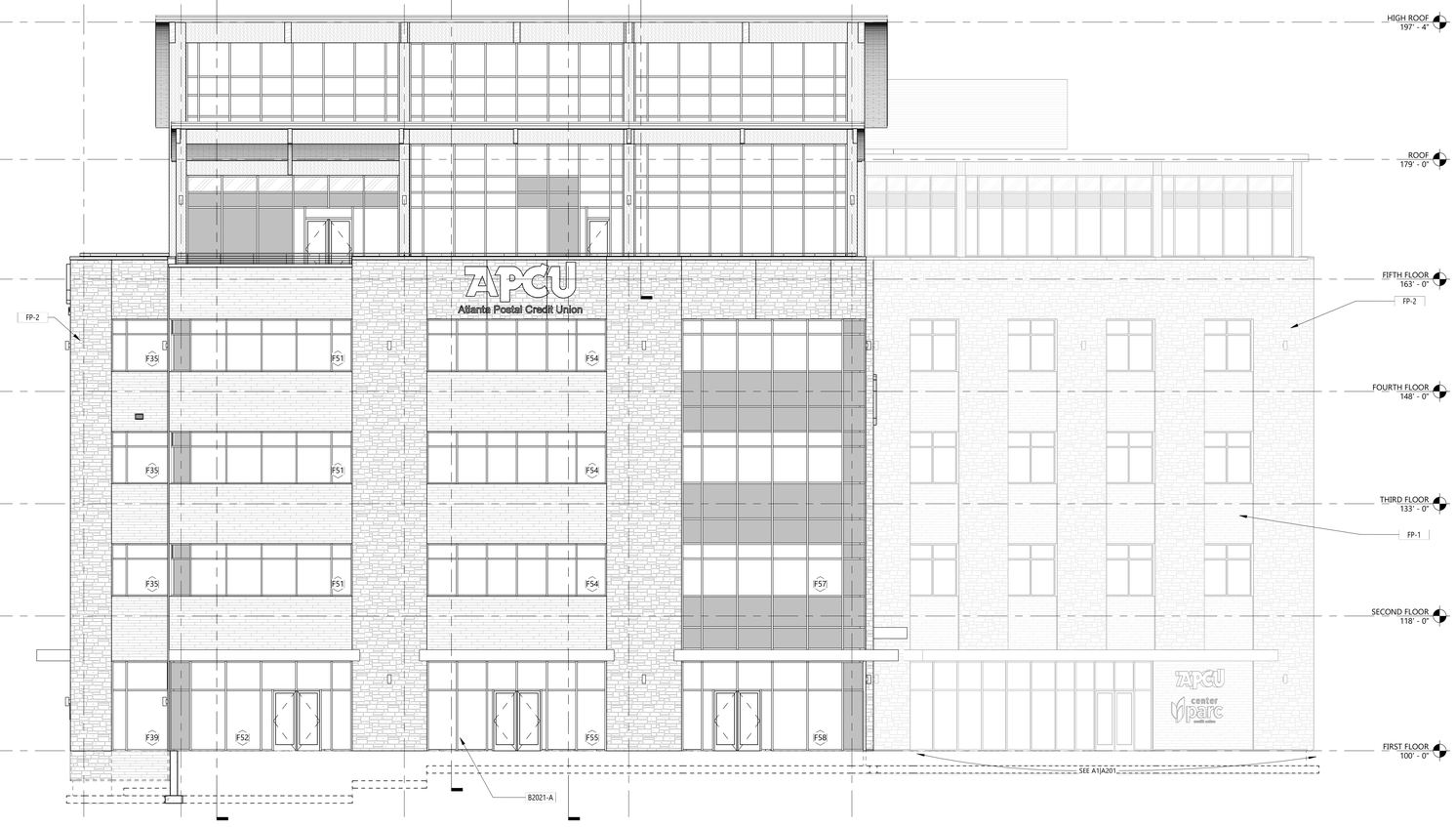
MONUMENT SIGNS
MAX - 15' HIGH
MAX - 8' WIDE
MAX - 50 SF
MAX - 2 SIGNS

EAST ELEVATION
FACADE WIDTH = 113'
SIGNAGE AREA = 103.13 SF

NORTH ELEVATION
FACADE WIDTH = 174'
SIGNAGE AREA = 146.65 SF

NORTHEAST ELEVATION
FACADE WIDTH = 73'
SIGNAGE AREA = 47.79 SF

SOUTH ELEVATION
FACADE WIDTH = 229'
SIGNAGE AREA = 155 SF



A1 EAST ELEVATION
1/8" = 1'-0"

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Atlanta Postal Credit Union - Main Office

400 Porsche Avenue | Hapeville, GA 30354

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DRC Submittal

Project Number	19091
Date	12/02/2022

Revisions

#	Description	Date

Exterior Elevations

A204

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Hapeville, GA

ORIGINAL SUBMITTAL



Note: This rendering is an artistic rendition and is for conceptual purposes only.
This image may not precisely reflect final building elements, materials, and/or color selections.

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

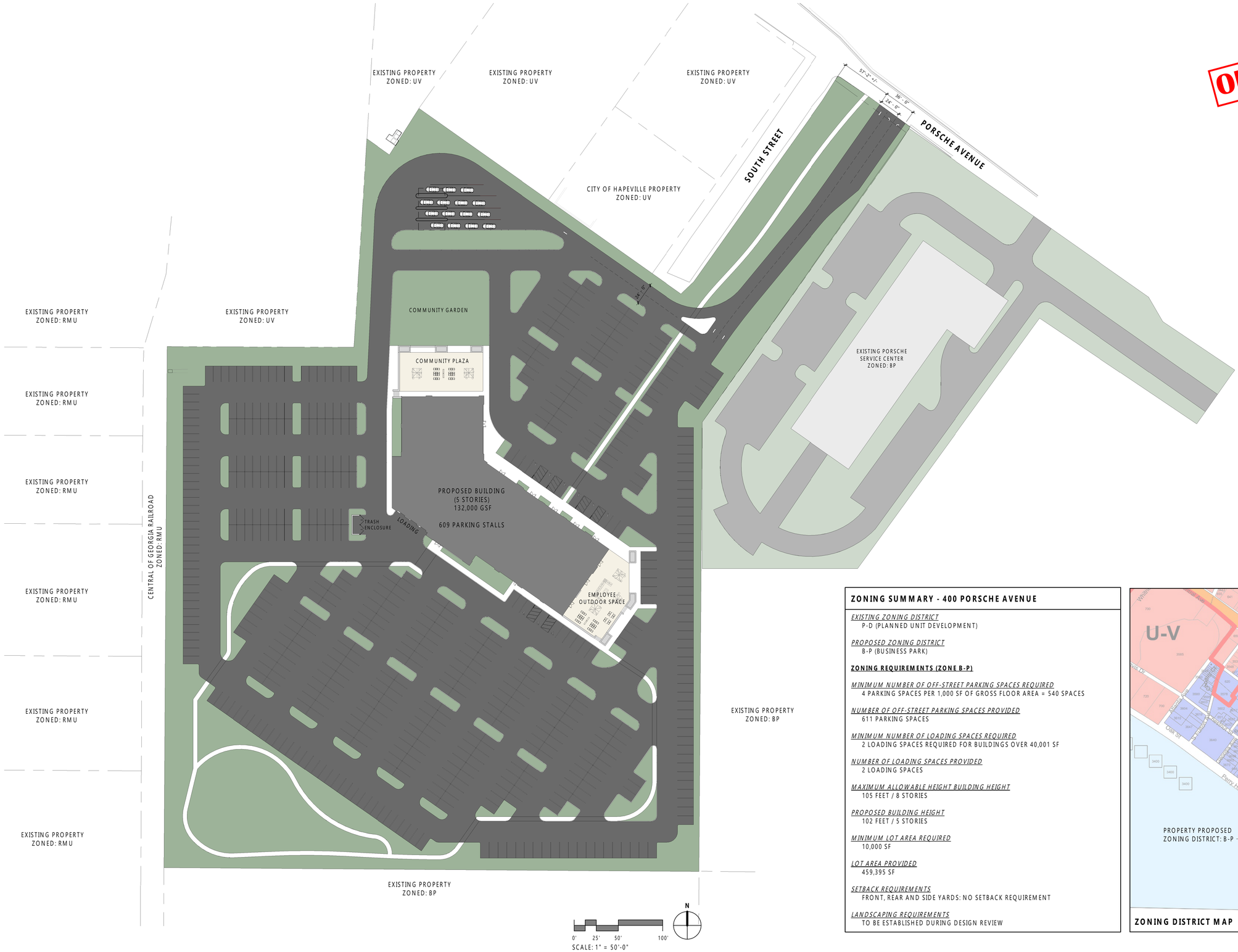
EXTERIOR RENDERING

THE REDMOND COMPANY

19091 11/17/2021

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ORIGINAL SUBMITTAL



ZONING SUMMARY - 400 PORSCHE AVENUE

EXISTING ZONING DISTRICT
P-D (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING DISTRICT
B-P (BUSINESS PARK)

ZONING REQUIREMENTS (ZONE B-P)

MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA = 540 SPACES

NUMBER OF OFF-STREET PARKING SPACES PROVIDED
611 PARKING SPACES

MINIMUM NUMBER OF LOADING SPACES REQUIRED
2 LOADING SPACES REQUIRED FOR BUILDINGS OVER 40,001 SF

NUMBER OF LOADING SPACES PROVIDED
2 LOADING SPACES

MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT
105 FEET / 8 STORIES

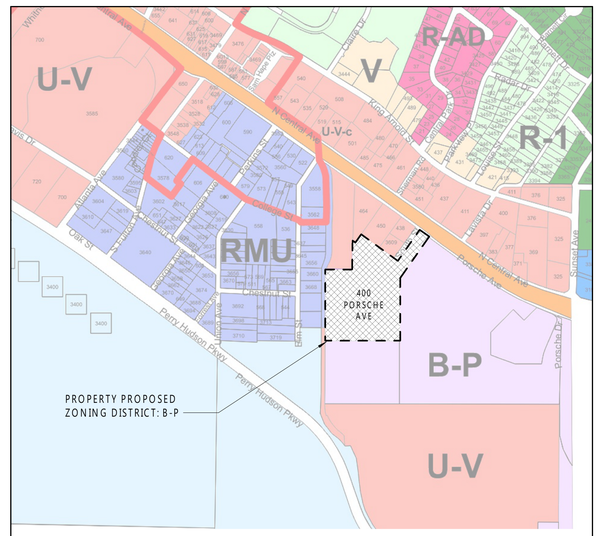
PROPOSED BUILDING HEIGHT
102 FEET / 5 STORIES

MINIMUM LOT AREA REQUIRED
10,000 SF

LOT AREA PROVIDED
459,395 SF

SETBACK REQUIREMENTS
FRONT, REAR AND SIDE YARDS: NO SETBACK REQUIREMENT

LANDSCAPING REQUIREMENTS
TO BE ESTABLISHED DURING DESIGN REVIEW



ZONING DISTRICT MAP

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

Proposed Site Plan

19091

11/17/2021

THE REDMOND COMPANY

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ORIGINAL SUBMITTAL

CONSTRUCTION DOCUMENTS FOR

ATLANTA POSTAL CREDIT UNION

0 PORSCHE AVENUE
HAPEVILLE, GA 30354
TAX PARCEL: 14 0096 LL0585

PREPARED FOR:

THE REDMOND COMPANY

W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

PREPARED BY:

LOWE ENGINEERS

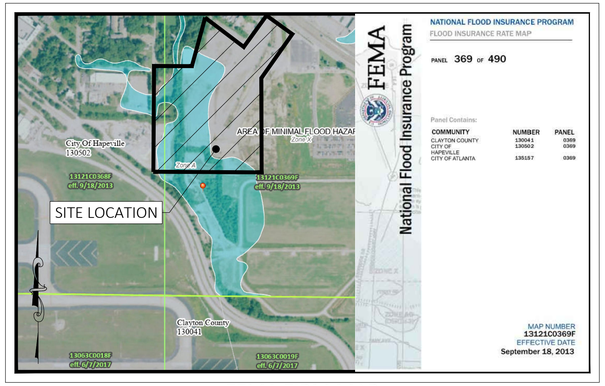
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
(770) 857-8400

GENERAL NOTES

1. **DEVELOPMENT SERVICES PERMITTING DISCLAIMER:** THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
2. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
3. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
4. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
9. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.
11. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13121C0369F
DATED: 9/17/2013
NOT TO SCALE

DEVELOPMENT TEAM

CIVIL ENGINEER
LOWE ENGINEERING
990 HAMMOND DRIVE
SUITE 900
ATLANTA, GA 30328
PHONE: 678-361-8074
EMAIL:
CLEMENTE.QUINONES@LOWEENGINEERS.COM
CONTACT: CLEMENTE QUINONES, PE

SURVEYOR
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
PHONE:678-232-3137
CONTACT: TIM WORLEY, PLS

ARCHITECT
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600
EMAIL:
JTREUDEN@THEREDMONDCO.COM
CONTACT: JESSE TREUDEN

LANDSCAPE ARCHITECT
VIRIDIAN STUDIOS, INC
1736 LIBERTY LANE
ROSWELL, GA 30075
PHONE: 404.780.2170
EMAIL:
JILL@VIRIDIANSTUDIOSATL.COM
CONTACT: JILL KELLEHER, PLA, LEED AP

GOVERNING AGENCIES

WATER/SANITARY
FULTON COUNTY
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

PLANNING & ZONING
CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2120

FIRE
CITY OF HAPEVILLE
HAPEVILLE FIRE DEPARTMENT
3468 N FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2141

STORMWATER
FULTON COUNTY
STORMWATER SERVICES
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C0.02	SURVEY
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	NORTH DETAILED SITE PLAN
C3.02	SOUTH DETAILED SITE PLAN
C4.00	GRADING PLAN
C4.01	NORTH DETAILED GRADING PLAN
C4.02	SOUTH DETAILED GRADING PLAN
C5.00	UTILITY PLAN
C5.01	NORTH DETAILED UTILITY PLAN
C5.02	SOUTH DETAILED UTILITY PLAN
C5.03	OFFSITE SANITARY SEWER PLAN

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)
ZONING CLASSIFICATION	
ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'
PARKING SUMMARY	
PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES
LANDSCAPE REQUIREMENTS	
FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HR CONTACT:
JESSE TREUDEN: 262.549.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY
NOT FOR
CONSTRUCTION

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

COVER

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0096
TAX DISTRICT: 10Z
TAX PARCEL I.D.: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.00

NORTH

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C0.00 COVER.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:33 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

LOWE ENGINEERS NOTES

GENERAL NOTES

A. DEVELOPMENT SERVICES PERMITTING DISCLAIMER: THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

B. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

C. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED

D. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.

E. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.

F. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.

G. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.

H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.

I. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

J. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.

K. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS

L. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

M. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.

N. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 6" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

O. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN IN THESE PLANS AND THE CONSTRUCTION DRAWINGS.

P. ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

Q. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

R. ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.

S. ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.

T. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.

U. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

V. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

W. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING

DEMOLITION

A. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION OR CONSTUCTION ACTIVITY.

B. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.

C. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR

D. DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.

E. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED

F. PRIOR TO THE COMMENCEMENT OF DEMOLITION.

G. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION ACTIVITY.

H. IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF ANY MATERIALS OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND ALL APPURTENANCES (I.E. BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.)

I. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

J. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.

K. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.

L. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

M. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

N. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

O. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.

P. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

Q. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.

R. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

S. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY

GRADING

A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

B. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

C. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN IN SURVEY.

D. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

E. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

F. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY -------, DATED ---------.

G. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL.

H. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

I. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

J. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND OSHA STANDARDS.

K. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

L. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

M. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

O. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

P. ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).

Q. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

R. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.

S. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

T. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.

U. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS. THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

V. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

W. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE GUTTERS AND EDGE OF PAVEMENT FOR CATCH BASINS.

DRAINAGE

A. CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

B. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS.SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.

TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.

C. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

D. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

E. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

F. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

G. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

H. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.

I. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.

J. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

K. SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

L. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTCONTROL REGULATIONS.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

M. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.

N. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

UTILITY

A. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

B. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

C. SANITARY SEWER PIPE, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC PER ASTM D 3034
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

D. WATER LINES, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.

E. MINIMUM TRENCH WIDTH SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING CODES AS SHOWN IN THE CONSTRUCTION DETAILS IN THESE PLANS.

F. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS IN THE DETAILS.

G. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

H. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.

I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

J. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

K. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

L. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS.

M. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

N. REFER TO INTERIOR PLUMBING DRAWINGS (BY OTHERS) FOR TIE-IN OF ALL UTILITIES.

O. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

P. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Q. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

R. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

S. ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

T. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED

DRAWING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR - PAVEMENT MARKINGS
- TRAFFIC FLOW ARROW - PAVEMENT MARKINGS
- YIELD — YIELD - PAVEMENT MARKINGS
- DIRECTIONAL ARROWS - PAVEMENT MARKINGS
- ONLY — "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKINGS)
- HANDICAP STALL SYMBOL
- CONCRETE WHEEL STOP
- ADA STANDARD CURB RAMP
- PARKING COUNT
- SIGN
- LIGHT POLE
- DUMPSTER PAD
- T — TRANSFORMER PAD
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- YARD INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- LOD — LIMITS OF DISTURBANCE
- 123 — EXISTING MINOR CONTOURS
- 123 — EXISTING MAJOR CONTOURS
- 123 — PROPOSED MINOR CONTOURS
- 123 — PROPOSED MAJOR CONTOURS
- 123.45 — EXISTING SPOT ELEVATION
- TFG:123.45 — EXISTING TOP OF FINISHED GRADE
- BFG:123.45 — EXISTING BOTTOM OF FINISHED GRADE
- 123.45 — PROPOSED SPOT ELEVATION
- TFG:123.45 — PROPOSED TOP OF FINISHED GRADE
- BFG:123.45 — PROPOSED BOTTOM OF FINISHED GRADE
- 2% — PROPOSED SLOPE ARROW
- EXISTING STORM LINE
- PROPOSED STORM LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
- SAN — SEWER LINE
- FM — SEWER FORCEMAIN
- OHT — TELE. OVERHEAD LINE
- UGT — TELE. UNDERGROUND LINE
- W — WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- W — WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- POWER POLE

ORIGINAL SUBMITTAL

24 HR CONTACT:
LUKE FREUDEN: 262.366.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY
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THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

GENERAL NOTES

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0265
TAX DISTRICT: 302
TAX PARCEL ID: 14 009K LL0585

REVISIONS

NO.	DESCRIPTION	DATE

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.01

NORTH

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C0.01 GENERAL NOTES.dwg LAST SAVED BY: CQUINONES 10/15/21 AT 4:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB

ORIGINAL SUBMITTAL

LEGEND - LINE TYPE

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- CREEK CENTERLINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- WOOD FENCE
- WIRE FENCE
- GUARDRAIL
- E — OVERHEAD ELECTRIC LINE
- ES — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND NATURAL GAS LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- SD — UNDERGROUND STORM SEWER LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- W — UNDERGROUND WATER LINE

LEGEND - SYMBOLS

- CURB INLET
- STORM DRAINAGE MANHOLE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- TELEPHONE MANHOLE

LEGEND - ABBREVIATIONS

IPS	IRON PIN SET
IPF	IRON PIN FOUND (1/2" REBAR)
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
AIF	ANGLE IRON FOUND
MNF	MAGNETIC NAIL FOUND
PKF	PK NAIL FOUND
RB	REBAR
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
LL	LAND LOT
DB/PG.	DEED BOOK/PAGE
PB/PG.	PLAT BOOK/PAGE
FND.	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
R.R.	RAILROAD
CI	CURB INLET
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
ELEC.	ELECTRIC
EM	ELECTRIC METER
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
GP	GUY POLE
TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
CONC.	CONCRETE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 15 AUGUST 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/18/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS–ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

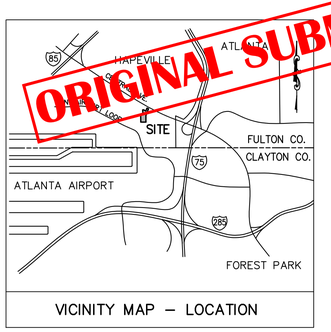
Legal Description

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue (having a variable width public right-of-way), said iron pin found being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'23"E a distance of 323.98 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue said iron pin found being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 10.546 acres.



VICINITY MAP – LOCATION

AREA = 10.546 ACRES

TITLE EXCEPTIONS

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL TITLE INSURANCE OF NEW YORK, INC., COMMITMENT NO. 2–40699, WITH AN EFFECTIVE DATE OF AUGUST 9, 2021.

3(g). Gift of Avigation Easement from Ford Motor Company, a Delaware corporation to the City of Atlanta, a Georgia municipal corporation, dated October 13, 1966, filed for record November 15, 1966, recorded in Deed Book 4664, Page 111, Records of Fulton County, Georgia. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(h). Easement from Ford Motor Company to Georgia Power Company, dated November 10, 1993, filed for record November 29, 1996, recorded in Deed Book 17428, Page 246, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(i). Conservation Easement and Agreement by and between Ford Motor Company, a Delaware corporation, Hapeville Development Authority, a Georgia body corporate and politic and The City of Hapeville, Georgia, a Georgia municipal corporation, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 663, aforesaid Records; as assigned by that certain Assignment and Assumption of Conservation Easement and Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 99, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(j). Restrictive Covenants and Easements as reserved in that certain Limited Warranty Deed from Ford Motor Company, a Delaware corporation to Airport Station, L.L.C., a Georgia limited liability company, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 678, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (s) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(k). Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of September 30, 2011, filed for record October 5, 2011, recorded in Deed Book 50440, Page 499, aforesaid Records; as amended by that certain Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of May 11, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 235, aforesaid Records; as assigned by that certain Assignment and Assumption of Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 93, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(l). Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., a Delaware corporation, dated as of June 21, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 322, aforesaid Records; as assigned by that certain Assignment and Assumption of Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 23, 2017, filed for record February 27, 2017, recorded in Deed Book 57228, Page 111, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)**

3(m). Easement Deed by Court Order in Settlement of Landowner Action – George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, et al vs. Wltel Communications, LLC (F/K/A Williams Communications, Inc.), Sprint Communications Company L.P., and Qwest Communications Company, LLC, being Civil Action File No. 3:02–CV–055–WBH, dated February 8, 2013, filed for record January 10, 2014, recorded in Deed Book 53495, Page 520, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(n). Utility Easement Agreement by and between Porsche Cars North America, Inc., a Delaware corporation and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed for record January 4, 2016, recorded in Deed Book 55732, Page 546, aforesaid Records; as assigned by that certain Assignment and Assumption of Utility Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 105, aforesaid Records. **(AFFECTS SUBJECT PROPERTY – UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)**

To: Atlanta Postal Credit Union, a Georgia corporation and National Title Insurance of New York, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 15 August 2021.

Date of Plat or Map: 16 September 2021

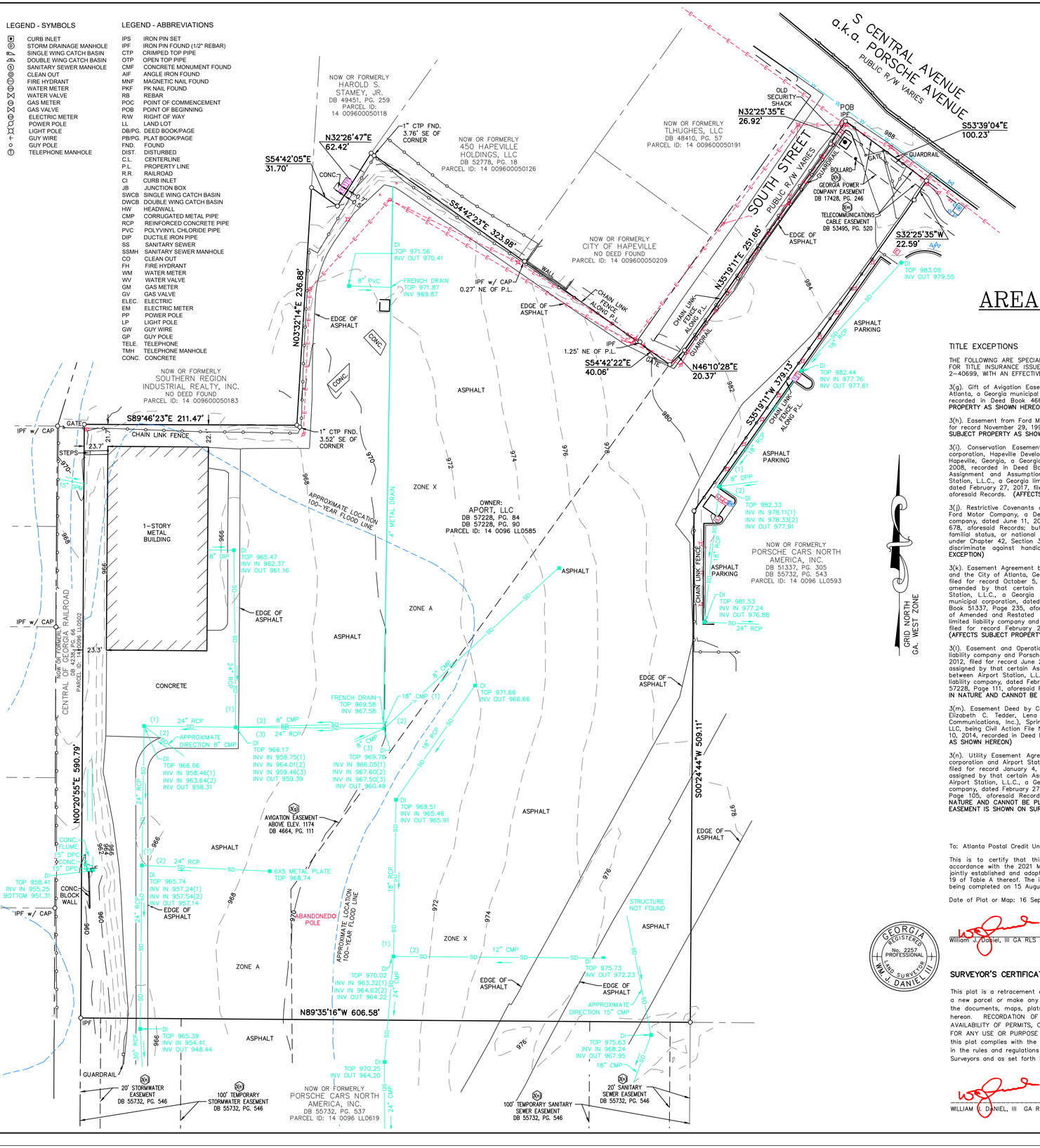
GEORGIA REGISTERED No. 2257 PROFESSIONAL LAND SURVEYOR WM. J. DANIEL III

09.16.2021
William J. Daniel, III GA RLS No. 2257 — Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

09.16.2021
WILLIAM J. DANIEL, III GA RLS NO. 2257 — DATE



50 0 50 100 150
GRAPHIC SCALE – 1" = 50 FEET

REVISIONS

NO.	DATE	
1	02.27.2017	PER CLIENT COMMENTS
2	09.16.2021	UPDATE
3		
4		
5		
6		
7		

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
ATLANTA POSTAL CREDIT UNION, a Georgia corporation AND NATIONAL TITLE INSURANCE OF NEW YORK, INC.
LOCATED IN LAND LOT 96 , 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

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PROJECT NO.: 21-100031
DRAWN BY: CAM
CHECKED BY: TW

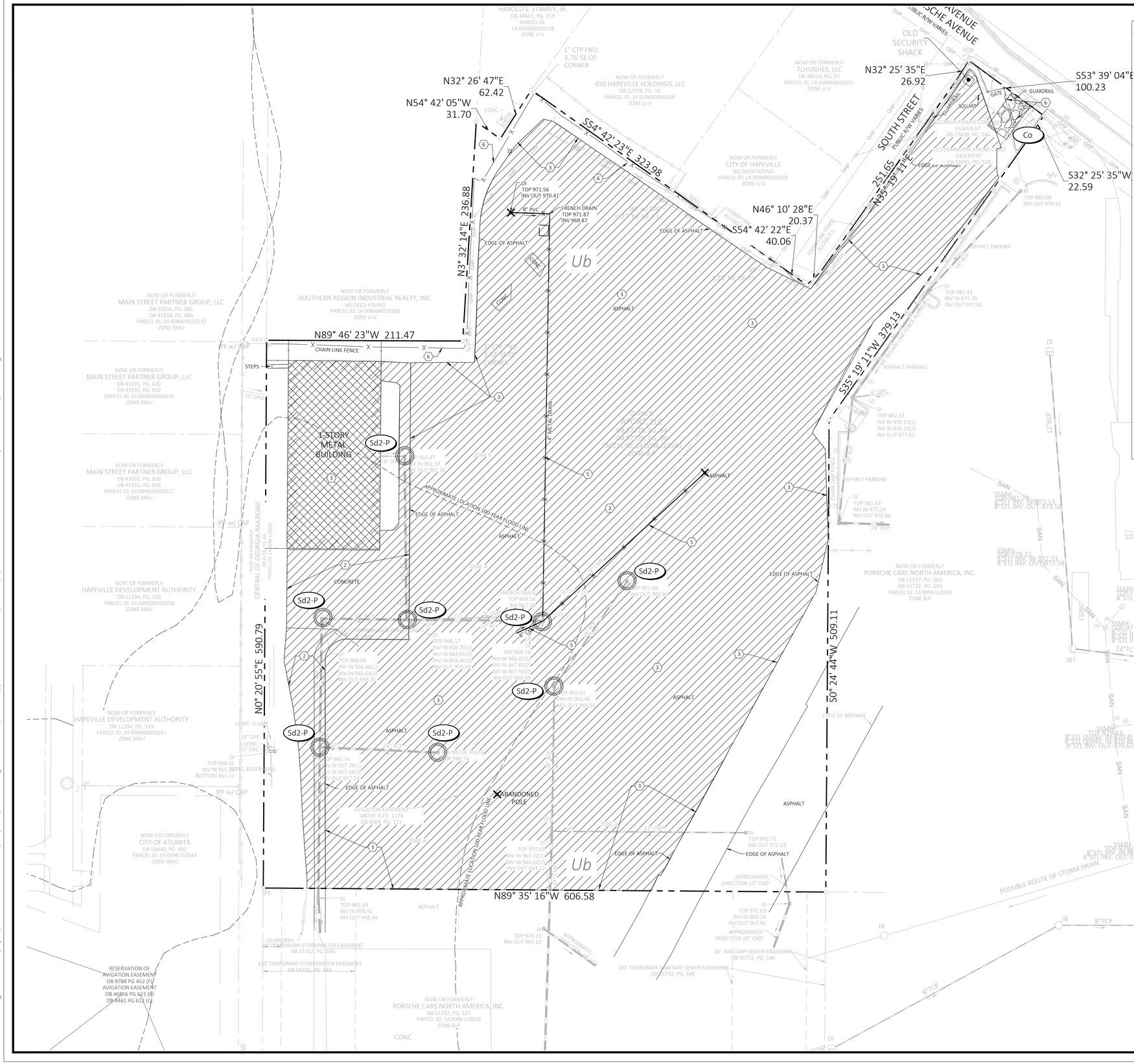
ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401
www.loweengineers.com
Land Surveyor Firm License No. LSF000656

SHEET 1 OF 1

NOT ISSUED FOR CONSTRUCTION

ORIGINAL SUBMITTAL



GENERAL DEMOLITION NOTES

1. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, AS NOTED, ANY DEMOLITION ACTIVITY TAKING PLACE.
2. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES FOR THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS, SUCH AS CONTAINING ASBESTOS ETC. DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
4. ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
5. EXISTING INFORMATION IS BASED ON A SURVEY CONDUCTED BY LOWE ENGINEERS, DATED 07/25/2021. ALL SHOWN UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM ASSUMPTIONS MADE IN THESE PLANS.
6. THERE IS FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 13121C0369F, DATED 9/17/2013.
7. POLLUTION CONTROLS: USE WATER SPRINKLERS AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
8. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
9. COORDINATE WITH THE CORRESPONDING UTILITY COMPANY BEFORE REMOVING ANY UNDERGROUND OR OVERHEAD UTILITY LINES AND TRANSFORMERS.
10. PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
11. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES. OBTAIN ANY PERMITS FOR LANE CLOSURE IF NECESSARY.
13. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
14. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
15. CONTRACTOR SHALL NOTIFY ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION, PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.
16. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
17. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
18. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA.
19. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
20. CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.

UTILITY 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 WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION & EROSION LEGEND

	EXISTING PAVING, CURB & GUTTER AND SIDEWALKS TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING UTILITY LINES TO BE REMOVED
X	EXISTING STRUCTURES TO BE REMOVED
LOD	LIMITS OF DISTURBANCE
TF TF TF	TREE PROTECTION FENCE
	SOIL DELINEATION LINE
Toc	SOIL TYPE SERIES
Sd1-S — SF —	SILT FENCE (TYPE SENSITIVE)
Sd2-F	TEMPORARY INLET PROTECTION (FILTER FABRIC)
Co	CONSTRUCTION ENTRANCE

KEY NOTES LEGEND

1. REMOVE EXISTING ASPHALT PAVEMENT, CURB AND GUTTER. CONTRACTOR TO SAWCUT FULL DEPTH AT LIMITS OF REMOVAL
2. REMOVE EXISTING CONCRETE PAVEMENT. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
3. REMOVE EXISTING BUILDING. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
4. EXISTING STORM STRUCTURES TO BE REMOVED.
5. REMOVE EXISTING STORM PIPE.
6. REMOVE EXISTING FENCE.

SOIL INFORMATION

Ub	URBAN LAND

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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DEMOLITION PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 0096
TAX DISTRICT: 14DZ
TAX PARCEL I.D.: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

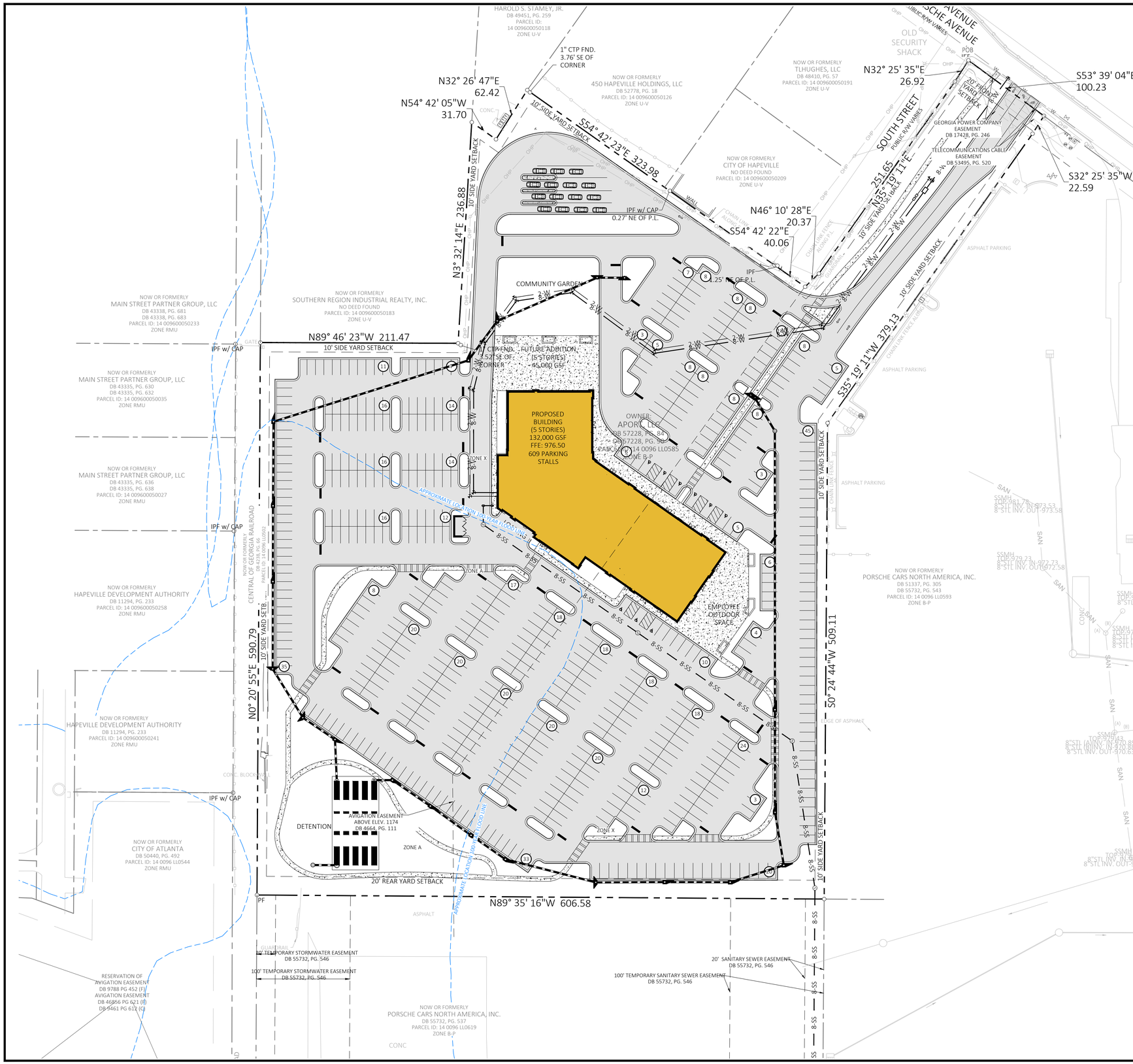
SCALE:	N/A
DATE:	11/17/2021
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C2.00

FILE NAME: Z:_CIVIL SITE GROUP\Projects\121-220027 ATL Postal Credit Union\DWG\SHEETS\C2.00 DEMO.dwg LAST SAVED BY: CQUINONES 11/8/21 AT 1:01 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB

ORIGINAL SUBMITTAL



GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
3. PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND RAMPS SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN
5. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
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7. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
8. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0369F, DATED 9/17/2013.
9. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
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SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- (1) PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- T TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

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2. 24" WHITE STOP BAR, SEE SHEET C9.00 FOR DETAIL
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7. CONCRETE SIDEWALK, SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
10. "TYPE B" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
11. "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
12. "TYPE D" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
13. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
14. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
15. DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
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22. DO NOT ENTER SIGN
23. RIGHT TURN ONLY SIGN
24. PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
25. ADA PARKING AREA SEE DETAIL SHEET C9.01
26. ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (#####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)

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ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	MINIMUM 5'
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REAR LANDSCAPE BUFFER:	MINIMUM 5'

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W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
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SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585 & 0586
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

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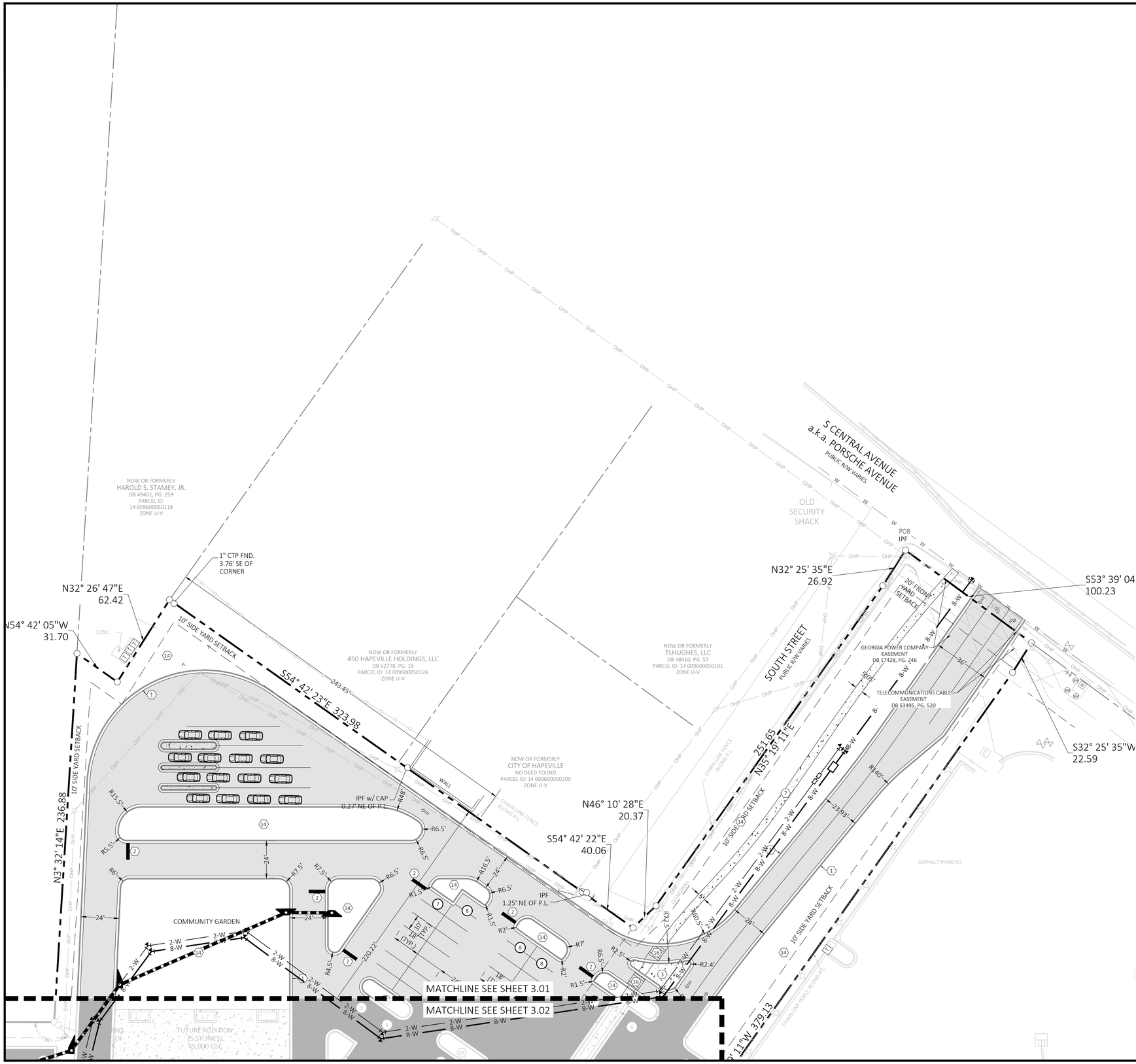
SCALE: 1" = 50'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.00

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NORTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 009
TAX DISTRICT: 07
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

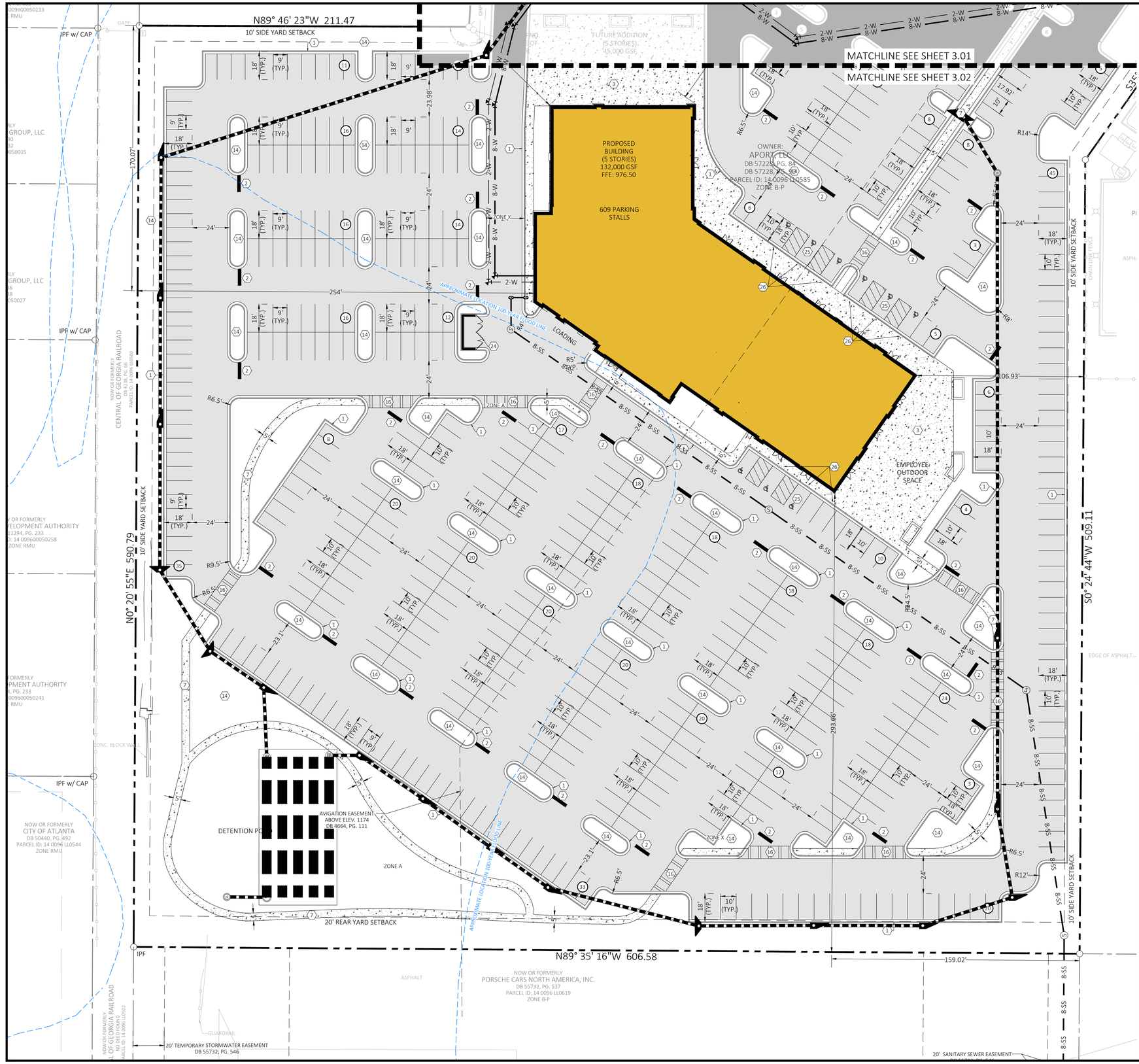
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SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
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SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (#####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)

ZONING CLASSIFICATION

ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ORIGINAL SUBMITTAL

24 HOUR CONTACT:
JESSE FREUDEN: 262.853.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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SOUTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585, 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.02

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB



GENERAL GRADING NOTES

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 2:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF WORK.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS NOTED TO BE REMOVED OTHERWISE.
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GRADING LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	PROPOSED RETAINING WALL
LOD	LIMITS OF DISTURBANCE
123	EXISTING MINOR CONTOURS
123	EXISTING MAJOR CONTOURS
123	PROPOSED MINOR CONTOURS
123	PROPOSED MAJOR CONTOURS
123.45	EXISTING SPOT ELEVATION
TFG:123.45	EXISTING TOP OF FINISHED GRADE
BFG:123.45	EXISTING BOTTOM OF FINISHED GRADE
123.45	PROPOSED SPOT ELEVATION
TFG:123.45	PROPOSED TOP OF FINISHED GRADE
BFG:123.45	PROPOSED BOTTOM OF FINISHED GRADE
2%	PROPOSED SLOPE ARROW
	EXISTING STORM LINE
	PROPOSED STORM LINE
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	PROPOSED GRATE INLET
	SINGLE WING CURB INLET
	DOUBLE WING CURB INLET
JB	STORM MANHOLE (JUNCTION BOX)
WQ	WATER QUALITY UNIT
	OUTLET CONTROL STRUCTURE

GRADING CALCULATIONS

GRADING AREA:	TBD± AC (#####± S.F.)
ADJUSTMENTS	
COMPACTION:	##### CY FILL (1.15 FILL FACTOR)
LIGHT DUTY PAVEMENT:	LD PAVE CUT (CY) CY CUT
HEAVY DUTY PAVEMENT:	HD PAVE CY CY CUT
CURB & GUTTER	C&G CY CY CUT
SIDEWALK	SW IN CY CY CUT
PIPES	PIPES CY CY CUT
UNDERGROUND DETENTION	UGD CY CY CUT
TOTAL VOLUMES	
TOTAL ADJUSTED CUT:	TOTAL ADJ CUT CY CY
TOTAL ADJUSTED FILL:	TOTAL ADJ FILL CY CY
NET VOLUME:	NET VOUME IN CY CY CUT/FILL (HAUL-IN/OFF)

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GRADING PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 009
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 25' 50' 75'

SCALE: 1" = 50'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

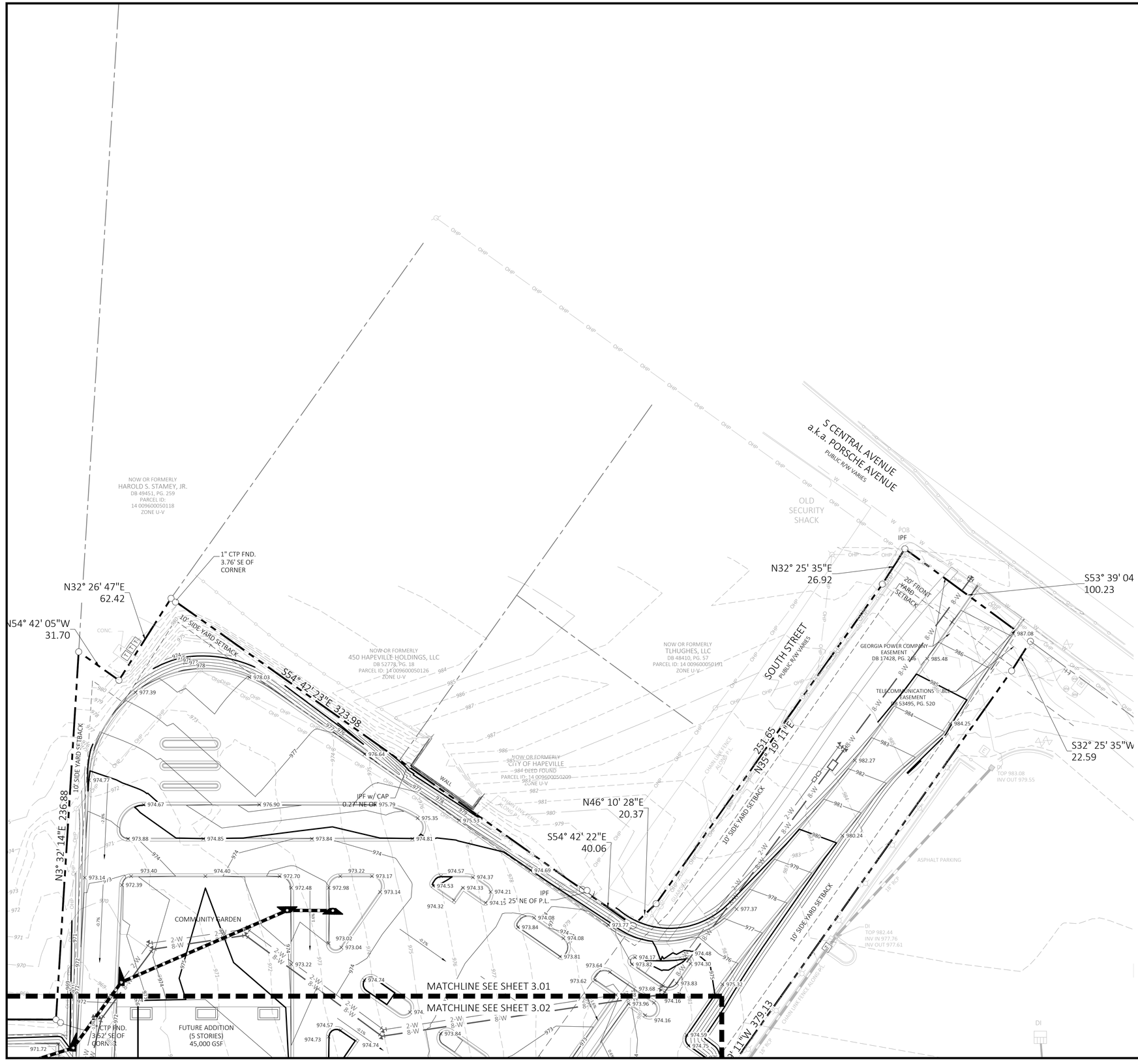
NORTH

SHEET C4.00

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FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWGS\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/10/21 AT 3:11 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB

ORIGINAL SUBMITTAL



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- LOD — LIMITS OF DISTURBANCE
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- *123* EXISTING MAJOR CONTOURS
- 123 PROPOSED MINOR CONTOURS
- 123 PROPOSED MAJOR CONTOURS
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GRADING CALCULATIONS

GRADING AREA:	TBD± AC (####± S.F.)

ADJUSTMENTS

COMPACTION:	#### CY FILL (1.15 FILL FACTOR)
LIGHT DUTY PAVEMENT:	LD PAVE CUT (CY) CY CUT
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CURB & GUTTER	C&G CY CY CUT
SIDEWALK	SW IN CY CY CUT
PIPES	PIPES CY CY CUT
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TOTAL VOLUMES

TOTAL ADJUSTED CUT:	TOTAL ADJ CUT CY CY
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NORTH DETAILED GRADING PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 95 & 96
TAX DISTRICT: 3DZ
TAX PARCEL ID: 14 009600050585

REVISIONS

NO.	DATE	DESCRIPTION

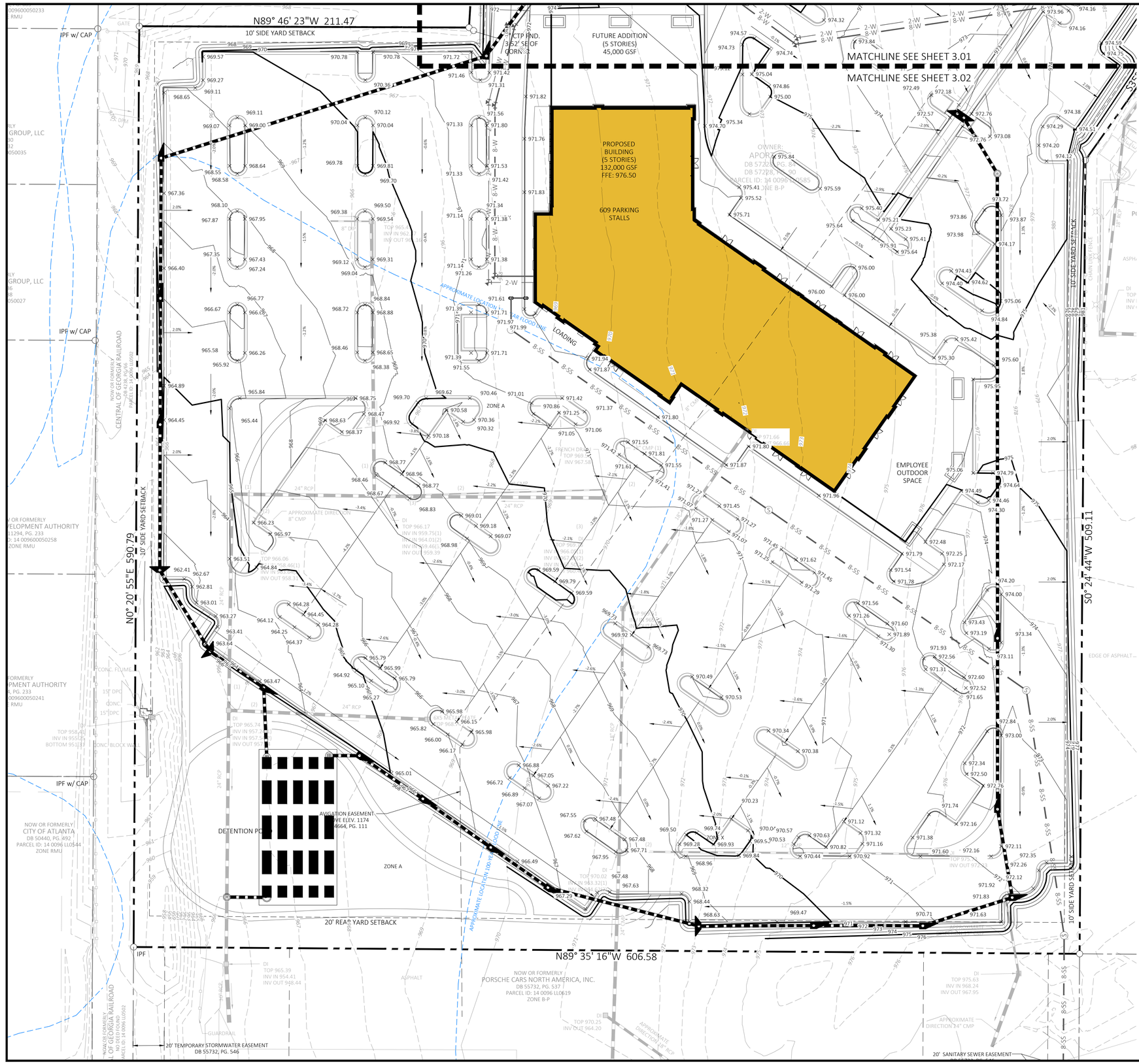
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C4.01

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWGS\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/19/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB PLOTTED BY: CQUINONES 11/17/21 AT 3:11 PM



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0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 0085
TAX DISTRICT: 17
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

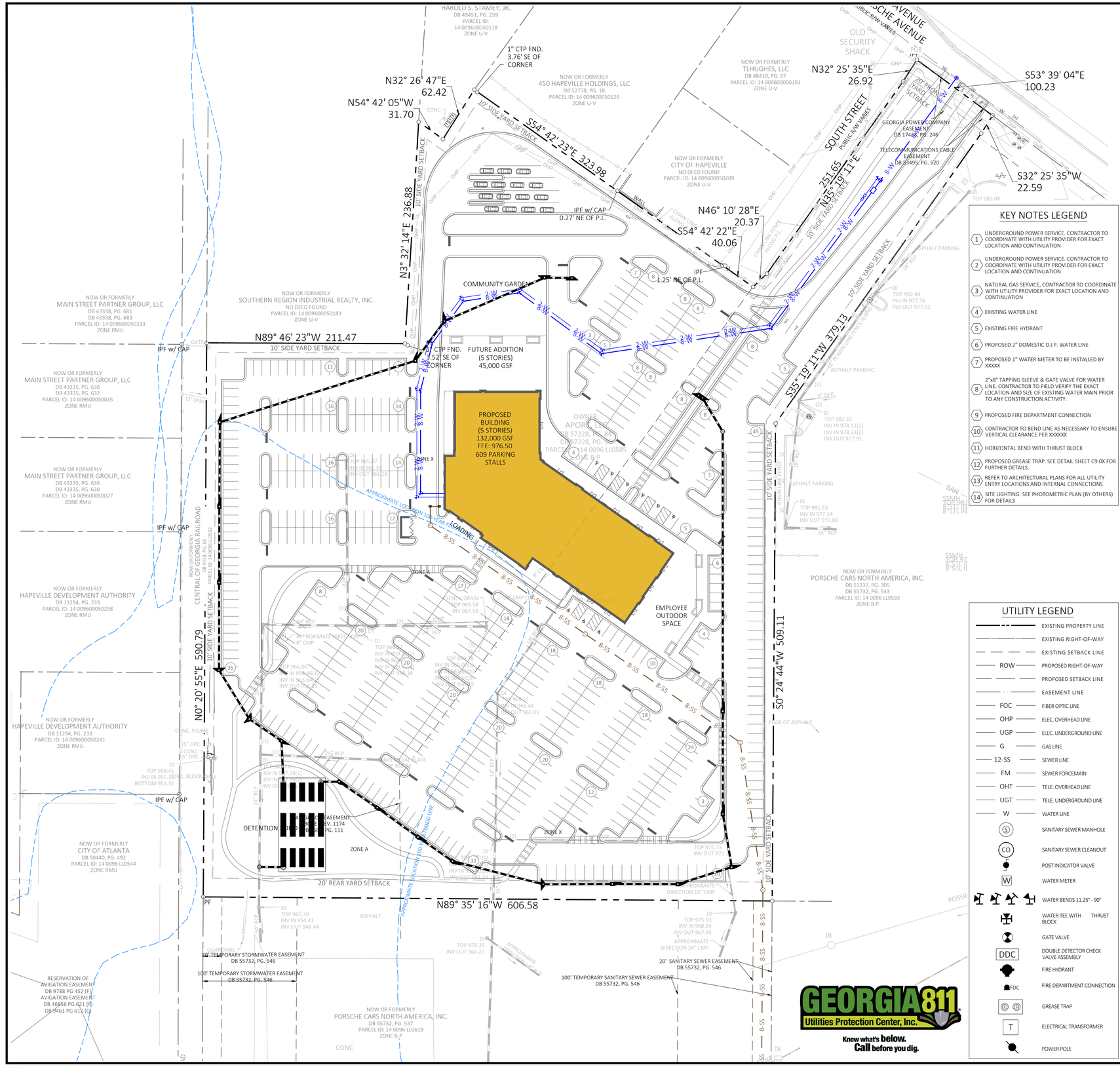
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NORTH

SHEET C4.02

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 11/10/21 AT 3:11 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



KEY NOTES LEGEND

1. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3. NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4. EXISTING WATER LINE
5. EXISTING FIRE HYDRANT
6. PROPOSED 2" DOMESTIC D.I.P. WATER LINE
7. PROPOSED 1" WATER METER TO BE INSTALLED BY XXXXX
8. 2"x8" TAPPING SLEEVE & GATE VALVE FOR WATER LINE. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. PROPOSED FIRE DEPARTMENT CONNECTION
10. CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE PER XXXXXX
11. HORIZONTAL BEND WITH THRUST BLOCK
12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
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- FOC — FIBER OPTIC LINE
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- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- T — ELECTRICAL TRANSFORMER
- POWER POLE

FULTON COUNTY SANITARY SEWER NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIAL, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL CONNECTIONS TO KNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA OR WITHIN 10 FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
12. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
14. EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS- BUILTS ARE SUBMITTED.
15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
17. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"X4"POST WITH MIN. 4-FEET ABOVE GROUND. THE TOP 1' SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
18. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
19. FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
    - 20.1. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
    - 20.2. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY ``SLICING WITH A FLAT SHOVEL''. THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
    - 20.3. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    - 20.4. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
    - 20.5. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
21. ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5-FEET ABOVE GRADE.
22. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY WATER NOTES

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #80 6116 16220 7613).
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION
8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-1MKF DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND ½-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
16. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
17. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS
19. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
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22. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

ORIGINAL SUBMITTAL

24 HOUR CONTACT:
JESSE FREUDEN: 262.853.8737

PREPARED FOR:
THE REDMOND COMPANY
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PHONE: 262.549.9600

PREPARED BY:
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UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
PARCEL ID: 14 0096 LL0585
TAX DISTRICT: 502
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

0' 25' 50' 75'

SCALE: 1" = 50'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.00

ORIGINAL SUBMITTAL

GENERAL UTILITY NOTES

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2. LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY LOWE ENGINEERS, DATED 07/2[illegible]
3. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
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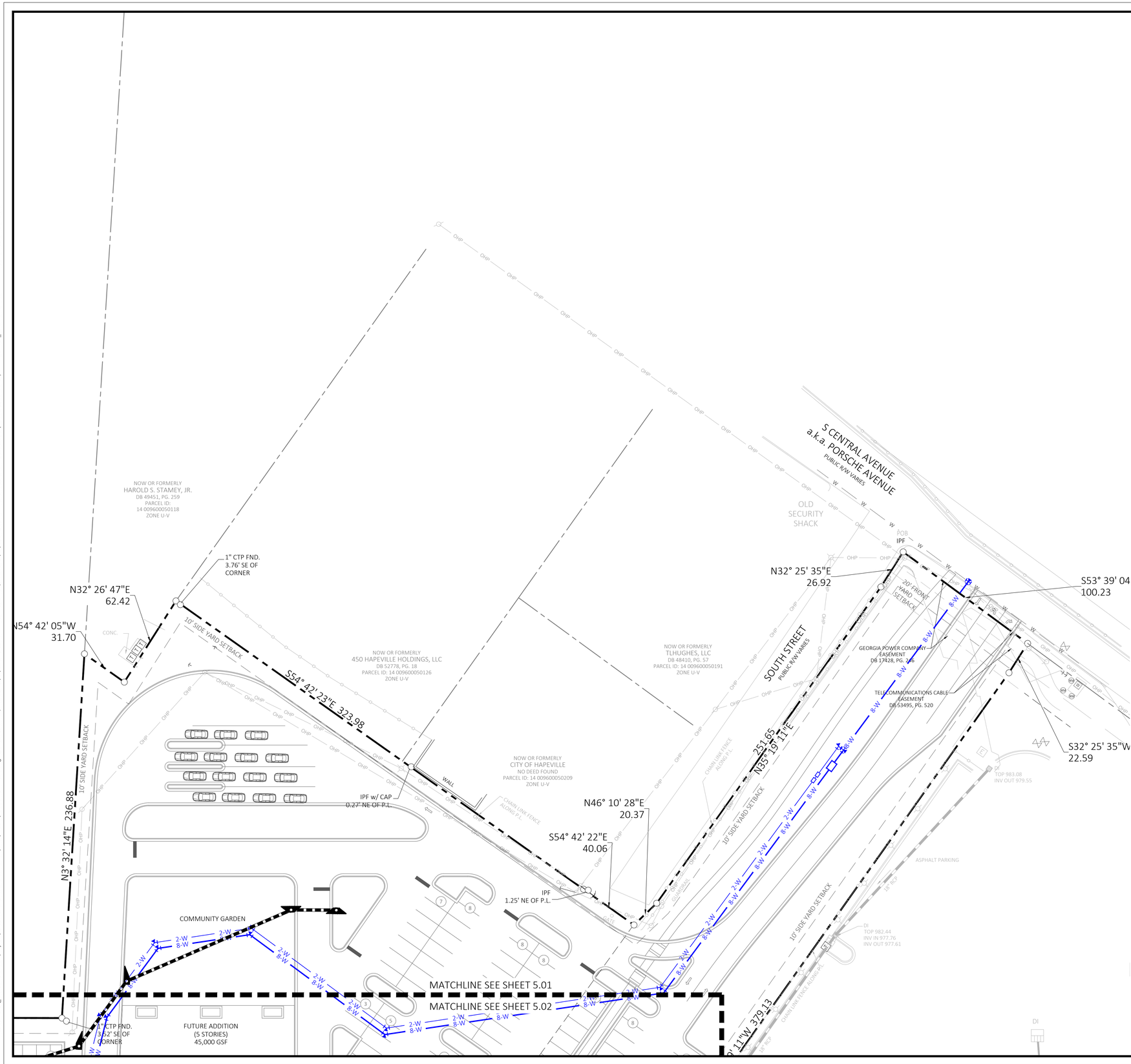
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HAPEVILLE, GA 30354

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LAND LOT: 95&83
TAX DISTRICT: 3JOZ
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GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

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13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

SOUTH DETAILED UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0083
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS		
NO.	DATE	DESCRIPTION

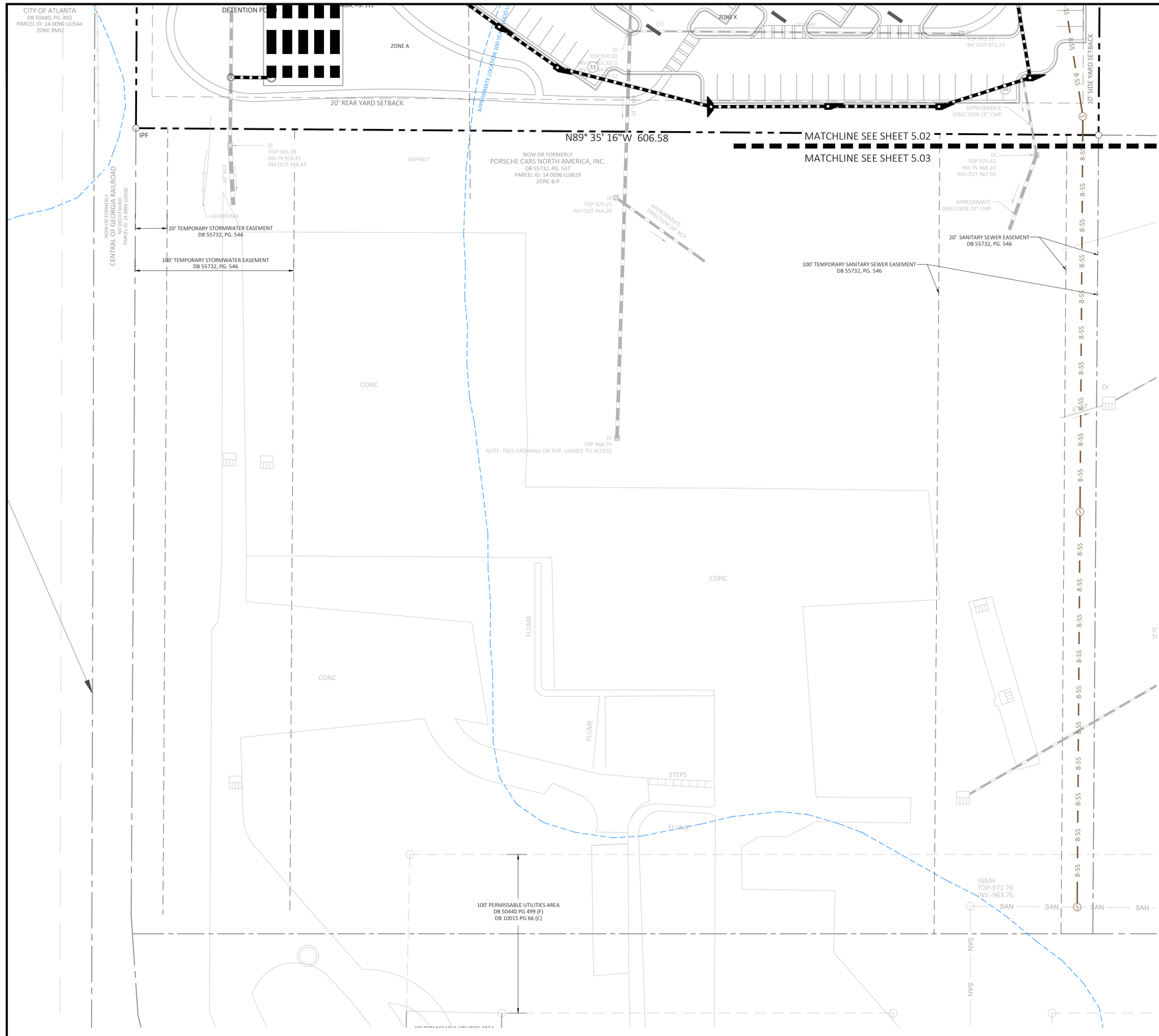
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SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.02

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.



GENERAL UTILITY NOTES

1. CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN PLANS.
2. LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
3. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.
5. REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY LOCATIONS, SITE LIGHTING, ETC., AND UTILITY ENTRY AND EXIT LOCATIONS
6. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

UTILITY 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 WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- EASEMENT LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
- 12-SS — SEWER LINE
- FM — SEWER FORCEMAIN
- OHT — TELE. OVERHEAD LINE
- UGT — TELE. UNDERGROUND LINE
- W — WATER LINE
- (S) — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- W — WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- T — ELECTRICAL TRANSFORMER
- POWER POLE

KEY NOTES LEGEND

1. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3. NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4. EXISTING WATER LINE
5. EXISTING FIRE HYDRANT
6. PROPOSED 2" DOMESTIC D.I.P. WATER LINE
7. PROPOSED 1" WATER METER TO BE INSTALLED BY XXXXX
8. 2"x8" TAPPING SLEEVE & GATE VALVE FOR WATER LINE. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. PROPOSED FIRE DEPARTMENT CONNECTION
10. CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE PER XXXXXX
11. HORIZONTAL BEND WITH THRUST BLOCK
12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ORIGINAL SUBMITTAL

24 HOUR CONTACT:
JESSE FREUDEN: 262.853.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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OFFSITE SANITARY SEWER PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 096
TAX DISTRICT: 307
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.03

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:58 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE CTB



PROPOSED TREE LEGEND

(41) 4" CALIPER CANOPY TREE: SHUMARD OAK AND WILLOW OAK

(76) 4" CALIPER CANOPY TREE: PRINCETON ELM , YELLOWWOOD, TRIDENT MAPLE

(20) 4" CALIPER MINIMUM SIZE TREE FORM BALD CYPRESS

(48) 4" CALIPER MINIMUM SIZE EVERGREEN HOLLY SPECIES AND/OR SOUTHERN MAGNOLIA, FULL TO GROUND

(79) 4" CALIPER MINIMUM SIZE EVERGREEN VIRGINIA PINE, CRYPTOMERIA, RED CEDAR AND/OR GREEN GIANT ARBORVITAE

TREE PERMIT CALCULATIONS:

1 TREE PROVIDED IN 200 SF MINIMUM LANDSCAPE AREA EVERY 50' OF A PARKING SPACE

100 TREE INCHES PER ACRE = 10.54 ACRES =1054 INCHES REQUIRED
264 (4" CALIPER) TREES PROPOSED = 1056 INCHES PROVIDED
A MINIMUM OF 50% OF TREES TO BE CANOPY TREES EXCEEDING 40' IN MATURE HEIGHT.

REQUIREMENT MET

LIGHTPOLE NOTES:
LIGHTPOLES TO BE PLACED OUTSIDE LANDSCAPE ISLANDS PER CITY OF HAPEVILLE.

FIRE MARSHALL NOTE:
LANDSCAPE CONTRACTOR TO ENSURE A CLEAR SPACE OF NO LESS THAN 3 FEET PROVIDED AROUND ALL FIRE HYDRANTS, FDCS AND PIVS WITH ANY LANDSCAPING OTHER GRASS AND PINE STRAW.

811 Know what's below. Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

0' 40' 80' NORTH

ORIGINAL SUBMITTAL

Viridian studios
LANDSCAPE ARCHITECTURE
1736 Liberty Lane
Liberty Lofts
Roswell, Georgia 30075
P: 404-780-2170
W: Viridianstudiosatl.com

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME
ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

PROJECT ADDRESS
PORSCHE AVE
HAPEVILLE, GEORGIA
FULTON COUNTY

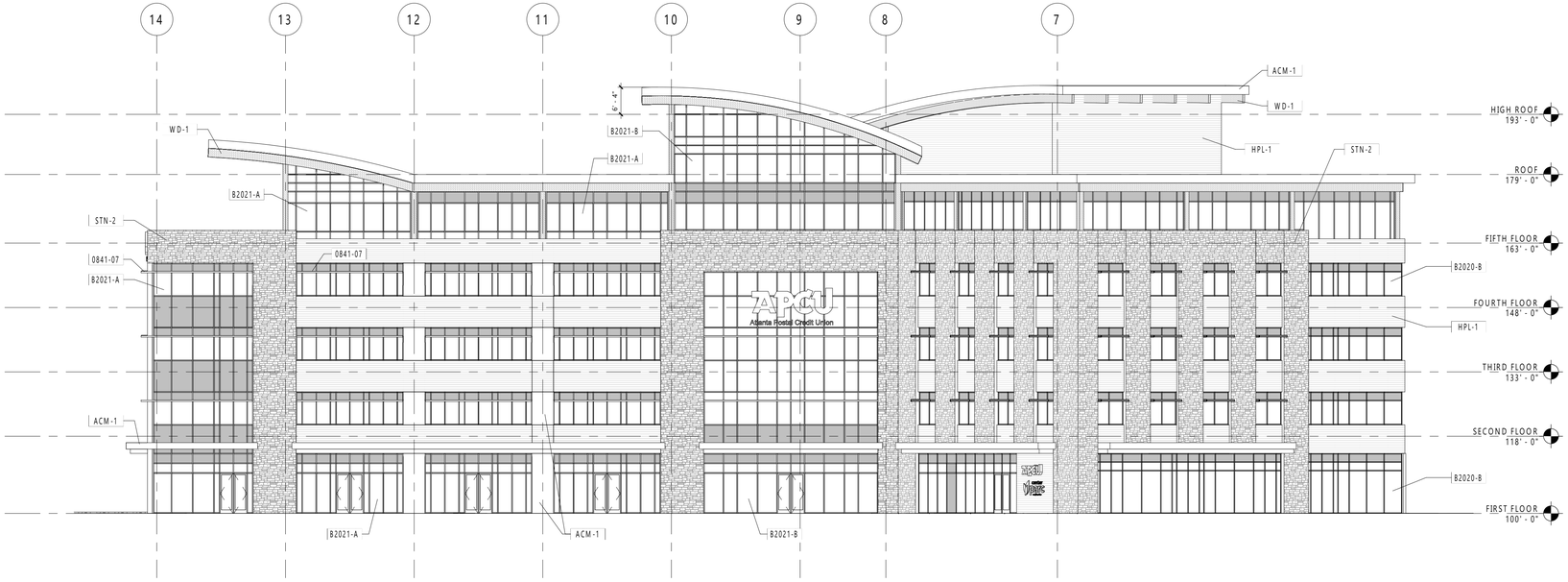
ARCHITECT
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

SHEET TITLE
CONCEPT TREE AND LANDSCAPE PERMIT PLAN

DATE 11/17/2021
PROJ. NO.

PROFESSIONAL SEAL
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001518 JILL ELIZABETH KELLEHER

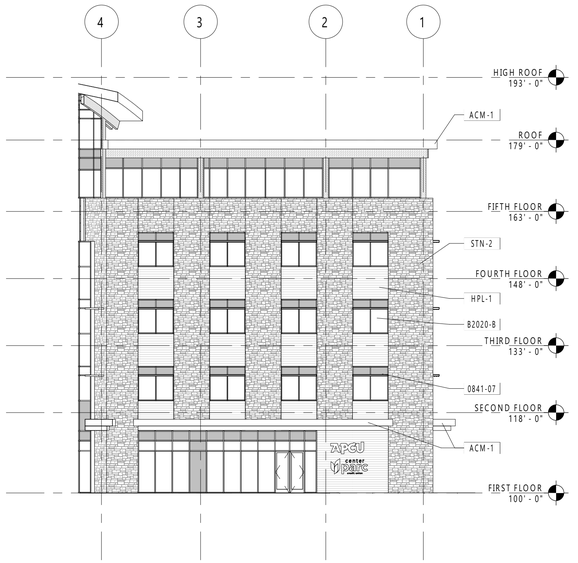
SHEET
L1.1



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTHEAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
PRODUCT: STONEWOOD SELECT
COLOR: MADISON WALNUT 2831-AA

STANDING SEAM METAL ROOF (MR-1):
MANUFACTURER: PAC-CLAD
COLOR: SILVER METALLIC

STONE VENEER (STN-2):
MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER, SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE

ORIGINAL SUBMITTAL

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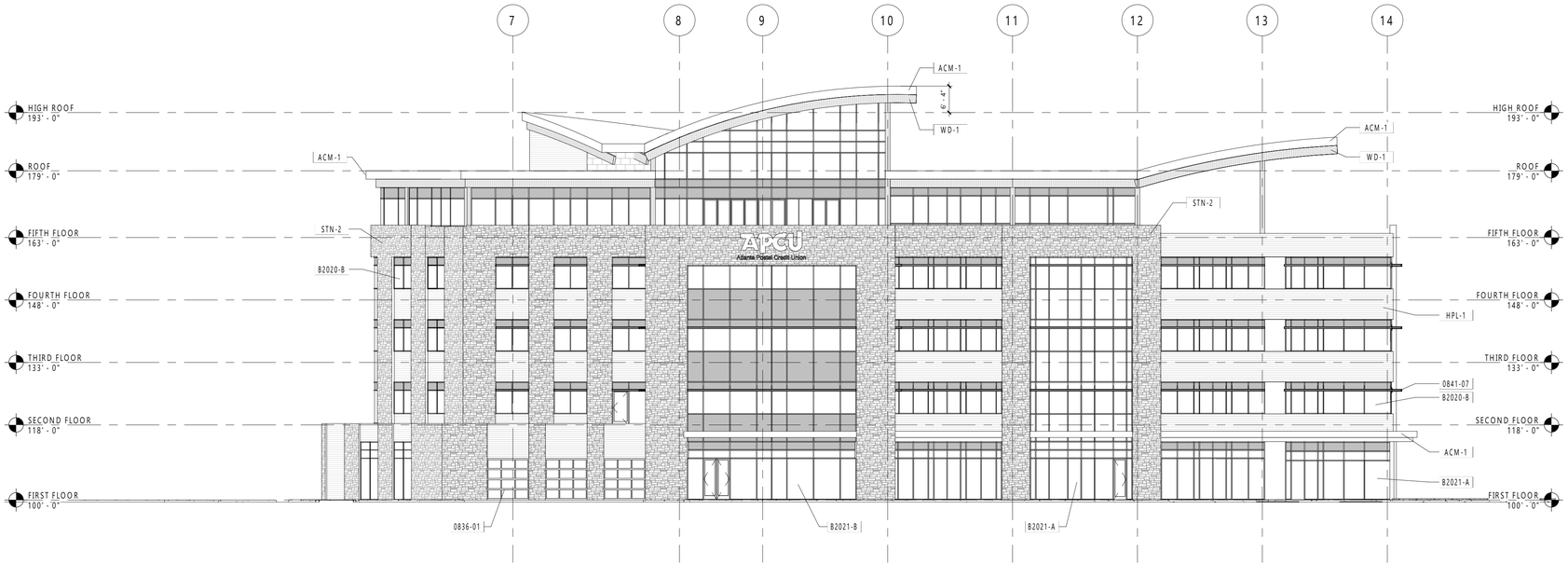
EXTERIOR ELEVATIONS

THE REDMOND COMPANY

19091 11/17/2021

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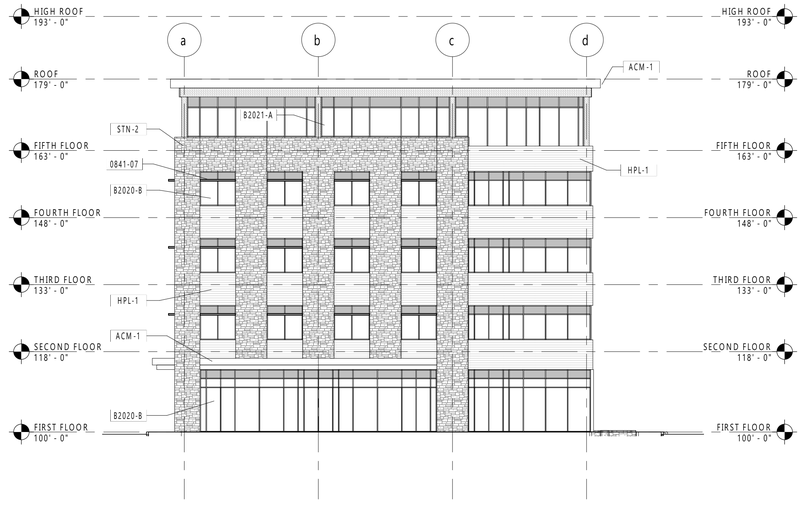
ORIGINAL SUBMITTAL



1 SOUTH ELEVATION
1/16" = 1'-0"



2 SOUTHWEST ELEVATION
1/16" = 1'-0"



3 NORTHWEST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
PRODUCT: STONEWOOD SELECT
COLOR: MADISON WALNUT 2831-AA

STANDING SEAM METAL ROOF (MR-1):
MANUFACTURER: PAC-CLAD
COLOR: SILVER METALLIC

STONE VENEER (STN-2):
MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

0836-01	FULL GLASS OVERHEAD SECTIONAL DOOR WITH BOTTOM SEAL WEATHERSTRIPPING (SEE DOOR SCHEDULE).
0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER, SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE

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EXTERIOR ELEVATIONS

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View of main entrance

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EXTERIOR RENDERING

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View of employee outdoor space from the east

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EXTERIOR RENDERING

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View of employee entrance and outdoor space from southeast

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EXTERIOR RENDERING

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EXISTING GUARD SHACK



EXISTING VIEW LOOKING NORTH TOWARD PORSCHE AVENUE



EXISTING VIEW LOOKING NORTH EAST TOWARD PORSCHE AVENUE



EXISTING VIEW LOOKING SOUTH WEST TOWARD EXISTING METAL BUILDING



EXISTING METAL BUILDING



EXISTING VIEW LOOKING NORTH TOWARD EXISTING METAL BUILDING



EXISTING VIEW LOOKING NORTH WEST TOWARD EXISTING METAL BUILDING



EXISTING VIEW OF PARKING LOT LOOKING NORTH

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Existing Site Photos

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OUTDOOR SPACE
LARGE CONFERENCE 336 SF
BRANCH MGR 140 SF
TELLER WORK ROOM 280 SF
RETAIL ENTRANCE
SPECIAL ACCOUNTS MGR 160 SF
SPECIAL ACCOUNTS 120 SF
SPECIAL ACCOUNTS 120 SF
ASSIST BRANCH MGR 140 SF
SMALL CONFERENCE 182 SF
SPECIAL ACCOUNTS 127 SF
BRAND WALL
SPECIAL ACCOUNTS WORKROOM 165 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
SPECIAL ACCOUNTS 114 SF
RETAIL
TECH CENTER
ENTRANCE VESTIBULE
VISITOR LOBBY
CONFERENCE CENTER
ITM/SELF SERVE WALL
DATA CLOSET 91 SF
RECEPTION
MSR 114 SF
MSR 114 SF
MSR WORKROOM 114 SF
LOAN OFFICE 114 SF
LOAN OFFICE 114 SF
LOAN OFFICE 114 SF
LOAN CONCIERGE 114 SF
LOAN OFFICE 114 SF
LOAN OFFICE 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 114 SF
MSR 106 SF
ELECTRICAL / MECHANICAL 220 SF
GARAGE/ TOOLS 820 SF
LOADING DOCK 800 SF
EMPLOYEE LOBBY
EMPLOYEE ENTRANCE
MEN 310 SF
WOMEN 304 SF
JAN CLOSET 37 SF
WELLNESS 62 SF
PHONE BOOTH 68 SF
PHONE BOOTH 68 SF
FURNITURE STORAGE 300 SF
LEARNING LAB 543 SF
TECH LAB 960 SF
TRAINING ROOM 1632 SF
LARGE CONFERENCE 01 1248 SF
LARGE CONFERENCE 02 652 SF
LARGE CONFERENCE 03 913 SF
BREAKOUT SPACE
SMALL CONFERENCE 209 SF
SMALL CONFERENCE 204 SF
VENDING 236 SF
BREAK ROOM 1440 SF
OUTDOOR SPACE

1 FIRST FLOOR
3/32" = 1'-0"

0' 8' 16' 32"
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN DIAGRAM - FIRST FLOOR

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1 SECOND FLOOR
3/32" = 1'-0"

0' 8' 16' 32'
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN DIAGRAM - SECOND FLOOR

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ORIGINAL SUBMITTAL

PR111
3

(22) 8X8 WORKSTATIONS
IT STORAGE 592 SF
IT BUILD ROOM 592 SF
HUDDLE 355 SF
COPY / WORK AREA 132 SF
EQUIPMENT STORAGE 284 SF
HELP DESK 128 SF
TELLER WORKSTATION (4)

OFFICE 140 SF
OFFICE 140 SF
OFFICE 140 SF
OFFICE 140 SF
OFFICE 140 SF

INFORMATION SERVICES

DATA CENTER 705 SF
STORAGE 300 SF
(6) 5X8 WORKSTATIONS
(4) 5X8 WORKSTATIONS
HUDDLE 308 SF
WORK CAFE 740 SF

DATA CLOSET 93 SF
LOBBY / LOUNGE 2647 SF
MEN 228 SF
WOMEN 228 SF
JAN CLOSET 37 SF
CLOSET 31 SF
WELLNESS 55 SF

MEMBER DEVELOPMENT WAREHOUSE 1401 SF
MEMBER DEVELOPMENT (10) WORKSTATIONS
HUDDLE SPACE 186 SF
CONFERENCE SPACE 511 SF
VP COMMERICAL DEVELOPMENT 140 SF
AVP MEMBER DEVELOPMENT 140 SF

VP MARKETING 140 SF
MARKETING OPS 140 SF
MARKETING COMM'S MGR 140 SF
HUDDLE SPACE 384 SF
FILES
MARKETING (13) WORKSTATIONS
PRODUCT MANAGEMENT (9) WORKSTATIONS
SMALL PRIVATE WORKSPACE 77 SF
SMALL PRIVATE WORKSPACE 77 SF
MARKETING COPY/WORKROOM 232 SF
MARKETING STUDIO SPACE 205 SF
MARKETING STORAGE 208 SF
PROJECT MANAGEMENT COMPUTER LAB 284 SF
VP BI 147 SF
PROJECT MGR 147 SF
PROJECT MGR 147 SF
HUDDLE SPACE 250 SF
UP
FILES
FILES
BUSINESS INTELLIGENCE (15) WORKSTATIONS
PROJECT MGMT (3) WORKSTATIONS

PRODUCT MGR 140 SF
PRODUCT MGR 140 SF
PROJECT MGR 140 SF
PROJECT MGR 140 SF
PROJECT MANAGEMENT MGR 140 SF
VP PROJECT MANAGEMENT 140 SF
PROJECT MANAGEMENT CONFERENCE ROOM 456 SF

STRATEGY

1 THIRD FLOOR
3/32" = 1'-0"

0' 8' 16' 32"
SCALE: 3/32" = 1'-0"

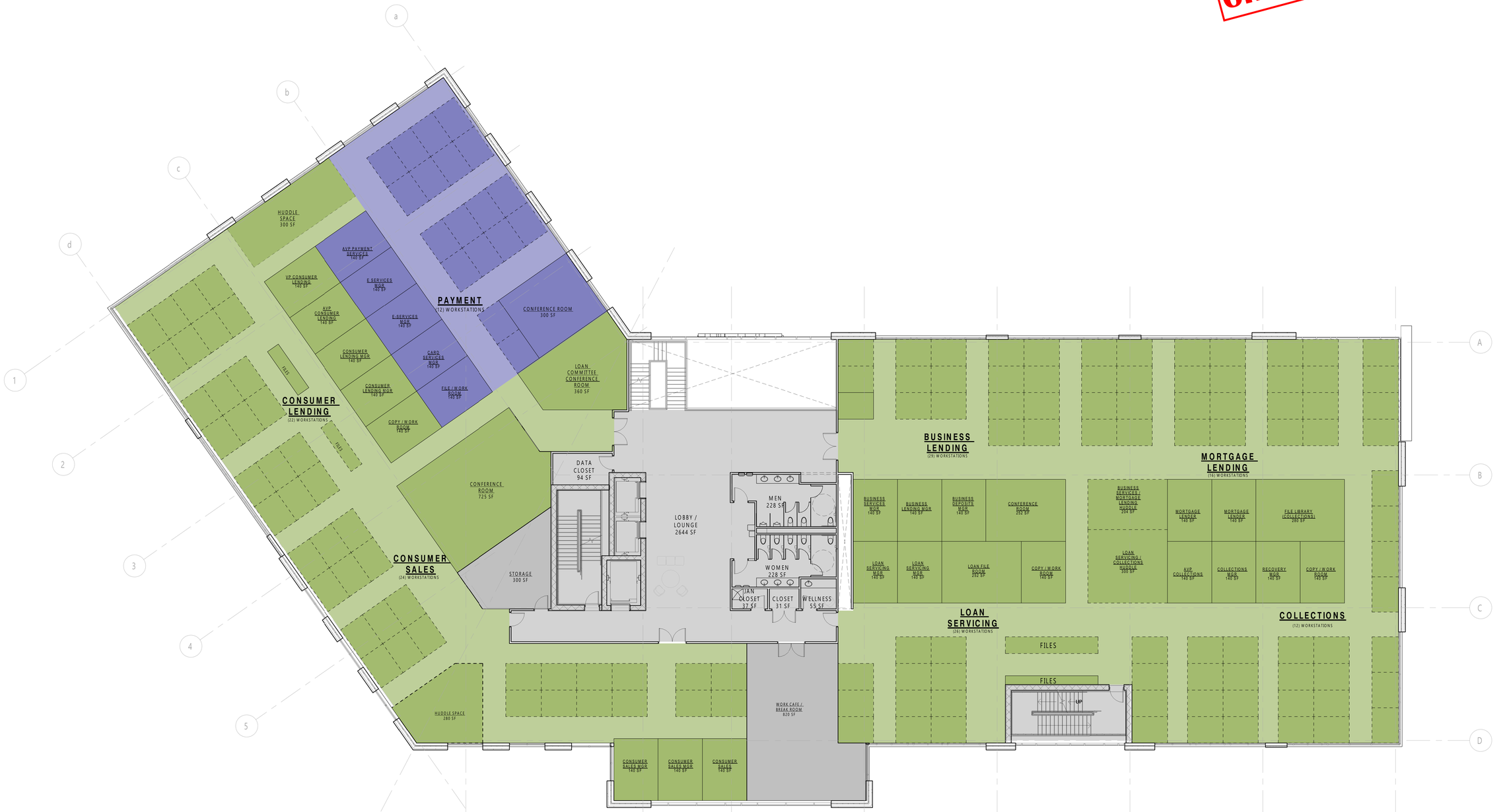
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PROPOSED FLOOR PLAN DIAGRAM - THIRD FLOOR

19091 11/17/2021

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ORIGINAL SUBMITTAL



0' 8' 16' 32'

SCALE: 3/32" = 1'-0"

N

THE REDMOND COMPANY

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4 FOURTH FLOOR
3/32" = 1'-0"

PROPOSED FLOOR PLAN DIAGRAM - FOURTH FLOOR

19091

11/17/2021

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ORIGINAL SUBMITTAL



1 FIFTH FLOOR
3/32" = 1'-0"

0' 8' 16' 32"
SCALE: 3/32" = 1'-0"

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

PROPOSED FLOOR PLAN DIAGRAM - FIFTH FLOOR

19091 11/17/2021

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PLANNER'S REPORT

DATE: January 12, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: **Design Review – 3259 Dogwood Drive**

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

BACKGROUND

The City of Hapeville has received a design review application from Lorreine Patterson for an exterior remodeling to an existing commercial building located in Hapeville at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards and wood accents.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use Architectural Design Standards.

CODE

Chapter 81 - Architectural Design Standards
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.

✓

⊘ 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. Al 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:

This is an existing building and no site modifications are proposed .

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall 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.

× Fences, 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.

✓ "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.

⊘ 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: ***The existing development has parking at the front of the building in the supplemental area. Design Exception required.***
The patio walls will be constructed of wood. Design Exception required.

(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: ***Mechanical not shown. Must be screened.***
Dumpsters, if provided, must be screened per standard.

(e) Parking and traffic standards.

⊘ 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.

⊘ 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.

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.

× 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.

⊘ 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.

⊘ Underground parking is allowed when possible.

⊘ 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.

⊘ 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: ***Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk. Design Exception required.***
Driveway width not provided.

(f) Roof and chimney standards.

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

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

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

Street-facing gutters shall be copper, aluminum or galvanized steel.

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.

⊘ 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.

⊘ Chimneys located on an exterior building wall shall begin at grade.

✓ Flat roofs shall be permitted.

⊘ 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.

⊘ 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.

⊘ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: ***Commercial gutter indicated with no detail.***

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

⊘ 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.

⊘ 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.

⊘ 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-of-way.

⊘ 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.

Foundation on front is not distinct. Requires design exception.

NOTES: ***Drawings show blank, windowless wall along North Ave. Not allowed.***

(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.

⊘ First-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.

NOTES: ***The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive.***
Building numbers are not shown adjacent to the front entrance.
Need window recess information.
Need fenestration percentage.
Window tint must be compliant.
Not clear if drop ceiling in front of the building. If so, must meet standards.

FINDINGS

The following are deficiencies in the submitted plans. Please provide.

Blank windowless wall not permitted along North Avenue

The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive. Pavement treatment is recommended connecting the front door to the sidewalk.

Provide building numbers at the front entrance.

Provide window recess information to show compliance.

Provide fenestration percentage.

Show mechanical location and ensure it is screened.

Ensure any window tint is compliant.

Ensure if drop ceiling in front of building, it is compliant.

Provide gutter detail to show compliance

Dumpsters, if provided, must be screened per standard.

LED lighting strips are not permitted.

Mechanical must be screened

Show location of handicap accessible space

Design Exception Requested

Building height of 17'

Floor to ceiling height is 10'

The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.

There is no landscaping in the supplemental area.

Window style (no transoms)

Allow for no foundation along front façade. Foundation on front is not distinct.

Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk.

Patio walls made of wood.

PAID 12/05/22

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-21-22

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: Lorreine Patterson **Contact Number:** [redacted]

Applicants Address: 5720 Partin lane Ellenwood 30294

E-Mail Address: [redacted] **Zoning Classification:** V and AD

Address of Proposed Work: 3259 Dogwood Dr. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0016-004-8

Property Owner: Stanley V. Hardy **Contact Number:** [redacted]

Project Description (including occupancy type): Existing restaurant New occupancy will be a restaurant. Exterior Change of Patio and Residental doors and Wood awning sign.

Contractors Name: AC Construction **Contact Number:** 404-860-7095

Contact Person: Ariana Perez **Contact Number:** 404-860-7095

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.

Lorreine Patterson — 12-1-2022

Applicants Signature **Date**

Project Class (check one):

_____Residential ✓ Commercial _____Mixed Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

✓ Other

Total Square Footage of proposed New Construction: 2441

Total Square Footage of existing building: 2441

Estimated Cost of Construction: $ 30,000

List/Describe Building Materials on the exterior of the **existing** structure: Sign on roof of building, ~~some~~ Shingles material on roof, Soffit, facial, Gutters. brick Color light gray. Patio Half wood half fence Material. Residential doors.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: remove existing patio replace with new wood and the sign will go from the top of roof and placed right below front facial boards. residential doors changed to Commercial doors. roof will be replace. Gutters. Soffit and facial boards.

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.

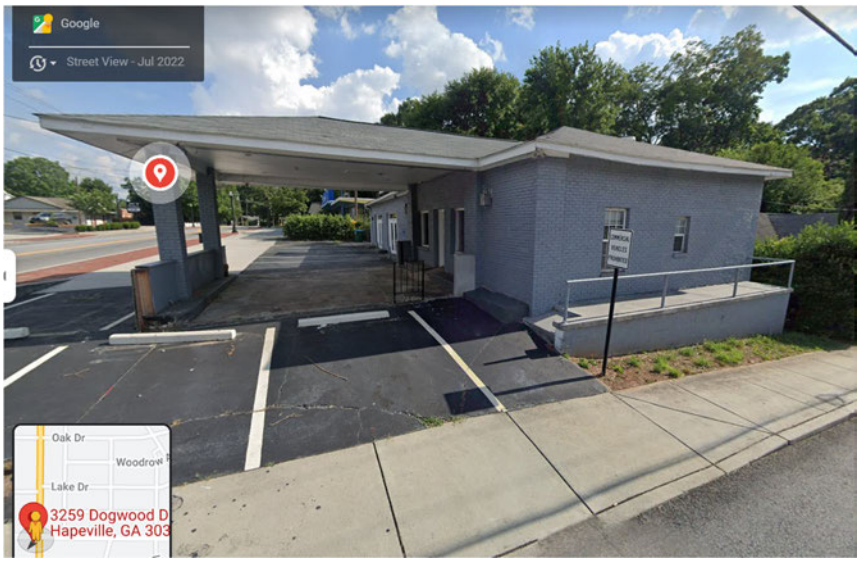
✓ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Lorraine Patterson	dk	12-1-22
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.




Google
Street View - Jul 2022
Oak Dr
Woodrow
Lake Dr
3259 Dogwood D
Hapeville, GA 303


Google
Street View - Aug 2022
3259
Oak Dr
Woodrow
Lake Dr
Austell Tax
Impero Cafe
CLOSED

Existing Front Elevation

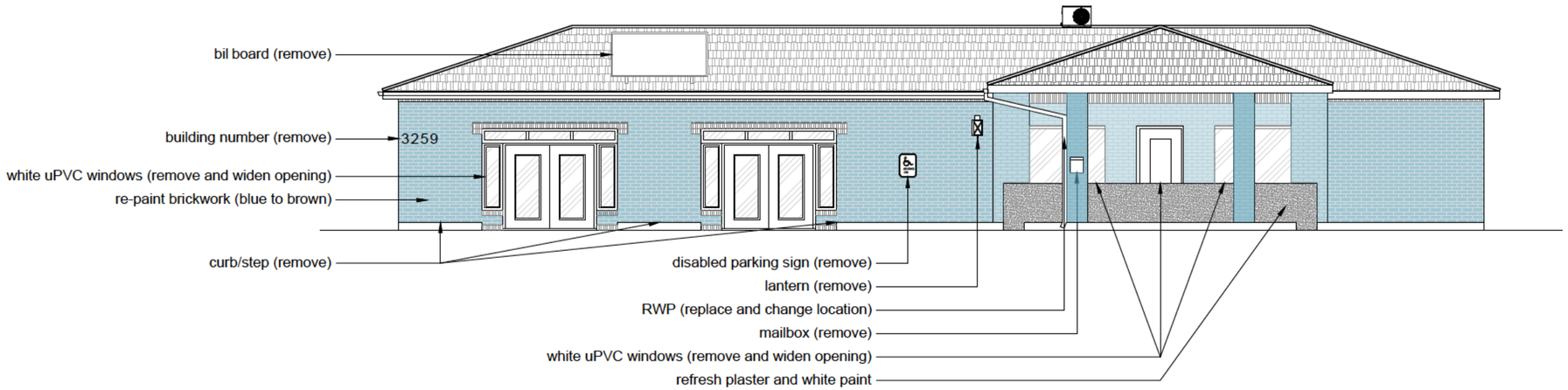


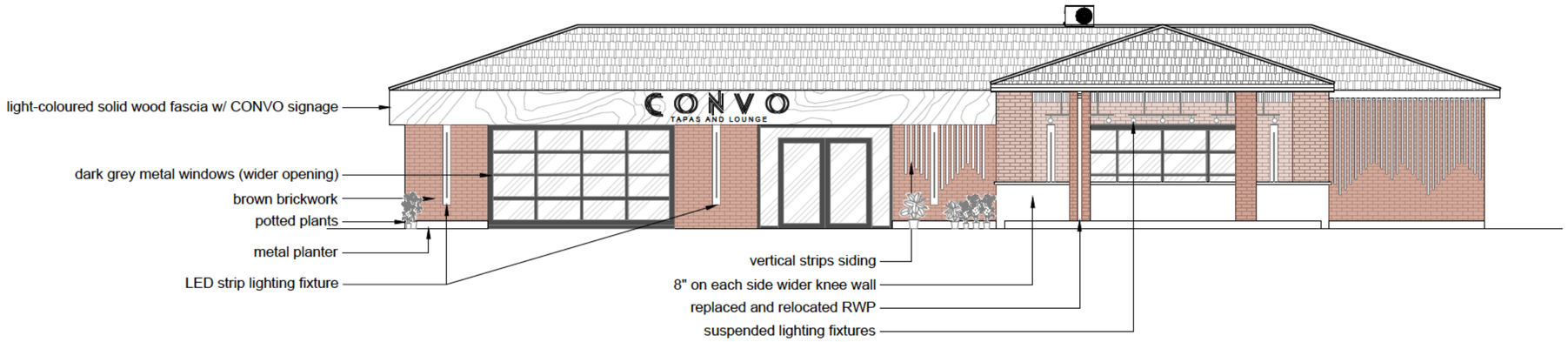
Existing Right Side Elevation




CONVO
TAPAS AND LOUNGE


CONVO
TAPAS AND LOUNGE





0 1 2 3 4 5 10
[ft]

ARCHITECTURE

tel: +43 660 37 37 206
office@thecodearchitecture.com
www.thecodearchitecture.com

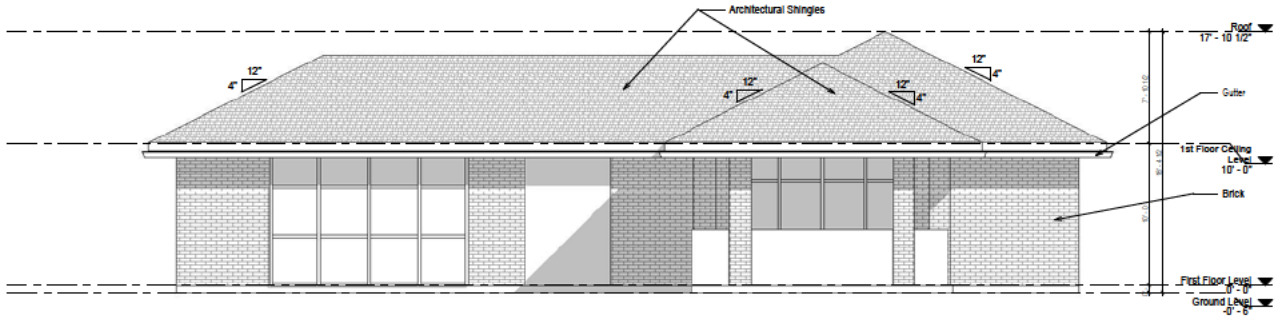
CONVO
Front Elevation

Existing (top)
Proposed (bottom)

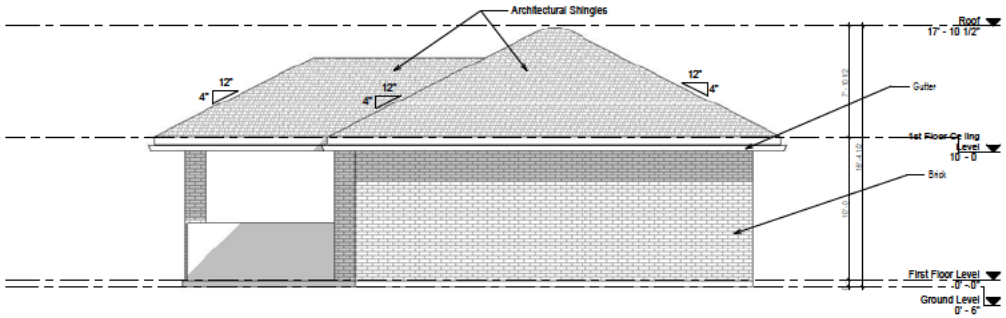
Index: 00
Date: 12.19.2022
Scale: 1/8" = 1'0" / Sheet B

Drawn by:
Nikolai Vladimirov
Client:
Jacquez @ CONVO
Address:
XXX

Notes:



① FRONT ELEVATION
1/4" 1'-0"



② LEFT ELEVAT ON
1/4" 1'-0"

NO	DESCRIPTION	BY	DATE

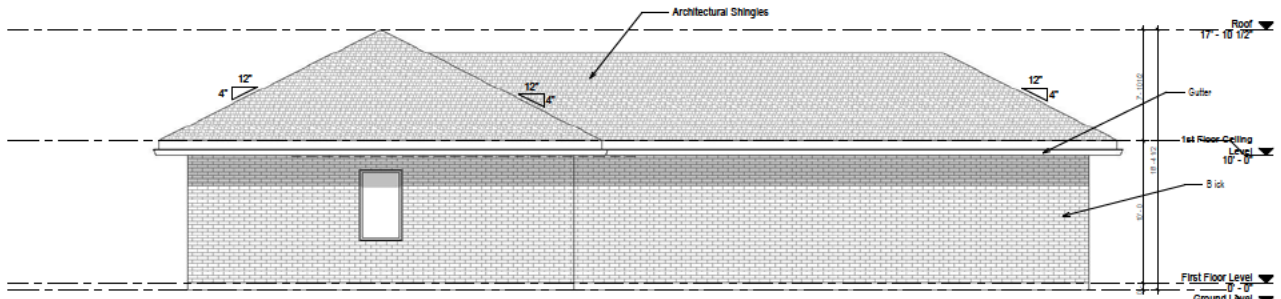
SHEET TITLE:
ELEVATION

DESIGN BUILD CONTRACTOR:

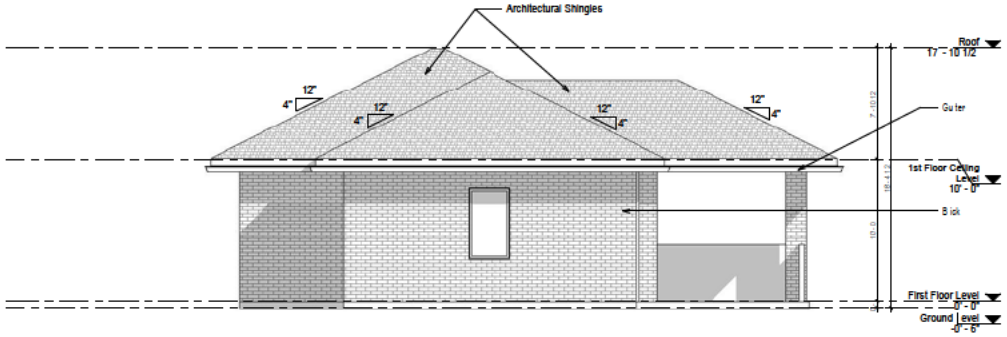
PROJECT DETAILS:
To be determined

PROJECT OWNERS:

DRAWN BY
SA
CHECKED BY
SA
DATE
24/08/2021
SCALE
1/4" = 1'-0"
SHEET
A-4.0



① REAR LEVATION
1/4" 1'-0"



② RIGHT ELEVATION
1/4" 1'-0"

NO	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
To be determined

PROJECT OWNERS:

DRAWN BY
SA
CHECKED BY
SA
DATE
24/08/2021
SCALE
1/4" = 1'-0"
SHEET
A-5.0

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-19-22

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Applicant: Greg Patel **Contact Number:** [redacted]

Applicants Address: 861 Virginia Ave., Hapeville, GA 30354

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

Address of Proposed Work: 831 Custer st., Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080220

Property Owner: UmaShiv Inc. **Contact Number:** 678-596-3031

Project Description (including occupancy type): The property will continue to be rehabed from interior and exterior with no changes to placement height or additions. It will also be changed from multi-family duplex to new single family residence.

Contractors Name: Wren Construction **Contact Number:** 303-242-7173

Contact Person: Jonathan Hust **Contact Number:** 303-242-7173

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

12-19-22
Date

Project Class (check one):

_____Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

_____Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

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

_____

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

_____

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

imagine Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

GP 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

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

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

GP 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.

GP 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.

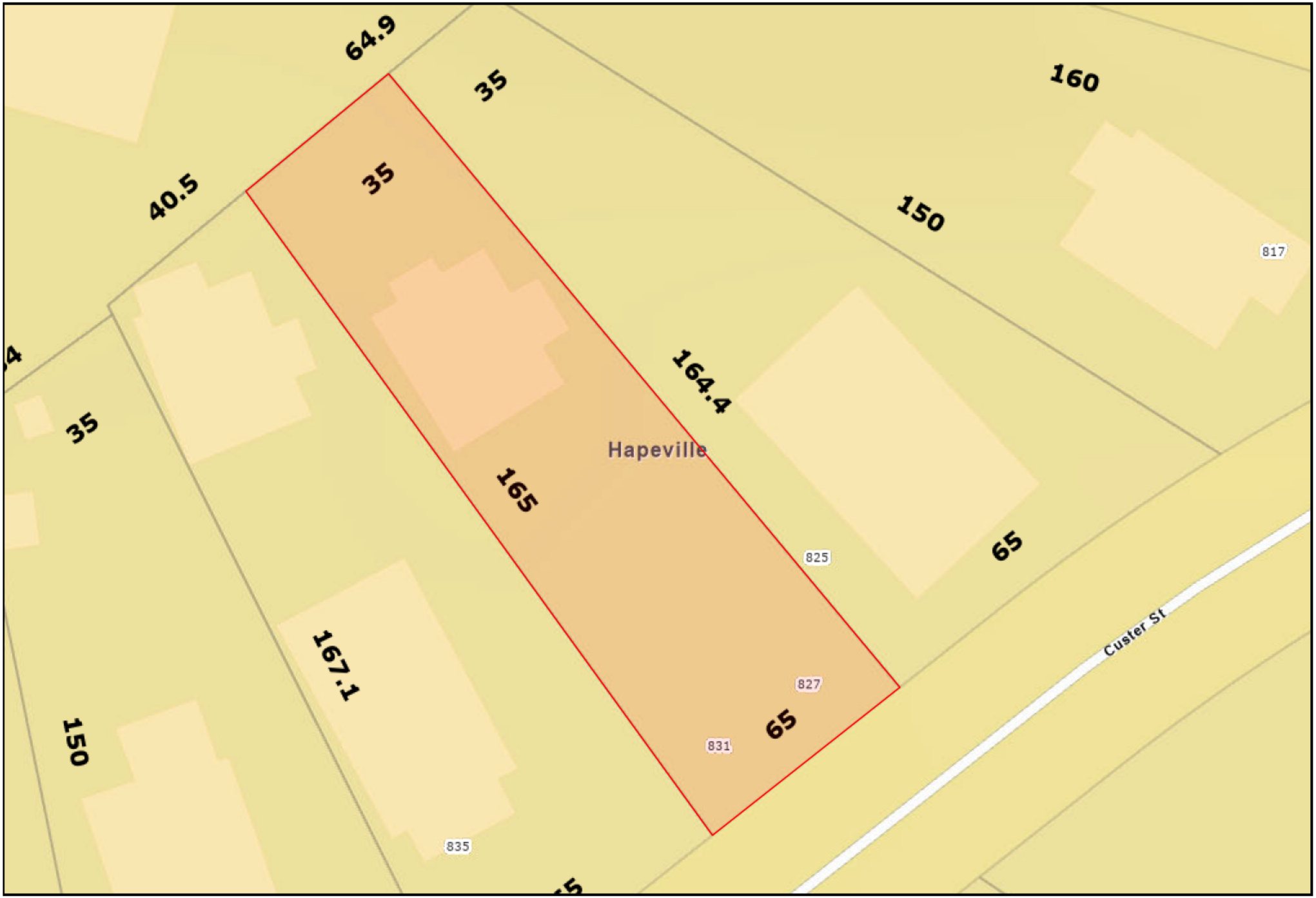
GP Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

GP 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.

Gaurav Patel		12-19.22
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.



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N

Date: 12/16/2022

Map Size: 8.5x11 (LETTER)

Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations epicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses

FULTON COUNTY

Image



831 Custer
Existing Condition



Front Side



Rear Side

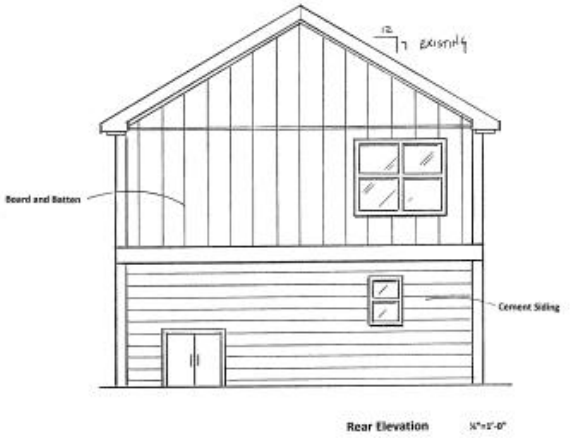


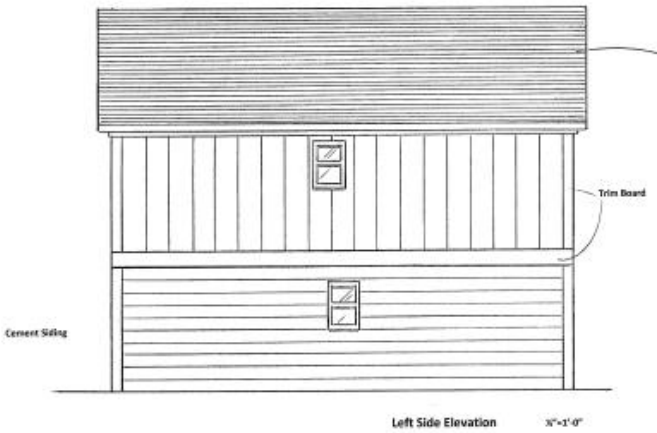
Left Side

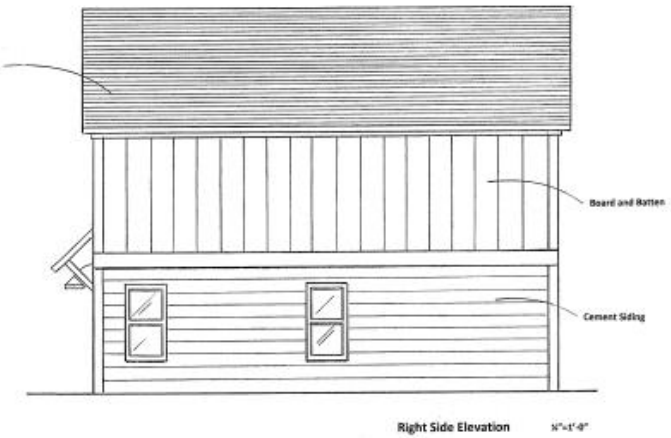


Right Side



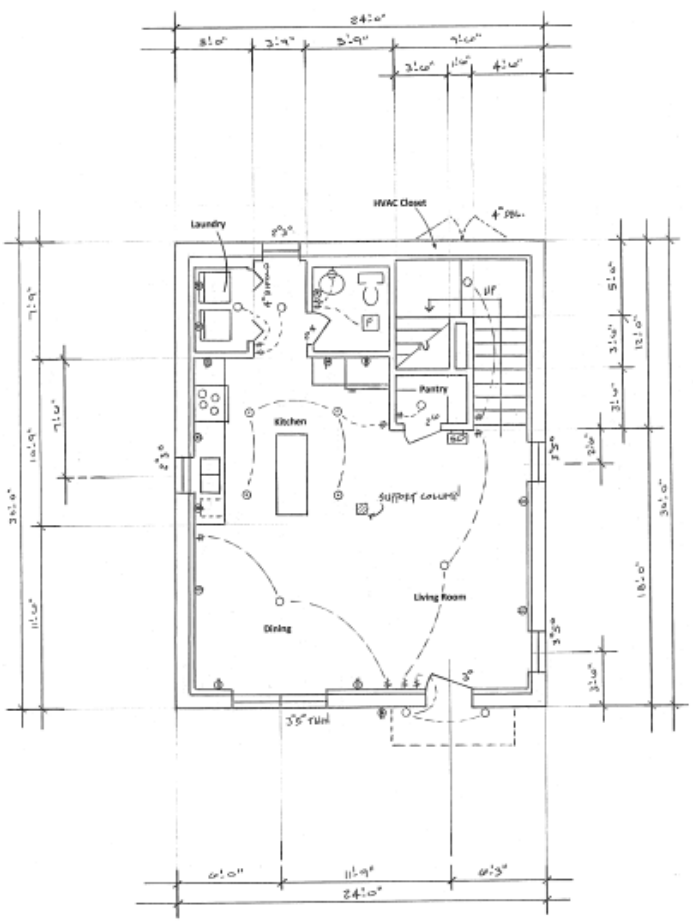






****NOTES****

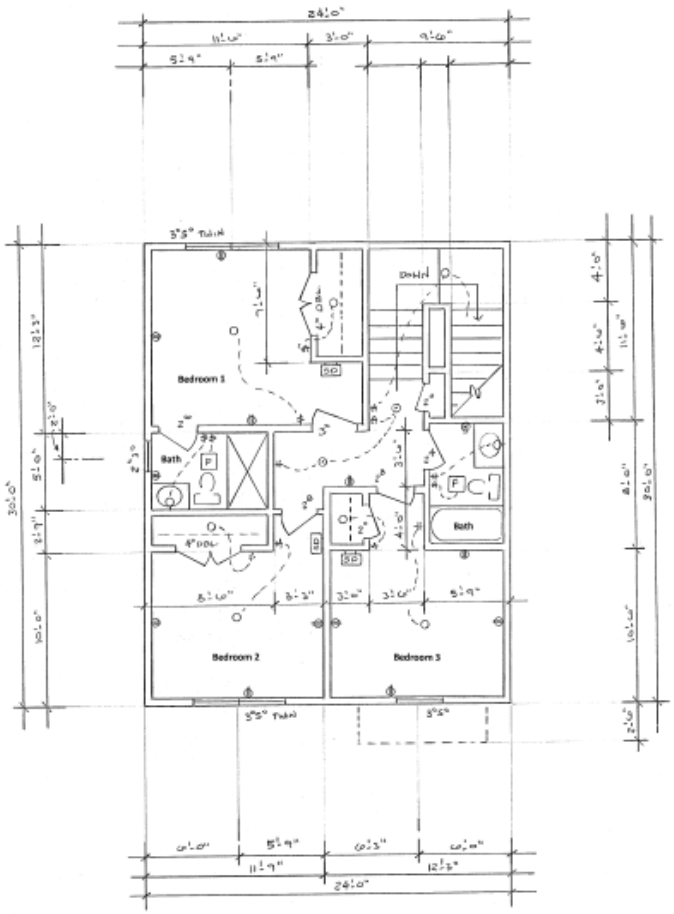
The main entry door is accessible by and connected to 9’ concrete driveway
Window panes will be recessed in-between 2”- 6” from the façade
Window trim will be between 4”- 6”
The window sill will be made of wood
First story window sill between 2’ – 4’ height from the floor
Interior staircase rise is 7” with 11” tread



Dimensioned First Floor Plan N"=1'-0"

Square Footage

First Floor	720
Second Floor	720



Dimensioned Second Floor Plan N"=1'-0"

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: January 13, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 831 Custer January 2023

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

BACKGROUND

The City of Hapeville has received a design review application from Greg Patel to perform an exterior and interior remodeling to an existing single family dwelling located at 831 Custer Street. The application states the 2 story structure is 1440 SF .

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

✓ Minimum building heights shall be established by zoning.

⦸ Within subareas D and E maximum building heights shall be as established by zoning, except that:
Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
✋ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: Site plan not provided. Setbacks have not been provided.
There is no sidewalk at the front of the property. There is a sidewalk across the street. Design exception recommended.

(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: Site plan not provided. Unknown if trees are present.

(c) Utility Standards
× Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
⦸ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
⦸ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) Parking and Traffic Standards

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

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

All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

Carports are only permitted subject to the following requirements:

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

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

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

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

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

STAFF COMMENT: Supplemental area parking is an existing condition. Driveway is proposed right up to front door.

(e) Roof and Chimney Standards

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

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

Roof tiles shall be clay, terra cotta or concrete.

✓ Metal roofs are:

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

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

× Gutters shall be copper, aluminum or galvanized steel.

× Downspouts shall match gutters in material and finish.

✓ Roof forms shall be based on architectural style.

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

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

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

Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: Must specify 30 year roof shingles.
Show and ensure gutters and downspouts are compliant.

Overhang dimension (12" min) not provided.
Birdbox returns not desired.

(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: Blank windowless wall on upper story.
Foundation covered (current CMU, proposed to be covered to ground with fiber cement siding).
Stoop is ground level/entry. Dimensions of stoop not provided.

(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: Front door opens directly onto driveway.
Do not simply wrap trim. Sills must be shown and installed.
Shutter dimensions not 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: Sill height should be provided.

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: ***Not applicable***

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.

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

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

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

STAFF COMMENT: Not applicable

FINDINGS

The following deficiencies have been identified.

- ✓ **Site plan not provided. Please provide site plan showing building setbacks**
- ✓ **Site plan not provided. Please provide the location of any trees. Street tree required.**
- ✓ **Front door opens directly onto the driveway. No walkway to street.**
- ✓ **Do not simply wrap trim.**
- ✓ **Sills must be shown and installed.**
- ✓ **Provide dimensions for shutters.**
- ✓ **The second story (right side) is a blank windowless wall. Review for possible window.**
- ✓ **The entire foundation is covered (current CMU, proposed to be covered to ground with fiber cement siding). Provide differentiating foundation.**
- ✓ **Provide dimensions for ground level stoop.**
- ✓ **Specify 30 year roof shingles.**
- ✓ **Show and ensure gutters and downspouts are compliant.**
- ✓ **Provide overhand dimensions (12” min) to show compliance.**

- ✓ **Remove birdbox returns.**
- ✓ **Show location of mechanical and screen if visible from right of way.**
- ✓ **Provide sill height.**

Recommended Design Exception
- ✓ **No sidewalk required.**
- ✓ **Ground level stoop acceptable.**
- ✓ **Supplemental parking acceptable.**

Should the applicant provide satisfactory responses to meet the Architectural Design Standards, the Design Review Committee may consider approval of the application.

PLANNER'S REPORT

DATE: January 12, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 3166 Dogwood law offices

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

BACKGROUND

The City of Hapeville has received a design review application from Darrell Harris to build a 2 story 28', 2,994 SF commercial building to house law offices at 3166 Dogwood Drive. Building materials are brick and stucco.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

CODE

Chapter 81 - Architectural Design Standards
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.

⊘ 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. Al 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 building encroaches into the front setback. Requires a variance from the Board of Appeals.***
The building is 48'8" wide and the frontage is 90'.
Landscape area is supposed to be adjacent to the curb. Trees are planted above gas lines.

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall 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.

⊘ Fences, 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.

× "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.

⊘ 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: ***Supplemental area is not hardscaped.***
Landscape area not adjacent to the curb.
Buffer not planted property given both Zoning Requirements and Design Standards

(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: ***Mechanical not shown. Must be screened.***

(e) Parking and traffic standards.

- ⊘ 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.
- ⊘ 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.

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.
- ✓ 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.
- ⊘ 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.
- ⊘ Underground parking is allowed when possible.
- ⊘ 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.
- ⊘ 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.

- ⊘ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊘ Roof shingles shall be slate, cedar, or asphalt.
- ⊘ Roof tiles shall be clay, terra cotta or concrete.
- ✋ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✋ 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.
- ⊘ 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.
- ⊘ Chimneys located on an exterior building wall shall begin at grade.
- ✓ Flat roofs shall be permitted.
- ⊘ 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.
- ⊘ 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.
- ⊘ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: ***Gutters, downspouts and flashing not shown in detail.***

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

✓ 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.

⊘ 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.

✓ 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-of-way.

⊘ 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: ***Foundation on front is not distinct.***

(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.

⊘ First-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.

NOTES: ***Building numbers are not shown adjacent to the front entrance.***
Need window recess information. Ensure no GBG.
Need fenestration percentage.
No transoms shown. Requires design exception if approved.
Provide knee wall dimension.
Window tint must be compliant.
Not clear if drop ceiling in front of the building. If so, must meet standards.

FINDINGS

The following are deficiencies in the submitted plans. Please provide.

Buffer is not planted properly (need vegetation to screen)
Provide knee wall dimension
Provide building numbers at the front entrance.
Provide window recess information to show compliance.
Provide fenestration percentage.
Show mechanical location and ensure it is screened.
Ensure any window tint is compliant.
Ensure if drop ceiling in front of building, it is compliant.
Provide gutter detail to show compliance
Relocate trees off gas lines

Design Exception Requested

Transom waiver.
Distinct foundation (if not required).
Landscape area not adjacent to curb.
Building does not meet 80% frontage requirement because of driveway.

If applicant addresses outstanding issues to the satisfaction of the Committee, the Committee may approve with above design exceptions.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: November 16, 2022

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: Darrell Harris **Contact Number:** (404) 754-4258

Applicants Address: 9630 Stillwater Drive Villa Rica, GA 30180

E-Mail Address: darrell@dharrisconst.com **Zoning Classification:** V

Address of Proposed Work: 3166 Dogwood Drive Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 00 94 00 0 20873

Property Owner: Jasmine Blake-Steward **Contact Number:**

Project Description (including occupancy type): Business Group B
The building will be for the expressed purpose of housing law offices.

Contractors Name: D. Harris Construction **Contact Number:** (404) 754-4258

Contact Person: Darrell Harris **Contact Number:** (404) 754-4258

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

11/16/22
Date

3

Project Class (check one):

_____Residential ✓ Commercial _____Mixed-Use Development

Project Type:

✓ New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

_____Other

Total Square Footage of proposed New Construction: 2,994 SF

Total Square Footage of existing building: N/A

Estimated Cost of Construction: $500K

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: The exterior of the building will be clacded in a combination of brick and stucco. The brick will cover the lower half of the front facade. The rest of the building exterior will be cladded in stucco.

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 Darrell Harris DH 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:

DMH 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

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

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

DMH 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.

DMH 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.

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

DMH 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.

Darrell Harris		11/16/22
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.

Project Report for a Proposed Law Office at 3166 Dogwood Drive

The proposed project will be a two-story law office for Blake-Stewart Law. The owner, Jasmine Blake-Stewart, has provided a signed copy of the Authorization of the Property Owner form as well as a copy of the Warranty Deed, which includes a legal description of the property. The proposed structure will not be incompatible with the character of the neighborhood, which contains a mix of uses, styles, and types of structures along Dogwood Drive. The site is in the Moreland Park neighborhood. The site is vacant and is the former home of a used-car lot. One small single-story structure exists on the site and will be demolished to make way for the proposed new structure.

The site will contain a single driveway, sidewalks, and 15 parking spaces. Every available remaining square foot of the property is preserved for landscaping and bioretention. The site will be enclosed by a decorative security fence and gates. The rear of the site, which abuts residential uses, will be heavily landscaped and bounded by a privacy fence.

The proposed development schedule for the project is below:

▪ Construction Mobilization	12/20/2022
▪ Demo/Land Clearing	12/30/2022
▪ Grading/Compaction	1/20/2023
▪ Underground Utilities	2/3/2023
▪ Building Pad	2/17/2023
▪ Slab Pour	2/24/2023
▪ Building Framing	3/24/2023
▪ Substantial Completion	6/2/2023
▪ Turnover	6/9/2023
▪ Soft Opening	TBD
▪ Grand Opening	TBD

Darrell Harris, President
D Harris Construction
404-754-4258 cell
darrell@dharrisconst.com

DHC
DESIGN-BUILDER

Deed Book 64855 Page 291
Filed and Recorded 11/19/2021 04:28:00 PM
2021-0350908
Real Estate Transfer Tax $105.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7943813074

After Recording Return To:
Parkway Law Group
1755 North Brown
Suite 150
Lawrenceville, GA 30043

Order No.: 212308-S
Parcel ID : 14 009400020873

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 12th day of November, 2021, between **Noor Malik a/k/a Malik Noor**, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JMBS Properties, LLC**, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Original Henry County, now Fulton County, being Lots 9, 10, and 11, Block 2, Forrest Hill Park, as shown on plat recorded at Plat Book 7, Pages 58 and 59, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof. Parcel ID- 14 0094 0002 087 3

Parcel No.: 14 009400020873

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the aforementioned date.

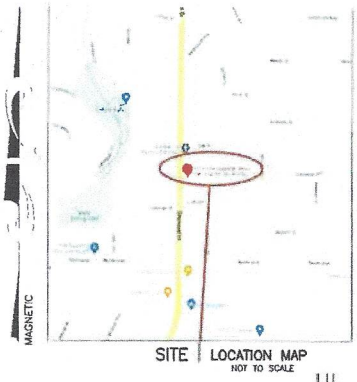
Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 1/22/2024

Malik Noor

MICHAEL F BROWN NOTARY EXPIRES GEORGIA 01-22-2024 PUBLIC FULTON COUNTY



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

PROPERTY IS ZONED R-4 CITY OF HAPEVILLE
BUILDING SETBACK:
FRONT: 15'
SIDE: 5'
REAR: 20'
MAX LOT COVERAGE: 70%
MAX BUILDING HEIGHT: 35'

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

SSMH1
TOP=989.31

SSMH2
TOP=986.76
(A)INV IN=983.16
(B)INV IN=983.06
INV OUT=982.96

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (■) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13121C0241F EFFECTIVE DATE: 09/18/2013
ZONE: X

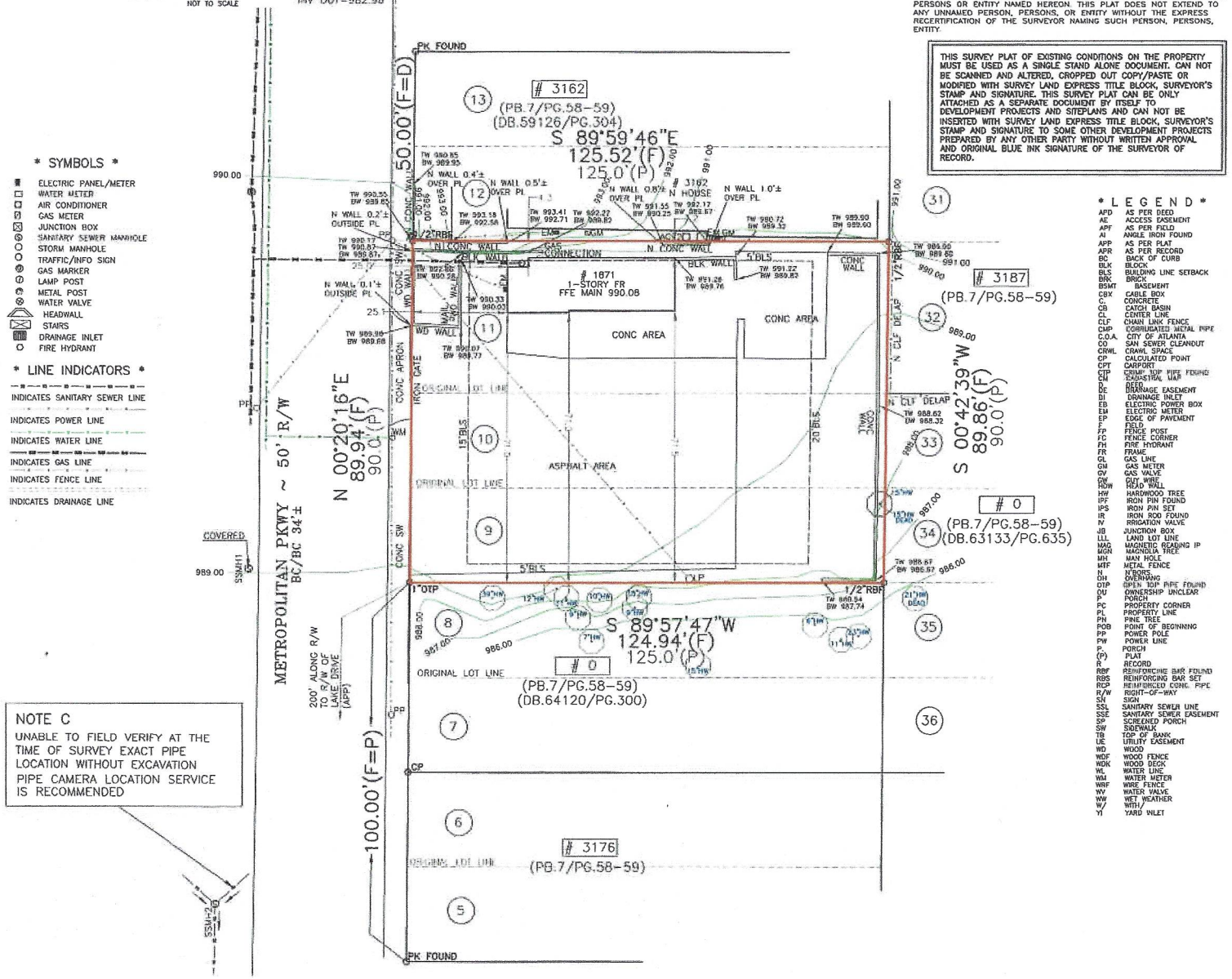
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT,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

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

SURVEY NOTES:

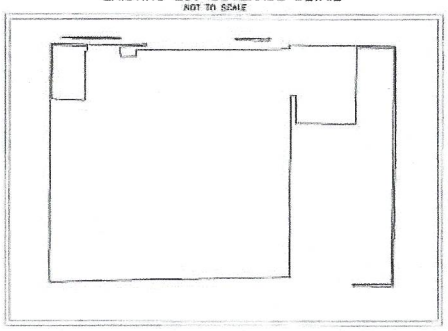
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL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

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



NOTE C
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION PIPE CAMERA LOCATION SERVICE IS RECOMMENDED

EXISTING LOT COVERAGE DETAIL
NOT TO SCALE



TOTAL LAND AREA
11257.68 SF / 0.258 AC

ALLOWABLE LOT COVERAGE
7880.38 SF / 0.181 AC / 70%

EXISTING LOT COVERAGE
7636.07 SF / 0.175 AC / 67.83%

LOTS 9, 10 AND 11	BLOCK 2	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF
FORREST HILL PARK SUBDIVISION	UNIT	JASMINE BLAKE-STEWART
LAND LOT 94 14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.64855/PG.291 PB 7/PG.58-59	PROPERTY ADDRESS: 3166 METROPOLITAN PKWY HAPEVILLE, GA 30354
FIELD WORK DATE MARCH 02, 2022	PRINTED/SIGNED MARCH 03, 2022	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FELT, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SCALE: 1" = 20'

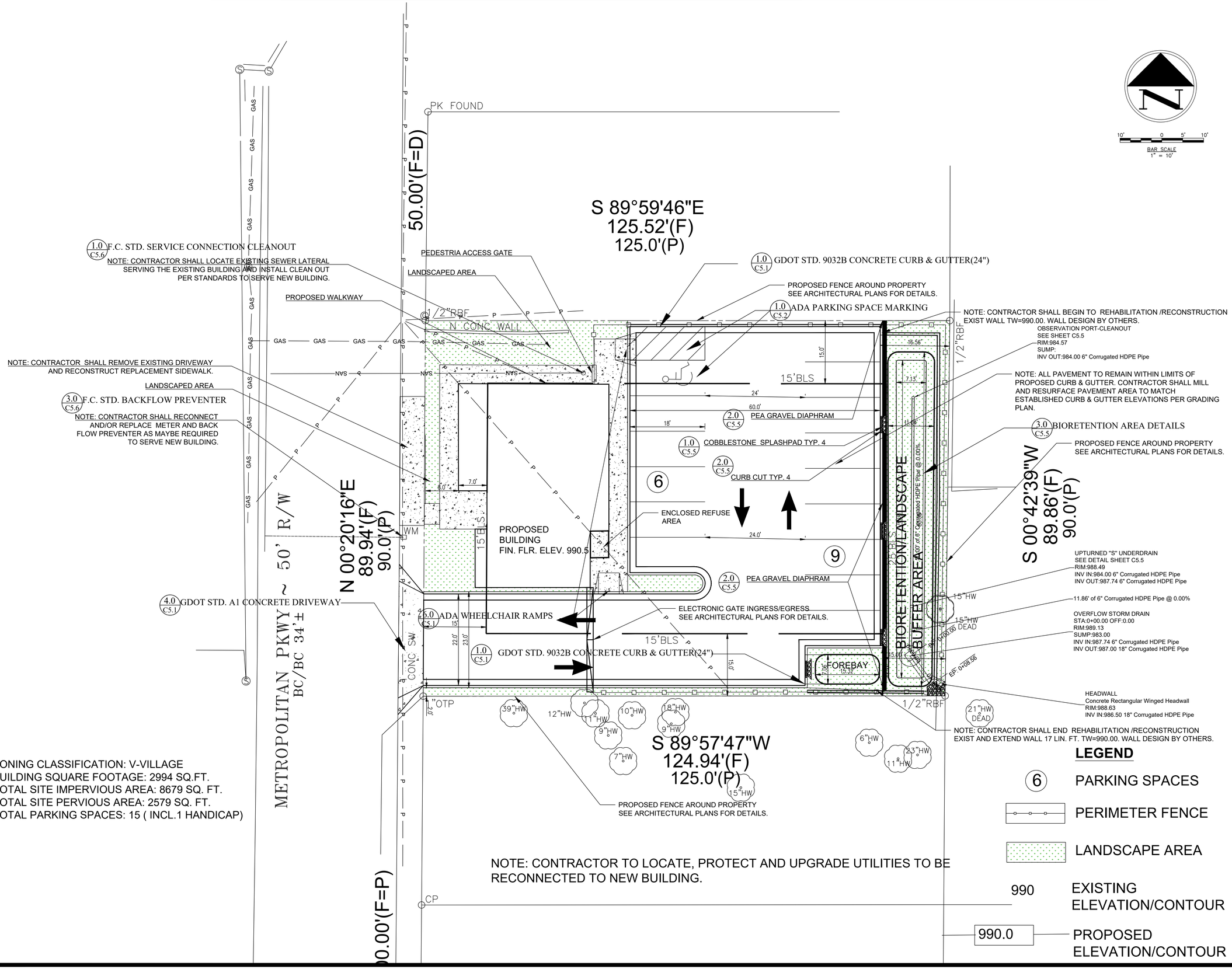
AU
COORD #20220230
DWG #20220230

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LEDGE POINTE
ATLANTA, GA 30324
FAX 404-601-2941
TEL 404-252-5747

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN COMPLIANCE



ZONING CLASSIFICATION: V-VILLAGE
BUILDING SQUARE FOOTAGE: 2994 SQ.FT.
TOTAL SITE IMPERVIOUS AREA: 8679 SQ. FT.
TOTAL SITE PERVIOUS AREA: 2579 SQ. FT.
TOTAL PARKING SPACES: 15 (INCL.1 HANDICAP)

GEORGIA REGISTERED PROFESSIONAL ENGINEER HERBERT HUMPHREY

No.	Date	Revision/Issue	Designer:	Technician:	Checked by:

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SITE PLAN AND UTILITY PLAN

JASMINE BLAKE-STEWART
Office Building
3166 Dogwood Drive
a.k.a Metropolitan Pkwy
Hapeville, Ga. 30354

METROCORP DEVELOPMENT ENTERPRISES, INC.
8491 HOSPITAL DRIVE, STE. 101,
DOUGLASVILLE, GEORGIA 30135
(404)695-7902 www.metrocorpde.com

Project No.:	Sheet
LDP3166MP	C1.0
Date: 11/16/2022	
Scale: AS NOTED	

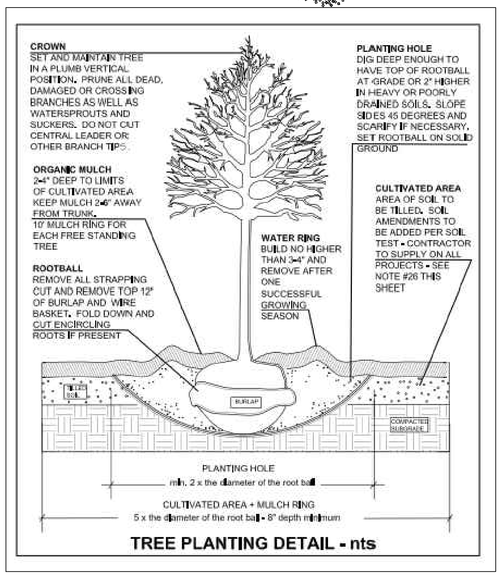
TREE CALCULATION:
SITE AREA: 0.258 ACRE
TOTAL TREES REQUIRED: 0.258 X 100 CALIPER INCHES/ACRE= 26 CALIPER INCHES
TOTAL TREES PROVIDED: (7 EACH X 2"CALIPER)+(4 EACH X 3" CALIPER)= 26 CALIPER INCHES

TREE LEGEND

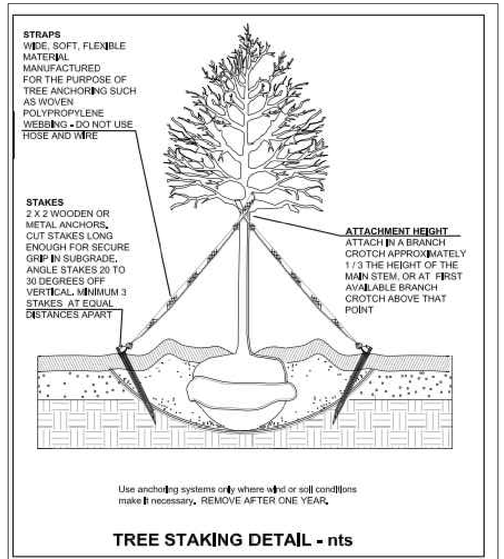
2" CALIPER TREE -
ATLANTIC WHITE CEDAR

3" CALIPER TREE -
RIVER BIRCH

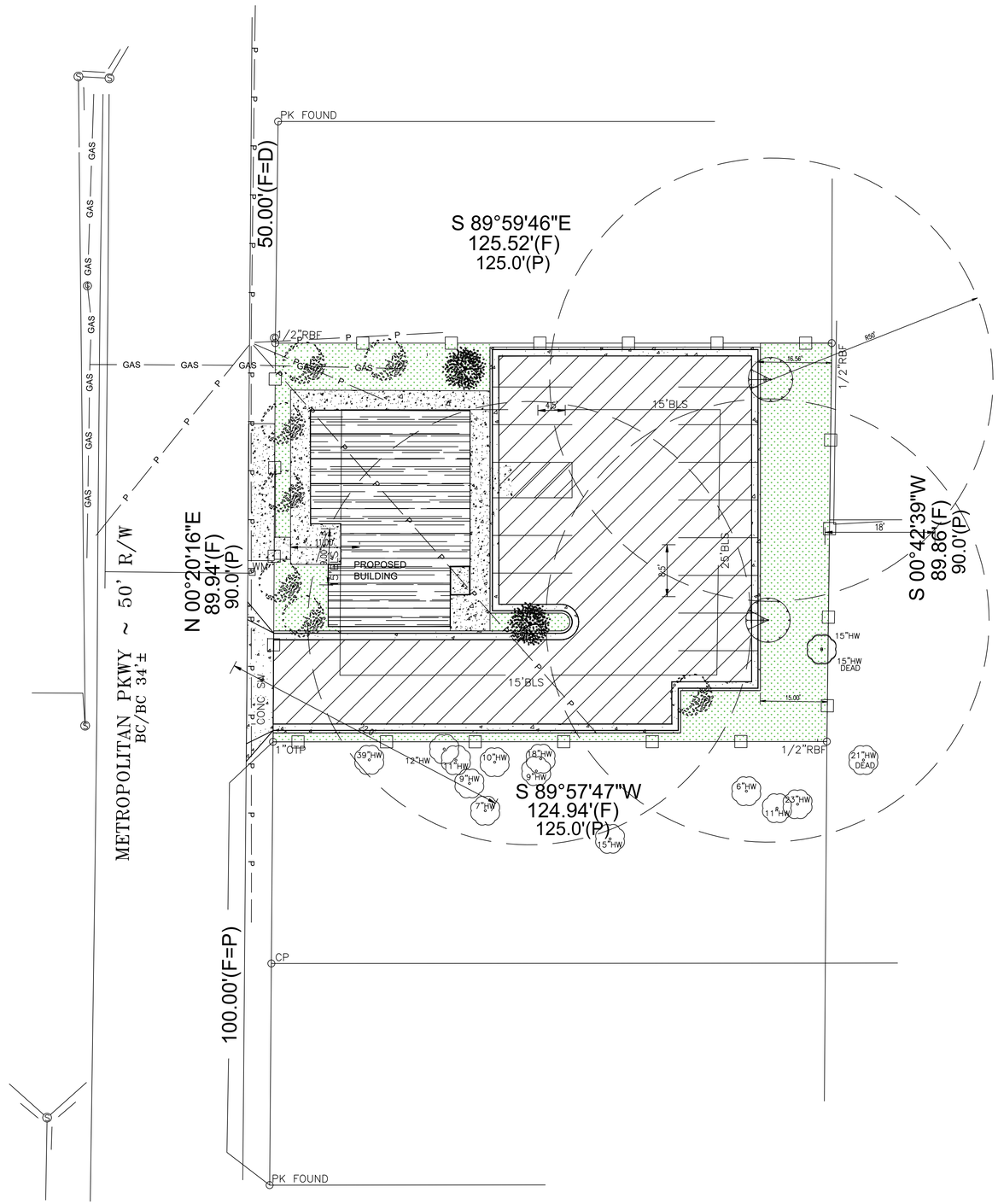
3" CALIPER TREE -
RED MAPLE

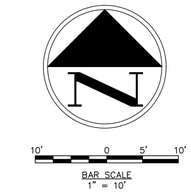


TREE PLANTING DETAIL - nts



TREE STAKING DETAIL - nts







No.	Date	Revision/Issue	Designer:
			Technician:
			Checked by:

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LANDSCAPE PLAN

JASMINE BLAKE-STEWART
Office Building
3166 Dogwood Drive
a.k.a Metropolitan Pkwy
Hapeville, Ga. 30354

METROCORP DEVELOPMENT ENTERPRISES, INC.
8491 HOSPITAL DRIVE, STE. 101,
DOUGLASVILLE, GEORGIA 30135
(404)695-7902
www.metrocorpde.com

Project No.:	Sheet
LDP3166MP	LS-1
Date: 11/08/2022	
Scale: AS NOTED	

106 LOCATION ON SITE PLAN

METROCORP DEVELOPMENT ENTERPRISES, INC.
8491 HOSPITAL DRIVE, STE. 101,
DOUGLASVILLE, GEORGIA 30135
(404)695-7902 www.metrocorpde.com

JASMINE BLAKE-STEWART
Office Building
3166 Dogwood Drive
a.k.a Metropolitan Pkwy
Hapeville, Ga. 30354

EXISTING SITE CONDITIONS

No.	Date	Revision/Issue	Designer:
			Technician:
			Checked by:

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Project No.:	Sheet
LDP3166MP	C0.1
Date: 3/31/2016	
Scale: AS NOTED	



N

GRAPHIC SCALE

0' 25' 50' 100' 150'

PROPOSED OVERALL SITE PLAN

Jasmine Blake Stewart - Law

DHC DESIGN-BUILDER

CEB ARCHITECTS

Jasmine Blake - Stewart Office Suite

3166 Dogwood Drive, Hapeville, GA 30354



01 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- Lobby/Waiting Areas = 764 S.F.
- Storage = 82 S.F.
- Office = 834 S.F.
- Conference Room = 267 S.F.
- Mail Room = 60 S.F.
- Executive Suite = 343 S.F.
- Wet Bar/Copier Areas = 27 S.F.

Square Footage Calculation

Main Level Floor Plan:	1,571 s.f.
Second Level Floor Plan:	1,423 s.f.
Total (Heated):	2,994 s.f.

N

GRAPHIC SCALE
0' 25' 50' 100' 150'

FLOOR PLANS

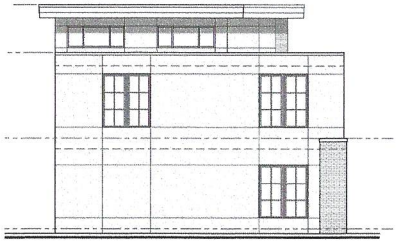
Jasmine Blake Stewart - Law

DHC DESIGN-BUILDER

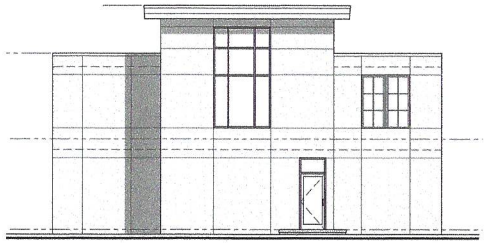
CEB ARCHITECTS

Jasmine Blake - Stewart Office Suite

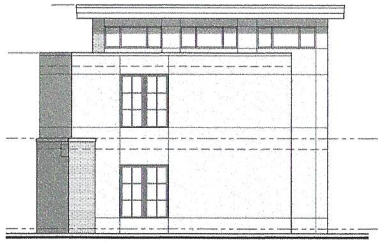
3166 Dogwood Drive, Hapeville, GA 30354



05 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



05 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

GRAPHIC SCALE
0' 5' 10' 20' 30'

BUILDING ELEVATIONS

Jasmine Blake Stewart - Law

DHC DESIGN-BUILDER

CEB ARCHITECTS

Jasmine Blake - Stewart
Office Suite

3166 Dogwood Drive, Hapeville, GA 30354



PROPOSED PERSPECTIVE RIGHT

Jasmine Blake Stewart - Law

DHC DESIGN-BUILDER

CEB ARCHITECTS

Jasmine Blake - Stewart
Office Suite

3166 Dogwood Drive, Hapeville, GA 30354



PROPOSED PERSPECTIVE
LEFT

Jasmine Blake Stewart - Law

DHC DESIGN-BUILDER

CEB ARCHITECTS

Jasmine Blake - Stewart
Office Suite

3166 Dogwood Drive, Hapeville, GA 30354