



DESIGN REVIEW COMMITTEE MEETING

700 Doug Davis Drive
Hapeville, GA 30354

February 15, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of January 18, 2023

Documents:

1. Draft DRC Minutes January 18, 2023

4. New Business

4.I. 3637 Elm Street Addition

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Documents:

1. Planners Report 3637 Elm Street
2. 3637 Elm Street

4.II. 3558-3668 Elm Street New Multi-Family Construction

Background:

Phil Carson of MCRT Investments is seeking approval for the construction of 300 for-rent multifamily residential units on an 8.41-acre parcel. There are eight four-story residential buildings, one clubhouse and included in one of the buildings is first-floor retail. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3558-3668 Elm Street
2. Application - 3558-3668 Elm Street
3. Design Drawings - 3558-3668 Elm Street

5. Next Meeting Date - Wednesday, March 15, 2023

6. Adjourn



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 18, 2023, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Election of Officers

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to elect Jonathan Love as Chairman. Motion Carried: 5-0

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to elect Brian Gregory as Secretary. Motion Carried: 5-0

4. Approval of Minutes

3.I Minutes of November 16, 2022

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the minutes of November 16, 2022, as submitted. Motion Carried: 5-0

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.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with design exceptions granted for the awning construction material (metal) and the awning depth of 4-feet (minimum is 5-feet). Motion Carried: 5-0

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.

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

- Revise plans to add a beam to front elevation porch gable

- Remove the house number from the front elevation below the porch, and either add a notation that it will be located adjacent to the door or add it to the drawings

Motion Carried: 5-0

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.

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

5.IV 3259 Dogwood Drive

Exterior Modification

Background:

Lorraine 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.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the applicant can address the outstanding items identified in the Planners Report. Motion Carried: 5-0

5.V 831 Custer Street

Exterior Remodel

Background:

Greg Patel has submitted an application seeking approval to perform 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.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to table the application until the applicant can address the outstanding items identified in the Planners Report and provide a site plan. Motion Carried: 5-0

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.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the condition that the applicant address all outstanding items identified in the Planners Report and granted the following design exceptions:

- Transom waiver above windows and front door
- Distinct foundation
- Landscape area not adjacent to the curb (existing)
- Building does not meet 80% frontage requirement because of driveway
- Rear buffer is reduced from 20-feet to 15-feet, contingent on the Board of Appeals

The Committee recommends the Board of Appeals approve the request for the reduced setback and the reduction in the required landscape buffer on the south side of the property.

Motion Carried: 5-0

6. **Next Meeting Date – Wednesday, February 15, 2023, at 6:00PM**

7. **Adjourn**

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:35PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: February 8, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3637 Elm Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Vincent Lucier construct a second floor addition to an existing single family dwelling at 3637 Elm Street. The 470 SF addition will be located on the rear of the structure and is shown as 19'8" from first floor elevation (should be shown from grade).

The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Note: the deck shown on some of the drawings will NOT be added. The plans and application are inconsistent regarding siding (indicating vinyl or wooden siding depending upon sheet).

CODE

Sec. 81-1-8. - RSD and RMU zoned developments.

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned "Regionally Significant Development (RSD) and Residential Mixed Use (RMU)". Due to their size, and the opportunity to create self-contained "mini-cities" that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in section 81-1-6.

(a)General standards.

(1)The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.

(2)The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones

(3)For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

(b)Parking and traffic standards. Circular drives are permitted on new streets.

(c)Standards for low-rise buildings. See subsection (d)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

(1)Buildings four (4) stories or less are deemed low-rise.

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone. ii. Other locations: The above materials, plus half-depth brick and split-face block.

(3) Standards for stories three and four.

a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.

c. Windows shall be vertically shaped with a height greater than width.

d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.

e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

(d) Mid-rise building design standards.

(1) Buildings taller than four (4) stories are deemed midrise.

(2) Mid-rises shall have two- or three-part facades:

a. A two-part facade consists of:

i. A "base" zone (the lower stories);

ii. A "shaft" zone (all other floors).

iii. Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.

b. A three-part facade consists of:

i. A "base" zone (the lower stories);

ii. A "shaft" zone (middle stories);

iii. A "cap" zone (upper stories or cornice which provides a termination at the building top).

iv. Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.

c. Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.

(e) Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.

(1) Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:

a. The requirements of subsection 81-1-8(c) "Low-rise buildings," or

b. The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:

i. Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

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

iii. A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.

iv. Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall

constitute more than 20 percent but less than thirty (40) percent of the total facade length.

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: Required and actual setbacks should be provided on the site plan.

Building height is shown from first floor elevation and should be indicated from grade.

There is no sidewalk, however, there is a sidewalk on the opposite side of the street.

(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: Landscape plan is not shown. One tree every 50' of road frontage (2 trees required) should be provided. See Tree Ordinance for acceptable trees. No fence is shown, should a fence be added, it must meet requirements.

(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: Front door light should be shown/provided.

(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: An 8' driveway is shown on the site plan. Should the driveway be improved, it should meet the minimum 9' standard.

(e) Roof and Chimney Standards

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

STAFF COMMENT: Gutters and downspouts should meet standards. Roof overhang not indicated. Should be minimum of 12" beyond façade.

(f) Street Facing Facade and Style Standards.

Exterior facade materials shall be limited to:

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

Exterior building materials shall not be:

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

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

STAFF COMMENT: Stoop railing should be painted or stained. Railing does not meet design standard (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.)

(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: There is no sidewalk. Walkway leads to driveway. Provide building number. Wooden windows indicated but not clear if all will be replaced. Please advise. No GBG allowed. Existing windows to remain and are being replaced. Provide window trim dimensions. Sills are shown, please indicate material.

RECOMMENDATIONS

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

- Required and actual setbacks should be provided on the site plan.
- Landscape plan is not shown. One tree every 50' of road frontage (2 trees required) should be provided. See Tree Ordinance for acceptable trees.
- Front door light should be shown/provided.
- Gutters and downspouts should meet standards. Roof overhang not indicated. Should be minimum of 12" beyond façade.
- Stoop railing should be painted or stained.
- Railing as shown does not meet design standard. 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.
- Provide building number.
- Provide window trim dimensions to meet standards
- Indicate sill material.

Additional notes:

- An 8' driveway is shown on the site plan. Should the driveway be improved, it should meet the minimum 9' standard.
- Clarify if siding is vinyl or wooden and correct on plans.
- Clarify total building height.
- There is no sidewalk. Walkway leads to driveway.
- Wooden windows indicated but not clear if all will be replaced. Please advise. No GBG allowed.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 13, 2023

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: Vincent Lucier **Contact Number:** 770-899-8000

Applicants Address: 4480 South Cobb Drive, NE Smyrna

E-Mail Address: vincent@distinguishedpropertymanagement.com **Zoning Classification:** RMU

Address of Proposed Work: 3637 ELM Street Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0096-0002-004-6

Property Owner: Distinguished Property Management, LLC **Contact Number:** 770-899-8000

Project Description (including occupancy type): Residential Mixed Use
Residential Remodel Renovation. Attic Addition

Contractors Name: Adonia Custom Homes **Contact Number:** 770-833-4200

Contact Person: Joseph Wilch **Contact Number:** 770-833-4200

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.

Vincent Lucier
Applicants Signature

1/13/2023
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: ~~2,050~~ 470 sq ft

Total Square Footage of existing building: 1,580

Estimated Cost of Construction: 20,000.00

List/Describe Building Materials on the exterior of the **existing** structure: Aluminum clad siding
cinderblock crawl space

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Aluminum clad siding cinderblock crawl space

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Vincent R. Lucier

Vincent Lucier

1/13/2023

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.

PREPARED FOR:

BME PROPERTIES LLC



PROPOSED FRONT VIEW

DESCRIPTION OF WORK

New Addition to Upper Level
New Front Deck
Replacing Old Wood for Patio
Up Grading to Panel Box

LEDGEN

- Cover Sheet
- Site Plan
- A-1 Existing Elevation
- A-2 Existing Elevation
- A-3 Proposed Elevation
- A-4 Proposed Elevation
- A-5 DEMO Plan
- A-6 Exist. Floor Up/Lower
- A-7 Proposed Floor Up/Lower
- A-8 Exist. Basement
- A-9 Foundation Plan
- A-10 Electrical Plan
- A-11 Floor Framing Plan
- A-12 Roof Detail
- A-13 Detail Sheet
- A-14 Awning/New Roof

Georgia Building Code Requirements:

- International Building Code: 2018 Edition, With Georgia Amendments: (2020)
- International Residential Code: 2018 Edition, With Georgia Amendments: (2020)
- International Fire Code: 2018 Edition, With No Georgia Amendments:
- International Plumbing Code: 2018 Edition, With Georgia Amendments: (2020)
- International Mechanical Code: 2018 Edition, With Georgia Amendments: (2020)
- International Fuel Gas Code: 2018 Edition, With Georgia Amendments: (2020)
- International Electrical Code: 2017 Edition, With No Georgia Amendments:
- International Energy Conservation Code: 2015 Edition, With Georgia Supplements & Amendments (2020)

GENERAL NOTES

REFER TO THE ARCHITECTURAL PLANS AND OWNER FOR INFORMATION PERTAINING COLUMNS DETAIL, BUILDING SECTION DETAIL SHEET.

GENERAL CONTRACTOR SHALL NOTIFY OWNER FOR FIELD INSPECTION FIVE (5) DAYS BEFORE THE WALLS ARE CLOSED IN.

GENERAL CONTRACTOR SHALL INSTALL HOOD OR VENTILATION HANGERS AND/OR FACING MATERIAL, AS DETAIL, UNLESS OTHERWISE NOTED ON PLANS.

ALL DUCT WORK, FLASHING, CURBS, ETC. AT VENT HOOD AND MAKE-UP AIR SYSTEM TO BE FURNISHED BY OWNER AND INSTALL BY MECHANICAL CONTRACTOR PER LOCAL CODES.
ALL INTERIOR & EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16"O.C. WITH DOUBLE 2X4 WOOD TOP PLATES, & SINGLE WOOD 2X4 BASE PLATE. INTERIOR WALLS TO HAVE 5/8" GYPSUM BOARD ON BOTH SIDES OF WALLS.

ALL INTERIOR FINISHES SHALL BE SELECTED & APPROVED BY OWNER PRIOR TO IMPLEMENTATION ON SITE.

ALL INTERIOR DOORS SHALL BE SIZED AS SHOWN ON DRAWINGS.

ALL INTERIOR DOORS SHALL HAVE KNOB TYP HARWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

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Released for Construction

General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

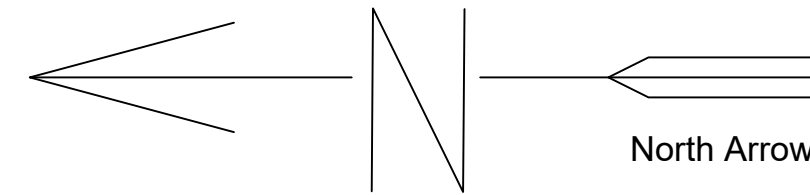
Firm Name and Address

HOMESTEAD DESIGN
2263 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

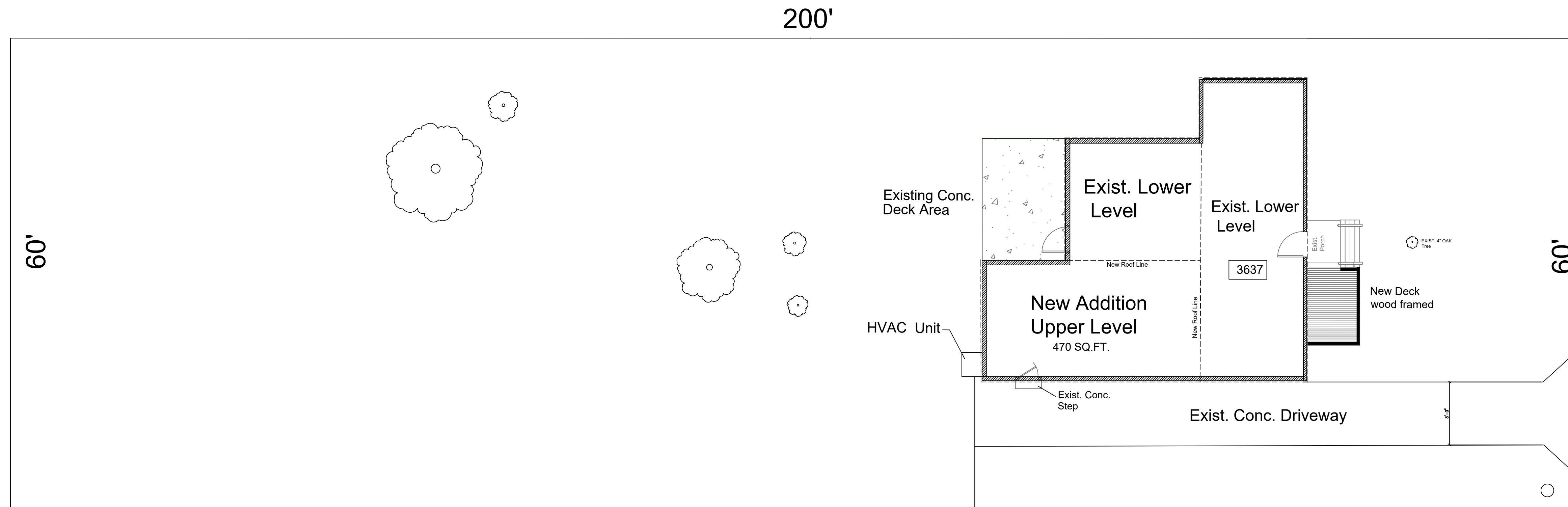
HOMESTEAD
DESIGN

Project Name and Address

Project	3637 Elm	Sheet	cover sheet
Date	12-05-22		
Scale	as shown		



vicinity map



SITE PLAN

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

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3637 ELM STREET
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3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

Firm Name and Address
HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-768-6418
HOMESTEAD DESIGN

Project Name and Address

Project	Sheet
3637 Elm	SITE PLAN
Date 12-05-22	
Scale as shown	

EXIST. 8"
VINYL SIDING

EXIST. Brick
Veneer Facing



ASPHALT SHINGLES OVER
#15 FELT COVER, & 1/2"
EXT. GRADE OSB DECKING

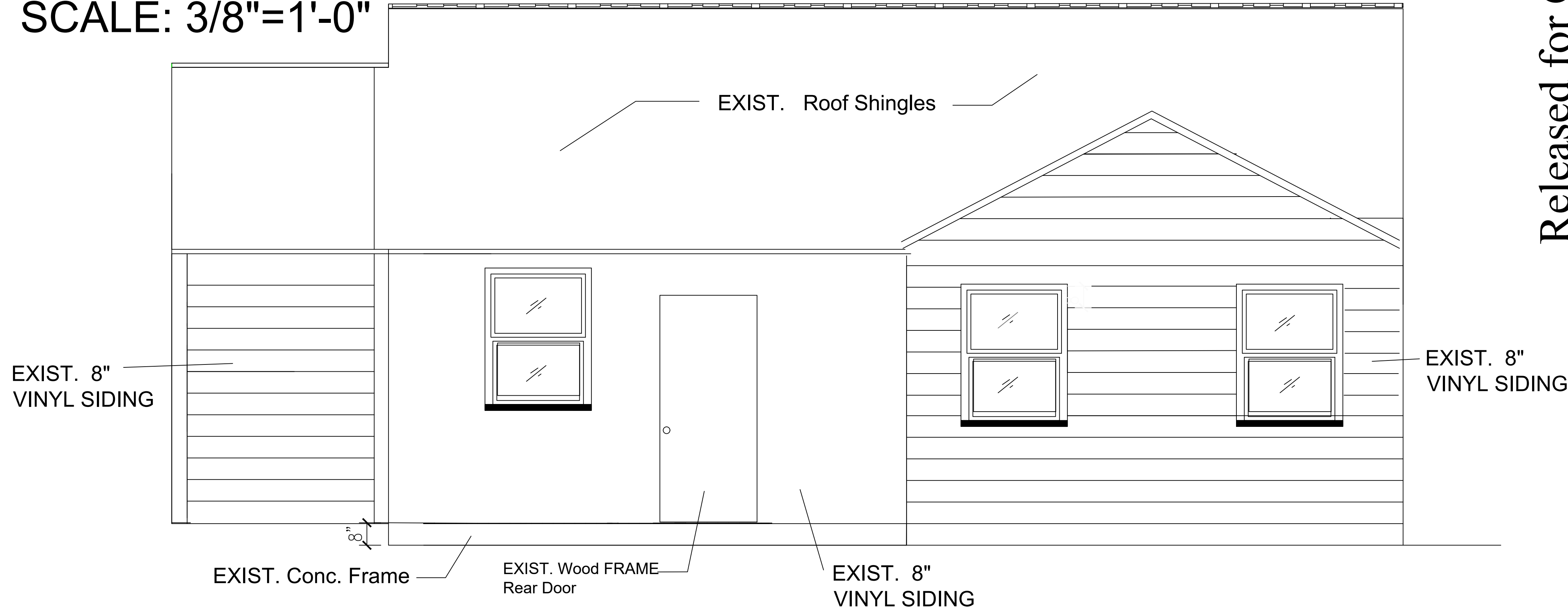
EXIST. 8"
VINYL SIDING

EXIST. Brick
Veneer Facing

EXIST. Block Frame
Steps

EXISTING ELEVATION - FRONT VIEW

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



EXIST. Roof Shingles

EXIST. 8"
VINYL SIDING

EXIST. 8"
VINYL SIDING

EXIST. Conc. Frame

EXIST. Wood FRAME
Rear Door

EXIST. 8"
VINYL SIDING

EXISTING ELEVATION - REAR VIEW

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

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General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

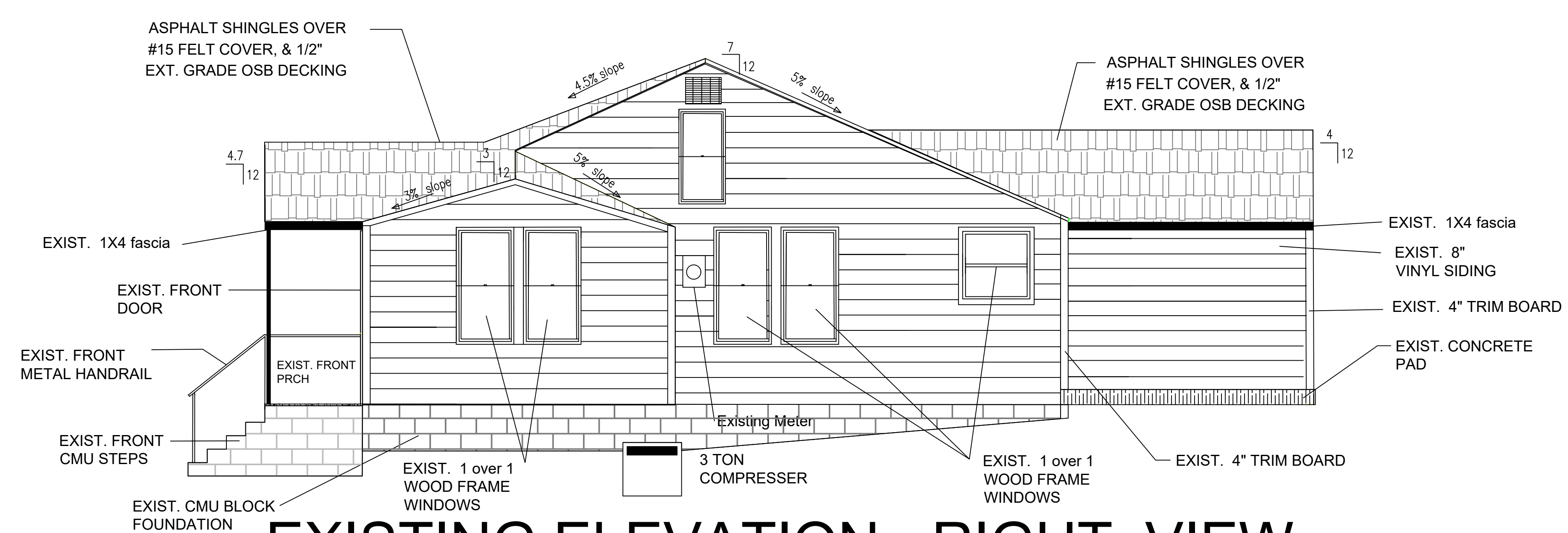
Firm Name and Address

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2863 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

HOMESTEAD
DESIGN

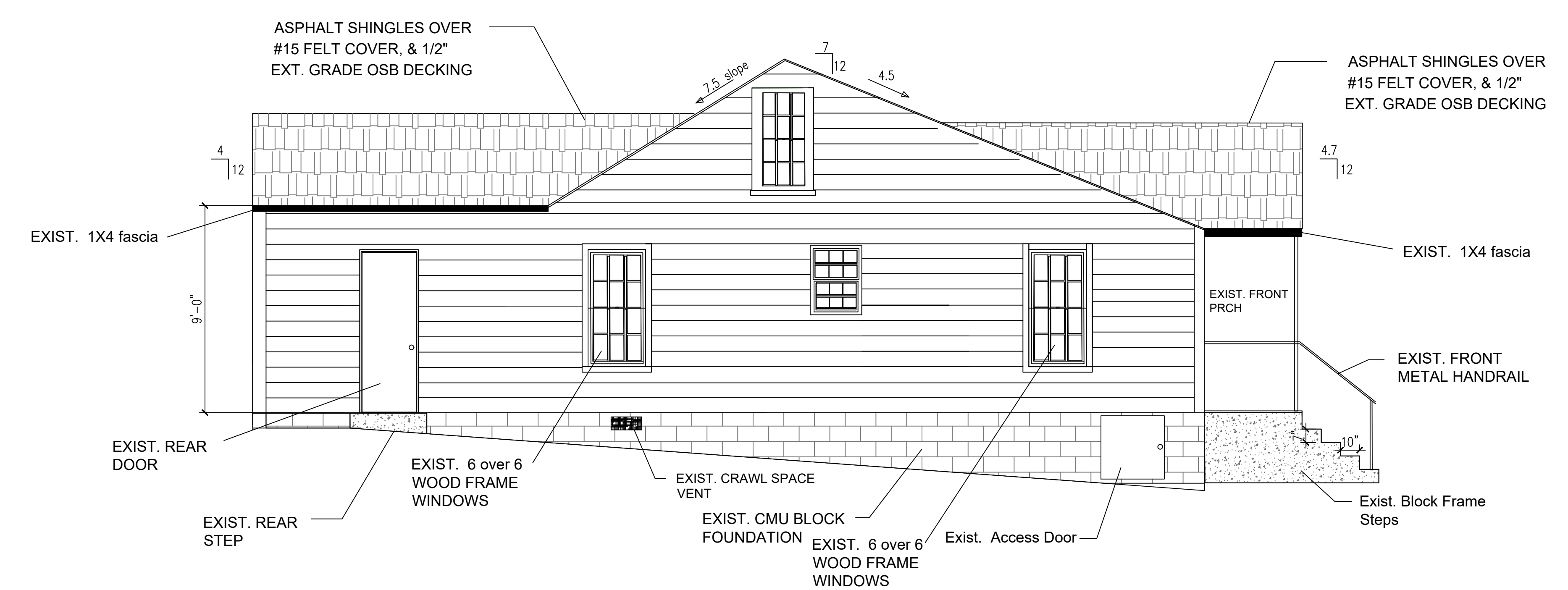
Project Name and Address

Project	3637 Elm	Sheet
Date	12-05-22	A-1
Scale	as shown	



EXISTING ELEVATION - RIGHT VIEW

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



EXISTING ELEVATION - LEFT VIEW

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

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Hapeville, Ga. 30354

No.	Revision/Issue	Date

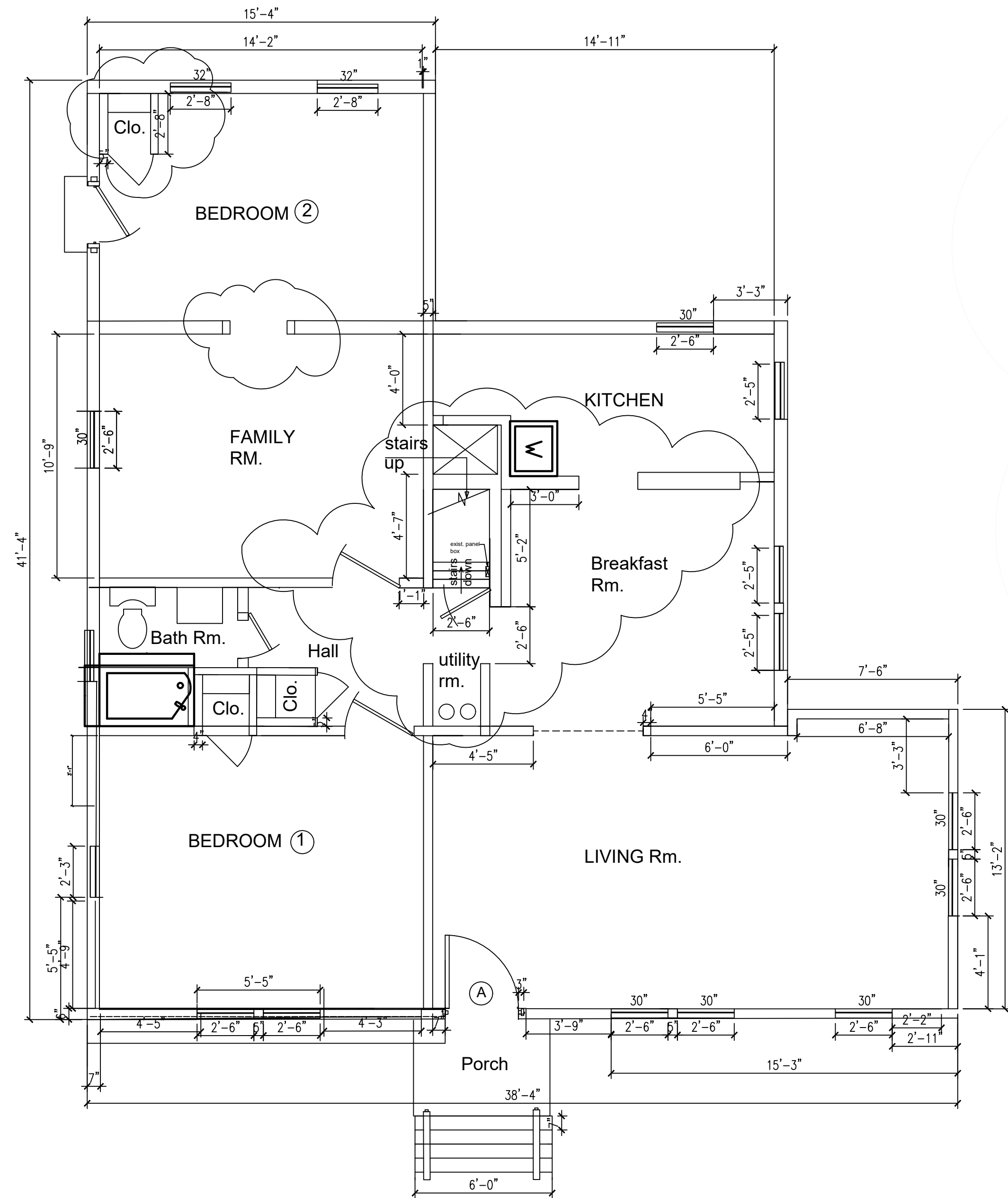
Firm Name and Address

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678-769-6418

HOMESTEAD
DESIGN

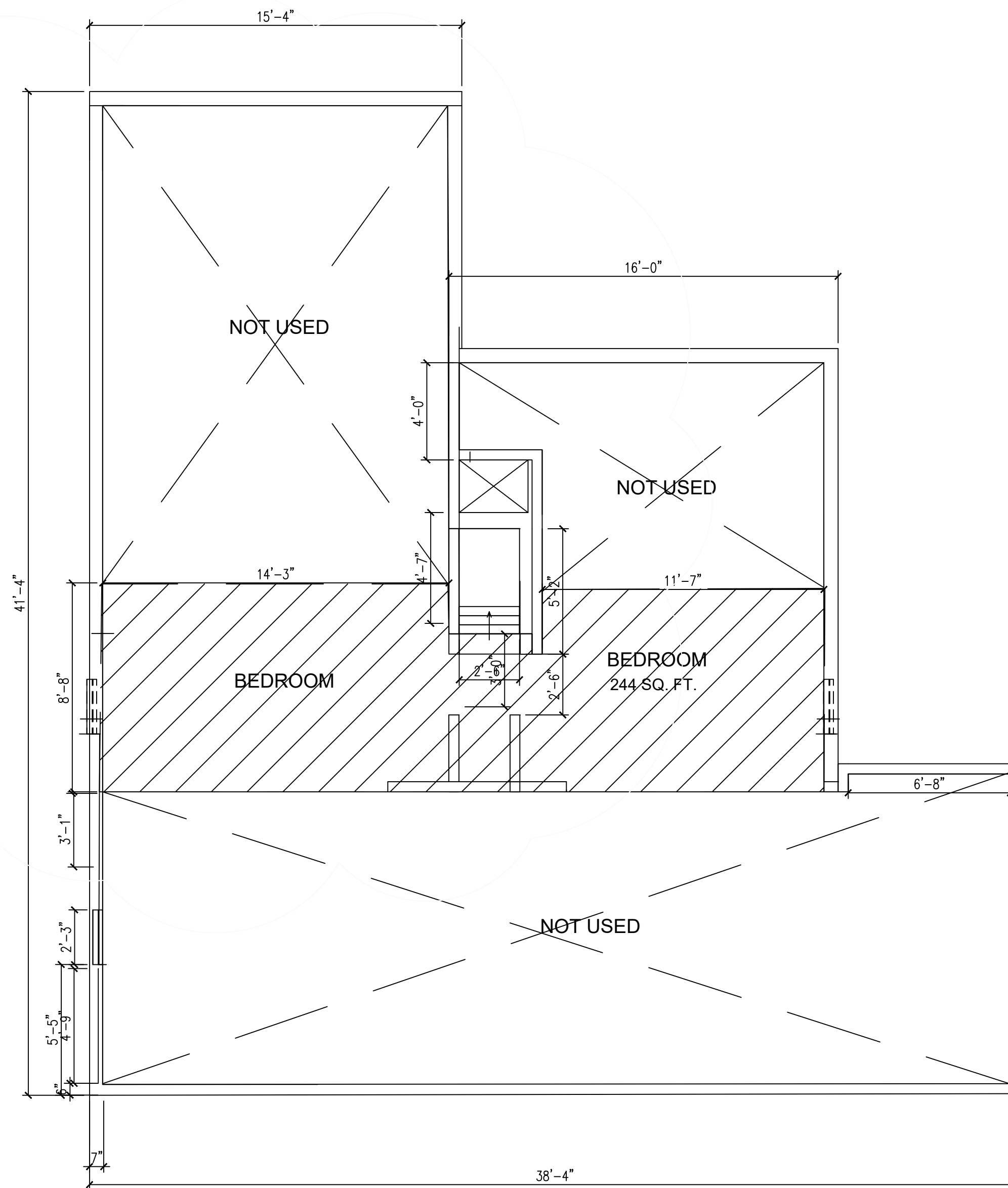
Project Name and Address

Project	3637 Elm	Sheet
Date	12-05-22	A-2
Scale	as shown	



EXISTING FLOOR PLAN -LOWER DEMO PLAN

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



EXISTING FLOOR PLAN-UPPER LEVEL DEMO

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

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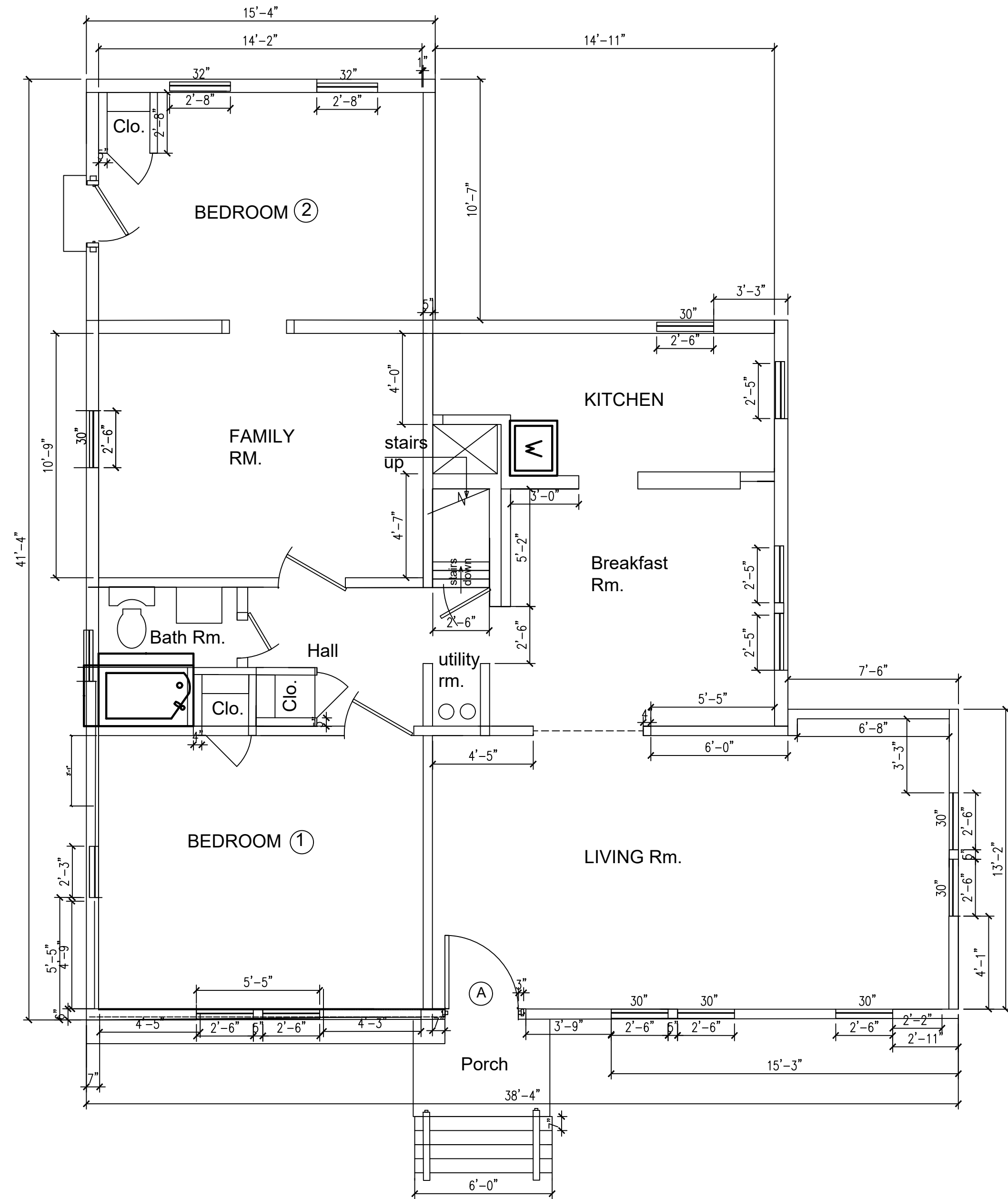
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Hapeville, Ga. 30354

No.	Revision/Issue	Date

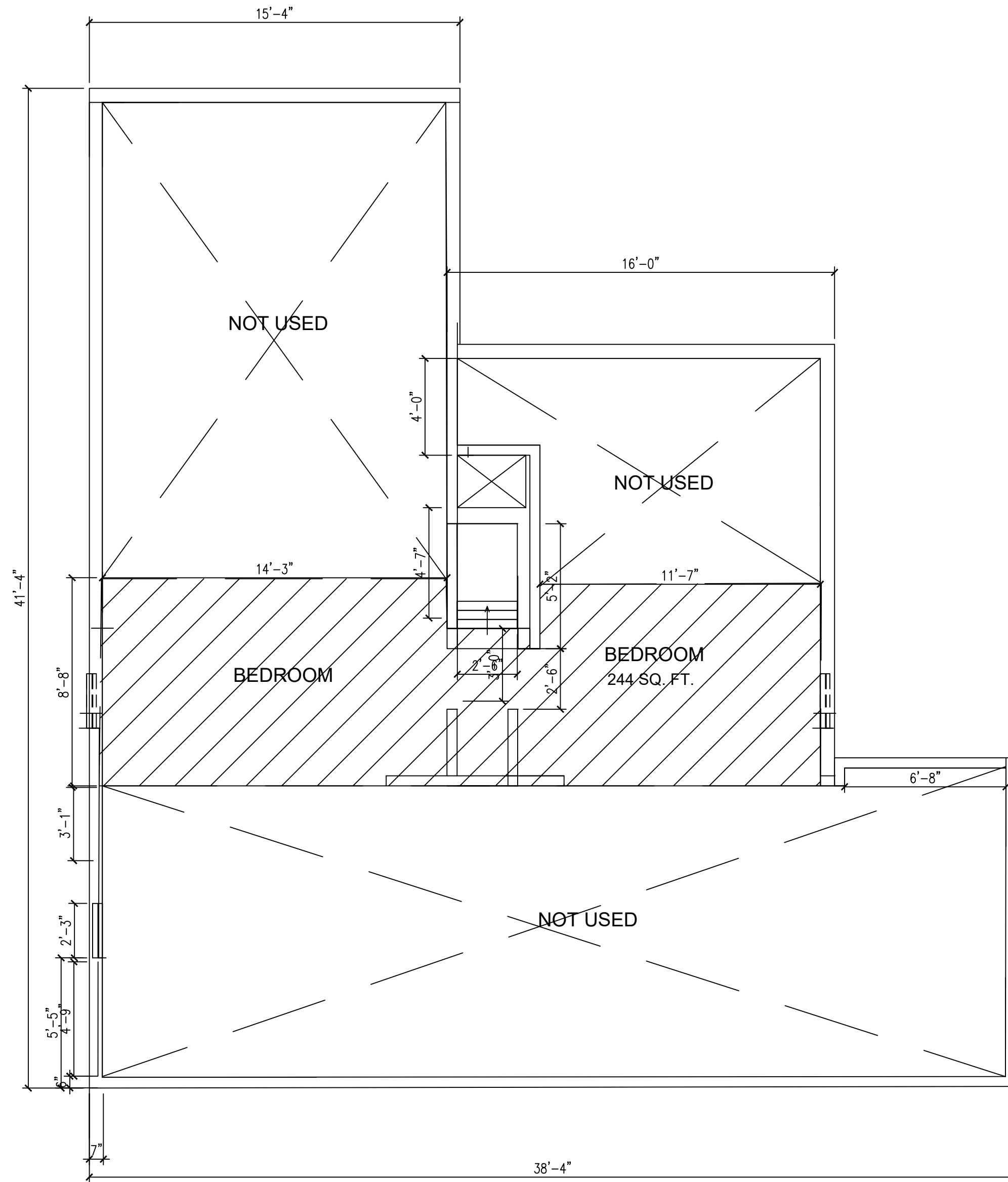
Firm Name and Address	HOMESTEAD DESIGN 2863 Paul Ave. Atlanta, Ga. 30318 678-769-6418	HOMESTEAD DESIGN
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Project Name and Address	
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Project	3637 Elm	Sheet	A-5
Date	12-05-22		
Scale	as shown		



EXISTING FLOOR PLAN - LOWER LEVEL
 SCALE: 1/4"=1'-0"



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

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Hapeville, Ga. 30354

No.

Revision/Issue

Date

Firm Name and Address

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HOMESTEAD
DESIGN

Project Name and Address

Project

3637 Elm

Date

12-05-22

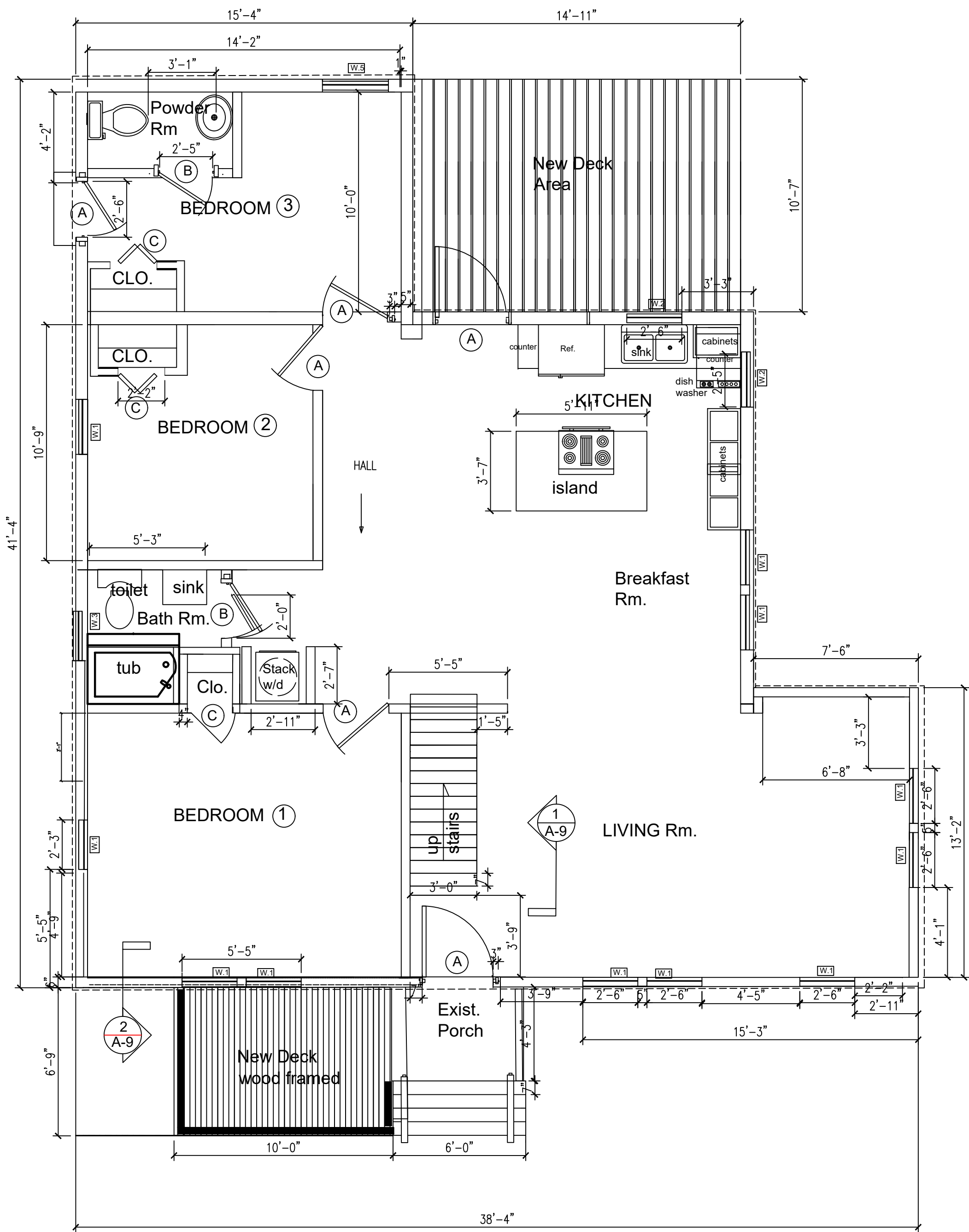
Scale

as shown

Sheet

A-6

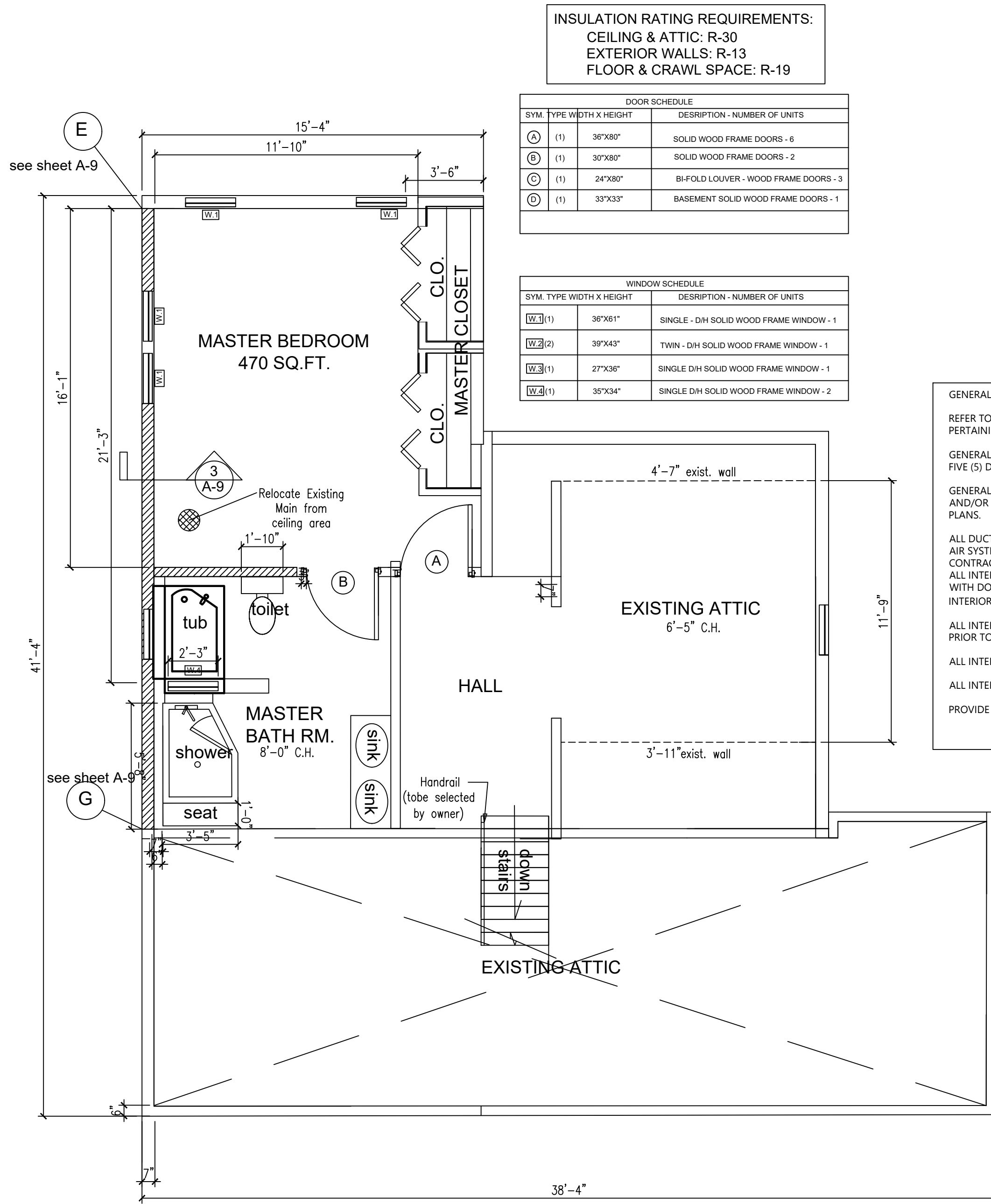
Page 23 of 84



PROPOSED FLOOR PLAN - LOWER LEVEL

The new deck will not be added

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



PROPOSED FLOOR PLAN - UPPER LEVEL

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

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

DOOR SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(1)	36"X80"	SOLID WOOD FRAME DOORS - 6
(2)	30"X80"	SOLID WOOD FRAME DOORS - 2
(3)	24"X80"	BI-FOLD LOUVER - WOOD FRAME DOORS - 3
(4)	33"X33"	BASEMENT SOLID WOOD FRAME DOORS - 1

WINDOW SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(1)	36"X61"	SINGLE - DH SOLID WOOD FRAME WINDOW - 1
(2)	39"X43"	TWIN - DH SOLID WOOD FRAME WINDOW - 1
(3)	27"X36"	SINGLE DH SOLID WOOD FRAME WINDOW - 1
(4)	35"X34"	SINGLE DH SOLID WOOD FRAME WINDOW - 2

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ALL INTERIOR DOORS SHALL BE SIZED AS SHOWN ON DRAWINGS.

ALL INTERIOR DOORS SHALL HAVE KNOB TYP. HARDWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

Released for Construction

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

Firm Name and Address

HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
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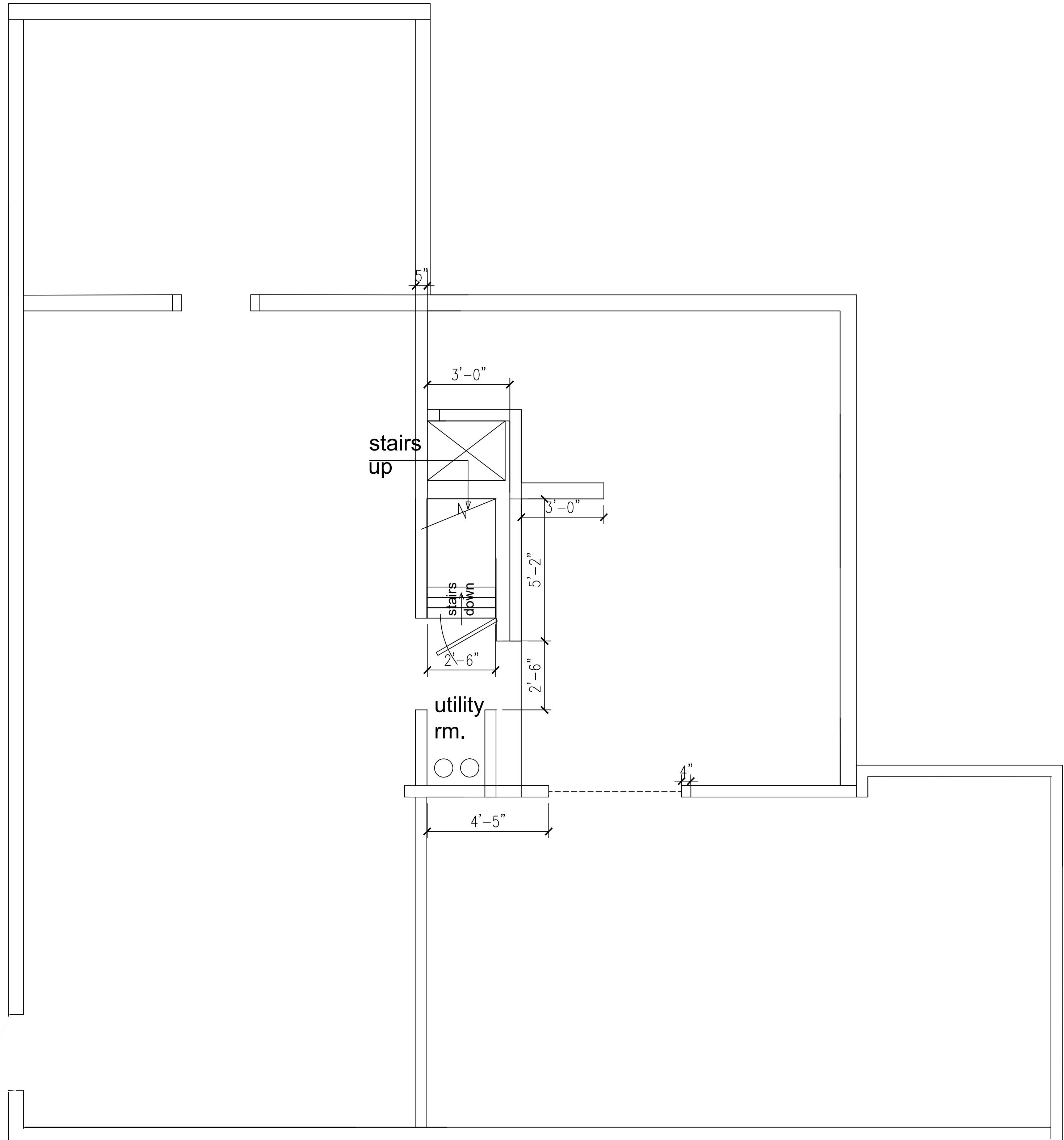
HOMESTEAD DESIGN

Project Name and Address

Project 3637 Elm
Date 12-05-22
Scale as shown

Sheet A-7

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EXISTING FLOOR PLAN - CRAWL SPACE LEVEL

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

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General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

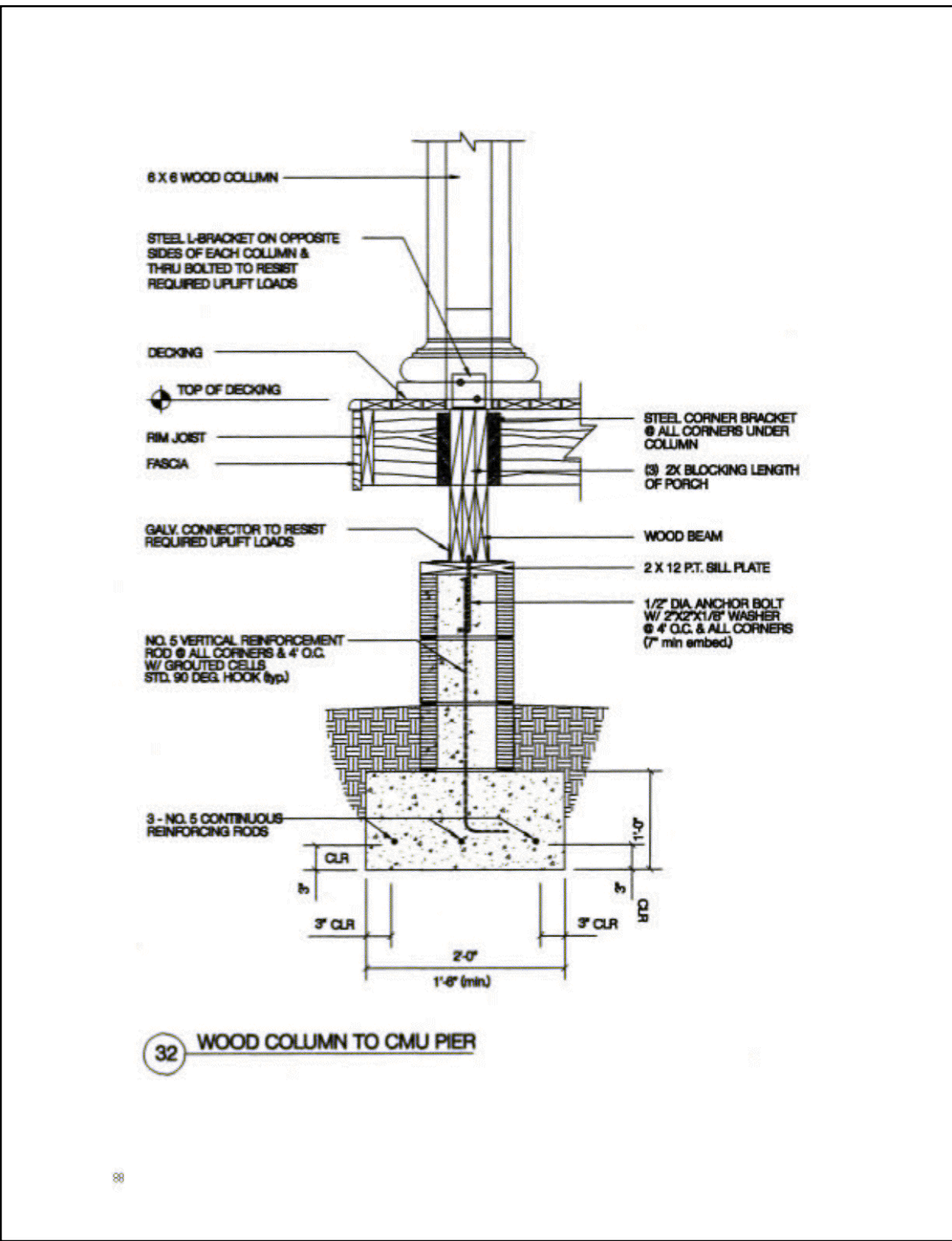
Firm Name and Address

HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-768-6418

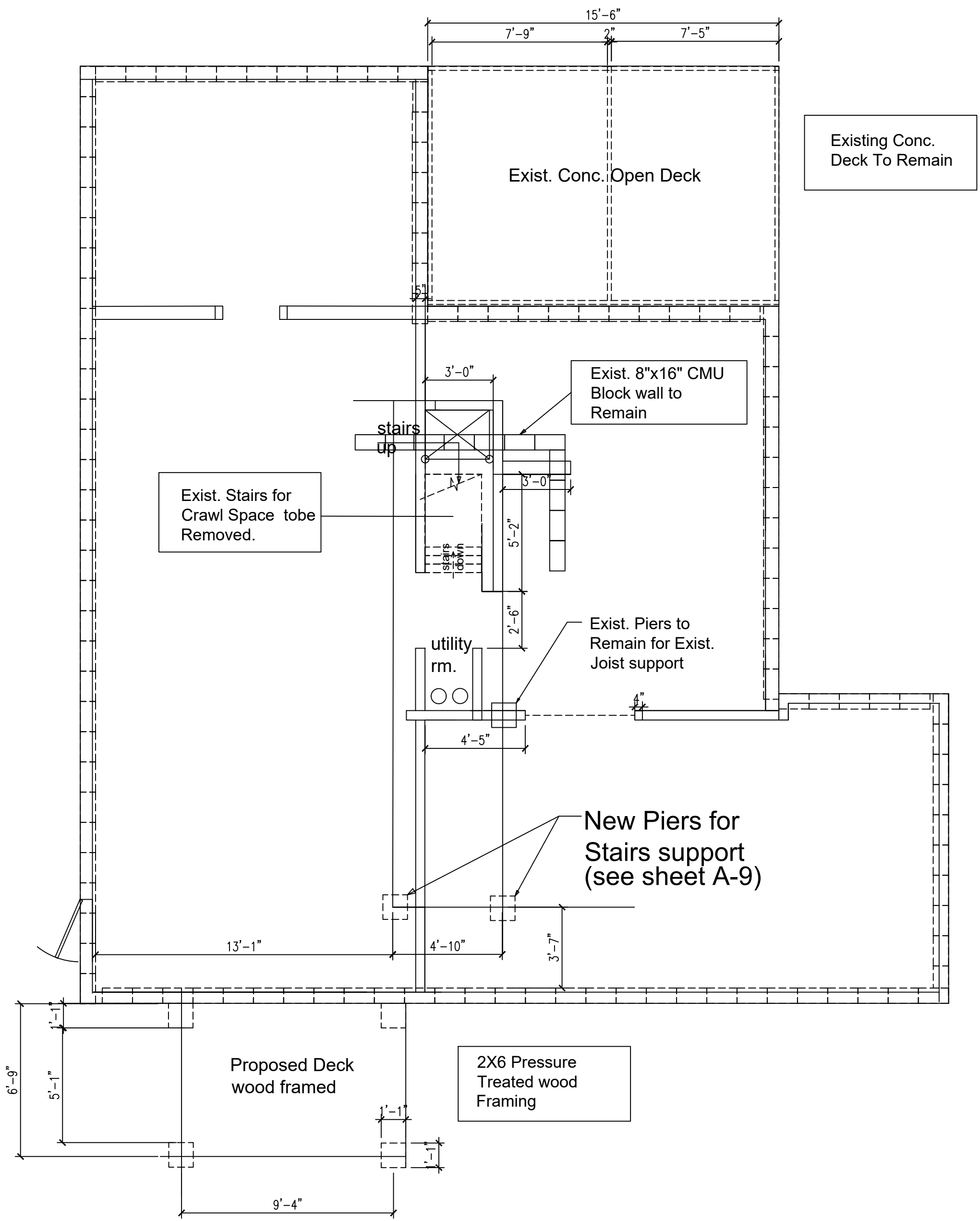
HOMESTEAD
DESIGN

Project Name and Address

Project	3637 Elm	Sheet
Date	12-05-22	A-8
Scale	as shown	



The New Deck will not be added



EXISTING FOUNDATION - PLAN & DETAILS
SCALE: 1/4"=1'-0"

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General Notes

3637 ELM ST.
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No.	Revision/Issue	Date

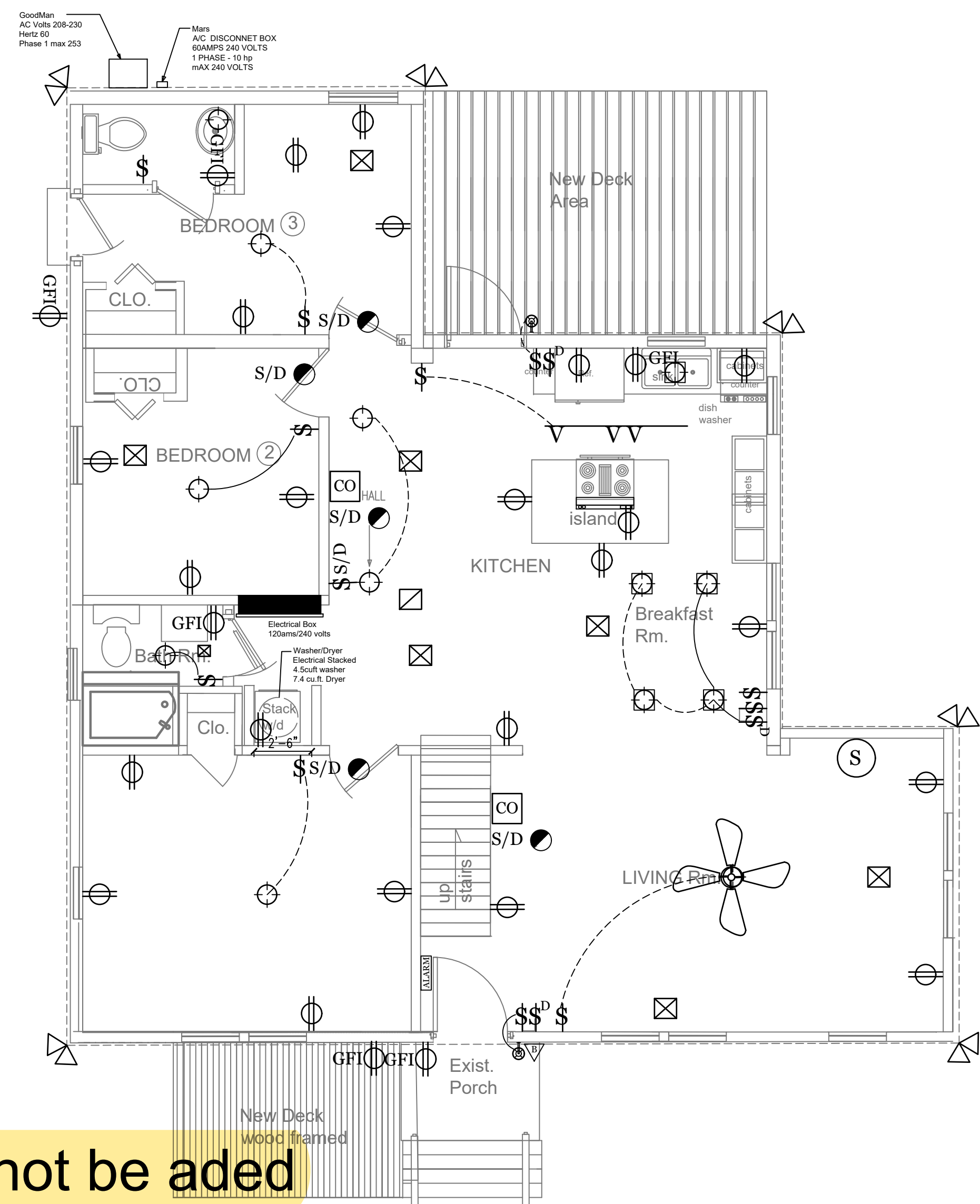
Firm Name and Address

HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-768-6418

HOMESTEAD
DESIGN

Project Name and Address

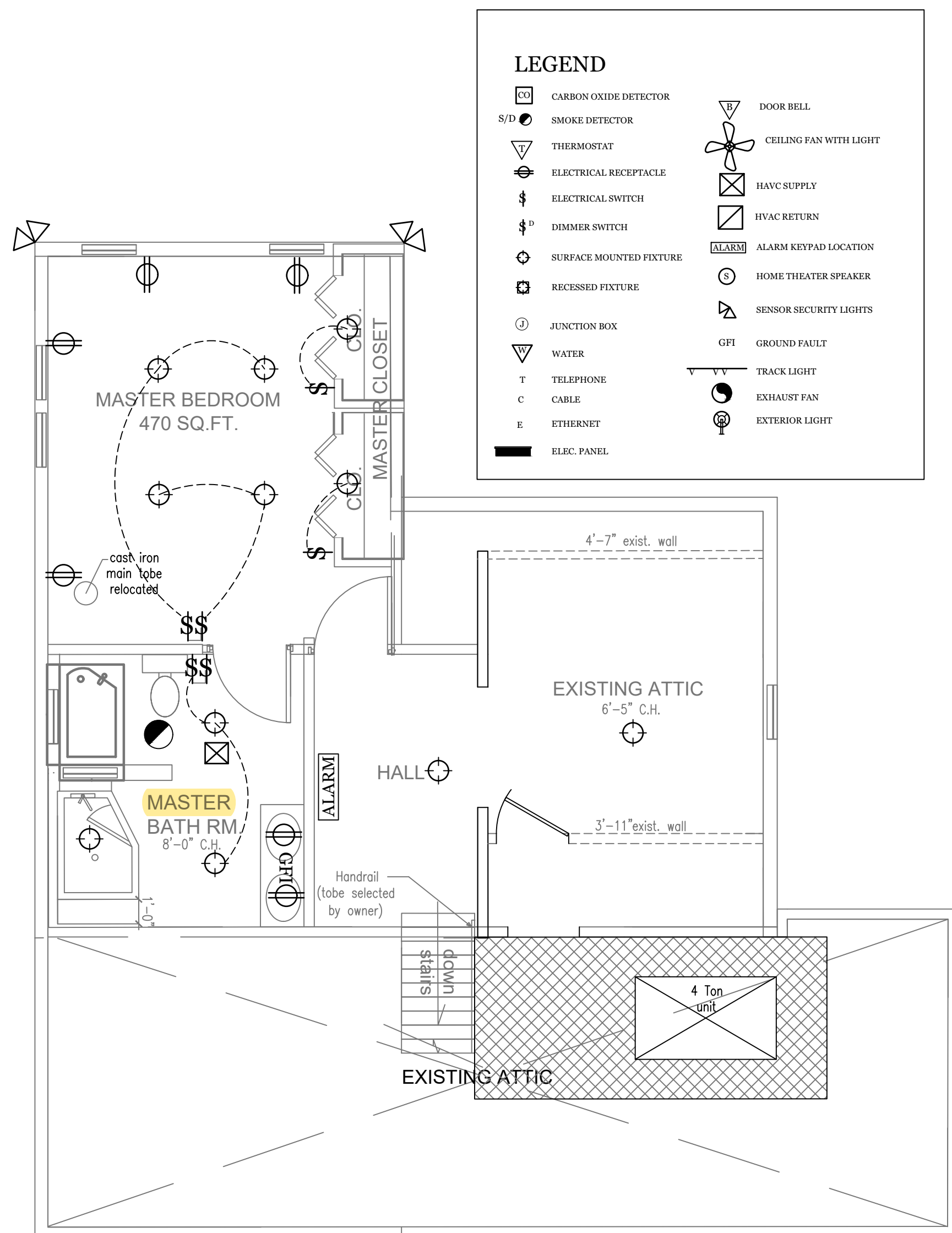
Project 3637 Elm	Sheet A-9
Date 12-05-22	
Scale as shown	



Deck will not be added

PROPOSED FLOOR PLAN -
ELECTRICAL LOWER LEVEL

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



PROPOSED FLOOR PLAN - UPPER
LEVEL

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

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Released for Construction

General Notes		
3637 ELM ST. Hapeville, Ga. 30354		
No.	Revision/Issue	Date

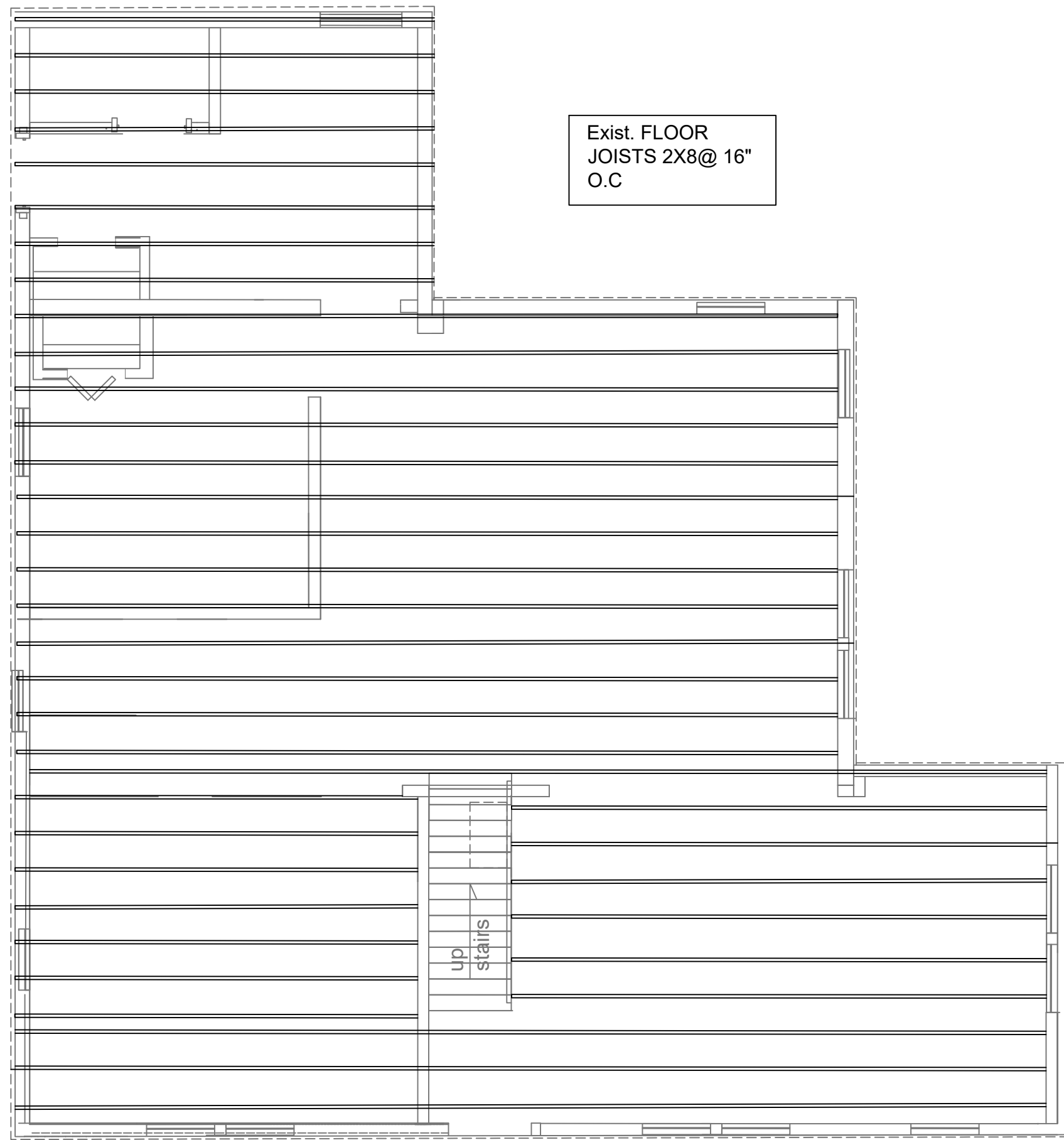
Firm Name and Address

HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

HOMESTEAD
DESIGN

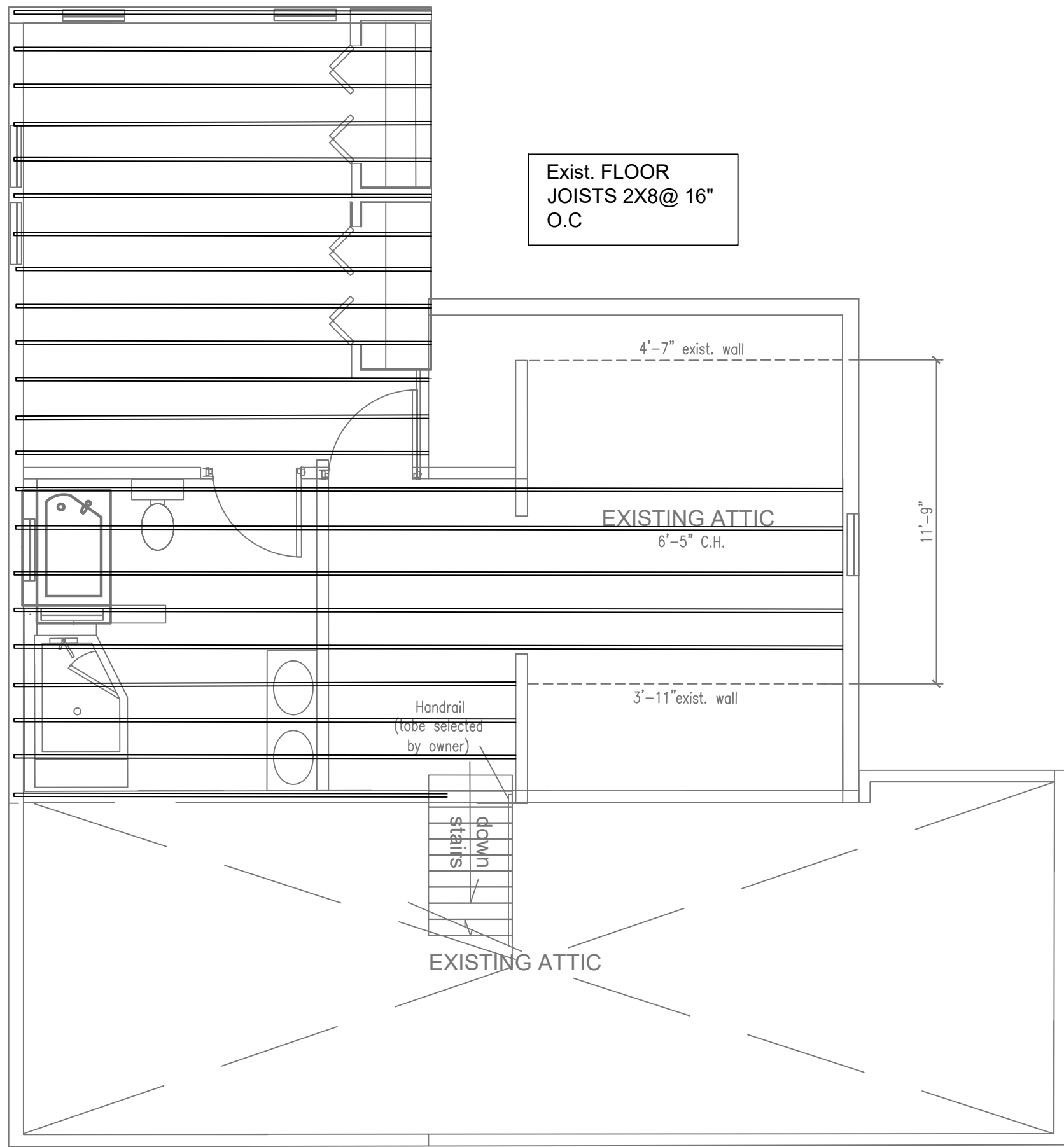
Project Name and Address

Project	3637 Elm	Sheet	A-10
Date	12-05-22		
Scale	as shown		



FLOOR PLAN - EXISTING LOWER FLOOR FRAMING PLAN

Scale : 1/8"=1'-0"



FLOOR PLAN - PROPOSED FLOOR FRAMING UPPER LEVEL

Scale : 1/8"=1'-0"



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Released for Construction

General Notes		
No.	Revision/Issue	Date

Firm Name and Address

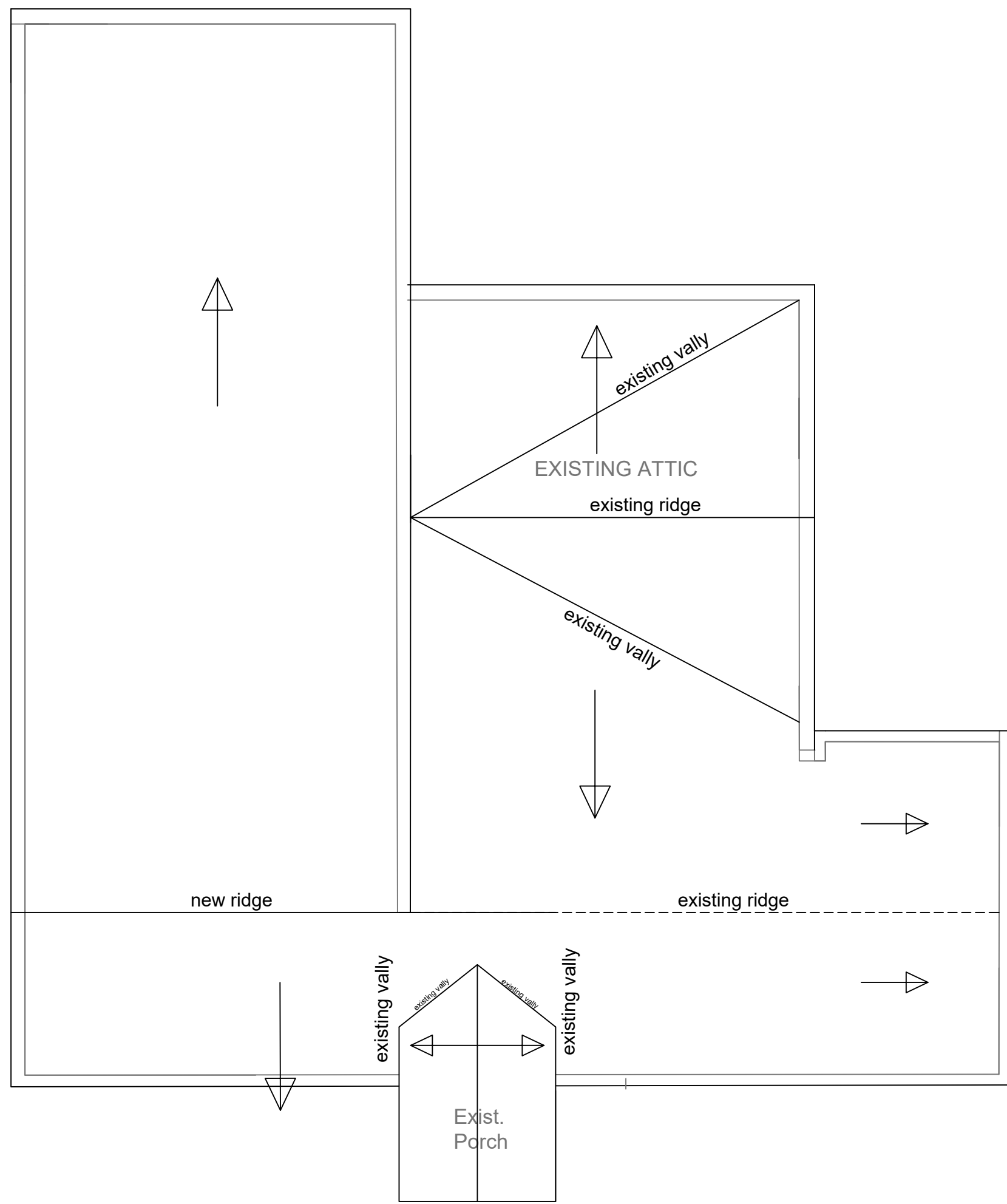
HOMESTEAD DESIGN
2863 Pind Ave.
Atlanta, Ga. 30318
678-768-6418



Project Name and Address

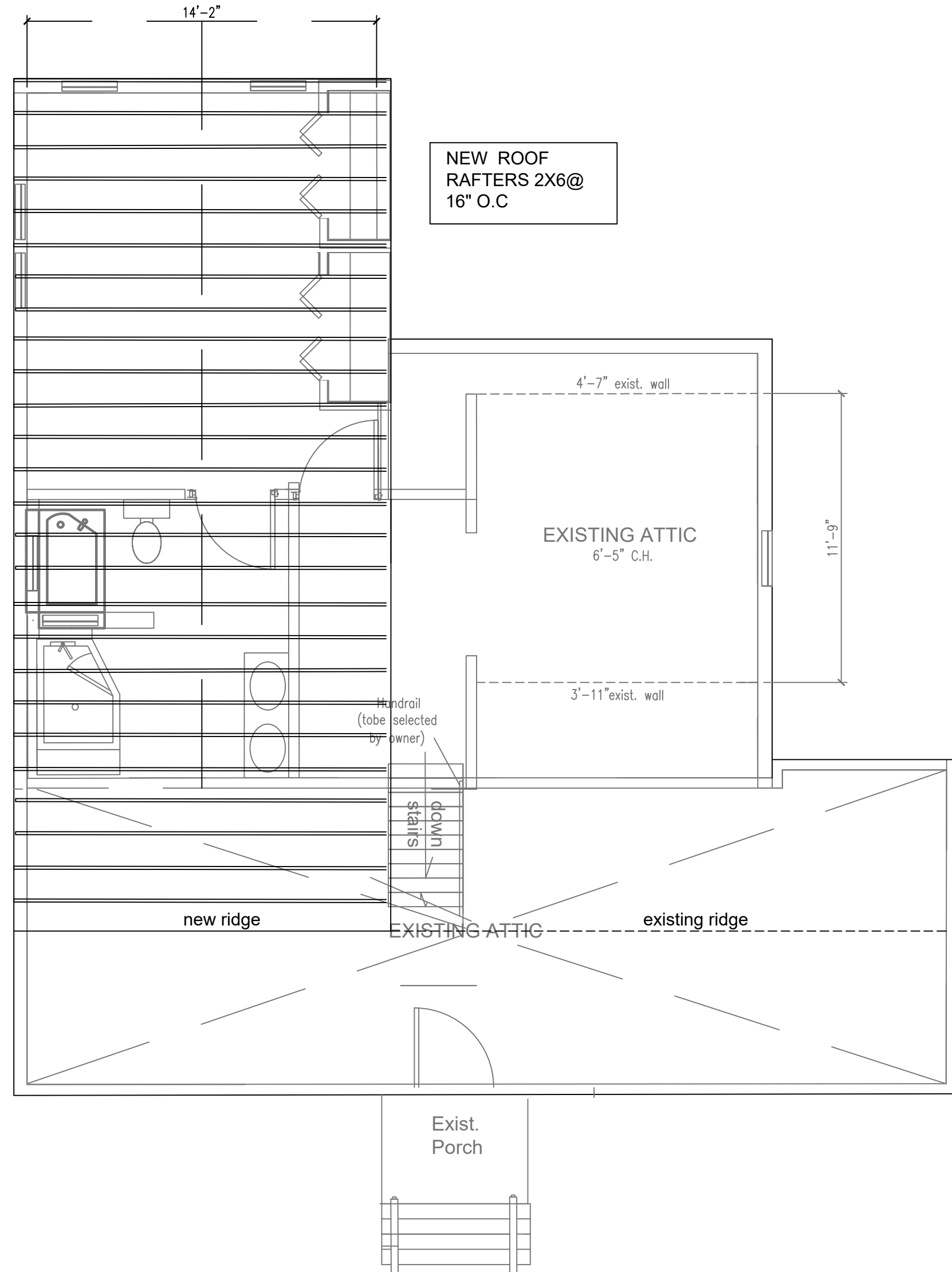
Project	3637 Elm	Sheet
Date	12-05-22	A-11
Scale	as shown	

3637 ELM ST.
Hapeville, Ga. 30354



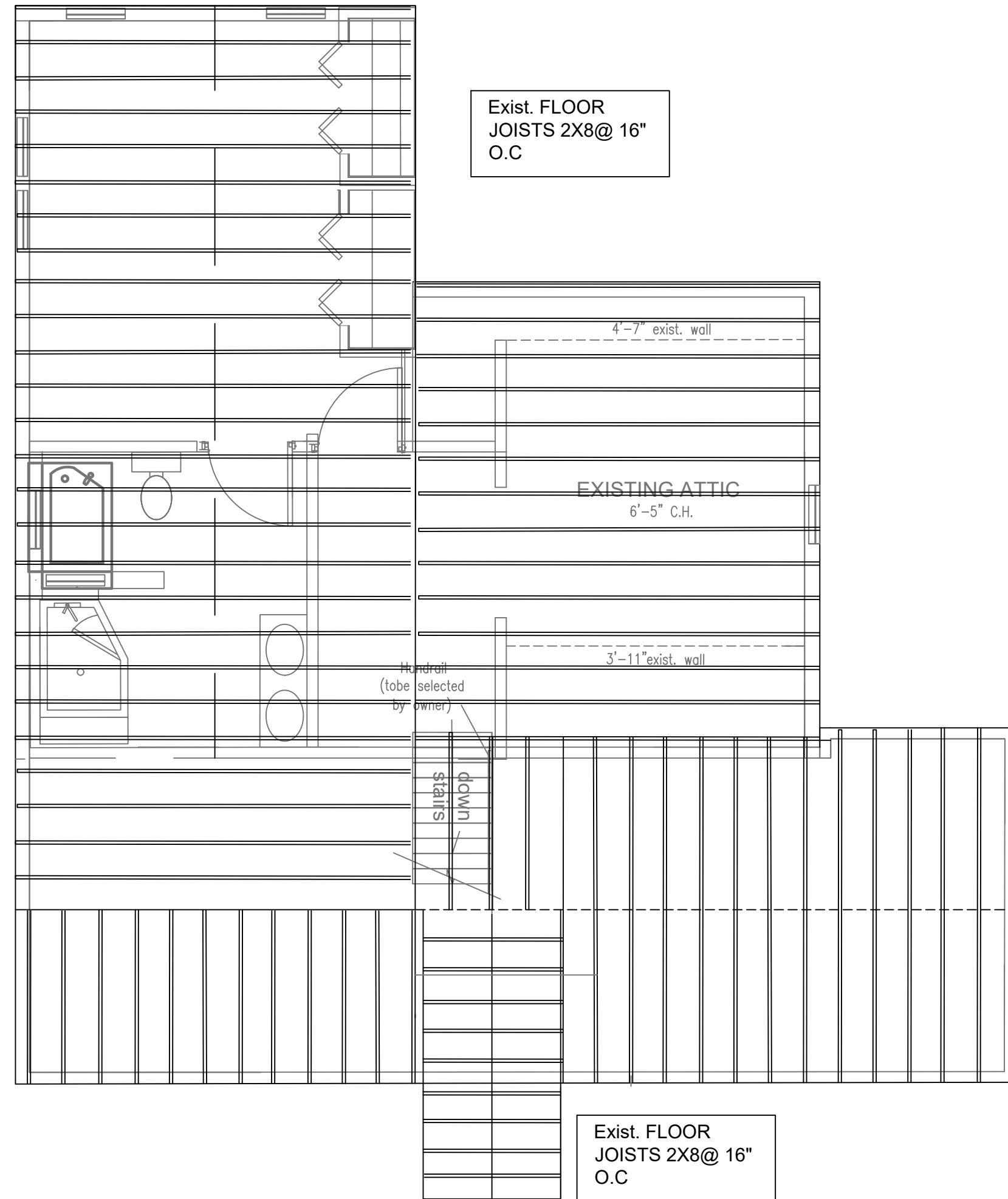
ROOF PLAN

Scale : 1/8"=1'-0"



PROPOSED ROOF PLAN FRAMING

Scale : 1/8"=1'-0"



Exist. ROOF PLAN FRAMING

Scale : 1/8"=1'-0"

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Hapeville, Ga. 30354

No.	Revision/Issue	Date

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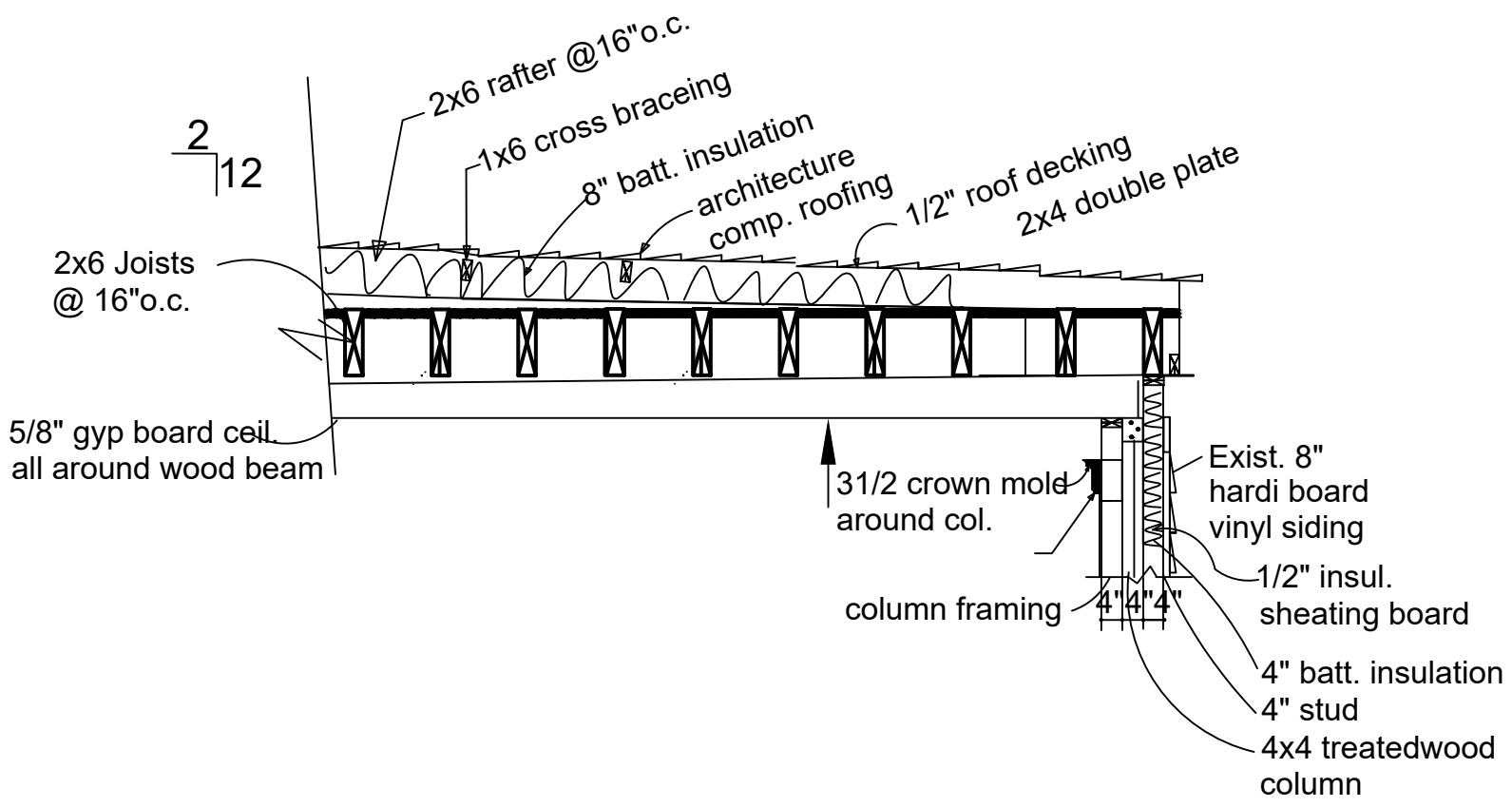
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DESIGN

Project Name and Address

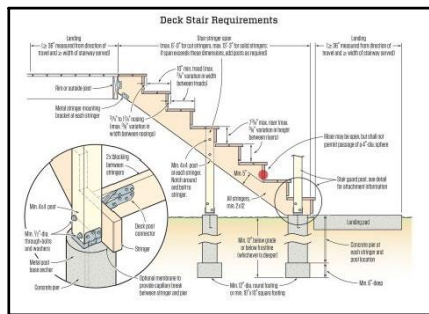
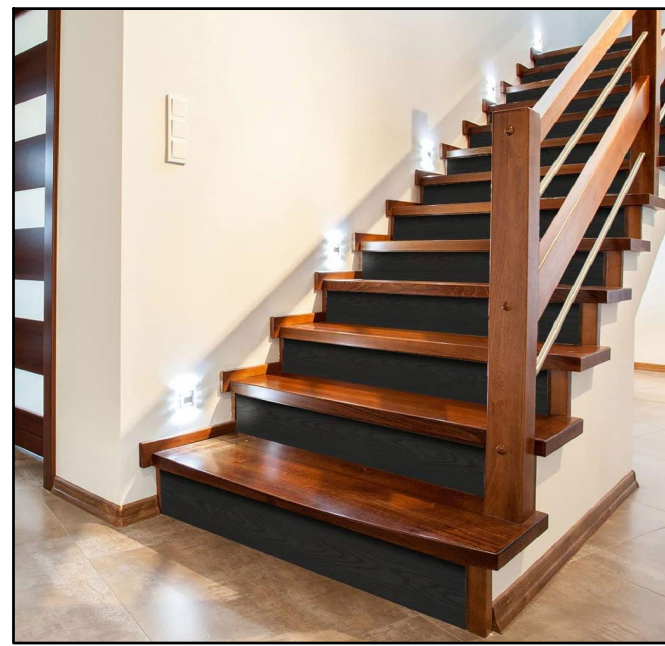
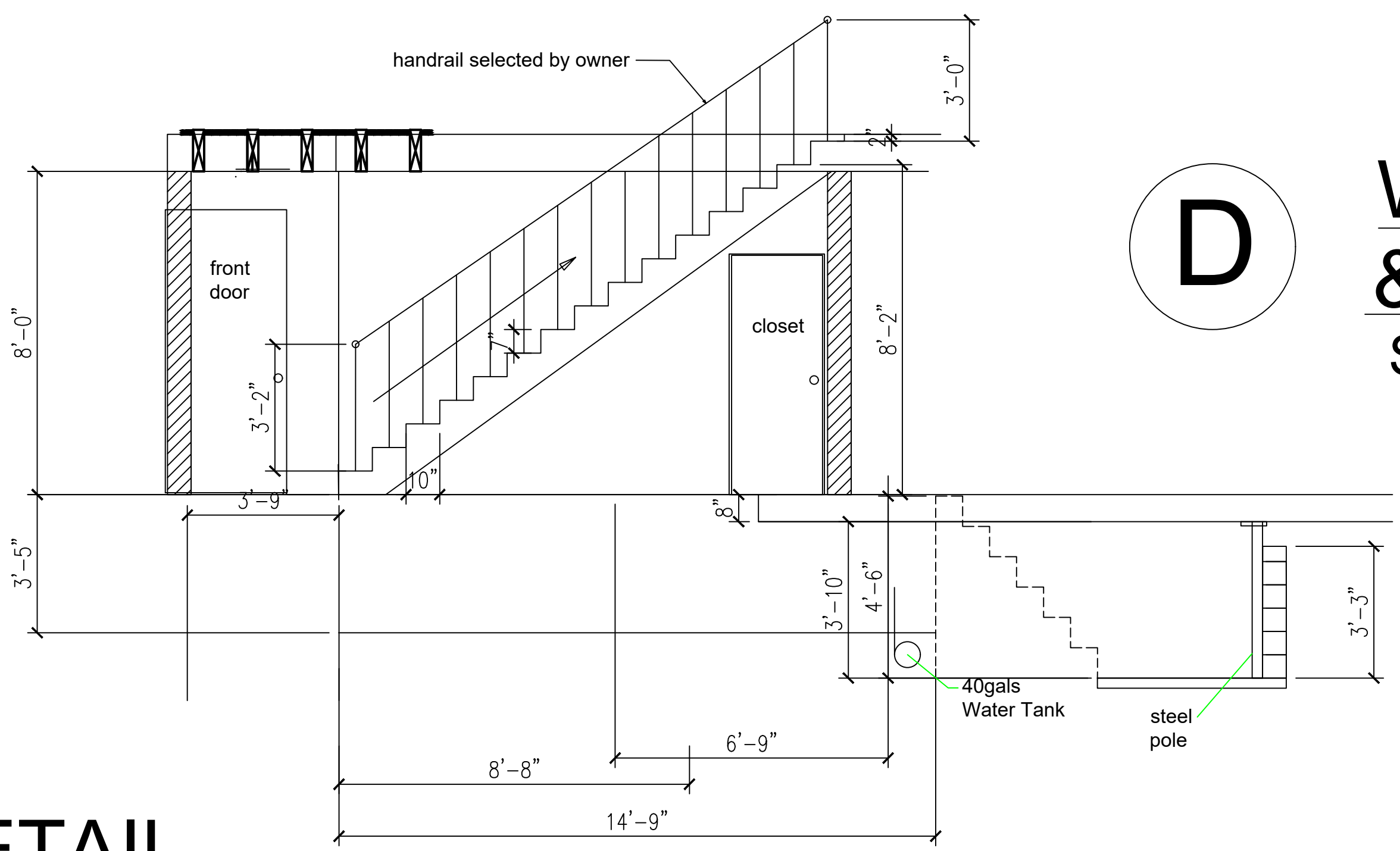
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Date	12-05-22		
Scale	as shown		

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

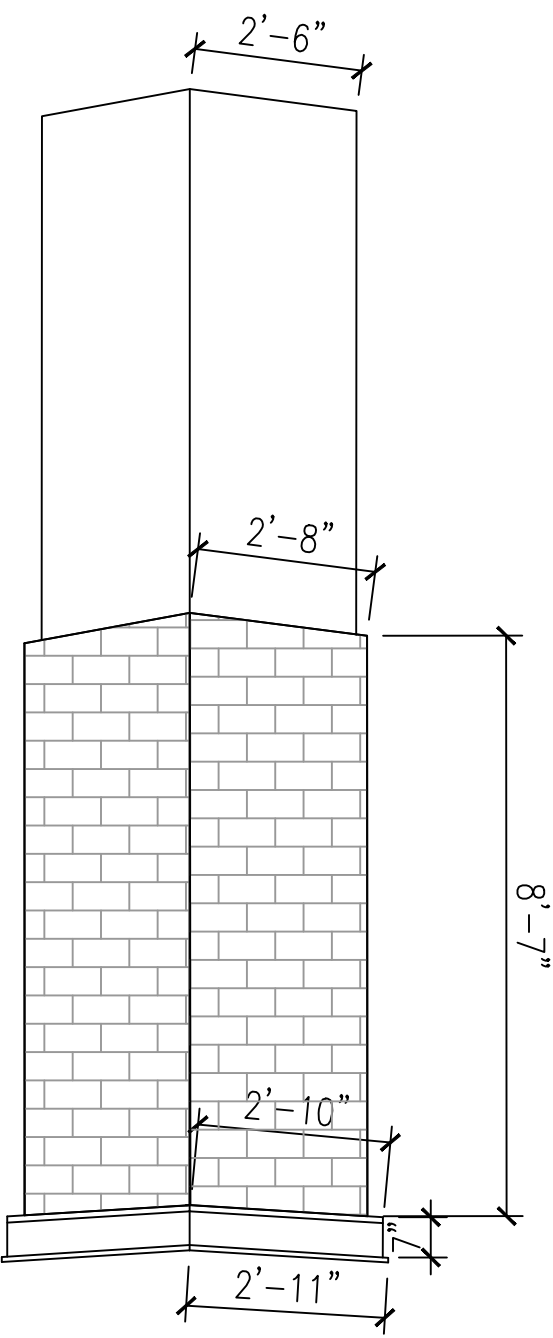
E
Detail Connecting
Wall
Scale 3/4"=1'-0"



D
Wall Section @ Column
& Beam
Scale 3/4"=1'-0"

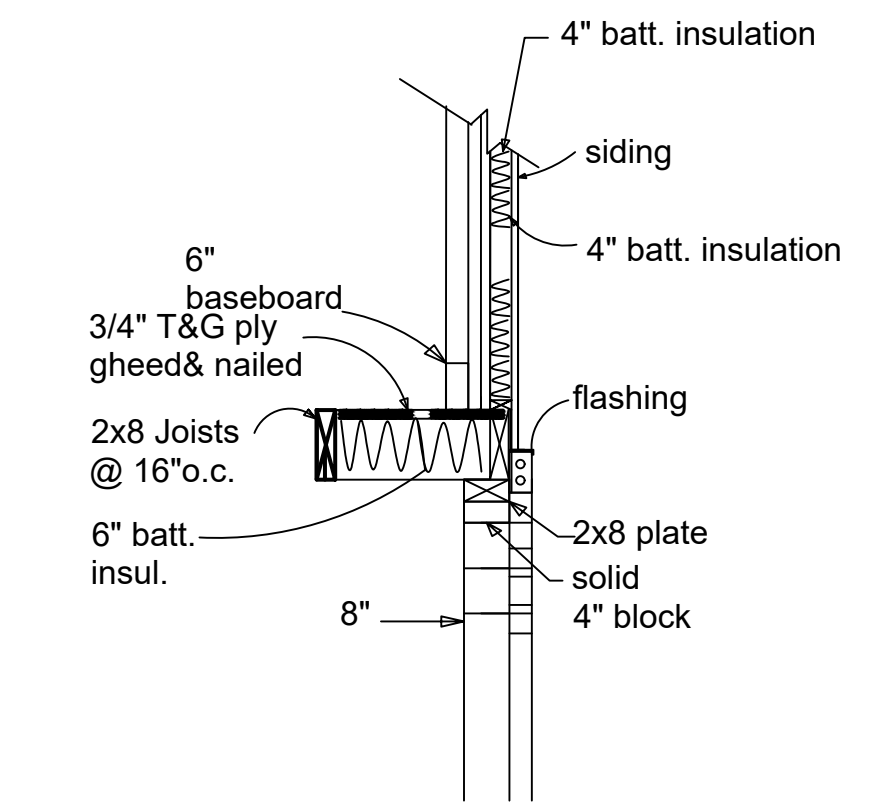


1
A-9
STAIRS DETAIL

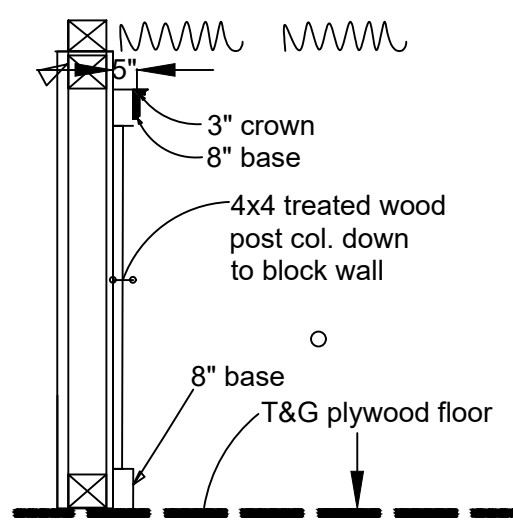


H
New
Column

G
WALL DETAIL



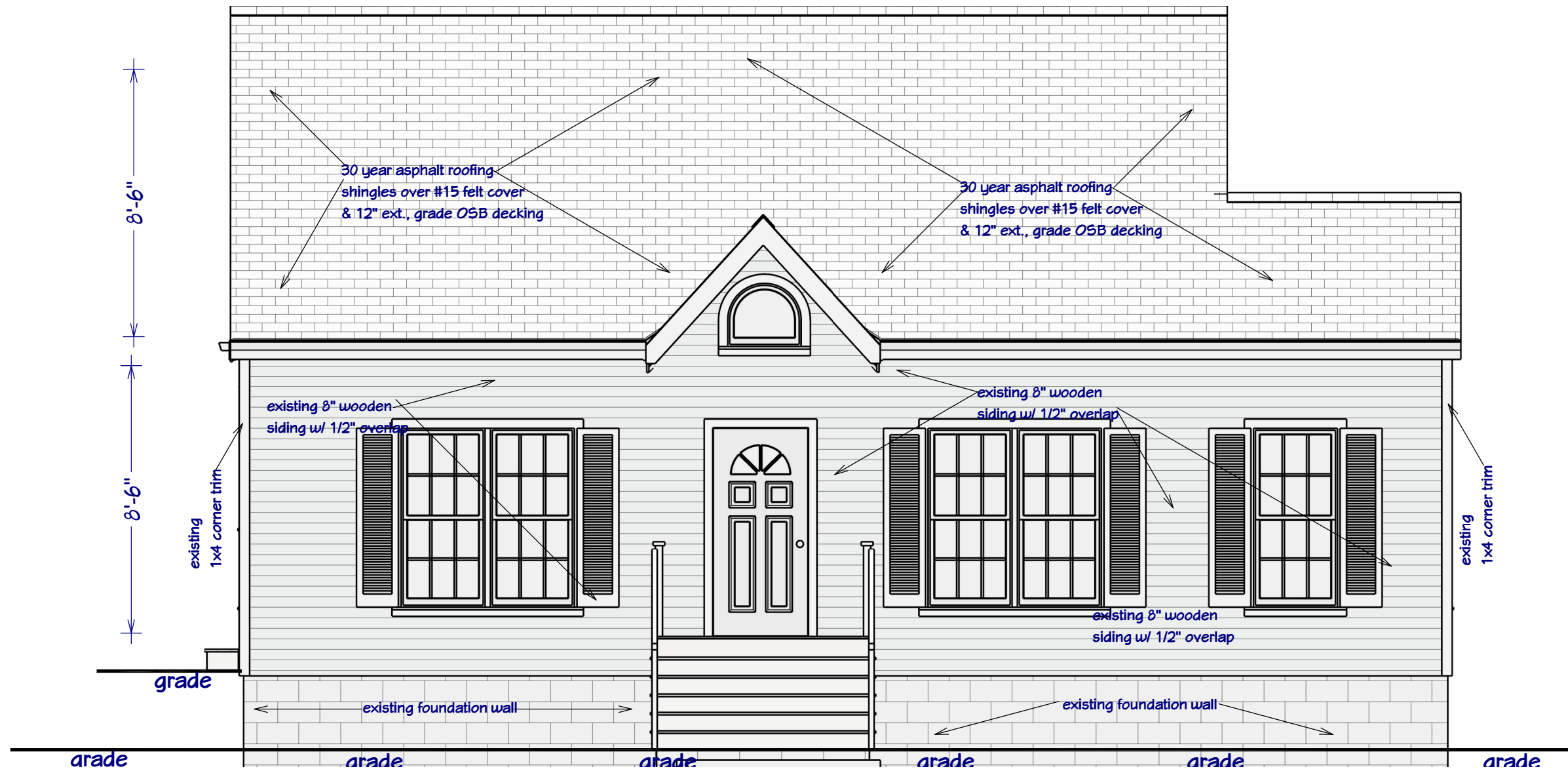
F
Wall Section @ Column
& Beam



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used on any other project returned upon
requested.

Released for Construction

General Notes		
3637 ELM ST. Hapeville, Ga. 30354		
No.	Revision/Issue	Date
Firm Name and Address		
HOMESTEAD DESIGN 2863 Paul Ave. Atlanta, Ga. 30318 678-769-6418		
Project Name and Address		
Project 3637 Elm		
Date	12-05-22	Sheet A-13
Scale	as shown	

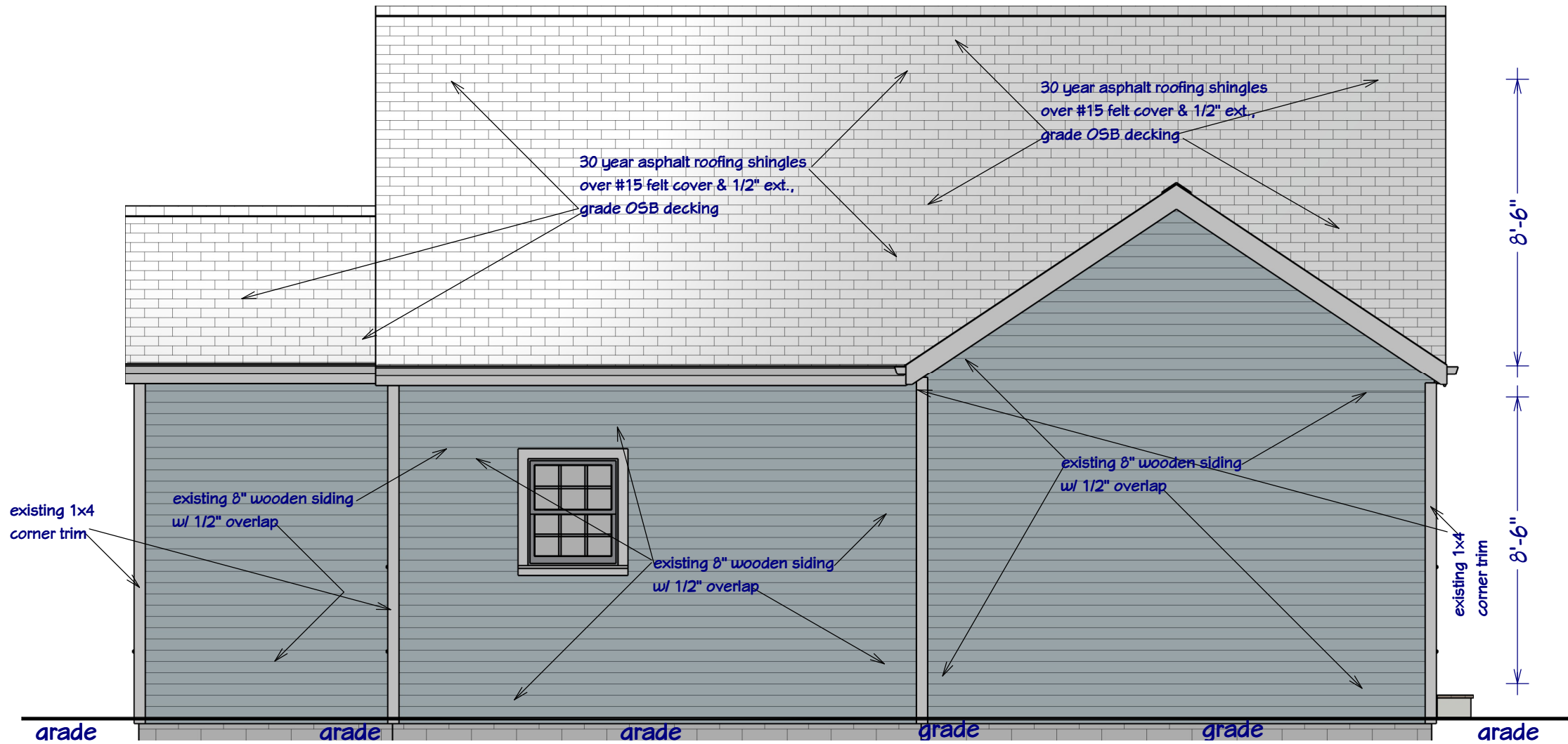


1
A-3

Elevation 1

PROPOSED FRONT ELEVATION

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



2
A-3

Elevation 2

PROPOSED REAR ELEVATION

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

--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

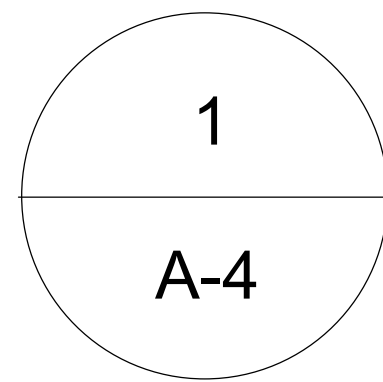
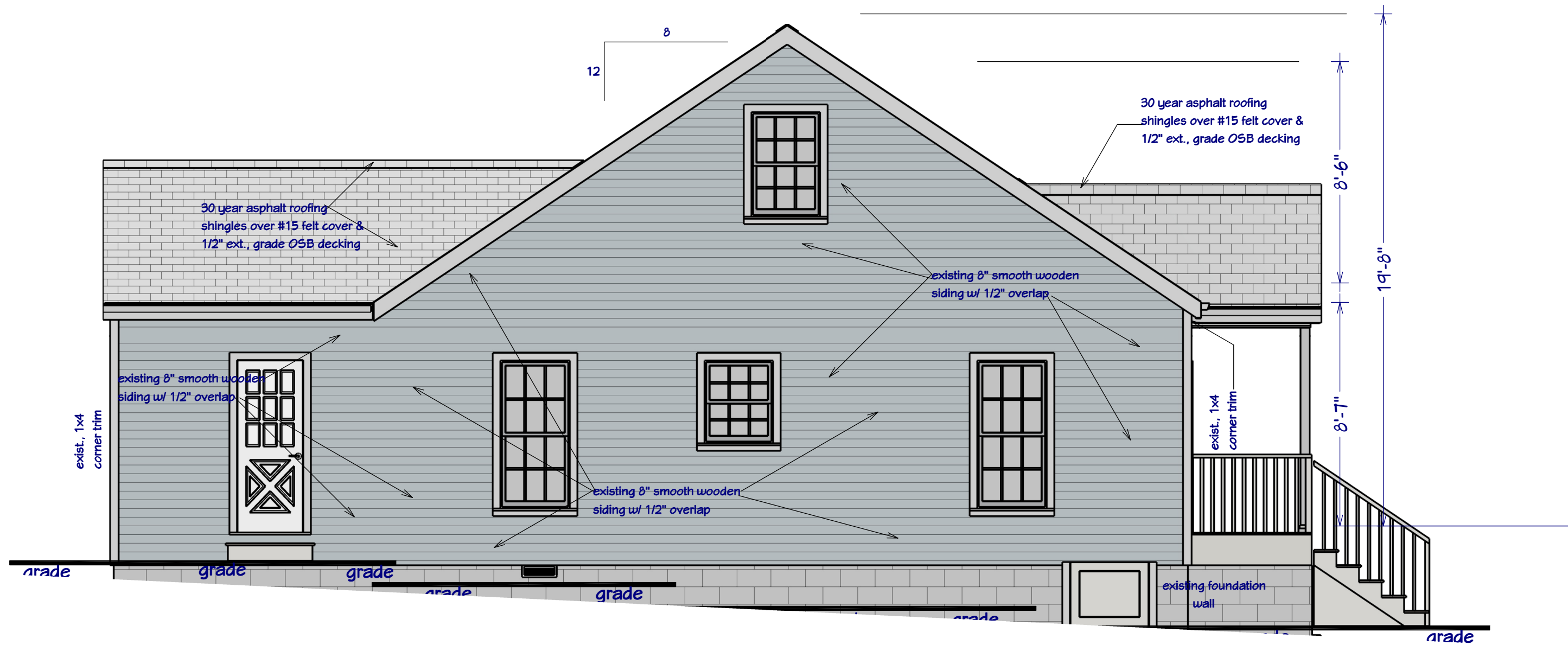
JAN., 20, 2023

SCALE:

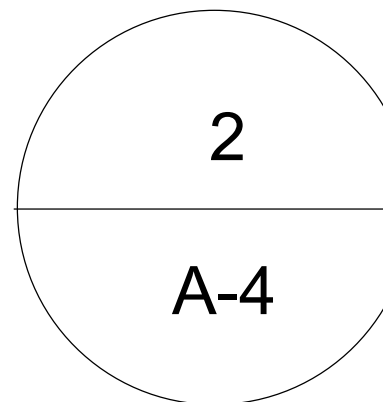
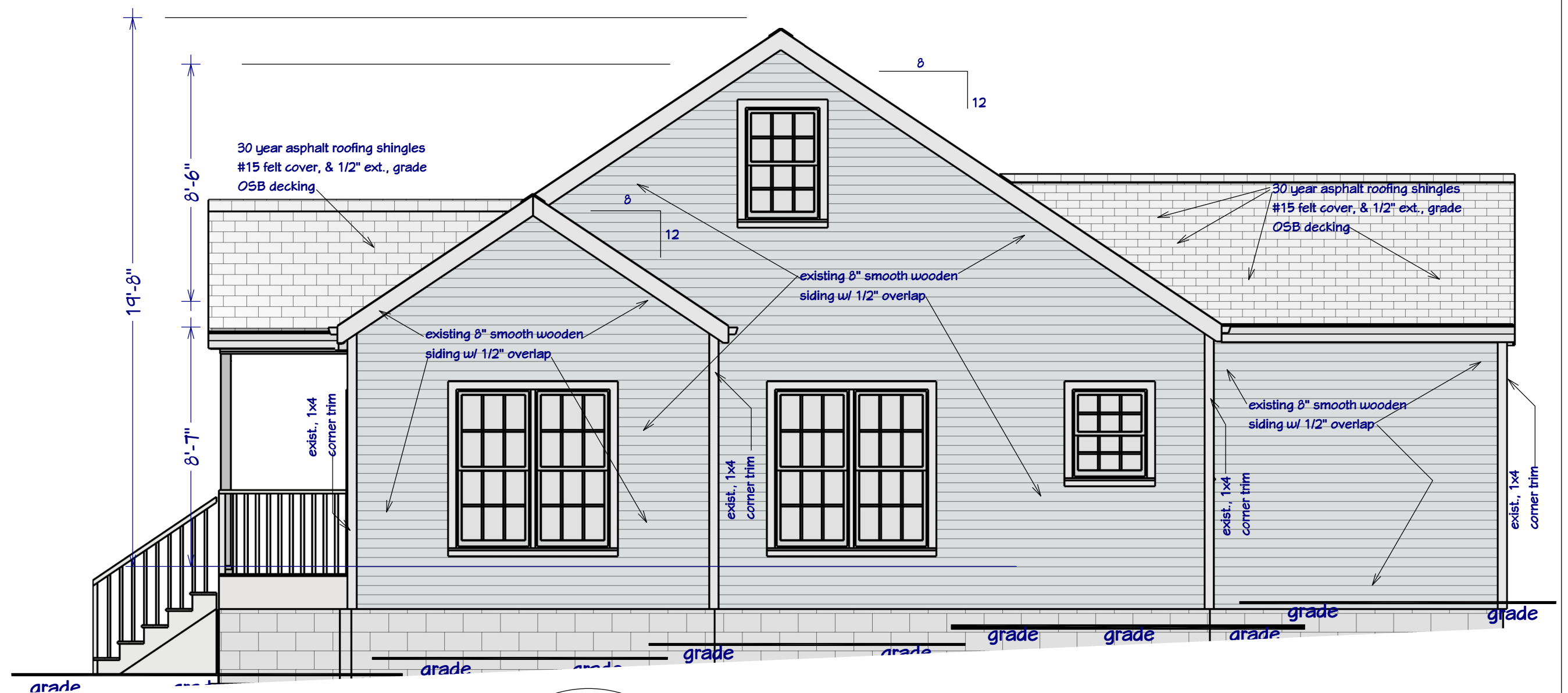
1/4" = 1'-0"

SHEET:

A-3



Elevation 2
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Elevation 3
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JAN., 20, 2023

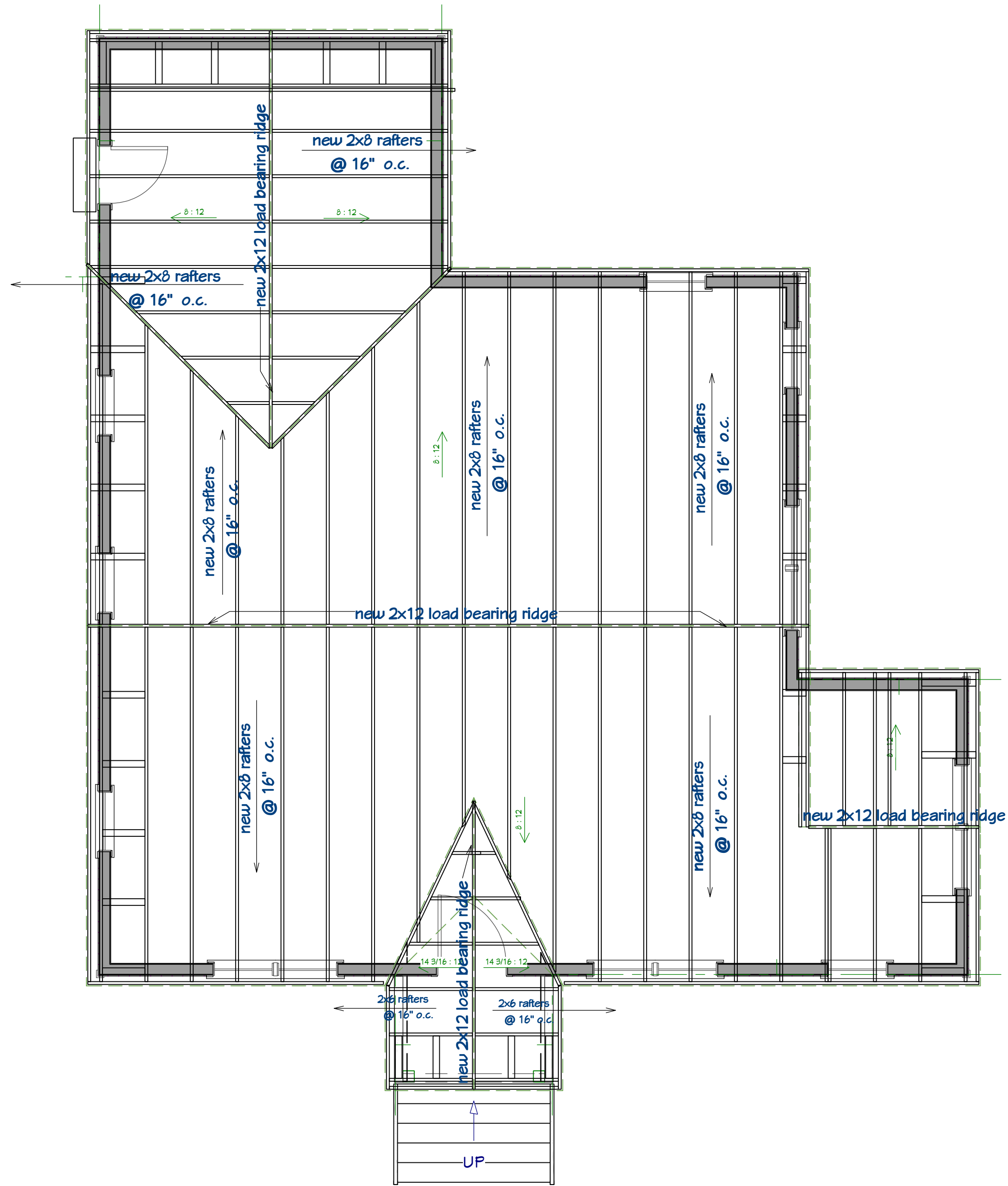
SCALE:

1/4" = 1'-0"

SHEET:

A-4

ELM STREET



1st Floor

1

R-1

PROPOSED ROOF FRAME PLAN

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

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JAN., 20, 2023

SCALE:

1/4" = 1'-0"

SHEET:

R-1



PLANNER'S REPORT

DATE: February 8, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – Modera Multi Family 3558-3668 Elm Street

Key:
Compliant ✓
Not Compliant ✗
Incomplete: 🖐️
Not Applicable: ⓪

BACKGROUND

The City of Hapeville has received a design review application from Phil Carson for MCRT Investments for the construction of 300 for-rent multifamily residential units on an 8.41-acre parcel. There are 8 4-story residential buildings, one clubhouse and included in one of the buildings is first-floor retail. The 4-story buildings range from 47' 11 3/4" tall to 67' 5 3/4" tall. The clubhouse is 35' tall. Surface parking accommodates the residents and the retail, including on-street parking. Exterior design is Industrial Modern. Residential buildings materials are full depth brick for 1st level, smooth panel with reveal for upper levels, parapet coping for top plane. Inset balconies to receive FCB siding. Residential building over retail facing Porsche Ave. The corner of the Porsche Ave building will have corrugated metal panel accents and parapet coping. The stand-alone clubhouse will have full-depth brick and corrugated metal panels.

The property is zoned RMU, Residential Mixed Use. It is subject to the RMU and Commercial/Mixed-Use Area Architectural Design Standards.

CODE

Note: Site standards are established for RMU in the Zoning Code. These have been met as a part of the Planning Commission review.

Sec. 81-1-8. - RSD and RMU zoned developments.

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned "Regionally Significant Development (RSD) and Residential Mixed Use (RMU)". Due to their size, and the opportunity to create self-contained "mini-cities" that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in section 81-1-6.

(a) General standards.

(1) The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.

(2) The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones

(3) For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

(b) Parking and traffic standards. Circular drives are permitted on new streets.

(c) Standards for low-rise buildings. See subsection (d)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

✓ (1) Buildings four (4) stories or less are deemed low-rise.

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

i. Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone.

✓ ii. Other locations: The above materials, plus half-depth brick and split-face block.

(3) Standards for stories three and four.

a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

✓ b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.

✓ c. Windows shall be vertically shaped with a height greater than width.

✓ d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.

✓ e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

(d)Mid-rise building design standards.

(1)Buildings taller than four (4) stories are deemed midrise.

(2)Mid-rises shall have two- or three-part facades:

a.A two-part facade consists of:

i.A "base" zone (the lower stories);

ii.A "shaft" zone (all other floors).

iii.Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.

b.A three-part facade consists of:

i.A "base" zone (the lower stories);

ii.A "shaft" zone (middle stories);

iii.A "cap" zone (upper stories or cornice which provides a termination at the building top).

iv.Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.

c.Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.

(e)Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.

(1)Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:

a.The requirements of subsection 81-1-8(c) "Low-rise buildings," or

b.The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:

i.Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

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

iii.A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.

iv.Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall constitute more than 20 percent but less than thirty (40) percent of the total facade length.

FINDINGS

The proposed buildings are compliant with the basic standards set forth in the Architectural Design Guidelines. Site development standards are outlined in the zoning code and have received Planning Commission approval. The Design Review Committee may provide additional input as they deem necessary.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JANUARY 18, 2023

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: PHIL CARSON Contact Number: 404-383-1142

Applicants Address: 3715 NORTHSIDE PARKWAY STE 2-440 ATLANTA, GA 30327

E-Mail Address: pcarson@mcrtrust.com Zoning Classification: RMU

Address of Proposed Work: 3558-3668 ELM STREET, HAPEVILLE, GA

Parcel ID# 14-0096-0005-002-07,14-0096-0005-003-5,14-0096-0005-023-3,14-0096-0005-002-7,14-0096-0005-006-8,14-0096-0005-007-6,14-0096-0005-017-5,14-0096-0005-022-5,14-0095-0001-009-7,14-0095-0001-028-7,14-0095-0001-031-01,14-0095-0001-015-4,14-0095-0001-014-7,14-0096-0001-013-9,14-0095-0001-012-1,14-0095-0001-011-3,14-0095-0001-018-8,14-0096-0001-033-4

Property Owner: MCRT INVESTMENTS,LLC Contact Number: 404-383-1142

Project Description (including occupancy type):

PROJECT INCLUDES 300 FOR RENT MULTIFAMILY RESIDENTIAL UNITS ON A 8.41 ACRE PARCEL LOCATED IN HAPEVILLE, GEORGIA. THERE ARE 8 RESIDENTIAL BUILDINGS R2 OCCUPANCY IN WHICH 7 ARE 4 STORY, TYPE V WOOD CONSTRUCTION AND 1 IS 5 STORYBUILDING WITH 4 LEVELS OF R2 OCCUPANCY OVER PODIUM 1ST LEVEL RETAIL AND MAINTAINENCE.PROJECT HAS A STAND ALONE CLUBHOUSE WITH LEASING, CO-WORK, FITNESS AND LOUNGE AREA. 2 TRASH ENCLOSURES ON SITE.

Contractors Name: JONATHAN TARDUCCI Contact Number: 203-667-8550

Contact Person: PHIL CARSON Contact Number: 404-383-1142

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

1/18/23
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

8 RESIDENTIAL

TYPE A-4 STORY-46,160 SF X4=184,640 SF

TYPE B-4 STORYy-46,853 SFX3 =140,559 SF

TYPE C-5 STORY-57,739 SFX1

CLUBHOUSE 2 STORY 9,429 SF

TRASH ENCLOSURE-617SFX2= 1,234 SF

PROJECT TOTAL -393,601 SF

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$60,000,000

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

N/A

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

EXTERIOR DESIGN IS INDUSTRIAL MODERN. RESIDENTIAL BUILDINGS MATERIALS ARE FULL DEPTH BRICK FOR 1ST LEVEL, SMOOTH PANEL WITH REVEAL FOR UPPERS LEVEL, PARAPET COPING FOR TOP PLANE. INSET BALCONYS TO RECEIVE FCB SIDING. RESIDENTIAL BUILDING OVER RETAIL FACING PORSCHE AVE. TO HAVE FULL DEPTH BRICK AT FIRST LEVEL, WITH SMOOTH PANEL WITH REVEAL FOR UPPER LEVELS. CORNER OF THIS BUILDING TO HAVE CORRUGATED METAL PANEL ACCENTS AND PARAPET COPING. FOR TOP PLANE. STAND ALONE CLUBHOUSE TO HAVE FULL DEPTH BRICK AND CORRUGATED METAL PANEL.

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 Phil Carson - PC 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:

PC 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

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

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

PC 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.

PC 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.

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

PC 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.

Phil Carson

1/18/23

Printed Name

Signature

Date

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

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

Legal Description for Lots west of Elm Street:

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 14th District of Fulton County, Georgia. Being the same property as shown on an ALTA survey prepared for Mill Creek Residential, by Lowery and Associates Land Surveying, LLC, dated May 04, 2021, and more particularly describes as follows:

Beginning at a 5/8 inch capped rebar set at the intersection of the west right of way of Elm Street (40 foot right of way) and the south right of way of Henry Ford II Avenue (variable width right of way) thence following the said right of way of Elm Street the following bearings and distances:

Thence South 33 degrees 56 minutes 10 seconds West a distance of 175.41 feet; Thence South 34 degrees 05 minutes 45 seconds West a distance of 31.82 feet; Thence along a curve to the left, said curve having a radius of 170.00 feet, with an arc distance of 99.52 feet, with a chord bearing of South 20 degrees 37 minutes 49 seconds West and a chord length of 98.11 feet; Thence South 00 degrees 46 minutes 13 seconds West a distance of 213.65 feet; Thence leaving said right of way North 69 degrees 14 minutes 36 seconds West a distance of 166.28 feet; Thence North 69 degrees 06 minutes 18 seconds West a distance of 49.90 feet; Thence North 68 degrees 31 minutes 22 seconds West a distance of 50.00 feet; Thence North 69 degrees 24 minutes 05 seconds West a distance of 144.33 feet; Thence North 53 degrees 18 minutes 57 seconds West a distance of 14.00 feet; Thence North 34 degrees 30 minutes 25 seconds East a distance of 211.87 feet; Thence North 61 degrees 52 minutes 27 seconds West a distance of 122.76 feet to a 2/5 inch capped rebar set on the East right of way of Perkins Street (50 foot right of way); Thence with Perkins street North 35 degrees 42 minutes 25 seconds East a distance of 50.13 feet; Thence North 37 degrees 16 minutes 42 seconds East a distance of 154.76 feet; Thence leaving said right of way South 54 degrees 37 minutes 08 seconds East a distance of 74.50 feet; Thence South 55 degrees 28 minutes 47 seconds East a distance of 61.25 feet; Thence South 35 degrees 22 minutes 52 seconds West a distance of 6.00 feet; Thence South 54 degrees 42 minutes 32 seconds East a distance of 60.47 feet; Thence North 33 degrees 49 minutes 02 seconds East a distance of 183.00 feet to a 3/4 inch crimp top pipe found on the said south right of way of Henry Ford II Avenue; Thence with said right of way South 55 degrees 09 minutes 29 seconds East a distance of 93.20 feet; Thence South 55 degrees 09 minutes 20 seconds East a distance of 95.00 feet to said 5/8 inch capped rebar; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.007 Acres (174,553 square feet).

Legal Description for Lots east of Elm Street:

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 14th District of Fulton County, Georgia. Being the same property as shown on an ALTA survey prepared for Mill Creek Residential, by Lowery and Associates Land Surveying, LLC, dated May 04, 2021, and more particularly describes as follows:

Beginning at a 5/8 inch capped rebar set at the intersection of the east right of way of Elm Street (40 foot right of way) and the south right of way of Henry Ford II Avenue (variable width right of way), also being the west right of way of Central of Georgia Railroad right of way, thence following the said right of way of the Railroad the following bearings and distances:

Thence along a curve to the right, said curve having a radius of 356.18 feet, with an arc distance of 199.12 feet, with a chord bearing of South 15 degrees 34 minutes 19 seconds East and a chord length of

196.53 feet; Thence South 00 degrees 29 minutes 51 seconds West a distance of 181.89 feet; Thence South 00 degrees 29 minutes 50 seconds West a distance of 397.38 feet; Thence South 17 degrees 36 minutes 00 seconds West a distance of 104.47 feet; Thence South 00 degrees 42 minutes 35 seconds West a distance of 100.00 feet; Thence South 00 degrees 26 minutes 30 seconds West a distance of 100.00 feet; Thence North 89 degrees 36 minutes 54 seconds West a distance of 170.00 feet to an axle found on the said east right of way of Elm Street; Thence with said right of way North 00 degrees 26 minutes 30 seconds East a distance of 100.00 feet; Thence North 00 degrees 42 minutes 35 seconds East a distance of 100.00 feet; Thence North 00 degrees 42 minutes 37 seconds East a distance of 149.18 feet; Thence North 00 degrees 20 minutes 38 seconds East a distance of 150.00 feet; Thence North 00 degrees 19 minutes 41 seconds East a distance of 80.00 feet; Thence North 01 degrees 00 minutes 06 seconds East a distance of 118.00 feet; Thence North 01 degrees 13 minutes 07 seconds East a distance of 132.80 feet; Thence along a curve to the right, said curve having a radius of 130.00 feet, with an arc distance of 74.48 feet, with a chord bearing of North 21 degrees 04 minutes 30 seconds East and a chord length of 73.46 feet; Thence North 35 degrees 18 minutes 08 seconds East a distance of 206.51 feet to a 5/8 inch capped rebar set; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.302 Acres (187,376 square feet).

3558 ELM STREET HAPEVILLE, GA 30354



THE PROJECT SITE DOES LIE WITHIN FLOOD ZONE X AND A PER FIRM
PANEL 13121C0369F DATED 09/18/2013.

VICINITY MAP

THE PROPOSED PROJECT IS A MULTIFAMILY REDEVELOPMENT OF APPROXIMATELY 8.31 ACRES IN HAPEVILLE, GEORGIA.

DRAWING INDEX

REV	SHEET NUMBER	SHEET TITLE
	C0-00	CIVIL COVER SHEET
	--	SURVEY (BY OTHERS)
	C1-00	EXISTING CONDITIONS PLAN
	C2-00	OVERALL SITE PLAN
	C2-40	OPEN SPACE PLAN
	C3-00	OVERALL GRADING PLAN
	C3-10	OVERALL DRAINAGE PLAN
	C4-00	OVERALL UTILITY PLAN
	C5-10	EROSION CONTROL PLAN PHASE 1
	C5-20	EROSION CONTROL PLAN PHASE 2
	C5-30	EROSION CONTROL PLAN PHASE 3

APPLICANT:	MILL CREEK RESIDENTIAL 3715 NORTHSIDE PARKWAY NW SUITE 2-440 ATLANTA, GA 30327 PHONE: 404-383-1142 CONTACT: PHIL CARSON
ARCHITECT:	DYNAMIK DESIGN 5901 PEACHTREE DUNWOODY RD BUILDING C, SUITE 250 ATLANTA, GA 30328 PHONE: 678-506-8830 CONTACT: MELISSA SMITH
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 817 WEST PEACHTREE STREET, NW THE BILTMORE, SUITE 601 ATLANTA, GA 30308 PHONE: (404) 419-8700 CONTACT: CONNOR GALLOWAY, P.E.
SURVEYOR:	LOWERY & ASSOCIATES LAND SURVEYING, LLC 317 GRASSDALE ROAD CARTERSVILLE, GA 30121 PHONE: 770-334-9186 CONTACT: MITCHELL LOWERY, RLS.

LANDLOT: 95, 96
DISTRICT: 14TH
FULTON COUNTY, GEORGIA

PROPERTY AREA □ 8.31 ACRES
DISTURBED AREA □ 8.82 ACRES

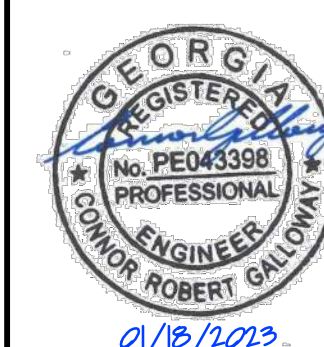
24-HOUR CONTACT
PHIL CARSON
LL CREEK RESIDENT
PHONE: 404-383-1142

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS INSTRUMENT OF SERVICE WITHOUT AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE 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.
3. 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 ADEQUATE MANNER. THE ENGINEER'S PERFORMANCE DOES NOT ABSOLVE THE APPLICABLE LAW FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.



PRELIMINARY: NOT FOR CONSTRUCTION

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	07/28/2021
PROJECT NO.	01994703
TITLE	
CIVIL COVER SHEET	

SHEET NUMBER

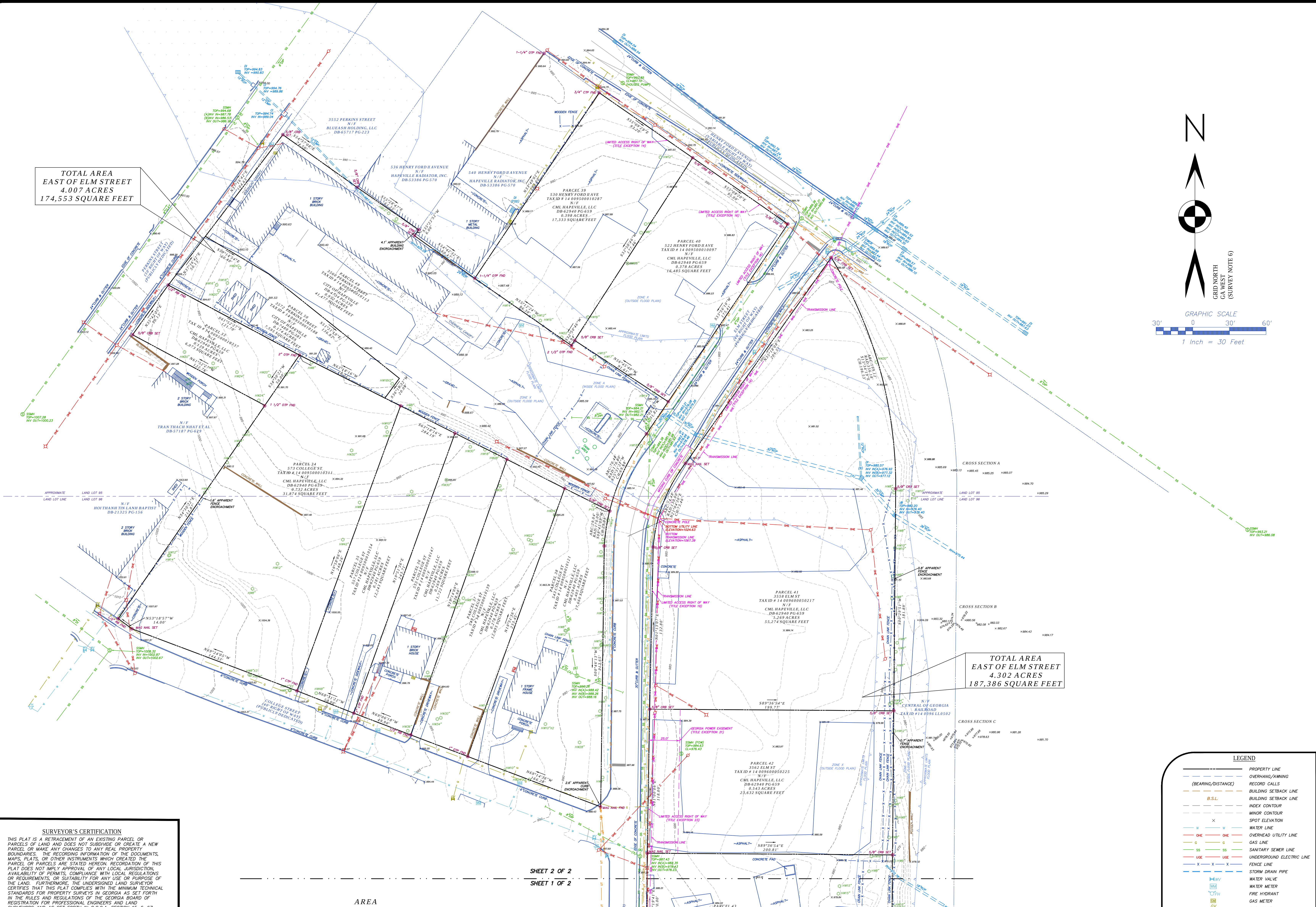
C0-00

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM



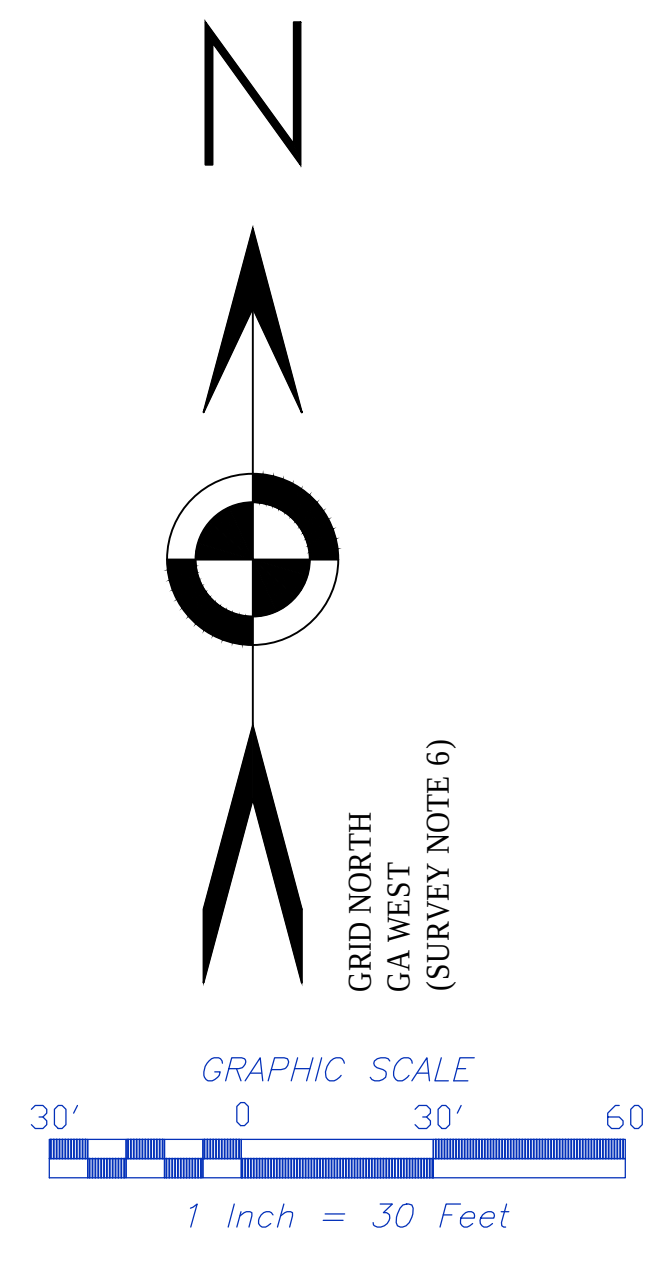
MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

	1/18/2023	CRG	
	1/13/2022	CRG	
	DATE	BY	



TOTAL AREA
EAST OF ELM STREET
4.007 ACRES
174,553 SQUARE FEET

TOTAL AREA
EAST OF ELM STREET
4.302 ACRES
187,386 SQUARE FEET



SURVEYOR'S CERTIFICATION

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.

TO MORT INVESTMENTS, LLC A DELAWARE LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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 1-3, 6(A)(B), 7(A)(B)(1), 8, 11-14, 16-19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2021.



AREA
EAST OF ELM STREET
4.007 ACRES
174,553 SQUARE FEET

AREA
EAST OF ELM STREET
4.302 ACRES
187,386 SQUARE FEET

TOTAL AREA
EAST & WEST OF ELM STREET
8.309 ACRES
361,939 SQUARE FEET

- LEGEND**
- PROPERTY LINE
 - OVERHANG/AWNING
 - RECORD CALLS
 - BUILDING SETBACK LINE
 - BUILDING SETBACK LINE
 - INDEX CONTOUR
 - MINOR CONTOUR
 - SPOT ELEVATION
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - FENCE LINE
 - STORM DRAIN PIPE
 - WATER VALVE
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - POWER METER
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - SINGLE-WING CATCH BASIN
 - DOUBLE-WING CATCH BASIN
 - JUNCTION BOX
 - REBAR
 - CAPPED REBAR
 - FOUND
 - OPEN TOP PIPE
 - MONITORING WELL
 - LIGHT POLE
 - UTILITY POLE
 - SIGN
 - TREE

SHEET 2 OF 2
SHEET 1 OF 2

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-9186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
MORT INVESTMENTS, LLC A DELAWARE LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

ALTA/NSPS LAND TITLE SURVEY OF:
VARIOUS PARCELS IN THE CITY OF HAVESVILLE

STATE: GEORGIA
COUNTY: FULTON
DISTRICT: 14

REVISIONS
DATE: DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: DECEMBER 21, 2022
JOB #: 213246
SCALE: 1"=30'
SHEET: 2 OF 3
DRAWN BY: J.L.T.

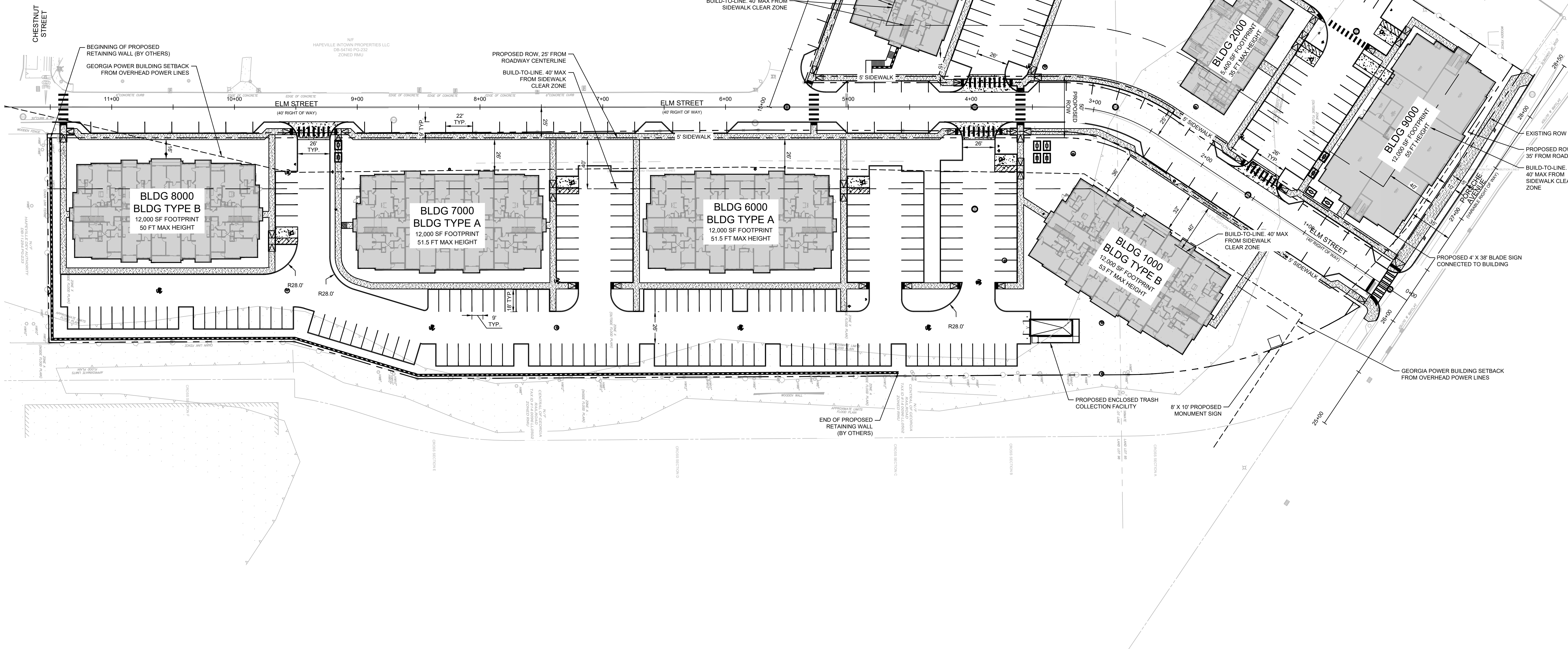
[illegible]

Diagram illustrating a typical cross-section of a travel lane and shoulder. The components from left to right are:

- EXISTING TRAVEL LANE (VARIES)
- 12.0' TRAVEL LANE (CL TO FOC)
- PARALLEL SPACE VARIES 0' TO 9'
- 5' SIDEWALK
- 1' HEADER CURB
- 4" CONCRETE
- 2" 9.5mm SUPERPAVE 2.5 C.B.B.

Diagram illustrating the plan view of a 26' internal drive. The layout includes a 5' sidewalk on each side, a 0' header curb, and a 1' header curb. The drive is flanked by 4" concrete. The drive surface is composed of 1.5" 9.5mm SUPERPAVE, 2" 19mm SUPERPAVE, and 6" GAB.

1. EXACT PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER. PAVEMENT SECTIONS SPECIFIED ON THIS DOCUMENT IS PRELIMINARY.



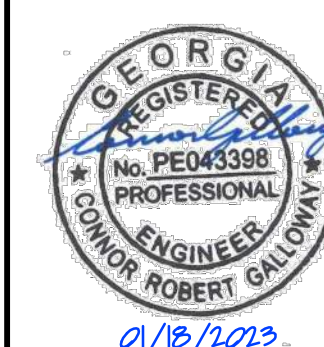
REQUIRED PARKING:	322 SPACES (TOTAL)
MULTIFAMILY (300 UNITS)	300 SPACES (1 / UNIT)
RETAIL	22 SPACES (3 / 1,000 SF)
PROPOSED PARKING:	383 SPACES (TOTAL)
MULTIFAMILY RESIDENTIAL	300 SPACES (1 / UNIT)
STANDARD	290 SPACES
HANDICAP	10 SPACES
RETAIL	22 SPACES
PUBLIC ON-STREET PARKING	61 SPACES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREIN IS FROM AN ELECTRONIC FILE PROVIDED BY DYNAMIC DESIGN, DATED 11/08/2022 & 11/18/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED 01/09/2023.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

- CONSTRUCTION START - SEPT-23
- FIRST TURN - APRIL-25 (INCLUDES CLUBHOUSE, 3 RESI BUILDINGS AND 112 UNITS)
- SECOND TURN - AUG-25 (3 RESI BUILDINGS AND 112 UNITS)
- LAST TURN - DEC-25 (2 RESI BUILDINGS AND 76 UNITS)

DEVELOPMENT TIMELINE SUBJECT TO CHANGE

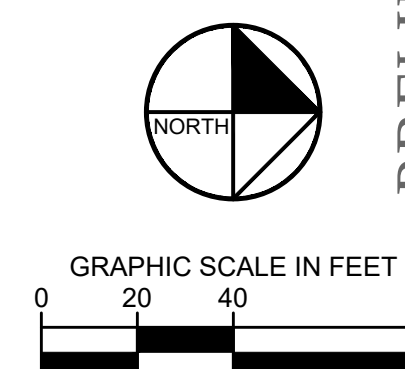
MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	07/28/2021
PROJECT NO.	019947031

OVERALL SITE PLAN

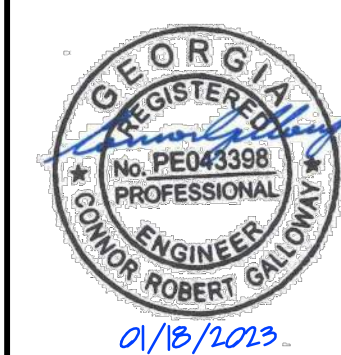
SHEET NUMBER
C2-00



1. SITE AREA: 8.31 ACRES
DISTURBED AREA: 8.82 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0" MAXIMUM CROSS SLOPE AND A 5.0" MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP, GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2" MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT LOCATES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312103389F, DATED 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITY FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TI-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO THE SOILS. SOILS TO BE TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO BE OBTAINED TO BE PREVIOUSLY RECORDED. INFILTRATION RATES CAN BE ACHIEVED.

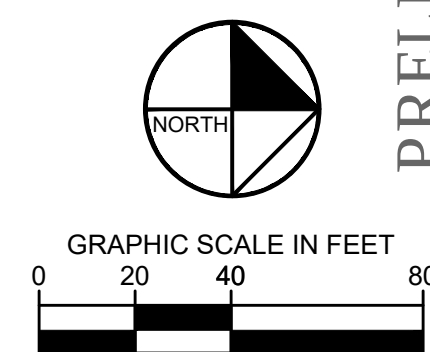
— 950 — EXISTING MAJOR CONTOUR
 — 945 — EXISTING MINOR CONTOUR
 — 945 — PROPOSED MAJOR CONTOUR
 — 944 — PROPOSED MINOR CONTOUR
 X (945.00) PROPOSED SPOT GRADE
 X (TG 945.00) PROPOSED TOP GRADE AT WALL
 X (BG 945.00) PROPOSED BOTTOM GRADE AT WALL
 X (TS 945.00) PROPOSED TOP OF STAIR GRADE
 X (BS 945.00) PROPOSED BOTTOM OF STAIR GRADE
 X (HP 945.00) PROPOSED HIGH POINT GRADE
 X (LP 945.00) PROPOSED LOW POINT GRADE
 X (TC 945.00) PROPOSED TOP OF CURB GRADE
 X (BC 945.00) PROPOSED BOTTOM OF CURB GRADE
 DRAINAGE FLOW ARROW

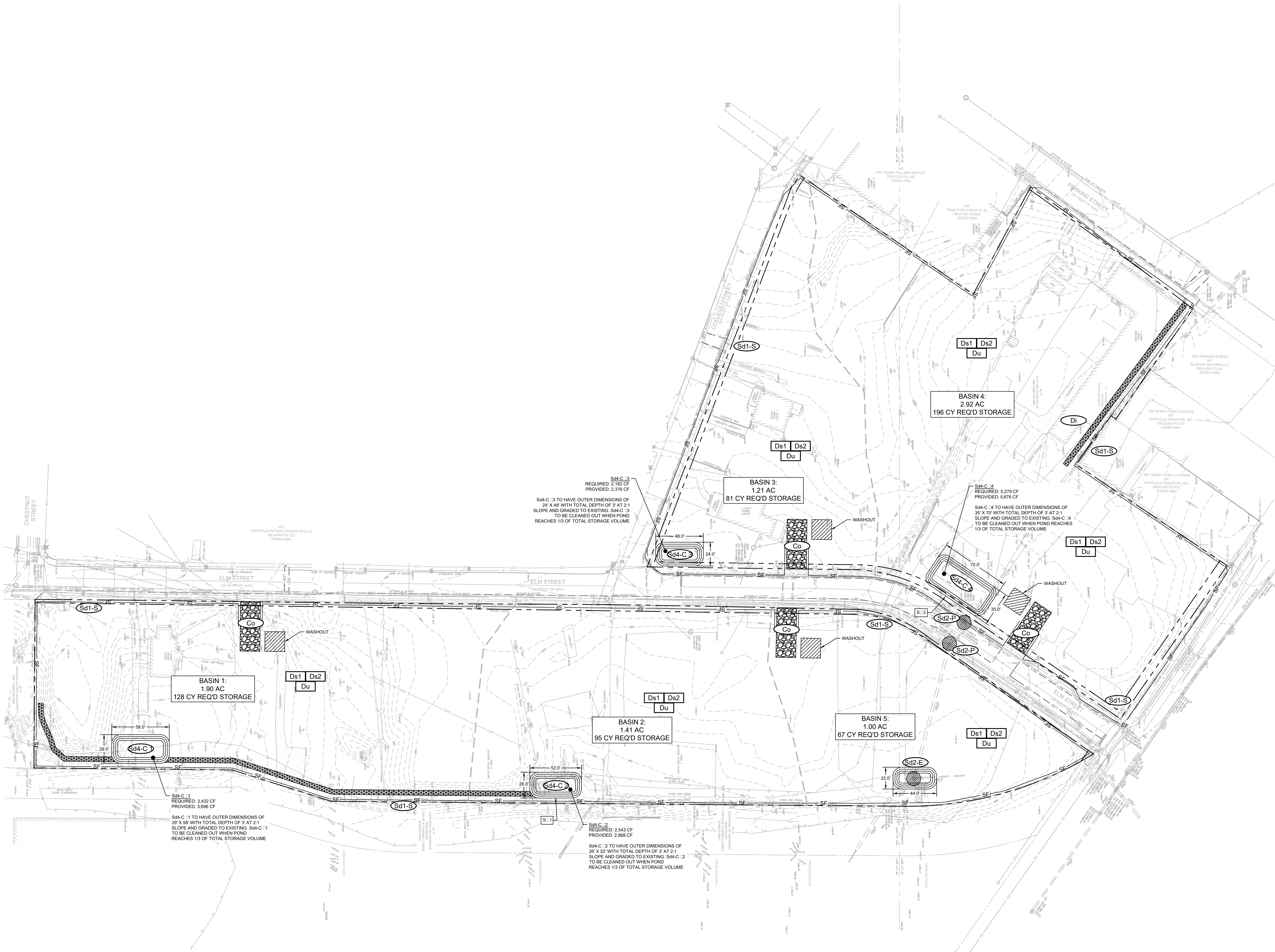
MODERA HAPEVILLE
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HAPEVILLE, GA 30354



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	07/28/2021
PROJECT NO.	019947031
TITLE	

**OVERALL
GRADING PLAN**





EROSION CONTROL PH. I SEQUENCING:

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL DEVICES & INLET PROTECTION.
3. COMPLETE S44 AND DIVERSION GRADING.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION.

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1 & 2.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINTS 1 & 2 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R. GALLOWAY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
ADDRESS: 3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327
PHONE: 404-383-1142
EMAIL: PCARSON@MCRTRUST.COM

24-HOUR CONTACT:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
NUMBER: 404-383-1142

SITE AREA SUMMARY:

TOTAL SITE AREA : 8.31 ACRES
TOTAL DISTURBED AREA : 8.82 ACRES

EROSION CONTROL LEGEND:

- Sd1-S SILT FENCE - TYPE S
- Co CONSTRUCTION EXIT
- Sd2-P INLET SEDIMENT TRAP: CURB INLET PROTECTION
- Sd2-Ex INLET SEDIMENT TRAP: EXCAVATED
- Di DIVERSION
- Sd4 TEMPORARY SEDIMENT TRAP
- Ds1 DISTURBED AREA STABILIZATION (MULCHING)
- Ds2 DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Du DUST CONTROL
- S Sampling Point
- Tr TREE PROTECTION FENCE
- LOD LIMITS OF DISTURBANCE
- Ub SOIL TYPE DELINEATION

DRAINAGE BASIN DELINEATION

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE HAPEVILLE/FULTON EROSION AND SEDIMENT CONTROL REGULATIONS AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL, EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS A FULTON COUNTY STORMWATER SYSTEM. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR, 100001.
33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

PRELIMINARY: NOT FOR CONSTRUCTION

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ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

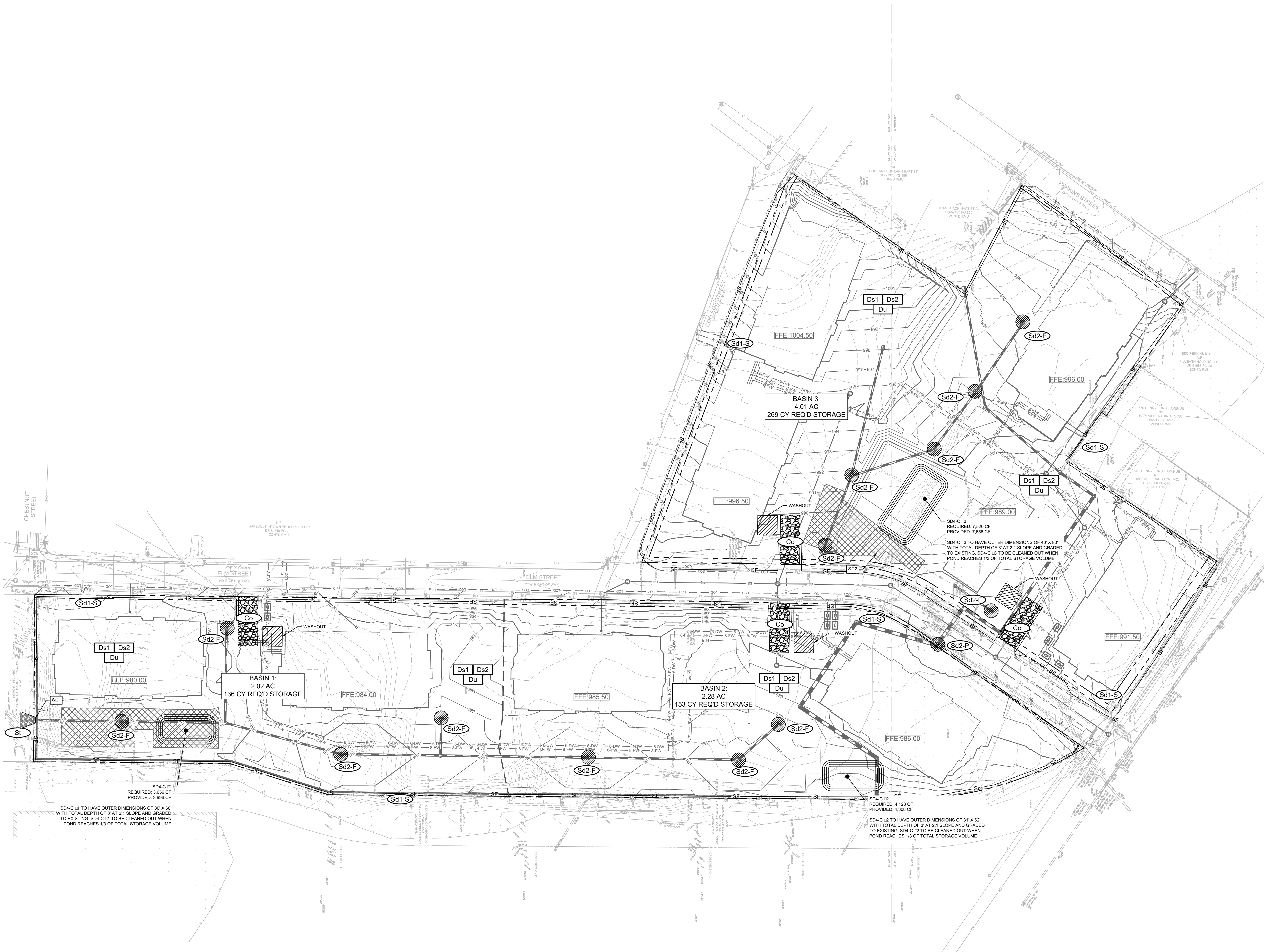
CLIENT	PROJECT	DATE	BY
		01/18/2023	CRG
		12/12/2022	CRG

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY
01/18/2023

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY: CRG
DESIGNED BY: CRG
REVIEWED BY: BWS
DATE: 07/28/2021
PROJECT NO.: 019947031
TITLE: **EROSION CONTROL PLAN PHASE 1**
SHEET NUMBER: **C5-10**

Drawing Name: K:\MT CIVIL\219847031 Modera Hapeville CAD Plan Sheets C5-10 - EROSION CONTROL PLAN - PHASE 2 Jan 25, 2023 10:48am 5: Wes Blade



EROSION CONTROL LEGEND:		
	SILT FENCE - TYPE S	
	CONSTRUCTION EXIT	
	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
	INLET SEDIMENT TRAP: SILT SAVER	
	INLET SEDIMENT TRAP: EXCAVATED INLET	
	TEMPORARY SEDIMENT BASIN	
	DIVERSION BERM	
	FLOATING SURFACE SKIMMER	
	DISTURBED AREA STABILIZATION	
	DISTURBED AREA STABILIZATION	
	DUST CONTROL	
	SAMPLING POINT	
	SOIL TYPE: URBAN LAND	
	LIMITS OF DISTURBANCE	
	TREE PROTECTION FENCE	
	DRAINAGE BASIN DELINEATION	

SD4-C-11
REQUIRED: 3,866 CF
PROVIDED: 3,996 CF

SD4-C-11 TO HAVE OUTER DIMENSIONS OF 30' X 60' WITH TOTAL DEPTH OF 3' AT 2:1 SLOPE AND GRADED TO EXISTING. SD4-C-11 TO BE CLEANED OUT WHEN POND REACHES 1/3 OF TOTAL STORAGE VOLUME.

BASIN 1:
2.02 AC
136 CY REQ'D STORAGE

BASIN 2:
2.28 AC
153 CY REQ'D STORAGE

BASIN 3:
4.01 AC
269 CY REQ'D STORAGE

SD4-C-3
REQUIRED: 7,500 CF
PROVIDED: 7,856 CF

SD4-C-3 TO HAVE OUTER DIMENSIONS OF 40' X 80' WITH TOTAL DEPTH OF 3' AT 2:1 SLOPE AND GRADED TO EXISTING. SD4-C-3 TO BE CLEANED OUT WHEN POND REACHES 1/3 OF TOTAL STORAGE VOLUME.

SD4-C-2
REQUIRED: 4,128 CF
PROVIDED: 4,328 CF

SD4-C-2 TO HAVE OUTER DIMENSIONS OF 31' X 62' WITH TOTAL DEPTH OF 3' AT 2:1 SLOPE AND GRADED TO EXISTING. SD4-C-2 TO BE CLEANED OUT WHEN POND REACHES 1/3 OF TOTAL STORAGE VOLUME.

- ### EROSION CONTROL PH. 2 SEQUENCING:
- BEGIN MASS GRADING ON PROJECT SITE.
 - INSTALL UNDERGROUND UTILITIES INCLUDING: SANITARY SEWER, WATER, AND GAS.
 - INSTALL INLET/OUTLET EROSION PROTECTION.
 - CONTRACTOR TO COORDINATE REMOVAL OF SD4 WHEN NEEDED FOR SITE GRADING PROGRESS AND INSTALL INLET/OUTLET PROTECTION WITH EXCAVATED INLETS.
 - INSTALL STORMWATER DETENTION SYSTEM.
 - BEGIN FOUNDATION AND VERTICAL CONSTRUCTION.

- ### SAMPLING NOTES:
- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1 & 2.
 - CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINTS 1 & 2 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQ. MILE DRAINAGE AREA).
 - SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
 - SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R. GALLOWAY
Level II Certified Design Professional

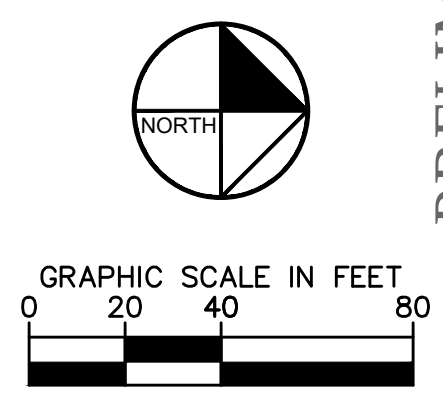
CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:
NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
ADDRESS: 3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327
PHONE: 404-383-1142
EMAIL: PCARSON@MCRTRUST.COM

24-HOUR CONTACT:
NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
NUMBER: 404-383-1142

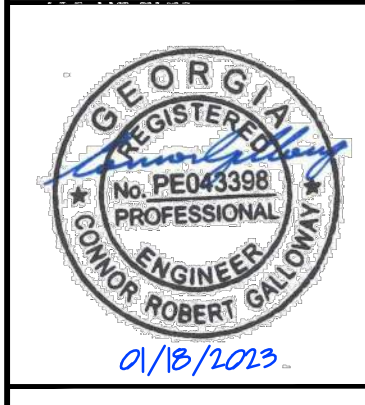
SITE AREA SUMMARY:
TOTAL SITE AREA: 8.31 ACRES
TOTAL DISTURBED AREA: 8.82 ACRES

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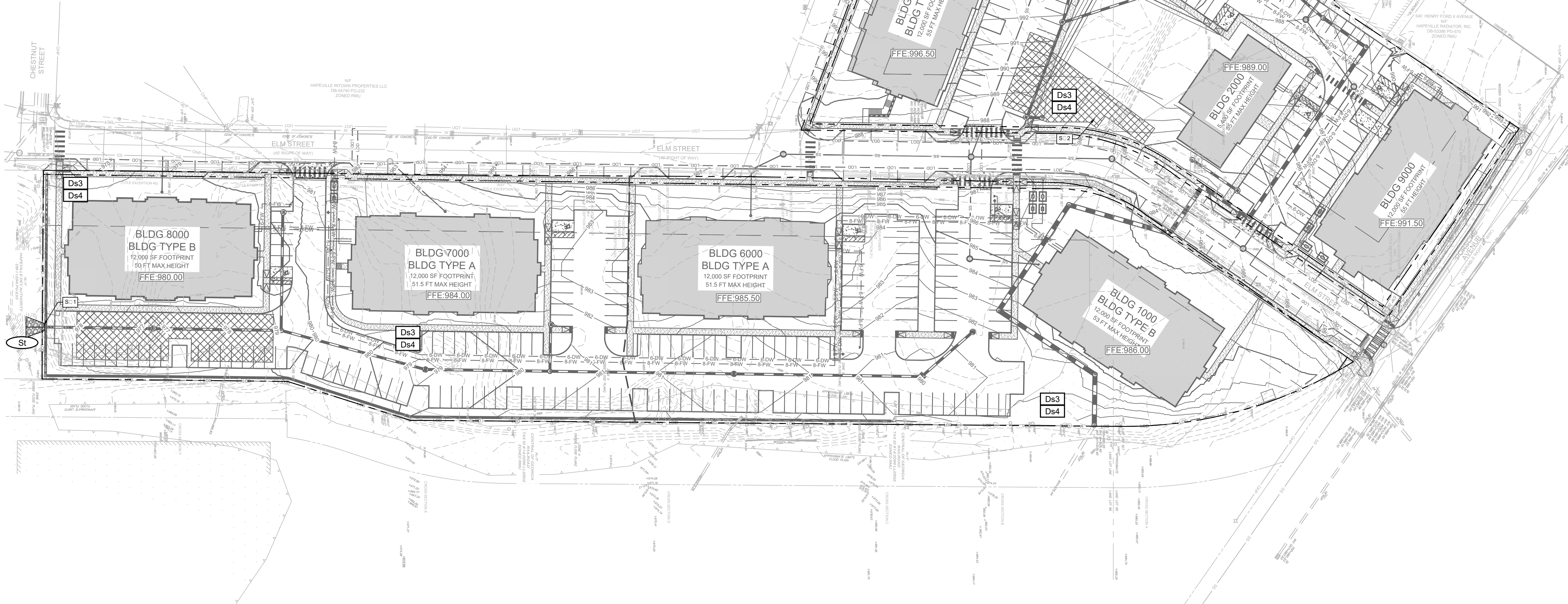


GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	07/28/2021
PROJECT NO.	019947031
TITLE	EROSION CONTROL PLAN PHASE 2
SHEET NUMBER	C5-20

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MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

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817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30338
PH: 404.525.8800
WWW.KIMLEY-HORN.COM

Drawing Name: K:\MT CIVIL\019847031 Modera Hapeville CAD\Plan Sheets\C5-10 - EROSION CONTROL PLAN.dwg CS-10 EROSION CONTROL PLAN - PHASE 3 Jan 25, 2023 10:48am 1"=100' West Block



EROSION CONTROL PH. 3 SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMP's.
2. INSTALL BASE AND PAVEMENT THROUGHOUT SITE.
3. PROVIDE PERMANENT VEGETATION MEASURES ON SITE.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1 & 2.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINT 1 & 2 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R. GALLOWAY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
ADDRESS: 3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327
PHONE: 404-383-1142
EMAIL: PCARSON@MCRTRUST.COM

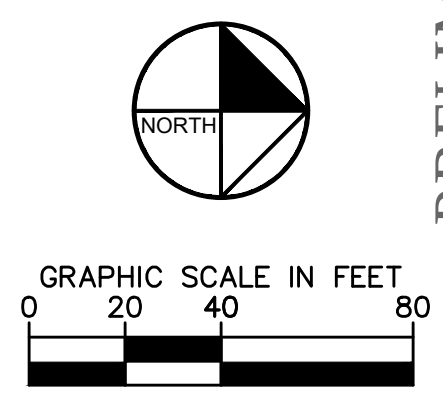
24-HOUR CONTACT:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
NUMBER: 404-383-1142

SITE AREA SUMMARY:

TOTAL SITE AREA: 8.31 ACRES
TOTAL DISTURBED AREA: 8.82 ACRES

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

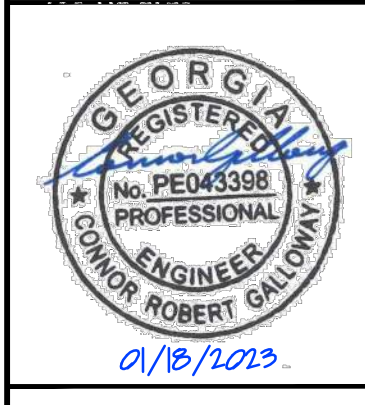


EROSION CONTROL LEGEND:

Sd1-NS	SILT FENCE - TYPE NS	---
Sd1-S	SILT FENCE - TYPE S	---
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	⊗
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	⊗
Ds3	DISTURBED AREA STABILIZATION	---
S	SAMPLING POINT	•
	SOIL TYPE: URBAN LAND	Ub
	LIMITS OF DISTURBANCE	---
	TREE PROTECTION FENCE	TPF
	DRAINAGE BASIN DELINEATION	---

PRELIMINARY: NOT FOR CONSTRUCTION

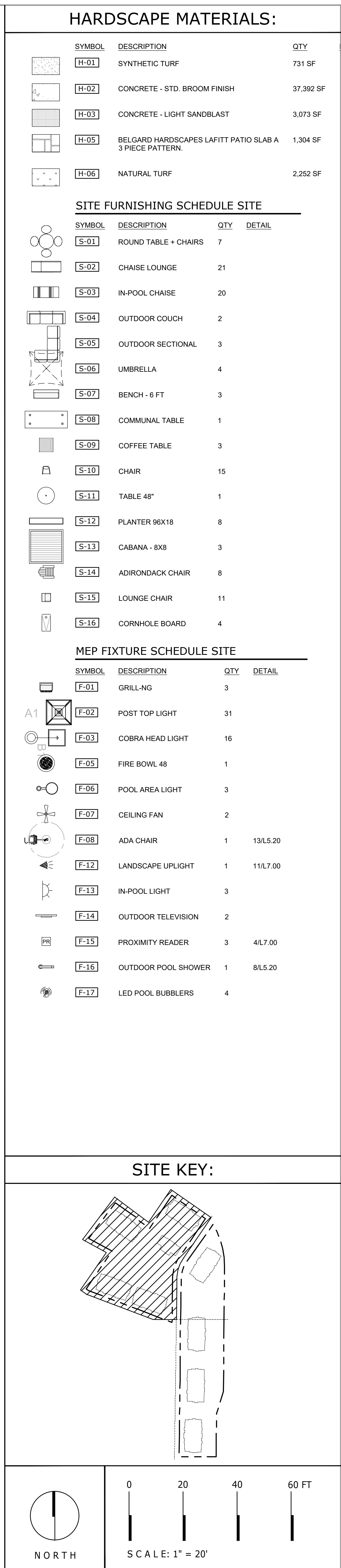
MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

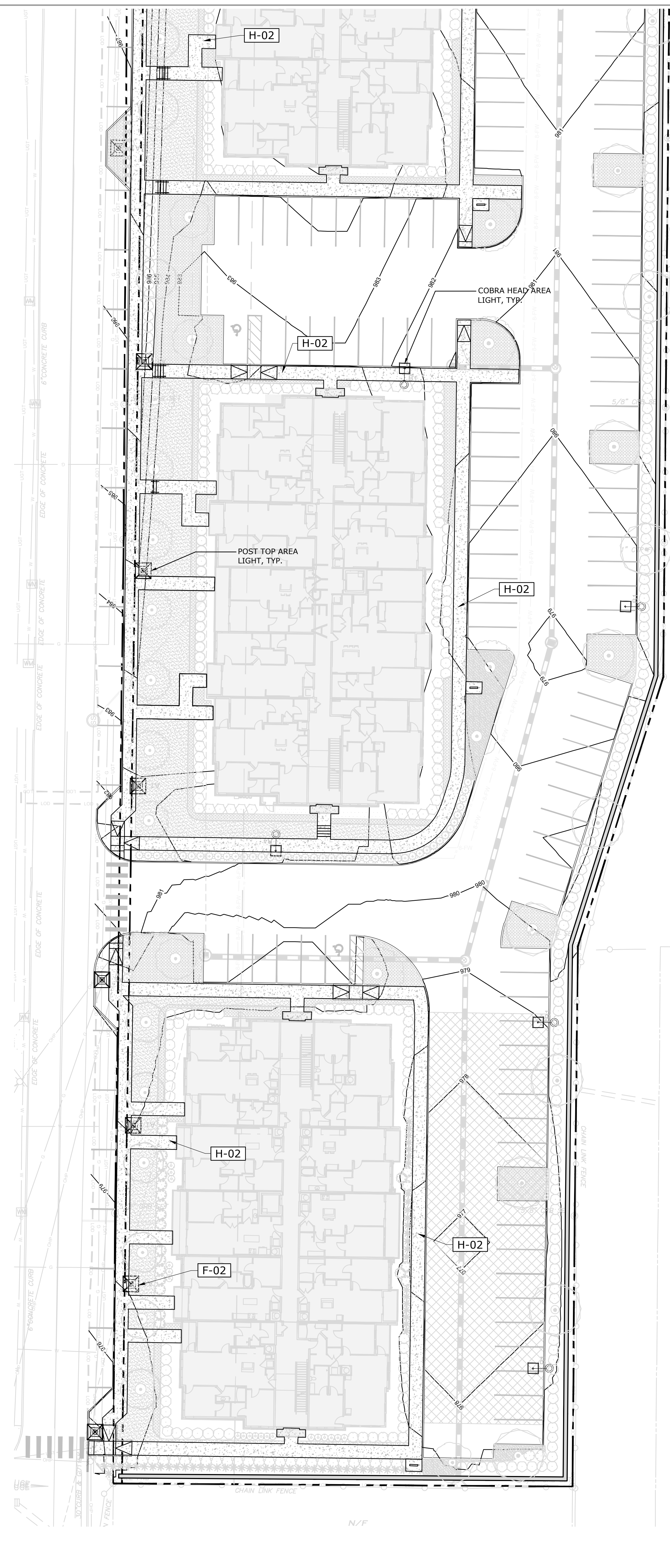


GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	07/28/2021
PROJECT NO.	019947031
TITLE	EROSION CONTROL PLAN PHASE 3
SHEET NUMBER	C5-30

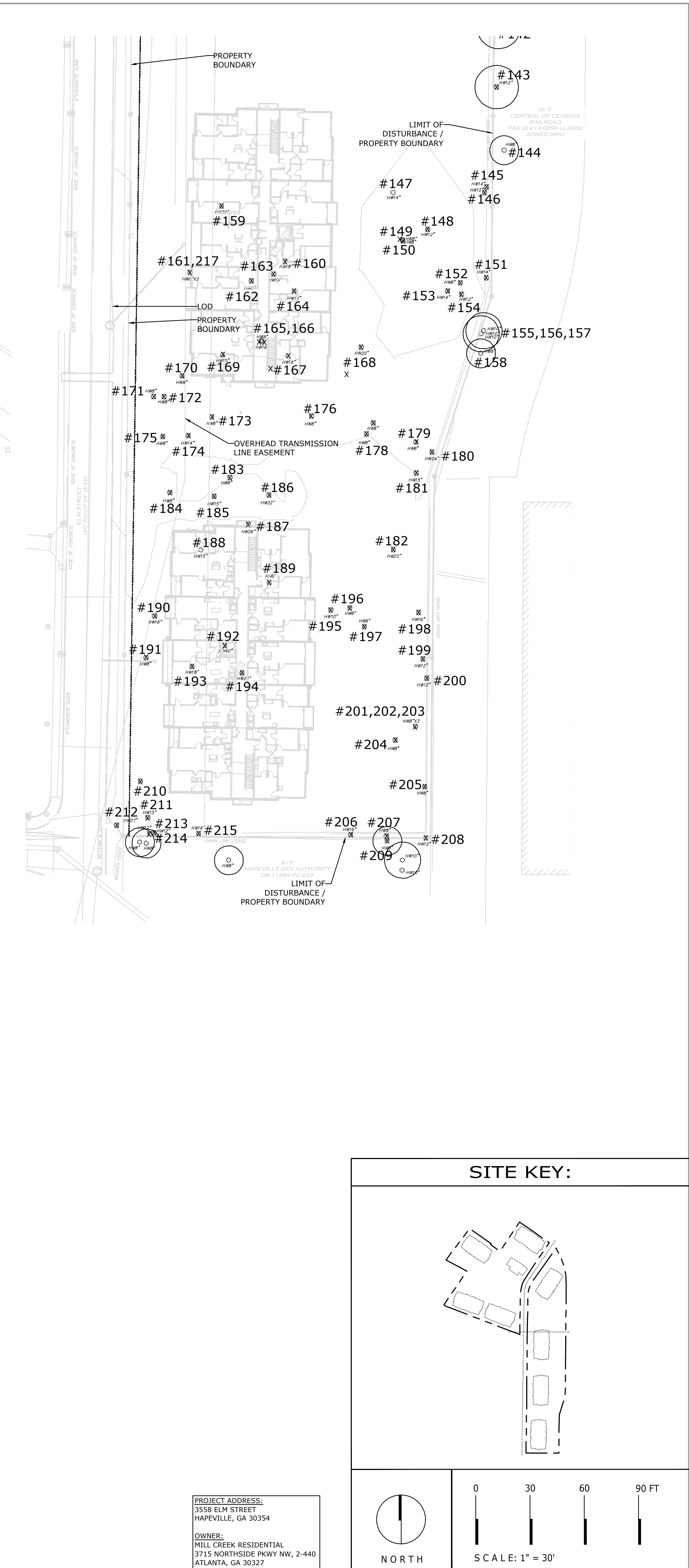
MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30308
PH: 404.525.8800
WWW.KIMLEY-HORN.COM









5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

3320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel 678.990.7691 | www.beststudio.com



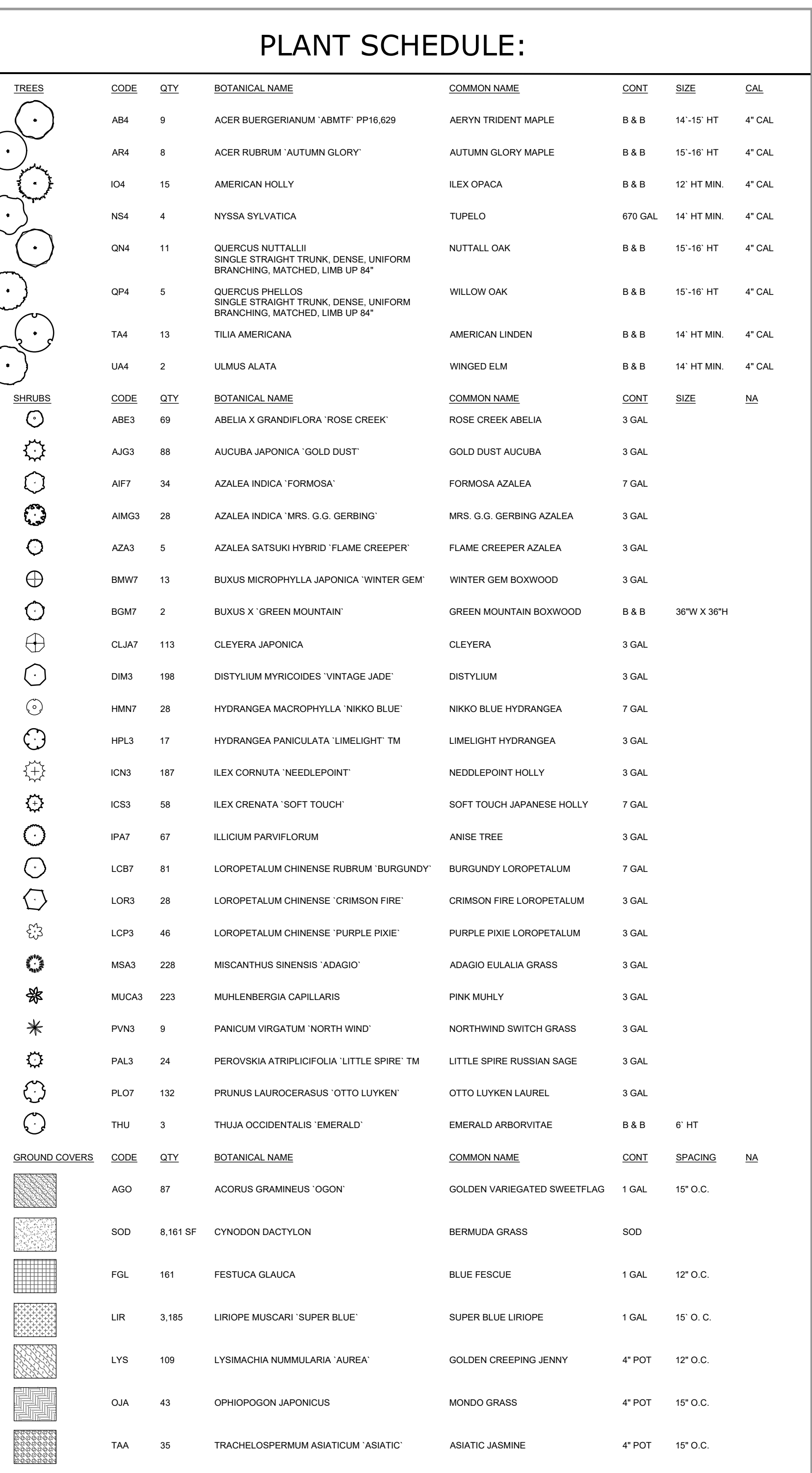
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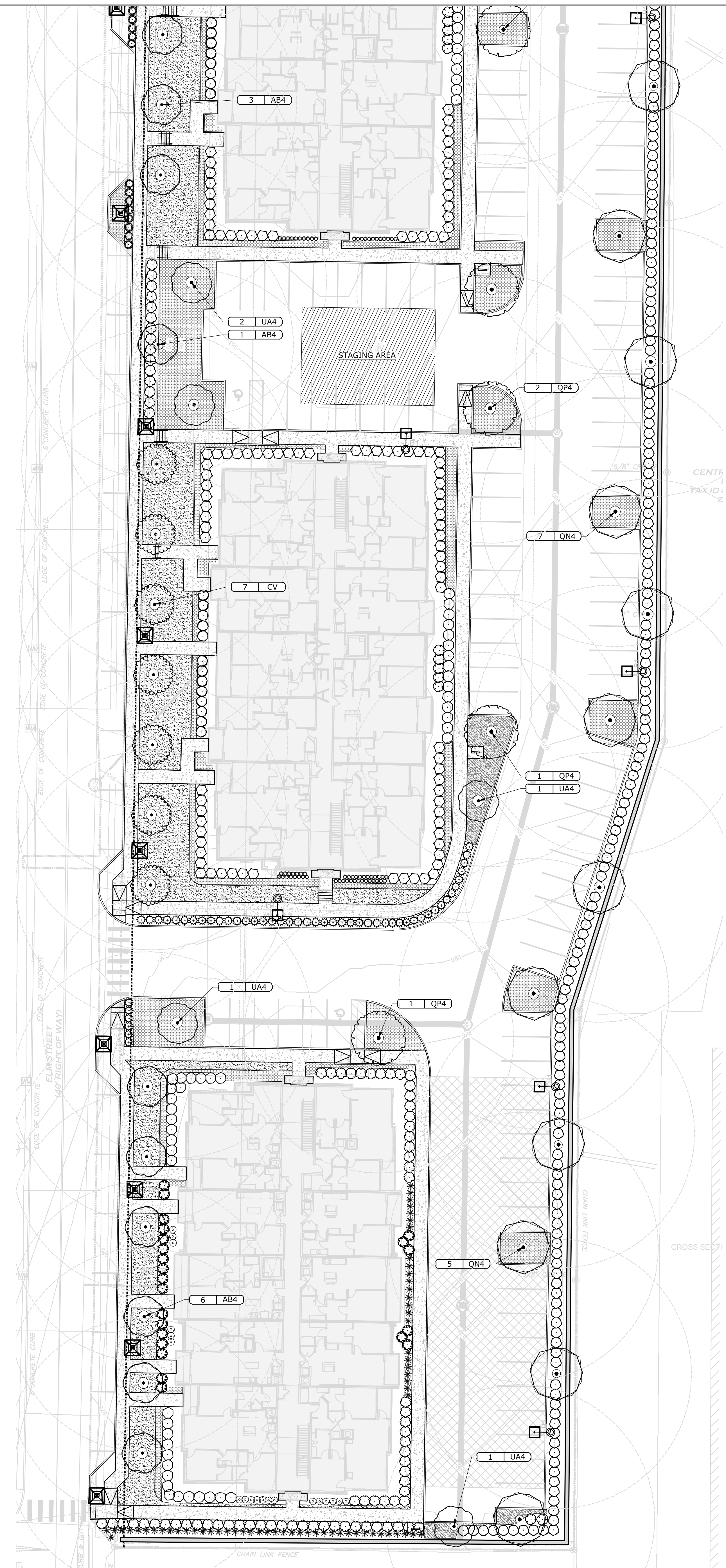
CLIENT:  MILL CREEK
RESIDENTIAL

TITLE:

SHEET NUMBER:

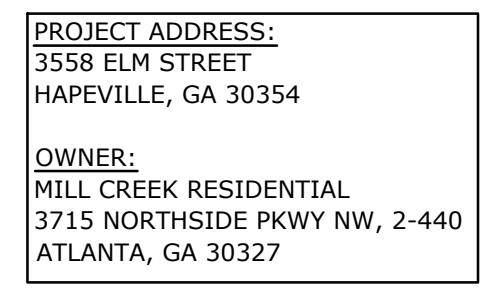
TCRP 1.0





NOTES:

- TREES SHALL NOT BE PLANTED WITHIN 5-FEET OF ANY STORM LINES, GAS LINES, ELECTRIC LINES OR ANY OTHER UTILITIES. THIS DOES NOT REMOVE REQUIREMENTS TO PLANT CODE-REQUIRED TREES.
- TREES SHALL BE PLANTED A MINIMUM OF 20-FEET FROM ANY BUILDING OR STRUCTURE.





3558 Elm Street • Tree Assessment by Southern Arbor Source, LLC • Version 1.0 • 06/20/2021 • Page 10



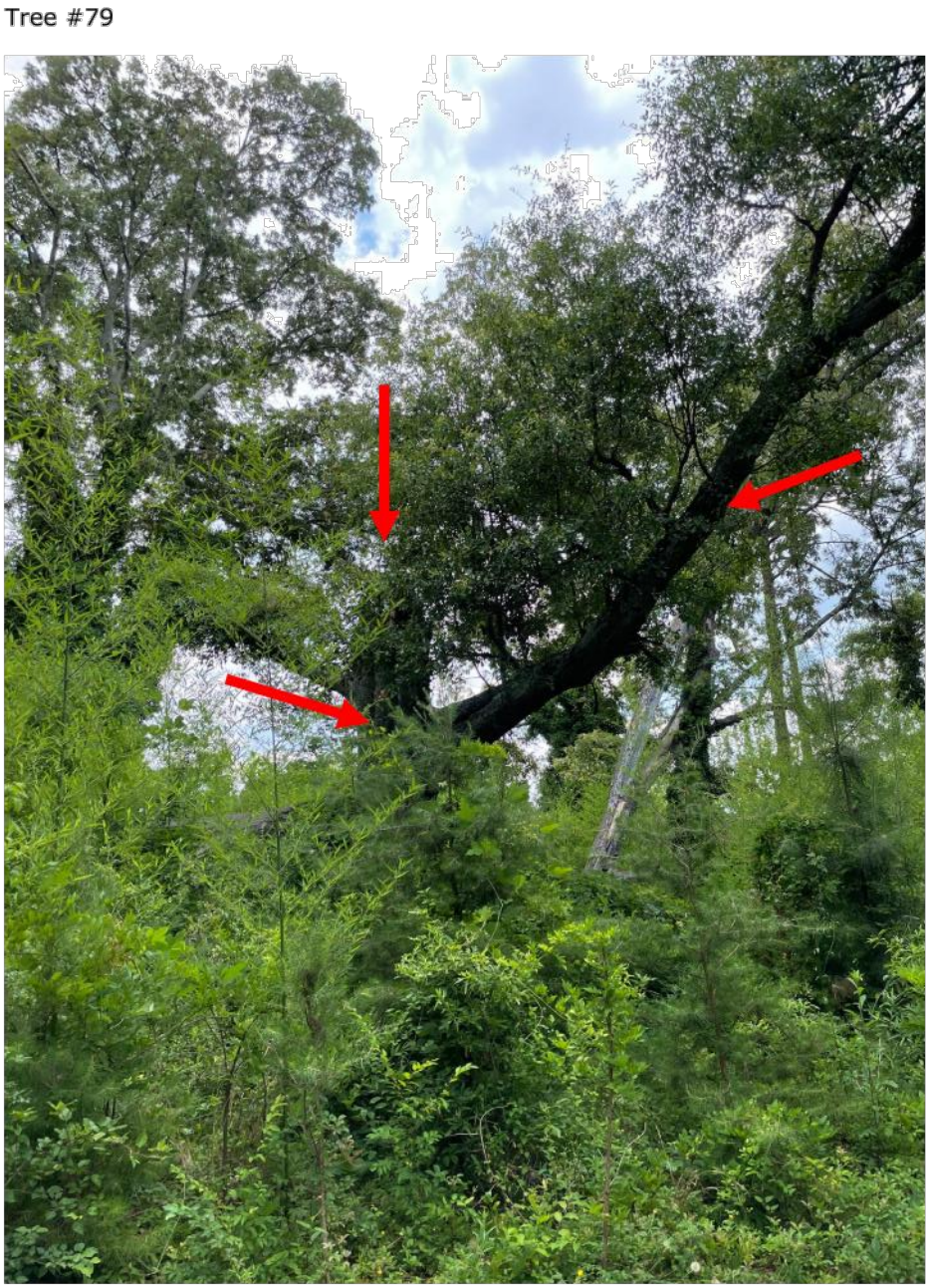
3558 Elm Street • Tree Assessment by Southern Arbor Source, LLC • Version 1.0 • 06/20/2021 • Page 7



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Tree Assessment Data					
Tag	DBH	Species	Condition	Notes	
20	10	Dogwood	POOR	75% dieback	
28	48	Blackgum	POOR	Basal cavities at root crown to ~4'	
31	42	Southern Red Oak	POOR	Many large dead limbs, fungal fruiting bodies at root crown, numerous basal wounds throughout, kudzu and ivy covered	
33	30	Dead Pole	DEAD	Kudzu and ivy covered	
39	30	Southern Red Oak	POOR	Kudzu and ivy covered	GOOD CONDITION PER TERESA SCHELL
41	29	Southern Red Oak	POOR	Kudzu and ivy covered	GOOD CONDITION PER TERESA SCHELL
42	30	Pecan	POOR	Kudzu and ivy covered	
43	32	Southern Red Oak	POOR	Kudzu and ivy covered	GOOD CONDITION PER TERESA SCHELL
44	30	Pecan	POOR	Kudzu and ivy covered	
52	30	Willow Oak	FAIR	Bacterial wetwood present, many dead limbs	
54	36	Post Oak	FAIR	Significant ivy, many large dead limbs, epicormic sprouting	
55/56	34	Post Oak	GOOD	Codominant at ~ 5'	
57	10	Dogwood	GOOD		
59	28	Pecan	FAIR	Significant ivy, multi-stem at ~ 6'	
79	52	Water Oak	POOR	90% of tree blown out	
124	32	Sugar Hackberry	GOOD	Codominant at ~ 5'	
159	30	Water Oak	GOOD		
192	36"	Pecan	GOOD		

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Assignment

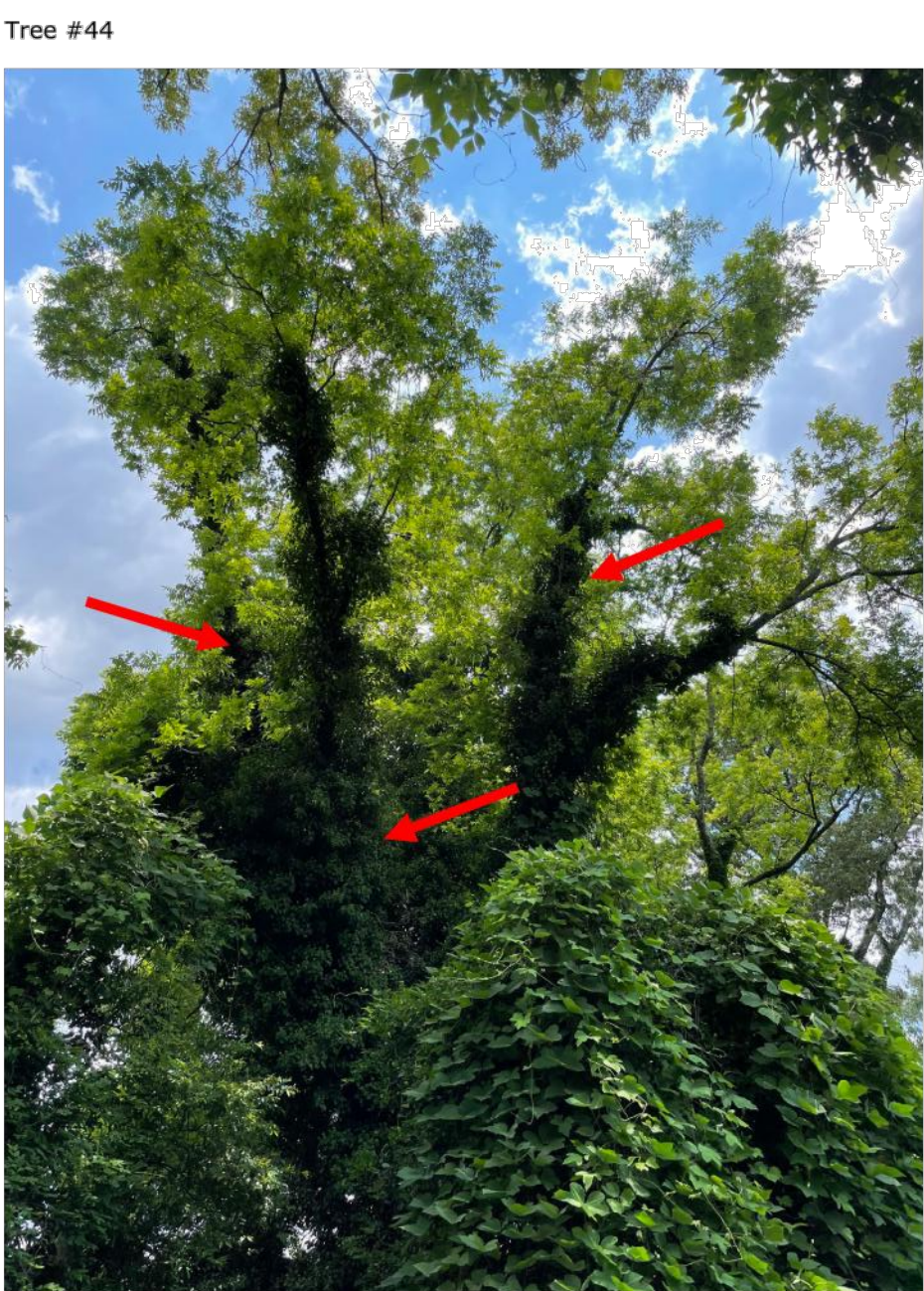
Survey, tag and record the following data for all trees indicated on the supplied plan: tree number, diameter, species, vitality, and other comments relative to condition.

Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 2 feet.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	Good Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species. Fair Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. Poor Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Dead Tree is dead. Invasive Trees that are non-indigenous to the Atlanta area, Piedmont region. Hazardous Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a County Arborist or County Forester.
Comments	Additional information regarding health and condition of the trees.

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3558 Elm Street • Tree Assessment by Southern Arbor Source, LLC • Version 1.0 • 06/20/2021 • Page 5



3558 Elm Street Tree Assessment

For:
B+C Studio

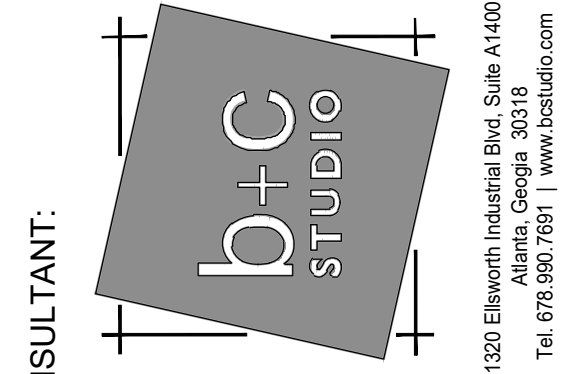
By:
Benjamin J Kent, PLA
ISA Certified Arborist #SO-7070A
Tree Risk Assessor Qualified

Southern Arbor Source LLC
PO Box 1354
Oxford, Georgia 30054

June 20, 2021

DYNAMIK DESIGN

5801 PEACHTREE DUNWOODY RD.
BUNKER HILL SUITE 230
ATLANTA, GA 30328
TELEPHONE: 678-506-9830
DYNAMIKDESIGN.COM



PROJECT NUMBER: 02-MCR HAP
MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PKWY
SUITE 2-440
ATLANTA, GA 30327

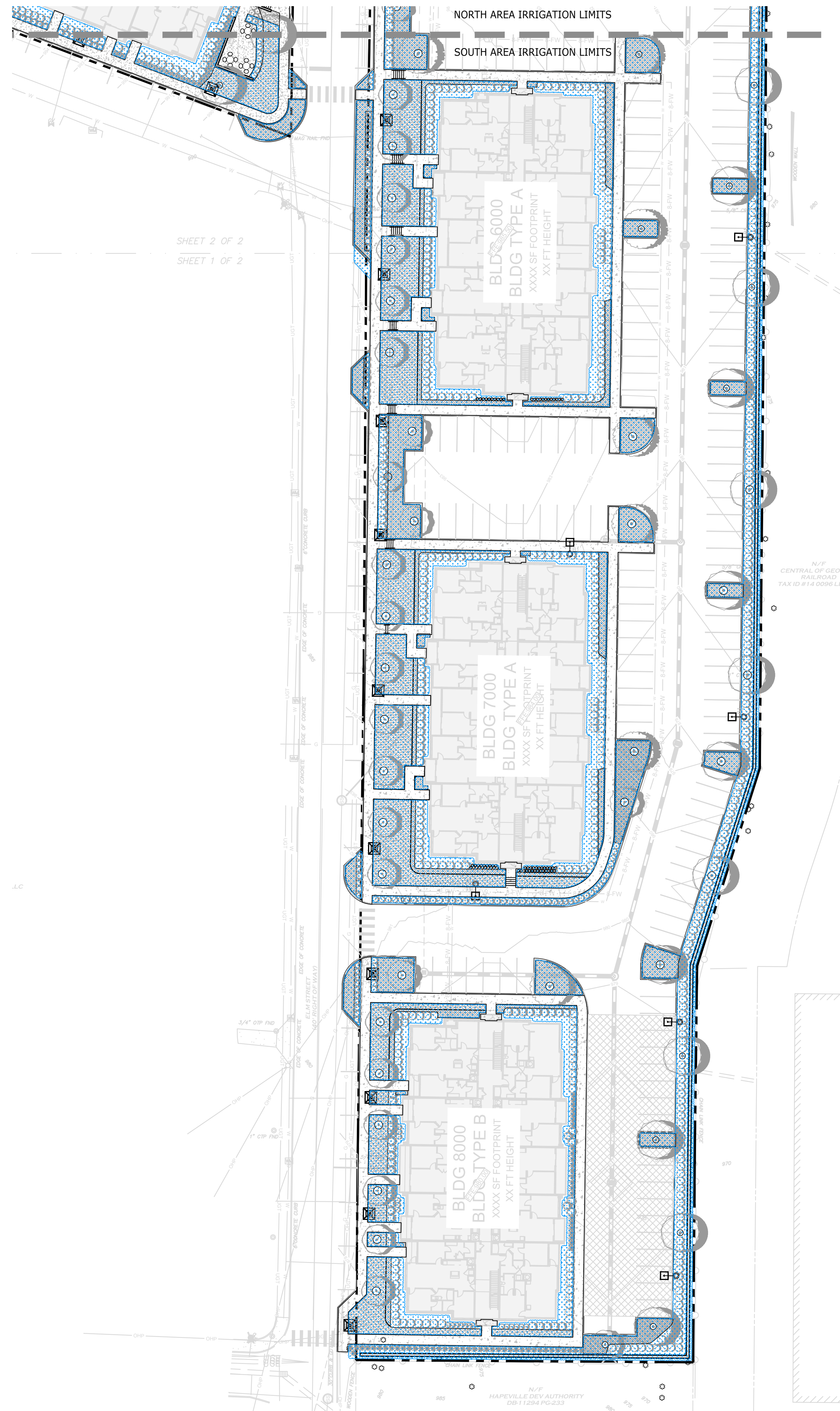
△	DRAWING RELEASE	DATE
	PLANNING COMMISSION	12.13.22
	DESIGN REVIEW COMM.	01.17.23

TITLE:

ARBORIST REPORT

SHEET NUMBER:

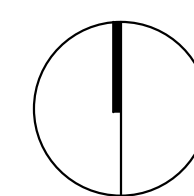
TCRP 5.0



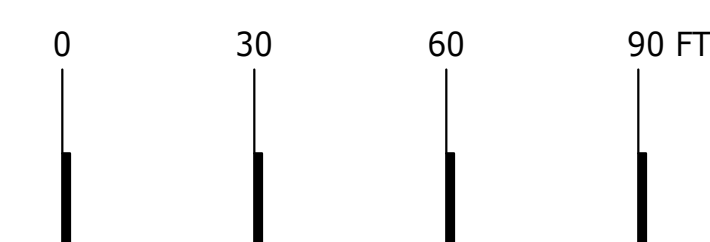
2. PLAN INTENT IS FOR COVERAGE NEEDS AND PRICING ASSISTANCE.
3. PLAN IS SUPPLIED FOR COVERAGE AND CONTROLS LAYOUT ONLY. B+C DOES NOT REVIEW OR SPECIFY IRRIGATION OPERATIONAL EQUIPMENT.
4. IRRIGATION IS TO BE DESIGN BUILD.
5. IRRIGATION DESIGNER TO ADHERE TO ALL LOCAL JURISDICTION CODE REQUIREMENTS.
6. FINAL CONTROL BOX AND METER LOCATIONS TO BE APPROVED BY L.A. PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR TO VERIFY FULL COVERAGE IS MET AT TIME OF INSTALLATION.
8. LANDSCAPE CONTRACTOR TO FIELD ADJUST ALL SPRAY HEADS AND DRIP LINES AS NEEDED TO ENSURE FULL COVERAGE AND ELIMINATE OVERSPRAYS ON ADJACENT WALKS AND ROADS.



IRRIGATION LIMITS



NORTH



SCALE: 1" = 30'

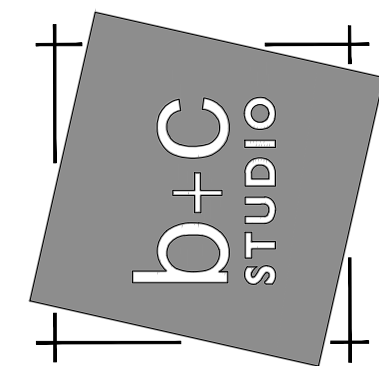
SOUTH AREA IRRIGATION LIMITS

BYN **MIK**
DESIGN

5901 PEACHTREE DUNWOODY RD

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:



3200 Ellsworth Industrial Blvd., Suite A1400
Atlanta, Georgia 30318
Tel: 678 950 7691 | www.bostulife.com



SEAL:

PROJECT NUMBER: 02-MCR HAP

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:



3715 NORTHSIDE PKWY
SUITE 2-440
ATLANTA, GA 30327

[illegible]

TITLE:

IRRIGATION LIMITS

SHEET NUMBER:

IR1.00



HAPEVILLE

3558 ELM STREET HAPEVILLE, GA 30354

A DEVELOPMENT FOR

MILL CREEK RESIDENTIAL

DYNAMIK DESIGN

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

3558 ELM STREET
HAPEVILLE, GA 30354

MODERA HAPEVILLE

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2440
ATLANTA, GA 30327

MILL CREEK
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** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

DESIGN REVIEW COMMITTEE

01/18/2023

VICINITY MAP	PROJECT INFORMATION	APPLICABLE CODES	TEAM MEMBERS	SHEET INDEX																																										
	PROJECT DESCRIPTION: THE PROJECT INCLUDES 300 FOR-RENT MULTI-FAMILY RESIDENTIAL APARTMENT UNITS ON A 8.41-ACRE PARCEL LOCATED IN HAPEVILLE, GEORGIA. THERE WILL BE THREE RESIDENTIAL BUILDING TYPES, TWO TYPES ARE FOUR STORY BUILDINGS OF WOOD-FRAMED CONSTRUCTION AND ONE TYPE IS 4-STORY WOOD-FRAMED PODIUM STRUCTURE WITH ONE LEVEL OF RETAIL BELOW. RESIDENTIAL AMENITIES INCLUDE A POOL, TWO-STORY CLUBHOUSE AND GREEN SPACE. THE CLUBHOUSE INCLUDES A FITNESS CENTER, CLUBROOM, LEASING, CO-WORK ROOM, GAME ROOM, BALCONY AND DECK OVERLOOKING THE POOL. THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DYNAMIK DESIGN. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. DYNAMIK DESIGN ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.	THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING LOCAL AMENDMENTS): • 2018 INTERNATIONAL BUILDING CODE • 2018 INTERNATIONAL MECHANICAL CODE • 2018 INTERNATIONAL FIRE CODE • 2015 INTERNATIONAL ENERGY CONSERVATION CODE • 2019 NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS • 2020 NFPA 70 NATIONAL ELECTRICAL CODE • 2016 NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE • 2018 NFPA 101 LIFE SAFETY CODE • 2010 ADA STANDARDS • 1998 FAIR HOUSING ACT • ANSI A117.1 - 2003	CLIENT MILL CREEK RESIDENTIAL 3715 NORTHSIDE PARKWAY NW, SUITE 2-440 ATLANTA, GA 30327 JESSIKA NELSON jnelson@mcrtrust.com PAT CHESSER 678.951.8245 pchesser@mcrtrust.com ARCHITECT DYNAMIK DESIGN 5901 PEACHTREE DUNWOODY RD BUILDING C, SUITE 250 ATLANTA, GA 30328 D: 678.506.8830 MELISSA SMITH msmith@dynamikdesign.com MEP JORDAN & SKALA ENGINEERS 4275 SHAKLEFORD RD, NORCROSS, GA 30093 D: 770.447.5547 DAVID DICKSON ddickson@jordanskala.com STRUCTURAL LOU PONTIGO & ASSOCIATES, INC. 4745 SUTTON PARK CT. #204 JACKSONVILLE, FL 32224 D: 904.242.0908 LOU PONTIGO, P.E. lou@lp-a.com *LANDSCAPE B+C STUDIO 1320 ELLSWORTH INDUSTRIAL BLVD, SUITE A-1400 ATLANTA, GA 30318 D: 678-980-7691 ERIK SAUNDERS ESAUNDERS@BCSTUDIO.COM INTERIORS DYNAMIK DESIGN INTERIORS 5901 PEACHTREE DUNWOODY RD BUILDING C, SUITE 250 D: 678.506.8830 LINDSAY SHOCKEY lshockey@dynamikinteriors.com *CIVIL KIMLEY HORN 817 WEST PEACHTREE STREET NW, SUITE 601 ATLANTA, GA 30308 D: 404-201-6129 CONNOR GALLOWAY connor.galloway@kimley-horn.com	<table><tr><td>CS-01</td><td>COVER SHEET</td></tr><tr><td>CS-02</td><td>RENDERING</td></tr><tr><td>SP-01</td><td>ARCHITECTURAL SITE PLAN</td></tr><tr><td>SP-02</td><td>SITE PHOTOS</td></tr><tr><td>AR-01</td><td>ARCHITECTURAL RENDERINGS</td></tr><tr><td>AR-02</td><td>ARCHITECTURAL RENDERINGS</td></tr><tr><td>AR-03</td><td>ARCHITECTURAL RENDERINGS</td></tr><tr><td>AR-04</td><td>ARCHITECTURAL RENDERINGS</td></tr><tr><td>A1-01</td><td>BLDG TYPE A - LEVEL 01</td></tr><tr><td>A1-02</td><td>BLDG TYPE A - LEVELS 02-04</td></tr><tr><td>A1-03</td><td>BLDG TYPE B - LEVEL 01</td></tr><tr><td>A1-04</td><td>BLDG TYPE B - LEVELS 02-04</td></tr><tr><td>A1-05</td><td>BLDG TYPE C - LEVEL 01</td></tr><tr><td>A1-06</td><td>BLDG TYPE C - LEVELS 02-05</td></tr><tr><td>A1-07</td><td>CLUBHOUSE - LEVELS 01-02</td></tr><tr><td>A1-09</td><td>TRASH ENCLOSURE</td></tr><tr><td>A4-01</td><td>BLDG TYPE A - ELEVATIONS</td></tr><tr><td>A4-02</td><td>BLDG TYPE B - ELEVATIONS</td></tr><tr><td>A4-03</td><td>BLDG TYPE C - ELEVATIONS</td></tr><tr><td>A4-03A</td><td>BLDG TYPE C - ELEVATIONS</td></tr><tr><td>A4-04</td><td>CLUBHOUSE - ELEVATIONS</td></tr></table>	CS-01	COVER SHEET	CS-02	RENDERING	SP-01	ARCHITECTURAL SITE PLAN	SP-02	SITE PHOTOS	AR-01	ARCHITECTURAL RENDERINGS	AR-02	ARCHITECTURAL RENDERINGS	AR-03	ARCHITECTURAL RENDERINGS	AR-04	ARCHITECTURAL RENDERINGS	A1-01	BLDG TYPE A - LEVEL 01	A1-02	BLDG TYPE A - LEVELS 02-04	A1-03	BLDG TYPE B - LEVEL 01	A1-04	BLDG TYPE B - LEVELS 02-04	A1-05	BLDG TYPE C - LEVEL 01	A1-06	BLDG TYPE C - LEVELS 02-05	A1-07	CLUBHOUSE - LEVELS 01-02	A1-09	TRASH ENCLOSURE	A4-01	BLDG TYPE A - ELEVATIONS	A4-02	BLDG TYPE B - ELEVATIONS	A4-03	BLDG TYPE C - ELEVATIONS	A4-03A	BLDG TYPE C - ELEVATIONS	A4-04	CLUBHOUSE - ELEVATIONS
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				TITLE: COVER SHEET SHEET NUMBER: CS-01																																										
*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH DYNAMIK DESIGN																																														



SEAL:


MILL CREEK
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CLIENT: 3715 NORTHSIDE PARKWAY NW
 SUITE 2.440
 ATLANTA, GA 30327

3558 ELM STREET
 HAPEVILLE, GA 30354

PROJECT NUMBER: MCR 2021-01

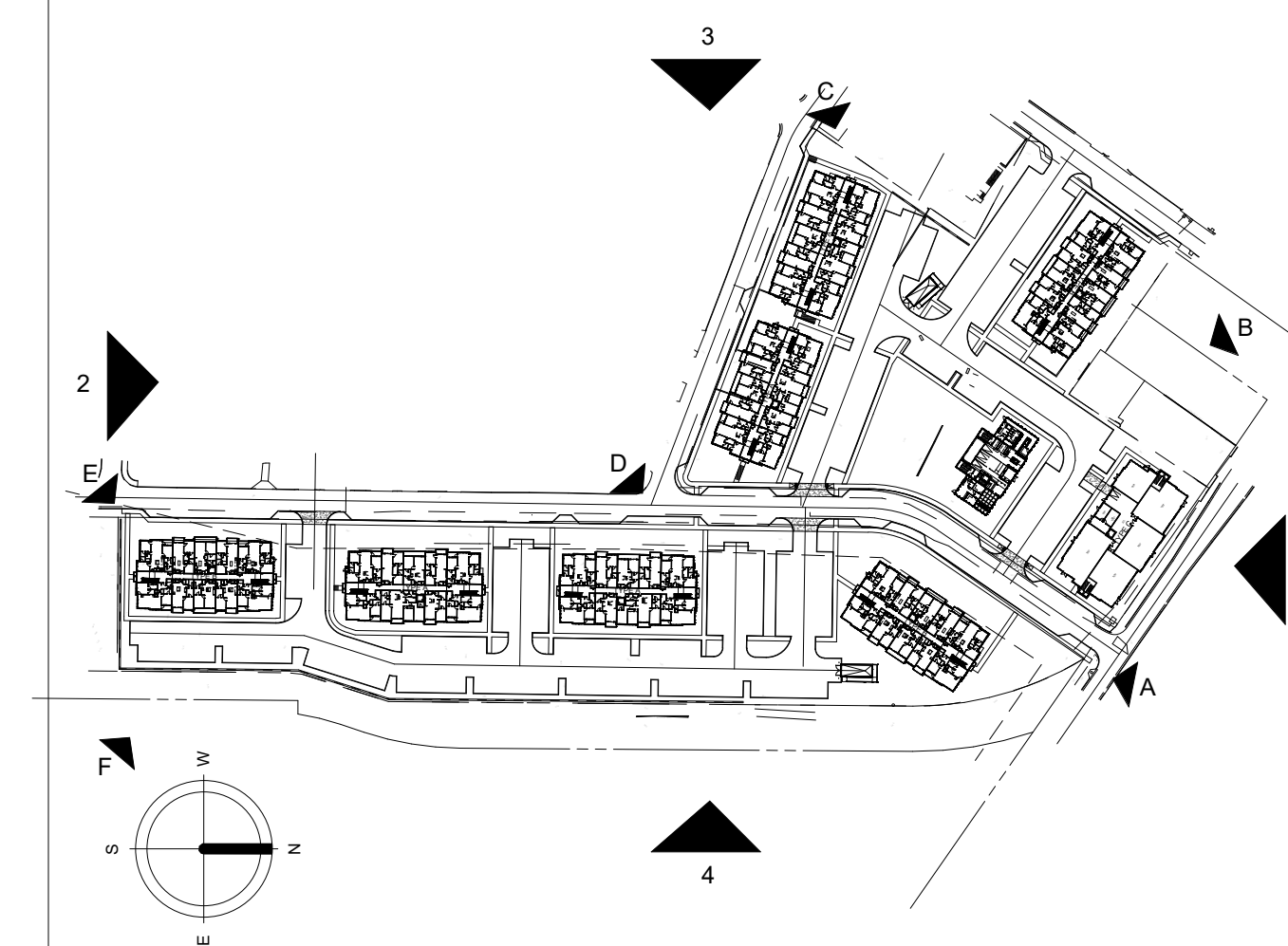
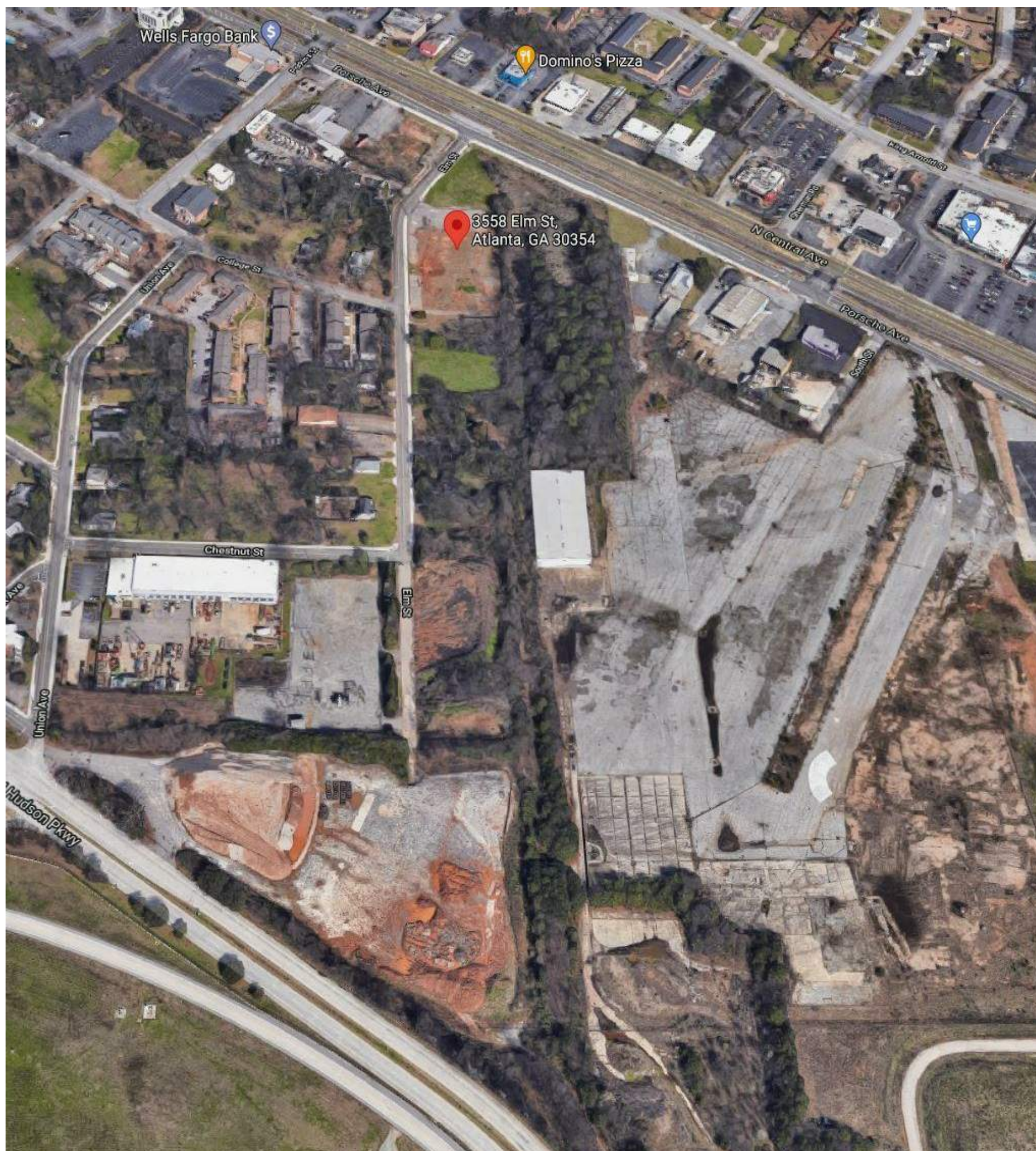
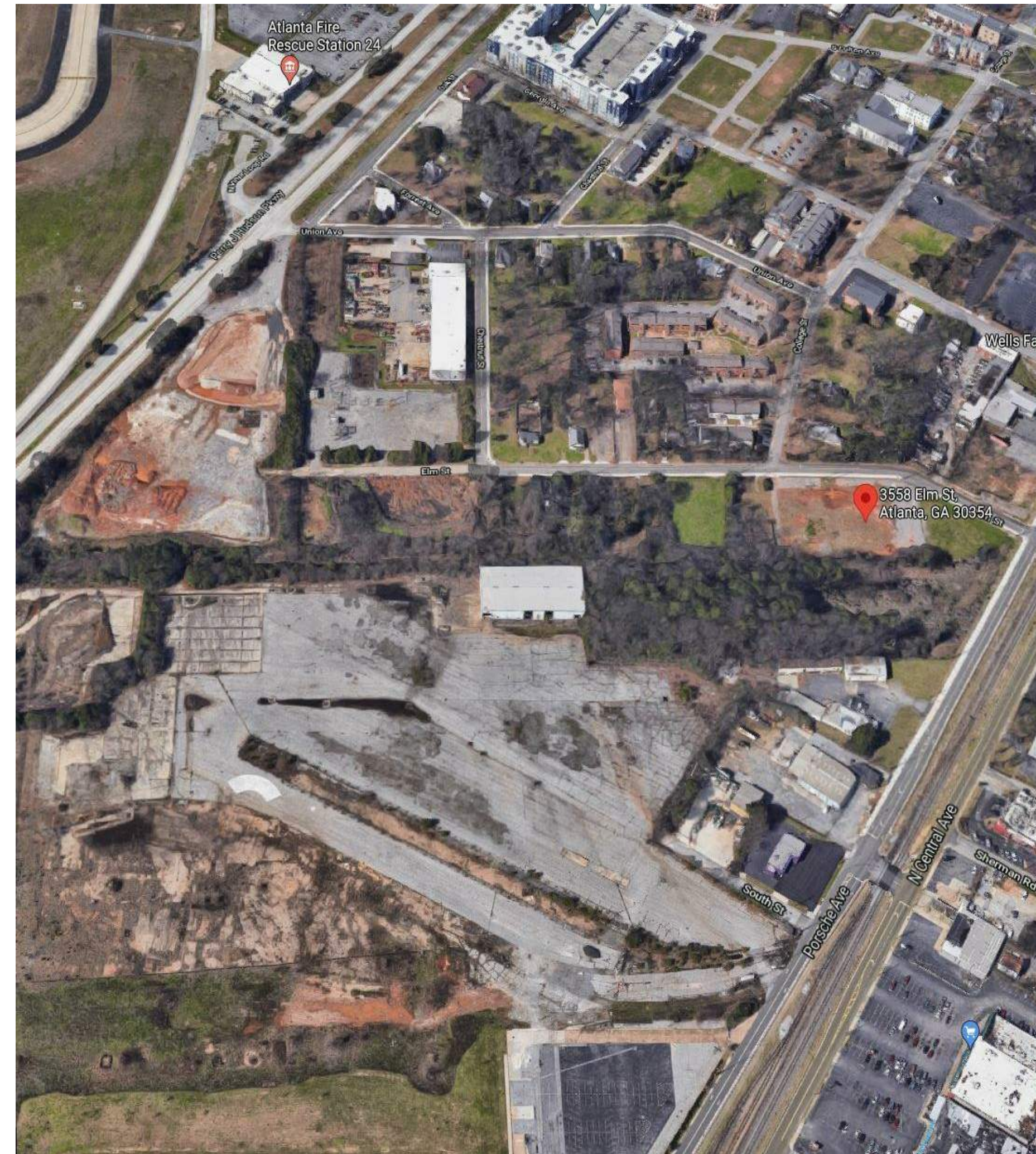
MODERA HAPEVILLE

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RENDERING

SHEET NUMBER:

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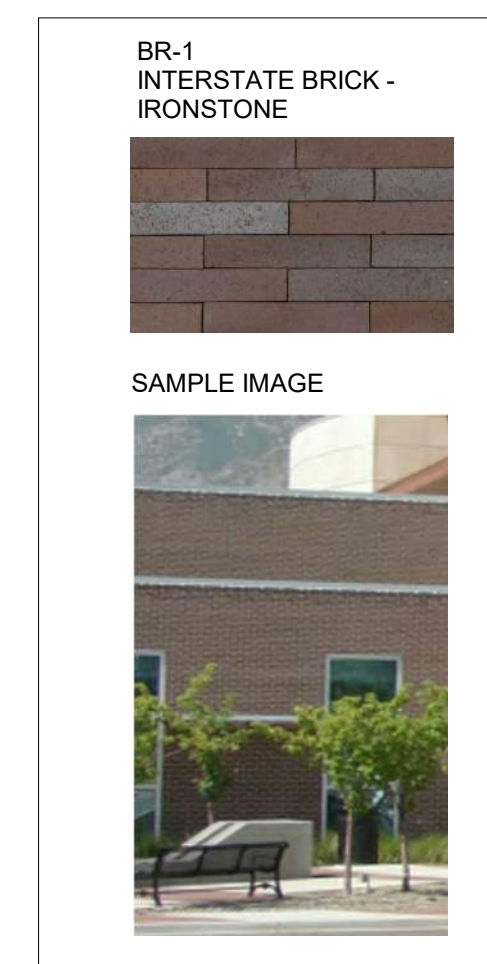
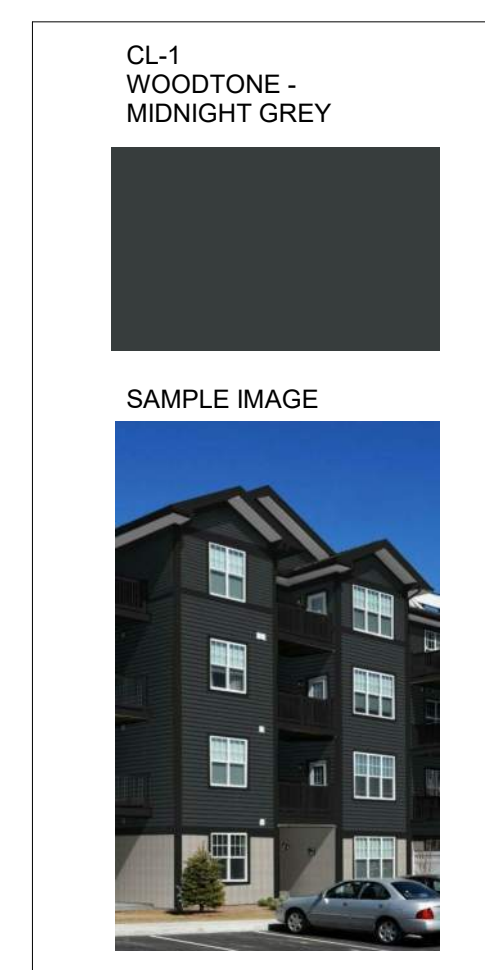


CP-3
HARDIE -
IRON GRAY

SHEET NUMBER:

AR-02

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BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL.

3558 ELM STREET
HAPEVILLE, GA 30354

MODERA HAPEVILLE

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

MILL CREEK
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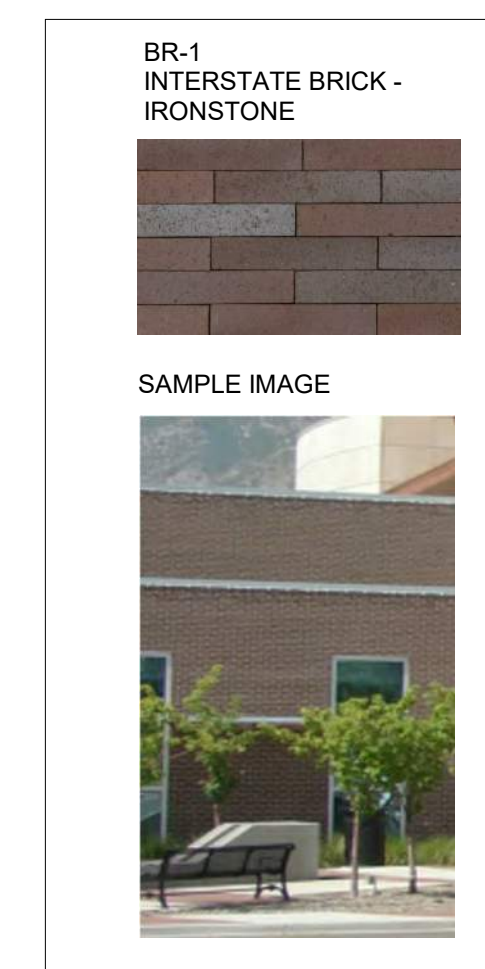
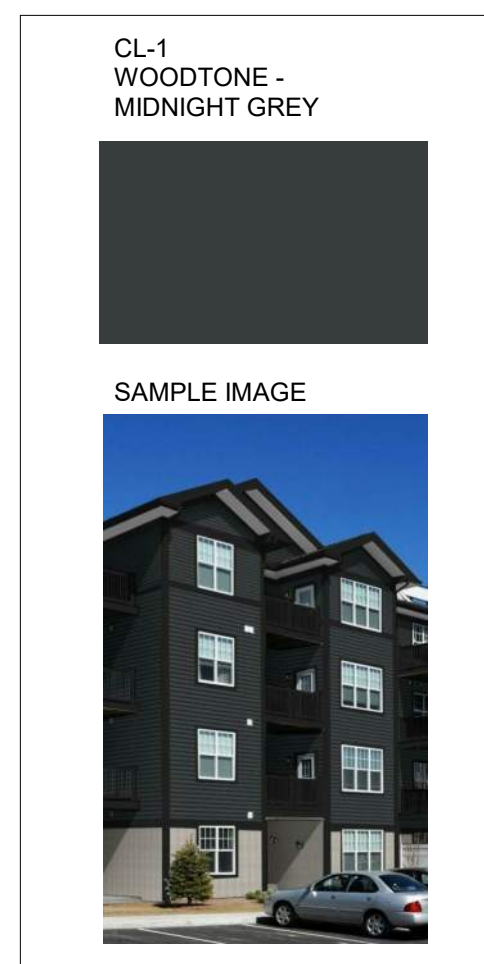
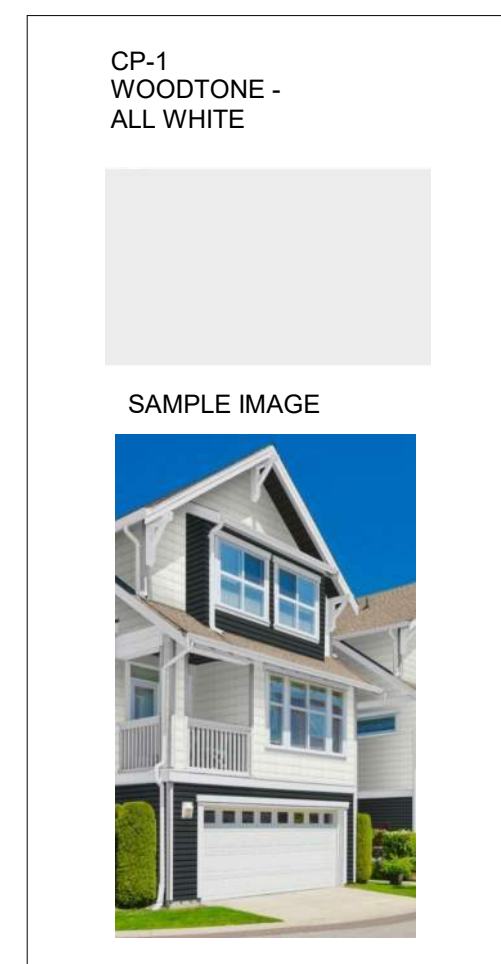
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TITLE:

ARCHITECTURAL RENDERINGS

SHEET NUMBER:

AR-03



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CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

[illegible]

TITLE:

ARCHITECTURAL
RENDERINGS

SHEET NUMBER:

AR-04

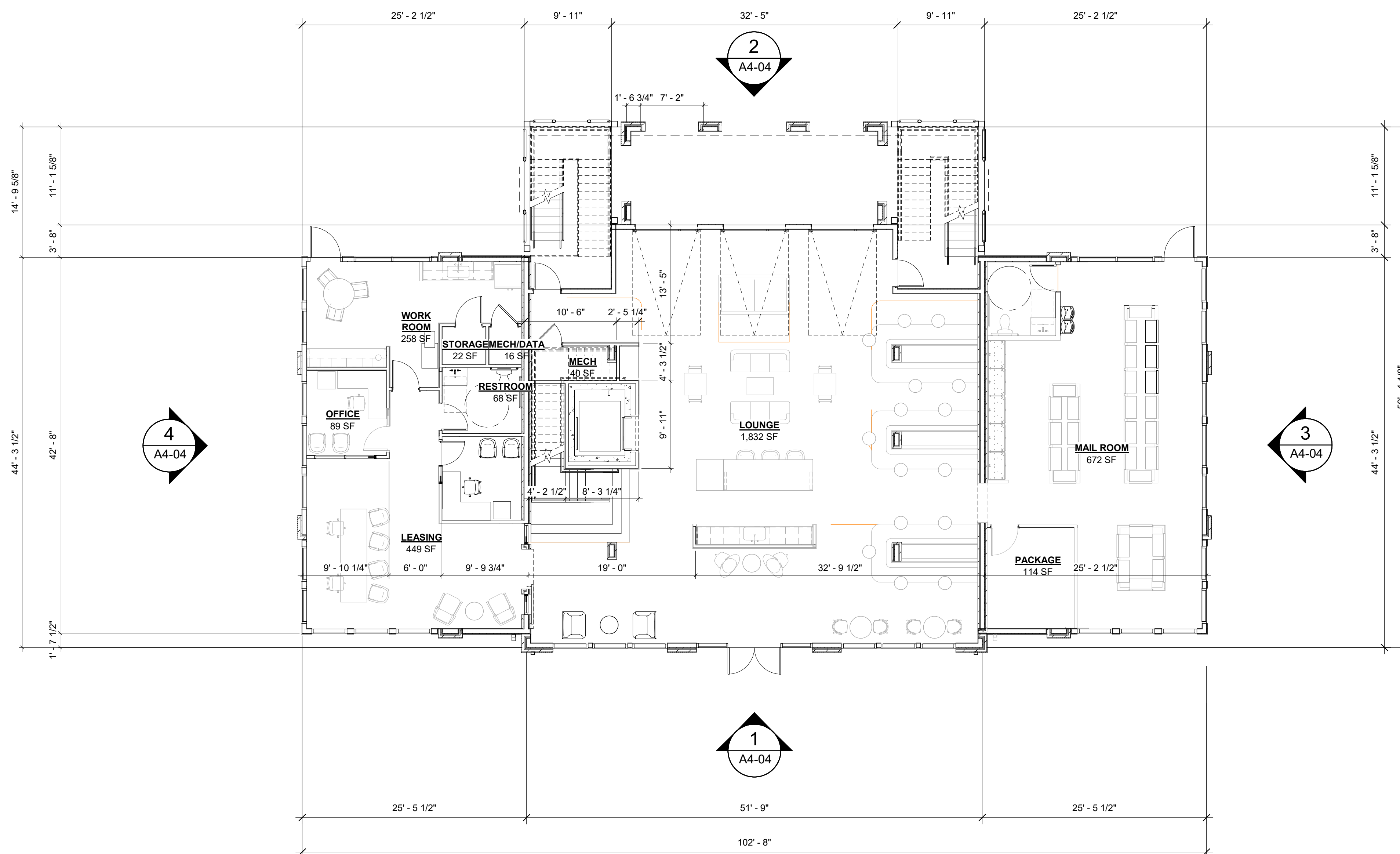
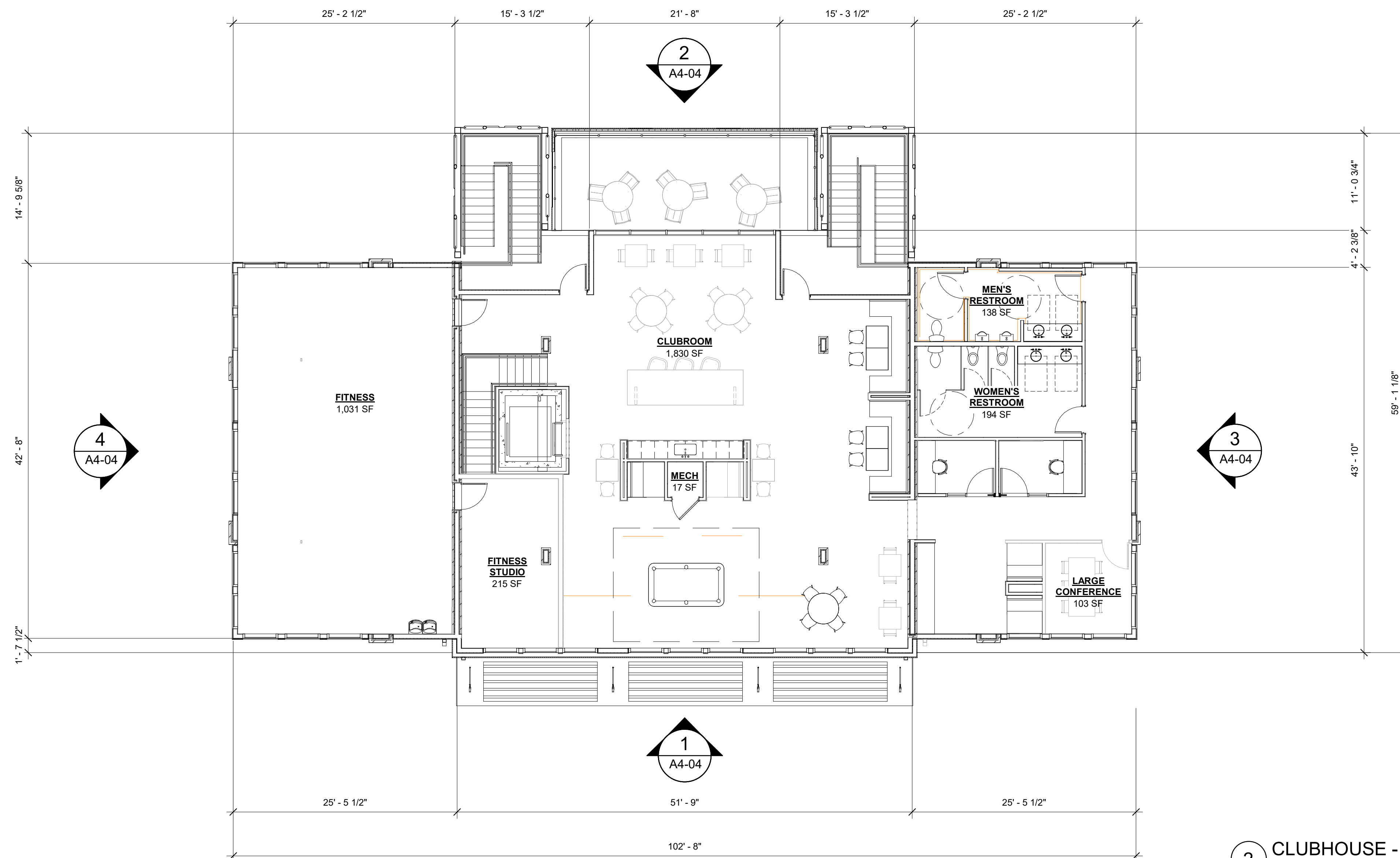




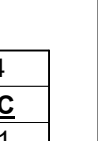


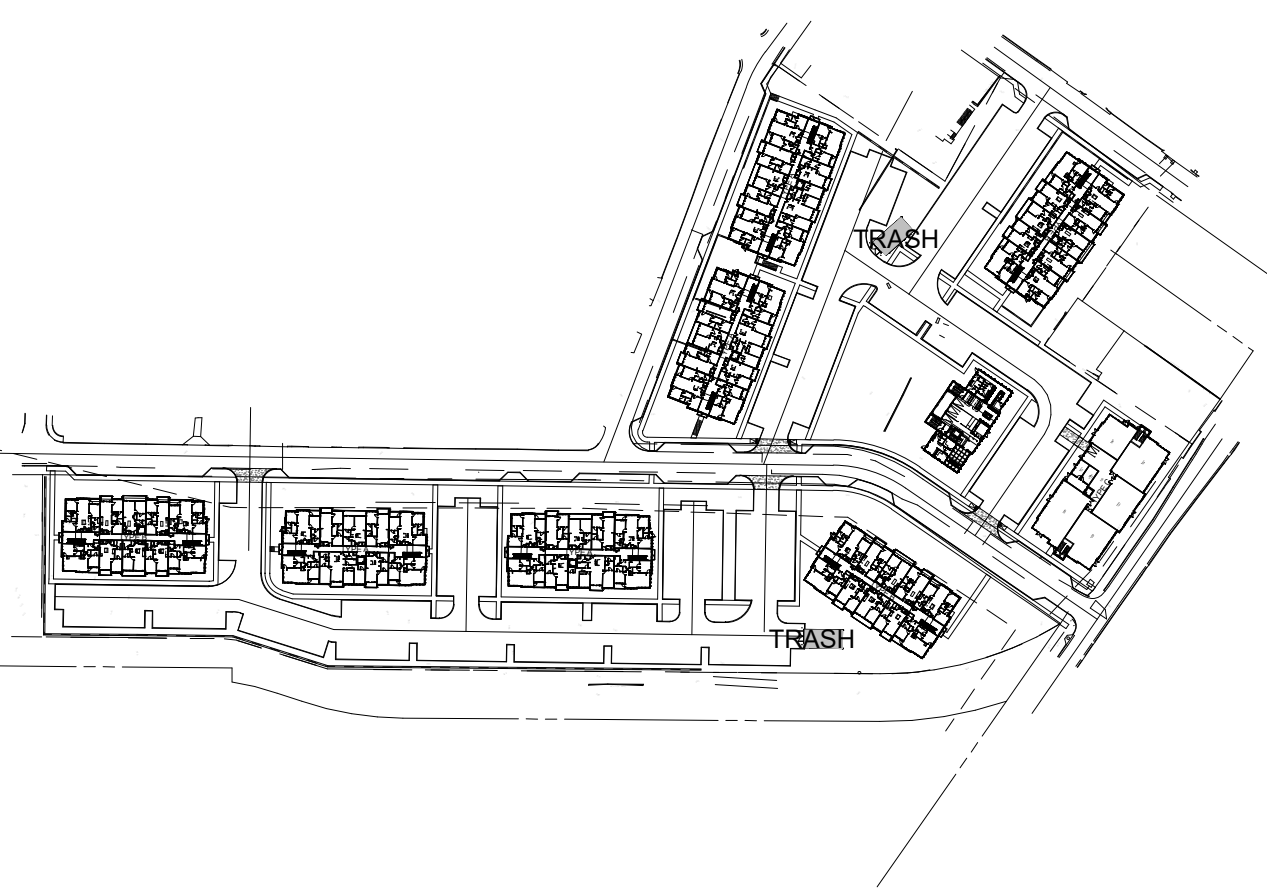








- # LEGEND
- | | |
|---|---|
|  | CMU WALL |
|  | CAST-IN-PLACE CONCRETE WALL |
|  | ROOM NUMBER
RESIDENTIAL UNIT TYPE
LOCATION OF ENLARGED UNIT PLANS, RCP, AND INTERIOR ELEVATION REFERENCES |
|  | WALL PARTITION |
|  | DOOR CALLOUT |
|  | WINDOW TYPE CALLOUT |
|  | STOREFRONT TYPE CALLOUT |
|  | FIRE EXTINGUISHER CABINET - SURFACE-MOUNT |
|  | FIRE EXTINGUISHER CABINET - SEMI-RECESSED |
|  | FIRE EXTINGUISHER CABINET - RECESSED |



TITLE:

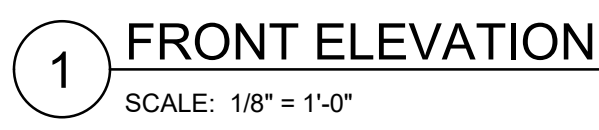
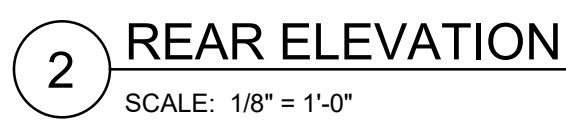
TRASH
ENCLOSURE

SHEET NUMBER:

A1-09



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



LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER	RED	TBD
BR-2	BRICK VENEER	GREY	TBD
CL-1	FIBER CEMENT LAP SIDING	RED	WOODTONE
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE
CP-1	FIBER CEMENT PANEL	WHITE	WOODTONE
CP-2	FIBER CEMENT PANEL	BLACK FOX	WOODTONE
CP-3	FIBER CEMENT PANEL	BROWN	WOODTONE
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
SF-1	STOREFRONT	BLACK	TBD
AGR	ALUMINUM RAILING	BLACK	TBD

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

CLIENT:

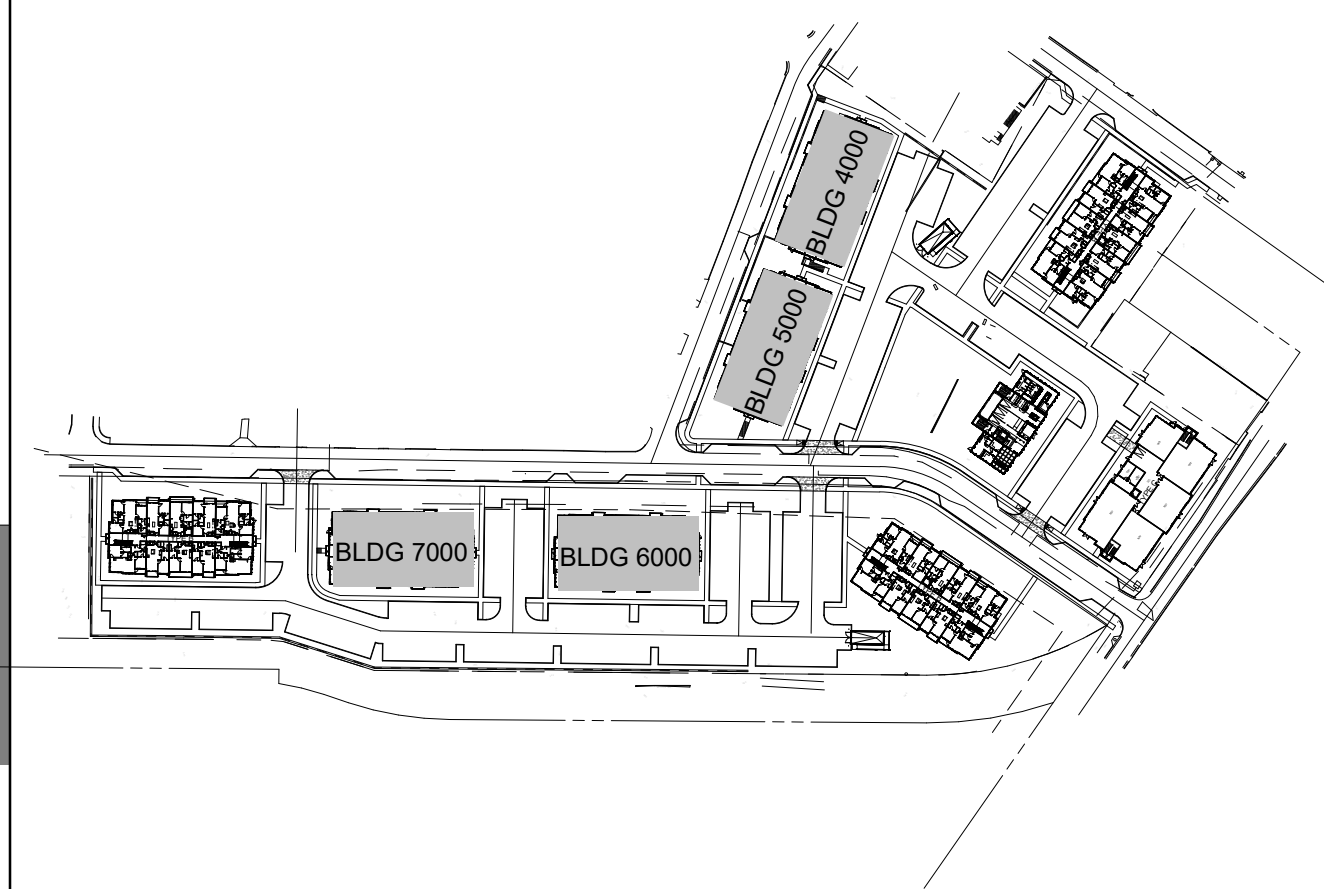
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TITLE:

BLDG TYPE A -
ELEVATIONS

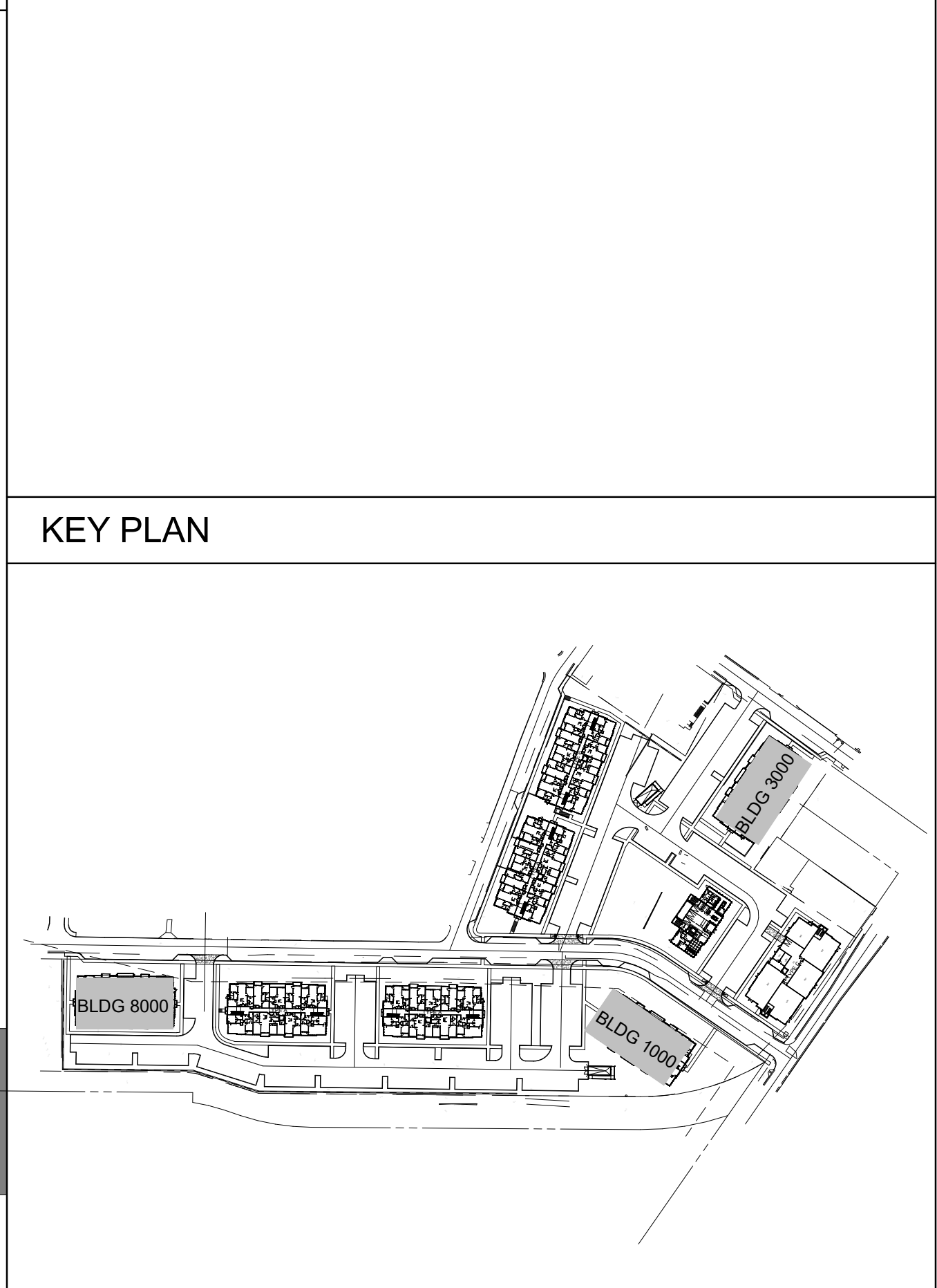
SHEET NUMBER:

A4-01





LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER	RED	TBD
BR-2	BRICK VENEER	GREY	TBD
CL-1	FIBER CEMENT LAP SIDING	RED	WOODTONE
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE
CP-1	FIBER CEMENT PANEL	WHITE	WOODTONE
CP-2	FIBER CEMENT PANEL	BLACK FOX	WOODTONE
CP-3	FIBER CEMENT PANEL	BROWN	WOODTONE
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
SF-1	STOREFRONT	BLACK	TBD
AGR	ALUMINUM RAILING	BLACK	TBD

[illegible]



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



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

LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER	RED	TBD
BR-2	BRICK VENEER	GREY	TBD
CL-1	FIBER CEMENT LAP SIDING	RED	WOODTONE
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE
CP-1	FIBER CEMENT PANEL	WHITE	WOODTONE
CP-2	FIBER CEMENT PANEL	BLACK FOX	WOODTONE
CP-3	FIBER CEMENT PANEL	BROWN	WOODTONE
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
SF-1	STOREFRONT	BLACK	TBD
AGR	ALUMINUM RAILING	BLACK	TBD

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327



MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

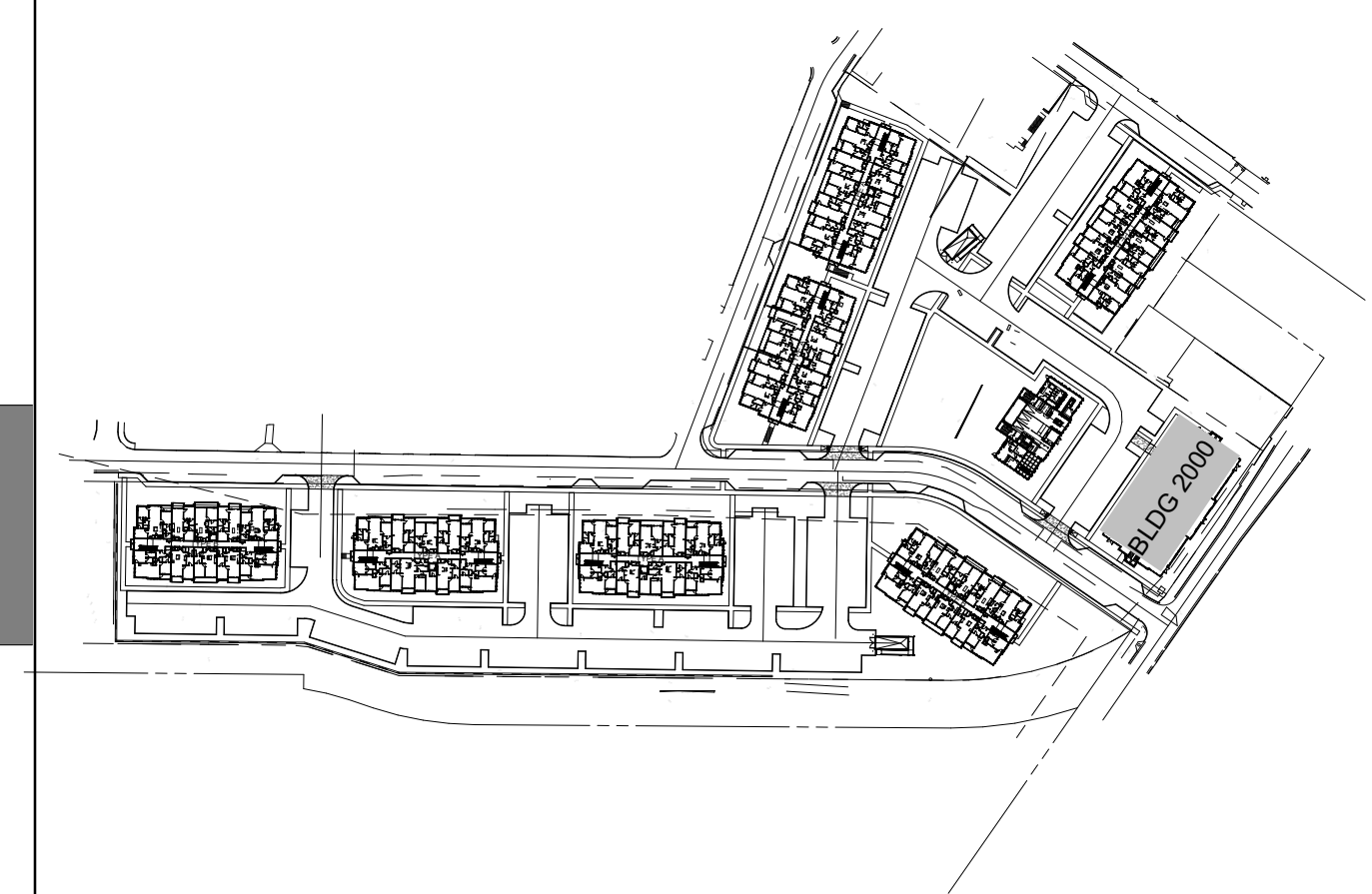
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TITLE:

BLDG TYPE C -
ELEVATIONS

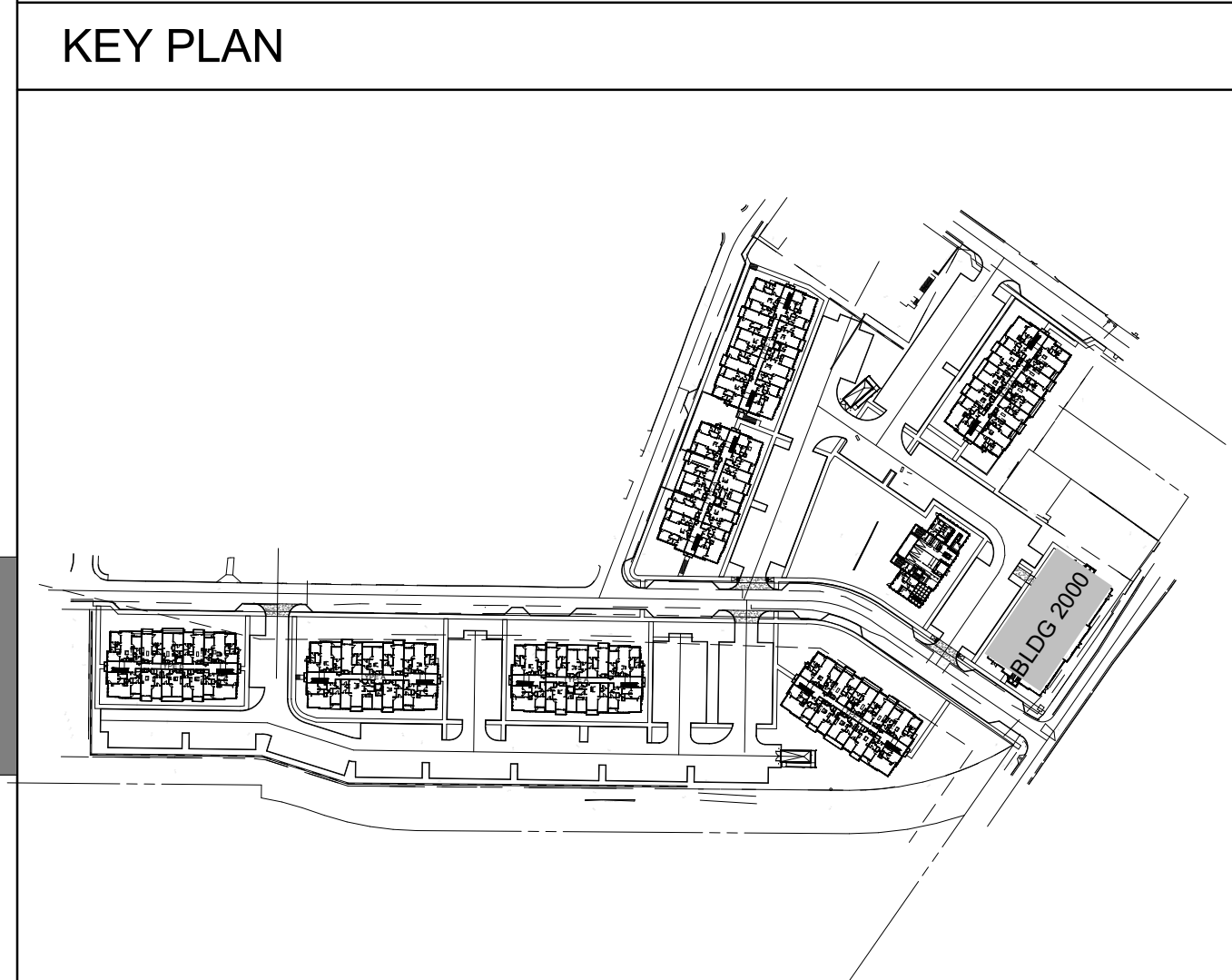
SHEET NUMBER:

A4-03





LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER	RED	TBD
BR-2	BRICK VENEER	GREY	TBD
CL-1	FIBER CEMENT LAP SIDING	RED	WOODTONE
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE
CP-1	FIBER CEMENT PANEL	WHITE	WOODTONE
CP-2	FIBER CEMENT PANEL	BLACK FOX	WOODTONE
CP-3	FIBER CEMENT PANEL	BROWN	WOODTONE
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
SF-1	STOREFRONT	BLACK	TBD
AGR	ALUMINUM RAILING	BLACK	TBD



CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

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HAPEVILLE, GA 30354

CLIENT:

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MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

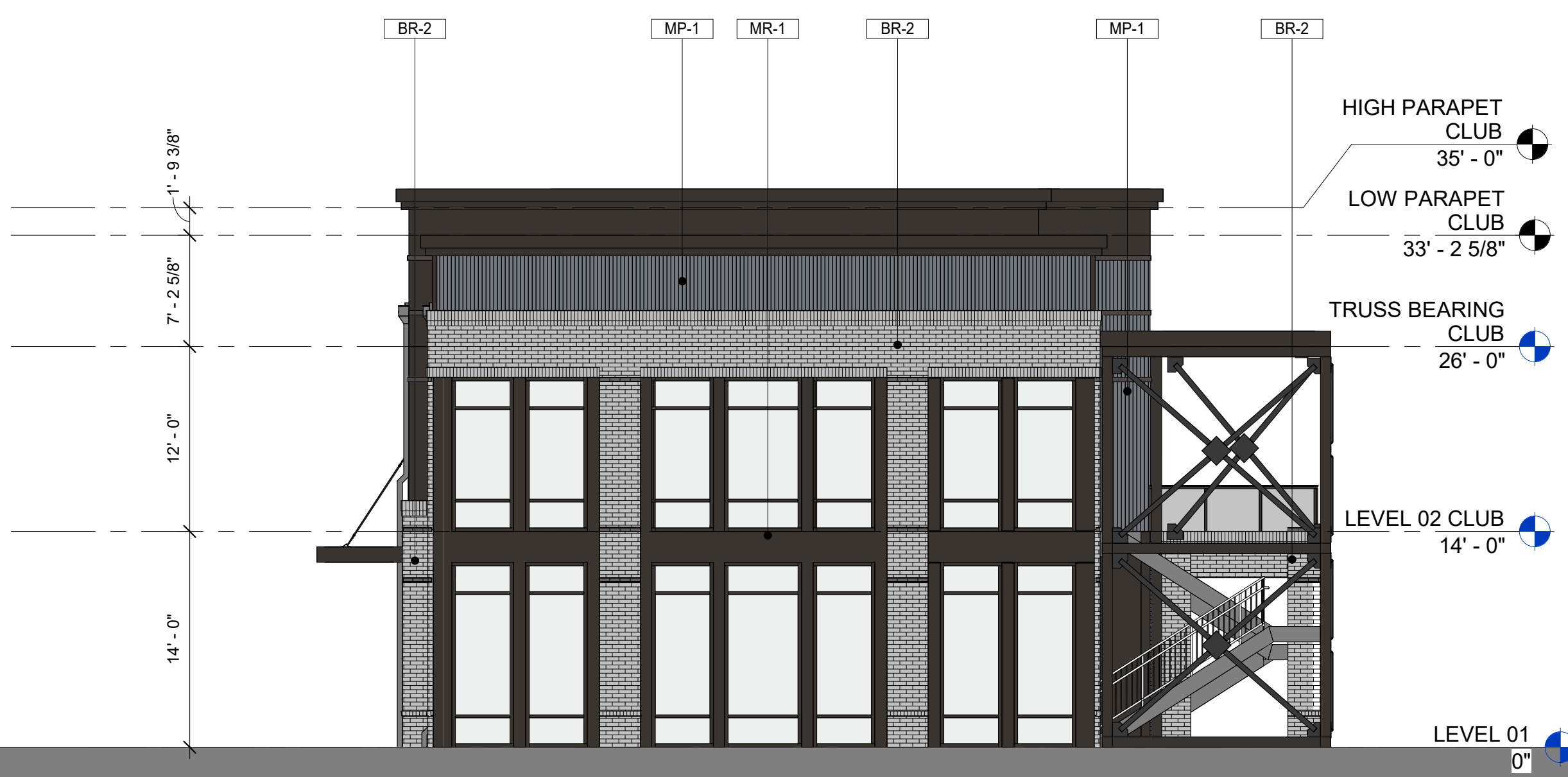
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TITLE:

BLDG TYPE C -
ELEVATIONS

SHEET NUMBER:

A4-03A



3 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER	RED	TBD
BR-2	BRICK VENEER	GREY	TBD
CL-1	FIBER CEMENT LAP SIDING	RED	WOODTONE
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE
CP-1	FIBER CEMENT PANEL	WHITE	WOODTONE
CP-2	FIBER CEMENT PANEL	BLACK FOX	WOODTONE
CP-3	FIBER CEMENT PANEL	BROWN	WOODTONE
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
SF-1	STOREFRONT	BLACK	TBD
AGR	ALUMINUM RAILING	BLACK	TBD

BYN.Y.C. DESIGN

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

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HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	01/18/2023

TITLE:

CLUBHOUSE - ELEVATIONS

SHEET NUMBER:

A4-04

