



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

April 17, 2024 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 March 20, 2024
Documents:
 1. DRC Minutes March 20, 2024

4. **Old Business**

- 4.I. 546 Oak Drive Addition

Background:

Documents:

- 4.II. 3165 Dogwood Drive Proposed Design Changes

Background:

Udi Goldstein is proposing a change to the previous Design Review approval of sloped soffits and window recess for the townhome development at 3165 Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Neighborhood Conservation Area of the Architectural Design Standards.

5. **New Business**

5.I. 3538 South Fulton Avenue Solarium

Background: Timothy Thomas has submitted an application seeking approval to construct a 454-square foot solarium (wood and glass structure) on an existing two-story single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3538 South Fulton Avenue
2. Application - 3538 South Fulton Avenue_Redacted

5.II. 3309-3345 Dogwood Drive New Townhome Development

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family homes to be located at a newly consolidated parcel at 3309-3345 Dogwood Drive. The townhomes range from 1,640 to 1,976 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

Documents:

1. Application - 3309-3345 Dogwood Drive_Redacted
2. 3309-3345 Dogwood Drive - Civil Site Plan Drawings
3. 3309-3345 Dogwood Drive - Updated Elevations

5.III. 3558 Elm Street New Mixed-Use Development

Background: Derek Hutchison on behalf of Terwilliger Pappas has submitted an application seeking approval for the construction of a mixed-use, multifamily, and retail development. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Application - 3558 Elm Street_Redacted
2. 3558 Elm Street - Plans

6. **Next Meeting Date - Wednesday, May 15, 2024**

7. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 20, 2024, 6:00 PM

MINUTES

1. **Call to Order**

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

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan - absent
Jacquie Smyth

3. **Approval of Minutes**

3.I Minutes of February 21, 2024

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of February 21, 2024, as submitted. **Motion Carried: 4-0**

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 546 Oak Drive to the agenda. **Motion Carried: 4-0**

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to table 546 Oak Drive until April 17, 2024. **Motion Carried: 4-0**

4. **New Business**

4.I 3112 Grove Circle

Design Exception

Brooks Kay is requesting a design exception for the installation of a sidewalk at 3112 Grove Circle. The original submitted and approved plans included a sidewalk along the front of the property.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to grant a design exception for the installation of a sidewalk as one is across the street. **Motion Carried: 4-0**

4.II 551 Lake Drive

Addition/Remodel

Background:

Jake Fikse of PinnacleSky Ventures is seeking approval of a 654-square foot addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the application and the Committee also granted the following design exceptions:

- Front elevation column spacing more than 8'
- The depth of the front porch
- Newly installed roof shingles with an unknown warranty length

Motion Carried: 4-0

MOTION ITEM: Brian Gregory made a motion, Jacquie Smyth seconded to appoint John Stalvey as Chairman Pro Tem. Motion Carried: 3-0; Johnathan Love recused himself

4.III 3085 Jackson Street

New SF Dwelling

Background:

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3085 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8'
- Sill height from finished floor elevation is less than 30"

Motion Carried: 3-0

4.IV 3163 Old Jonesboro Road

New SF Dwelling

Background:

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3163 Old Jonesboro Road. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8'
- Sill height from finished floor elevation is less than 30"
- Sidewalk is not needed as there is one across the street

Motion Carried: 3-0

4.V 3165 Old Jonesboro Road

New SF Dwelling

Background

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3165 Old Jonesboro Road. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8’
- Sill height from finished floor elevation is less than 30”
- Sidewalk is not needed as there is one across the street

Motion Carried: 3-0

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to reappoint Jonathan Love as Chairman for the duration of the meeting. **Motion Carried: 3-0**

4.VI 3165 Dogwood Drive

As-Built Revisions

Background:

Udi Goldstein is seeking approval of design modifications for the previously approved 23-unit townhome project along Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the application after the applicant submitted plans for all three buildings notating details from the previous meetings. The applicant agreed to alternating pediments on the front elevations as presented in the emailed updates on March 20, 2024.

The Committee granted a design exception for the following:

- Front to back roof pitch on the interior units built to match the front facing gables may be less than an 8x12 pitch

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, April 17, 2024, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:47PM. **Motion Carried: 4-0**

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 12, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3538 South Fulton Ave solarium**

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

BACKGROUND

The City of Hapeville has received a design review application from Timothy Thomas for the construction of a 454 SF* solarium (wood and glass structure) on an existing two-story single-family dwelling located at 3538 South Fulton Avenue. The house was built circa 1890. Materials used on the solarium are brick footings, French doors, wood columns, clear glass windows, and snap lock metal roofing in faux cooper finish. The addition is shown as 19' 4" tall.

The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

The site plan indicates 424 SF, and the application lists 454 SF. Please correct.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.

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

STAFF COMMENT: There is an existing sidewalk.

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊙ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

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

- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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: No change to driveway proposed.

(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: Please provide warranty for roof. Downspouts and gutters not specified for material. DRC should review roof form.

(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:

Previously approved enclosure of porch in 2023.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.

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

STAFF COMMENT: Window detail and trim detail has not been provided per above standard.

FINDINGS

The proposed 424 SF addition requires additional information for the following to be considered for compliance with the Architectural Design Guidelines. Please provide the following:

- **Warranty for roof**
- **Materials for downspouts and gutters**
- **Detail for window trim per above requirements.**
- **DRC should review roof form**

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MARCH 20, 2024

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: TIMOTHY THOMAS Contact Number: [REDACTED]

Applicants Address: 3538 SOUTH FULTON AVE, HAPEVILLE GA 30354

E-Mail Address: [REDACTED] Zoning Classification: URBAN VILLAGE

Address of Proposed Work: 3538 SOUTH FULTON AVE, HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800210892

Property Owner: TIMOTHY THOMAS Contact Number: [REDACTED]

Project Description (including occupancy type): NEW CONSTRUCTION OF
454 SF ENCLOSED WOOD & GLASS STRUCTURE FOR
STORAGE - STORAGE GROUPS / SOLARIUM

Contractors Name: CUMEX WILL SUB-CONTRACT Contact Number: [REDACTED]

Contact Person: TIMOTHY THOMAS Contact Number: [REDACTED]

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

Timothy Thomas
Applicants Signature

March 20, 2024
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: 454 SF

Total Square Footage of existing building: 3,674 SF

Estimated Cost of Construction: \$50,000⁰⁰

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

THE EXISTING BUILDING HAS A BRICK FOOTING, WOOD SIDING,
WOOD COLUMNS, FRENCH DOORS, CLEAR & STAINED GLASS
WINDOWS. THE ROOF IS COVERED WITH LUXURY'S SHAKER
CEDAR SHINGLES IN A VARIETY OF APPLICATIONS

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

ALL MATERIALS TO MATCH EXISTING FACADE -
BRICK FOOTING, FRENCH DOORS, WOOD COLUMNS, CLEAR
GLASS WINDOWS.
MS2 SNAP LOCK METAL ROOFING IN FAUX COPPER
FINISH

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 TIMOTHY THOMAS TT 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.

TIMOTHY THANE Timothy Thane 03/20/2024
Printed Name Signature Date

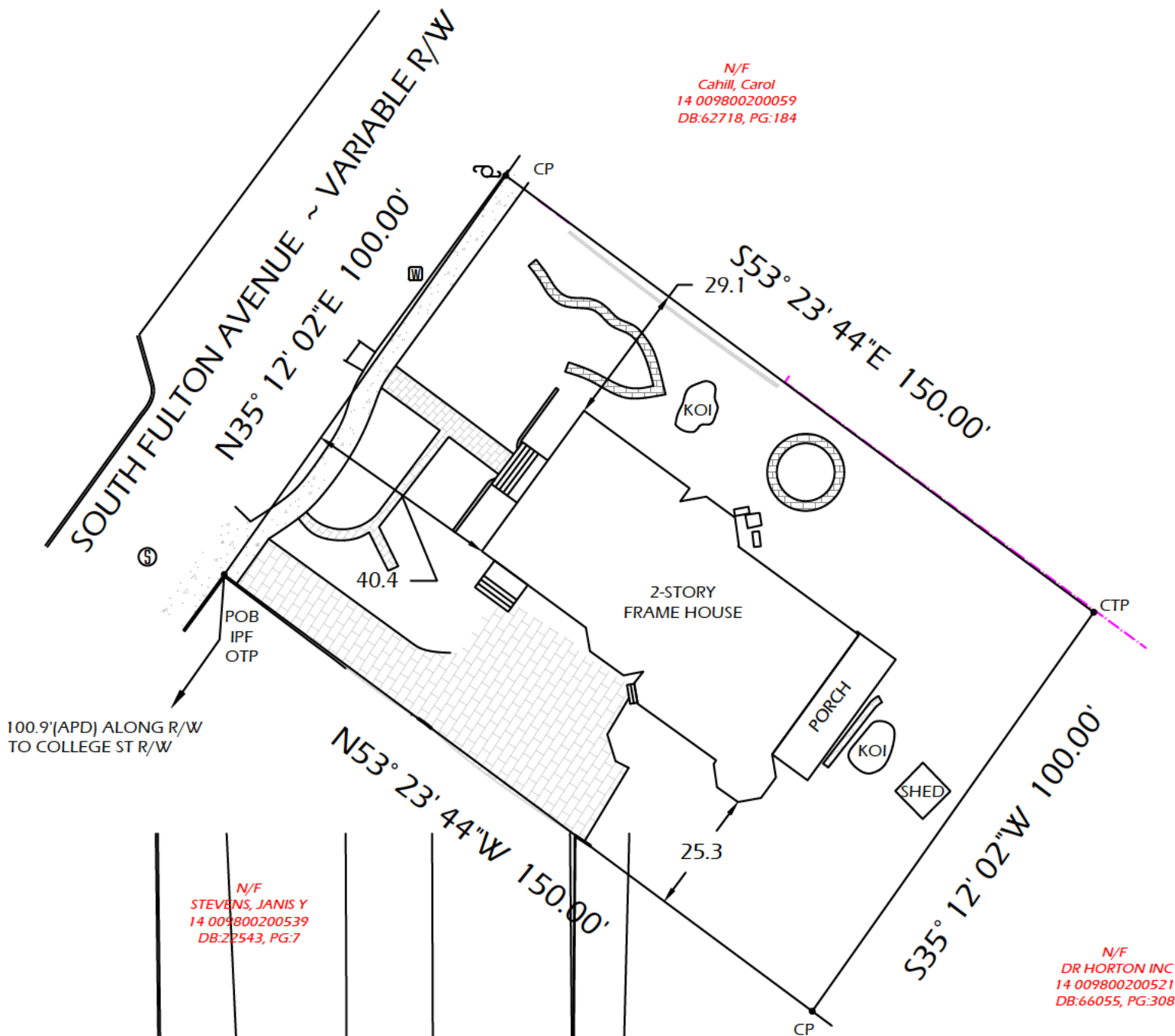
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAT	RFB	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
CP	COMPUTED POINT	-X-	FENCE LINE
CTP	CRIMP TOP PIPE FOUND	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
FFE	FINISH FLOOR ELEVATION		WATER VALVE
FKA	FORMERLY KNOWN AS		WATER METER
IPF	IRON PIN FOUND		TELECOM MANHOLE
LL	LAND LOT		SANITARY SEWER MANHOLE
LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAT BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS



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.

By: Charles W. Loveless 3/08/2024
CHARLES W. LOVELESS, Professional Land Surveyor #003030 Date

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

AREA = 15000 SQ. FT
OR
0.344 ACRES

AS-BUILT PREPARED FOR:

3538 SOUTH FULTON
AVENUE

PROPERTY ADDRESS:
3538 S Fulton Ave
Hapeville, GA 30354

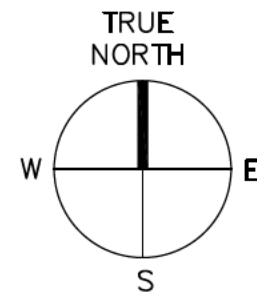
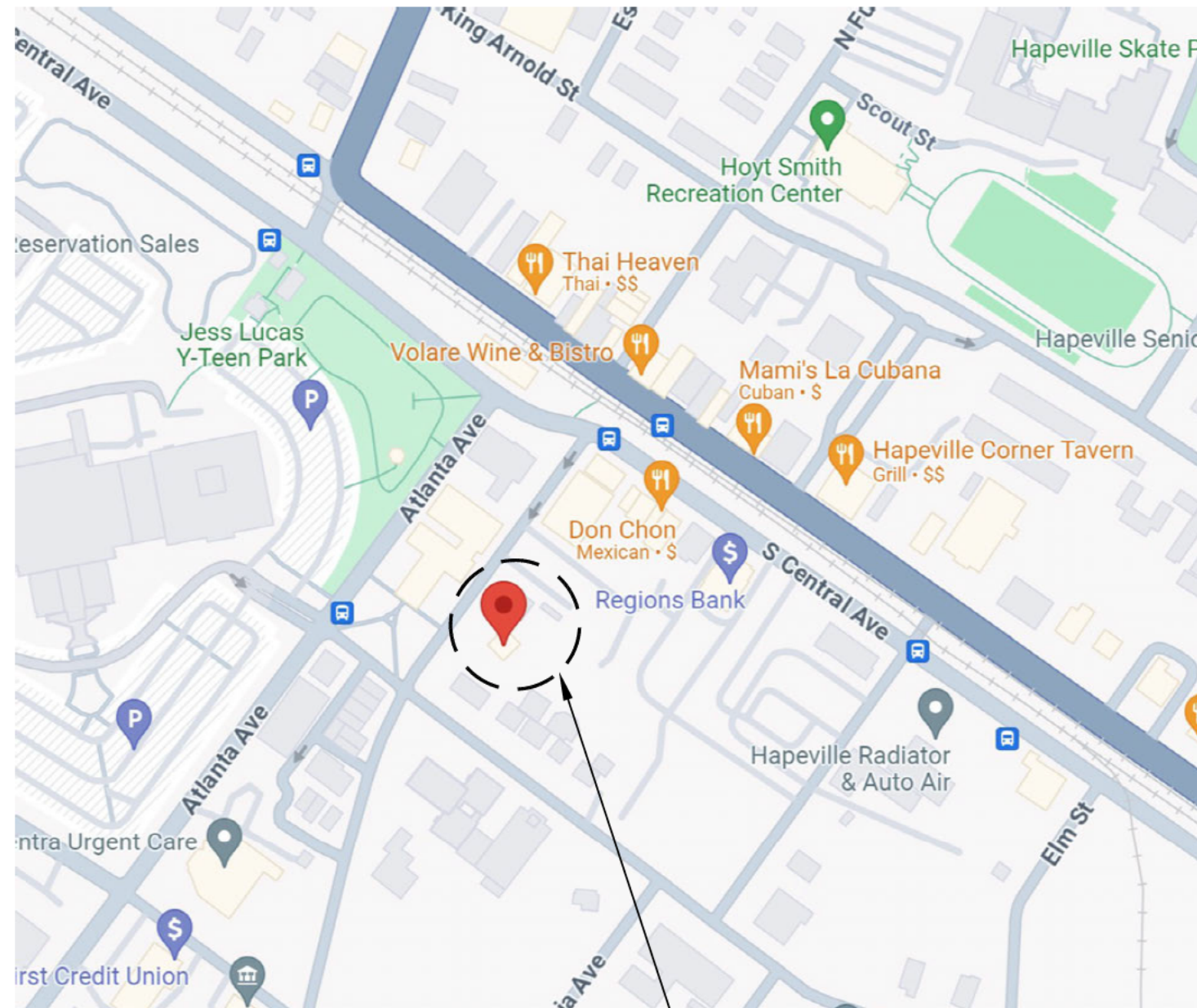


260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 323-4712
info@deltasurveyorsinc.com
LS# # 001370

PARCEL ID:	14 009800200414	DB:37823, PG:219	BY:
LAND LOT 98	14th DISTRICT	FIELD DATE:	3-6-2024 TH
FULTON COUNTY, GEORGIA		DRAWN DATE:	3-8-2024 TW
LOCATED IN	HAPEVILLE		

RPLS: LS003030

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



SITE LOCATION

SITE INFORMATION:

PROJECT ADDRESS: 3538 SOUTH FULTON AVE.
HAPEVILLE, GA 30354

ZONING: UV

OCCUPANCY: R-3 RESIDENTIAL

CONSTRUCTION TYPE: TYPE VB

SQUARE FOOTAGE: EXISTING BUILDING 3,674 SF
PROPOSED ADDITION 454 SF
TOTAL 4,128 SF

PROJECT DESCRIPTION:

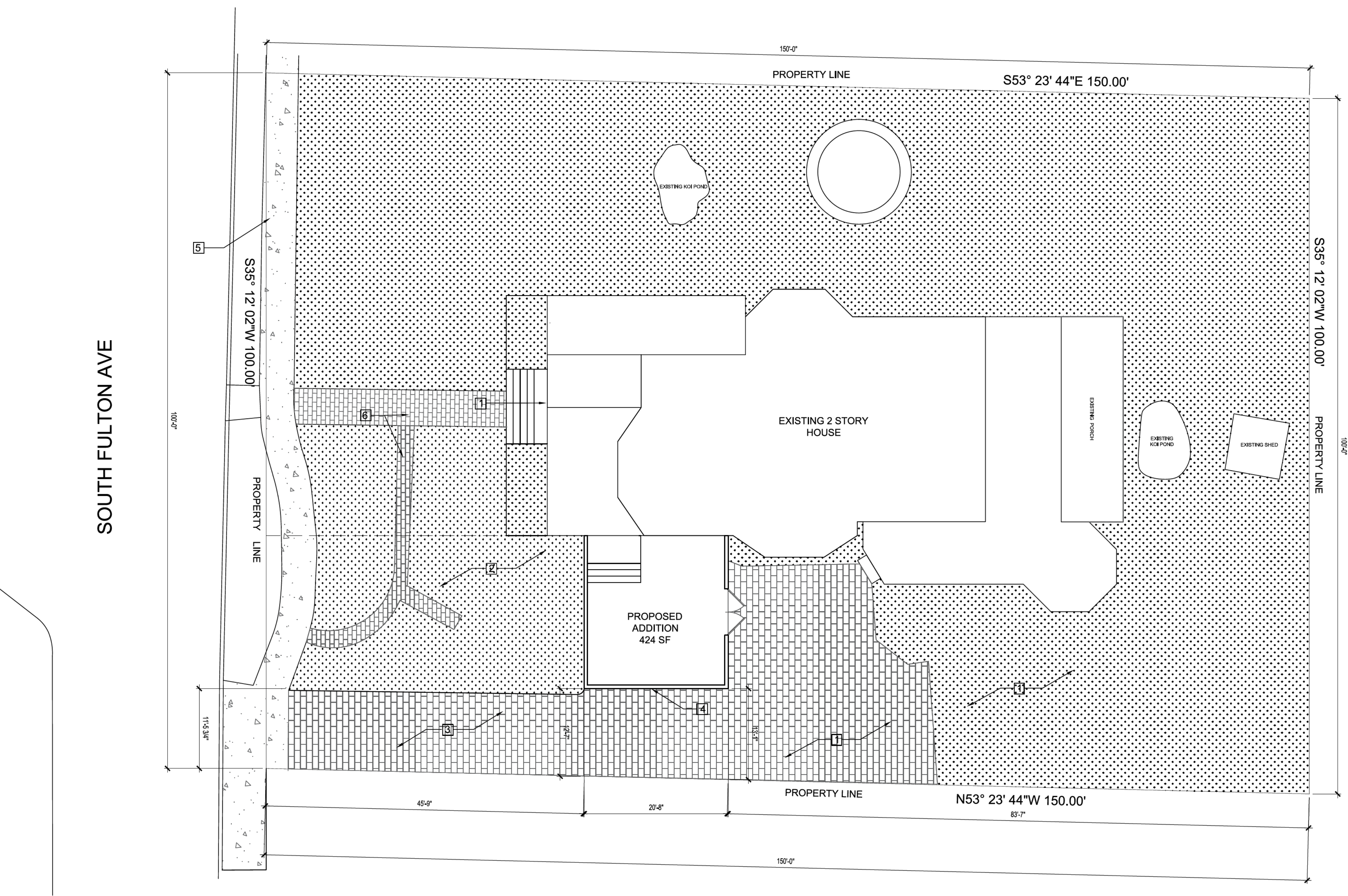
CONSTRUCTION OF A NEW 454 SF 1 STORY BUILDING TO BE USED AS STORAGE.

APPLICABLE CODES:

International Building Code, (2018), with Georgia Amendments
International Residential Code, (2018), with Georgia Amendments
International Fire Code, (2018)
Electrical Code, 2020 Edition, with Georgia Amendments
International Plumbing Code (IPC), (2018), with Georgia Amendments
International Mechanical Code (IMC), (2018), with Georgia Amendments
International Energy Conservation Code (IECC), (2020), with Georgia Supplements & Amendments

GENERAL NOTES

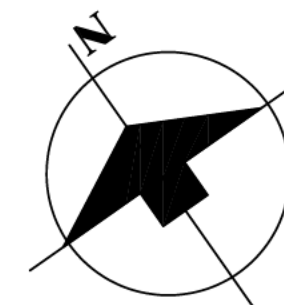
- Construction drawings are to show conformity to building codes and for architectural design information only.
- The contractor shall field verify all dimensions, location of new framing members, lines of support locations of anchor bolts, hold downs, existing site conditions and utilities prior to ordering materials.
- Connections: All attachments, connections, or fastenings of any nature are to be and permanently secured in conformance with best practice; g.c. is responsible for providing then according to these conditions. drawings show only special requirements to assist g.c.; they do not illustrate every such detail.
- All manufactured items, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc., in accordance with industry standards. General Contractor is responsible for all final material selection and coordination of construction process.
- Work shall be applied in accordance with the manufacturer's latest recommendations or written directions.
- Work is to be done in the best workmanlike manner and shall have to meet with the approval of the owner.



LEGAL DESCRIPTION:
LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA,
DESCRIBE AS FOLLOWS:
BEGINNING AT A POINT ON EAST RIGHT OF WAY OF SOUTH FULTON
AVE. ONE HUNDRED AND NINE TENTHS (100.9) FEET NORTH OF THE
INTERSECTION OF THE EAST RIGHT OF WAY OF FULTON STREET AND
THE NORTH RIGHT OF WAY OF COLLEGE STREET; THENCE NORTH
ALONG THE EAST RIGHT OF WAY OF FULTON STREET ONE HUNDRED
(100) FEET TO A POINT; RUN THENCE EASTERLY ONE HUNDRED FIFTY
(150) FEET TO A POINT; RUN THENCE SOUTHERLY ONE HUNDRED (100)
FEET TO A POINT; RUN THENCE WESTERLY ONE HUNDRED FIFTY (150)
FEET TO THE EAST RIGHT OF WAY OF FULTON STREET AND THE
POINT OF BEGINNING; AND BEING IMPROVED PROPERTY WITH A HOUSE
THEREON KNOWN AS 3538 SOUTH FULTON AVENUE, ALSO KNOWN AS
FULTON STREET.

SITE PLAN NOTES

- Building Main Entrance.
- Existing landscape area to remain.
- Existing cobble stone driveway to remain.
- Cobble stone Area to be removed.
- Existing concrete sidewalk.
- Existing cobble stone sidewalk to remain.



ADDITION - STORAGE BUILDING

3538 SOUTH FULTON AVENUE, HAPEVILLE GA. 30354

SCOPE OF WORK:
NEW CONSTRUCTION OF 454 SF ENCLOSED GLASS & WOOD STRUCTURE FOR
STORAGE PURPOSE.

owner : Tim Thomas
phone : 404-435-3655
email : al@200adinc.com
drawn by: Candy D. Villegas

DRAWING No.

A-1

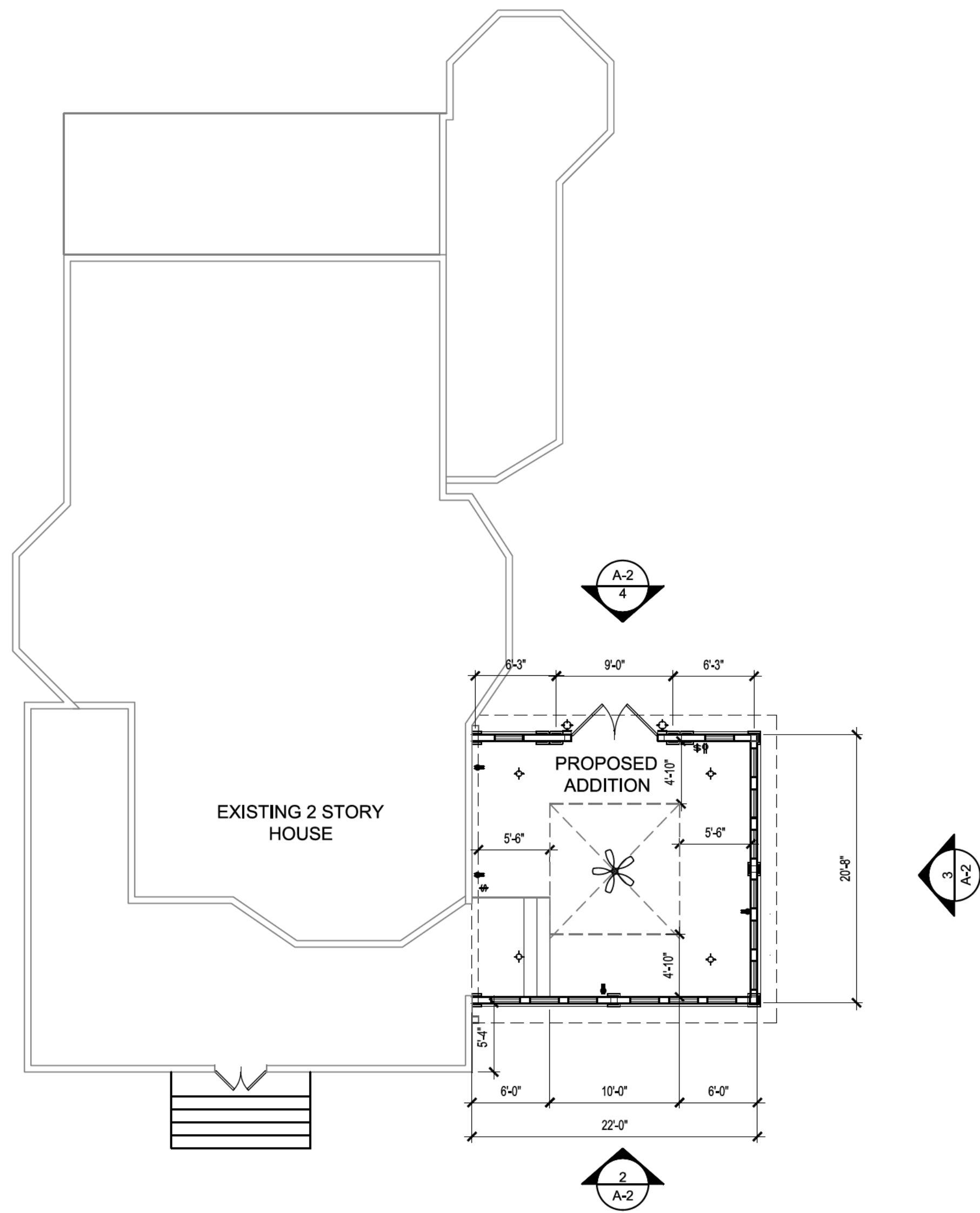
LOCATION

1

SITE PLAN

SCALE 1' = 100'

2



FLOOR PLAN

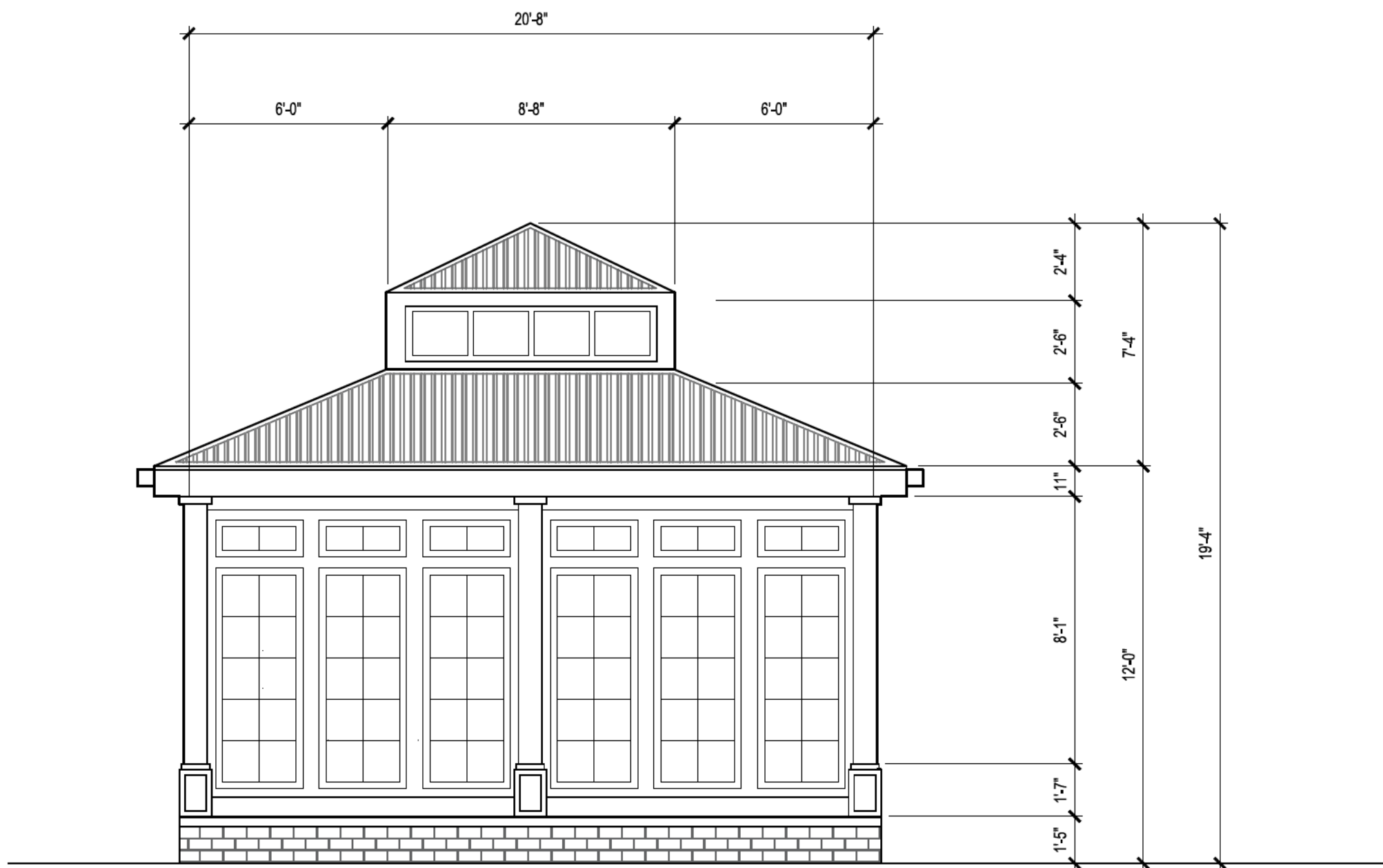
SCALE 1/8" = 1'-0"

1

FRONT ELEVATION

SCALE 1/4" = 1'-0"

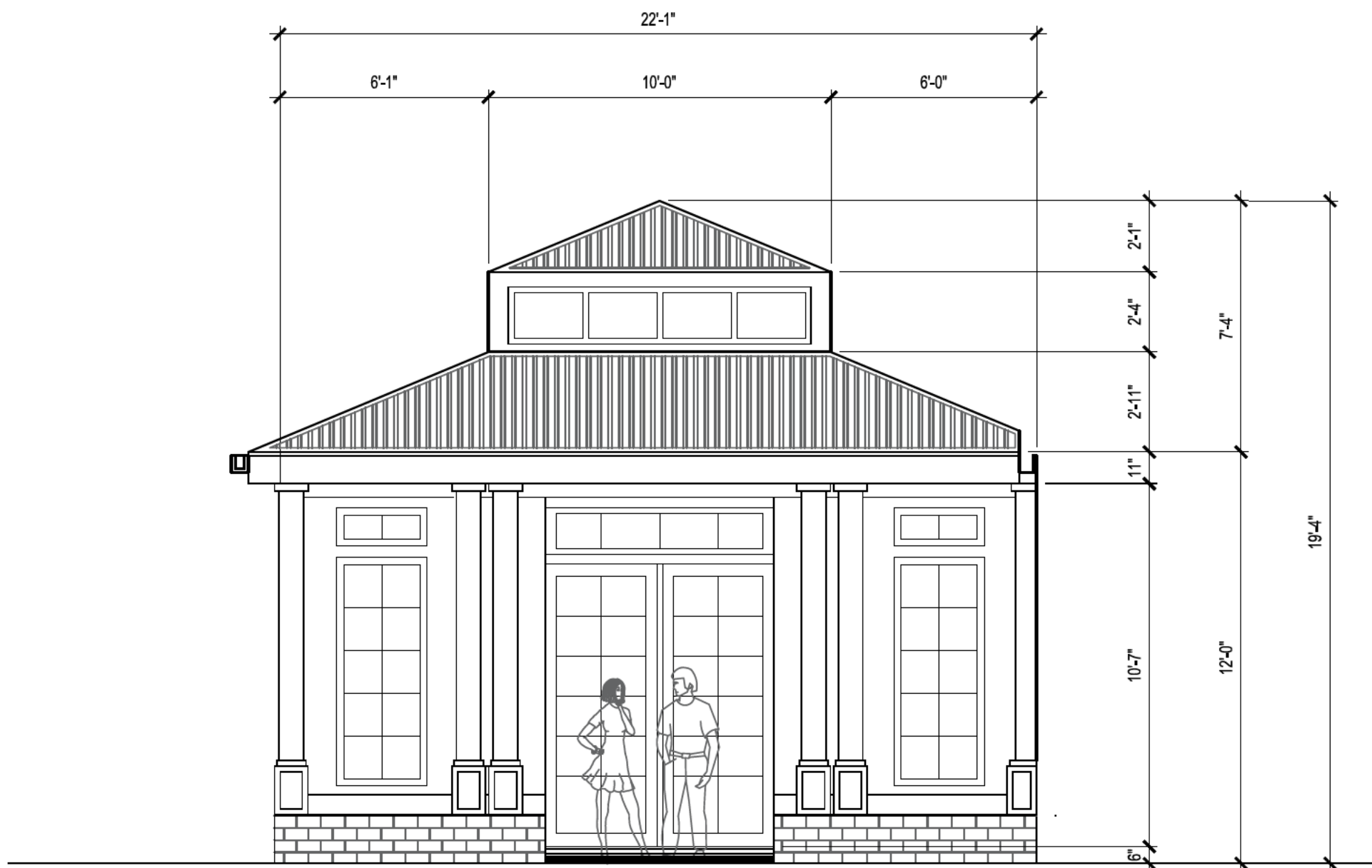
2



SIDE ELEVATION

SCALE 1/4" = 1'-0"

3



REAR ELEVATION

SCALE 1/4" = 1'-0"

4

ELECTRIC SYMBOLS

- CARBON MONOXIDE DETECTOR
- SURFACE MOUNT LIGHT
- SURFACE MOUNTED WALL LIGHT
- RECEPTACLE
- SWITCH
- CEILING FAN ONLY UNLESS NOTED

THIS ELECTRICAL LAYOUT IS SCHEMATIC ONLY!

ADDITION - STORAGE BUILDING

3538 SOUTH FULTON AVENUE, HAPEVILLE GA. 30354

SCOPE OF WORK:
NEW CONSTRUCTION OF 454 SF ENCLOSED GLASS & WOOD STRUCTURE FOR
STORAGE PURPOSE.

owner : Tim Thomas
phone : 404-435-3655
email : al@200adinc.com
drawn by: Candy D. Villegas

DRAWING No.

A-2



FRONT VIEW

1



RIGHT SIDE VIEW

2



BACK SIDE VIEW

2



RIGHT SIDE VIEW

AREA FOR PROPOSED BUILDING

2



LEFT SIDE VIEW

5

ADDITION - STORAGE BUILDING

3538 SOUTH FULTON AVENUE, HAPEVILLE GA. 30354

SCOPE OF WORK:
NEW CONSTRUCTION OF 454 SF ENCLOSED GLASS & WOOD STRUCTURE FOR
STORAGE PURPOSE.

owner : Tim Thomas
phone : 404-435-3655
email : al@200adinc.com
drawn by: Candy O. Villegas

DRAWING No.

A-3

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 21, 2024

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: Daniel Kerr Contact Number: [REDACTED]

Applicants Address: 1200 Peachtree St, 8th Floor, Atlanta, GA 30309

E-Mail Address: [REDACTED] Zoning Classification: UV

Address of Proposed Work: 3309, 3319, 3327, 3335, 3345 Dogwood Dr., Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800160139, 14 009800160121, 14 009800160113, 14 009800160105, 14-009800160295

Property Owner: Dogwood Assemblage LLC Contact Number: [REDACTED]

Project Description (including occupancy type): _____

The proposed project at 3335 Dogwood Drive will include 58 townhome units across seven buildings. The site plan places two buildings along Dogwood Dr. to create a streetscape that is keeping with the UV Zoning designation. Exterior facades will feature masonry for the first floors and cementitious siding for the second and third floors. The proposed design is traditional in nature and will comply with the fenestration requirements as laid out in the City of Hapeville code.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

[Signature]
Applicants Signature

2/21/2024
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: 92,430 conditioned SF / 111,912 total SF (including garages)

Total Square Footage of existing building: ~13,000 sf

Estimated Cost of Construction: \$12,750,000

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

Existing buildings are combination of masonry and siding. All existing structure to be demolished.

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

Fiber cement siding, brick, asphalt shingles (architectural)

Will any trees be removed to accommodate the project? _____

Yes, see included tree replacement and protection plans.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

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

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

WN 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

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

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

WN 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.

WN 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.

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

WN 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.

William Norris

2/21/2024

Printed Name

Signature

Date

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

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

Existing Dogwood Site Color Photos



Photo 1: From Southeast corner of site on Dogwood Dr.



Photo 2: From Northeast corner of site on Dogwood Dr.

Existing Dogwood Site Color Photos



Photo 3: From Middle of site on Dogwood Dr.

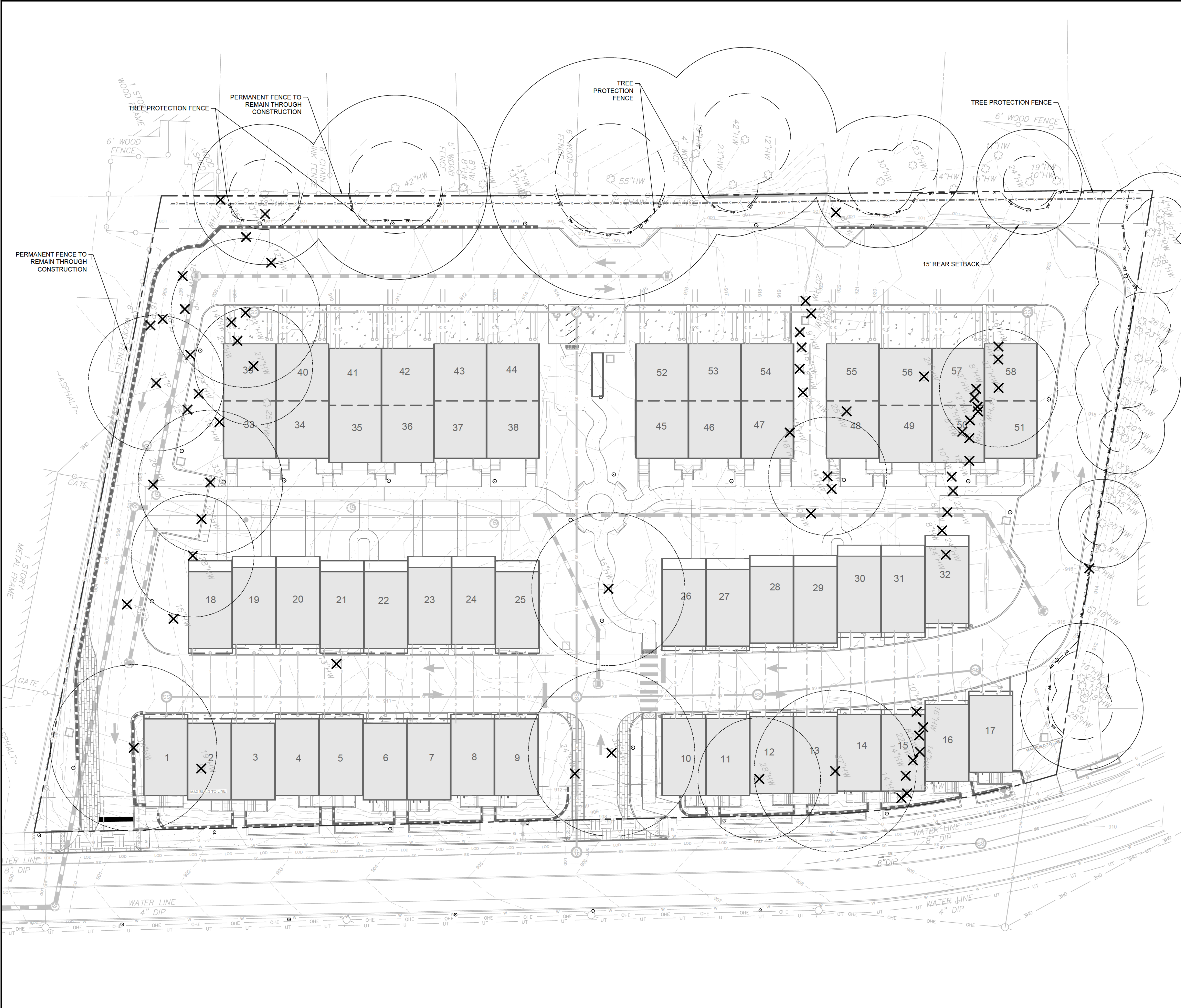
Interior Site Photos



Existing Dogwood Site Color Photos



Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-00 TREE SAVE PLAN Jan 31, 2024 9:44am by: catherine henderson



TREE PROTECTION LEGEND

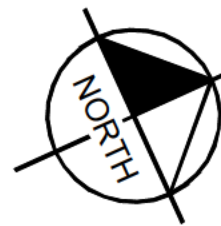
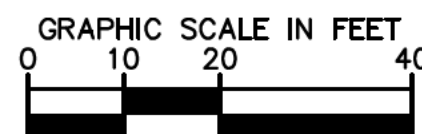
- ✕ TREE TO BE REMOVED
- ⊗ SPECIMEN TREE TO BE REMOVED
- BOUNDARY TREE
- ⊙ STRUCTURAL ROOT PLATE OF BOUNDARY TREE

NOTE:

ALL BRUSH AND DEBRIS TO BE CLEARED FROM THE 15' REAR SETBACK. EXISTING TREES TO REMAIN MUST BE RESTORED TO A CLEAN AND HEALTHY CONDITION.

TREE CONSERVATION NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME

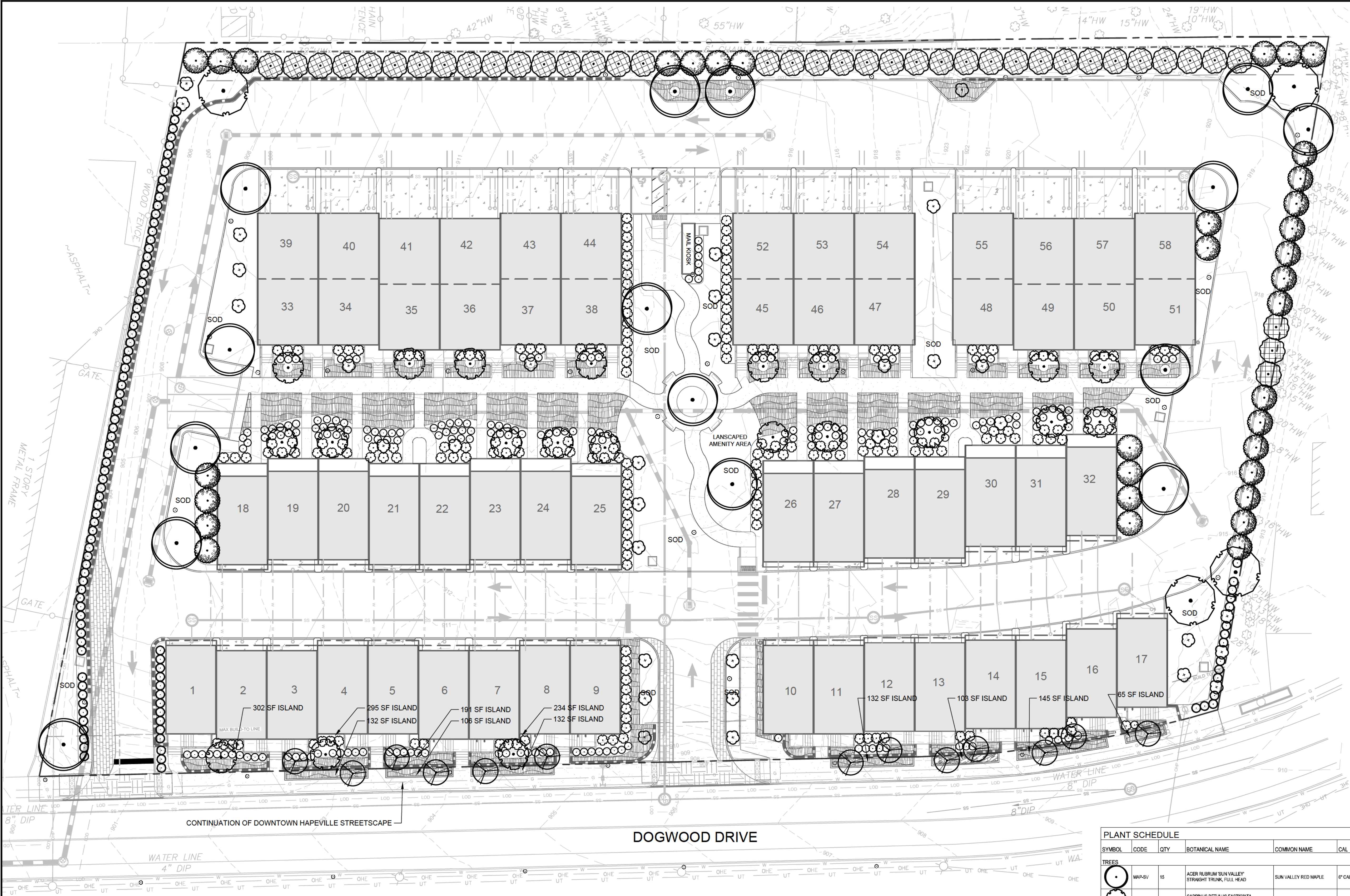


NO.	DATE	BY	DESCRIPTION
8	02/01/2024	TGB	SITE PLAN RESUBMITTAL
			ISSUANCE AND REVISION DESCRIPTIONS



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	10/21/2022
PROJECT NO.	019955008

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT PLAN Jan 31, 2024 9:44am by: catharine henderson



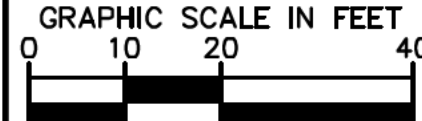
DENSITY REQUIREMENTS:	
TOTAL SITE: 2.98 ACRES	
100' x ACRE REQUIRED	
100' x 2.98 = 298' REQUIRED ON SITE	
13 x 4" CAL. TREES PROVIDED =	52"
98 x 5" CAL. TREES PROVIDED =	490"
48 x 6" CAL. TREES PROVIDED =	288"
TOTAL INCHES PROVIDED =	830"
REQUIREMENT SATISFIED	

LANDMARK TREE REQUIREMENTS:	
1:1 REPLACEMENT REQUIRED	
TOTAL LANDMARK INCHES TO BE REMOVED =	532"
REPLACEMENT INCHES PROVIDED =	830"
DENSITY INCHES REQUIRED =	298"
830" - 298" = 532" REMAINING FOR LANDMARK TREE REPLACEMENT	
532" - 532" = 0"	
REQUIREMENT SATISFIED	

IRRIGATION:	
THE SITE LANDSCAPE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM	

PLANT SCHEDULE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS	%
TREES										
	MAP-SV	15	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	6" CAL	-	-	B&B	STRAIGHT TRUNK, FULL HEAD	9%
	HRN-CL	21	CARPINUS BETULUS FASTIGIATA	COLUMNAR HORNBEAM	5" CAL	-	-	B&B	STRAIGHT TRUNK, FULL HEAD	13%
	QAK-WO	4	QUERCUS PHELLOS	WILLOW OAK	5" CAL	-	-	B&B	STRAIGHT TRUNK, FULL HEAD	3%
	QAK-SGA	33	QUERCUS ROBUR X ALBA 'SHAWNEE'	SKINNY GENES OAK	6" CAL	-	-	B&B	STRAIGHT TRUNK, FULL HEAD	21%
EVERGREEN TREES										
	JUN-BRC	39	JUNIPERUS VIRGINIANA 'BROOK'	BROOK EASTERN RED CEDAR	5" CAL	12-15' HT	-	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	25%
	ARB-GG	34	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5" CAL	12-15' HT	2-3' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	21%
FLOWERING TREES										
	RRD-EA	13	CERCIS CANADENSIS	EASTERN REDBUD	4" CAL	10-12' HT	-	B&B	SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	8%
SHRUBS										
	SHR-B1	199	*****	SHRUB FOUNDATION	3 GAL	24"X36" HT.	18"X24"		DENSE FOLIAGE	
	SHR-B2	215	*****	SHRUB ACCENT	3 GAL	24"X36" HT.	18"X24"		DENSE FOLIAGE	
	SHR-B3	103	*****	SHRUB HEDGE	3 GAL	24"X36" HT.	18"X24"		DENSE FOLIAGE	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD		REMARKS	TOTAL = 100%
GROUND COVERS										
	GRND-1	2,737	*****	DENSE FOLIAGE	GROUND COVER	1 GAL			16" W/L	DENSE FOLIAGE
SOD/SEED										
	SOD-BER	11,421 SF	CYNODON DACTYLON 415 HYBRID	BERMUDA GRASS	SOD				TIGHT JOINTS, ROLL, ALL SOD SMOOTH	

* ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM
* ALL DECIDUOUS TREES (MULTI TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM
* ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM



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 document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PREPARED BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

PREPARED FOR

MILLER LOWRY

2864 PEACHTREE ROAD NW SUITE 540
ATLANTA, GA 30305

PROJECT

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160.339

GSWCC NO (LEVEL II)

0000077807

DRAWN BY

CLH

DESIGNED BY

CLH/EHS

REVIEWED BY

EHS

DATE

10/21/2022

PROJECT NO.

019955008

TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-01

DATE

02/01/2024

TOB

BY

ISSUANCE AND REVISION DESCRIPTIONS

Page 28 of 123

3201 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment for 3309 – 3345 Dogwood Drive, Hapeville

May 8, 2023

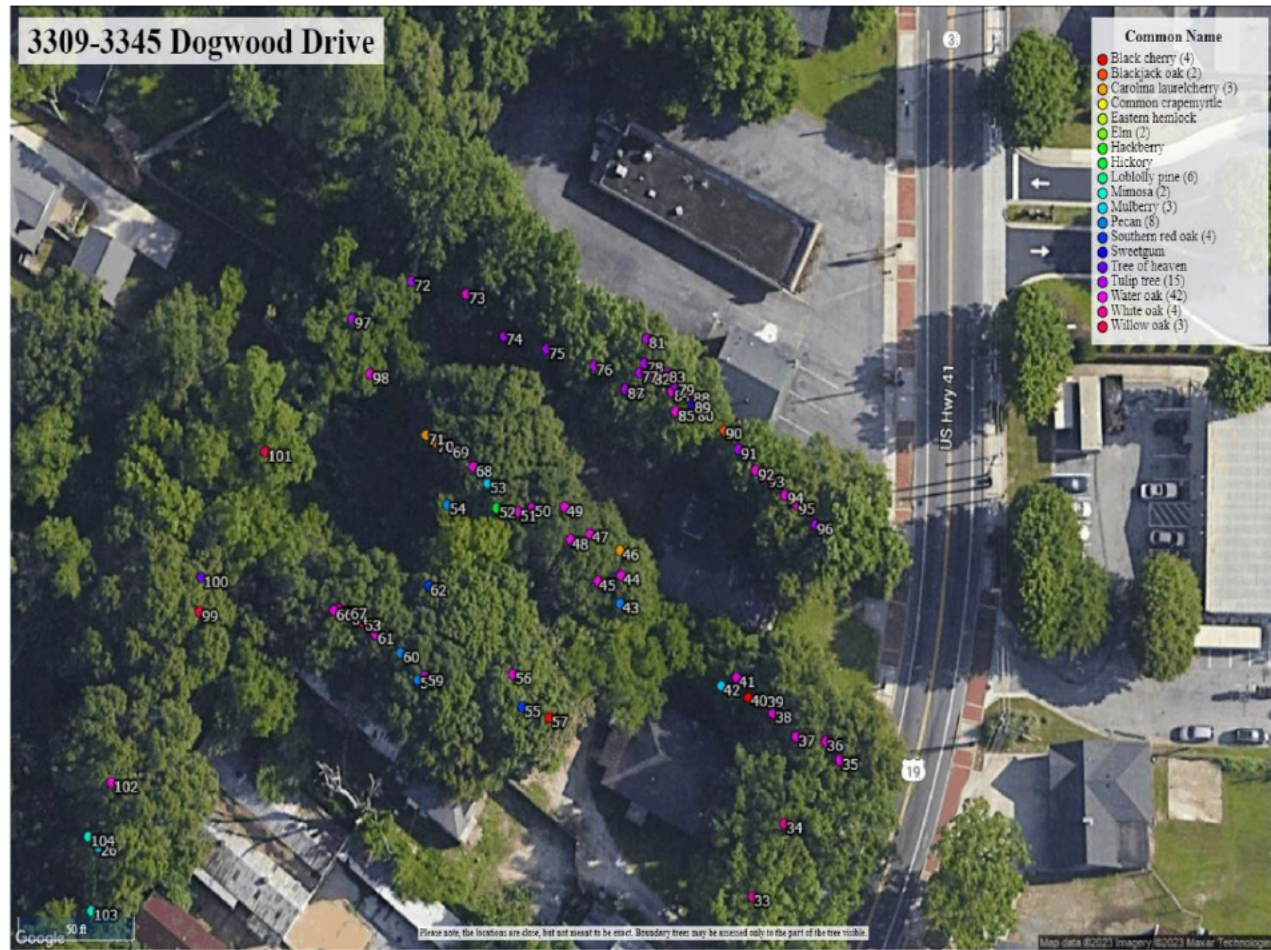
Eric Shade
Kimley-Horn
1200 Peachtree Street, NE
Suite 800
Atlanta, GA 30309

Dear Eric:

Based on the site map below, I completed a Level 2 tree assessment, and the condition of each tree is shown on the spreadsheet.



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 2

[illegible]

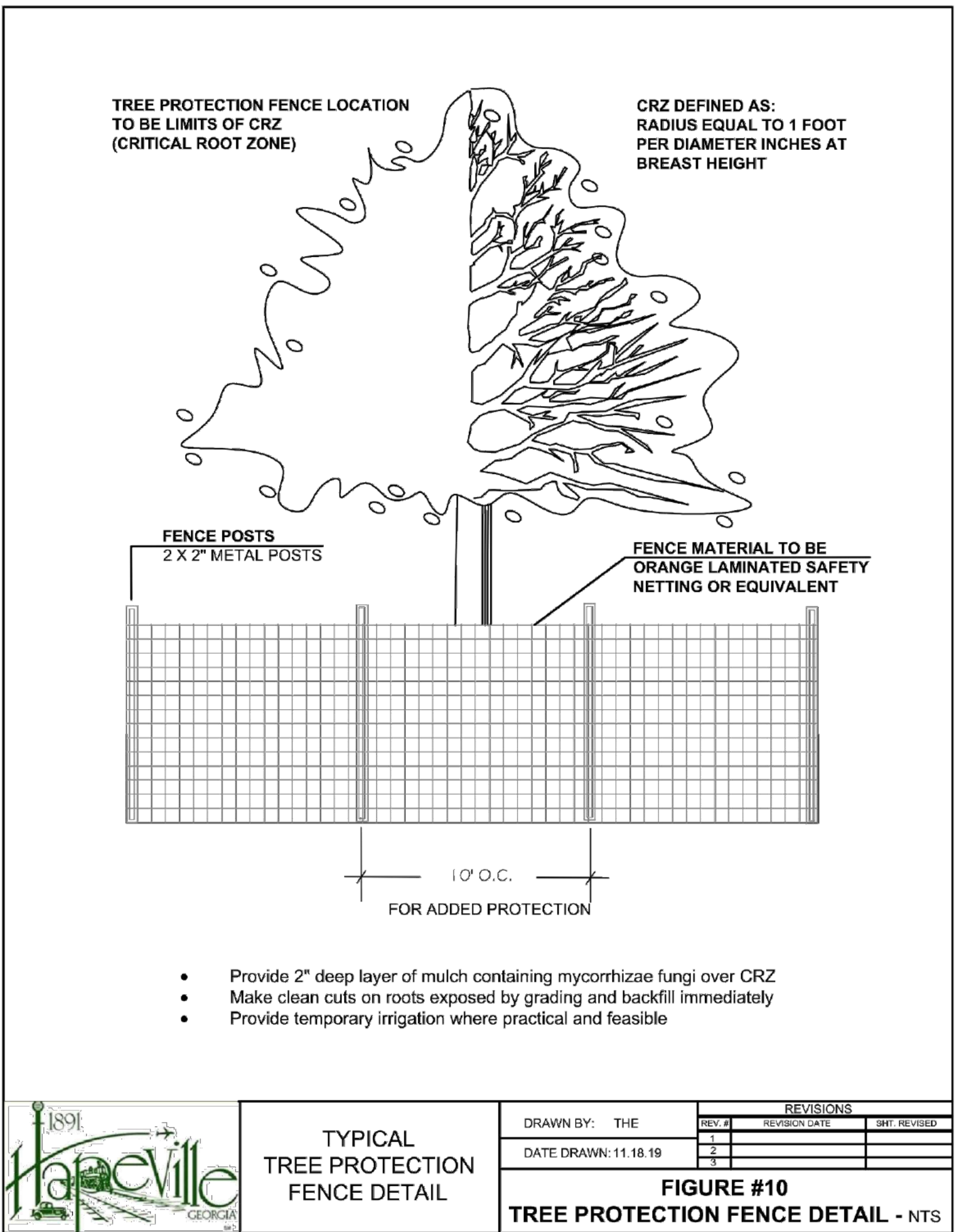
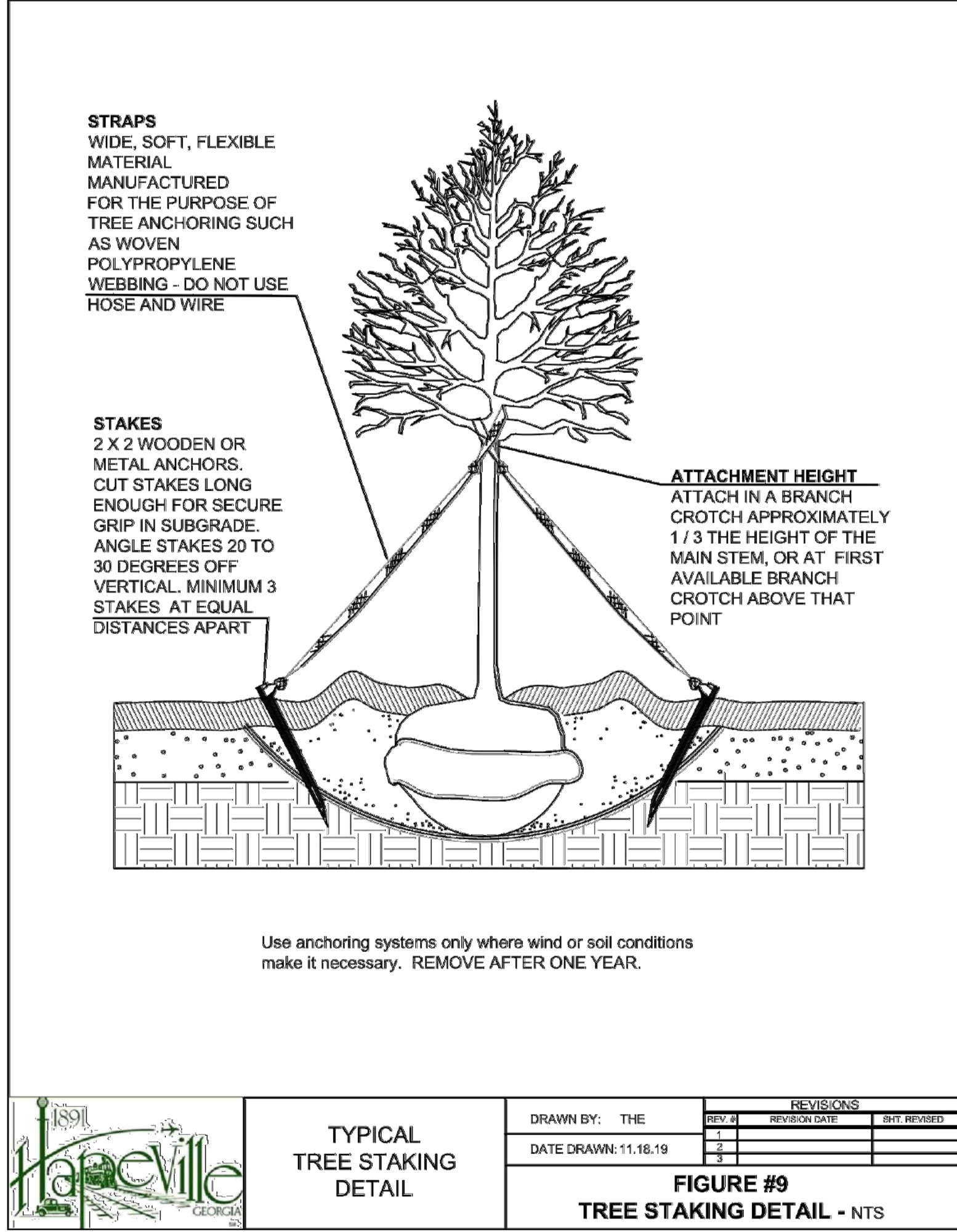
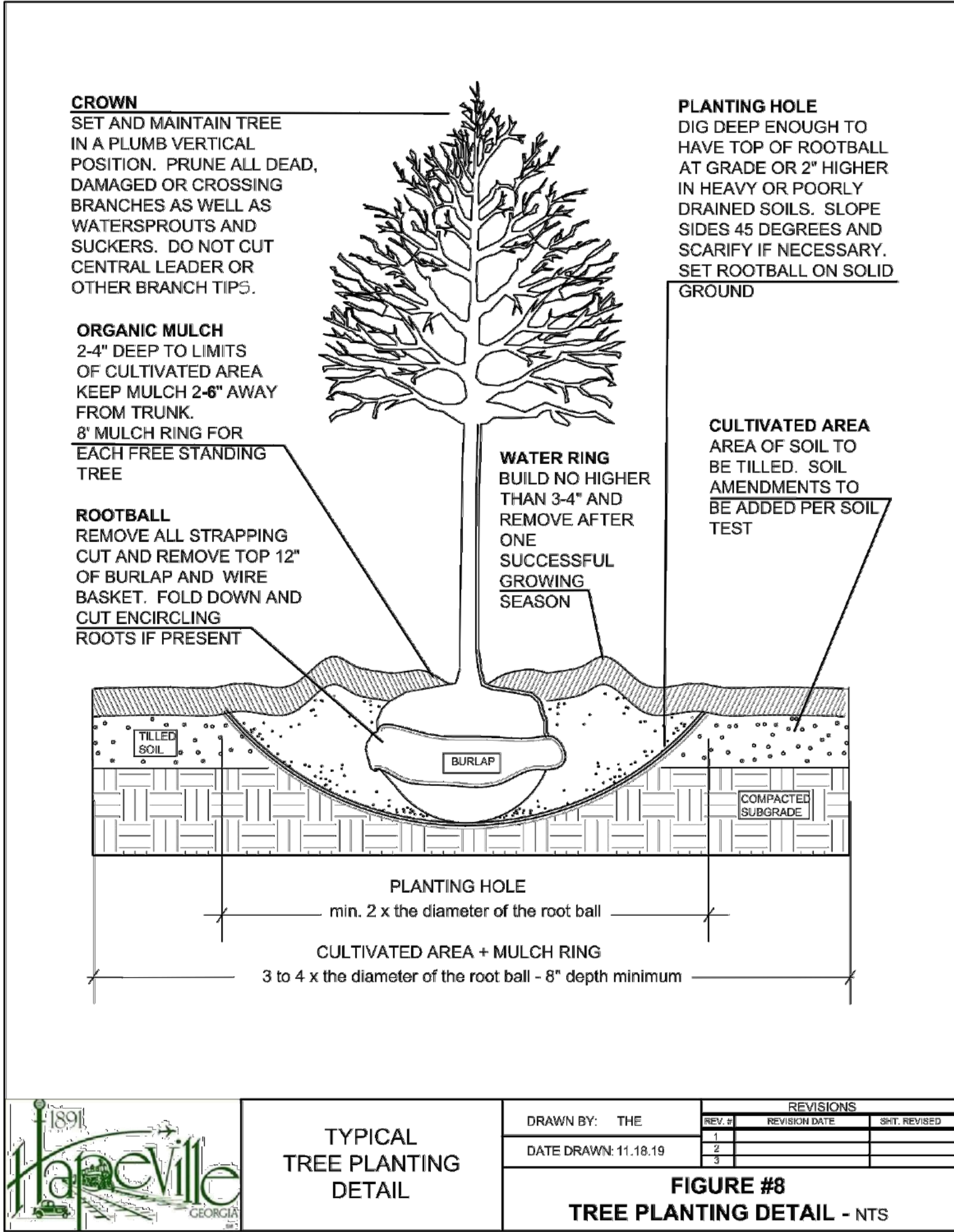
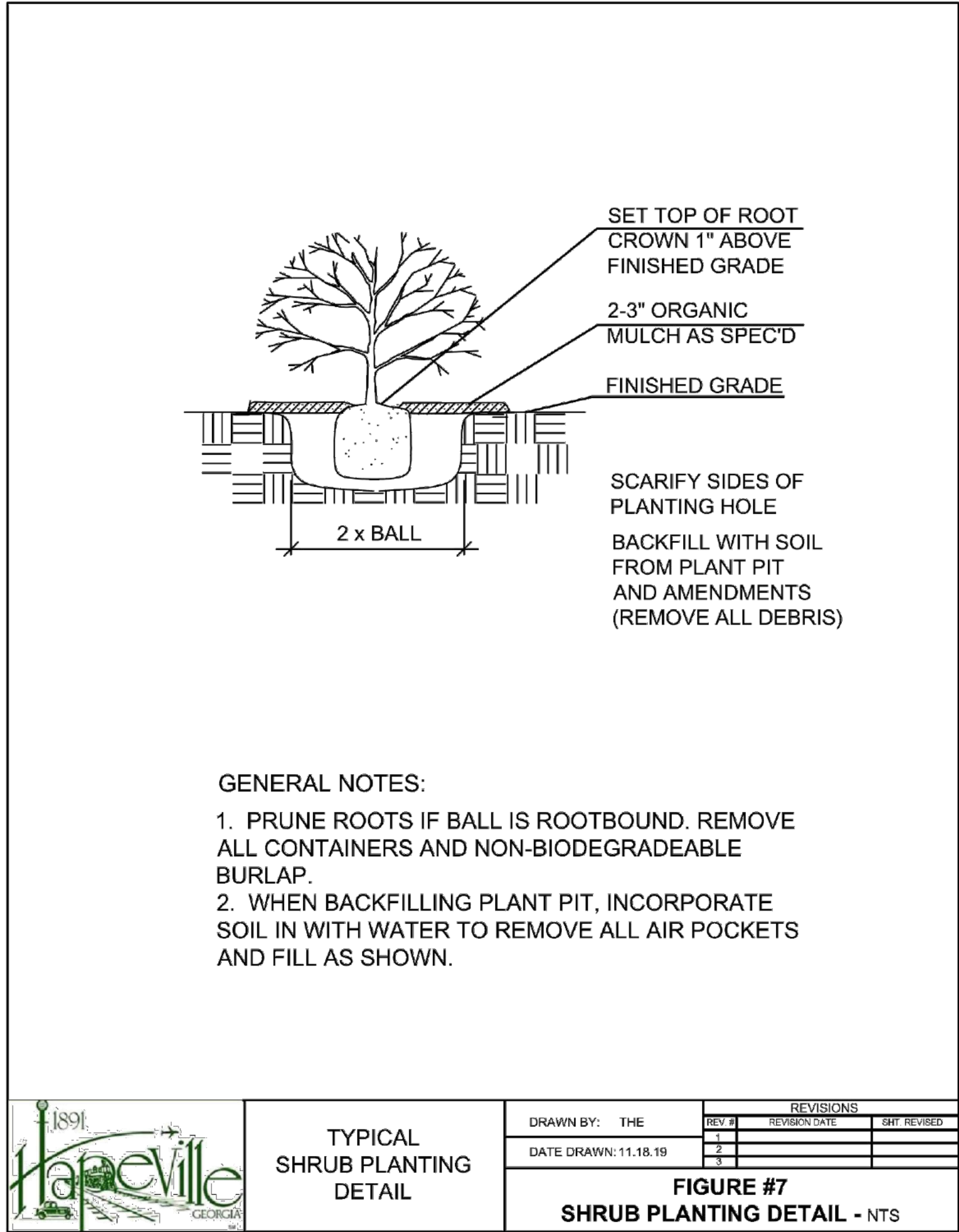
Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 3

Team (Country Name)	Coach/Trainer	Discipline	Event	Rank 1	Rank 2	Rank 3	Score (Points)	Qualification	Final	Score	Overall Ranking	Notes
Team USA	Coach Smith	Swimming	100m Freestyle	1:50.00	1:52.00	1:55.00	54.00	1st	55.00	109.00	1st	
Team USA	Coach Smith	Swimming	200m Freestyle	2:05.00	2:08.00	2:10.00	63.00	2nd	64.00	127.00	2nd	
Team USA	Coach Smith	Swimming	400m Freestyle	4:20.00	4:25.00	4:30.00	125.00	3rd	126.00	251.00	3rd	
Team USA	Coach Smith	Swimming	800m Freestyle	8:40.00	8:45.00	8:50.00	250.00	4th	251.00	501.00	4th	
Team USA	Coach Smith	Swimming	1600m Freestyle	17:30.00	17:35.00	17:40.00	500.00	5th	501.00	1001.00	5th	
Team USA	Coach Smith	Swimming	3200m Freestyle	34:30.00	34:35.00	34:40.00	1000.00	6th	1001.00	2001.00	6th	
Team USA	Coach Smith	Swimming	6400m Freestyle	69:30.00	69:35.00	69:40.00	2000.00	7th	2001.00	4001.00	7th	
Team USA	Coach Smith	Swimming	12800m Freestyle	138:30.00	138:35.00	138:40.00	4000.00	8th	4001.00	8001.00	8th	
Team USA	Coach Smith	Swimming	25600m Freestyle	283:30.00	283:35.00	283:40.00	8000.00	9th	8001.00	16001.00	9th	
Team USA	Coach Smith	Swimming	51200m Freestyle	568:30.00	568:35.00	568:40.00	16000.00	10th	16001.00	32001.00	10th	
Team USA	Coach Smith	Swimming	102400m Freestyle	1138:30.00	1138:35.00	1138:40.00	32000.00	11th	32001.00	64001.00	11th	
Team USA	Coach Smith	Swimming	204800m Freestyle	2303:30.00	2303:35.00	2303:40.00	64000.00	12th	64001.00	128001.00	12th	
Team USA	Coach Smith	Swimming	409600m Freestyle	4608:30.00	4608:35.00	4608:40.00	128000.00	13th	128001.00	256001.00	13th	
Team USA	Coach Smith	Swimming	819200m Freestyle	9218:30.00	9218:35.00	9218:40.00	256000.00	14th	256001.00	512001.00	14th	
Team USA	Coach Smith	Swimming	1638400m Freestyle	18438:30.00	18438:35.00	18438:40.00	512000.00	15th	512001.00	1024001.00	15th	
Team USA	Coach Smith	Swimming	3276800m Freestyle	36878:30.00	36878:35.00	36878:40.00	1024000.00	16th	1024001.00	2048001.00	16th	
Team USA	Coach Smith	Swimming	6553600m Freestyle	73758:30.00	73758:35.00	73758:40.00	2048000.00	17th	2048001.00	4096001.00	17th	
Team USA	Coach Smith	Swimming	13107200m Freestyle	147518:30.00	147518:35.00	147518:40.00	4096000.00	18th	4096001.00	8192001.00	18th	
Team USA	Coach Smith	Swimming	26214400m Freestyle	295038:30.00	295038:35.00	295038:40.00	8192000.00	19th	8192001.00	16384001.00	19th	
Team USA	Coach Smith	Swimming	52428800m Freestyle	590078:30.00	590078:35.00	590078:40.00	16384000.00	20th	16384001.00	32768001.00	20th	
Team USA	Coach Smith	Swimming	104857600m Freestyle	1180158:30.00	1180158:35.00	1180158:40.00	32768000.00	21st	32768001.00	65536001.00	21st	
Team USA	Coach Smith	Swimming	209715200m Freestyle	2360318:30.00	2360318:35.00	2360318:40.00	65536000.00	22nd	65536001.00	131072001.00	22nd	
Team USA	Coach Smith	Swimming	419430400m Freestyle	4720638:30.00	4720638:35.00	4720638:40.00	131072000.00	23rd	131072001.00	262144001.00	23rd	
Team USA	Coach Smith	Swimming	838860800m Freestyle	9441278:30.00	9441278:35.00	9441278:40.00	262144000.00	24th	262144001.00	524288001.00	24th	
Team USA	Coach Smith	Swimming	1677721600m Freestyle	18882558:30.00	18882558:35.00	18882558:40.00	524288000.00	25th	524288001.00	1048576001.00	25th	
Team USA	Coach Smith	Swimming	3355443200m Freestyle	37765118:30.00	37765118:35.00	37765118:40.00	1048576000.00	26th	1048576001.00	2097152001.00	26th	
Team USA	Coach Smith	Swimming	6710886400m Freestyle	75530238:30.00	75530238:35.00	75530238:40.00	2097152000.00	27th	2097152001.00	4194304001.00	27th	
Team USA	Coach Smith	Swimming	13421772800m Freestyle	151060478:30.00	151060478:35.00	151060478:40.00	4194304000.00	28th	4194304001.00	8388608001.00	28th	
Team USA	Coach Smith	Swimming	26843545600m Freestyle	302120958:30.00	302120958:35.00	302120958:40.00	8388608000.00	29th	8388608001.00	16777216001.00	29th	
Team USA	Coach Smith	Swimming	53687091200m Freestyle	604241918:30.00	604241918:35.00	604241918:40.00	16777216000.00	30th	16777216001.00	33554432001.00	30th	
Team USA	Coach Smith	Swimming	107374182400m Freestyle	1208483838:30.00	1208483838:35.00	1208483838:40.00	33554432000.00	31st	33554432001.00	67108864001.00	31st	
Team USA	Coach Smith	Swimming	214748364800m Freestyle	2416967678:30.00	2416967678:35.00	2416967678:40.00	67108864000.00	32nd	67108864001.00	134217728001.00	32nd	
Team USA	Coach Smith	Swimming	429496729600m Freestyle	4833935358:30.00	4833935358:35.00	4833935358:40.00	134217728000.00	33rd	134217728001.00	268435456001.00	33rd	
Team USA	Coach Smith	Swimming	858993459200m Freestyle	9667870718:30.00	9667870718:35.00	9667870718:40.00	268435456000.00	34th	268435456001.00	536870912001.00	34th	
Team USA	Coach Smith	Swimming	1717986918400m Freestyle	19335741438:30.00	19335741438:35.00	19335741438:40.00	536870912000.00	35th	536870912001.00	1073741824001.00	35th	
Team USA	Coach Smith	Swimming	3435973836800m Freestyle	38671482878:30.00	38671482878:35.00	38671482878:40.00	1073741824000.00	36th	1073741824001.00	2147483648001.00	36th	
Team USA	Coach Smith	Swimming	6871947673600m Freestyle	77342965758:30.00	77342965758:35.00	77342965758:40.00	2147483648000.00	37th	2147483648001.00	4294967296001.00	37th	
Team USA	Coach Smith	Swimming	13743895347200m Freestyle	154685931518:30.00	154685931518:35.00	154685931518:40.00	4294967296000.00	38th	4294967296001.00	8589934592001.00	38th	
Team USA	Coach Smith	Swimming	27487790694400m Freestyle	309371863038:30.00	309371863038:35.00	309371863038:40.00	8589934592000.00	39th	8589934592001.00	17179869184001.00	39th	
Team USA	Coach Smith	Swimming	54975581388800m Freestyle	618743726078:30.00	618743726078:35.00	618743726078:40.00	17179869184000.00	40th	17179869184001.00	34359738368001.00	40th	
Team USA	Coach Smith	Swimming	109951162777600m Freestyle	1237487452158:30.00	1237487452158:35.00	1237487452158:40.00	34359738368000.00	41st	34359738368001.00	68719476736001.00	41st	
Team USA	Coach Smith	Swimming	219902325555200m Freestyle	2474974904318:30.00	2474974904318:35.00	2474974904318:40.00	68719476736000.00	42nd	68719476736001.00	137438953472001.00	42nd	
Team USA	Coach Smith	Swimming	439804651110400m Freestyle	4949949808638:30.00	4949949808638:35.00	4949949808638:40.00	137438953472000.00	43rd	137438953472001.00	274877906944001.00	43rd	
Team USA	Coach Smith	Swimming	879609302220800m Freestyle	9899899617278:30.00	9899899617278:35.00	9899899617278:40.00	274877906944000.00	44th	274877906944001.00	549755813888001.00	44th	
Team USA	Coach Smith	Swimming	1759218604441600m Freestyle	19799799234558:30.00	19799799234558:35.00	19799799234558:40.00	549755813888000.00	45th	549755813888001.00	1099511627776001.00	45th	
Team USA	Coach Smith	Swimming	3518437208883200m Freestyle	39599598469118:30.00	39599598469118:35.00	39599598469118:40.00	1099511627776000.00	46th	1099511627776001.00	2199023255552001.00	46th	
Team USA	Coach Smith	Swimming	7036874417766400m Freestyle	79199196938238:30.00	79199196938238:35.00	79199196938238:40.00	2199023255552000.00	47th	2199023255552001.00	4398046511104001.00	47th	
Team USA	Coach Smith	Swimming	14073748835532800m Freestyle	158398393876478:30.00	158398393876478:35.00	158398393876478:40.00	4398046511104000.00	48th	4398046511104001.00	8796093022208001.00	48th	
Team USA	Coach Smith	Swimming	28147497671065600m Freestyle	316796787752958:30.00	316796787752958:35.00	316796787752958:40.00	8796093022208000.00	49th	8796093022208001.00	17592186044416001.00	49th	
Team USA	Coach Smith	Swimming	56294995342131200m Freestyle	633593575505918:30.00	633593575505918:35.00	633593575505918:40.00	17592186044416000.00	50th	17592186044416001.00	35184372088832001.00	50th	
Team USA	Coach Smith	Swimming	112589990684262400m Freestyle	1267187151011838:30.00	1267187151011838:35.00	1267187151011838:40.00	35184372088832000.00	51st	35184372088832001.00	70368744177664001.00	51st	
Team USA	Coach Smith	Swimming	225179981368524800m Freestyle	2534374302023678:30.00	2534374302023678:35.00	2534374302023678:40.00	70368744177664000.00	52nd	70368744177664001.00	140737488355328001.00	52nd	
Team USA	Coach Smith	Swimming	450359962737049600m Freestyle	5068748604047358:30.00	5068748604047358:35.00	5068748604047358:40.00	140737488355328000.00	53rd	140737488355328001.00	281474976710656001.00	53rd	
Team USA	Coach Smith	Swimming	900719925474099200m Freestyle	10137497208094718:30.00	10137497208094718:35.00	10137497208094718:40.00	281474976710656000.00	54th	281474976710656001.00	562949953421312001.00	54th	
Team USA	Coach Smith	Swimming	1801439850948198400m Freestyle	20274994416189438:30.00	20274994416189438:35.00	20274994416189438:40.00	562949953421312000.00	55th	562949953421312001.00	1125899906842624001.00	55th	
Team USA	Coach Smith	Swimming	3602879701896396800m Freestyle	40549988832378878:30.00	40549988832378878:35.00	40549988832378878:40.00	1125899906842624000.00	56th	1125899906842624001.00	2251799813685248001.00	56th	
Team USA	Coach Smith	Swimming	7205759403792793600m Freestyle	81099977664757758:30.00	81099977664757758:35.00	81099977664757758:40.00	2251799813685248000.00	57th	81099977664757758.00	4503599627370496001.00	57th	
Team USA	Coach Smith	Swimming	14411518807585587200m Freestyle	162199955329515518:30.00	162199955329515518:35.00	162199955329515518:40.00	4503599627370496000.00	58th	162199955329515518.00	9007199254740992001.00	58th	
Team USA	Coach Smith	Swimming	28823037615171174400m Freestyle	324399910659031038:30.00	324399910659031038:35.00	324399910659031038:40.00	9007199254740992000.00	59th	324399910659031038.00	18014398509481984001.00	59th	
Team USA	Coach Smith	Swimming	57646075230342348800m Freestyle	648799821318062078:30.00	648799821318062078:35.00	648799821318062078:40.00	18014398509481984000.00	60th	648799821318062078.00	36028797018963968001.00	60th	
Team USA	Coach Smith	Swimming	115292150460684697600m Freestyle	1297599642636124158:30.00	1297599642636124158:35.00	1297599642636124158:40.00	36028797018963968000.00	61st	1297599642636124158.00	72057594037927936001.00	61st	
Team USA	Coach Smith	Swimming	230584300921369395200m Freestyle	2595199285272248318:30.00	2595199285272248318:35.00	2595199285272248318:40.00	72057594037927936000.00	62nd	2595199285272248318.00	144115188075855872001.00	62nd	
Team USA	Coach Smith	Swimming	461168601842738790400m Freestyle	5190398570544496638:30.00	5190398570544496638:35.00	5190398570544496638:40.00	144115188075855872000.00	63rd	5190398570544496638.00	288230376151711744001.00	63rd	
Team USA	Coach Smith	Swimming	922337203685477580800m Freestyle	10380797141088993278:30.00	10380797141088993278:35.00	10380797141088993278:40.00	288230376151711744000.00	64th	10380797141088993278.00	4611686018427387904001.00	64th	
Team USA	Coach Smith	Swimming	1844674407370955161600m Freestyle	20761594282177986558:30.00	20761594282177986558:35.00	20761594282177986558:40.00	576460752303423488000.00	65th	20761594282177986558.00	9223372036854775808001.00	65th	
Team USA	Coach Smith	Swimming	3689348814741910323200m Freestyle	41523188564355973118:30.00	41523188							

Locations are close, but not meant to be exact. Boundary trees may be assessed only to the part of the tree visible.



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 4







1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/8" = 1'-0"

- EXPLANATION NOTES:**
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORNER RIGS.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PITCH CHANGES TO BE 12/12 UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/8" = 1'-0"

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REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 03/26/2024

DRAWN BY: M/HART

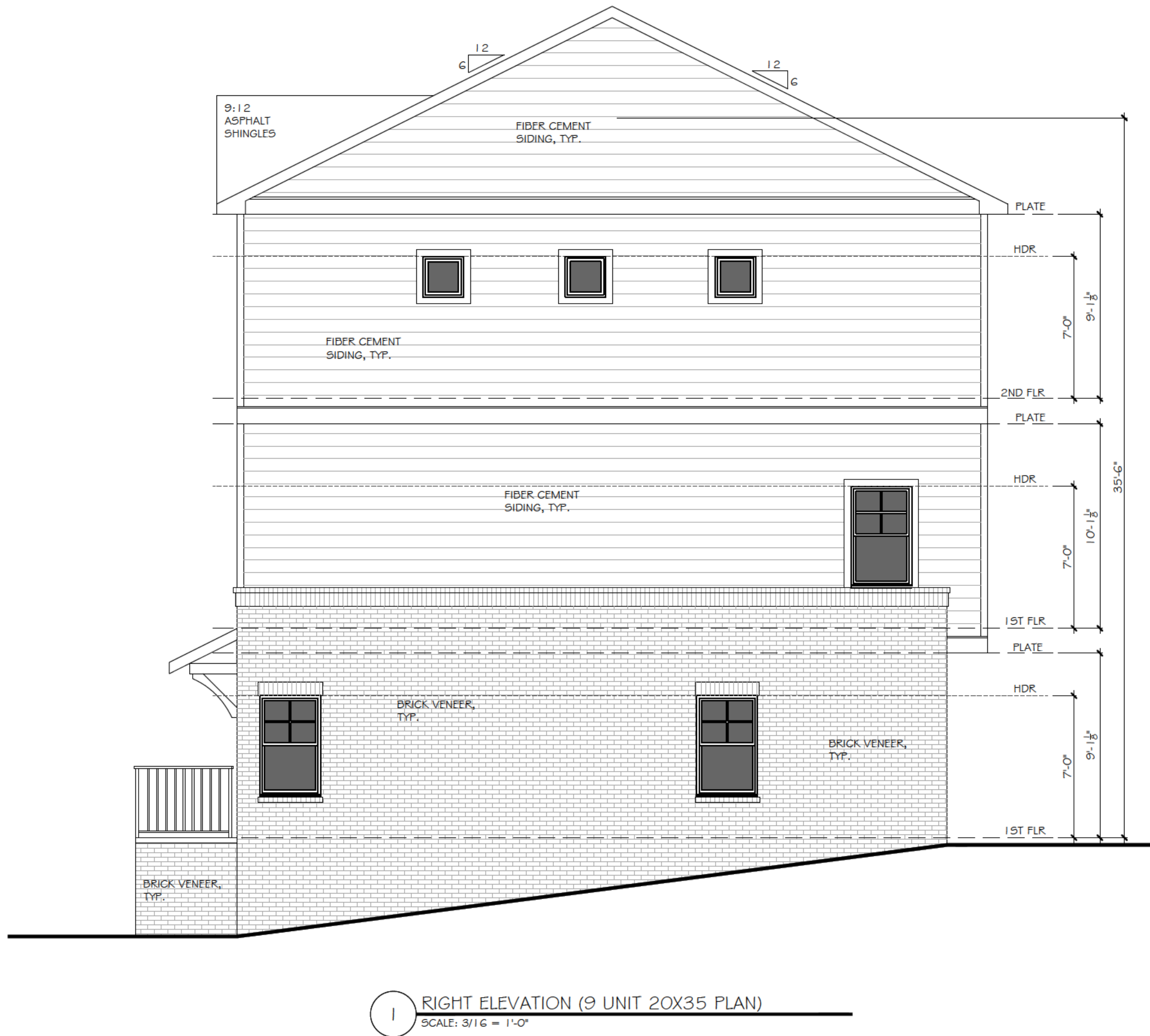
SCALE:

SHEET NO.

A.2.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



The
Hartwin
Group

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.2.1

OF

- NOTES:**
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONSTRUCTION IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH MANUFACTURER ALL WINDOW AND DOOR SIZES. ALL SIZES MUST BE ALUMINUM OR UNFINISHED STEEL.
 4. ALL ROOF PITCHES SHOWN TO BE 12:12 UNLESS NOTED OTHERWISE.



1 FRONT ELEVATION (20x40 PLAN)
Rear Site - 1/P



2 REAR ELEVATION (20x40 PLAN)
Rear Site - 1/P

The Hartwin Group

252 BLACKBRIAR PASS, LILBURN, GA 30007
PHONE: (770) 225-2266 FAX: (688) 45-2782

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 03/04/2004

DRAWN BY: MPART

SCALE:

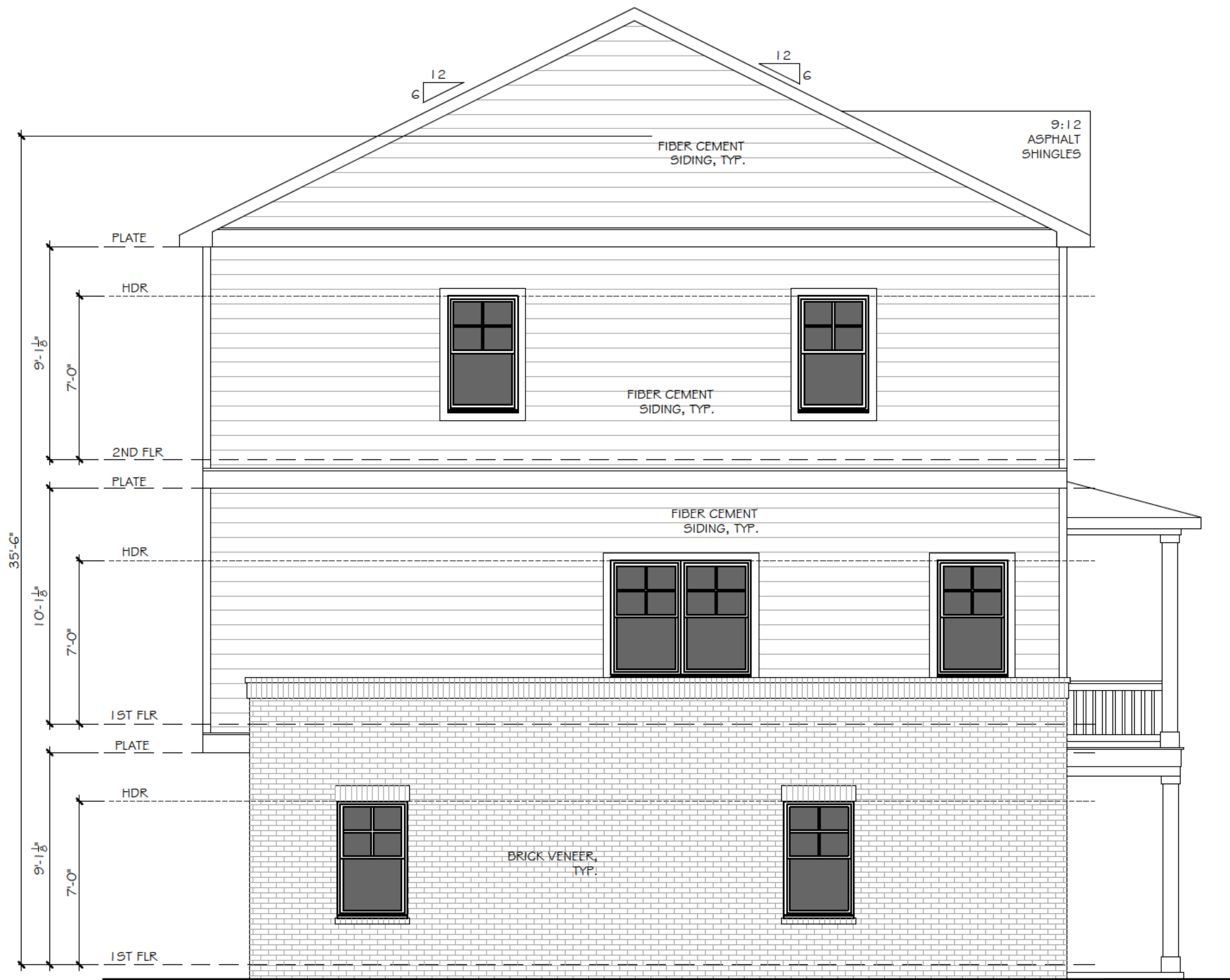
SHEET NO:

A.2.2

OF

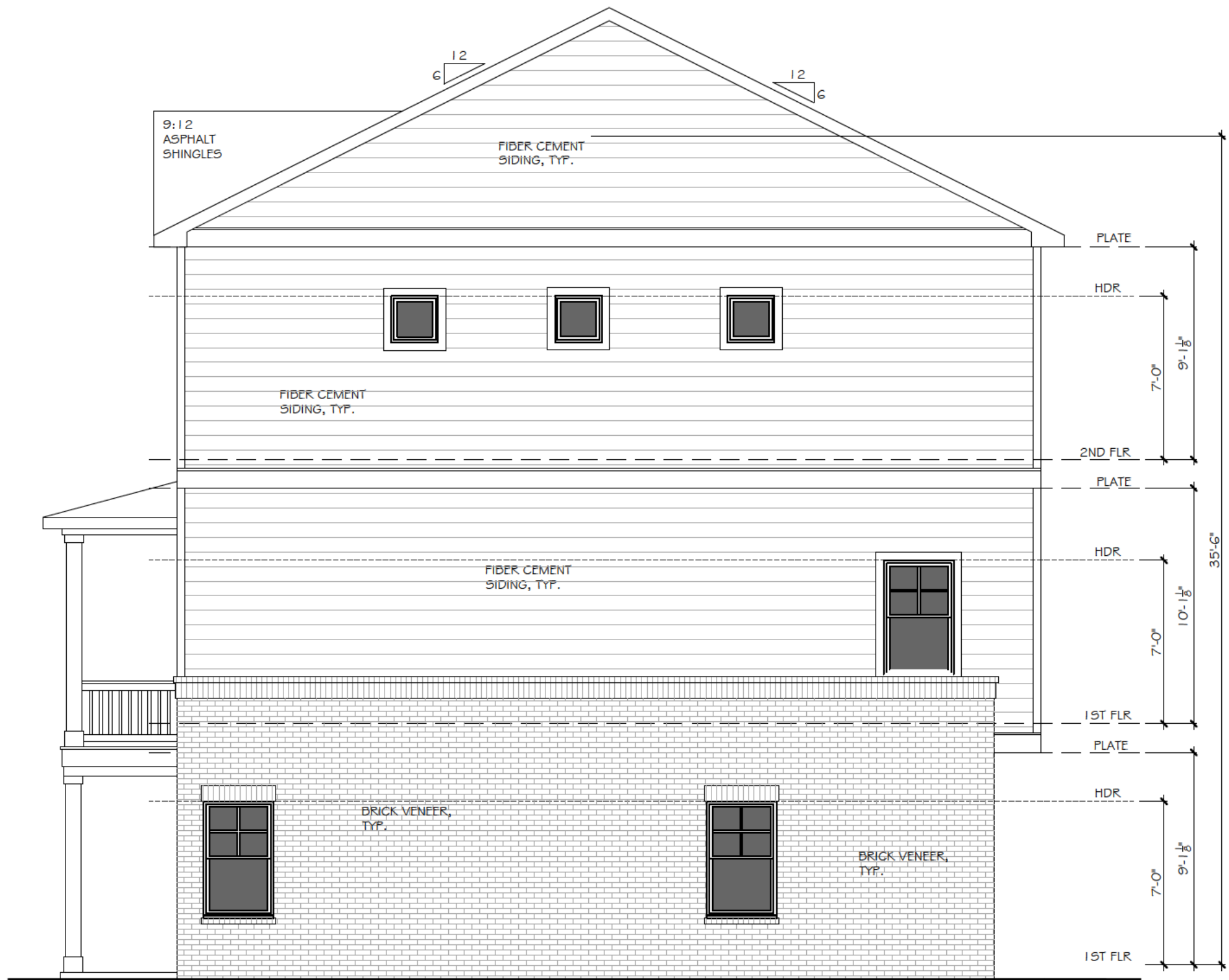
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2 LEFT ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



1 RIGHT ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.2.3

OF

- GENERAL NOTES:**
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE AS SHOWN.
 3. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 4. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.





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REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 03/26/2024

DRAWN BY: MCHART

SCALE:

SHEET NO.

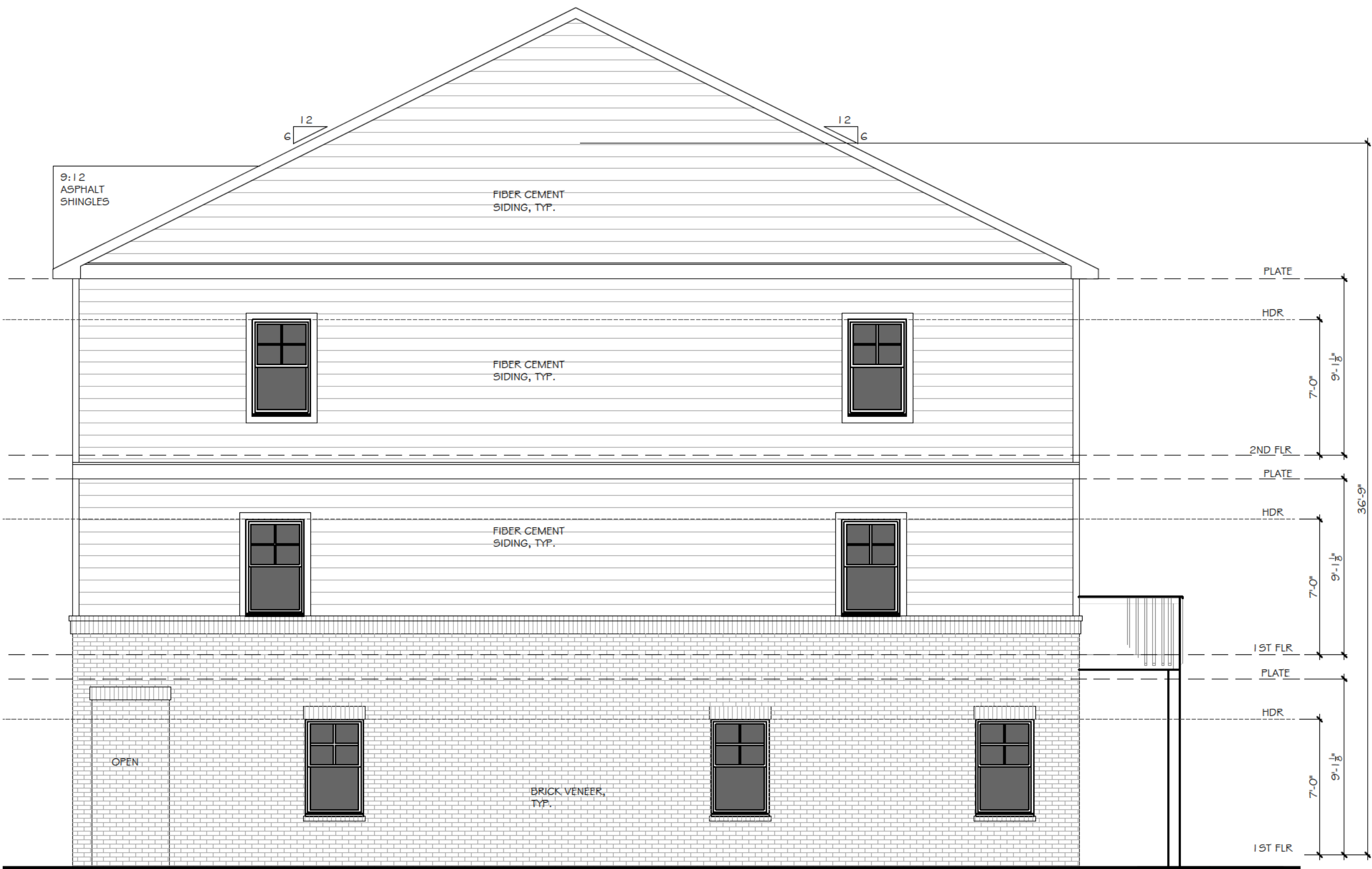
A.2.4

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORES REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



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REVISION CHANGES:

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

DRAWN BY:
MHART

SCALE:

SHEET NO.

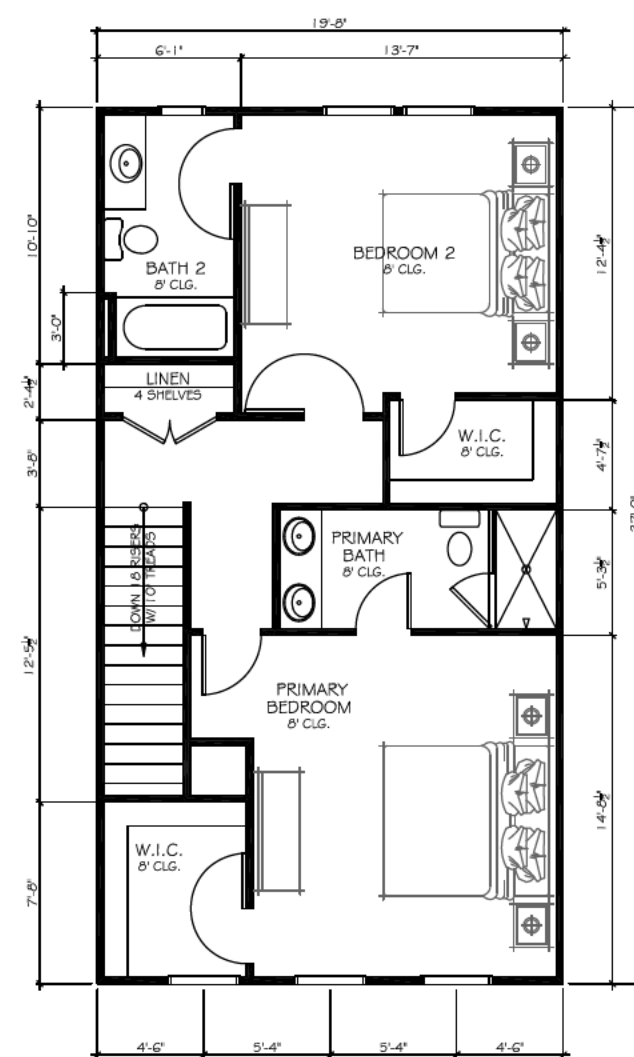
A.2.5

OF

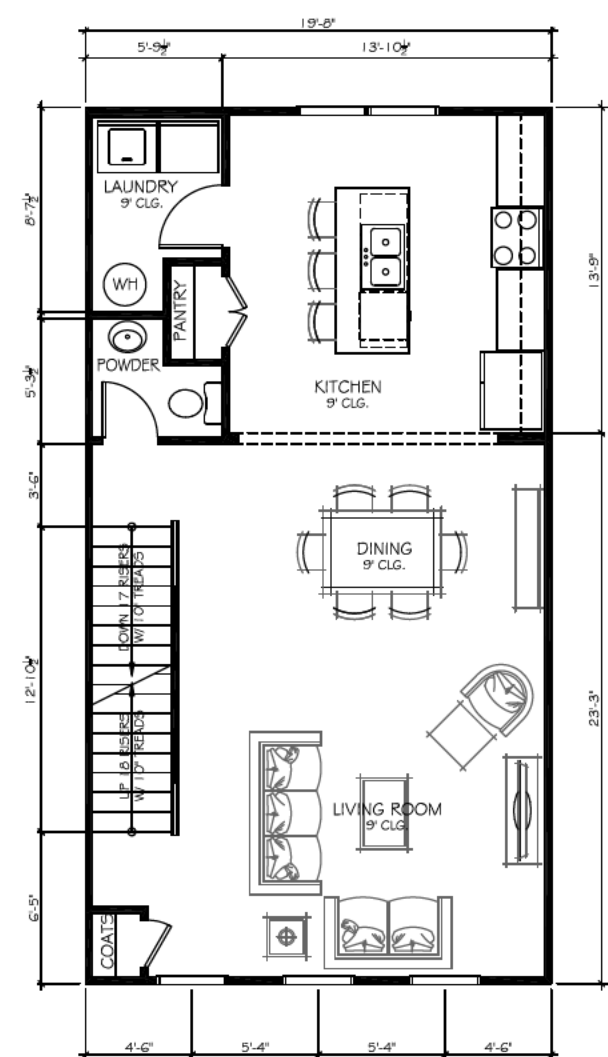
Hapeville Plan A

Terrace -	270 sf
1st Floor -	697 sf
2nd Floor -	697 sf
Total -	1664 sf

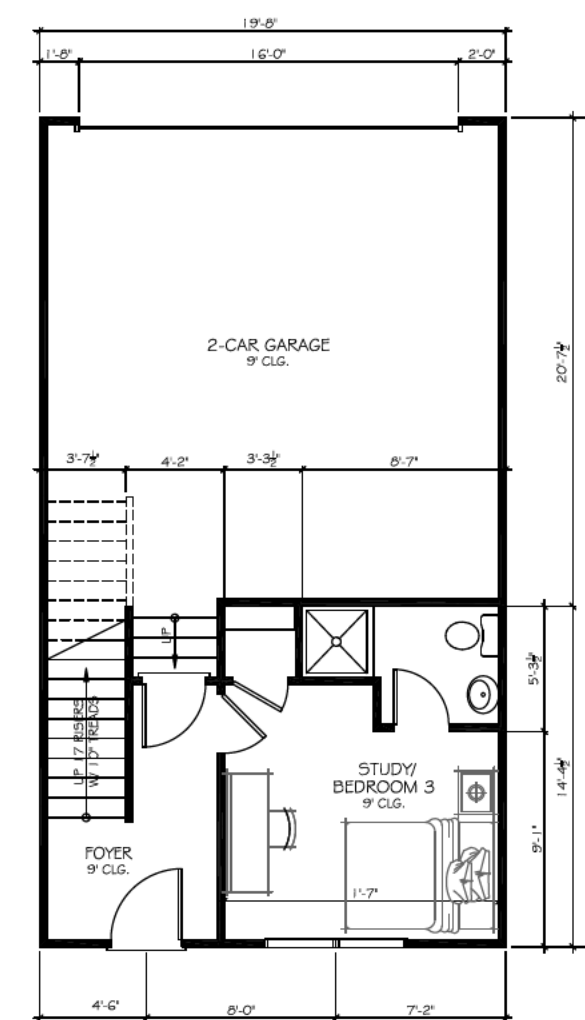
Garage - 413 sf



3rd. Floor Plan



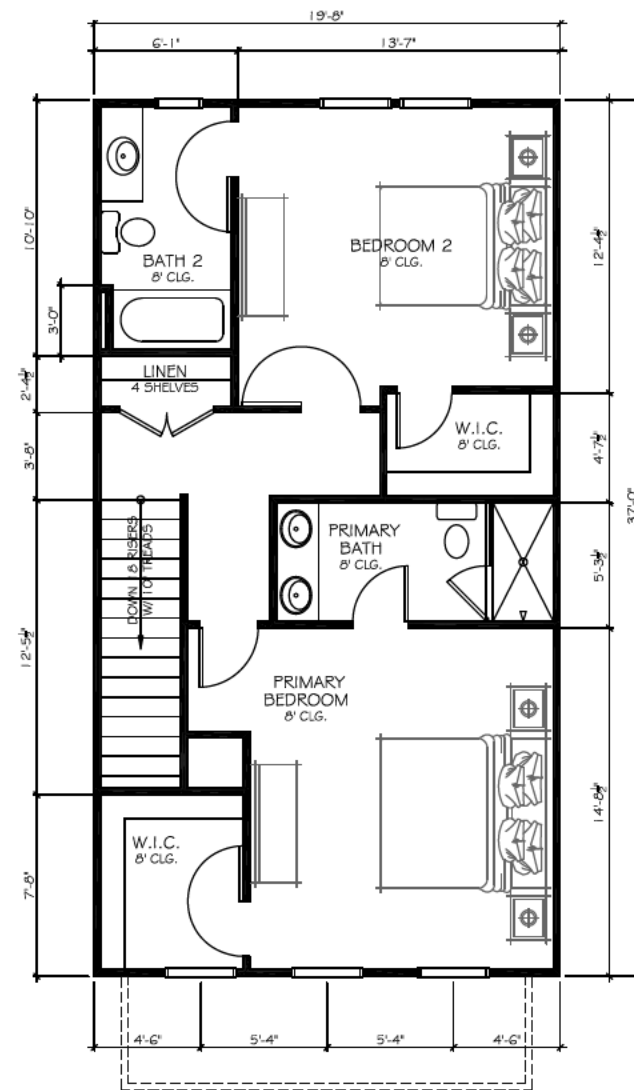
2nd. Floor Plan



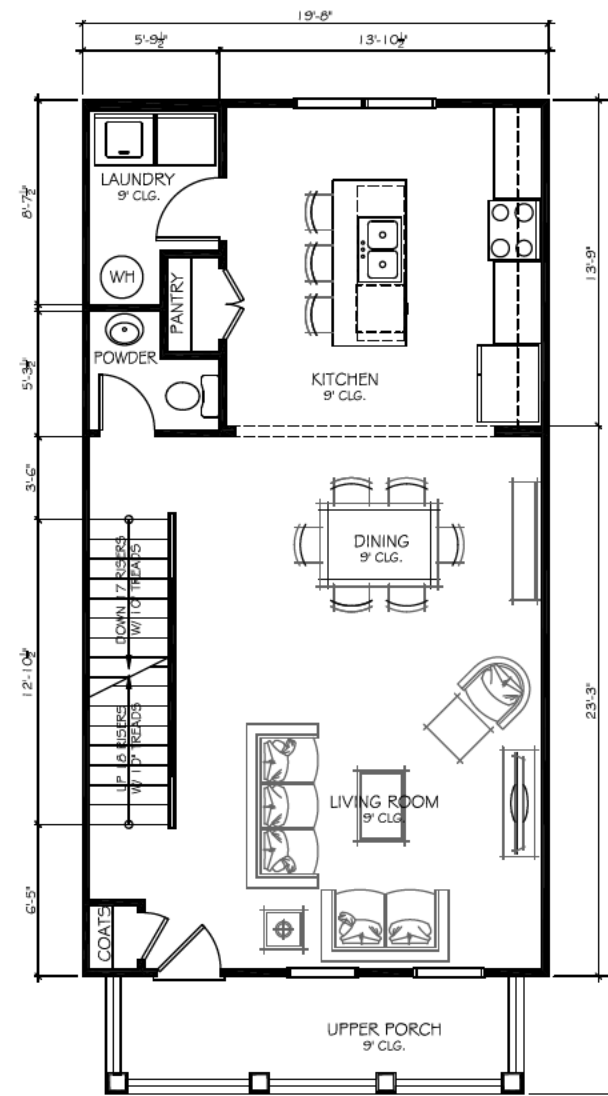
1st. Floor Plan

Hapeville Plan B	
1st Floor -	270 sf
2nd Floor -	697 sf
3rd Floor -	697 sf
Total -	1664 sf

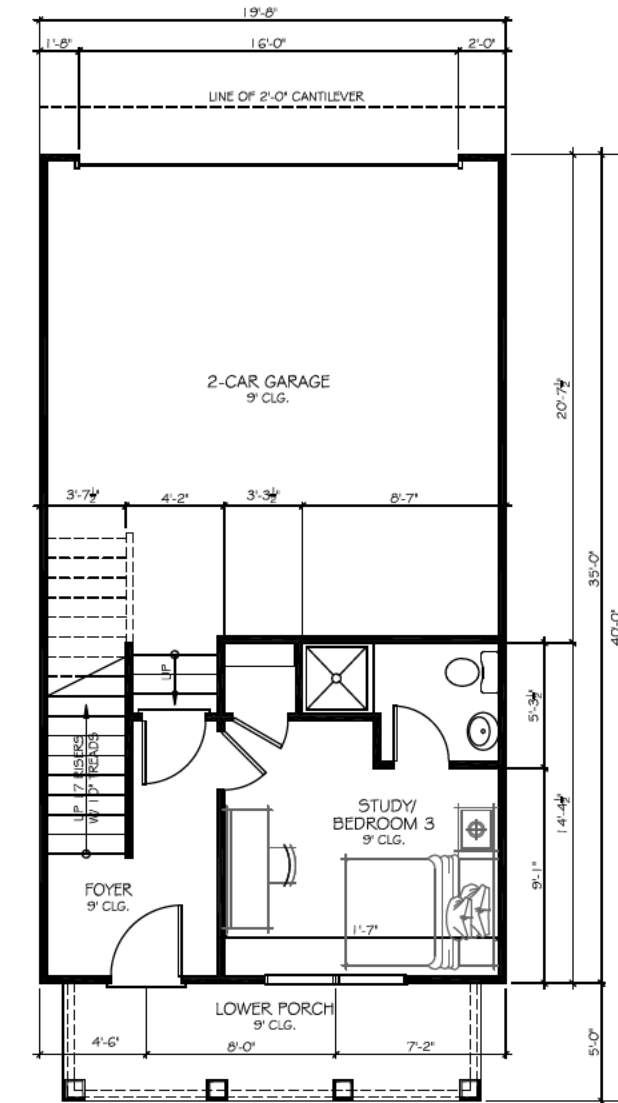
Garage - 413 sf



3rd. Floor Plan



2nd. Floor Plan



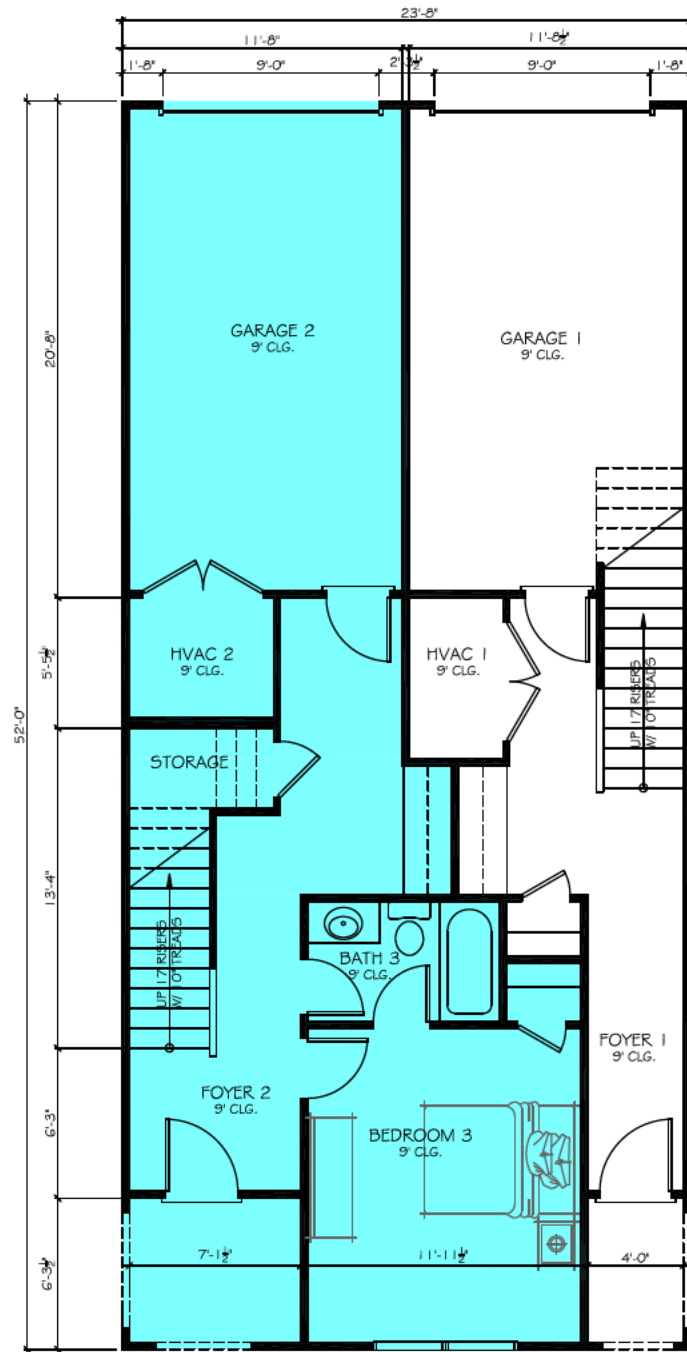
1st. Floor Plan

Rubix Plan 1	
1st Floor -	223 sf
2nd Floor -	588 sf
3rd Floor -	588 sf
Total -	1399 sf

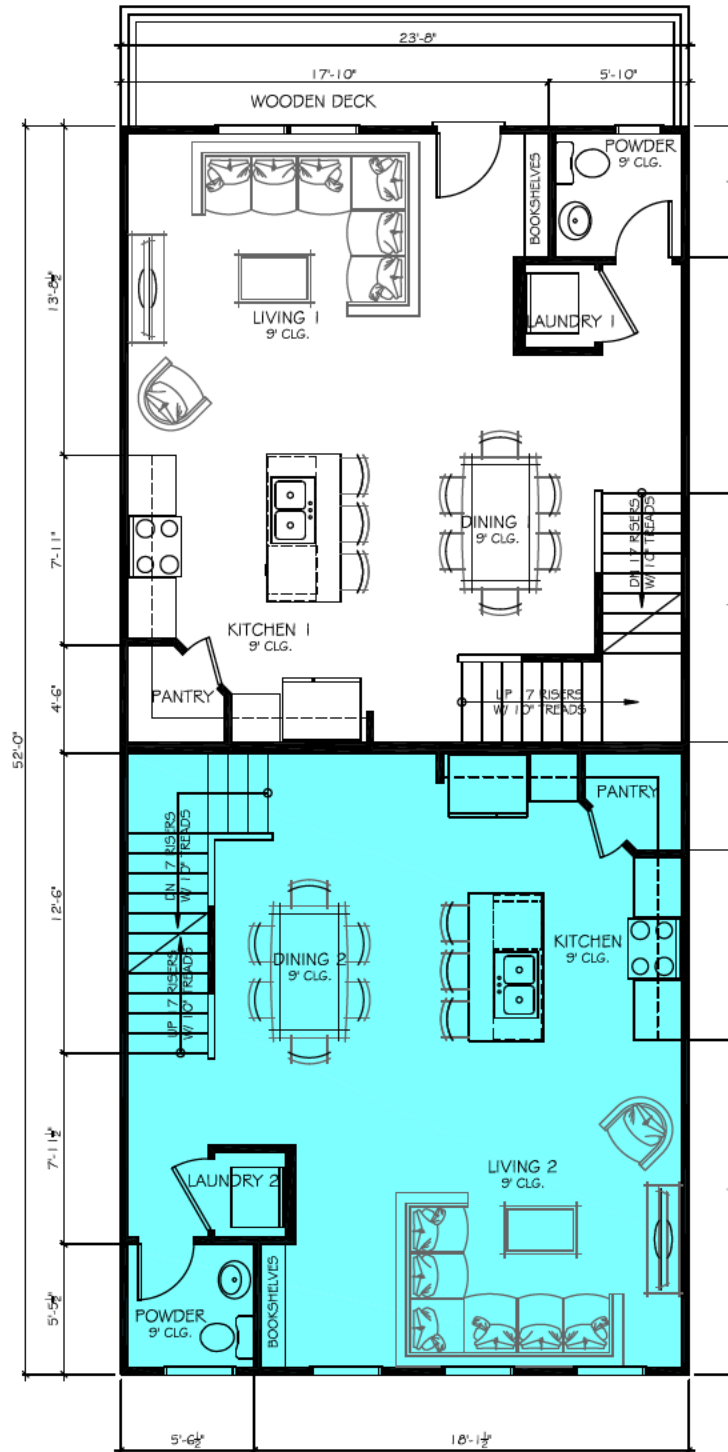
Garage - 241 sf

Rubix Plan 2	
1st Floor -	451 sf
2nd Floor -	582 sf
3rd Floor -	582 sf
Total -	1615 sf

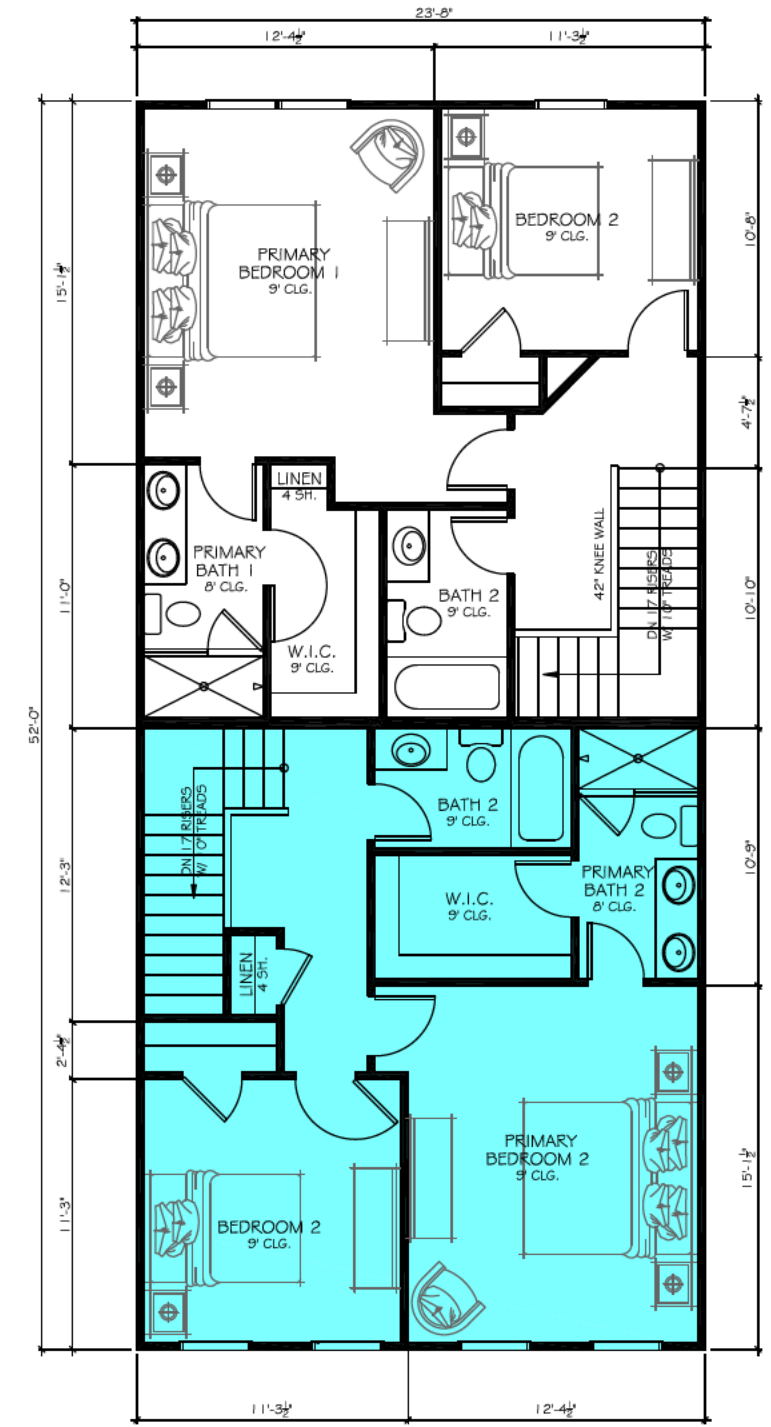
Garage - 241 sf



1st. Floor Plan

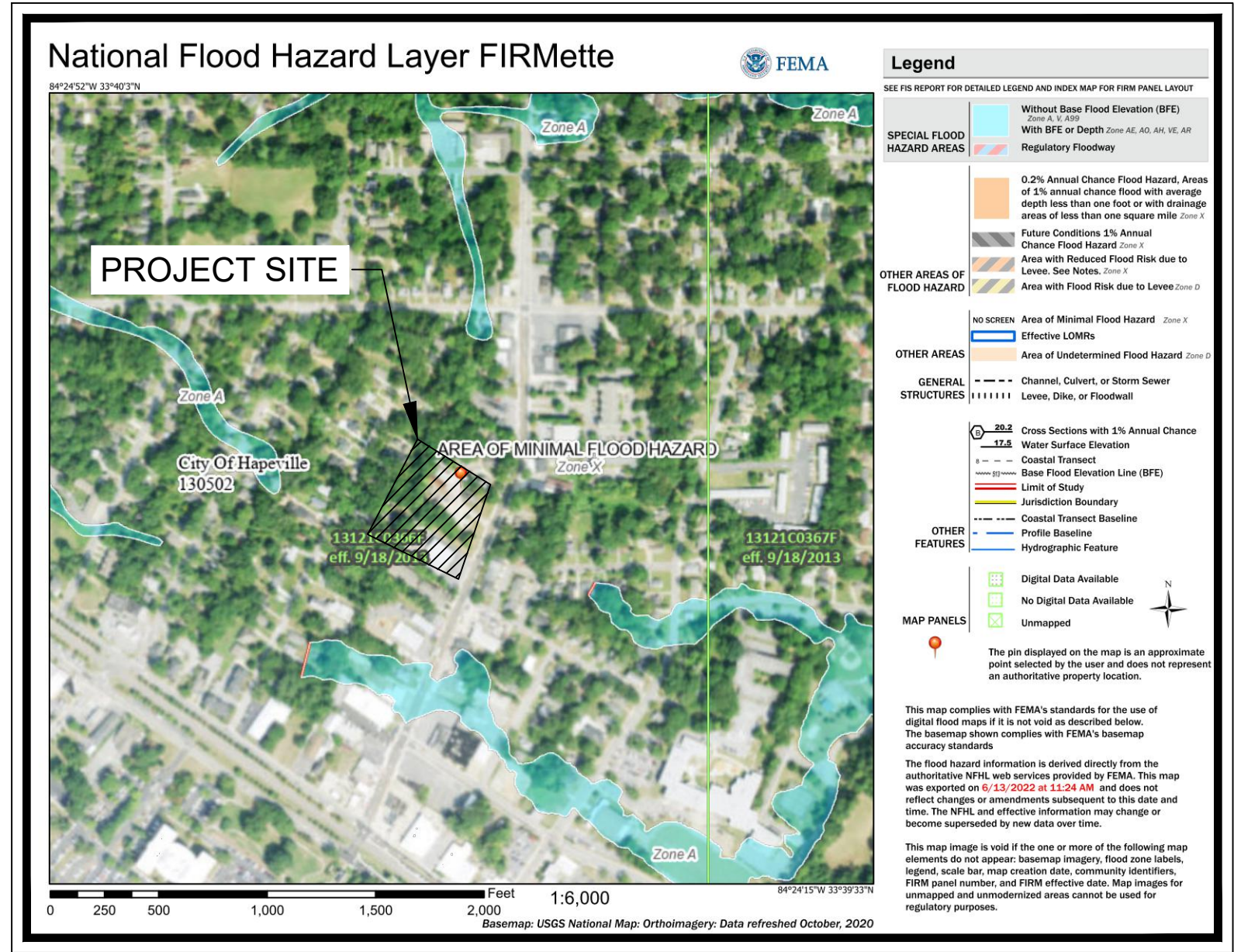


2nd. Floor Plan



3rd. Floor Plan

CIVIL SITE PLAN DRAWINGS
FOR
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 9/18/2013.

PROJECT CONTACTS

OWNER: DOGWOOD ASSEMBLAGE, LLC
2964 PEACHTREE ROAD NW, SUITE 540
ATLANTA, GA 30305
PHONE: 770.289.9179
CONTACT: MILLER LOWRY

DEVELOPER: MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067
PHONE: 770.634.7661
CONTACT: WILLIAM NORRIS

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE ST NW, ATLANTA MIDTOWN
ATLANTA, GA 30308
PHONE: 770.545.6109
CONTACT: DANIEL KERR, P.E.

SURVEYOR: LOWERY & ASSOCIATES
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
PHONE: 770.334.8186
CONTACT: JASON BURNETTE, R.L.S.

LAND LOT 98 - 14TH DISTRICT
PARCEL NOS.: 14-009800160295, 14-009800160139, 14-009800160121,
14-009800160113 & 14-009800160105
EXISTING ZONING: UV

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES

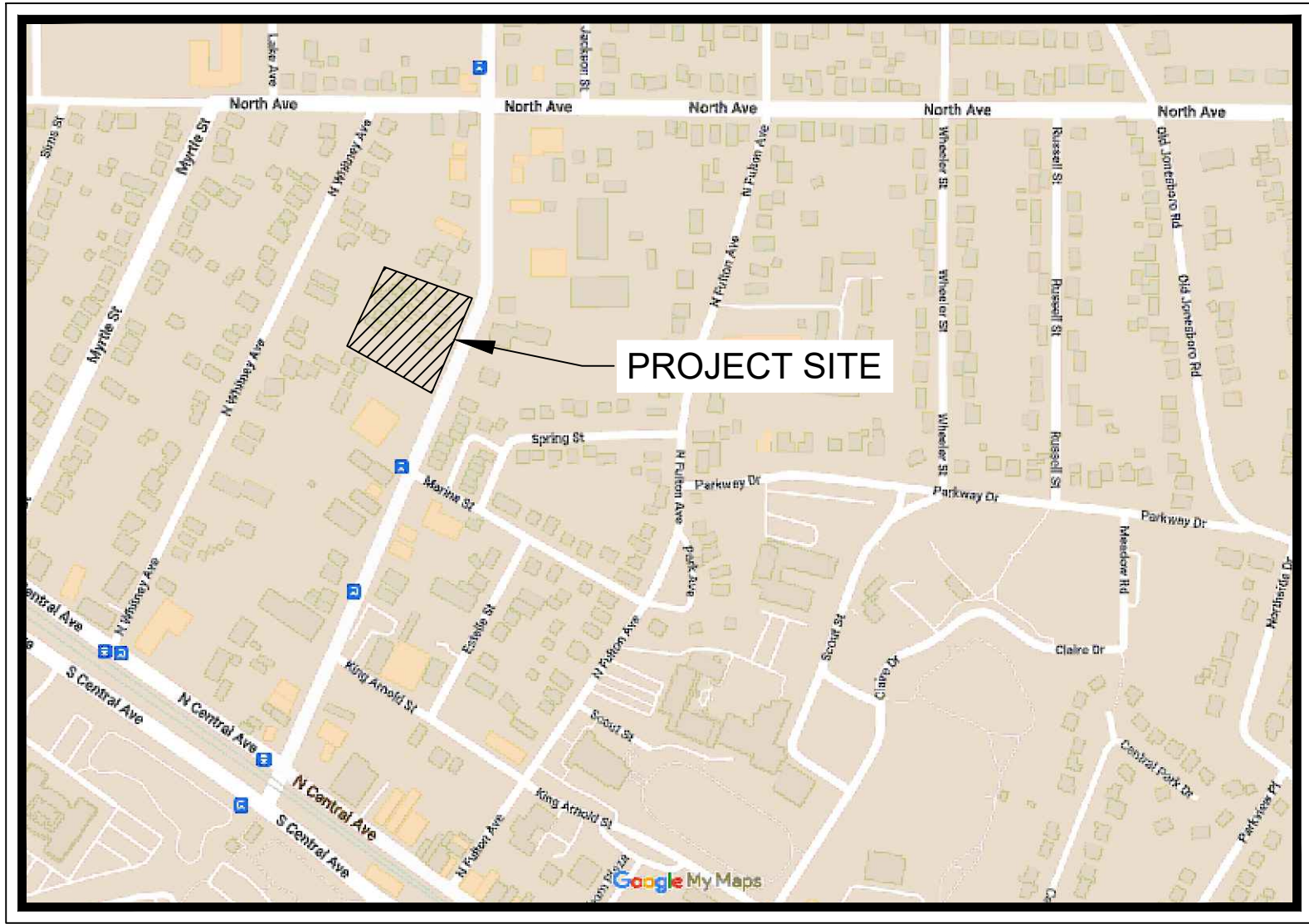
PROJECT NARRATIVE:

3335 DOGWOOD IS A PROPOSED TOWNHOME DEVELOPMENT CONTAINING 58 UNITS.

THE SCOPE OF THE PROJECT ALSO INCLUDES GRADING, UTILITIES, STORMWATER MANAGEMENT AND
DETENTION, AND STREETScape IMPROVEMENTS. THE TOTAL SITE AREA IS 2.98 ACRES AND THE TOTAL
DISTURBED AREA IS 3.20 ACRES INCLUDING PUBLIC ROW.

NOTES:

- 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 DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- 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.
- 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 OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.00	CIVIL COVER SHEET
C2.00	SITE PLAN
C3.00	GRADING & DRAINAGE PLAN
C4.00	UTILITY PLAN
L1-00	TREE SAVE PLAN
L1-01	CONCEPT LANDSCAPE PLAN
L1-02	ARBORIST REPORT
L1-03	PLANNING NOTES & DETAILS



IAIN D. KERR
Level II Certified Design Professional

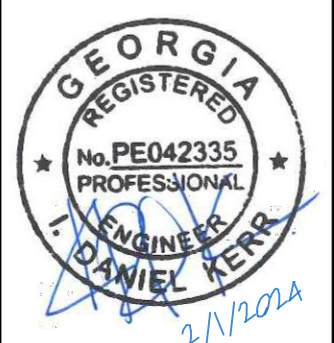
CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025



MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

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3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 39



GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0.00

GDOT NOTE:

THE PROPOSED DRIVEWAY ENTRANCE IS NOT A GDOT STANDARD DETAIL. THE DOGWOOD DRIVE STREETSCAPE WAS CONSTRUCTED IN 2017-2018 BY GDOT, AND THE PROPOSED DRIVEWAY WILL MATCH THE DESIGN STANDARDS USED IN THAT PROJECT. GDOT HAS GRANTED A WAIVER TO USE THIS NON-STANDARD DETAIL. SEE C6.04 FOR STREETSCAPE DETAILS.

DRIVEWAY NOTE:

DRIVEWAY CENTERLINE TO LEFT DRIVEWAY: 269.9'
DRIVEWAY CENTERLINE TO RIGHT DRIVEWAY: 58.3'

VARIANCE NOTE:

AN ADMINISTRATIVE VARIANCE IS REQUIRED TO INCREASE THE MAXIMUM ALLOWABLE PARKING SPACES. PER THE 8/30/2022 PLANNER'S REPORT, STAFF SUPPORTS THE VARIANCE.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	U-V (URBAN VILLAGE)
SITE AREA	2.98 ACRES (129,898 SF)
DISTURBED AREA	3.20 ACRES
BUILDING COVERAGE	0.91 ACRES (39,500 SF)
PARKING COVERAGE	0.10 ACRES (4,170 SF)
LOADING COVERAGE	0.00 ACRES
DRIVEWAY COVERAGE	0.17 ACRES (7,400 SF)
PAVED PARKING/CIRCULATION	1.00 ACRES (43,500 SF)
OPEN SPACE	0.58 ACRES
LANDSCAPED RECREATION	0.39 ACRES
0.19 ACRES	
BUILDING FOOTPRINT	700 SF
20 X 35	800 SF
20 X 40	1248 SF (624 SF EACH)
BACK-TO-BACK	
UNIT FLOOR AREA	
B1 UNITS (13 TOTAL)	1,399 EACH
C1 UNITS (13 TOTAL)	1,615 EACH
C2 - DOGWOOD UNITS (17 TOTAL)	1,664 EACH
C2 - INTERIOR UNITS (15 TOTAL)	1,664 EACH
TOTAL DENSITY	58 UNITS
NET DENSITY	19.5 UNITS / ACRE
MAX ALLOWABLE	40 UNITS / ACRE
BUILDING SETBACK	
FRONT (BUILD-TO-LINE)	0'-X-15 FT
SIDE	0 FT
REAR	15 FT
REQUIRED PARKING	58 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	58 SPACES (1/UNIT)
PROPOSED PARKING	137 SPACES (TOTAL)
SINGLE FAMILY ATTACHED (58 UNITS)	
GARAGE	64 SPACES
TANDEM	52 SPACES
SURFACE	19 SPACES
SURFACE (ADA)	2 SPACES

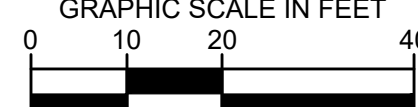
SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES, DATED 07/27/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- STANDARD PARALLEL PARKING SPACES ARE 8.5' X 22' (187 SF). STANDARD PERPENDICULAR PARKING SPACES ARE 10' X 18' (180 SF).
- REFUSE COLLECTION BINS WILL BE ALLOTTED TO EACH TOWNHOME. NO COMMUNAL DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.
- ROAD PAVEMENT SECTION TO BE DETERMINED UPON RECEIPT OF SITE GEOTECHNICAL REPORT.

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	CONCRETE SIDEWALK
	STAMPED CONCRETE (RED)
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	STREETSCAPE LANDSCAPING
	PARKING COUNT

GEORGIA811
Utility Protection Center
Know what's below.
Call before you dig.



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
(404) 525-1100
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
	DRC SUBMITTAL	02/21/2024	IDK

3335 DOGWOOD
3335 DOGWOOD DRIVE, Hapeville, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 339

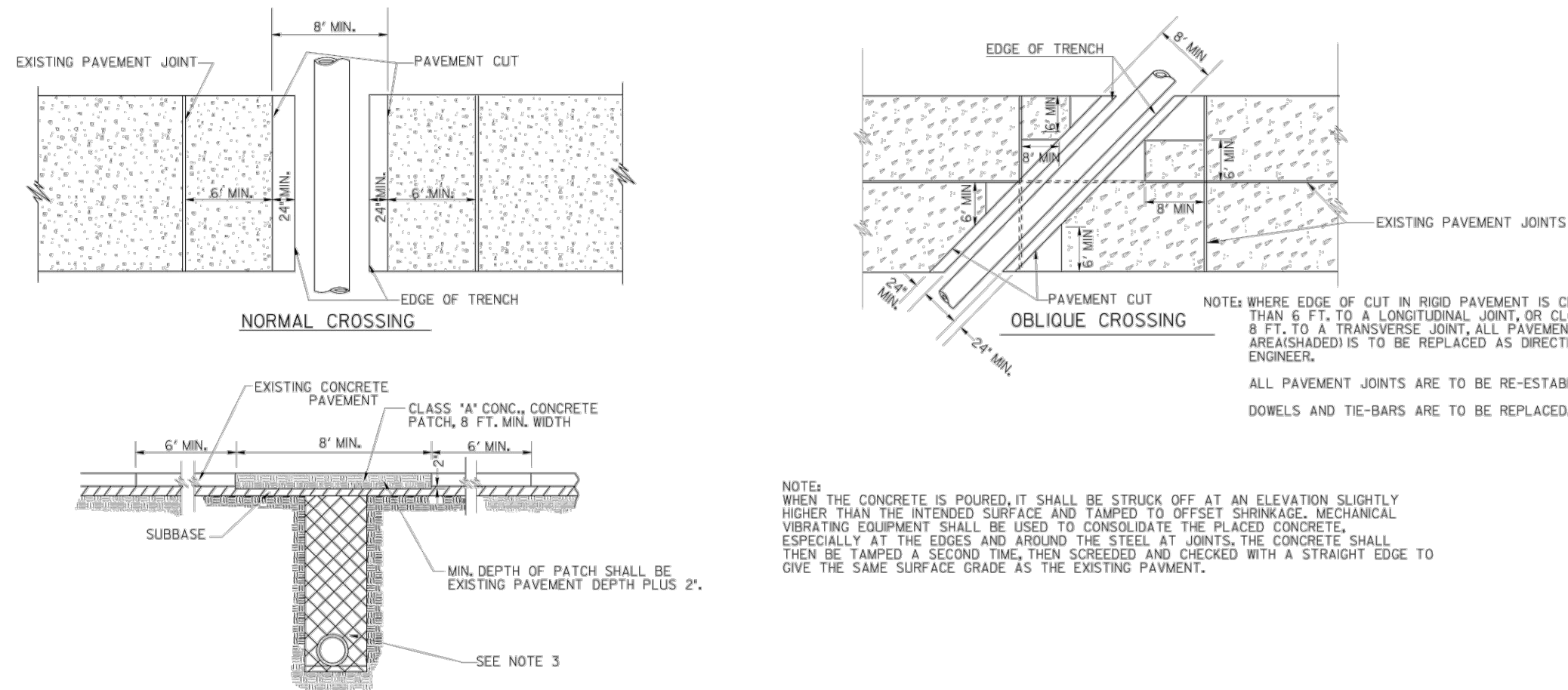


GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008
TITLE

SITE PLAN
SHEET NUMBER
C2.00



Drawing name: K:\amt_d\019955008_dogwood hapeville\CAD\plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN.dwg Feb 21, 2024 10:01am by Tyler Bishop



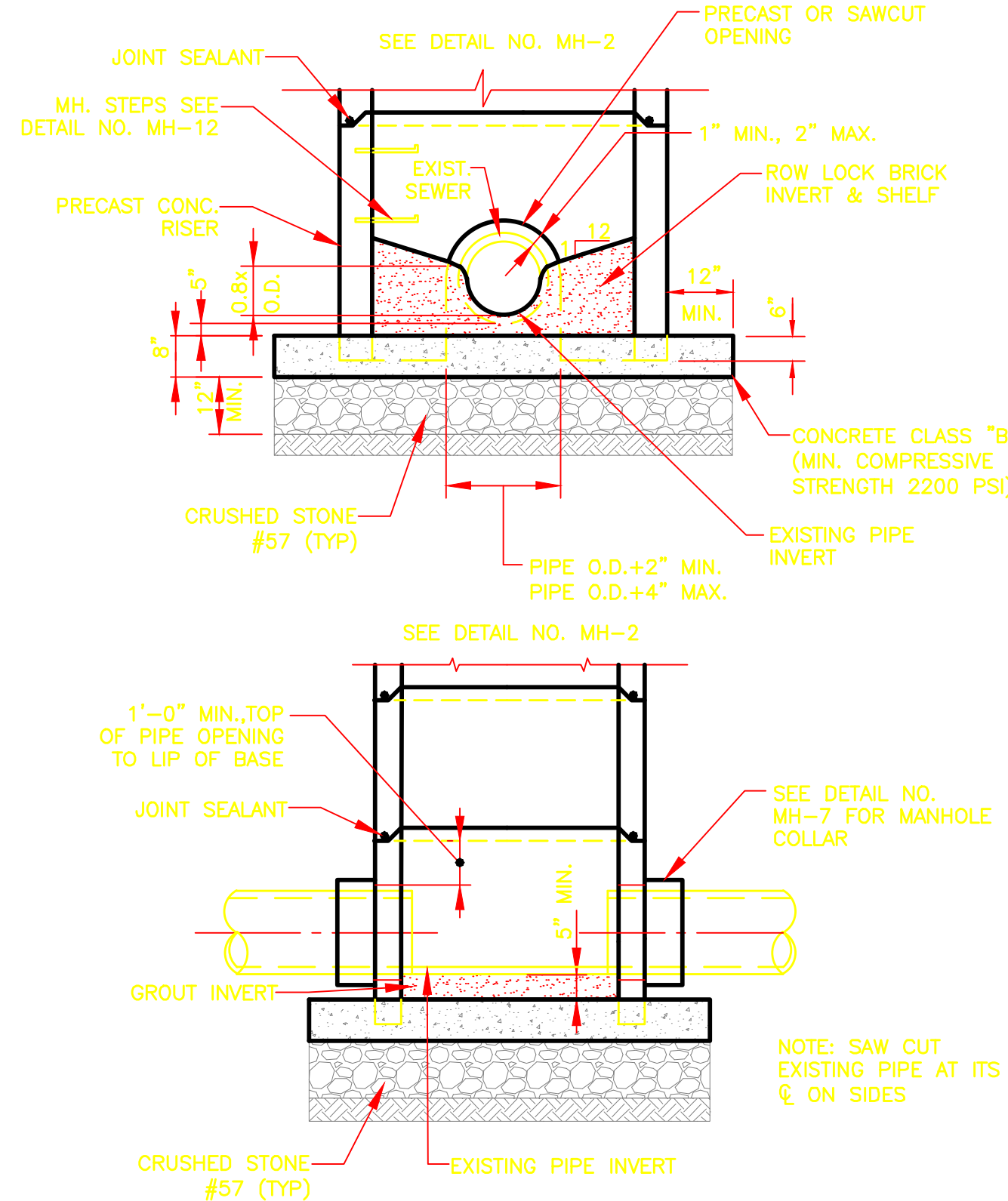
NOTE:
WHEN THE CONCRETE IS POURED, IT SHALL BE STRUCK OFF AT AN ELEVATION SLIGHTLY HIGHER THAN THE INTENDED SURFACE AND TAMPED TO OFFSET SHRINKAGE. MECHANICAL VIBRATING EQUIPMENT SHALL BE USED TO CONSOLIDATE THE PLACED CONCRETE, ESPECIALLY AT THE EDGES AND AROUND THE STEEL AT JOINTS. THE CONCRETE SHALL THEN BE TAMPED A SECOND TIME, THEN SCREEDED AND CHECKED WITH A STRAIGHT EDGE TO GIVE THE SAME SURFACE GRADE AS THE EXISTING PAVEMENT.

GENERAL NOTES

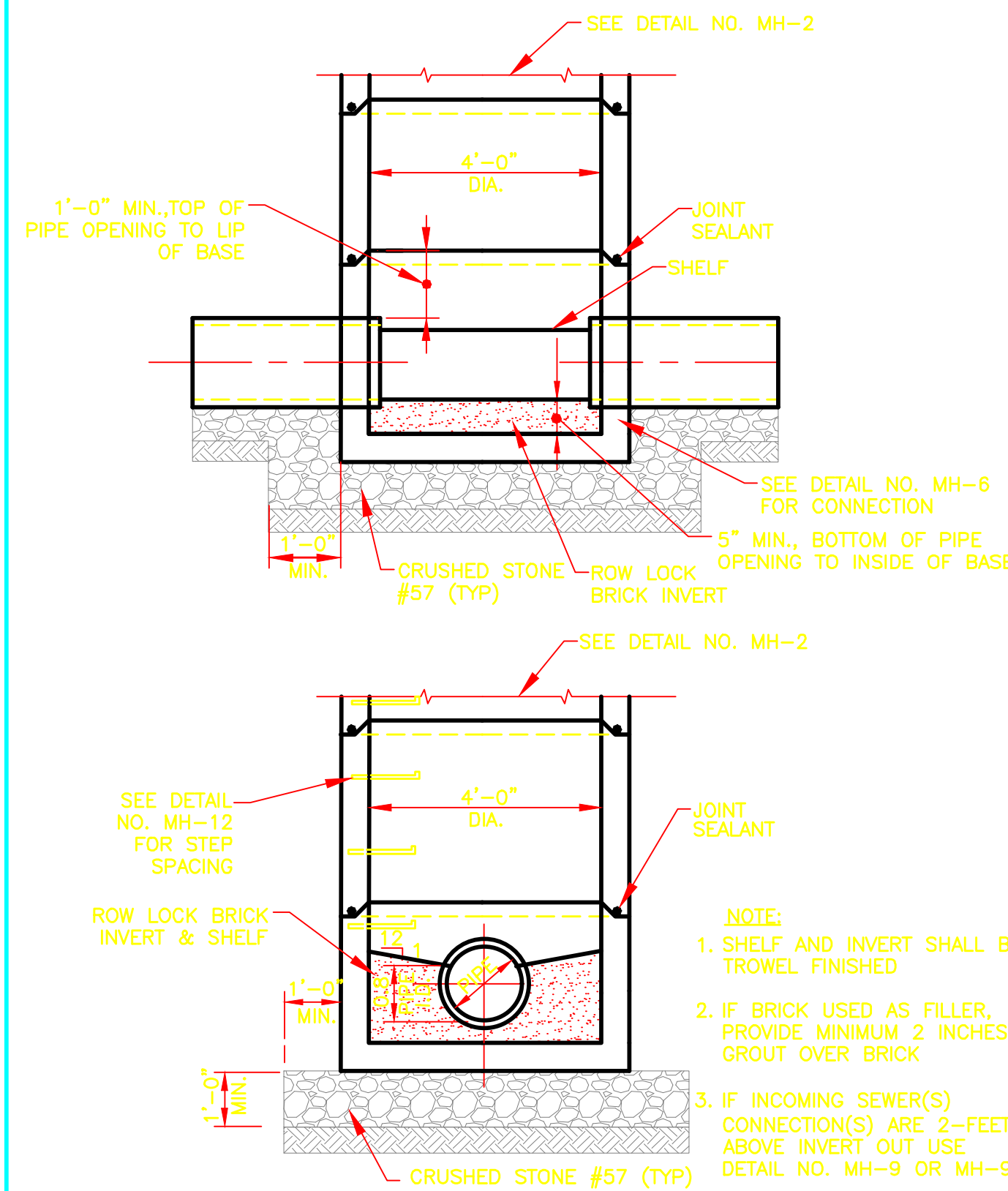
1. SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION & SUPPLEMENTS THEREO.
2. EXISTING PAVEMENT REPLACEMENT MATERIALS, SUCH AS HIGH EARLY STRENGTH CONCRETE, MAY BE SUBSTITUTED FOR MATERIALS SHOWN WHEN CALLED FOR.
IN THE PLANS OF THE ENGINEER.
DIPLOMA OF THE UNIVERSITY SHALL INCLUDE SAWING AND/or CUTTING AND REMOVING EXISTING PAVEMENT AND REPLACING THE PAVEMENT AS SHOWN BY THE PLANS.
REPLACEMENT MATERIAL, REGARDLESS OF WHETHER MATERIALS SHOWN ARE USED OR NOT, SHALL BE THE SAME MATERIAL, SUCH AS HIGH EARLY STRENGTH CONCRETE, AS REQUIRED.
3. REQUIREMENTS FOR PIPE CULVERT OR UTILITY INSTALLATION SHALL INCLUDE REPLACING IN KIND ANY PORTIONS OF SIDEWALK, CURB, CURB & GUTTER, MEDIAN PAVEMENT, DRIVEWAY, DRIVE, BRICK AND/OR DRIVEWAY PAVEMENT, AND/OR DRIVEWAY.
4. TRENCH DETAIL SHOWN IS GENERAL. SEE STANDARD 1000 FOR DETAILS REQUIRED FOR PIPE CULVERT INSTALLATIONS. SEE THE UTILITIES MANUAL FOR DETAILS REQUIRED FOR UTILITY INSTALLATIONS.
5. AFTER REMOVING EXISTING PAVEMENT, THE SUBBASE AND VERTICAL FACE OF EXISTING PAVEMENT SHALL BE DAMPED (BUT NOT WET), ADDITIONALLY, THE VERTICAL FACE OF EXISTING PAVEMENT SHALL BE DAMPED (BUT NOT WET), AND TOP OF PAVEMENT, CEMENT AND WATER IRRIGATED TO THE CONSISTENCY OF HEAVY PASTE. THE EXISTING PAVEMENT SHALL BE REPAVED WITH THE SAME MATERIAL AS THE SURFACE DRIES OUT. AFTER CONCRETE IS POURED, IT SHALL BE WORKED INTO JOINTS AND INTO ALL ROUGH SURFACES OF THE EXISTING PAVEMENT.
6. WHERE PIPE IS REMOVED, BUT NOT REPLACED, PAVEMENT FOR PIPE REMOVAL INCLUDING THE SUBBASE SHALL BE AS SHOWN IN DETAIL NOTE 2, WITH ALL OTHER NOTES AND DETAILS ALSO BEING APPLIED.

NOTE:
THIS STANDARD IS FOR USE WHERE PERMANENT PAVEMENT
PATCHING IS REQUIRED. TEMPORARY PATCHING, IF REQUIRED,
SHALL BE ACCORDING TO OTHER DETAILS, SPECIFICATIONS, AND/OR
AS DIRECTED BY THE ENGINEER.

DATE	DEPARTMENT OF TRANSPORTATION		
	STATE OF GEORGIA		
	STANDARD		
REASON	PAVEMENT PATCHING DETAILS (STORE DRAIN OR UTILITY INSTALLATIONS BY OPEN CUT ACROSS EXISTING PAVEMENT)		
	NO SCALE	REV. & REDR.	AUG. 1999
BY	REV. <i>[Signature]</i>	SUBMITTED	
CHK.	APPROVED <i>[Signature]</i>	STATE ROAD & BRIDGE DIVISION ENGR.	
		CHIEF ENGINEER	
		NUMBER	1401



	STANDARD DETAILS	REV:
	MANHOLE OVER EXISTING SEWER	DATE: SEPT 2011
		ORIG. DATE: NOV 2004 SCALE: N.T.S.
		DETAIL NO. SG-G_MH007



	STANDARD DETAILS	REV. DATE: SEPT 2011
	MANHOLE BASE	ORIG. DATE: NOV 2004 SCALE: N.T.S. DETAIL NO. SS-G_MH001



GRADING & DRAINAGE NOTES:

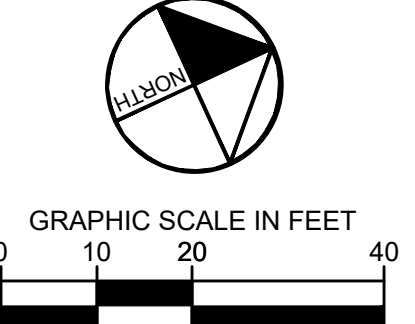
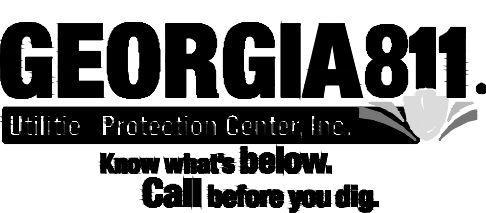
1. SITE AREA: 2.98 ACRES
DISTURBED AREA: 3.20 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING 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 DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312100366F, DATED 9/18/2013.
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 UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SYSTEM 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 ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS 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 ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND:

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

STORM DRAINAGE LEGEND:

- JB ——— JUNCTION BOX
- CI ——— HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- DI ——— DROP INLET (GDOT 10191A, TYPE A)
- SWCB ——— SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB ——— DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD ——— YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- CO ——— CLEAN OUT
- WQ ——— WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
- OCS ——— OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- TD ——— TRENCH DRAIN
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE



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MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

PROJECT
2/21/2024
019955008

DATE
2/21/2024

TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.00

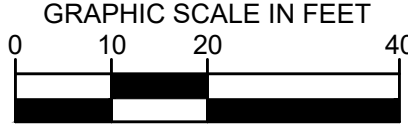
GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK

Drawing name: K:\amt_civil\019955008_dogwood_hapeville\CAD\plansheets\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Feb 21, 2024 10:01am by: tylerbishop

UTILITY LEGEND:

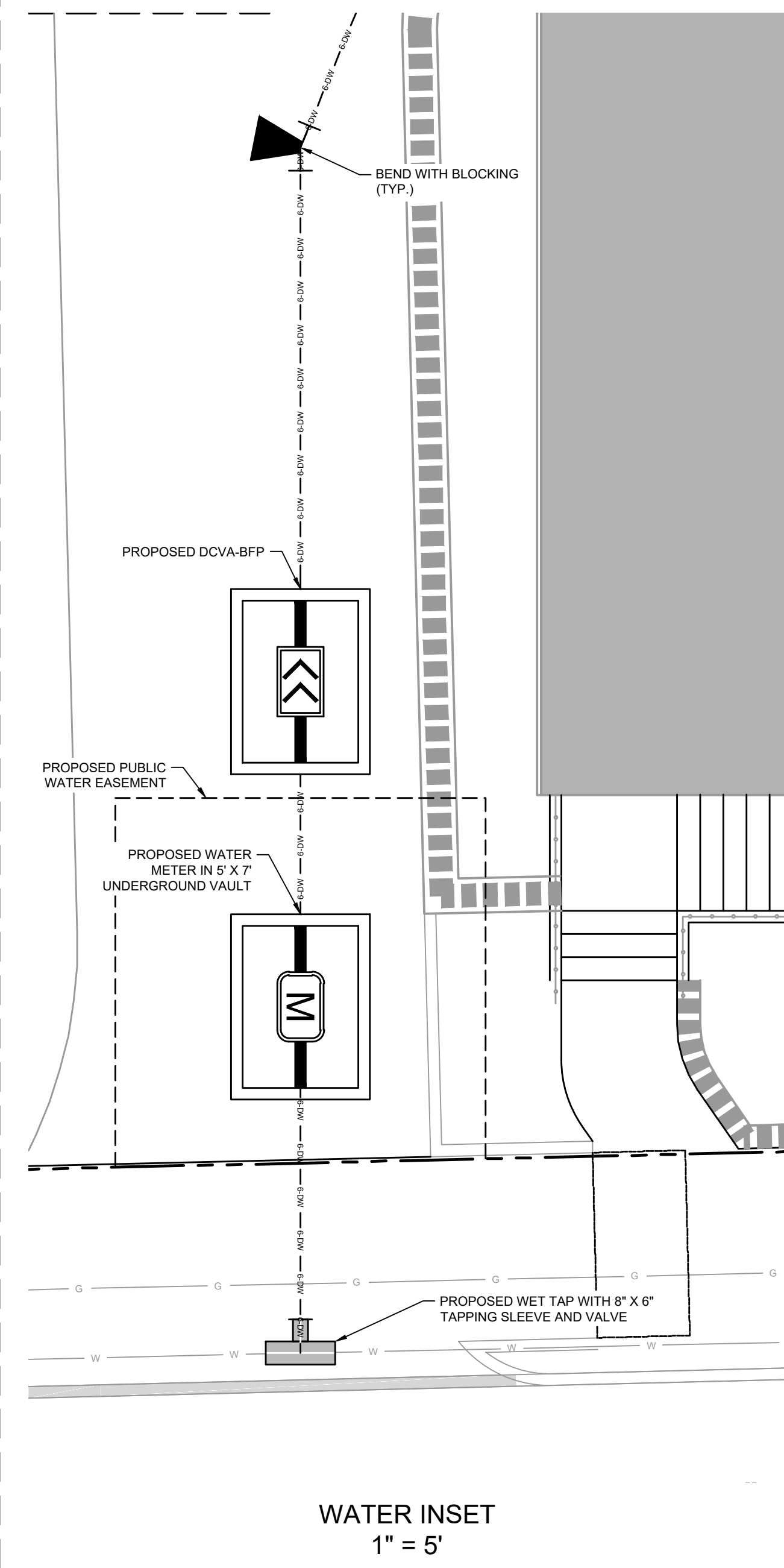
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER PIPE
○	PROPOSED SANITARY SEWER CLEANOUT
●	SANITARY SEWER MANHOLE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER MAIN TAPPING SLEEVE
⊕	WATER CONNECTIONS AND BENDS

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UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
4. 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.
5. 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 UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
9. WATER MAINS AND SANITARY SEWERS SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION.



WATER SUPPLY EVALUATION

Date: 10/18/2022 Prepared By: Sherree Sheridan

JOB INFORMATION

Job Name: Hapeville Property
Site Location: 3293 Dogwood Dr.
City/State: Hapeville, Ga.

RAW FLOW TEST DATA

Static Pressure (psi):	75	Hydrant Static Pressure (PSI)
Residual Pressure (psi):	45	Hydrant Residual Pressure (PSI)
Outlet Coefficient:	0.9	Outlet Coefficient (Standard .90)
Outlet Size in Inches:	2.5	Outlet Size in Inches
Pilot Reading in PSI:	30	Pilot Reading in PSI
Flow (gpm):	819	29.84 CFS Part of Pilot
Flow @ 20 psi (gpm):	1275	Static PSI 20/Static PSI-Res PSI

Water Supply Source: ☒ City ☐ Tank ☐ Pump

Test Date: 10/18/2022
Effective Location: On Site Hydrant
Info. Supplied By: Richard Trapp GFP

No issues found during visual inspection of Hydrant.

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MCNEAL DEVELOPMENT

1642 POWERS FERRY ROAD SE SUITE 450
MARIETTA, GA 30067

PREPARED FOR	DATE	BY
	02/21/2024	IDK
ISSUANCE AND REVISION DESCRIPTIONS		
No.	DATE	DESCRIPTION

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 39

GEORGIA REGISTERED ENGINEER

No. PE042335
DANIEL TEHR

GSWCC NO. 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008
TITLE
UTILITY PLAN
SHEET NUMBER
C4.00

1. CONTRACTOR IS TO ADHERE TO THE CITY OF HAVELVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE CITY OF HAVELVILLE IS TO BE KEPT INFORMED AND KEPT ADVISED 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 FULFILLMENT OF EROSION CONTROL MEASURES DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL AND TREAT THE SEDIMENT SOURCE.
4. ALL AREAS 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 TO PREVENT EROSION OF THE SWALE.
6. THE CONTRACTOR SHALL REQUIRE ALL EROSION CONTROL BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT PANS 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.

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 CUT AND FILL AREAS UNDER EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.

12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND STABILIZED TO PREVENT EROSION.

13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT FROM THE REQUIREMENTS OF 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 REQUIRED BY THE LOCAL, STATE OR FEDERAL AGENCIES, MAY BE A VIOLATION OF LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER EROSION CONTROL MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.

15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ANS LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL, THE DURATION OF RAINFALL EVENT, EROSION CONTROL 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 SIGNIFICANT WEATHER EVENT.

17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GRASS SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/PROPOSED.

18. SEE DETAILS FOR D&2 AND D&3 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 SHALL BE DIRECTED TO THE DRAINAGE SYSTEM THROUGH FILTERS AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.

21. ALL FLOOD HAZARD AREAS WITHIN A ONE YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0368F. DATED 9/18/2013.

22. THE SITE SHALL NOT BE 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 E&S&P 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 E&S&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE BASIN AND THE INITIAL SEDIMENT CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

28. PROVIDING WATER FOR THE PUMP AND/OR AN UNPAVED TRIBUTARY TO SOUTH RIVER PROJECT NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.

29. NON-POINT ACTIVITY 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 DETENTION LINE WITHOUT FIRST CONSULTING THE NECESSARY AGENCIES.

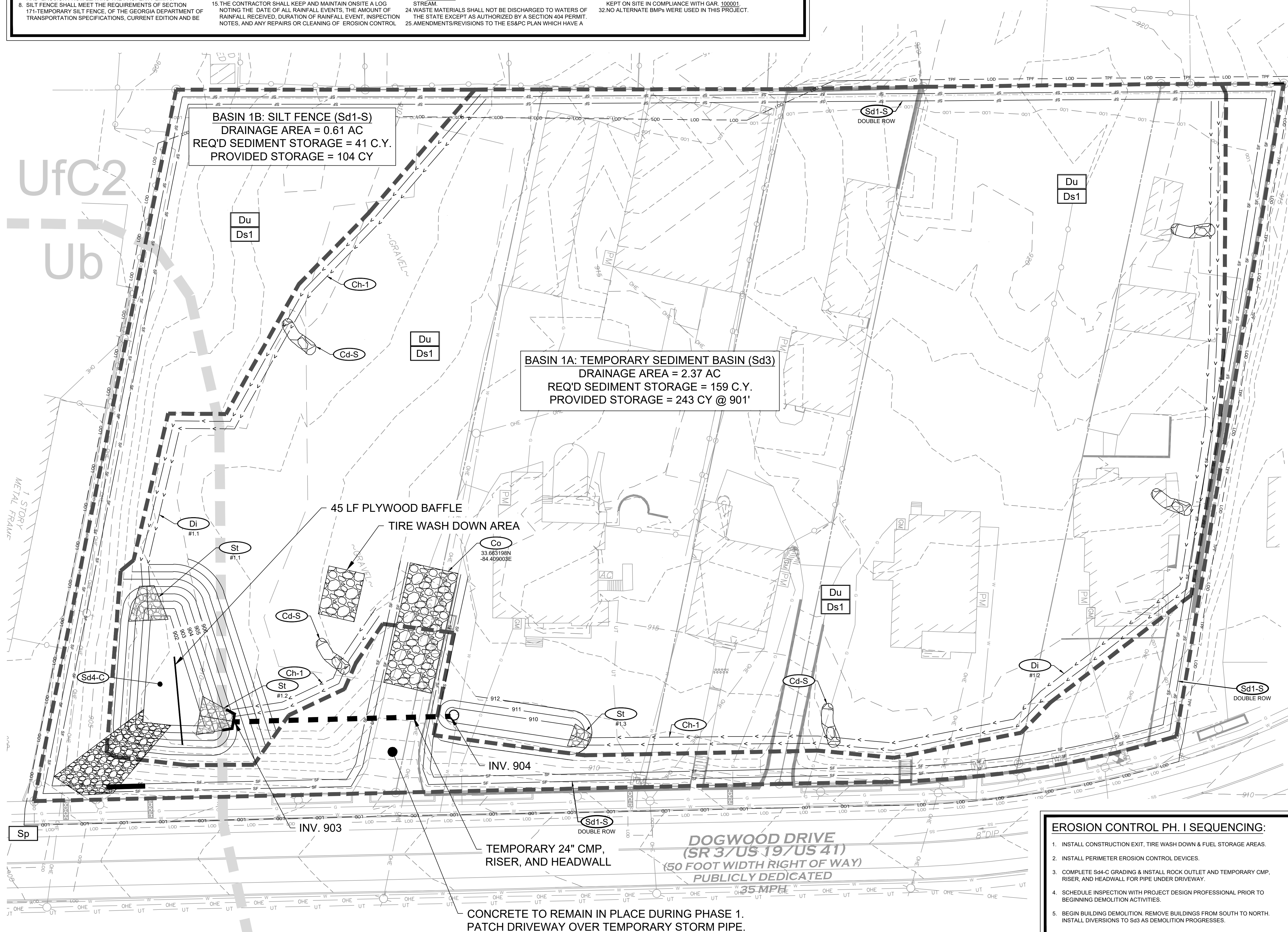
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PROJECT OWNER AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GCR 10001.

32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.



CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025



	SILT FENCE - TYPE S	
	CONSTRUCTION EXIT	
	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
	INLET SEDIMENT TRAP: FILTER FABRIC	
	INLET SEDIMENT TRAP: SILT SAVER	
	STORM DRAIN OUTLET PROTECTION	
	FILTER RING	
	RETAINING WALL	
	DIVERSION	
	CHECK DAM	
	TEMPORARY DOWNDRAIN STRUCTURE	
	FLOATING SURFACE SKIMMER	
	TEMPORARY SEDIMENT BASIN	
	CHANNEL STABILIZATION	
	DISTURBED AREA STABILIZATION (MULCHING)	
	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
	DUST CONTROL	
	SLOPE STABILIZATION	
	SAMPLING POINT	
	TREE PROTECTION FENCE	
	LIMITS OF DISTURBANCE	
	SOIL TYPE DELINEATION	
	DRAINAGE BASIN DELINEATION	

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
2. CONTRACTOR IS TO ENSURE THAT LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER 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.

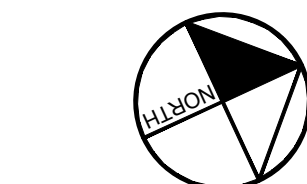
Map Unit Symbol	Map Unit Name	Rating
UfC2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 3.20 ACRES

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOM
NUMBER: 404.981.0680

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B
SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS
2. INSTALL PERIMETER EROSION CONTROL DEVICES.
3. COMPLETE S44-C GRADING & INSTALL ROCK OUTLET AND TEMPORARY CM RISER, AND HEADWALL FOR PIPE UNDER DRAINWAY.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION. REMOVE BUILDINGS FROM SOUTH TO NORTH INSTALL DIVERSIONS TO S&B AS DEMOLITION PROGRESSES.



GRAPHIC SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0', '10', and '20' at the top.

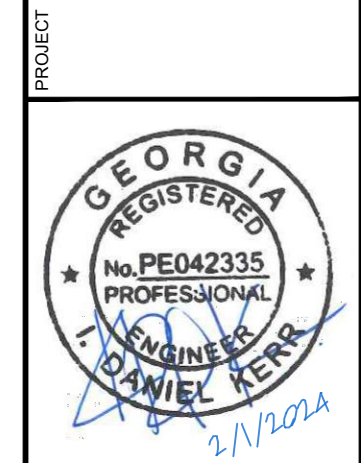
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THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

RED FOR

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250

NO.	ISSUANCE AND REVISION DESCRIPTIONS	IDC	DATE	BY
	DRC SUBMITTAL		02/21/2024	

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800760139



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	2/21/2024
PROJECT NO.	019955008
TITLE EROSION CONTROL PLAN PHASE 1	
SHEET NUMBER C5.10	

EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE CITY OF HAPEVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
- 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.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- 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.
- THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
- MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS: 2:1, FILL AREAS: 2:1.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- 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.
- SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- 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.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
- WETLANDS DO NOT EXIST ON SITE.
- SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 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.
- 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.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- 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.
- EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 100001.
- NO ALTERNATE BMPs WERE USED IN THIS PROJECT.



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

IAIN D. KERR

Level II Certified Design Professional

CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025

BASIN 2A: SILT FENCE (Sd1)
DRAINAGE AREA = 0.41 AC
REQ'D SEDIMENT STORAGE = 27 C.Y.
PROVIDED STORAGE = 104 CY

BASIN 2A: TEMPORARY SEDIMENT BASIN (Sd3)
DRAINAGE AREA = 2.58 AC
REQ'D SEDIMENT STORAGE = 173 C.Y.
PROVIDED STORAGE = 175 CY @ 900'

EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE S	SF
Co	CONSTRUCTION EXIT	
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC	
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	
St	STORM DRAIN OUTLET PROTECTION	
Fr	FILTER RING	
Re	RETAINING WALL	
Di	DIVERSION	
Cd	CHECK DAM	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	
Sk	FLOATING SURFACE SKIMMER	
Sd3	TEMPORARY SEDIMENT BASIN	
Ch	CHANNEL STABILIZATION	
Ds1	DISTURBED AREA STABILIZATION (MULCHING)	
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
Du	DUST CONTROL	
Ss	SLOPE STABILIZATION	
Sp	SAMPLING POINT	
Tr	TREE PROTECTION FENCE	
LOD	LIMITS OF DISTURBANCE	
CYB2	SOIL TYPE DELINEATION	
	DRAINAGE BASIN DELINEATION	

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER 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.

HYDROLOGIC SOIL GROUPS:

Map Unit Symbol	Map Unit Name	Rating
UfC2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

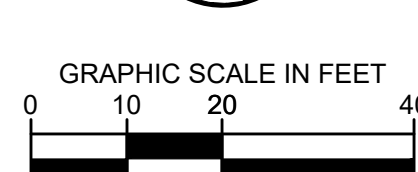
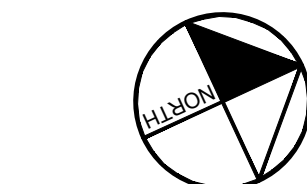
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:

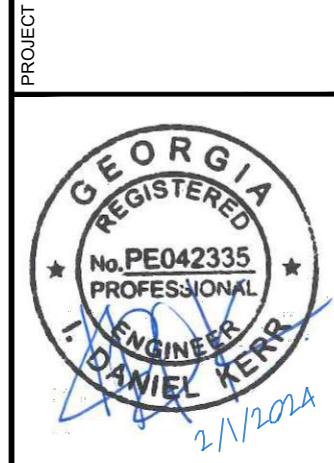
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 2 SEQUENCING:

- INSPECT AND MAINTAIN ALL EXISTING BMPs.
- RELOCATE DIVERSIONS AS NECESSARY AS GRADING PROGRESSES.
- INSTALL RETAINING WALLS.
- BEGIN CUT/FILL ACTIVITIES. CONTRACTOR TO COORDINATE AND SCHEDULE REMOVAL OF UNSUITABLE FILL MATERIAL DURING THIS PHASE.
- INSTALL STORM SYSTEM AND UNDERGROUND UTILITIES. MODIFY Sd4-C TO BECOME Sd3 ONCE CONNECTION TO PUBLIC STORM SYSTEM IS INSTALLED. CONNECT TO FUTURE STORM SYSTEM WITH TEMPORARY PIPE AND RISER.
- INSTALL CURB AND GUTTER. ONCE C&G HAS BEEN POURED ADJACENT TO Sd2-Fs, THE Sd2-Fs TO BE REPLACED BY Sd2-Ps (SEE SHEET C5-30 FOR Sd2-P LOCATIONS).



NO.	DATE	BY	ISSUANCE AND REVISION DESCRIPTIONS
1	02/21/2024	IDK	DRC SUBMITTAL



EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE CITY OF HAPEVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
- 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.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
- 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.
- THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
- MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS: 2:1, FILL AREAS: 2:1.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
- 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.
- SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
- STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
- 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.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 9/18/2013.
- WETLANDS DO NOT EXIST ON SITE.
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- 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.
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- THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 66-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.
- EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100001.
- NO ALTERNATE BMPs WERE USED IN THIS PROJECT.



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

IAIN D. KERR

Level II Certified Design Professional

CERTIFICATION NUMBER 0000077807
ISSUED: 07/14/2022 EXPIRES: 07/14/2025

EROSION CONTROL LEGEND:

- | | | |
|--------|---|----|
| Sd1-S | SILT FENCE - TYPE S | SF |
| Co | CONSTRUCTION EXIT | |
| Sd2-P | INLET SEDIMENT TRAP: CURB INLET PROTECTION | |
| Sd2-F | INLET SEDIMENT TRAP: FILTER FABRIC | |
| Sd2-SS | INLET SEDIMENT TRAP: SILT SAVER | |
| St | STORM DRAIN OUTLET PROTECTION | |
| Fr | FILTER RING | |
| Re | RETAINING WALL | |
| Di | DIVERSION | |
| Cd | CHECK DAM | |
| Dn1 | TEMPORARY DOWNDRAIN STRUCTURE | |
| Sk | FLOATING SURFACE SKIMMER | |
| Sd3 | TEMPORARY SEDIMENT BASIN | |
| Ch | CHANNEL STABILIZATION | |
| Ds1 | DISTURBED AREA STABILIZATION (MULCHING) | |
| Ds2 | DISTURBED AREA STABILIZATION (TEMPORARY SEEDING) | |
| Ds3 | DISTURBED AREA STABILIZATION (PERMANENT VEGETATION) | |
| Du | DUST CONTROL | |
| Ss | SLOPE STABILIZATION | |
| Sp | SAMPLING POINT | |
| Tr | TREE PROTECTION FENCE | |
| LOD | LIMITS OF DISTURBANCE | |
| CYB2 | SOIL TYPE DELINEATION | |
| | DRAINAGE BASIN DELINEATION | |

SAMPLING NOTES:

- OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
- CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER 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.

HYDROLOGIC SOIL GROUPS:

Map Unit Symbol	Map Unit Name	Rating
Ufc2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

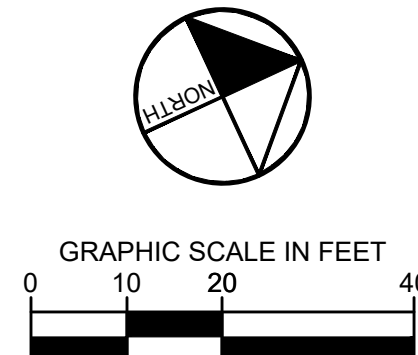
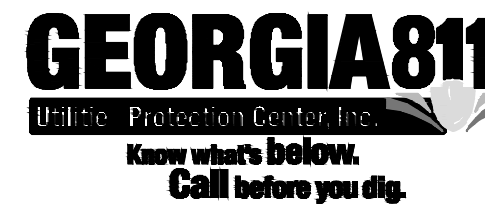
NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
NUMBER: 404.981.0680

PRIMARY PERMITTEE:

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

EROSION CONTROL PH. 3 SEQUENCING:

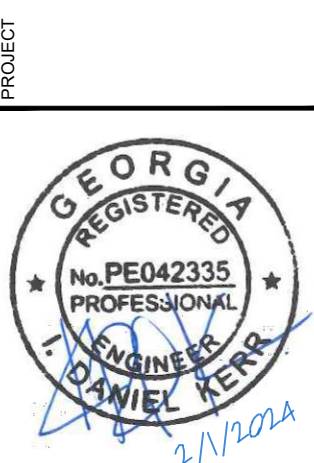
- POUR FOUNDATIONS.
- INSTALL ASPHALT AND CONCRETE DRIVE AISLES AND ROADWAYS. INSTALL STORM INLET PROTECTION MEASURES.
- REMOVE ALL TEMPORARY BMP'S AND CONVEYANCE PIPES.



MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 450
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	IDK	BY
		02/21/2024		

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160 39

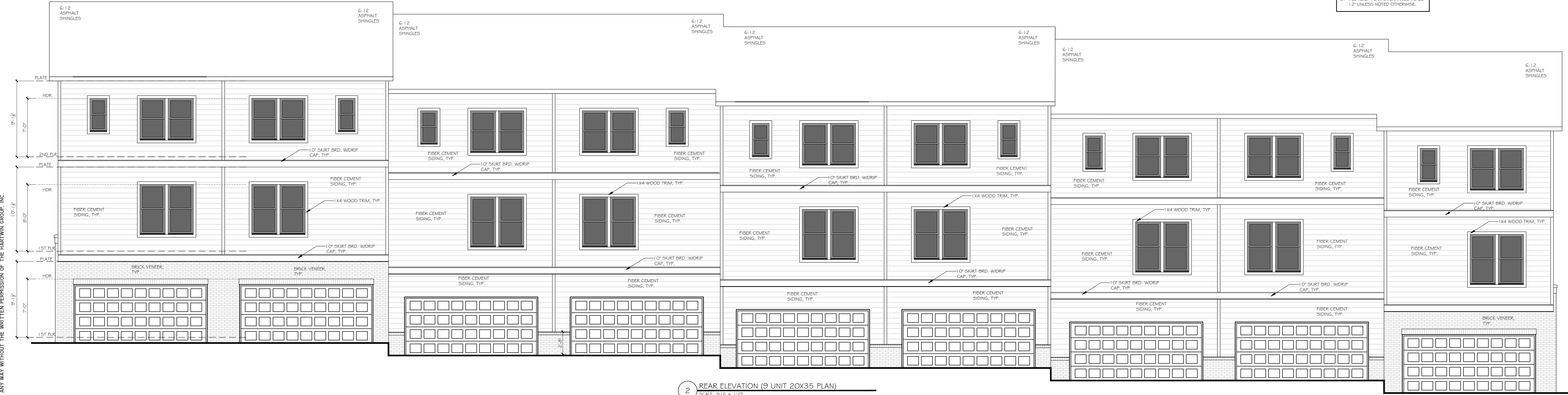


GSWCC NO. (LEVEL II) 0000077807
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008
TITLE EROSION CONTROL PLAN PHASE 3
SHEET NUMBER C5.30

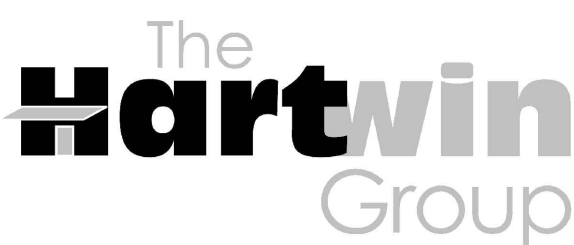


1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:	
REV. NO.	REV. DATE

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD

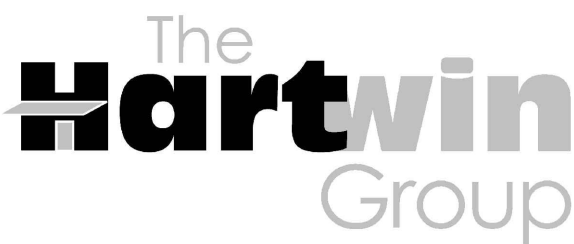
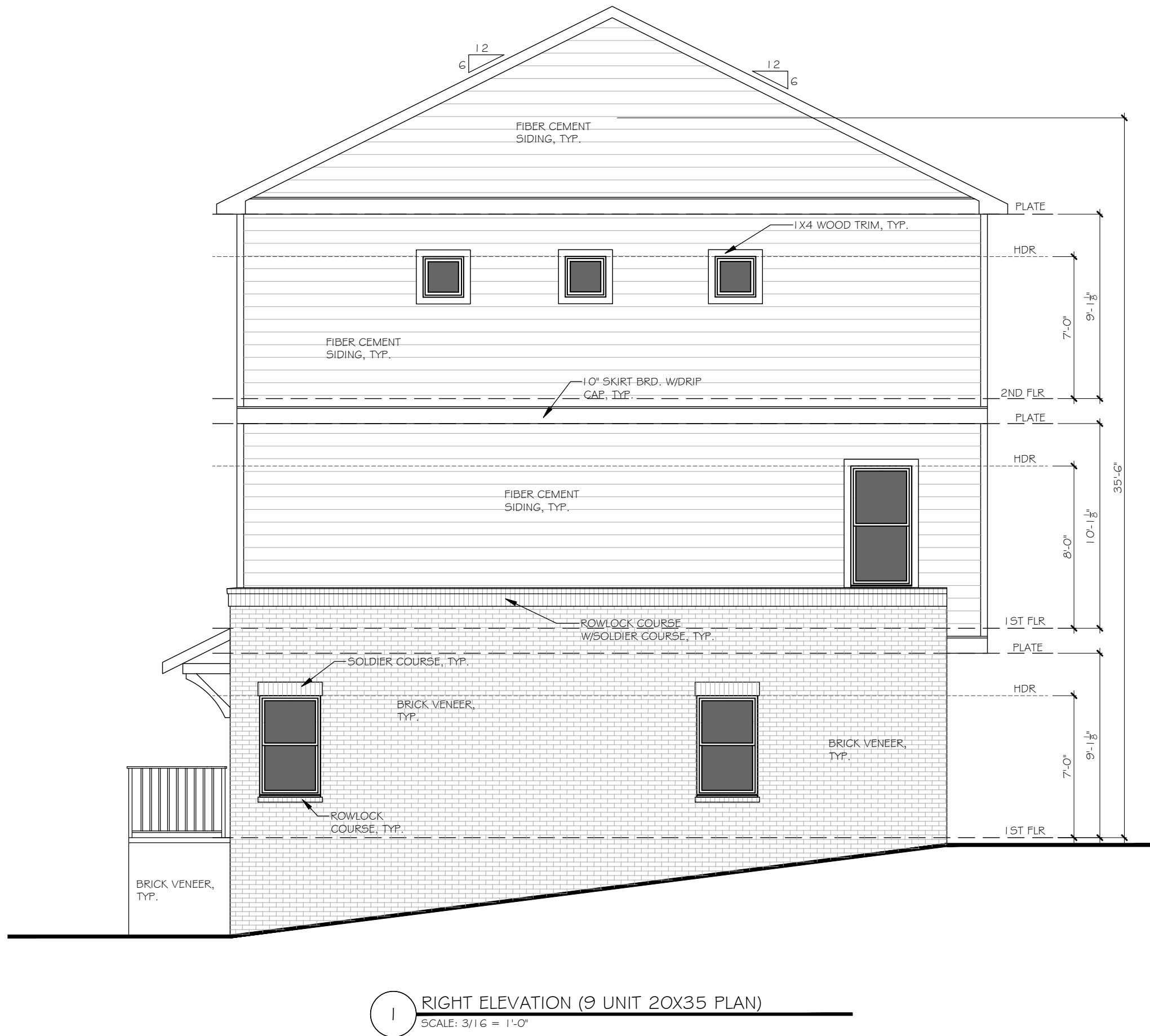
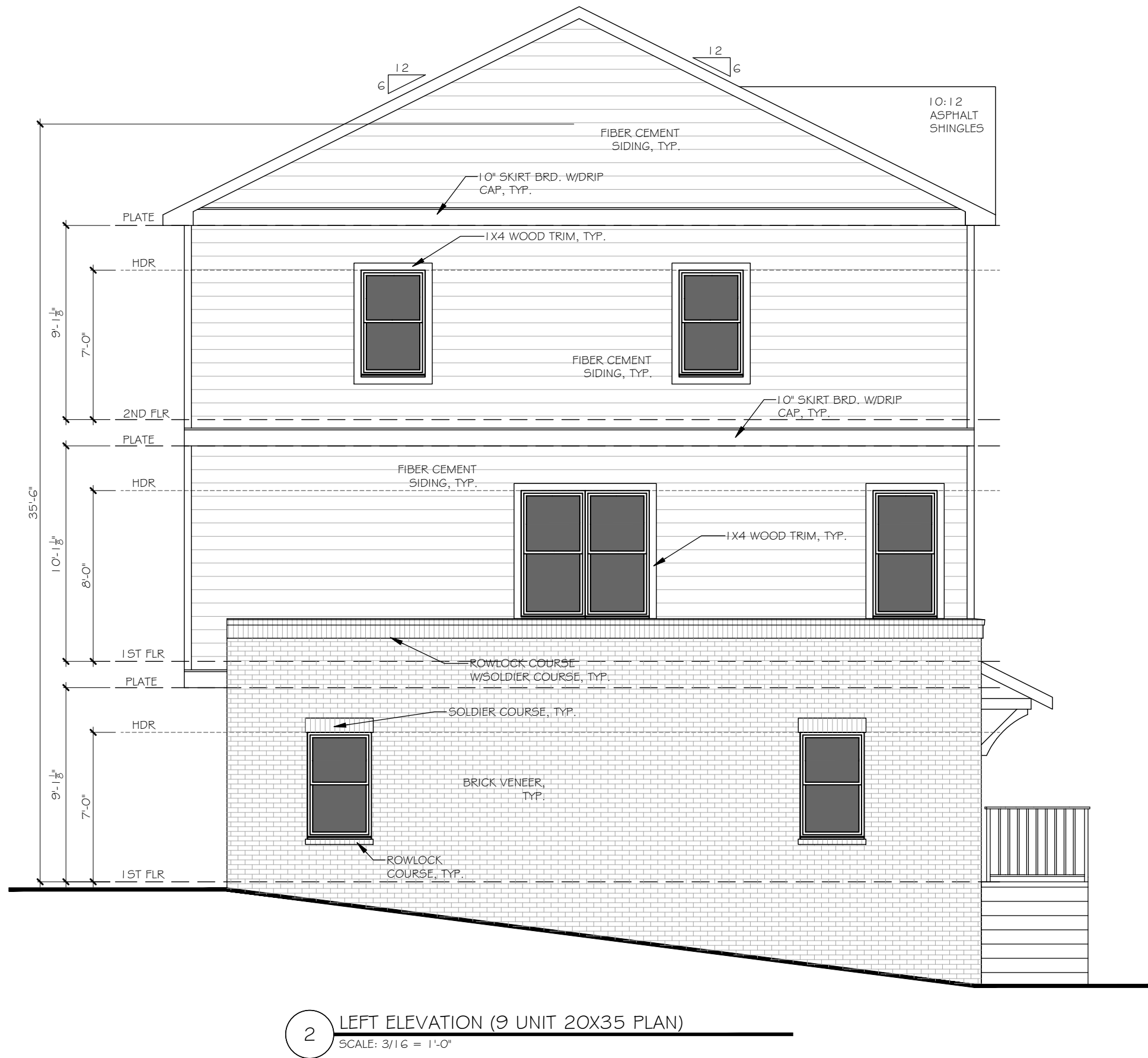
ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:
START DATE: 04/12/2024
DRAWN BY: MHART
SCALE:

SHEET NO.

A.2.0

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESSES REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



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REVISION CHANGES:

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3355 DOGWOOD

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

DRAWN BY: MHART

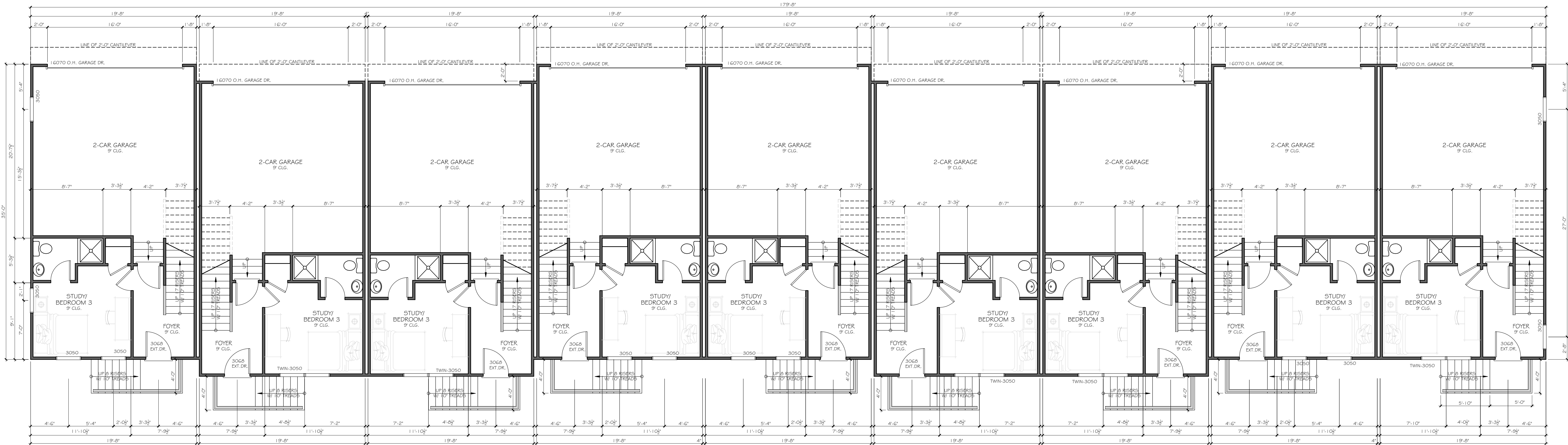
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SHEET NO.

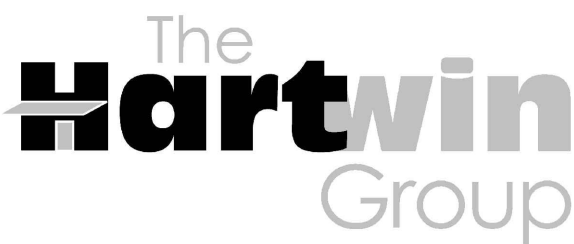
A.2.1

OF

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1 TERRACE (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
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REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

TERRACE FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

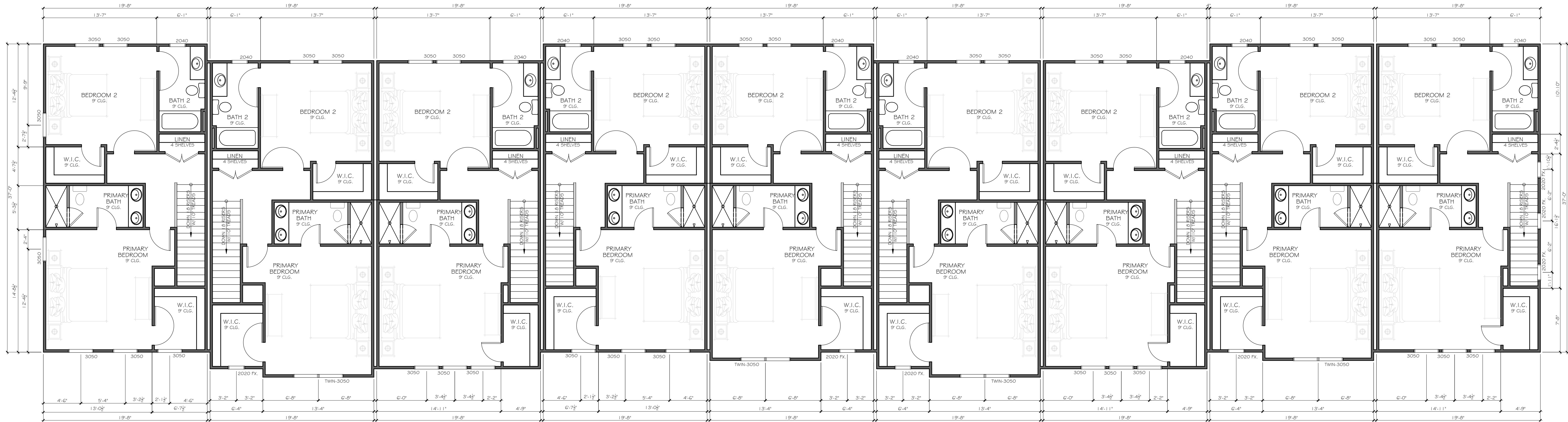
DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.2

OF



2 2ND FLOOR (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



1 1ST FLOOR (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

1ST. & 2ND. FLOOR FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

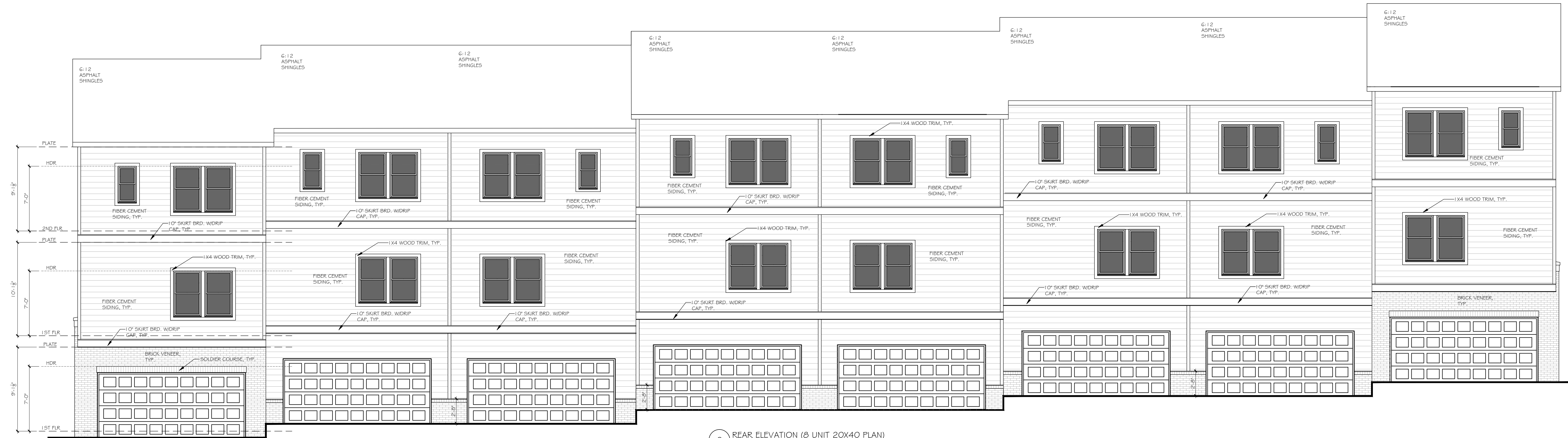
A.2.2

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



1 FRONT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

04/12/2024

DRAWN BY:

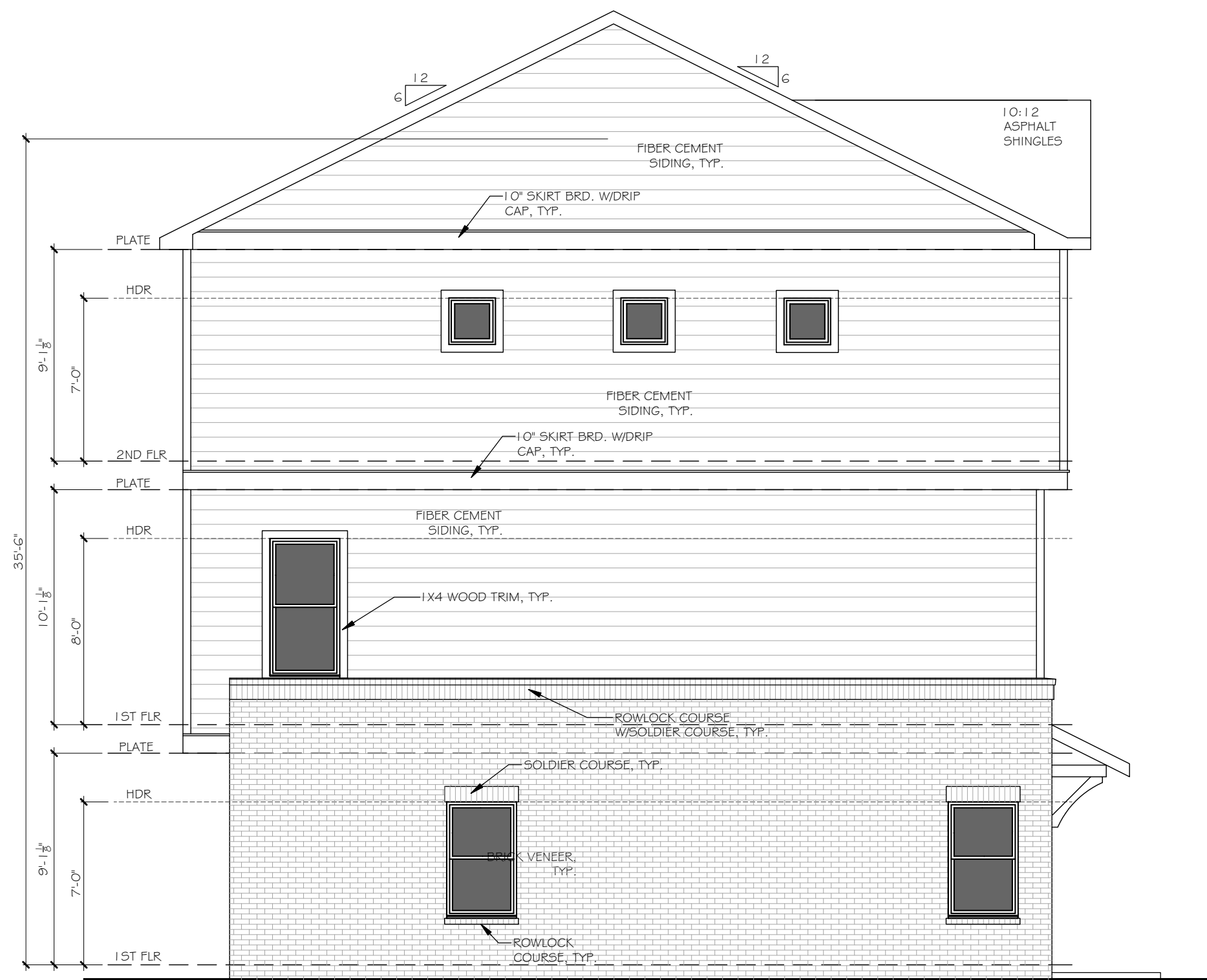
MHART

SCALE:

SHEET NO.

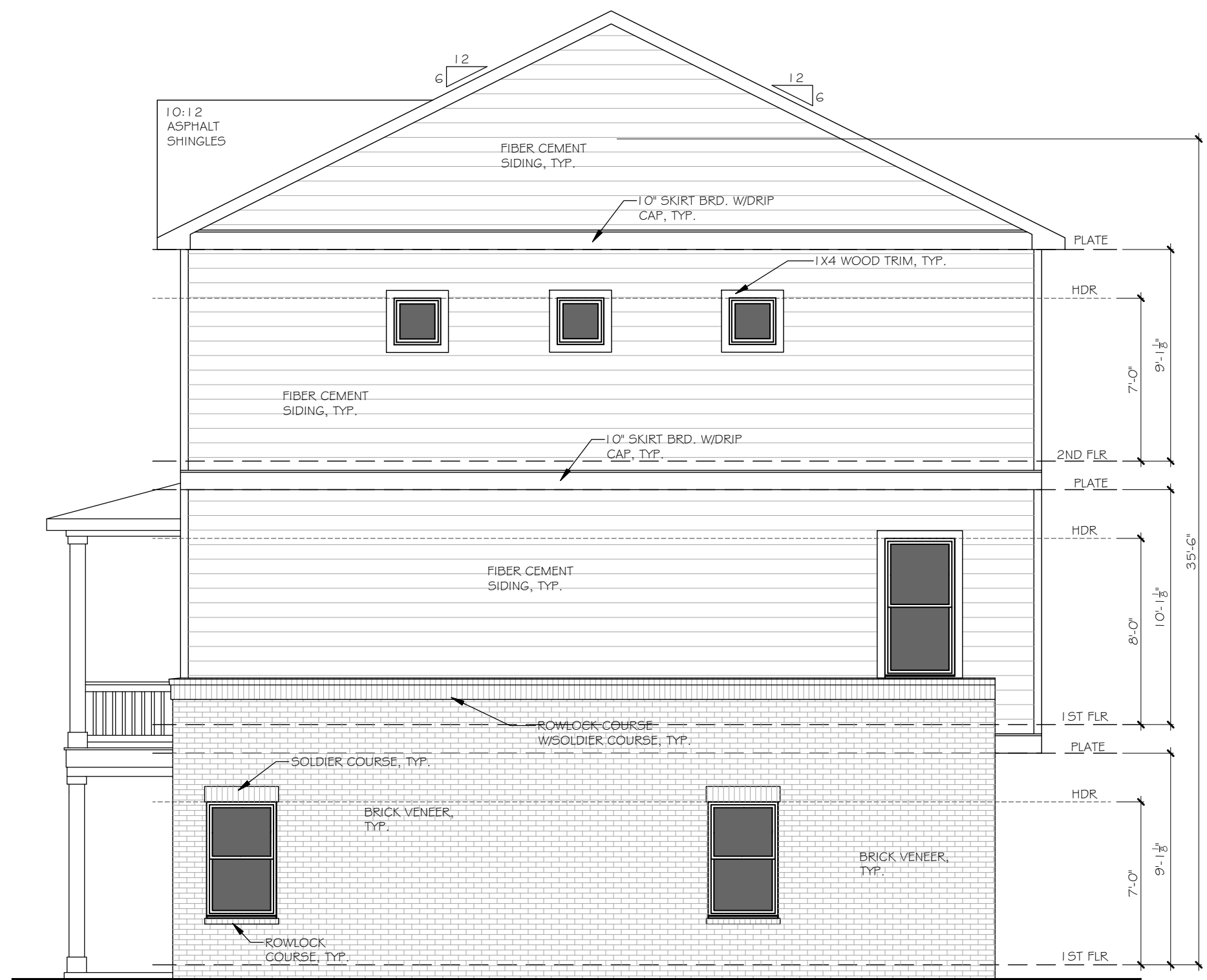
A.2.3

OF



2 LEFT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



1 RIGHT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

The
Hartwin
Group

252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (688) 415-2762

REVISION CHANGES:

REV. NO.	REV. DATE

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD

ELEVATIONS FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

04/12/2024

DRAWN BY:

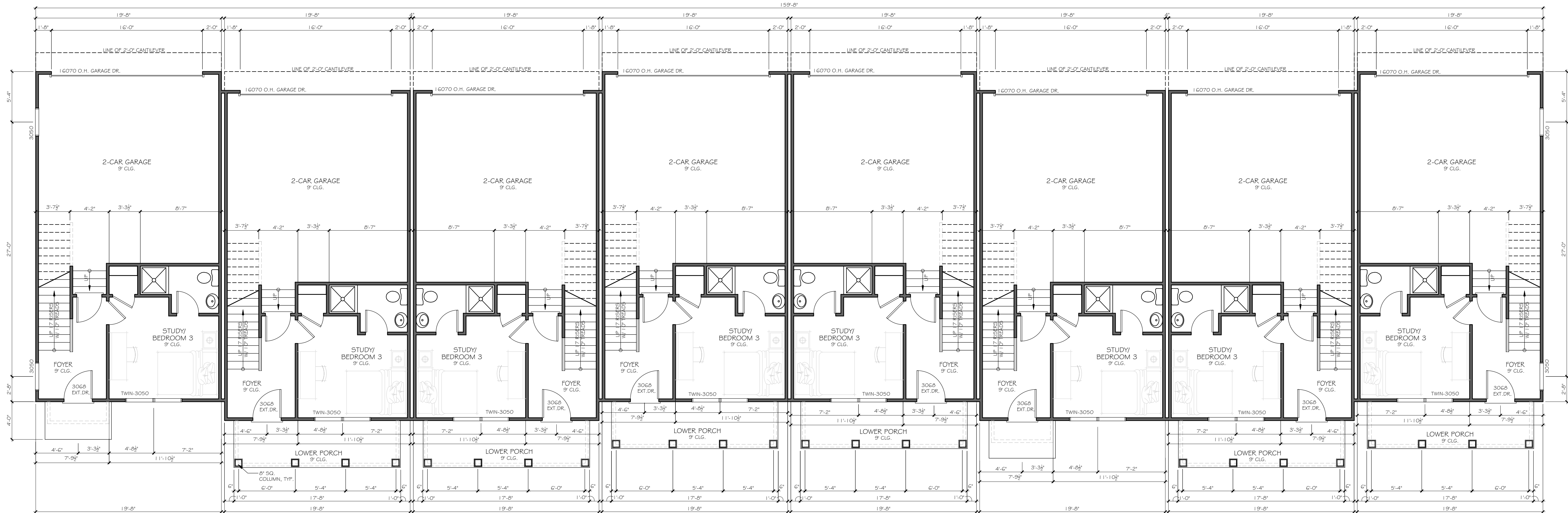
MHART

SCALE:

SHEET NO.

A.2.4

OF



1 TERRACE (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD

TERRACE FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

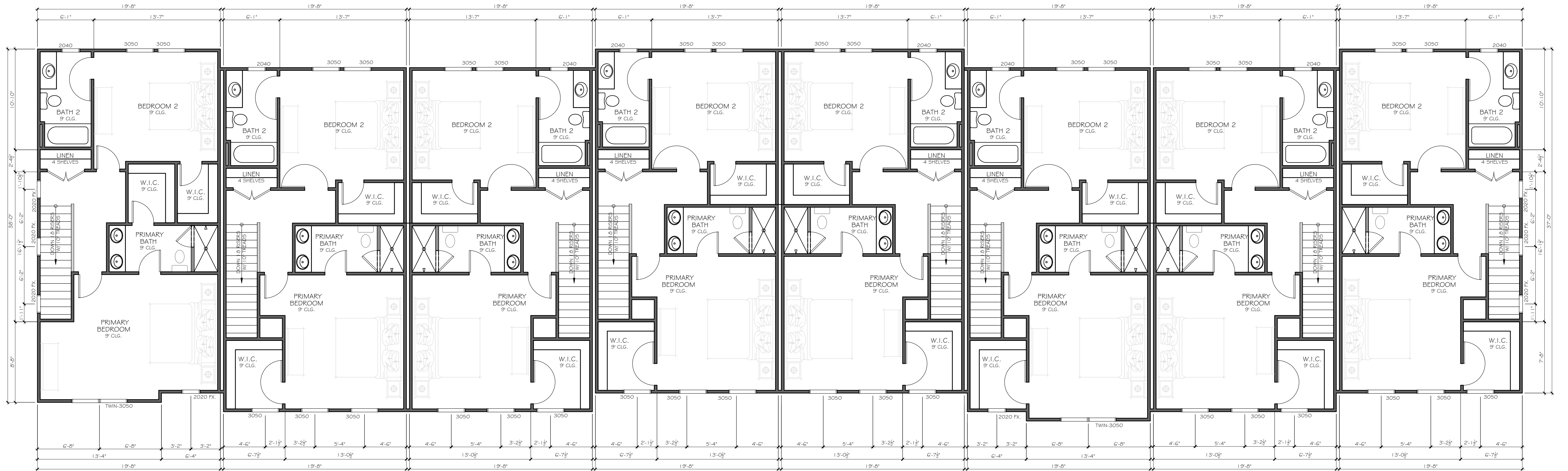
DRAWN BY: MHART

SCALE:

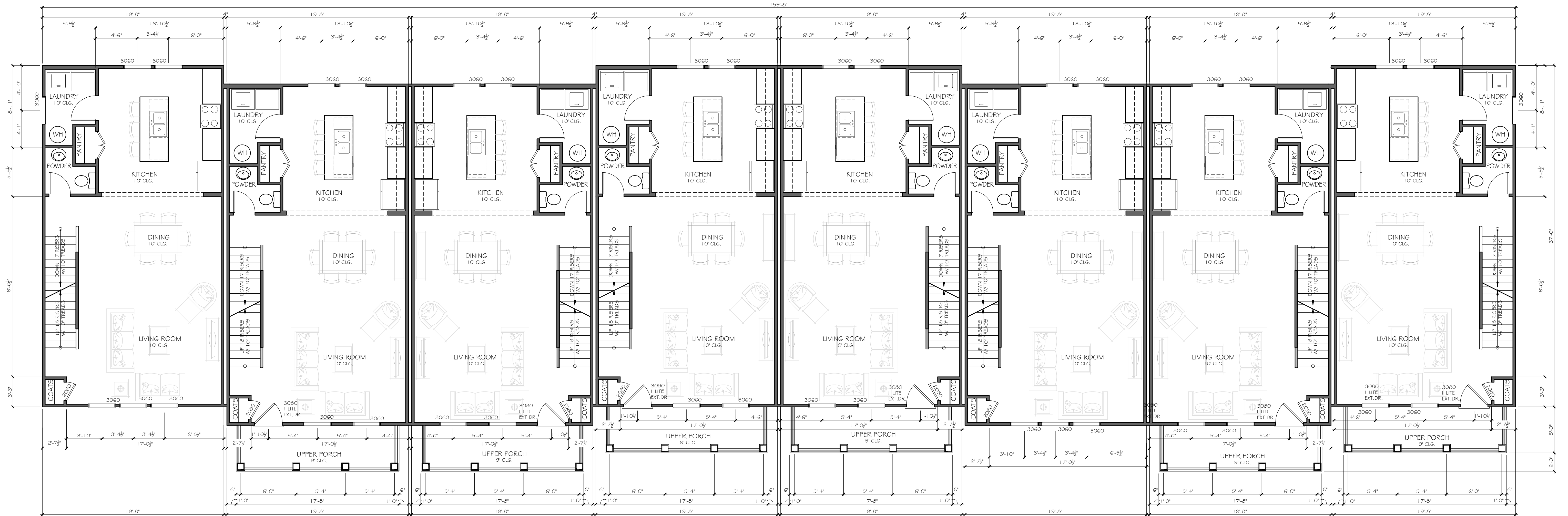
SHEET NO.

A.2.5

OF



2 2ND FLOOR (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



1 1ST FLOOR (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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REVISION CHANGES:

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3355 DOGWOOD

1ST. & 2ND. FLOOR FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

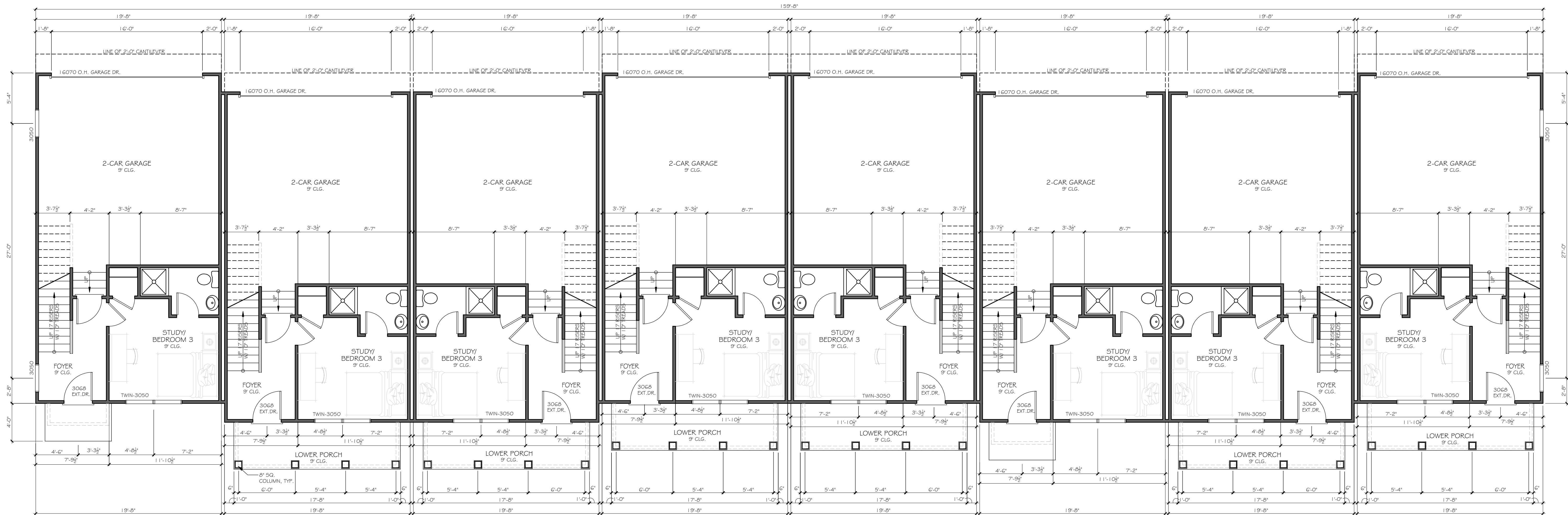
START DATE: 04/12/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.6



1 TERRACE (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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REVISION CHANGES:

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3355 DOGWOOD

TERRACE FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

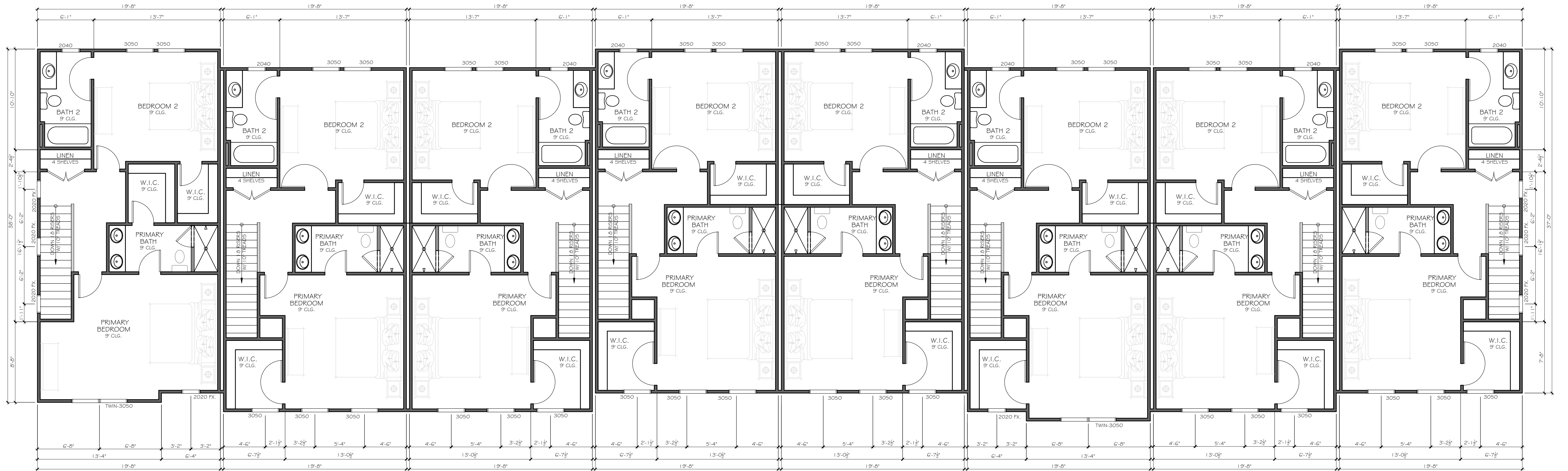
START DATE: 04/12/2024

DRAWN BY: MHART

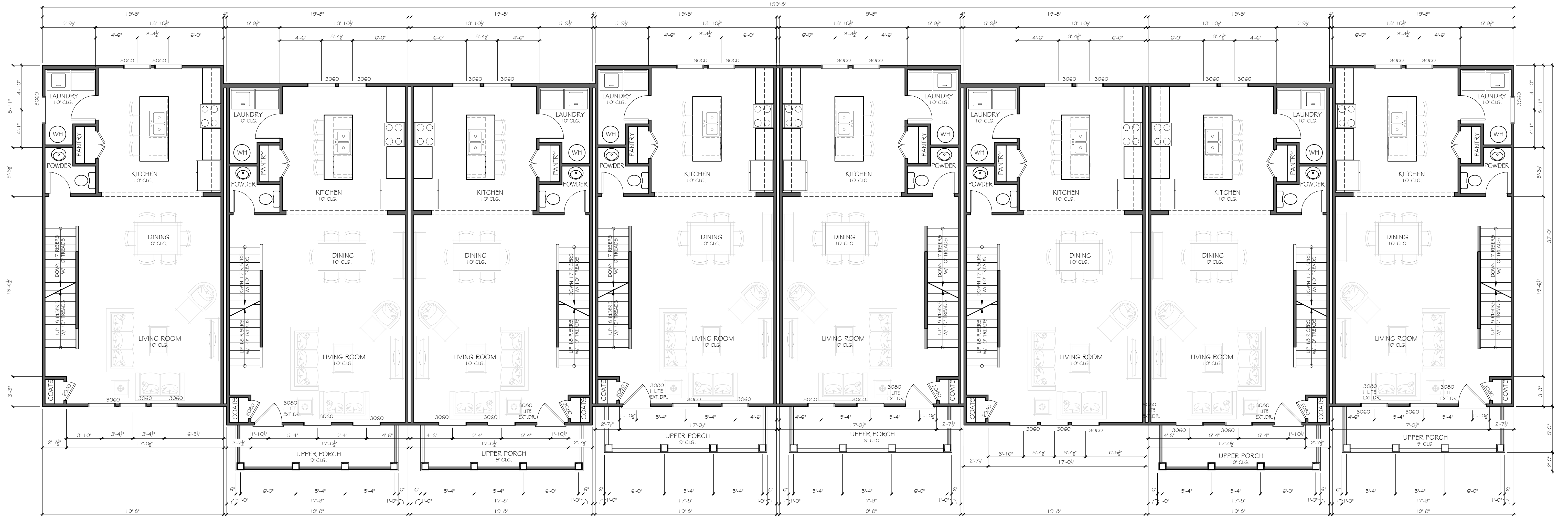
SCALE:

SHEET NO.

A.2.5



2 2ND. FLOOR (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



1 1ST. FLOOR (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD

1ST. & 2ND. FLOOR FOR 20x40 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

DRAWN BY: MHART

SCALE:

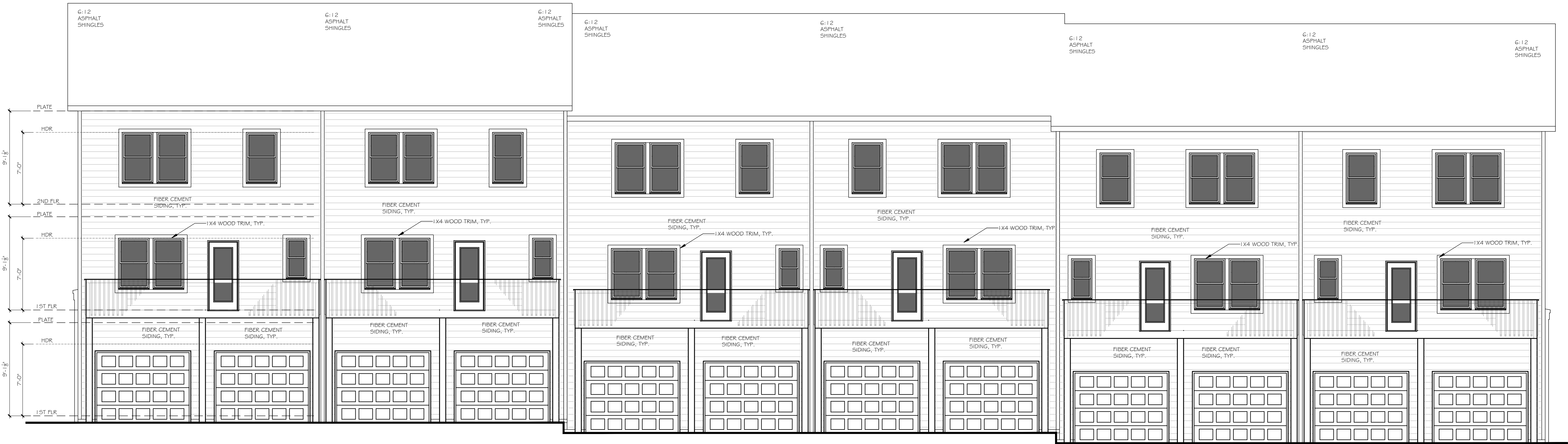
SHEET NO.

A.2.6

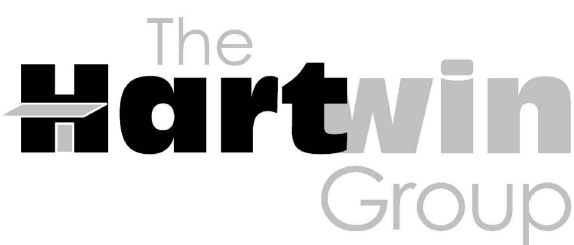
ELEVATION NOTES:
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3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



1 FRONT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

04/12/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

A.2.7

OF

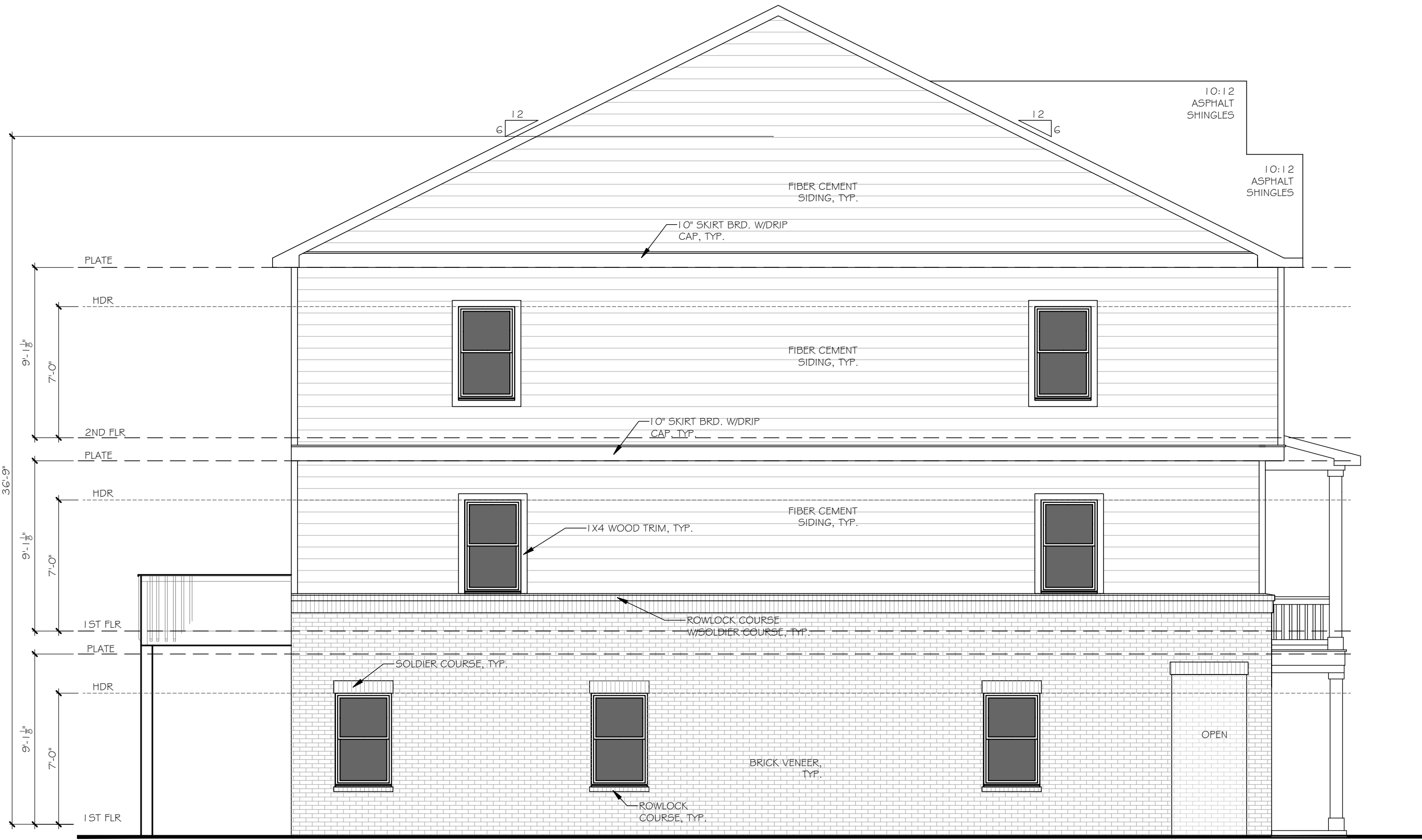
- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.

3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.

4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.

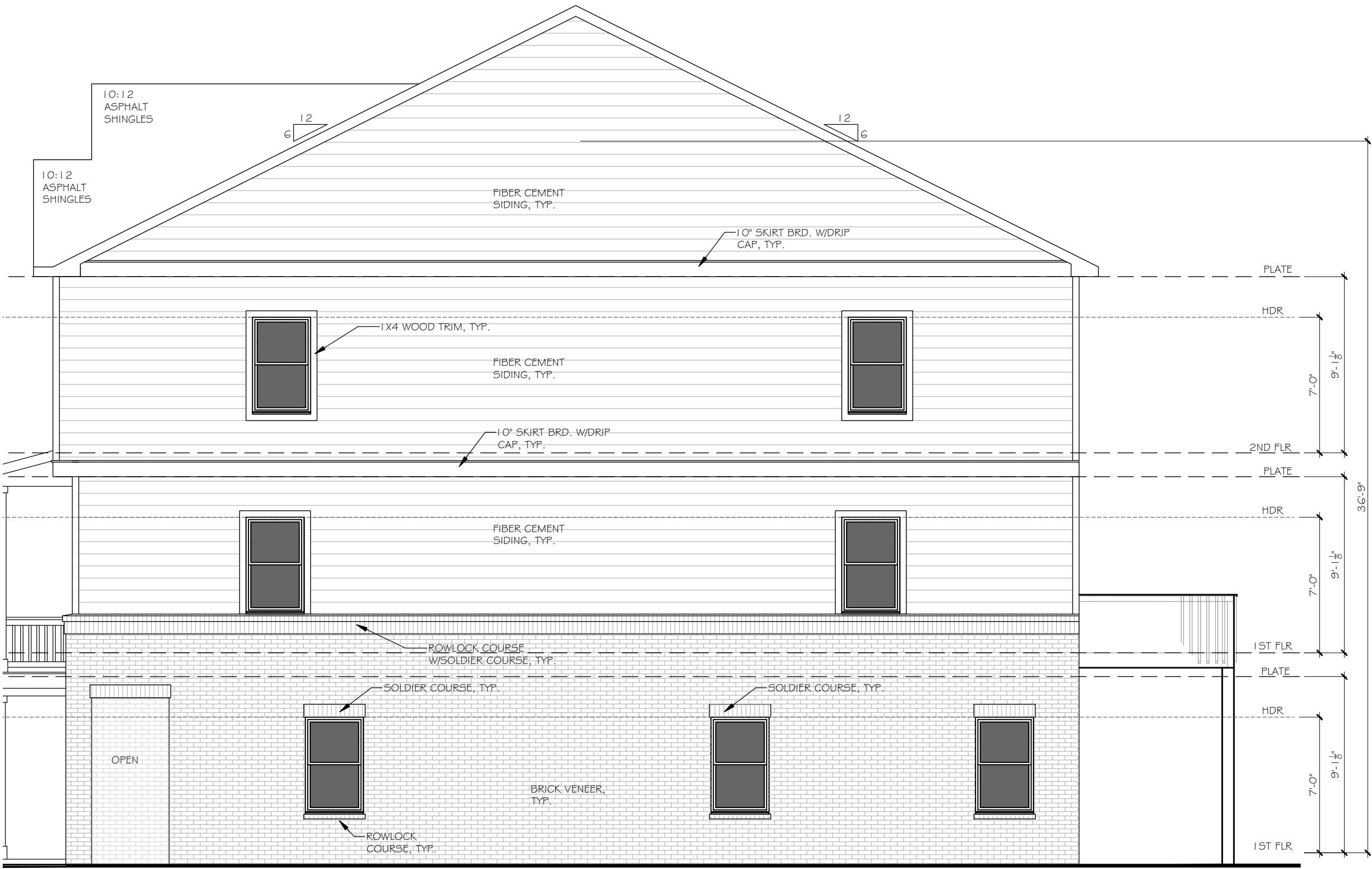
5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2

LEFT ELEVATION (12 UNIT 24X52 PLAN)

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



1

RIGHT ELEVATION (12 UNIT 24X52 PLAN)

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

TheHartwinGroup

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REVISION CHANGES:	
REV. NO.	REV. DATE

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3355 DOGWOOD

ELEVATIONS FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

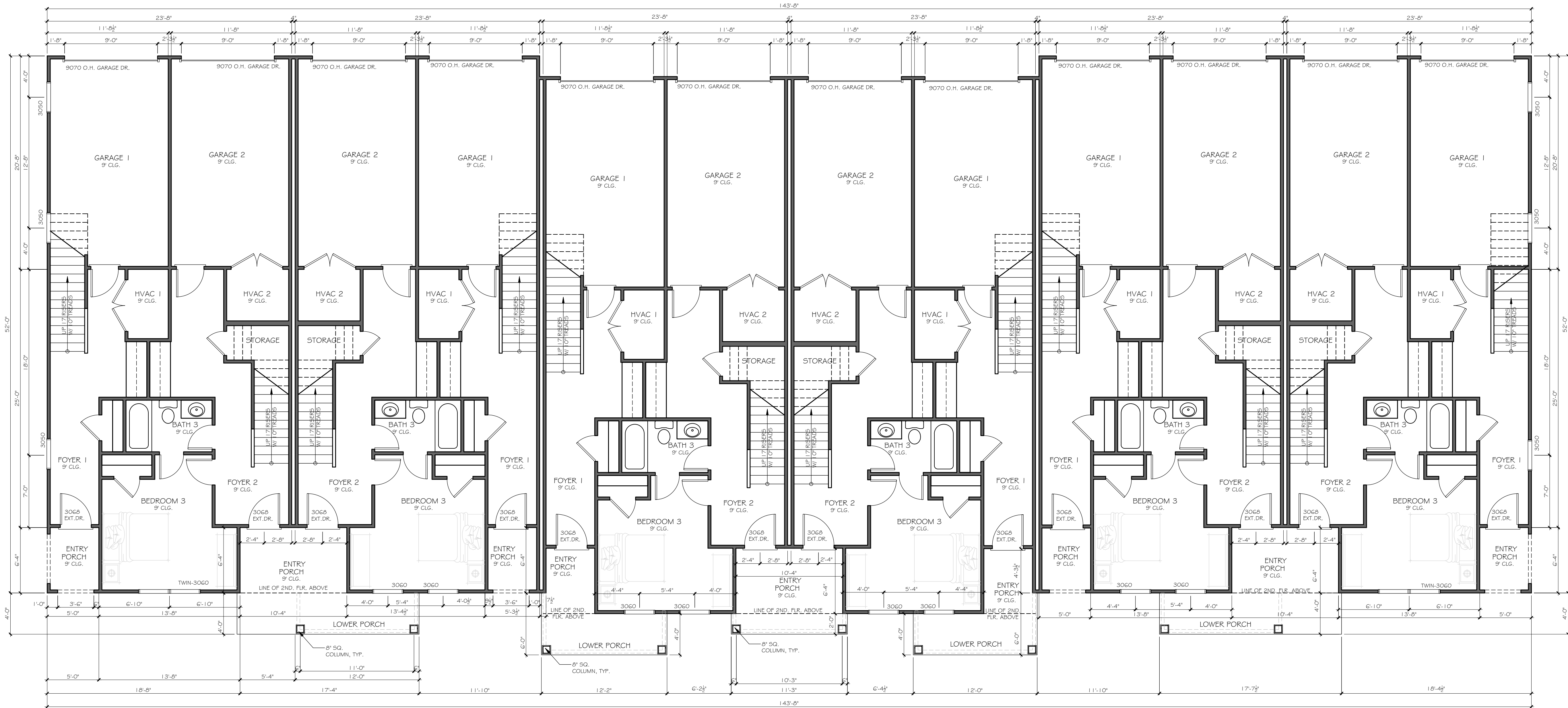
DRAWN BY: MHART

SCALE:

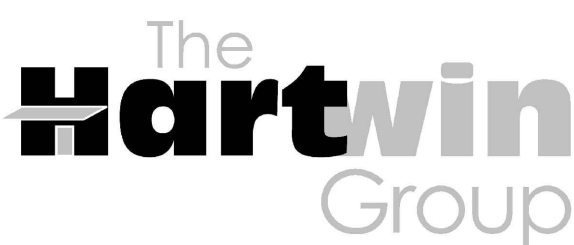
SHEET NO.

A.2.8

OF



1 TERRACE (12 UNIT 24x52 PLAN)
SCALE: 3/16" = 1'-0"



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REVISION CHANGES:

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3355 DOGWOOD

TERRACE FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

DRAWN BY: MHART

SCALE:

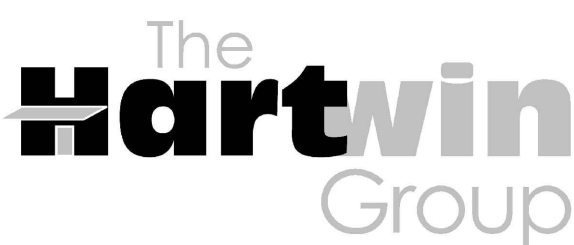
SHEET NO.

A.2.9

OF



1 1ST. FLOOR (12 UNIT 24x52 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD

1ST. FLOOR FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

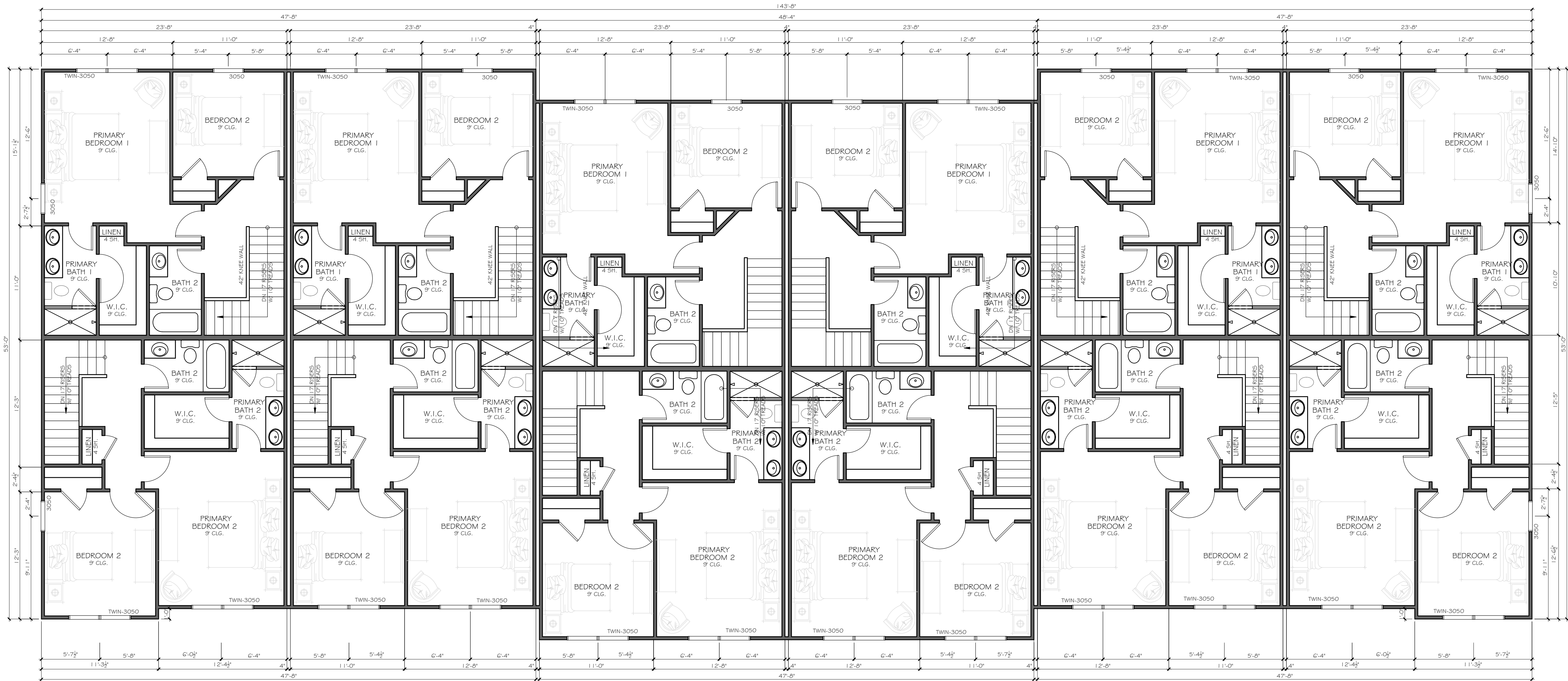
DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.10

OF



1 2ND. FLOOR (12 UNIT 24x52 PLAN)
SCALE: 3/16" = 1'-0"



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REVISION CHANGES:

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3355 DOGWOOD

2ND. FLOOR FOR 24x52 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 04/12/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.11

OF

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MARCH 20, 2024

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: DEREK HUTCHISON **Contact Number:** _____

Applicants Address: 3565 PIEDMONT ROAD, 2 PIEDMONT CENTER, SUITE 735, ATLANTA, GA 30305

E-Mail Address: _____ **Zoning Classification:** RMU

Address of Proposed Work: 3558 ELM STREET, HAPEVILLE GA

Parcel ID# (INFORMATION MUST BE PROVIDED): SEE ATTACHED

Property Owner: SEE ATTACHED **Contact Number:** NA

Project Description (including occupancy type): SOLIS HAPEVILLE IS A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 310 APARTMENT UNITS. THE PROJECT ALSO INCLUDES LIMITED GROUND-FLOOR RETAIL, PARKING, RESIDENT AMENITIES, AND ASSOCIATED STORMWATER AND UTILITY INFRASTRUCTURE.

Contractors Name: TBD **Contact Number:** TBD

Contact Person: TBD **Contact Number:** TBD

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

3/20/24

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: 406,034 SF

Total Square Footage of existing building: NA

Estimated Cost of Construction: 51.4 Million

List/Describe Building Materials on the exterior of the **existing** structure: NA. ALL EXISTING BUILDINGS ONSITE WILL BE DEMOLISHED.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: BUILDING MATERIALS CONSIST OF TWO COLORS OF BRICK, METAL PANEL, FIBER CEMENT LAP SIDING, AND FIBER CEMENT PANEL AS SHOWN ON THE ELEVATIONS.

Will any trees be removed to accommodate the project? YES

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)

Derek Hutchison



_____ 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:

DH 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

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

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

DH 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.

DH 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.

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

DH 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.

DEREK HUTCHISON

03/20/2024

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 by Lowery and Associates Land Surveying, LLC, dated May 04, 2021 & February 29, 2024, 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 North 35 degrees 22 minutes 57 seconds East a distance of 177.01 feet to a pin set on the South right of way of Henry Ford II Avenue; Thence with Henry Ford II Avenue South 54 degrees 36 minutes 46 seconds East a distance of 74.55 feet; Thence South 55 degrees 29 minutes 27 seconds East a distance of 61.26 feet; Thence South 55 degrees 29 minutes 27 seconds East a distance of 61.26 feet; Thence South 54 degrees 33 minutes 37 seconds East a distance of 55.48 feet; Thence 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 4.803 Acres (209,199 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).

Parcel ID	Street Address	Acreage	Owner
14 009600050027	3668 Elm Street	0.390	CML Hapeville, LLC
14 009600050035	3660 Elm Street	0.390	CML Hapeville, LLC
14 009600050233	3656 Elm Street	0.652	CML Hapeville, LLC
14 009600050068	3652 Elm Street	0.230	CML Hapeville, LLC
14 009600050076		0.460	CML Hapeville, LLC
14 009600050175	3648 Elm Street	0.369	CML Hapeville, LLC
14 009600050225	3562 Elm Street	0.543	CML Hapeville, LLC
14 009600050217	3558 Elm Street	1.269	CML Hapeville, LLC
14 009500010097	522 Porsche Avenue	0.378	CML Hapeville, LLC
14 009500010287	530 Porsche Avenue	0.398	CML Hapeville, LLC
14 009500010279	536 Porsche Avenue	0.240	Hapeville Radiator Inc
14 009500010030	540 Porsche Avenue	0.260	Hapeville Radiator Inc
14 009500010014	3552 Perkins Street	0.270	RREF ATL Train Station LLC
14 009500010113	3575 & 3560 Perkins Street	1.127	CML Hapeville, LLC
14 009500010188			CML Hapeville, LLC
14 009500010337		0.139	CML Hapeville, LLC
14 009500010311	573 College Street	0.732	CML Hapeville, LLC
14 009500010154	557 College Street	0.281	CML Hapeville, LLC
14 009500010147	555 College Street	0.269	CML Hapeville, LLC
14 009500010139	549 College Street	0.278	CML Hapeville, LLC
14 009500010121	543 College Street	0.405	CML Hapeville, LLC

SOLIS HAPEVILLE

3558 ELM STREET HAPEVILLE, GA 30354

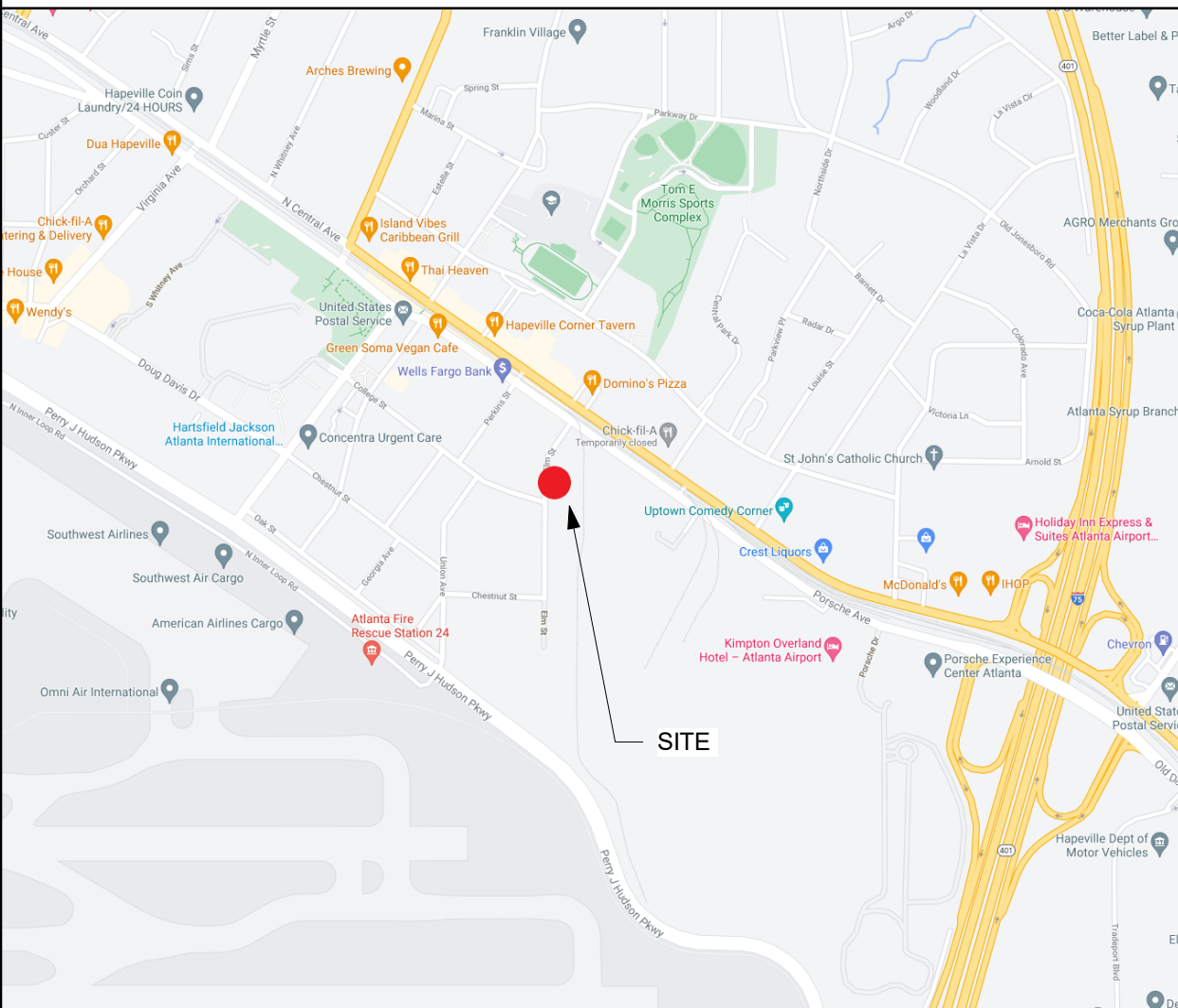
A DEVELOPMENT FOR
TERWILLIGER PAPPAS



** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

DRC SUBMITTAL
03/20/2024

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROJECT INCLUDES 310 FOR-RENT MULTI-FAMILY RESIDENTIAL APARTMENT UNITS ON A 9.1-ACRE PARCEL LOCATED IN HAPEVILLE, GEORGIA. THERE WILL BE FIVE RESIDENTIAL BUILDING TYPES OF THREE OR FOUR STORY BUILDINGS OF WOOD-FRAMED CONSTRUCTION. BUILDING 1000 INCLUDES A BASEMENT LEVEL, LEASING, CLUBROOM, AND RETAIL. THE CLUBROOM HAS ACCESS TO A POOL COURTYARD. BUILDING 3000 INCLUDES A SKY LOUNGE. TWO STAND-ALONE GARAGES ARE PROVIDED ALONG WITH SURFACE PARKING. TWO TRASH ENCLOSURES ARE AVAILABLE ON THE SITE.

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.

APPLICABLE CODES

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
- IECC 2015 ENERGY CODE
- 2003 ICC/ANSI ACCESSIBLE & USABLE BUILDINGS
- 2018 NFPA 1 FIRE PREVENTION CODE
- 2018 NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
- 2018 NFPA NATIONAL FUEL GAS CODE
- 2020 NFPA 70 NATIONAL ELECTRICAL CODE
- 2018 NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE
- 2018 NFPA 101 LIFE SAFETY CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

TEAM MEMBERS

CLIENT
TERWILLIGER PAPPAS
3565 PIEDMONT ROAD
ATLANTA, GA 30305
D: 678-218-3876
DAVID DICKSON
spatino@terwilligerpappas.com

ARCHITECT
DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY RD
BUILDING C, SUITE 250
ATLANTA, GA 30328
D: 678-506-8830
NATASHA COX
ncox@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 ELLISWORTH INDUSTRIAL
BLVD, SUITE A-1400
ATLANTA, GA 30318
D: 678-590-7691
THOMAS MARINOS
tmarinos@bcstudio.com

INTERIORS
DYNAMIK DESIGN INTERIORS
5901 PEACHTREE DUNWOODY RD
BUILDING C, SUITE 250
ATLANTA, GA 30328
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, P.E.
connor.galloway@kimley-horn.com

*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH DYNAMIK DESIGN

DYNAMIK DESIGN

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

CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354



TERWILLIGER
PAPPAS

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

△	DRAWING RELEASE	DATE
PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:

COVER SHEET

SHEET NUMBER:

CS-01



AERIAL RENDERING

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

CONSULTANT:

SEAL:

3658 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3665 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

△	DRAWING RELEASE	DATE
PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:

ARCHITECTURAL
RENDERINGS

SHEET NUMBER:

AR-01

3/14/2024		HAPEVILLE - MULTIFAMILY UNIT DATA																																							
UNIT	BLDG 1000					BLDG 2000					BLDG 3000					BLDG 5000					BLDG 6000			BLDG 7000			QTY	BEDS	HEATED UNIT AREA (NRSF)		BALC.	MIX PERCENTAGE									
	B1	L1	L2	L3	L4	L1	L2	L3	L4	L3	L1	L2	L4	L3	L1	L2	L3	L4	L1	L2	L3	L1	L2	L3			HEATED	TOTAL HEATED	(NRSF)	GOAL	ACTUAL										
STUDIO UNITS																																									
S1	1	1	2	2	2	2	2	2	2	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	48	48	643	SF	30,864	SF	0		15.48%								
SUBTOTAL	1	1	2	2	2	2	2	2	2	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	48	48	643	AVG	30,864	(NRSF)	15.00%		15.48%								
1 BED UNITS																																									
A1	0	0	0	0	0	3	3	3	3	0	0	0	0	0	3	3	3	3	3	3	3	3	2	2	2	48	48	676	SF	32,448	SF	63		15.48%							
A2	1	1	2	2	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	8	8	724	SF	5,792	SF	80		2.58%								
A3	0	0	3	3	3	1	1	1	1	0	0	0	0	0	1	1	1	1	1	1	1	2	2	2	65	65	768	SF	50,860	SF	63		20.97%								
SUBTOTAL	1	1	3	5	5	4	4	4	4	0	0	0	0	0	4	4	4	4	4	4	4	4	4	4	121	121	177	AVG	89,200	SF	(NRSF)	40.00%	39.03%								
2 BED UNITS																																									
B1	1	1	10	10	10	0	0	0	0	3	1	1	1	0	1	1	1	1	1	1	1	1	1	36	72	1,162	SF	41,832	SF	59		11.61%									
B2	0	0	0	3	3	4	4	4	4	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	89	178	1,240	SF	110,360	SF	178		28.71%								
SUBTOTAL	1	1	13	13	13	4	4	4	4	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	125	250	1,218	AVG	152,192	(NRSF)	40.00%		40.32%								
3 BED UNITS																																									
C1	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	30	1,412	SF	14,120	SF	249		3.23%									
C2	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	3	9	1,538	SF	4,074	SF	213		0.97%									
C3	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	3	9	1,518	SF	4,544	SF	249		0.97%									
SUBTOTAL	2	2	2	2	2					2	2	2	2												16	48	1,459	AVG	23,348	SF	(NRSF)	5.00%	5.16%								
TOTALS PER FLOOR	5	5	22	22	22	10	10	10	10	14	14	14	12	10	10	10	10	10	10	10	10	10	10	310	467			295,604	SF	(NRSF)	100%	100%									
TOTALS PER BLDG						76					40					54					40					30			30												
TOTALS																															HEATED:		954		AVG	(NRSF)					

GARAGE		CONSTRUCTION TYPE(S):		VB
STORIES:	01	BASEMENT:	NO	
USE GROUP(S):		S-2	GROSS AREA: SEE CHART	
SPRINKLERS:	NON-SPRINKLERED		TOTAL UNITS:	N/A

ACC. GARAGE		CONSTRUCTION TYPE(S):	VB
STORIES:	01	BASEMENT:	NO
USE GROUP(S):		S-2	GROSS AREA: SEE CHART
SPRINKLERS:		NON-SPRINKLERED	TOTAL UNITS: N/A

BUILDING 3000	CONSTRUCTION TYPE(S):	VA
STORIES: 04	BASEMENT: NO	
USE GROUP(S): R-2	GROSS AREA: SEE CHART	
SPRINKLERS: NFPA 13 R	TOTAL UNITS: 54	

BUILDING 7000		CONSTRUCTION TYPE(S):		VA
STORIES:	03	BASEMENT:	NO	
USE GROUP(S):		R-2	GROSS AREA: SEE CHART	
SPRINKLERS:		NFPA 13 R	TOTAL UNITS: 30	

BUILDING 6000		CONSTRUCTION TYPE(S):		VA
STORIES:	03	BASEMENT:	NO	
USE GROUP(S):		R-2	GROSS AREA: SEE CHART	
SPRINKLERS:		NFPA 13 R	TOTAL UNITS: 30	

BUILDING 5000		CONSTRUCTION TYPE(S):		VA
STORIES:	04	BASEMENT:	NO	
USE GROUP(S):		R-2	GROSS AREA: SEE CHART	
SPRINKLERS:		NFPA 13 R	TOTAL UNITS: 40	

BUILDING 2000		CONSTRUCTION TYPE(S):		VA
STORIES:	04	BASEMENT:	NO	
USE GROUP(S):		R-2	GROSS AREA:	
SPRINKLERS:		NFPA 13 R	SEE CHART	
			TOTAL UNITS:	40

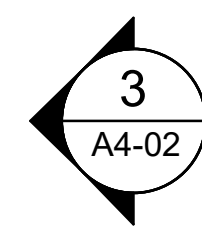
BUILDING 1000		CONSTRUCTION TYPE(S):		VA
STORIES:	04	BASEMENT:	YES	
USE GROUP(S):	R-2, A-3, B	GROSS AREA:	SEE CHART	
SPRINKLERS:	R-2 = NFPA 13 R; A-3, B = NFPA 13	TOTAL UNITS:	76	

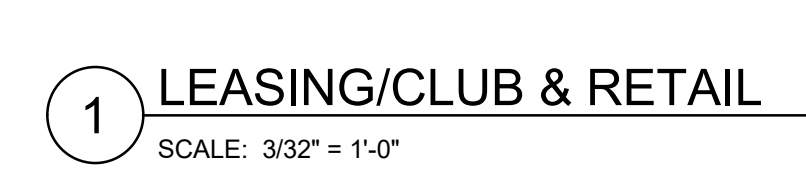
BUILDING 4000		CONSTRUCTION TYPE(S):	VA
STORIES:	04	BASEMENT:	NO
USE GROUP(S):	R-2	GROSS AREA:	SEE CHART
SPRINKLERS:	NFPA 13 R	TOTAL UNITS:	40

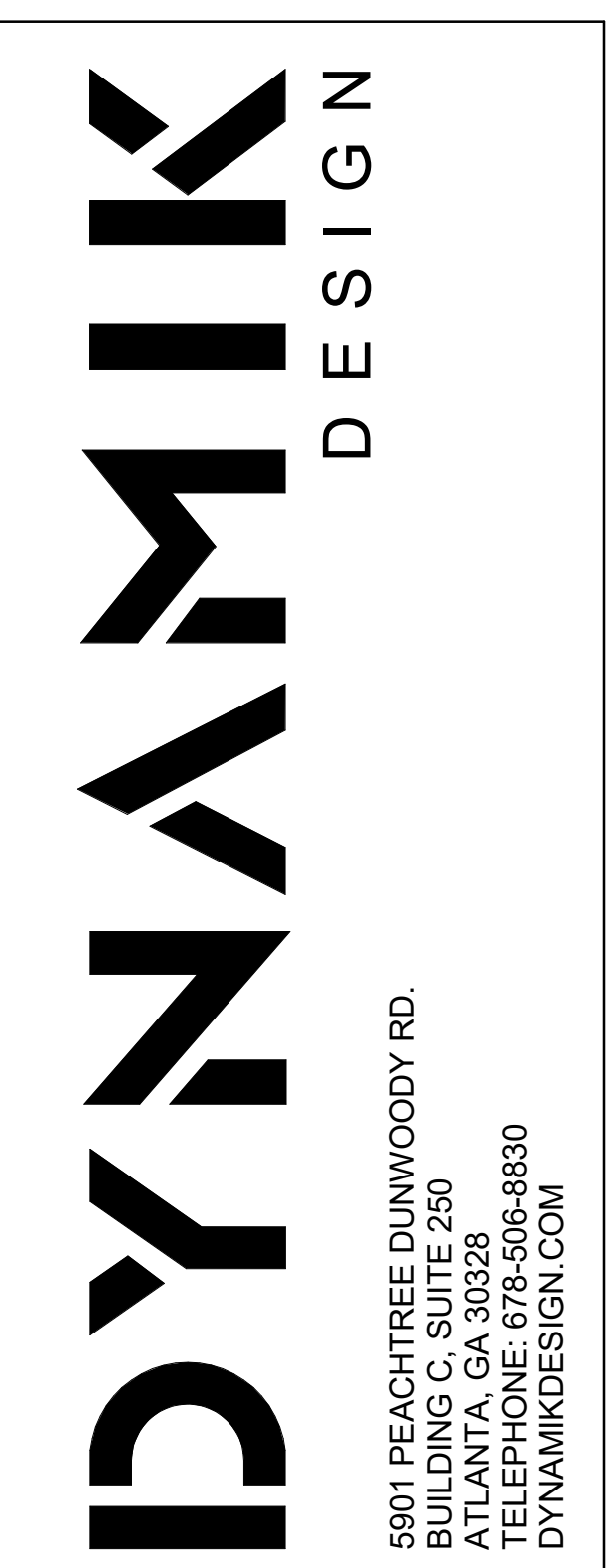
[illegible]

BUILDING DATA					
GROSS FLOOR AREA					
DG 1000					
LEVEL B				7,871 SF	
DRAINAGING CLUB				11,121 SF	
TAIL				8,876 SF	
LEVEL 01				7,871 SF	
LEVEL 02				28,456 SF	
LEVEL 03				28,456 SF	
LEVEL 04				28,456 SF	
				121,108 SF	
DG 2000					
LEVEL 01				11,760 SF	
LEVEL 02				11,760 SF	
LEVEL 03				11,760 SF	
LEVEL 04				11,760 SF	
				47,038 SF	
DG 3000					
LEVEL 01				17,155 SF	
LEVEL 02				17,155 SF	
LEVEL 03				17,155 SF	
LEVEL 04				17,155 SF	
				68,622 SF	
DG 4000					
LEVEL 01				11,760 SF	
LEVEL 02				11,760 SF	
LEVEL 03				11,760 SF	
LEVEL 04				11,760 SF	
				47,038 SF	
DG 5000					
LEVEL 01				11,760 SF	
LEVEL 02				11,760 SF	
LEVEL 03				11,760 SF	
LEVEL 04				11,760 SF	
				47,038 SF	
DG 6000					
LEVEL 01				11,760 SF	
LEVEL 02				11,760 SF	
LEVEL 03				11,760 SF	
				35,279 SF	
DG 7000					
LEVEL 01				11,760 SF	
LEVEL 02				11,760 SF	
LEVEL 03				11,760 SF	
				35,279 SF	
RANGE					
LEVEL 01				1,562 SF	
				1,562 SF	
RANGE - ACCESSIBLE					
LEVEL 01				1,671 SF	
				1,671 SF	
CASH ENCLOSURE 1					
LEVEL 01				700 SF	
				700 SF	
CASH ENCLOSURE 2					
LEVEL 01				700 SF	
				700 SF	
TOTAL GFA					
				406,034 SF	



[illegible]





CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE
PROJECT NUMBER: TWP2023-07

CLIENT: TERWILLIGER
3555 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

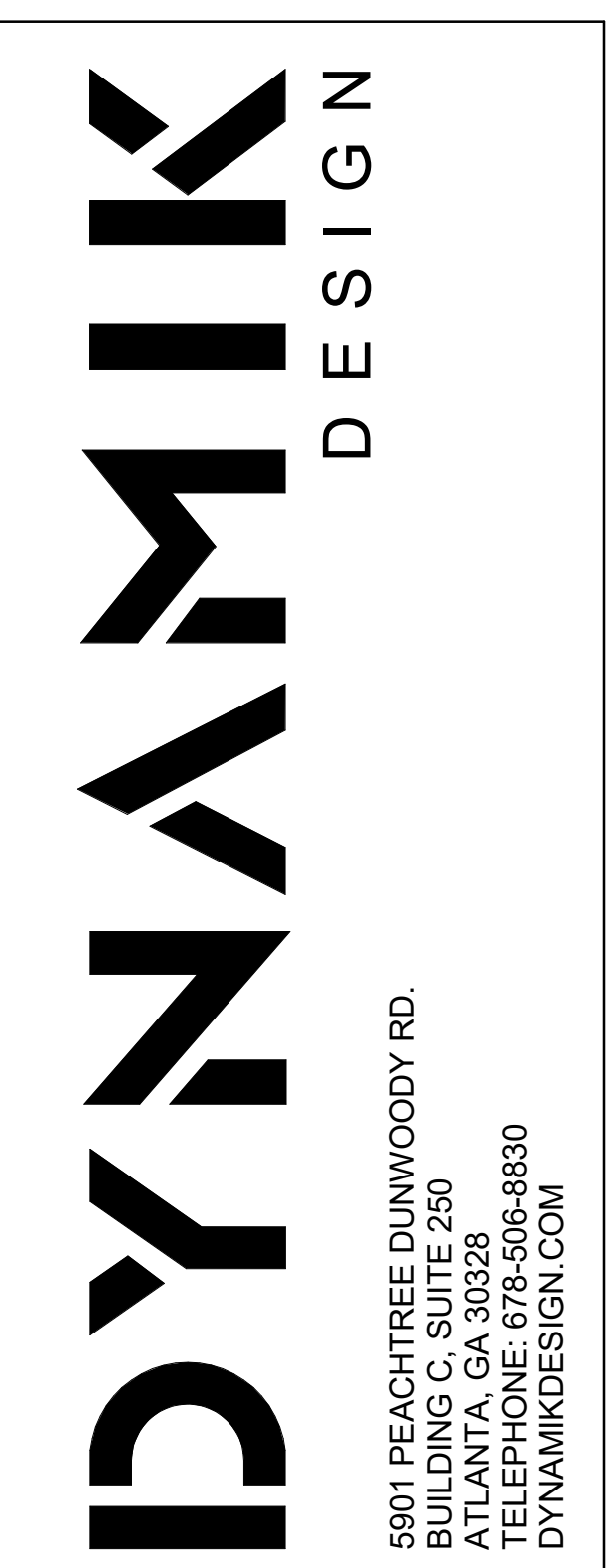
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TITLE:

OVERALL PLAN -
BLDG 1000 -
LEVEL 02

SHEET NUMBER:

A1-13



CONSULTANT:

SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

SOLIS HAPEVILLE

PROJECT NUMBER: TWP2023-07

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT: TERWILLIGER PAPPAS

[illegible]

TITLE:

OVERALL PLAN -
BLDG 1000 -
LEVEL 04

SHEET NUMBER:

A1-15

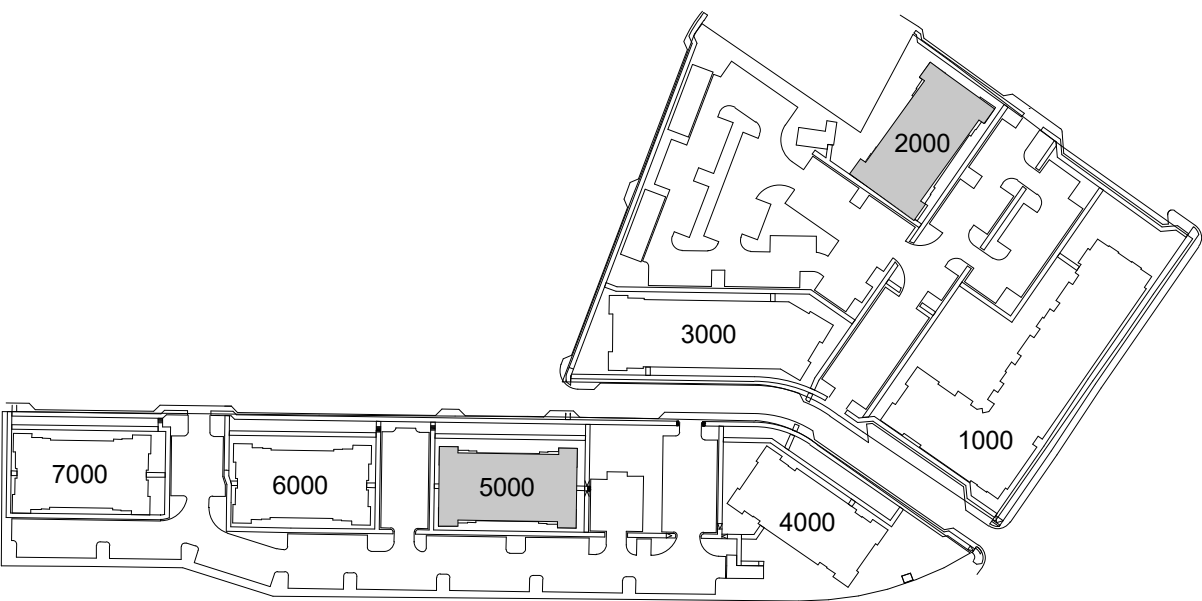
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. **REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.**
7. CONTROL JOINTS IN **BREEZEWAYS/CORRIDOR** CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 01
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
**TERWILLIGER
PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 2000/5000 -
LEVEL 01**

SHEET NUMBER:

A1-21

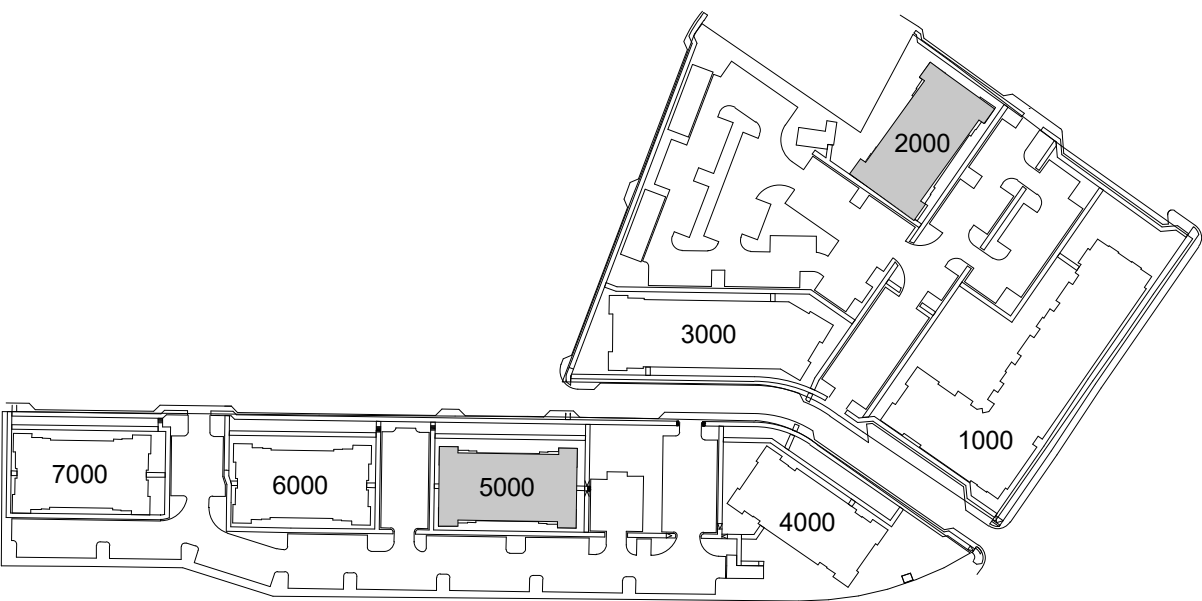
GENERAL NOTES

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8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 02
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
**TERWILLIGER
PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 2000/5000 -
LEVEL 02**

SHEET NUMBER:

A1-22

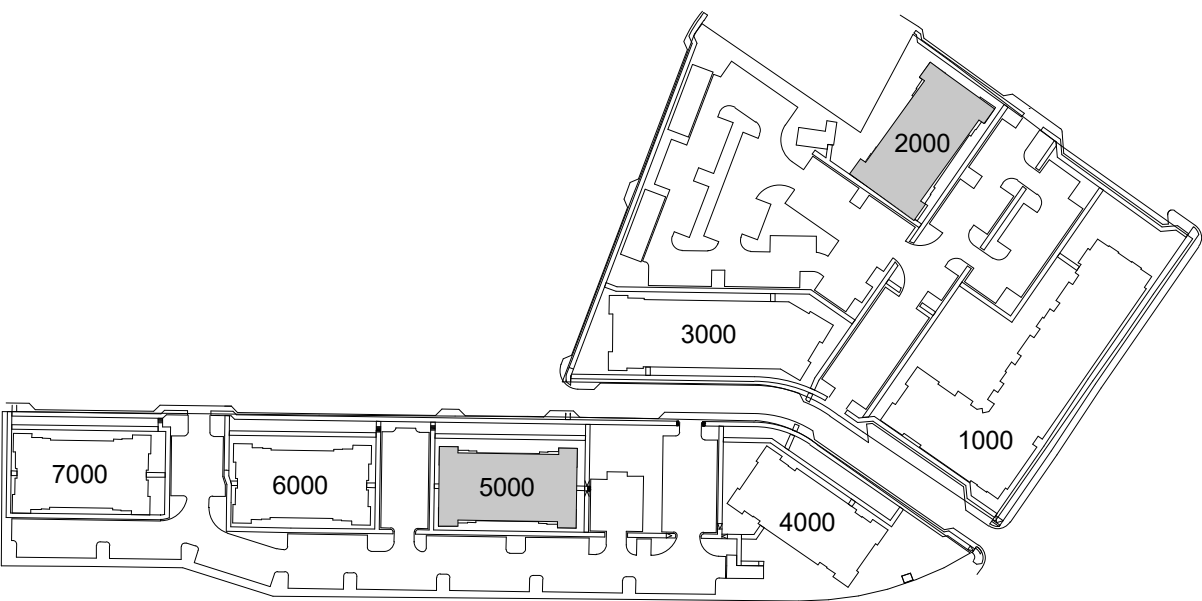
GENERAL NOTES

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8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 03
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
**TERWILLIGER
PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 2000/5000 -
LEVEL 03**

SHEET NUMBER:

A1-23

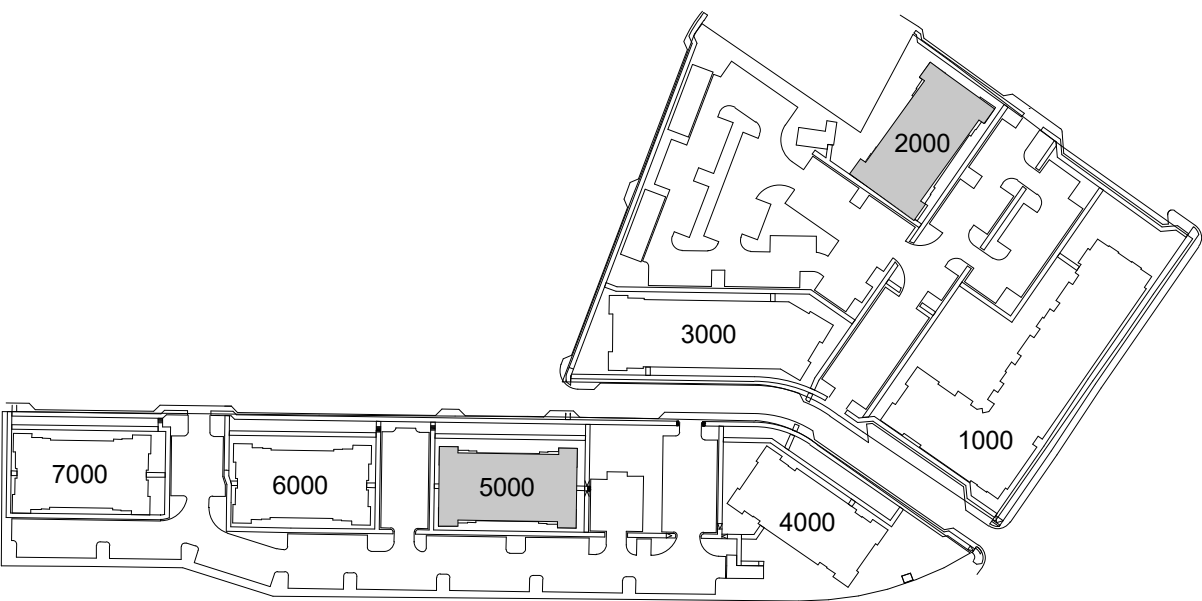
GENERAL NOTES

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3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
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6. REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
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8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 04
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

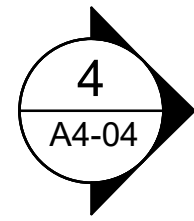
TITLE:

OVERALL PLAN -
BLDG 2000/5000 -
LEVEL 04

SHEET NUMBER:

A1-24





DYNAMIK DESIGN

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

CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

CLIENT: **TERWILLIGER
PAPPAS**

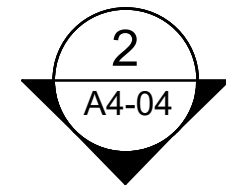
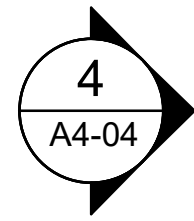
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TITLE:

OVERALL PLAN -
BLDG 3000 -
LEVEL 02

SHEET NUMBER:

A1-32



1 LEVEL 03
SCALE: 3/32" = 1'-0"

CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

CLIENT: **TERWILLIGER**
DARRAC

3665 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305



TERWILLIGER
PAPPAS

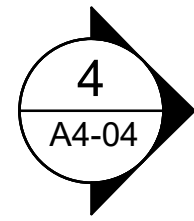
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TITLE:

OVERALL PLAN -
BLDG 3000 -
LEVEL 03

SHEET NUMBER:

A1-33



CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

CLIENT: TERWILLIGER PAPPAS

[illegible]

TITLE:

OVERALL PLAN
BLDG 3000 -
LEVEL 04

SHEET NUMBER

A1-34

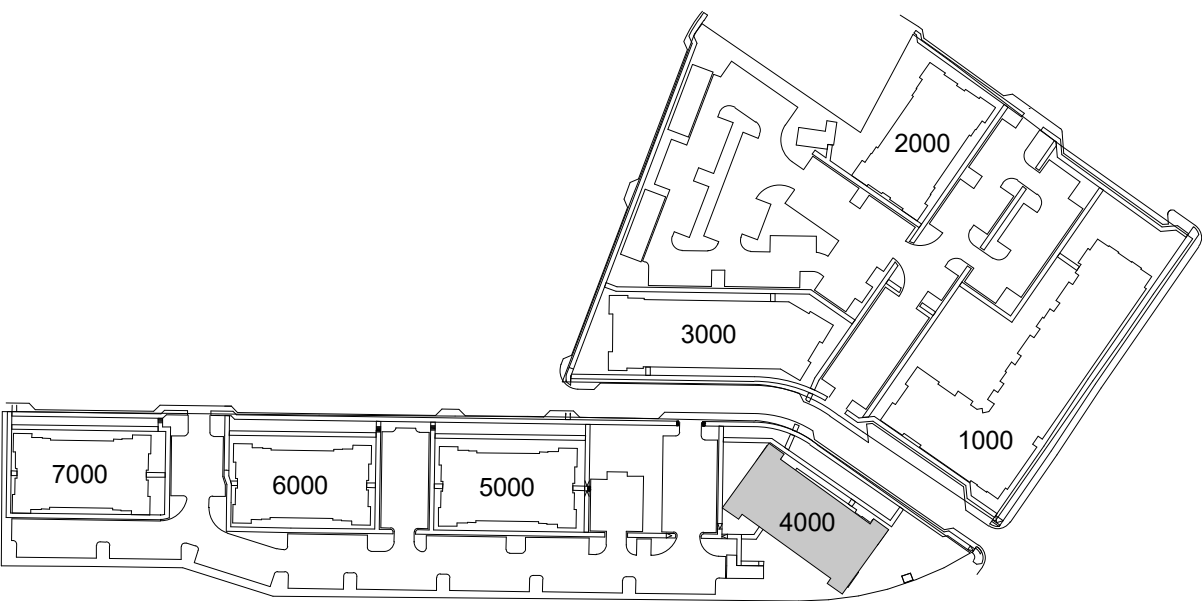
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. **REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.**
7. CONTROL JOINTS IN **BREEZEWAYS/CORRIDOR** CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 01
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT: **TERWILLIGER PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 4000 -
LEVEL 01**

SHEET NUMBER:

A1-41

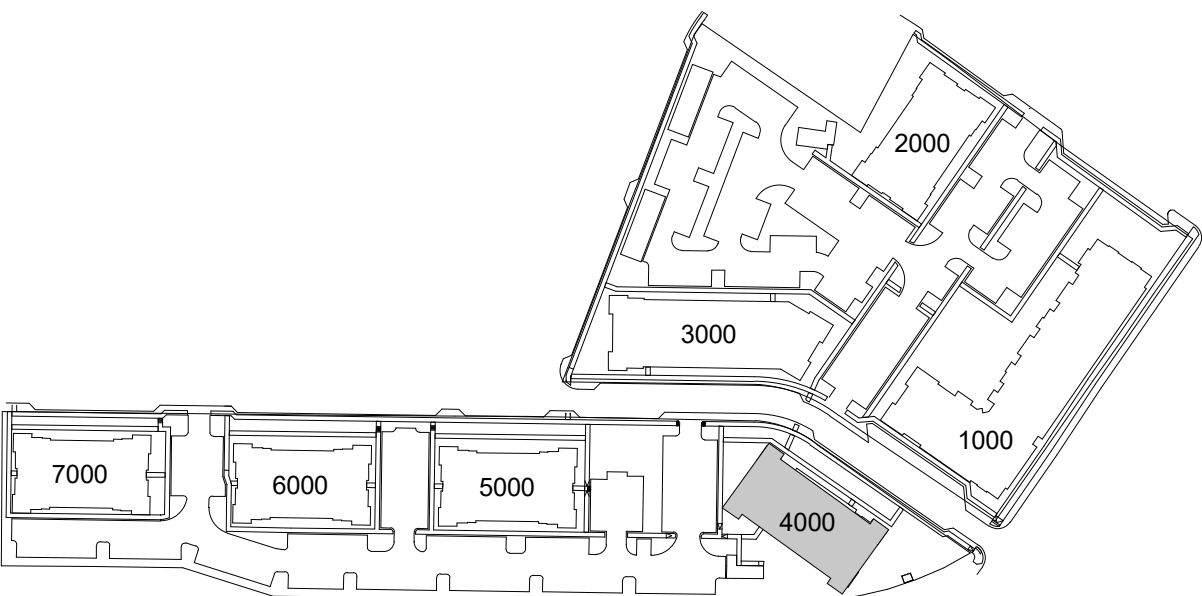
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
7. CONTROL JOINTS IN BREEZEWAYS/CORRIDOR CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 02
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

OVERALL PLAN -
BLDG 4000 -
LEVEL 02

SHEET NUMBER:

A1-42

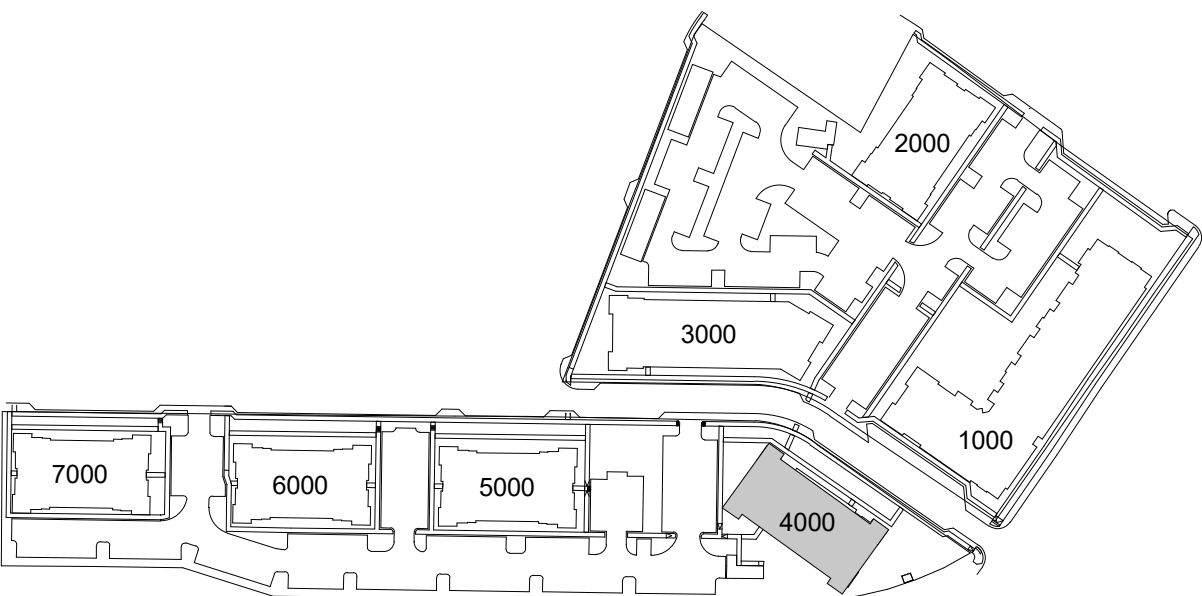
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
7. CONTROL JOINTS IN BREEZEWAYS/CORRIDOR CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 03
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

OVERALL PLAN -
BLDG 4000 -
LEVEL 03

SHEET NUMBER:

A1-43

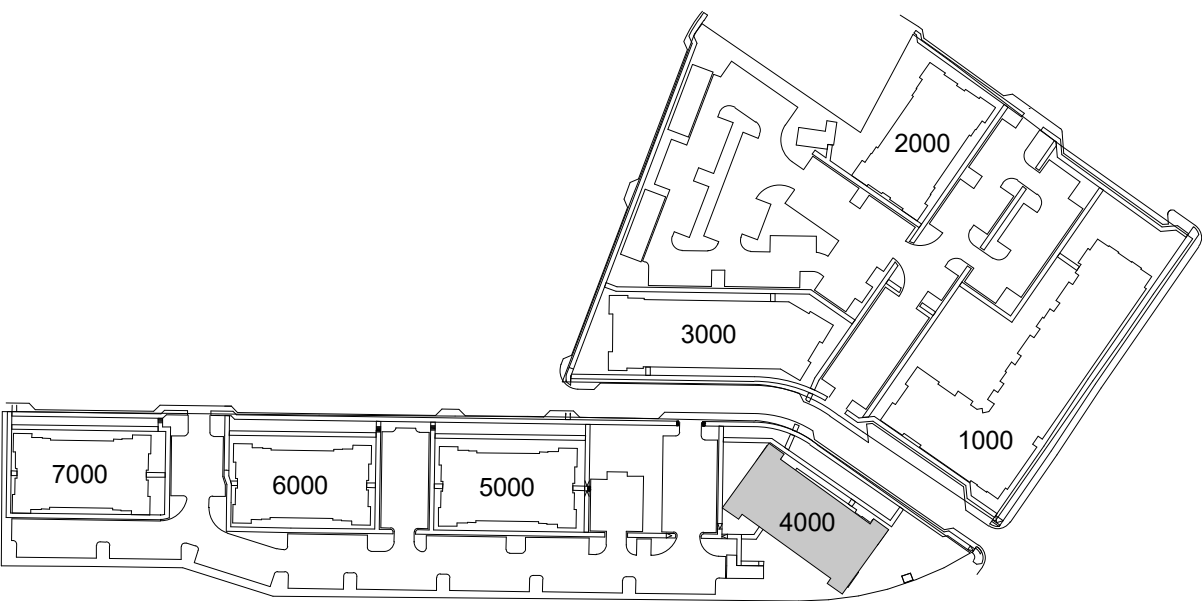
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
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3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
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8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 04
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3559 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT: **TERWILLIGER PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 4000 -
LEVEL 04**

SHEET NUMBER:

A1-44

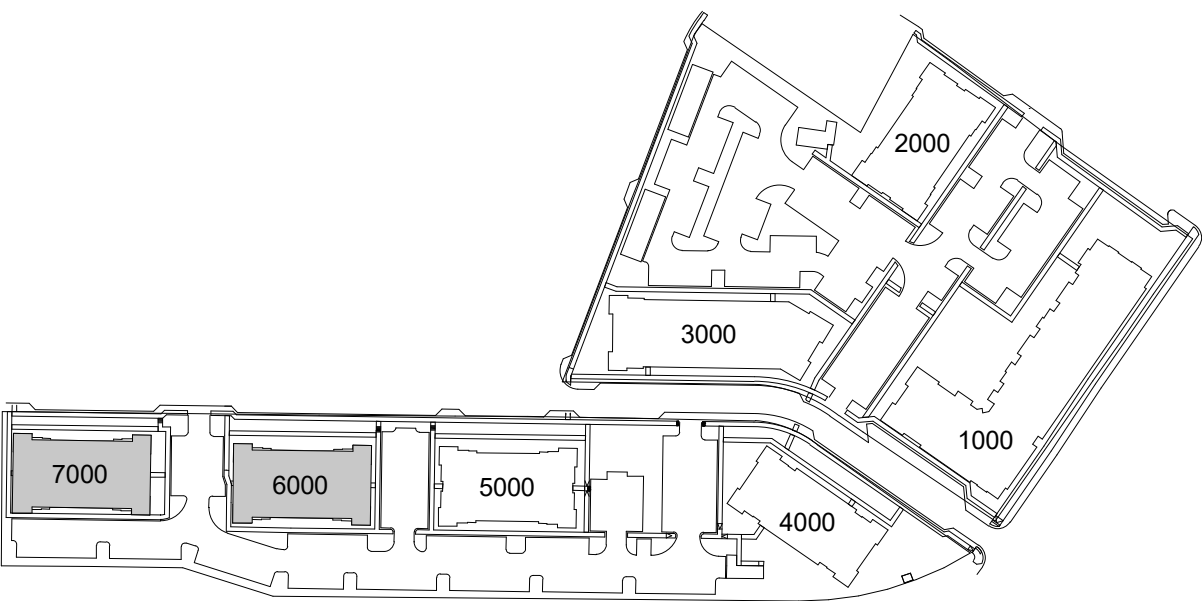
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. **REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.**
7. CONTROL JOINTS IN **BREEZEWAYS/CORRIDOR** CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 01
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3555 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
**TERWILLIGER
PAPPAS**

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 6000/7000 -
LEVEL 01**

SHEET NUMBER:

A1-51

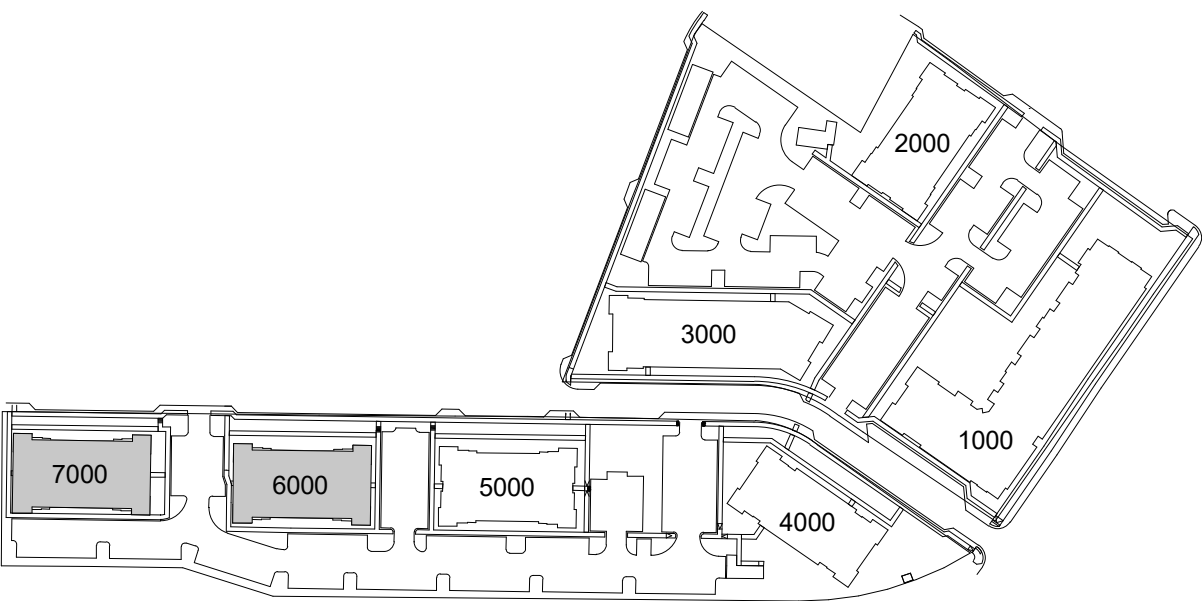
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
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3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
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6. **REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.**
7. CONTROL JOINTS IN **BREEZEWAYS/CORRIDOR** CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 02
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER PAPPAS

△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

**OVERALL PLAN -
BLDG 6000/7000 -
LEVEL 02**

SHEET NUMBER:

A1-52

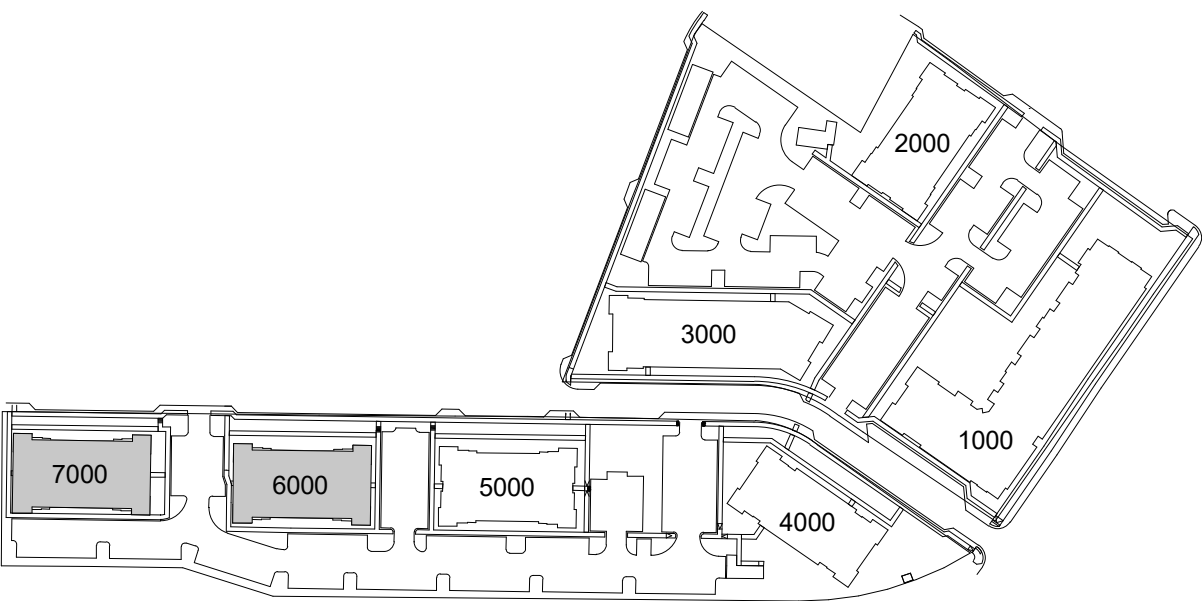
GENERAL NOTES

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CEILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U O N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
7. CONTROL JOINTS IN BREEZEWAYS/CORRIDOR CEILING TO BE 30'-0" O.C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF WALL OR 4" CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

LEGEND

	CMU WALL
	CAST-IN-PLACE CONCRETE WALL
	PRECAST CONCRETE WALL
2104 A1HC A3-01	ROOM NUMBER RESIDENTIAL UNIT DESIGNATION 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
	1-HOUR RATING
	2-HOUR RATING

KEY PLAN



1 LEVEL 03
SCALE: 1/8" = 1'-0"

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3555 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

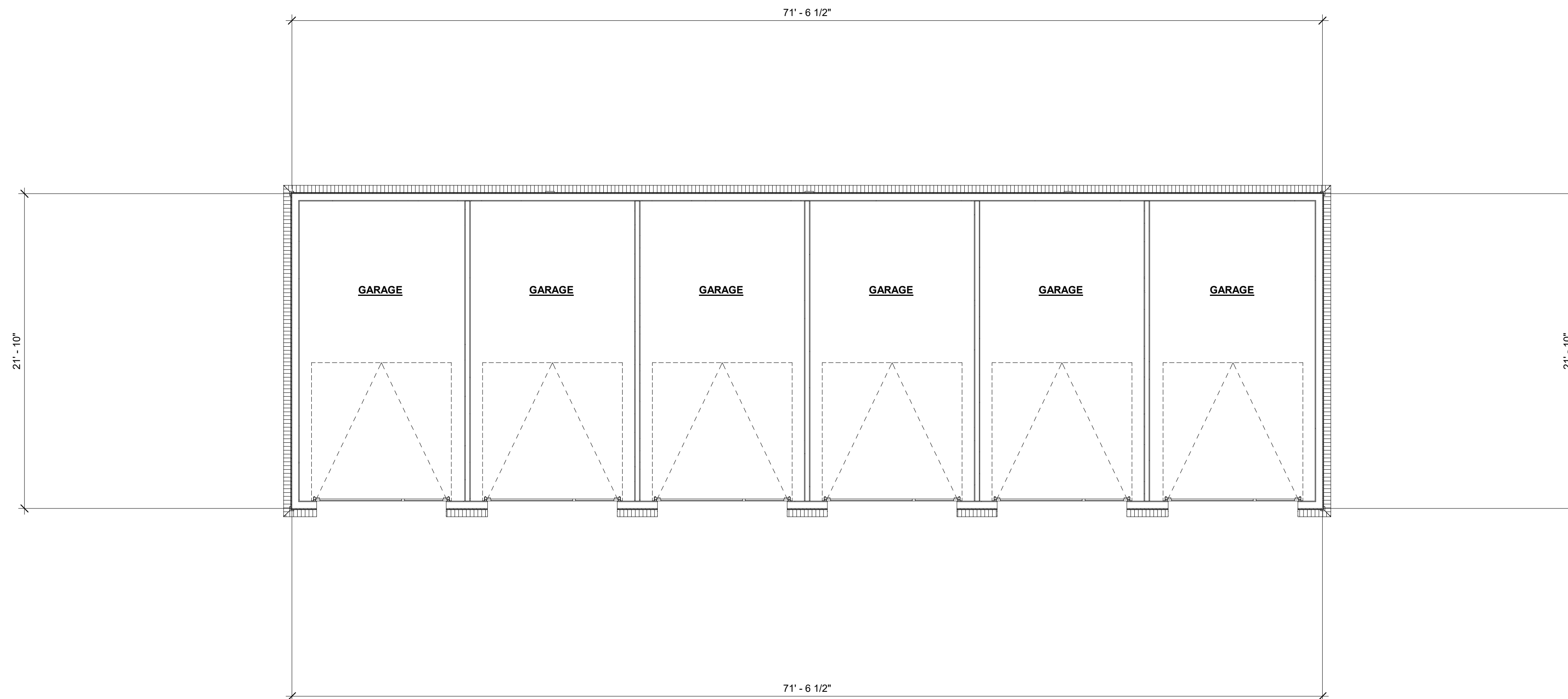
△	DRAWING RELEASE	DATE
	DRC SUBMITTAL	03/20/2024

TITLE:

OVERALL PLAN -
BLDG 6000/7000 -
LEVEL 03

SHEET NUMBER:

A1-53



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

1. REFER TO A3 SERIES FOR ENLARGED RESIDENTIAL UNIT PLANS, INTERIOR DOOR TYPES AND LOCATIONS, RESIDENTIAL UNIT RCPs, FINISH FLOOR PLAN, AND FHA PLAN.
2. REFER TO SHEET CD SERIES FOR WALL AND FLOOR/CILING ASSEMBLY TYPES AND ADDITIONAL INFORMATION.
3. REFER TO A8 SERIES FOR DOOR SCHEDULES, LEGENDS, AND DETAILS.
4. ALL SLOPES TO BE 1/4" U.O.N.
5. REFER TO INTERIOR DRAWINGS FOR AMENITY LIGHTING AND FINISH SPECIFICATIONS.
6. REFER TO INTERIOR DETAIL DRAWINGS FOR CONDITIONED CORRIDOR FINISHES. REFER TO A5 SERIES BUILDING AND WALL SECTIONS FOR BREEZEWAY FINISHES.
7. CONTROL JOINTS IN BREEZEWAYS/CORRIDOR CEILING TO BE 30'-0" C. MAX. PROVIDE JOINTS BEGINNING AT CORRIDOR INTERSECTIONS UNLESS NOTED OTHERWISE.
8. PROVIDE JOINTS IN CLADDING AT CORNER JOINTS AT MIDPOINT OF WALL OR 4' CLEAR FROM ADJACENT WALL CORNER TO HINGE SIDE, TYPICAL.

KEY PLAN

[illegible]

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

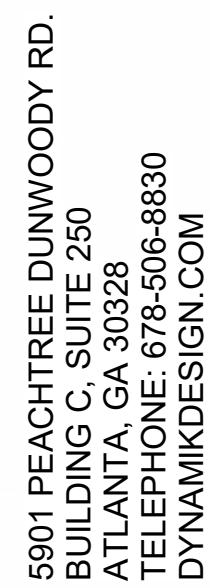
CLIENT: TERWILLIGER PAPPAS

TITLE:

OVERALL PLANS -
ANCILLARY
BLDGS

SHEET NUMBER:

A1-61



SEAL:

PROJECT NUMBER: TWP2023-07

3558 ELM STREET
HAPEVILLE, GA 30354

SOLIS HAPEVILLE

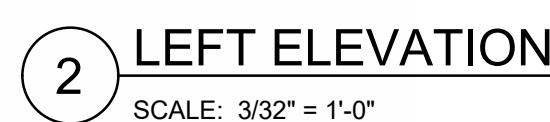
3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT: TERWILLIGER PAPPAS

△	DRAWING RELEASE	DATE
	PC SET	03/15/2024
	DRC SUBMITTAL	03/20/2024

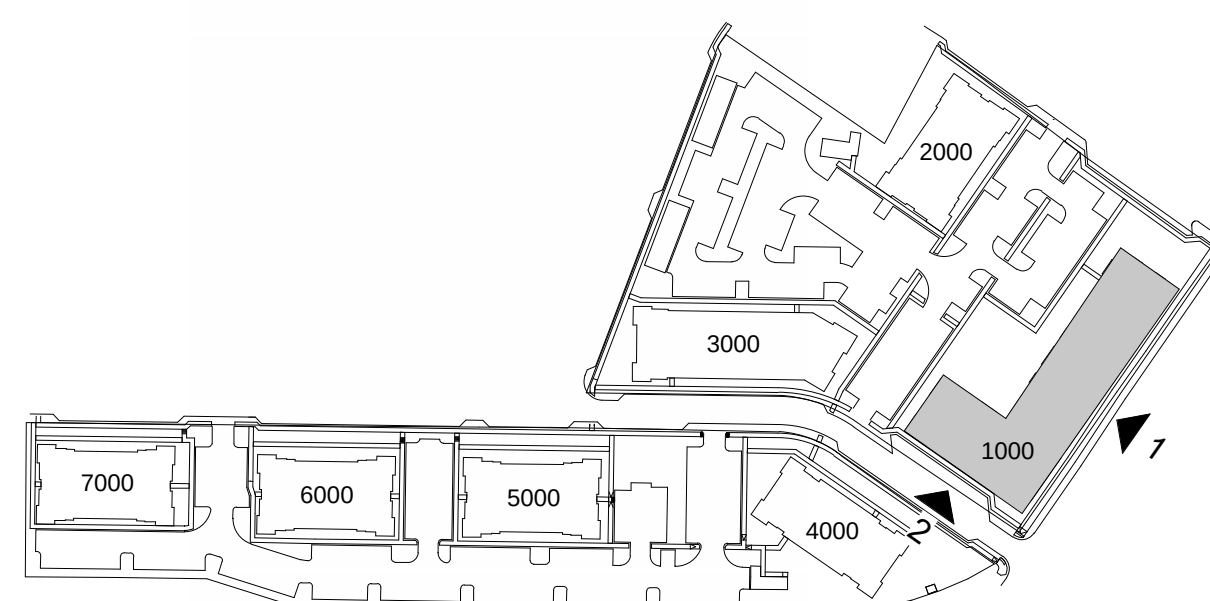
OVERALL
ELEVATIONS -
BLDG 1000

A4-01



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	TELOUSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURA/HARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURA/HARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURA/HARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURA/HARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKKO/CLDCASTLE OR EQ.	DARK BRONZE
AC-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGMMI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGMMI OR EQ.	WHITE

KEY PLAN





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



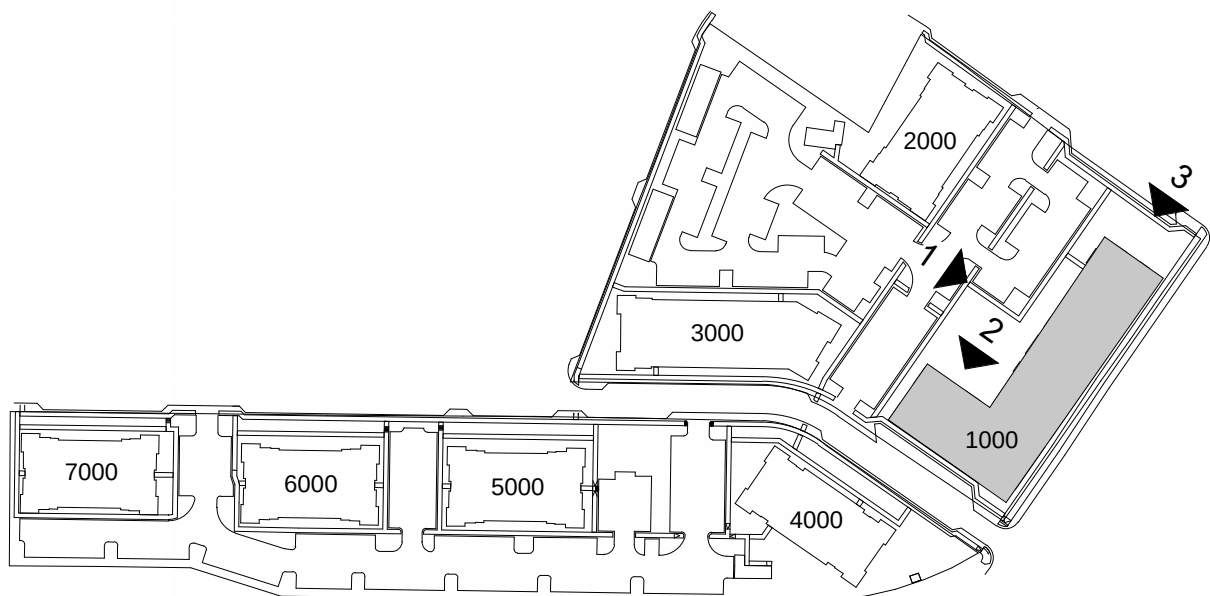
2 CRTYRD LEFT ELEVATION
SCALE: 3/32" = 1'-0"



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

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURAHARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURAHARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKKIOLDCASTLE OR EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGM/MI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGM/MI OR EQ.	WHITE

KEY PLAN



CONSULTANT:

SEAL:

3569 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

CLIENT: **TERWILLIGER PAPPAS**
3569 ELM STREET
SUITE 735
ATLANTA, GA 30305

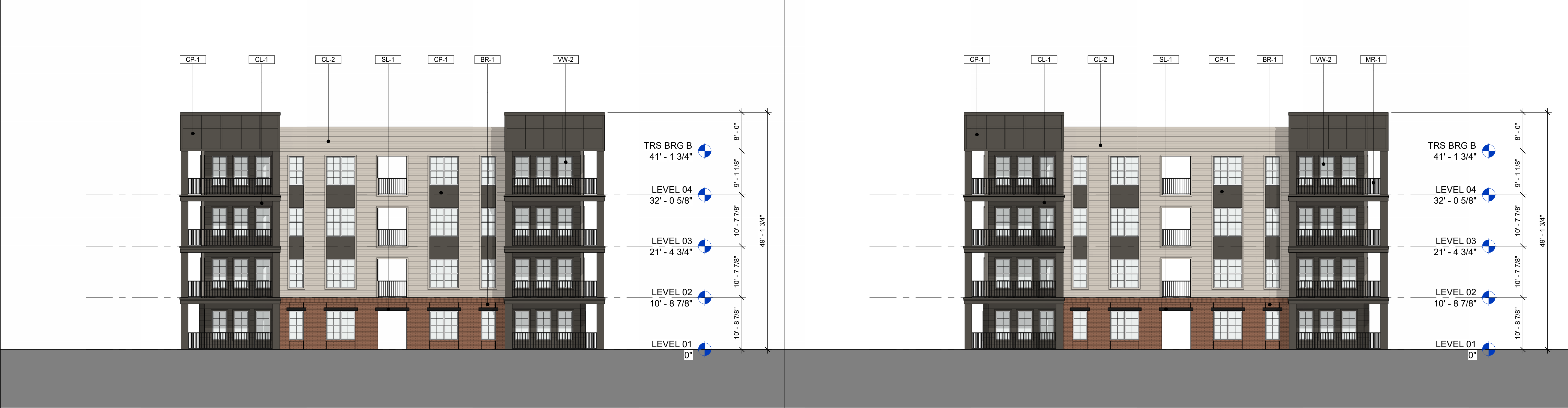
△	DRAWING RELEASE	DATE
PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:

**OVERALL
ELEVATIONS -
BLDG 1000**

SHEET NUMBER:

A4-02



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

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



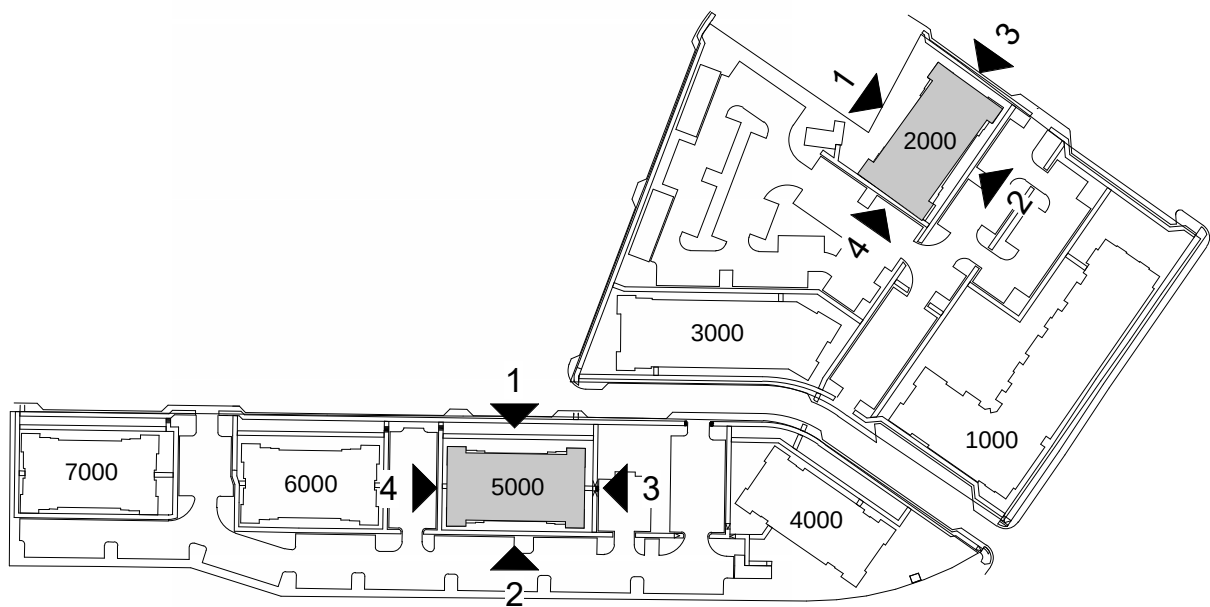
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SCALE: 3/32" = 1'-0"



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

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURAHARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURAHARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKK/OLDCASTLE OR EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGM/MI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGM/MI OR EQ.	WHITE

KEY PLAN



CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER PAPPAS

△	DRAWING RELEASE	DATE
PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:
OVERALL ELEVATIONS - BLDGS 2000/5000

SHEET NUMBER:

A4-03



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



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



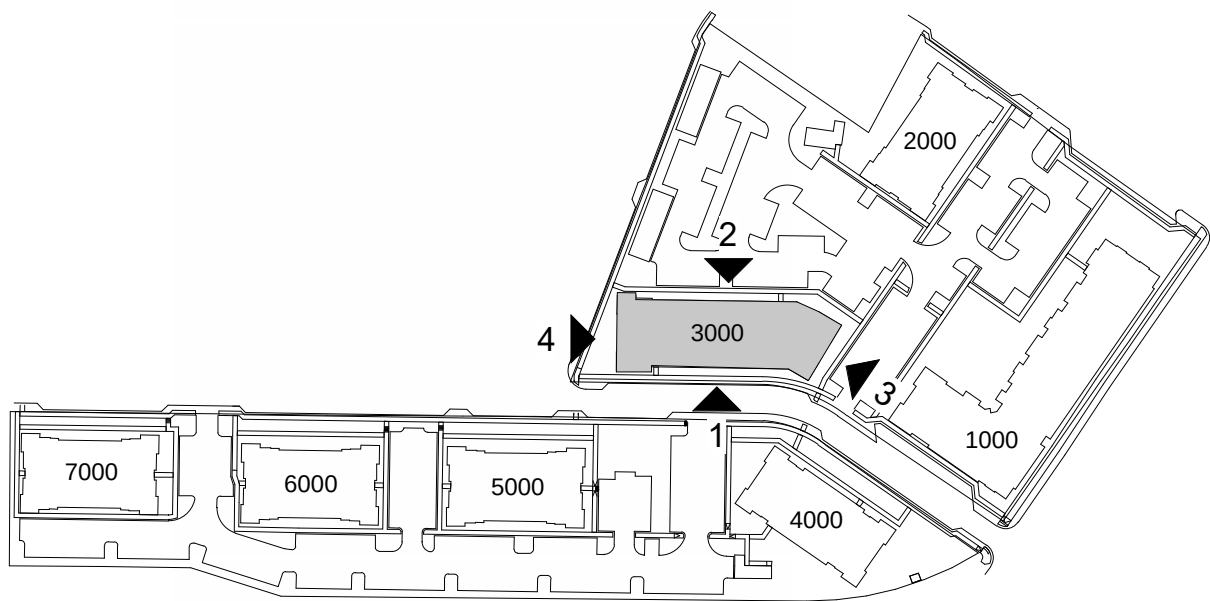
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SCALE: 3/32" = 1'-0"



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

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURAHARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURAHARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKK/OLDCASTLE OR EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGM/MI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGM/MI OR EQ.	WHITE

KEY PLAN



CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER PAPPAS

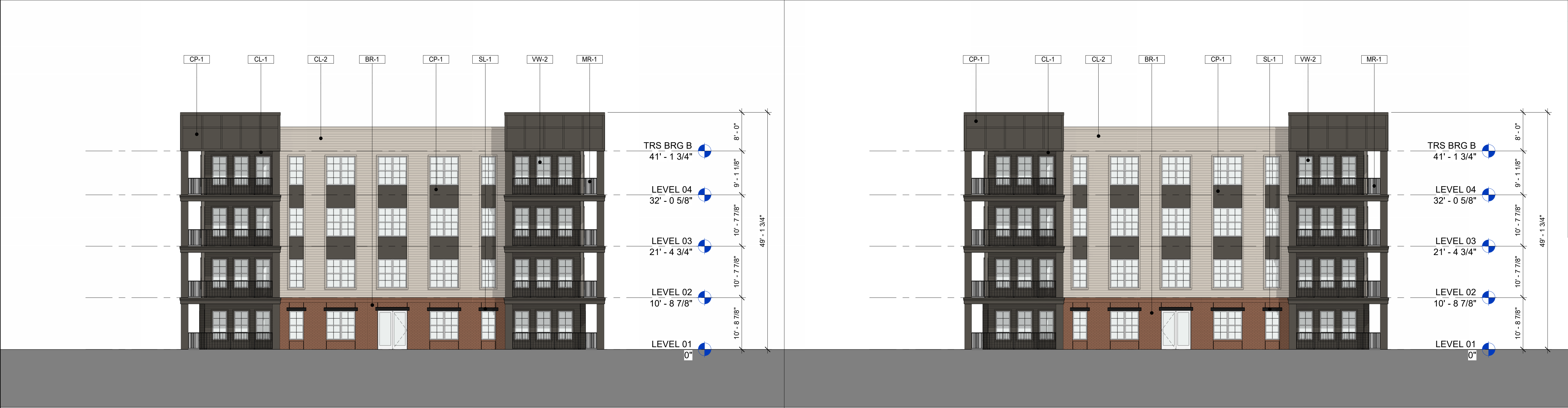
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PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:

**OVERALL
ELEVATIONS -
BLDG 3000**

SHEET NUMBER:

A4-04



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

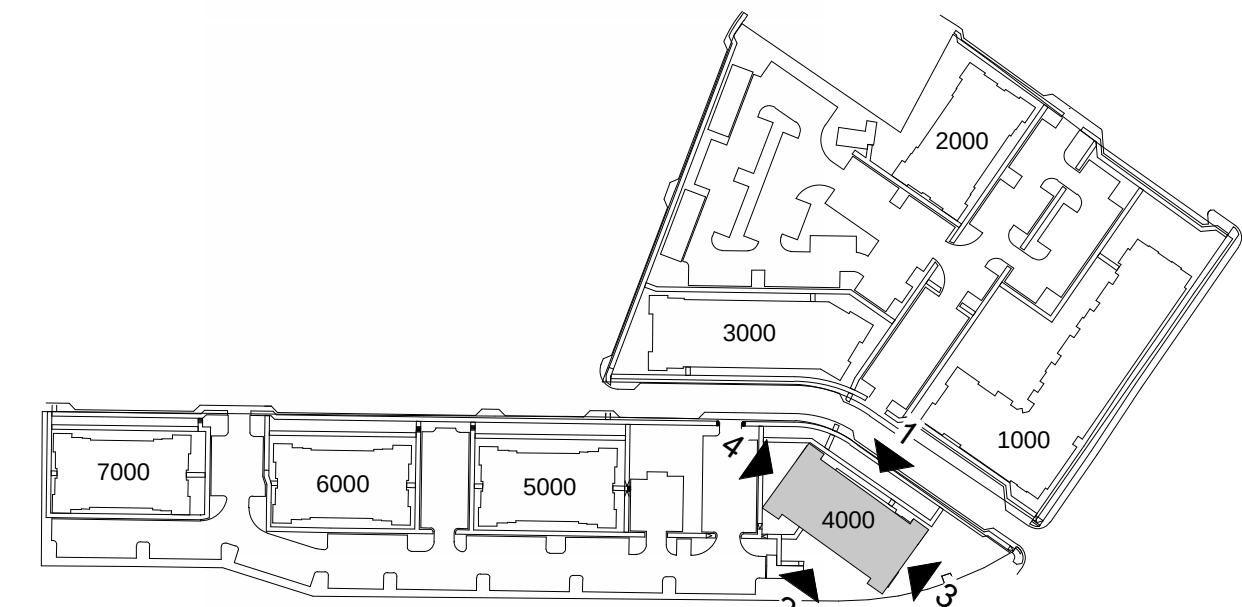


2 REAR ELEVATION
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1 STREET ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURAHARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURAHARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKK/Oldcastle OR EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGM/MI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGM/MI OR EQ.	WHITE



KEY PLAN

DYNAMIK

DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

CLIENT:
TERWILLIGER
PAPPAS

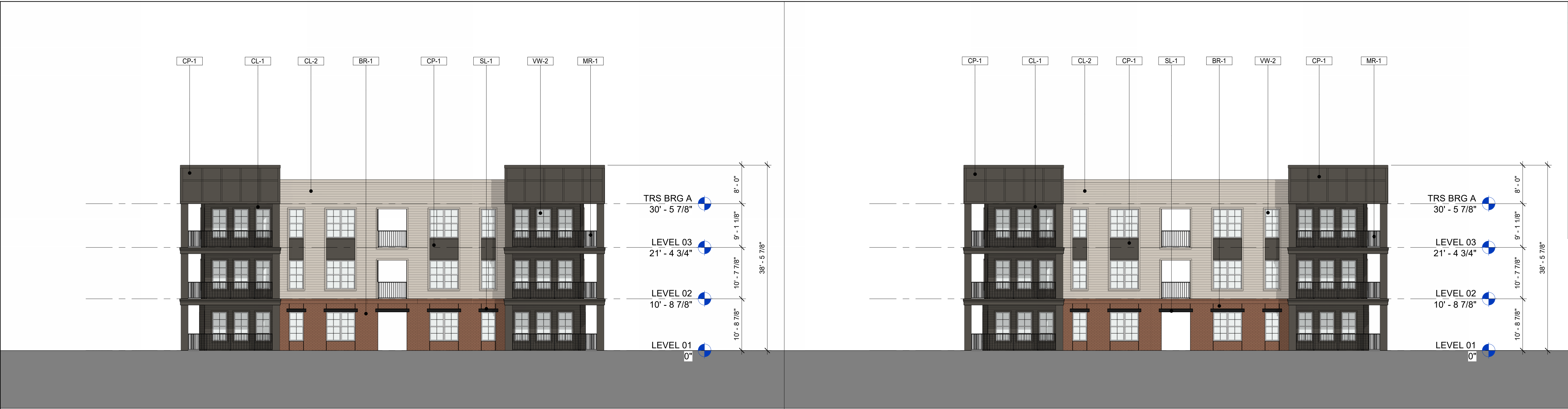
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PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:

OVERALL
ELEVATIONS -
BLDG 4000

SHEET NUMBER:

A4-05



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



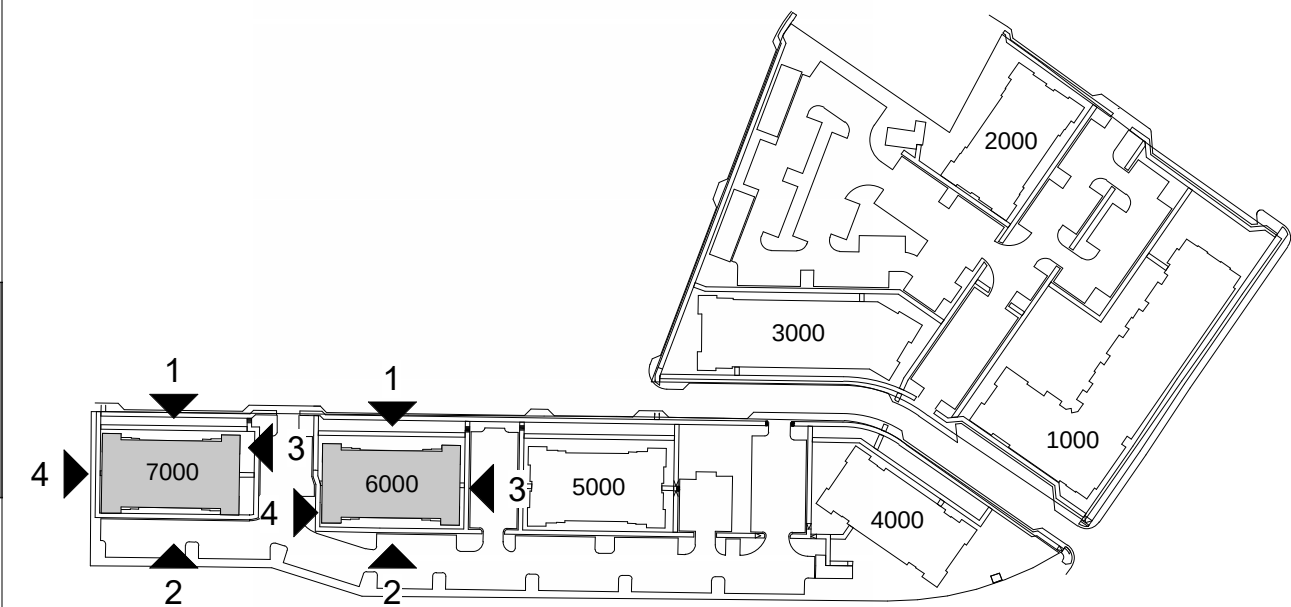
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1 STREET ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURAHARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURAHARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURAHARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKK/Oldcastle or EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SL-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGM/MI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGM/MI OR EQ.	WHITE

KEY PLAN



CONSULTANT:

SEAL:

3559 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07
SOLIS HAPEVILLE

3565 PIEDMONT ROAD
SUITE 735
ATLANTA, GA 30305

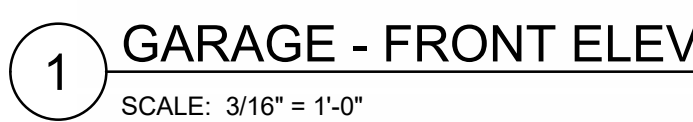
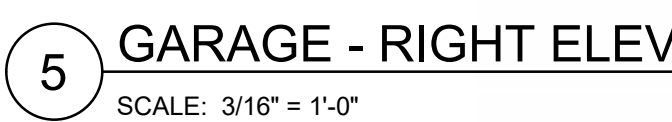
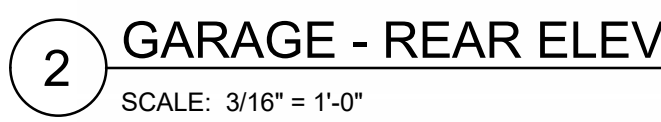
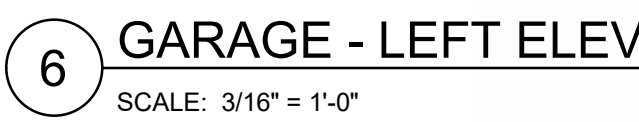
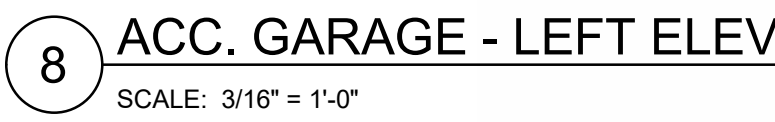
CLIENT:
TERWILLIGER PAPPAS

△	DRAWING RELEASE	DATE
PC SET		03/15/2024
DRC SUBMITTAL		03/20/2024

TITLE:
OVERALL ELEVATIONS - BLDGS 6000/7000

SHEET NUMBER:

A4-06



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	PORTSMOUTH
BR-2	BRICK VENEER - QUEEN BRICK	CHEROKEE BRICK OR EQ.	VELOUR BLACK
DIVISION 05			
GR-1	GLASS RAILING	DELEGATED DESIGN	SW URBANE BRONZE
MR-1	METAL RAILING	DELEGATED DESIGN	SW URBANE BRONZE
DIVISION 07			
CL-1	FIBER CEMENT LAP SIDING	ALLURA/HARDIE	SW URBANE BRONZE
CL-2	FIBER CEMENT LAP SIDING	ALLURA/HARDIE	SW WORLDLY GRAY
CP-1	FIBER CEMENT PANEL	ALLURA/HARDIE	SW URBANE BRONZE
CP-2	FIBER CEMENT PANEL	ALLURA/HARDIE	SW WORLDLY GRAY
MP-1	COMPOSITE METAL PANEL	PAC-CLAD/AEP SPAN OR EQ.	SW URBANE BRONZE
DIVISION 08			
AS-1	ALUMINUM STOREFRONT	YKKO/DACASTLE OR EQ.	DARK BRONZE
CA-1	METAL CANOPY	DELEGATED DESIGN	DARK BRONZE
SS-1	PAINTED STEEL LINTEL	DELEGATED DESIGN	DARK BRONZE
VW-1	VINYL WINDOW	MGMMI OR EQ.	DARK BRONZE
VW-2	VINYL WINDOW	MGMMI OR EQ.	WHITE

CONSULTANT:

SEAL:

PROJECT NUMBER: TWP2023-07

3558 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: TWP2023-07

SOLIS HAPEVILLE

CLIENT:



TERWILLIGER
PAPPAS

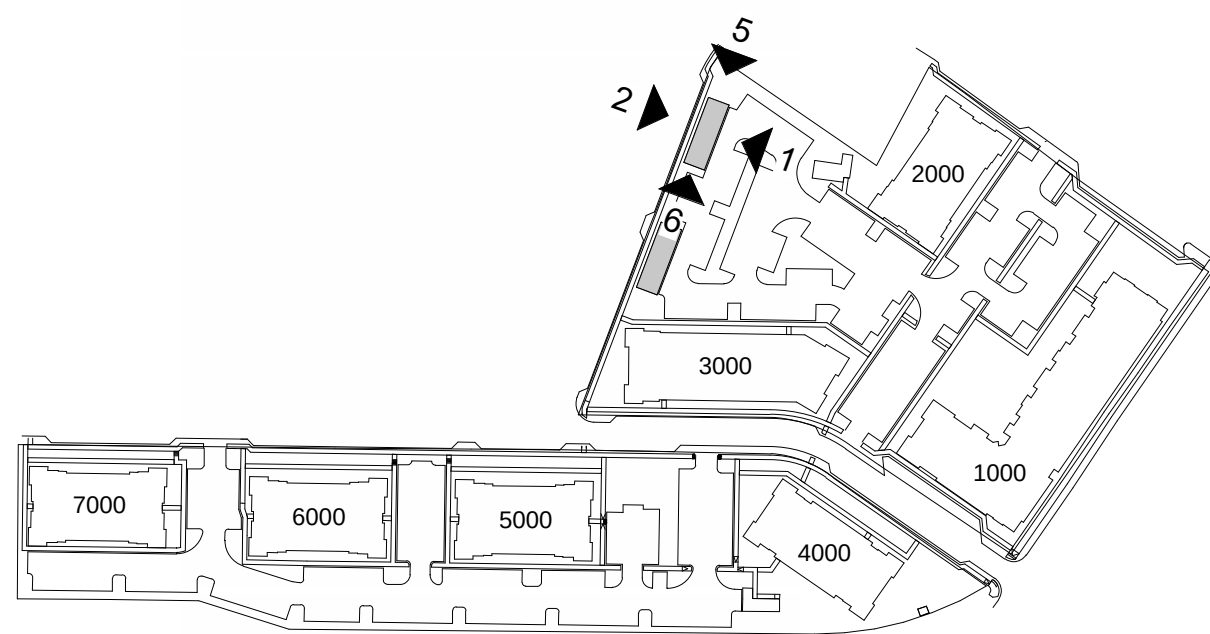
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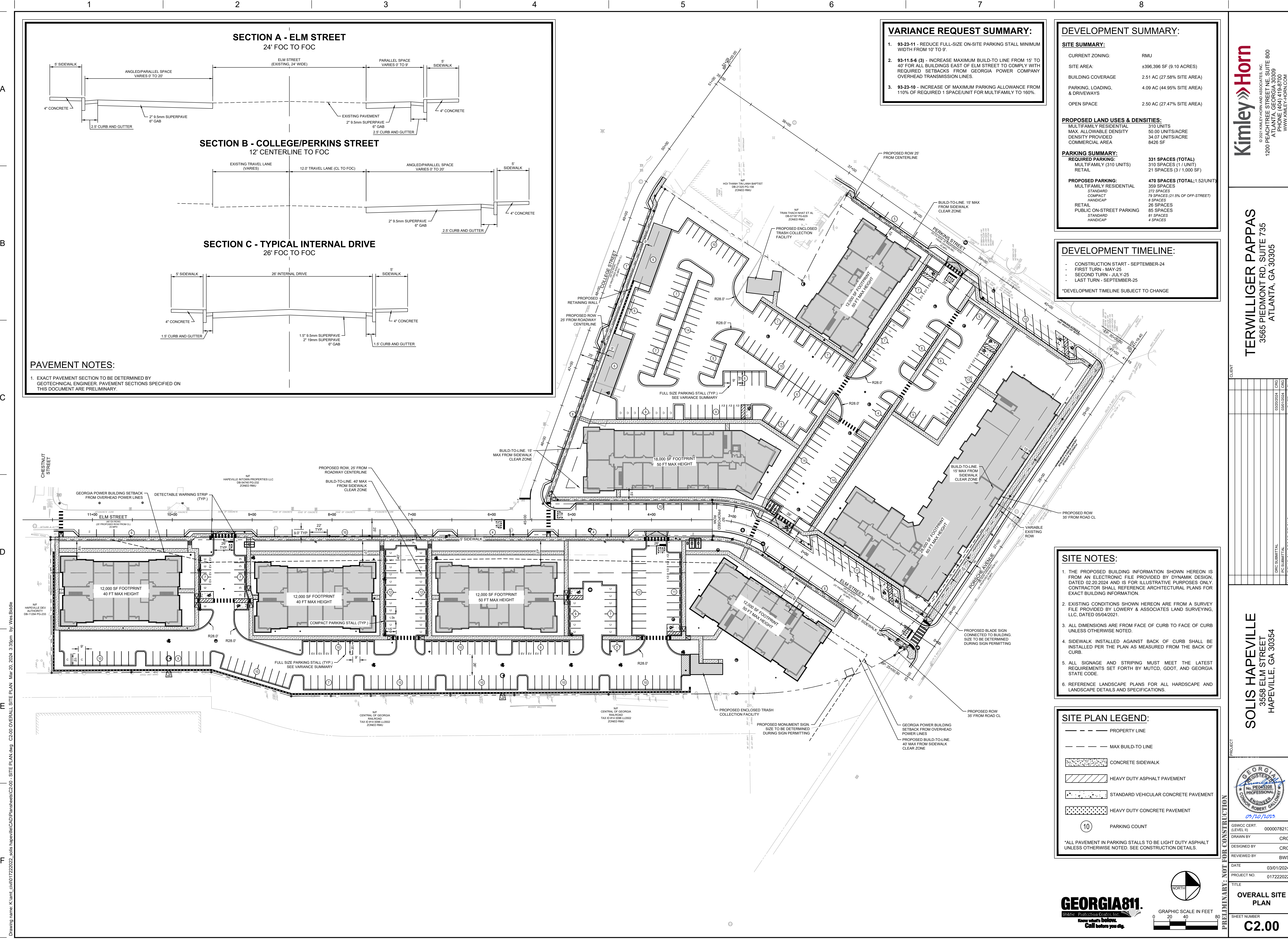
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OVERALL
ELEVATIONS -
ANCILLARY
BLDGS

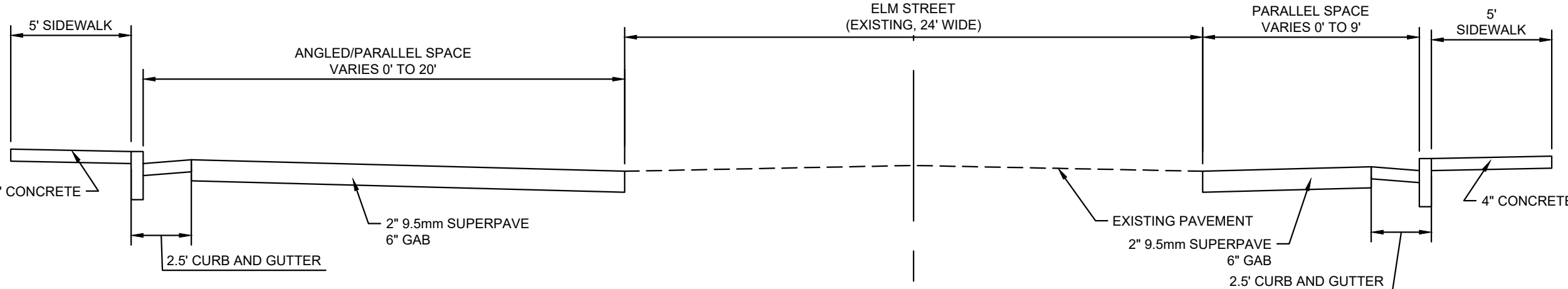
SHEET NUMBER

A4-07

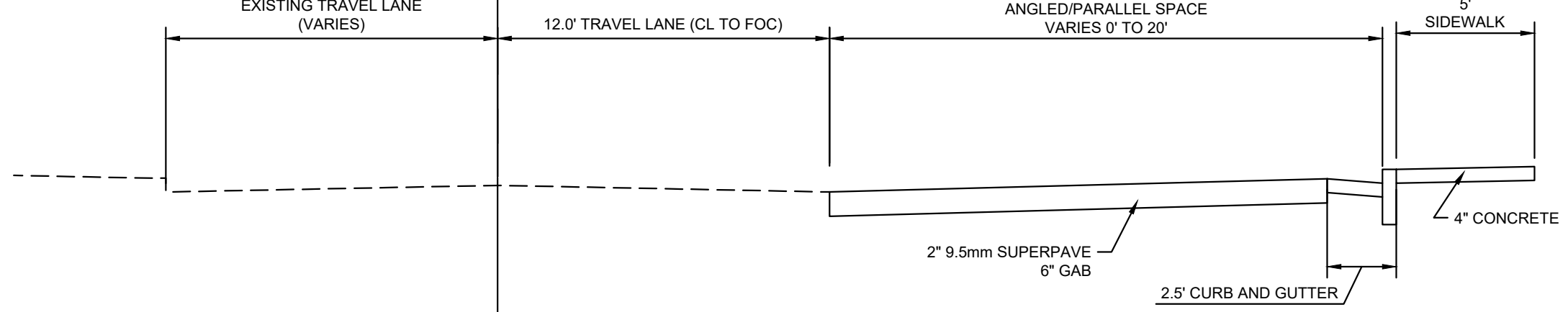




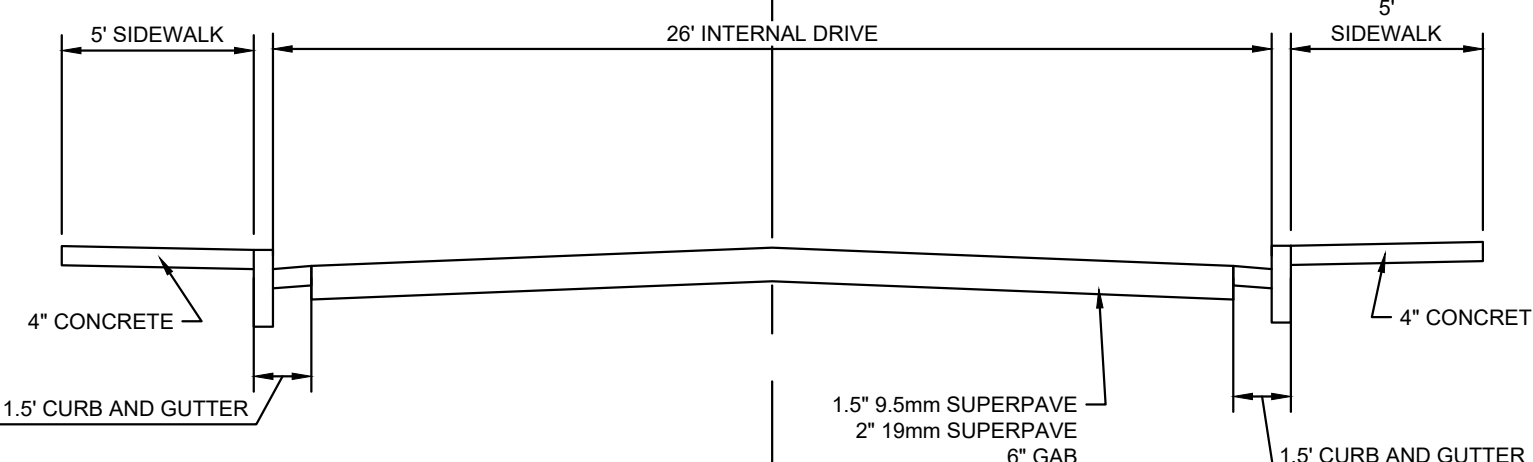
SECTION A - ELM STREET
24' FOC TO FOC



SECTION B - COLLEGE/PERKINS STREET
12' CENTERLINE TO FOC



SECTION C - TYPICAL INTERNAL DRIVE
26' FOC TO FOC



PAVEMENT NOTES:

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

VARIANCE REQUEST SUMMARY:

- 1. 93-23-11 - REDUCE FULL-SIZE ON-SITE PARKING STALL MINIMUM WIDTH FROM 10' TO 9'.
- 2. 93-11.5-6 (3) - INCREASE MAXIMUM BUILD-TO LINE FROM 15' TO 40' FOR ALL BUILDINGS EAST OF ELM STREET TO COMPLY WITH REQUIRED SETBACKS FROM GEORGIA POWER COMPANY OVERHEAD TRANSMISSION LINES.
- 3. 93-23-10 - INCREASE OF MAXIMUM PARKING ALLOWANCE FROM 110% OF REQUIRED 1 SPACE/UNIT FOR MULTIFAMILY TO 160%.

DEVELOPMENT SUMMARY:

SITE SUMMARY:	
CURRENT ZONING:	RMU
SITE AREA:	±396,396 SF (9.10 ACRES)
BUILDING COVERAGE:	2.51 AC (27.58% SITE AREA)
PARKING, LOADING, & DRIVEWAYS:	4.09 AC (44.95% SITE AREA)
OPEN SPACE:	2.50 AC (27.47% SITE AREA)

PROPOSED LAND USES & DENSITIES:	
MULTIFAMILY RESIDENTIAL	310 UNITS
MAX. ALLOWABLE DENSITY	50.00 UNITS/ACRE
DENSITY PROVIDED	34.07 UNITS/ACRE
COMMERCIAL AREA	8426 SF

PARKING SUMMARY:	
REQUIRED PARKING:	331 SPACES (TOTAL)
MULTIFAMILY (310 UNITS)	310 SPACES (1 / UNIT)
RETAIL	21 SPACES (3 / 1,000 SF)
PROPOSED PARKING:	470 SPACES (TOTAL; 1.52/UNIT)
MULTIFAMILY RESIDENTIAL	359 SPACES
STANDARD	272 SPACES
COMPACT	79 SPACES (21.5% OF OFF-STREET)
HANDICAP	6 SPACES
RETAIL	28 SPACES
PUBLIC ON-STREET PARKING	85 SPACES
STANDARD	81 SPACES
HANDICAP	4 SPACES

DEVELOPMENT TIMELINE:

- CONSTRUCTION START - SEPTEMBER-24
- FIRST TURN - MAY-25
- SECOND TURN - JULY-25
- LAST TURN - SEPTEMBER-25

*DEVELOPMENT TIMELINE SUBJECT TO CHANGE

SITE NOTES:

- 1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DYNAMIK DESIGN, DATED 02/20/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- 2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED 05/04/2021.
- 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.

SITE PLAN LEGEND:

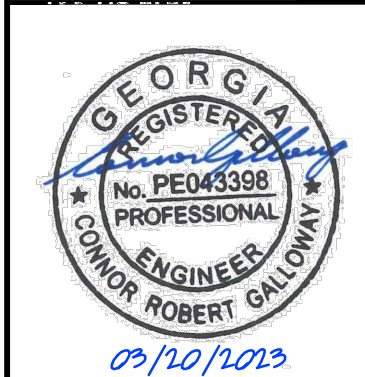
- PROPERTY LINE
- MAX BUILD-TO LINE
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD VEHICULAR CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PARKING COUNT

*ALL PAVEMENT IN PARKING STALLS TO BE LIGHT DUTY ASPHALT UNLESS OTHERWISE NOTED. SEE CONSTRUCTION DETAILS.

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PH: 404.525.8600
WWW.KIMLEY-HORN.COM

TERWILLIGER PAPPAS
3565 PIEDMONT RD., SUITE 735
ATLANTA, GA 30305

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354



GSWOC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/01/2024
PROJECT NO.	017222022
TITLE	OVERALL SITE PLAN
SHEET NUMBER	C2.00

Drawing name: K:\amt_civil\017222022_solis_hapeville\CADD\Plan sheets\C2.00 - SITE PLAN.dwg C2.00 OVERALL SITE PLAN Mar 20, 2024 3:35pm by Wes Biddle

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- nam



SWCC CERT. LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/01/2024
PROJECT NO.	017222023
TITLE	
OVERALL GRADING PLAN	
SHEET NUMBER	
C3 00	

[illegible]

Kimley»»Horn
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1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

- 1 SITE AREA: 9.10 ACRES
IMPROVED AREA: 10.00 ACRES
- 2 CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 3 CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROWSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 0.5% 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 SIZES. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 7 THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD DATED MAP" COMMUNITY PANEL NUMBER 1321C0369F, BOUNDARY 09/18/2013.
- 8 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITIES COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- 9 CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE. CONTRACTOR 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 VARIANTS PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS 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. IF THE INFILTRATION RATES PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.
- 14 CONTRACTOR TO BACKFILL AND PATCH PAVEMENT AS NEEDED FOR STORM DRAINAGE CROSSINGS PER CITY OF HAVENHURST STANDARDS.

JB		JUNCTION BOX (GDOT 1011A)
CI		HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI		GRATE INLET (GDOT 10191A, TYPE A)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT
WQ		WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
TD		TRENCH DRAIN
		PROPOSED STORM PIPE



GSWCC CERT. (LEVEL II)	000007821
DRAWN BY	CR
DESIGNED BY	CR
REVIEWED BY	BW
DATE	03/01/202
PROJECT NO.	01722202
TITLE	
OVERALL DRAINAGE PLAN	
SHEET NUMBER	
C3 10	

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

	CLIENT
DWG SUBMITTAL	03/02/2024 ORG
P/S SUBMITTAL	03/07/2024 ORG

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

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1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

Drawing name: K:\amr_civil\017222022_solis_hapeville\CAD\Plan\sheetC4-00 - UTILITY PLAN.dwg C4-00 OVERALL UTILITY PLAN Mar 20, 2024 3:37pm by Wes Stiddle

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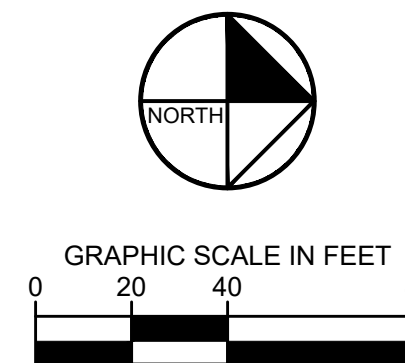
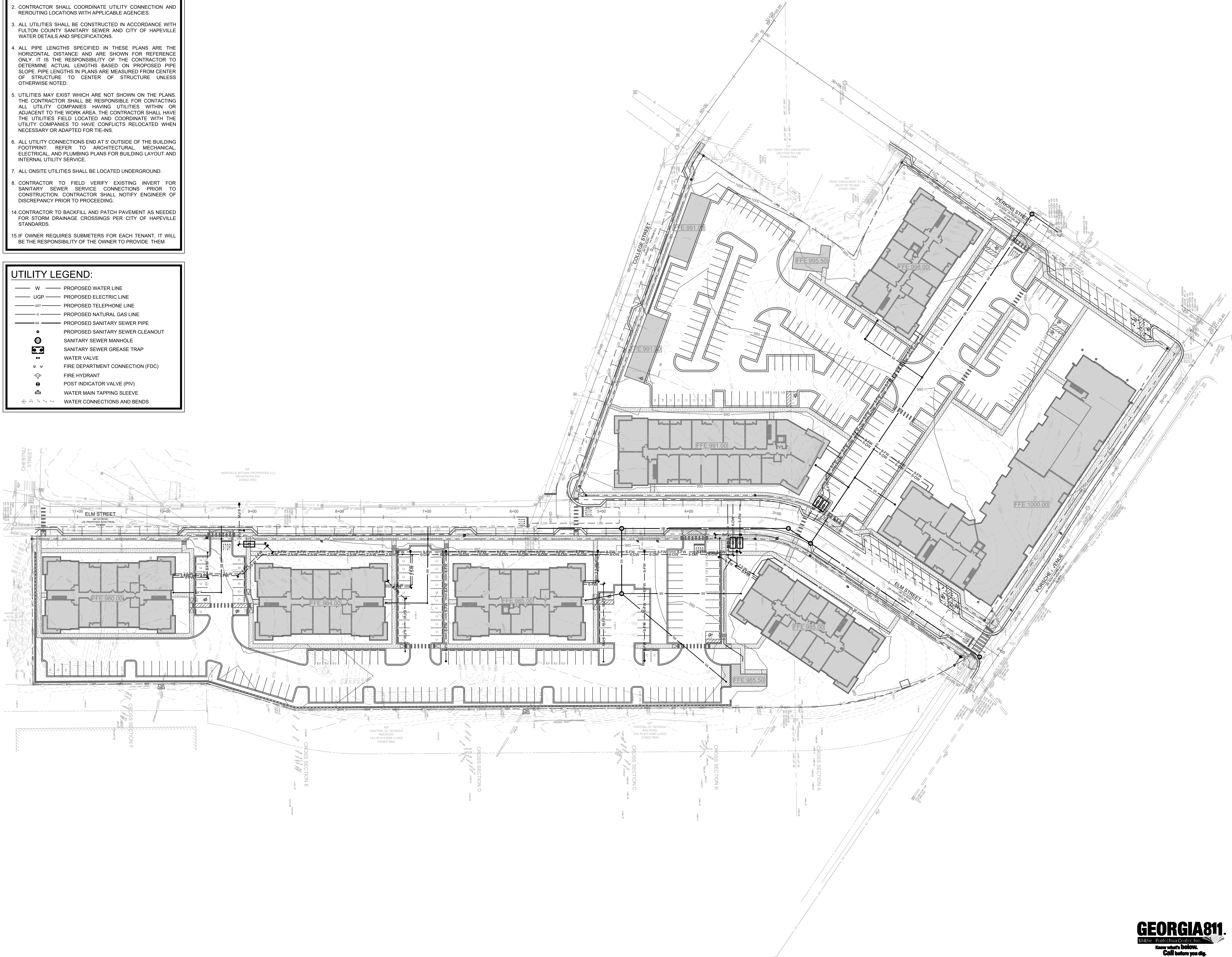
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UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FULTON COUNTY SANITARY SEWER AND CITY OF HAPEVILLE WATER DETAILS AND SPECIFICATIONS.
4. 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.
5. 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 UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
14. CONTRACTOR TO BACKFILL AND PATCH PAVEMENT AS NEEDED FOR STORM DRAINAGE CROSSINGS PER CITY OF HAPEVILLE STANDARDS.
15. IF OWNER REQUIRES SUBMETERS FOR EACH TENANT, IT WILL BE THE RESPONSIBILITY OF THE OWNER TO PROVIDE THEM.

UTILITY LEGEND:

- | | |
|---------|----------------------------------|
| — W — | PROPOSED WATER LINE |
| — UGP — | PROPOSED ELECTRIC LINE |
| — UGT — | PROPOSED TELEPHONE LINE |
| — G — | PROPOSED NATURAL GAS LINE |
| — SS — | PROPOSED SANITARY SEWER PIPE |
| ● | PROPOSED SANITARY SEWER CLEANOUT |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊗ | SANITARY SEWER GREASE TRAP |
| ⊕ | WATER VALVE |
| ⊙ | FIRE DEPARTMENT CONNECTION (FDC) |
| ⊙ | FIRE HYDRANT |
| ⊙ | POST INDICATOR VALVE (PIV) |
| ⊕ | WATER MAIN TAPPING SLEEVE |
| + | WATER CONNECTIONS AND BENDS |



PRELIMINARY: NOT FOR CONSTRUCTION



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/01/2024
PROJECT NO.	017222022
TITLE	OVERALL UTILITY PLAN
SHEET NUMBER	C4.00

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

NO.	REVISION DESCRIPTIONS	DATE	BY
1	DRG SUBMITTAL	03/01/2024	CRG
2	PC SUBMITTAL	03/01/2024	CRG

CLIENT

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

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1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PH: 404.525.8600
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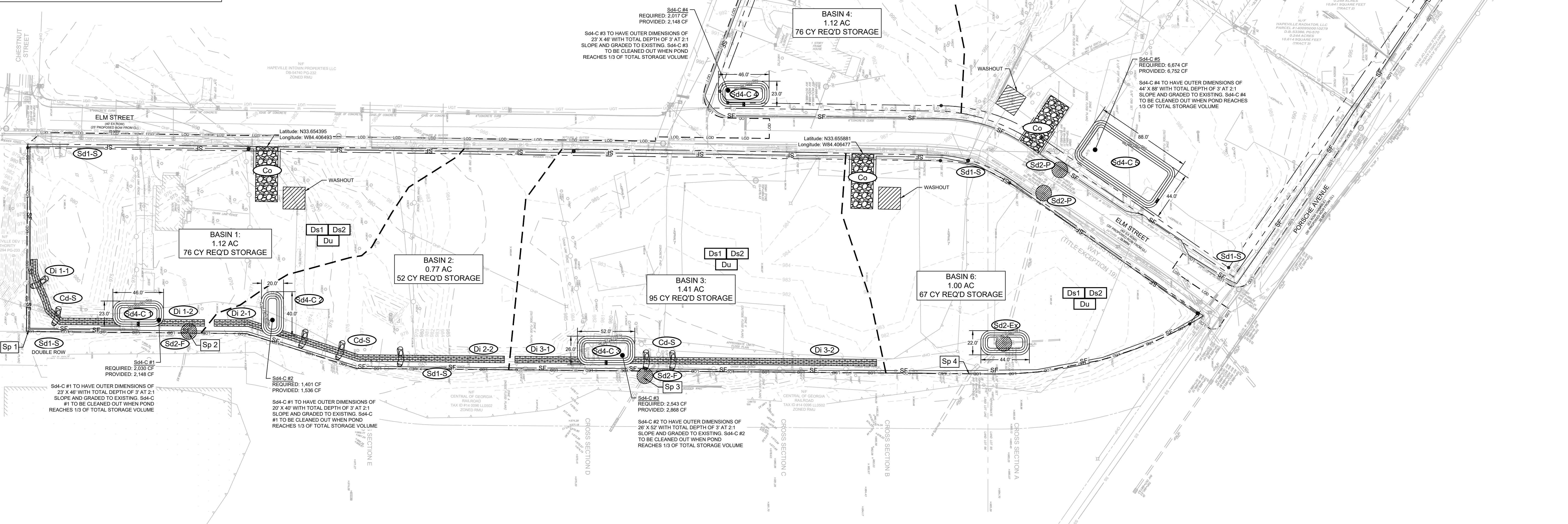
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EROSION CONTROL NOTES:

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 SC190 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 13121C0399F, DATED 09/16/2013.
22. METHANOL DOES 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 LINEAL 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.

EROSION CONTROL LEGEND:

- SILT FENCE - TYPE S**
- CONSTRUCTION EXIT**
- INLET SEDIMENT TRAP: CURB INLET PROTECTION**
- INLET SEDIMENT TRAP: EXCAVATED**
- INLET SEDIMENT TRAP: FILTER FABRIC**
- DIVERSION**
- STONE CHECK DAM**
- TEMPORARY SEDIMENT TRAP - ROCK OUTLET**
- DISTURBED AREA STABILIZATION (MULCHING)**
- DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)**
- DUST CONTROL**
- SAMPLING POINT**
- TREE PROTECTION FENCE**
- LIMITS OF DISTURBANCE**
- SOIL TYPE DELINEATION**
- DRAINAGE BASIN DELINEATION**



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 Sd4 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, 3, AND 4.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-9.50 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

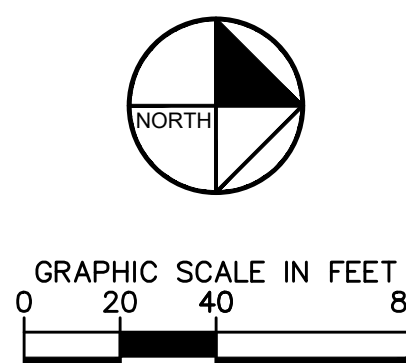
CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
ADDRESS: 3565 PIEDMONT RD SUITE 135 ATLANTA, GA 30305
PHONE: 678.218.3867
EMAIL: dhutchison@terwilligerpappas.com

24-HOUR CONTACT:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
NUMBER: 678.218.3867

SITE AREA SUMMARY:
TOTAL SITE AREA = 9.10 ACRES
ON-SITE DISTURBED AREA = 9.10 ACRES
ROW DISTURBED AREA = 0.99 ACRES
TOTAL DISTURBED AREA = 10.00 ACRES

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GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/01/2024
PROJECT NO. 017222022
TITLE **EROSION CONTROL PLAN PHASE 1**
SHEET NUMBER **C5.10**

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1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
TEL: 404.525.1100
WWW.KIMLEY-HORN.COM

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY
No. PE045398
03/10/2023

Drawing Name: K:\AMT_CIVIL\17222022_Solis Hapeville\CAD\Plan sheets\C5-10 - EROSION CONTROL PLAN.dwg C5-20 EROSION CONTROL PLAN - PHASE 2 Mar 20 2024 4:35pm by Wes Bidde

EROSION CONTROL LEGEND:

Sd1-S

SILT FENCE - TYPE S

Co

CONSTRUCTION EXIT

Sd2-SS

INLET SEDIMENT TRAP - SILT SAVER

Sd4-C

TEMPORARY SEDIMENT TRAP - ROCK OUTLET

St

STORM DRAIN OUTLET PROTECTION

Ds1

DISTURBED AREA STABILIZATION

Ds2

DISTURBED AREA STABILIZATION

Du

DUST CONTROL

Sp

SAMPLING POINT

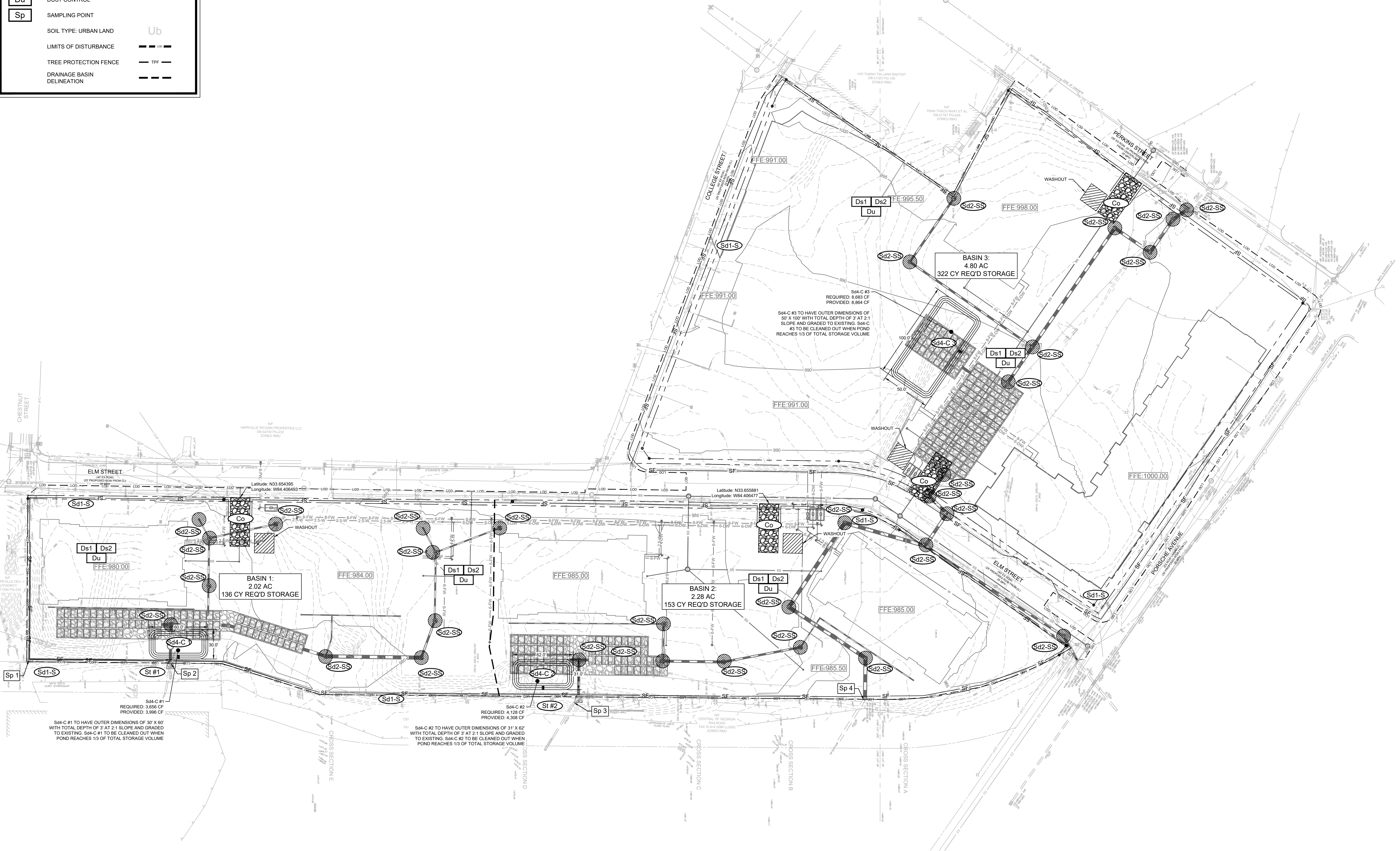
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SOIL TYPE: URBAN LAND

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

DRAINAGE BASIN DELINEATION



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, 3, AND 4.

CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT 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.

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: DEREK HUTCHINSON

COMPANY: TERWILLIGER PAPPAS

ADDRESS: 3565 PIEDMONT RD SUITE 735 ATLANTA, GA 30305

PHONE: 678.218.3867

EMAIL: dhutchinson@terwilligerpappas.com

24-HOUR CONTACT:

NAME: DEREK HUTCHINSON

COMPANY: TERWILLIGER PAPPAS

NUMBER: 678.218.3867

SITE AREA SUMMARY:

TOTAL SITE AREA = 9.10 ACRES

ON-SITE DISTURBED AREA = 9.10 ACRES

ROW DISTURBED AREA = 0.99 ACRES

TOTAL DISTURBED AREA = 10.00 ACRES

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DRAWN BY

CRG

DESIGNED BY

CRG

REVIEWED BY

BWS

DATE

03/01/2024

PROJECT NO.

017222022

TITLE

EROSION CONTROL PLAN PHASE 2

SHEET NUMBER

C5.20

PROJECT

SOLIS HAPEVILLE

3558 ELM STREET

HAPEVILLE, GA 30354

NO.	REVISION DESCRIPTIONS	DATE	BY
1	DRG SUBMITTAL	03/01/2024	CRG
2	PC SUBMITTAL	03/01/2024	CRG

CLIENT

TERWILLIGER PAPPAS

3565 PIEDMONT RD, SUITE 735

ATLANTA, GA 30305

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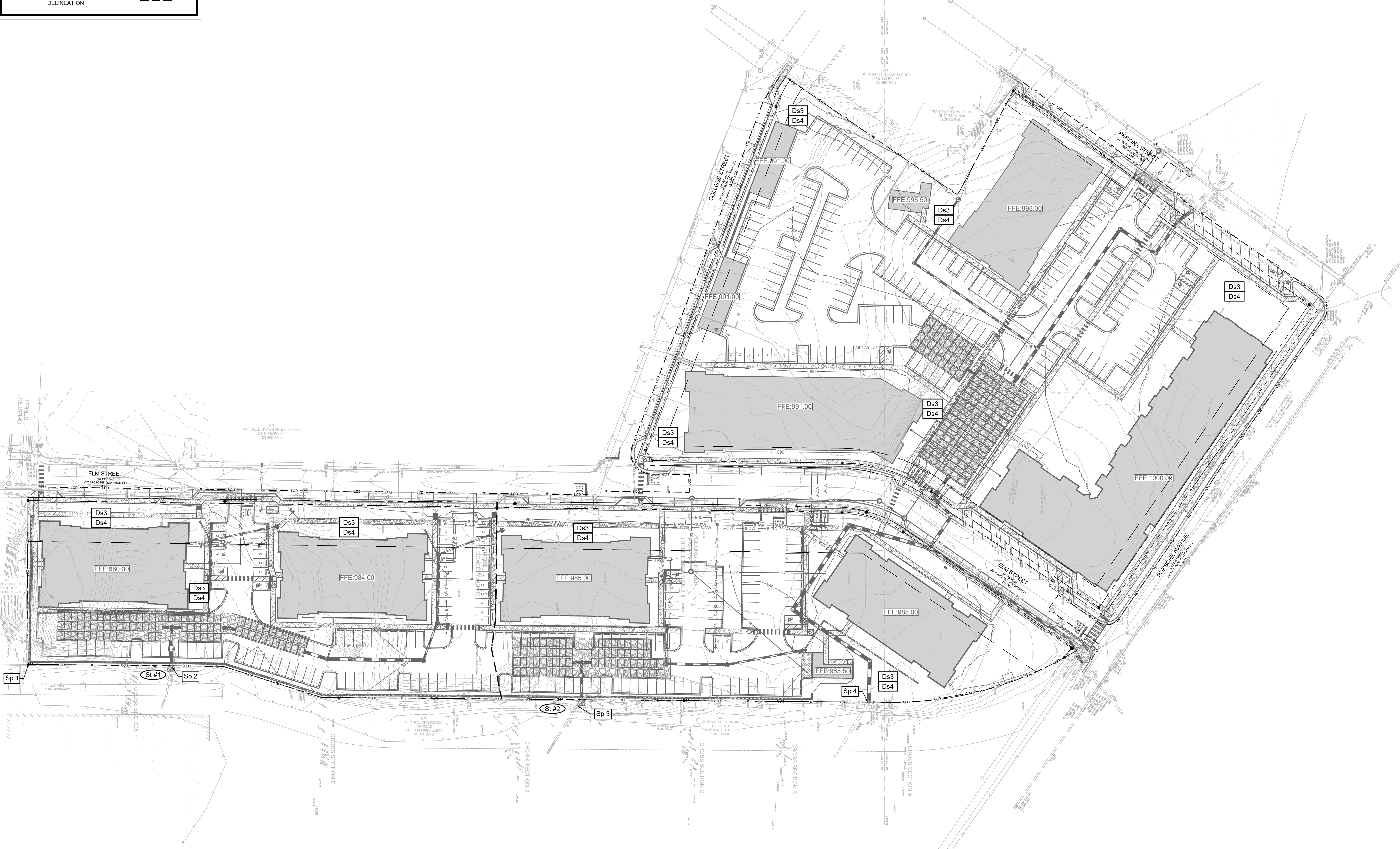
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E
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EROSION CONTROL LEGEND:

St	STORM DRAIN OUTLET PROTECTION	Ub	SOIL TYPE: URBAN LAND
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)	---	LIMITS OF DISTURBANCE
Ds3	DISTURBED AREA STABILIZATION	---	TREE PROTECTION FENCE
Sp	SAMPLING POINT	---	DRAINAGE BASIN DELINEATION



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, 3, AND 4.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT 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
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NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
NUMBER: 678.218.3867

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ON-SITE DISTURBED AREA = 9.10 ACRES
TOTAL DISTURBED AREA = 10.00 ACRES

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DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/01/2024
PROJECT NO. 017222022
TITLE
EROSION CONTROL PLAN PHASE 3
SHEET NUMBER
C5.30

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3558 ELM STREET
HAPEVILLE, GA 30354

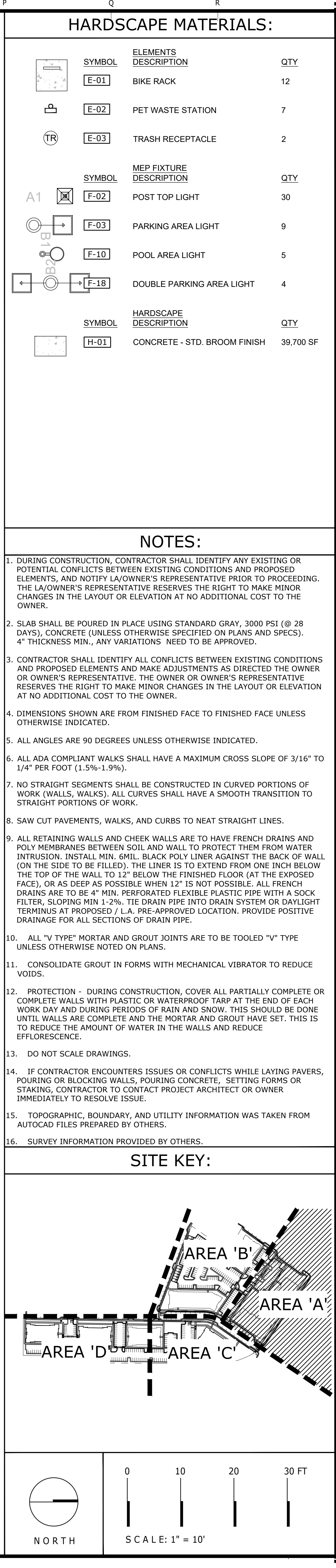
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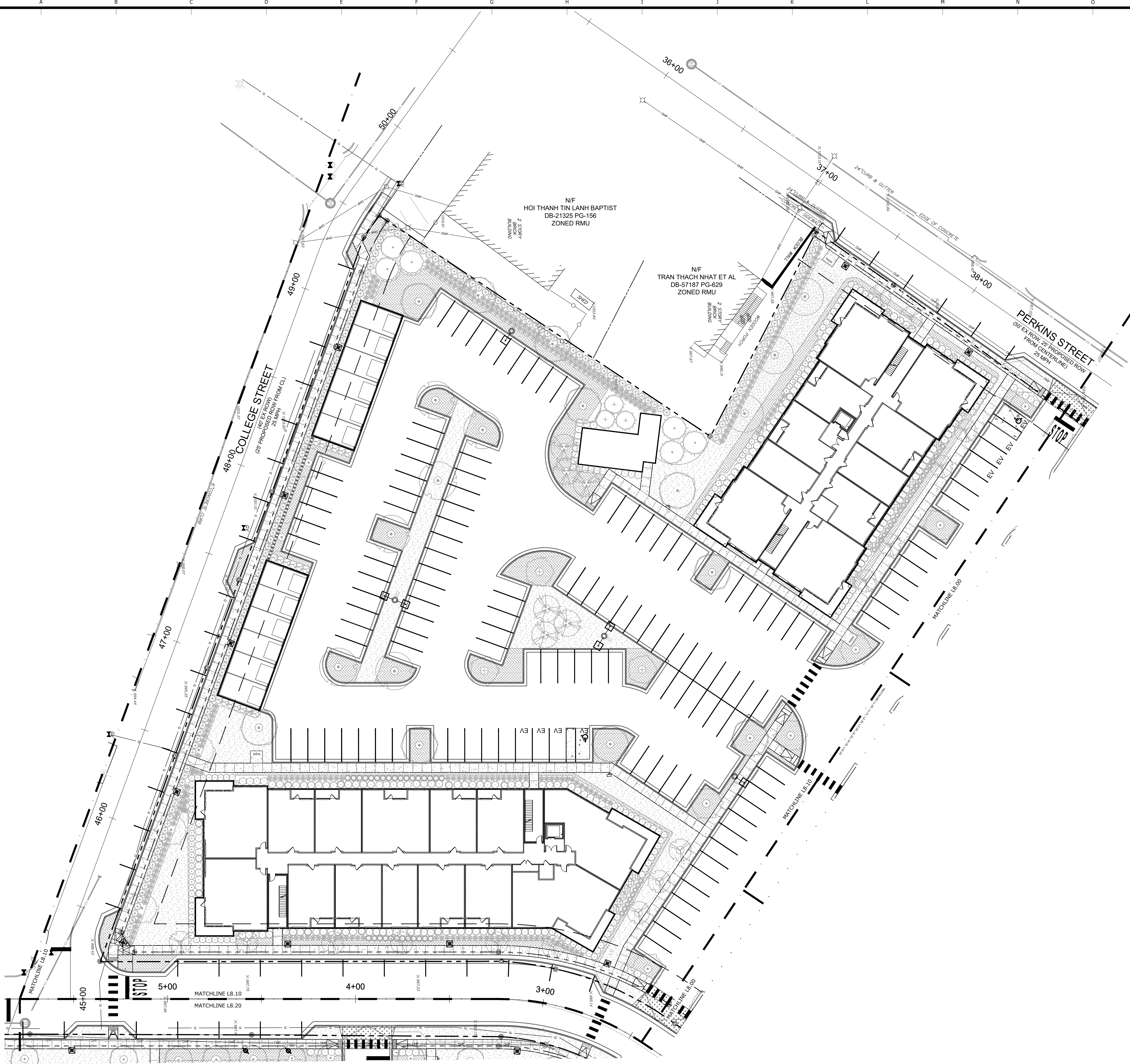
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ATLANTA, GEORGIA 30309
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Drawing name: K:\amtl_civil\017222022_solis_hapeville\CADD\Parallels\C5-10 - EROSION CONTROL PLAN.dwg C5-30 EROSION CONTROL PLAN - PHASE 3 Mar 20, 2024 3:37pm by Wes Biddle

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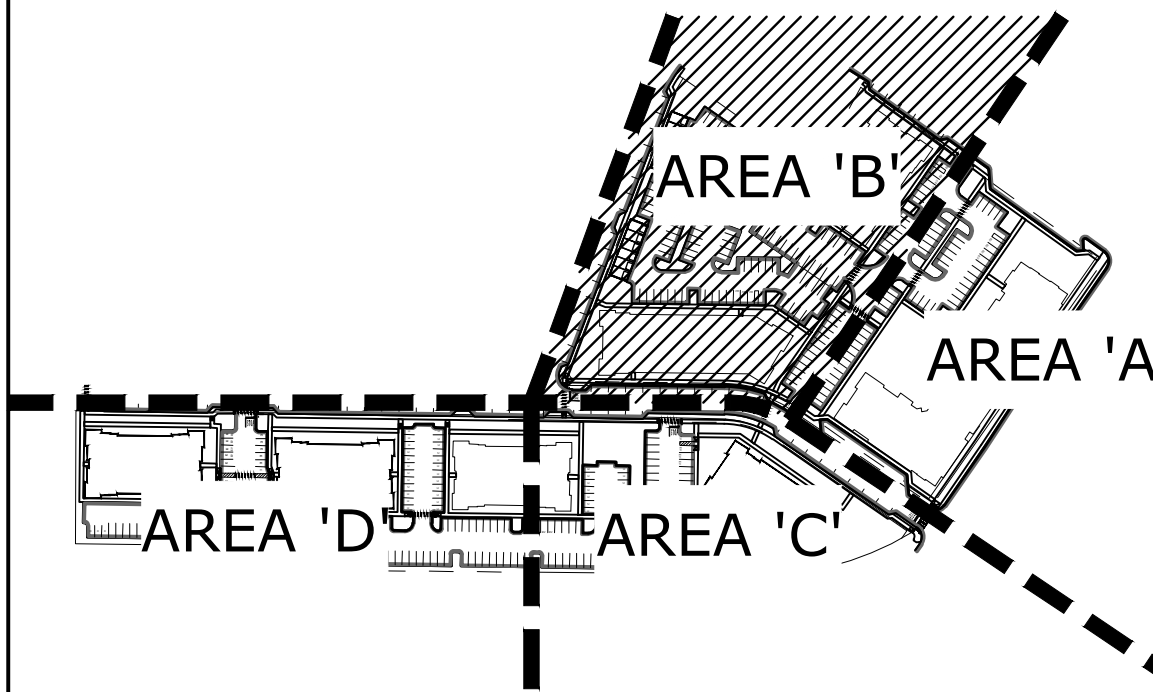
HARDSCAPE MATERIALS:

SYMBOL	ELEMENTS DESCRIPTION	QTY
	E-01 BIKE RACK	12
	E-02 PET WASTE STATION	7
	E-03 TRASH RECEPTACLE	2
SYMBOL	MEP FIXTURE DESCRIPTION	QTY
	F-02 POST TOP LIGHT	30
	F-03 PARKING AREA LIGHT	9
	F-10 POOL AREA LIGHT	5
	F-18 DOUBLE PARKING AREA LIGHT	4
SYMBOL	HARDSCAPE DESCRIPTION	QTY
	H-01 CONCRETE - STD. BROOM FINISH	39,700 SF

NOTES:

- DURING CONSTRUCTION, CONTRACTOR SHALL IDENTIFY ANY EXISTING OR POTENTIAL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS, AND NOTIFY LA/OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING. THE LA/OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
- SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@ 28 DAYS), CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS). 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED.
- CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
- DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL ADA COMPLIANT WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%).
- NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS, WALKS). ALL CURVES SHALL HAVE A SMOOTH TRANSITION TO STRAIGHT PORTIONS OF WORK.
- SAW CUT PAVEMENTS, WALKS, AND CURBS TO NEAT STRAIGHT LINES.
- ALL RETAINING WALLS AND CHEEK WALLS ARE TO HAVE FRENCH DRAINS AND POLY MEMBRANES BETWEEN SOIL AND WALL TO PROTECT THEM FROM WATER INTRUSION. INSTALL MIN. 6MIL. BLACK POLY LINER AGAINST THE BACK OF WALL (ON THE SIDE TO BE FILLED). THE LINER IS TO EXTEND FROM ONE INCH BELOW THE TOP OF THE WALL TO 12" BELOW THE FINISHED FLOOR (AT THE EXPOSED FACE), OR AS DEEP AS POSSIBLE WHEN 12" IS NOT POSSIBLE. ALL FRENCH DRAINS ARE TO BE 4" MIN. PERFORATED FLEXIBLE PLASTIC PIPE WITH A SOCK FILTER, SLOPING MIN 1-2%. TIE DRAIN PIPE INTO DRAIN SYSTEM OR DAYLIGHT TERMINUS AT PROPOSED / L.A. PRE-APPROVED LOCATION. PROVIDE POSITIVE DRAINAGE FOR ALL SECTIONS OF DRAIN PIPE.
- ALL "V" TYPE" MORTAR AND GROUT JOINTS ARE TO BE TOOLED "V" TYPE UNLESS OTHERWISE NOTED ON PLANS.
- CONSOLIDATE GROUT IN FORMS WITH MECHANICAL VIBRATOR TO REDUCE VOIDS.
- PROTECTION - DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETE WALLS WITH PLASTIC OR WATERPROOF TARP AT THE END OF EACH WORK DAY AND DURING PERIODS OF RAIN AND SNOW. THIS SHOULD BE DONE UNTIL WALLS ARE COMPLETE AND THE MORTAR AND GROUT HAVE SET. THIS IS TO REDUCE THE AMOUNT OF WATER IN THE WALLS AND REDUCE EFFLORESCENCE.
- DO NOT SCALE DRAWINGS.
- IF CONTRACTOR ENCOUNTERS ISSUES OR CONFLICTS WHILE LAYING PAVERS, POURING OR BLOCKING WALLS, POURING CONCRETE, SETTING FORMS OR STAKING, CONTRACTOR TO CONTACT PROJECT ARCHITECT OR OWNER IMMEDIATELY TO RESOLVE ISSUE.
- TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS.
- SURVEY INFORMATION PROVIDED BY OTHERS.

SITE KEY:



0 10 20 30 FT

SCALE: 1" = 10'

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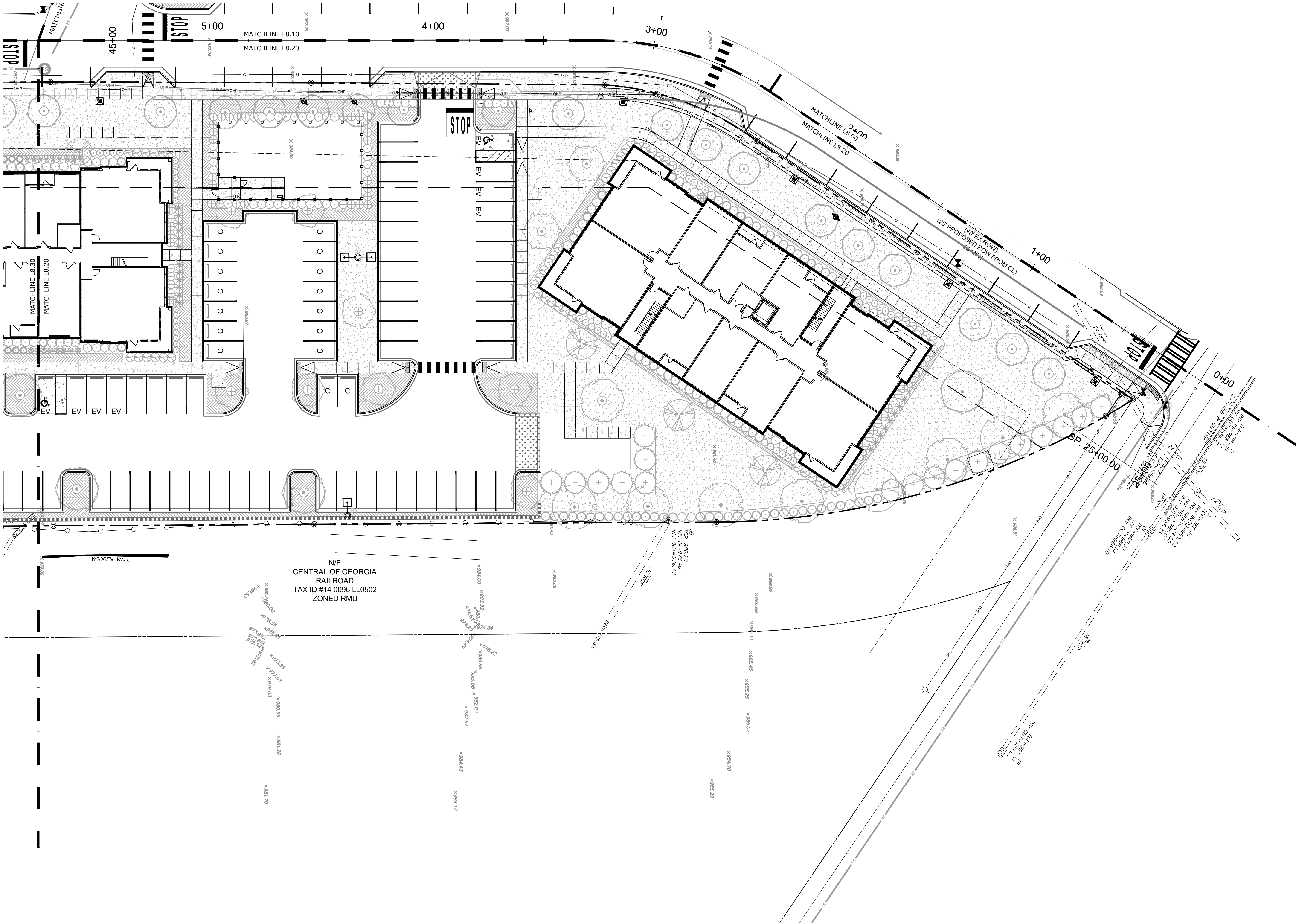
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HAPEVILLE, GA 30354

LANDSCAPE DEVELOPMENT PLANS
L1.10 L+M 'AREA B'

DATE	LSK / RFT

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024
SHEET NUMBER:
L1.10

Page 115 of 123



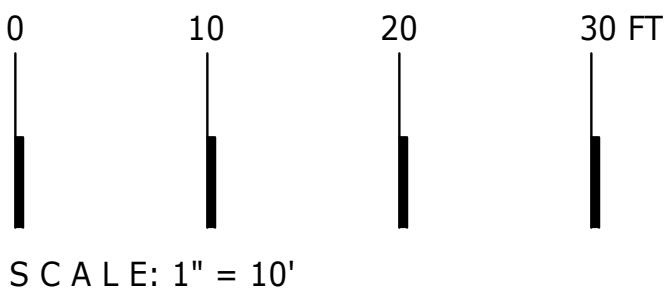
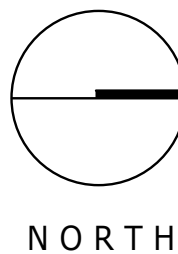
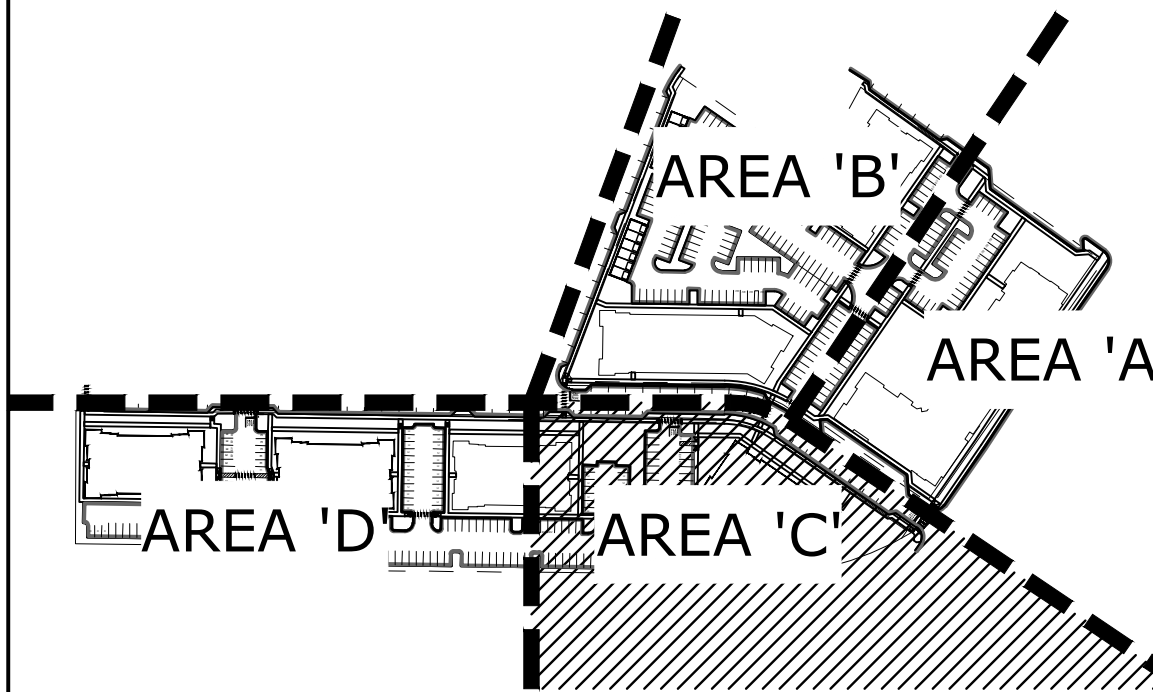
HARDSCAPE MATERIALS:

SYMBOL	ELEMENTS DESCRIPTION	QTY
	E-01 BIKE RACK	12
	E-02 PET WASTE STATION	7
	E-03 TRASH RECEPTACLE	2
SYMBOL	MEP FIXTURE DESCRIPTION	QTY
	F-02 POST TOP LIGHT	30
	F-03 PARKING AREA LIGHT	9
	F-10 POOL AREA LIGHT	5
	F-18 DOUBLE PARKING AREA LIGHT	4
SYMBOL	HARDSCAPE DESCRIPTION	QTY
	H-01 CONCRETE - STD. BROOM FINISH	39,700 SF

NOTES:

- DURING CONSTRUCTION, CONTRACTOR SHALL IDENTIFY ANY EXISTING OR POTENTIAL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS, AND NOTIFY LA/OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING. THE LA/OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
- SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@ 28 DAYS), CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS). 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED.
- CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
- DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL ADA COMPLIANT WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%).
- NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WORK (WALLS, WALKS). ALL CURVES SHALL HAVE A SMOOTH TRANSITION TO STRAIGHT PORTIONS OF WORK.
- SAW CUT PAVEMENTS, WALKS, AND CURBS TO NEAT STRAIGHT LINES.
- ALL RETAINING WALLS AND CHEEK WALLS ARE TO HAVE FRENCH DRAINS AND POLY MEMBRANES BETWEEN SOIL AND WALL TO PROTECT THEM FROM WATER INTRUSION. INSTALL MIN. 6MIL. BLACK POLY LINER AGAINST THE BACK OF WALL (ON THE SIDE TO BE FILLED). THE LINER IS TO EXTEND FROM ONE INCH BELOW THE TOP OF THE WALL TO 12" BELOW THE FINISHED FLOOR (AT THE EXPOSED FACE), OR AS DEEP AS POSSIBLE WHEN 12" IS NOT POSSIBLE. ALL FRENCH DRAINS ARE TO BE 4" MIN. PERFORATED FLEXIBLE PLASTIC PIPE WITH A SOCK FILTER, SLOPING MIN 1-2%. TIE DRAIN PIPE INTO DRAIN SYSTEM OR DAYLIGHT TERMINUS AT PROPOSED / L.A. PRE-APPROVED LOCATION. PROVIDE POSITIVE DRAINAGE FOR ALL SECTIONS OF DRAIN PIPE.
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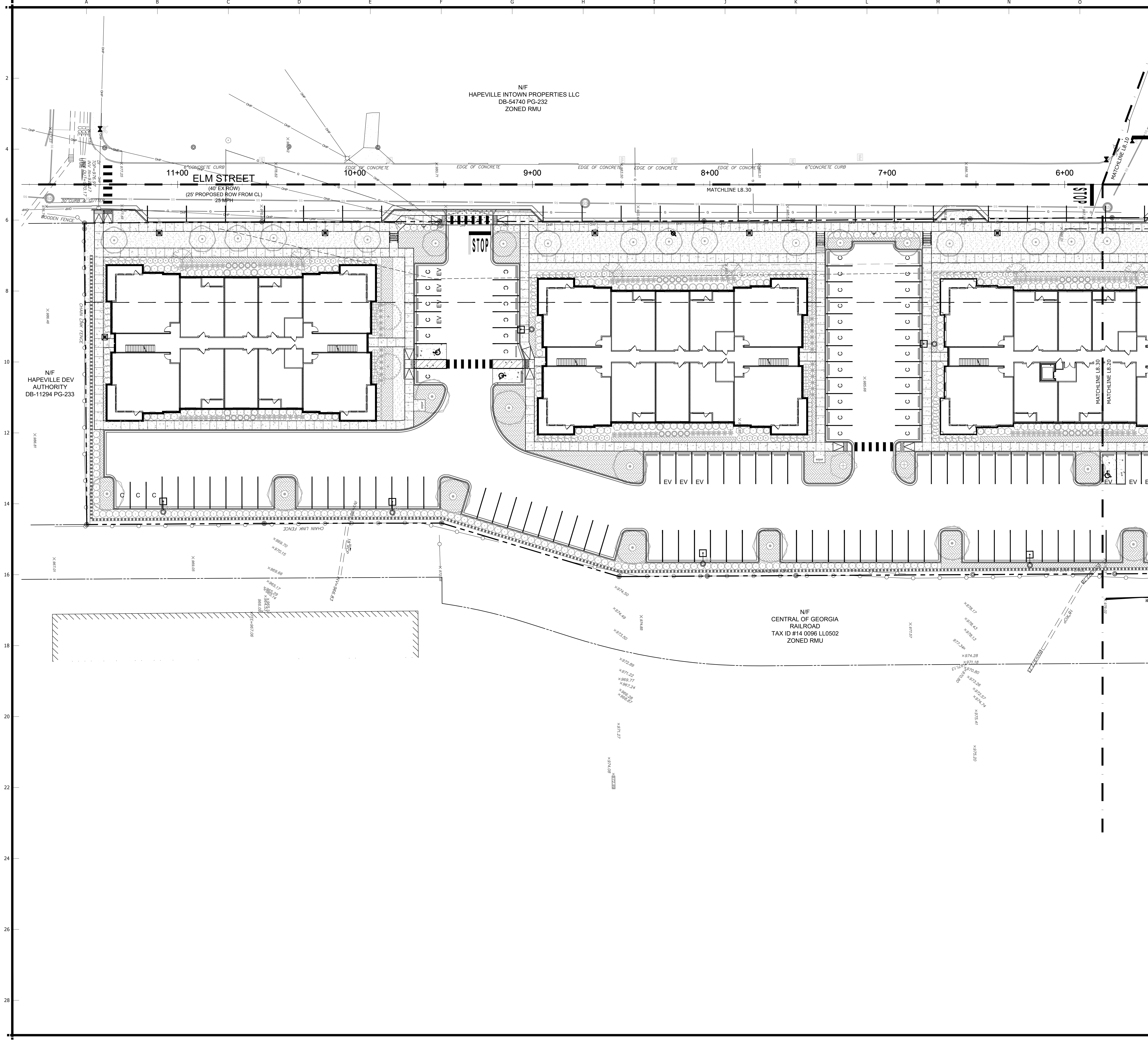
SOLIS HAPEVILLE
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HAPEVILLE, GA 30354

LANDSCAPE DEVELOPMENT PLANS
L1.20 L+M 'AREA C'

DATE	LSK / REV.

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024

SHEET NUMBER:
L1.20



HARDSCAPE MATERIALS:

SYMBOL	ELEMENTS DESCRIPTION	QTY
	E-01 BIKE RACK	12
	E-02 PET WASTE STATION	7
	E-03 TRASH RECEPTACLE	2

SYMBOL	MEP FIXTURE DESCRIPTION	QTY
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	F-03 PARKING AREA LIGHT	9
	F-10 POOL AREA LIGHT	5
	F-18 DOUBLE PARKING AREA LIGHT	4

SYMBOL	HARDSCAPE DESCRIPTION	QTY
	H-01 CONCRETE - STD. BROOM FINISH	39,700 SF

NOTES:

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SITE KEY:

0 10 20 30 FT

SCALE: 1" = 10'

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LANDSCAPE DEVELOPMENT PLANS

L1.30 L+M 'AREA D'

PROJ. NO: 02-TPA-HAP

DESIGN: TA

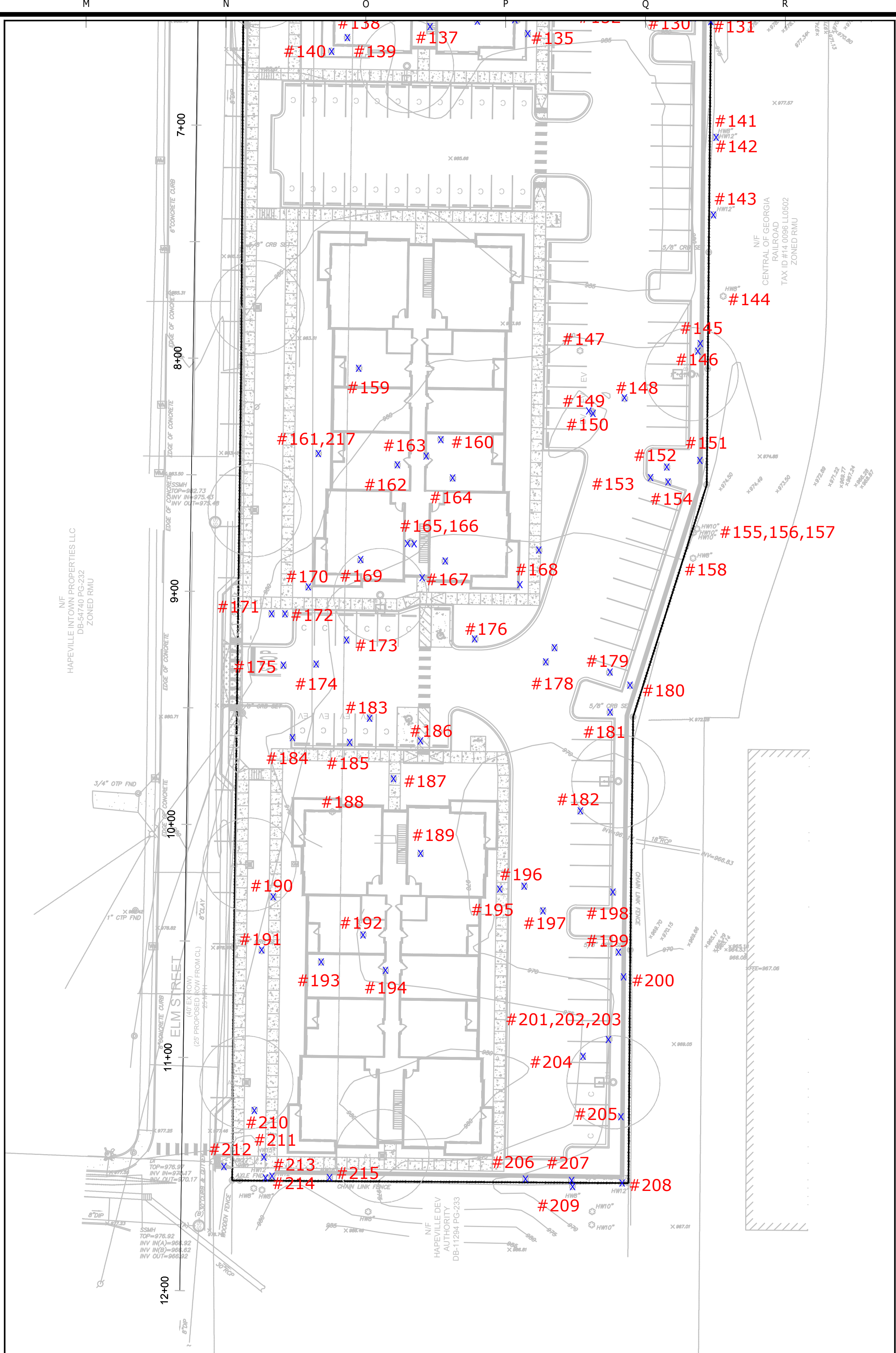
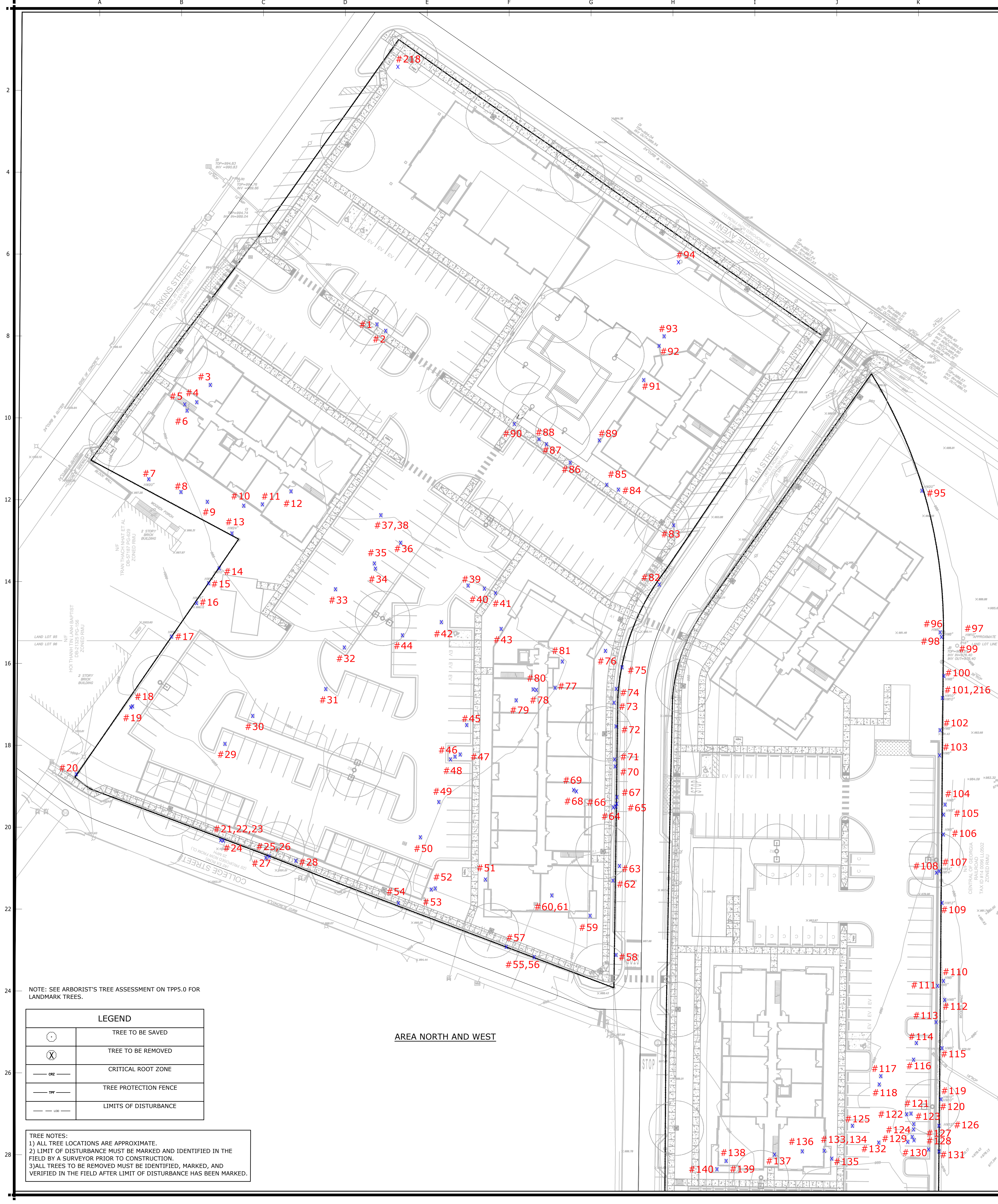
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CHECKED: TA

DATE: 02/26/2024

SHEET NUMBER:

L1.30

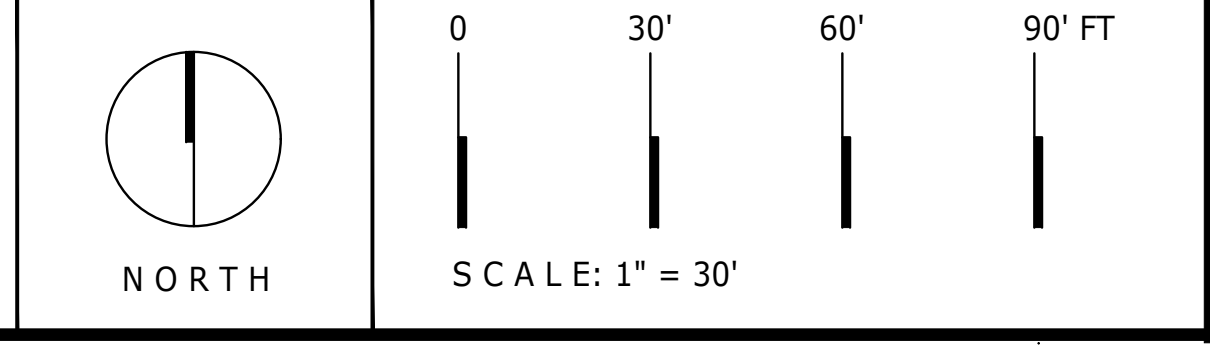


NOTE: SEE ARBORIST'S TREE ASSESSMENT ON TPP5.0 FOR LANDMARK TREES.

LEGEND	
	TREE TO BE SAVED
	TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE

TREE NOTES:
1) ALL TREE LOCATIONS ARE APPROXIMATE.
2) LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
3) ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.

NOTES:
DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO THE CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE. SECTION 93-29-8



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3558 ELM STREET
HAPEVILLE, GA 30354



LANDSCAPE DEVELOPMENT PLANS TREE SURVEY

DATE	LSK / RFT

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024

SHEET NUMBER:
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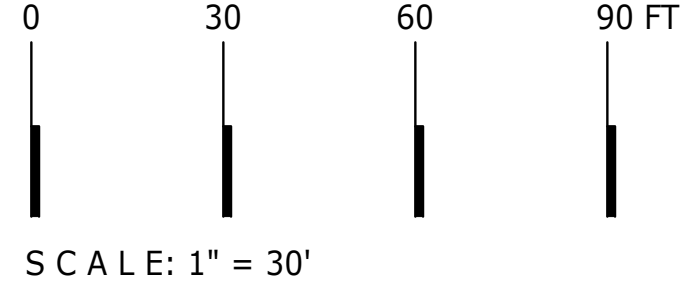
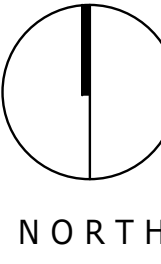
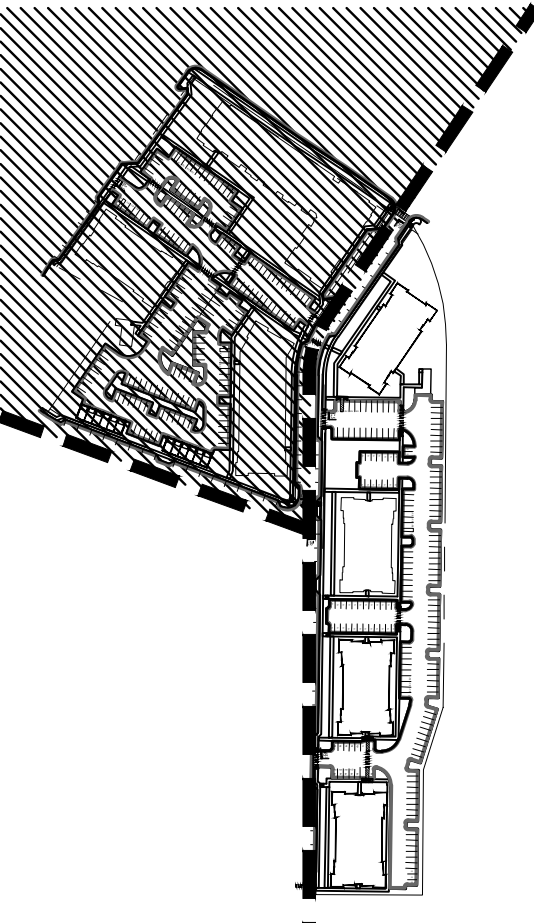


PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME	CONT	SIZE	CAL	REMARKS
TREES							
	AB4	37	AERYN TRIDENT MAPLE	B & B	14'-15' HT	4" CAL	
	AR4	3	AUTUMN GLORY MAPLE	B & B	15'-16' HT	4" CAL	
	AAB	15	DOWNY SERVICEBERRY	B & B	12'-15' HT	4" CAL	SINGLE TRUNK
	IO4	6	ILEX OPACA	B & B	12' HT MIN.	4" CAL	
	CV	6	WHITE FRINGETREE	B & B	12' HT MIN.	3" CAL MIN.	
	INR4	21	NELLE R. STEVENS HOLLY	B & B	12' HT MIN.	4" CAL	SINGLE TRUNK
	LS	5	SLENDER SILHOUETTE SWEET GUM	B & B	12' HT MIN.	2" CAL. MIN.	
	LA	24	ARNOLD TULIP POPLAR	B & B	12' HT MIN.	2" CAL. MIN.	
	PO4	5	AMERICAN SYCAMORE	B & B	14' HT MIN.	4" CAL	
	QN4	23	NUTTALL OAK	B & B	15'-16' HT	4" CAL	
	WO	20	KINGPIN WILLOW OAK	B & B	14'-15' HT	4" CAL	
	TA4	14	AMERICAN LINDEN	B & B	14' HT MIN.	4" CAL	
	UA4	13	WINGED ELM	B & B	14' HT MIN.	4" CAL	
SHRUBS							
	ABE3	176	ROSE CREEK ABELIA	3 GAL			
	AJ	27	JAPANESE LAUREL	7 GAL			
	CHPR3	64	PROSTRATE PLUM YEW	3 GAL			
	CLIA7	68	CLEYERA	3 GAL			
	DIM3	166	DISTYLUM	3 GAL			
	DER3	54	AUTUMN FERN	3 GAL			
	FJA3	51	JAPANESE FATZIA	3 GAL			
	HMN7	8	NIKKO BLUE HYDRANGEA	3 GAL			
	HPL3	14	LIMELIGHT HYDRANGEA	3 GAL			
	HQS3	8	SNOW QUEEN OAKLEAF HYDRANGEA	3 GAL			
	ICN3	182	NEDDLEPOINT HOLLY	3 GAL	2' HT. MIN		
	ICS3	22	SOFT TOUCH JAPANESE HOLLY	3 GAL			
	IPA7	313	ANISE TREE	3 GAL			
	LCB7	256	BURGUNDY LOROPETALUM	3 GAL	2' HT. MIN		
	LOR3	195	CRIMSON FIRE LOROPETALUM	3 GAL			
	LCP3	164	DAYDREAM LOROPETALUM	3 GAL			
	MSA3	59	ADAGIO EULALIA GRASS	3 GAL			
	MUCA3	387	PINK MUHLY	3 GAL			
	PL07	65	OTTO LUYKEN LAUREL	3 GAL			
	TA	62	NORTH POLE® ARBORVITAE	B & B	6' HT		
GROUND COVERS							
	AGO	33	GOLDEN VARIEGATED SWEETFLAG	1 GAL	15" O.C.		
	SOD	41,249 SF	BERMUDA GRASS	SOD			
	LIR	12,047	SUPER BLUE LIRIOPE	4" POT	18" O.C.		

- 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.
- NOTES:**
- DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO THE CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE. SECTION 93-29-8
- NOTES:**
- ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.
 - ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
 - ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.

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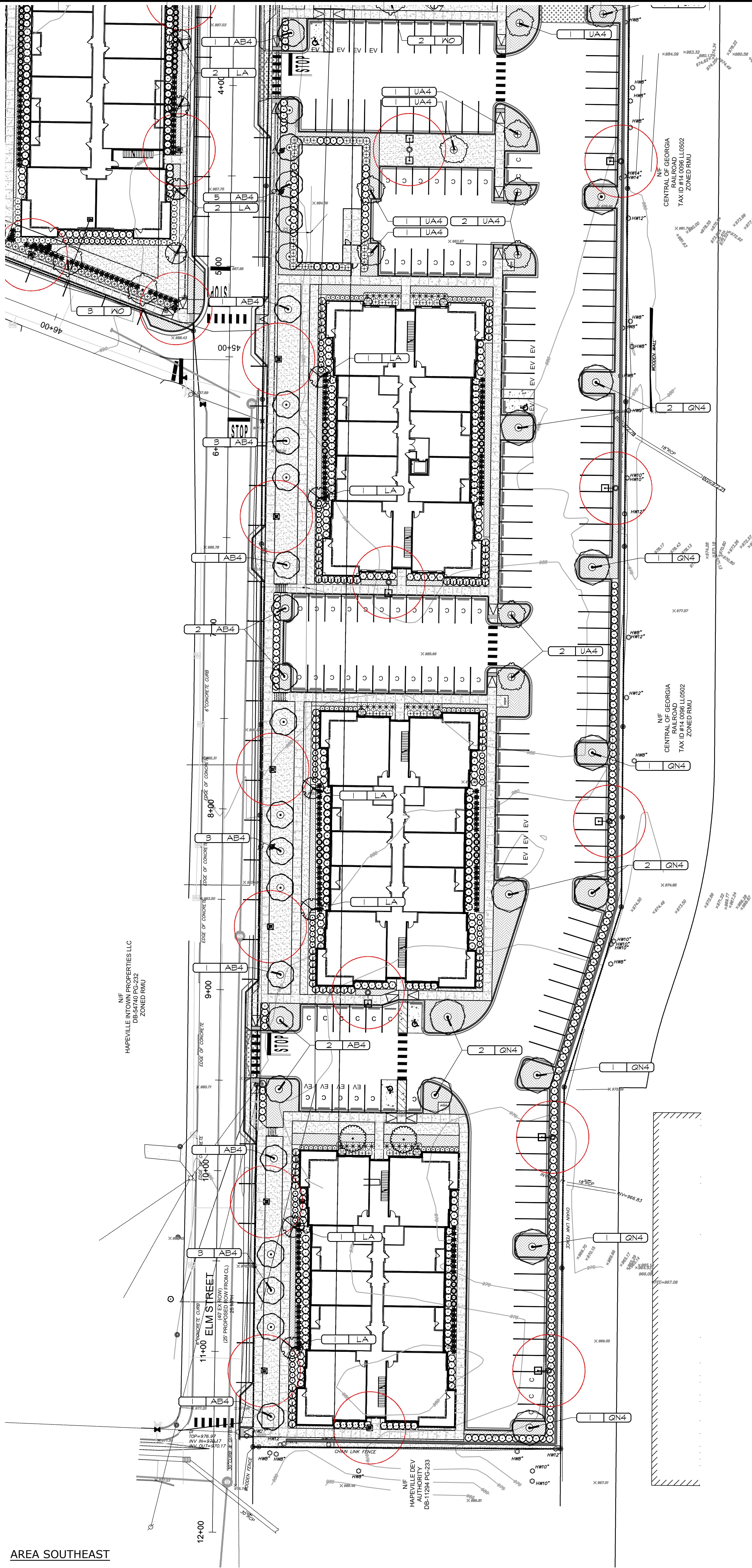
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3565 PIEDMONT ROAD, 2 PIEDMONT CENTER
SUITE 735, ATLANTA, GEORGIA 30305
PH: 404.500.3822

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

LANDSCAPE
DEVELOPMENT PLANS
TREE REPLACEMENT 1

DATE	LSK / RFT

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024
SHEET NUMBER:
TCRP2.0

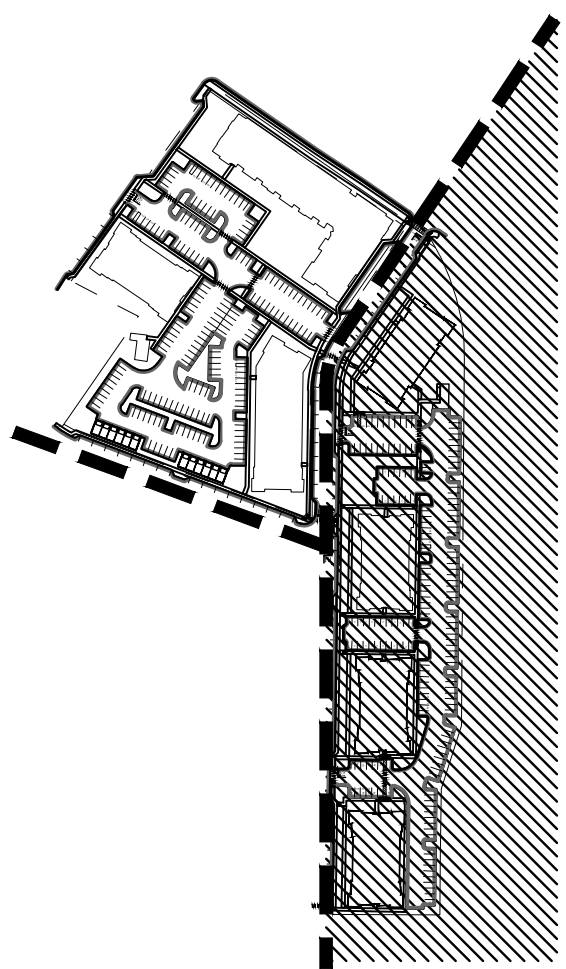


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	INR4	21	NELLE R. STEVENS HOLLY	B & B	12' HT MIN.	4" CAL	SINGLE TRUNK
	LS	5	SLENDER SILHOUETTE SWEET GUM	B & B	12' HT MIN.	2" CAL. MIN.	
	LA	24	ARNOLD TULIP POPLAR	B & B	12' HT MIN.	2" CAL. MIN.	
	PO4	5	AMERICAN SYCAMORE	B & B	14' HT MIN.	4" CAL	
	QN4	23	NUTTALL OAK	B & B	15'-16' HT	4" CAL	
	WO	20	KINGPIN WILLOW OAK	B & B	14'-15' HT	4" CAL	
	TA4	14	AMERICAN LINDEN	B & B	14' HT MIN.	4" CAL	
	UA4	13	WINGED ELM	B & B	14' HT MIN.	4" CAL	
SHRUBS							
	ABE3	176	ROSE CREEK ABELIA	3 GAL			
	AJ	27	JAPANESE LAUREL	7 GAL			
	CHPR3	64	PROSTRATE PLUM YEW	3 GAL			
	CLJA7	68	CLEYERA	3 GAL			
	DIM3	166	DISTYLIUM	3 GAL			
	DER3	54	AUTUMN FERN	3 GAL			
	FJA3	51	JAPANESE FATZIA	3 GAL			
	HMN7	8	NIKKO BLUE HYDRANGEA	3 GAL			
	HPL3	14	LIMELIGHT HYDRANGEA	3 GAL			
	HQS3	8	SNOW QUEEN OAKLEAF HYDRANGEA	3 GAL			
	ICN3	182	NEDDLEPOINT HOLLY	3 GAL	2' HT. MIN		
	ICS3	22	SOFT TOUCH JAPANESE HOLLY	3 GAL			
	IPA7	313	ANISE TREE	3 GAL			
	LCB7	256	BURGUNDY LOROPETALUM	3 GAL	2' HT. MIN		
	LOR3	195	CRIMSON FIRE LOROPETALUM	3 GAL			
	LCP3	164	DAYDREAM LOROPETALUM	3 GAL			
	MSA3	59	ADAGIO EULALIA GRASS	3 GAL			
	MUCA3	387	PINK MUHLY	3 GAL			
	PL07	65	OTTO LUYKEN LAUREL	3 GAL			
	TA	62	NORTH POLE® ARBORVITAE	B & B	6' HT		
GROUND COVERS							
	AGO	33	GOLDEN VARIEGATED SWEETFLAG	1 GAL	15" O.C.		
	SOD	41,249 SF	BERMUDA GRASS	SOD			
	LIR	12,047	SUPER BLUE LIRIOPE	4" POT	18" O.C.		

- 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.
- NOTES:**
- DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO THE CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE. SECTION 93-29-8
- NOTES:**
- ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.
 - ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
 - ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.

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03/20/24	INITIAL DRC SUBMITTAL	

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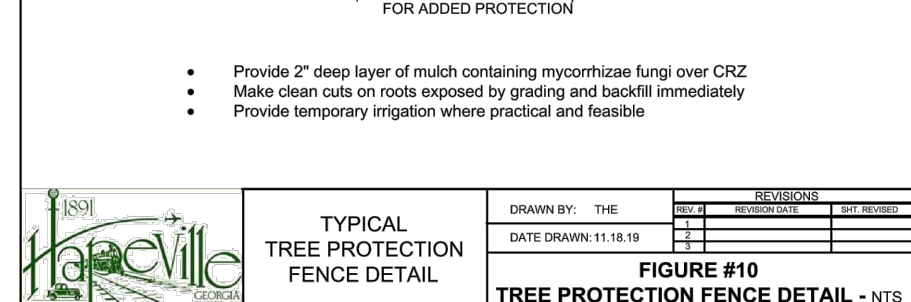
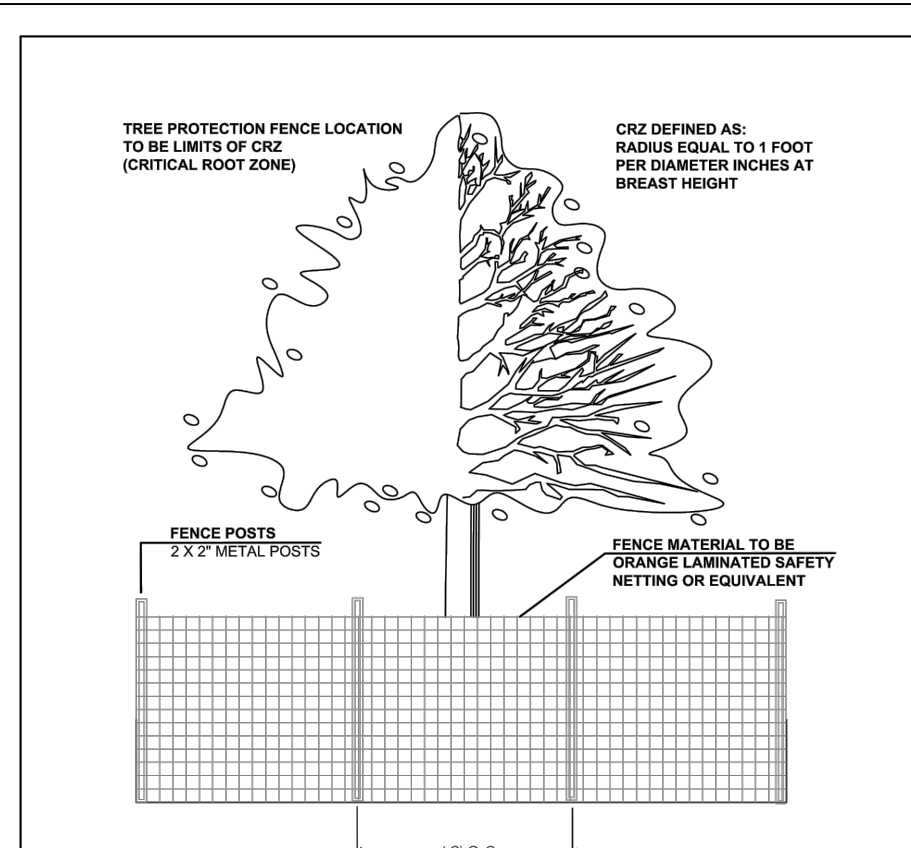
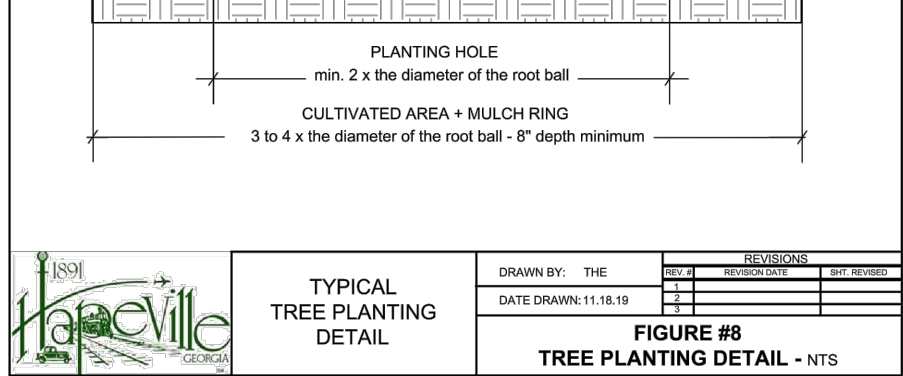
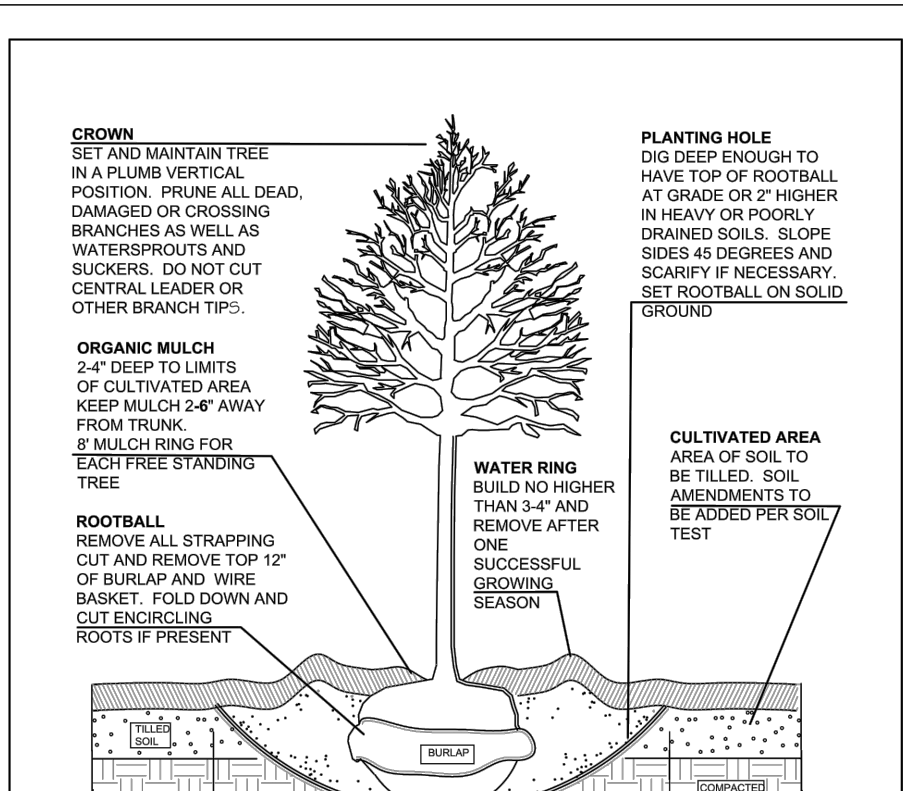
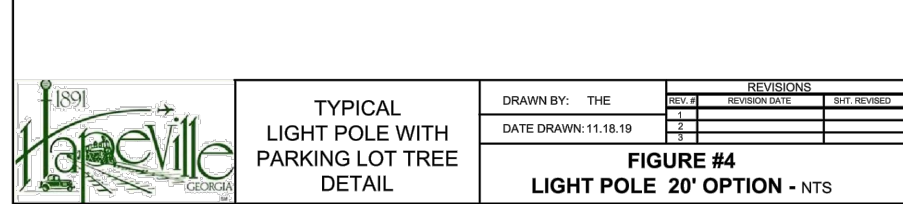
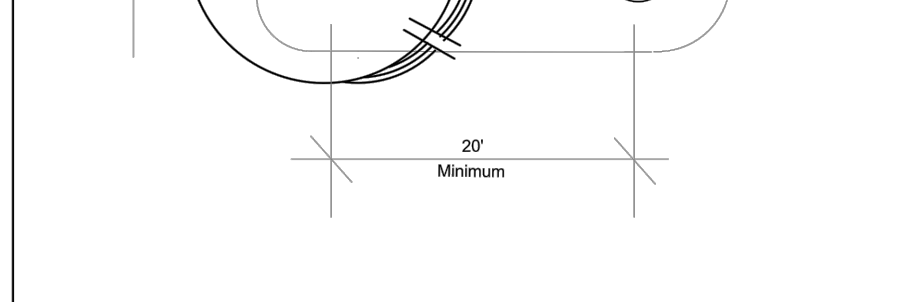
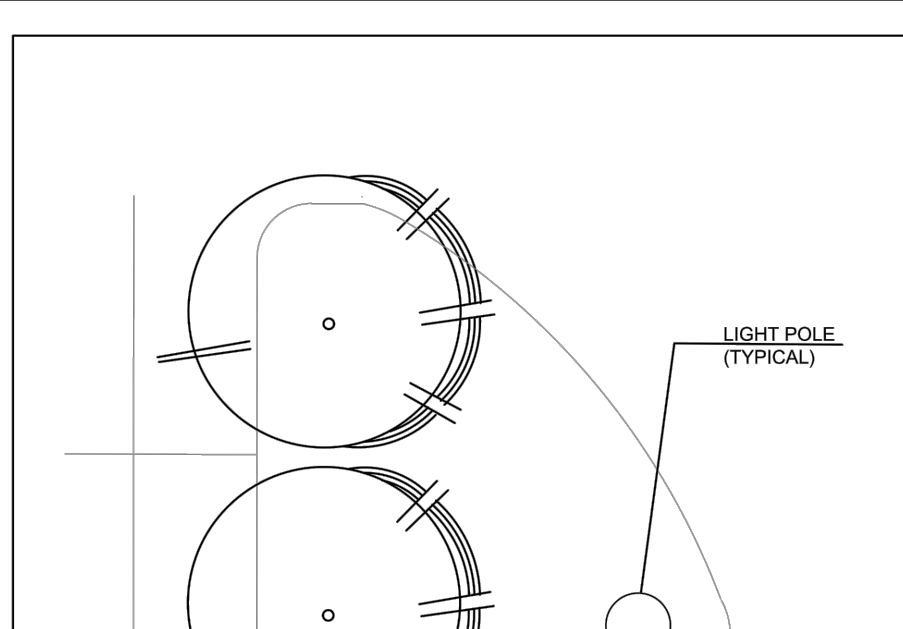
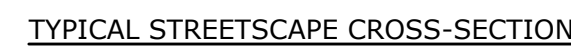
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HAPEVILLE, GA 30354

LANDSCAPE DEVELOPMENT PLANS
TREE REPLACEMENT II

DATE	LSK / REF.

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024
SHEET NUMBER:
TCRP3.0

1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAVELPILLE AT 404-669-2120 TO OBTAIN THE TREE INVENTORY.
2. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAVELPILLE FOR AN INSPECTION.
3. ALL UTILITIES CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAVELPILLE STANDARDS. ANY TREE ADJUSTMENTS TO THE EXISTING TREE LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAVELPILLE APPROVAL.
6. A MAINTENANCE INSPECTION SHALL BE REQUIRED TO TAKE PLACE AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND ORNAMENTAL TYPE.
8. TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI STANDARDS LATEST EDITION).
9. TREE PLANTING MAY BE DELAYED UP TO SIX (6) MONTHS IN THE CASE OF UNFAVORABLE CLIMATE CONDITIONS (DROUGHT, FLOOD, EXTREME HEAT OR COLD). PROJECT OWNERS MUST PROVIDE THE CITY WITH A PERFORMANCE BOND THAT IDENTIFIES THE TREE REPLACEMENT DATE AND THE REQUIRED NUMBERS, SIZES, AND SPECIES OF TREES WILL BE PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE.
10. EVERY DEVELOPMENT WITHIN THE CITY IS REQUIRED TO UNDERGO LANDSCAPE INSPECTION BY THE CITY'S DESIGNATED AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE INSPECTION WILL DETERMINE WHETHER THE TREE PRESERVATION AND/OR REPLACEMENT PLAN HAS BEEN IMPLEMENTED AS REQUIRED BY THIS ORDINANCE.



SITE TREE CALCULATIONS

Landmark Tree Inches Destroyed (11 TREES TOTALLING 327")

Required Total Site Density and Landmark Recompense

Total Inches Proposed on Site	
Site Density: 200 sq. ft./acre	710

Site Density Deficit: Tree Preservation Trust Payment / \$150 per Inch x 183

Site density defect: free H ₂ O	

Required Landmark Tree Recompense (59 TREES x 4" CAL. = 327")

Proposed Landmark Tree Recompense Tree Preservation Trust Payment (\$200 per Inch x 327 Inch)

INCHES DESTROYED	327
TREES DESTROYED	11

NOTES:
DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO THE CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.

LANDSCAPE CONTRACTOR NOTE:

- CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FINAL TREE SELECTIONS AND TAGGING.
- COORDINATION NEEDED FOR SUFFICIENT LEAD TIME AND SCHEDULING OF TREE TAGGING.

NOTES:

1. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.
2. ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
3. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.

IRRIGATION NOTES

1. ALL IRRIGATION IS TO BE DESIGN BUILD AND TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE MATERIAL.
2. CIVIL TO LOCATE WATER METER.
3. IRRIGATION DESIGNER TO ADHERE TO ALL LOCAL JURISDICTION CODE REQUIREMENTS.
4. LANDSCAPE CONTRACTOR TO FIELD ADJUST ALL SPRAY HEADS AND DRIP LINES AS NEEDED TO ENSURE FULL COVERAGE AND ELIMINATE OVERSPRAY ON ADJACENT WALKS AND ROADS.
5. FINAL CONTROL BOX AND METER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION INSTALLATION.

TREE NOTES:

1. ALL TREE LOCATIONS ARE APPROXIMATE.
2. LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
3. ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.
4. TREES REMOVED OUTSIDE OF TREE PROTECTION FENCE ARE TO BE REMOVED BY HAND WITH MINIMAL DISTURBANCE PER ARBORIST REQUEST.

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-	-	



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33558 ELM STREET
HAPEVILLE, GA 30354



LANDSCAPE
DEVELOPMENT PLANS
TREE CALCS

[illegible]

PROJ. NO: 02-TPA-HAP

DESIGN: TA

DRAWN: JS

CHECKED: TA

DATE: 02/26/2024

1000000

SHEET NUMBER:

TDE

IPP4.0

NOTES:
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3558 Elm Street
Tree Assessment

For:
B+C Studio

By:
Benjamin J Kent, PLA
ISA Certified Arborist #50-7070A
Tree Risk Assessor Qualified

Southern Arbor Source LLC
PO Box 1354
Oxford, Georgia 30054

June 20, 2021

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	GoodTree 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. FairTree is in moderate health, but may have a minor pathogenic problem. Some insects and diseases 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. PoorTree'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. DeadTree is dead. Involve ..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.

Tag	DBH	Species	Condition	Notes
207	8	Sweetgum	GOOD	
209	8	Tulip Poplar	GOOD	
212	22	Magnolia	GOOD	
212	8	Water Oak	GOOD	
212	8	Water Oak	GOOD	

218			POOR	One side of tree trimmed by power company, missing limbs
-----	--	--	------	--

Tree #31



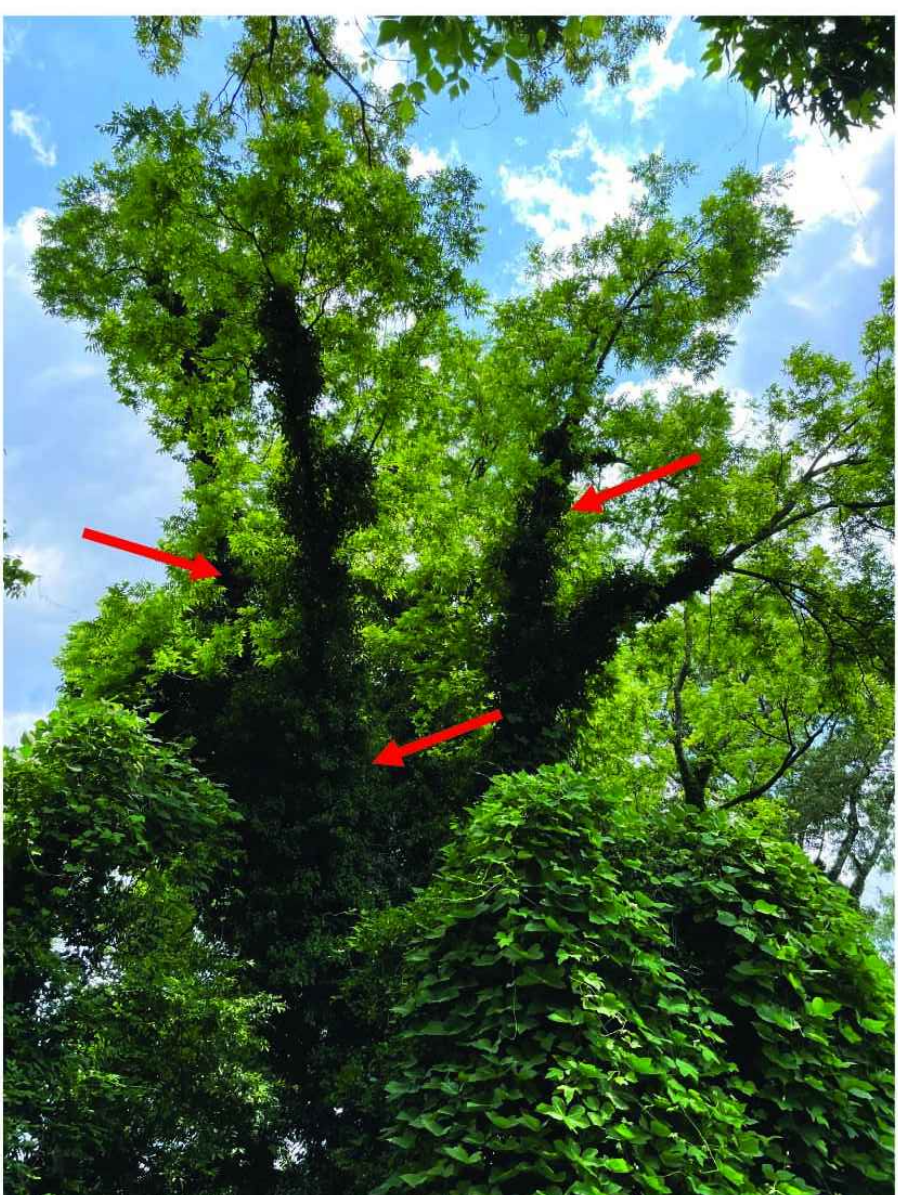
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Tree #40



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Tree #44



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Supporting Images – POOR Condition Trees

Tree #20



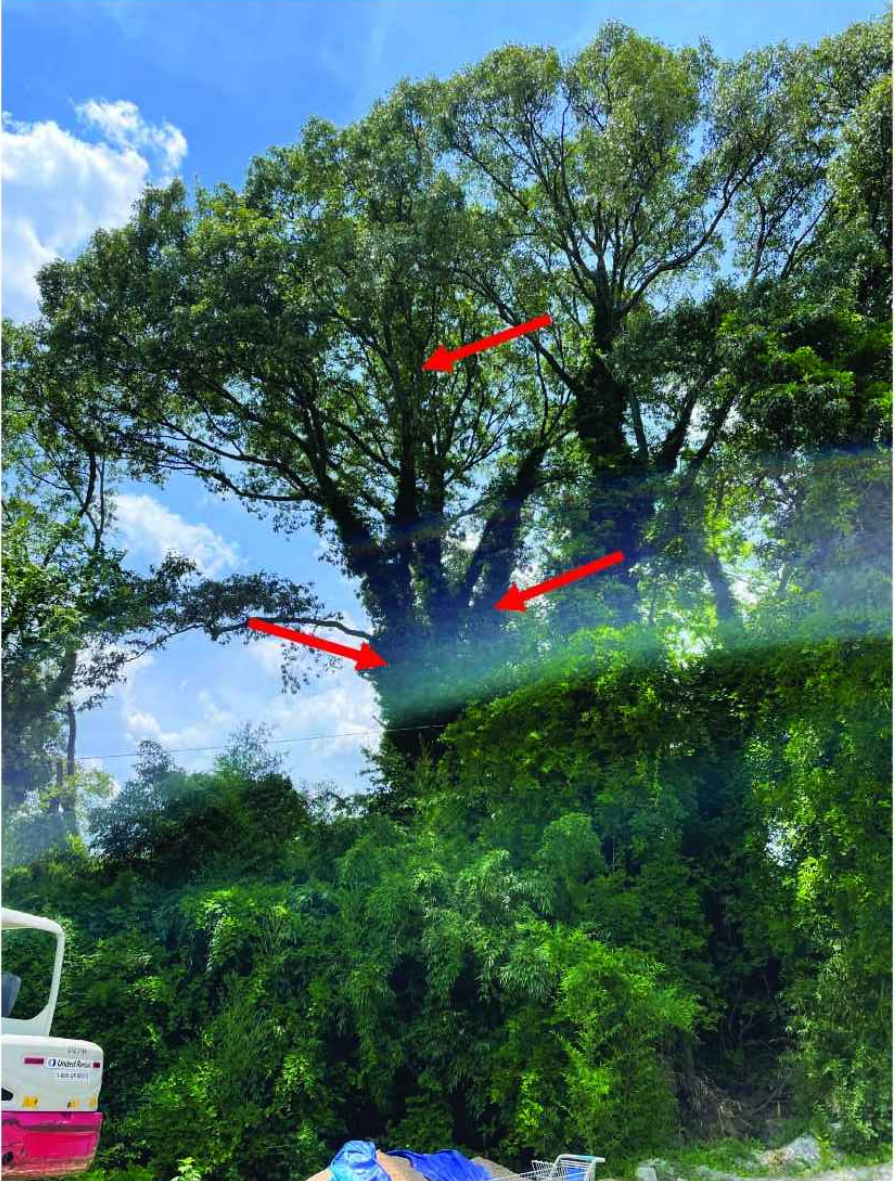
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Tree #33



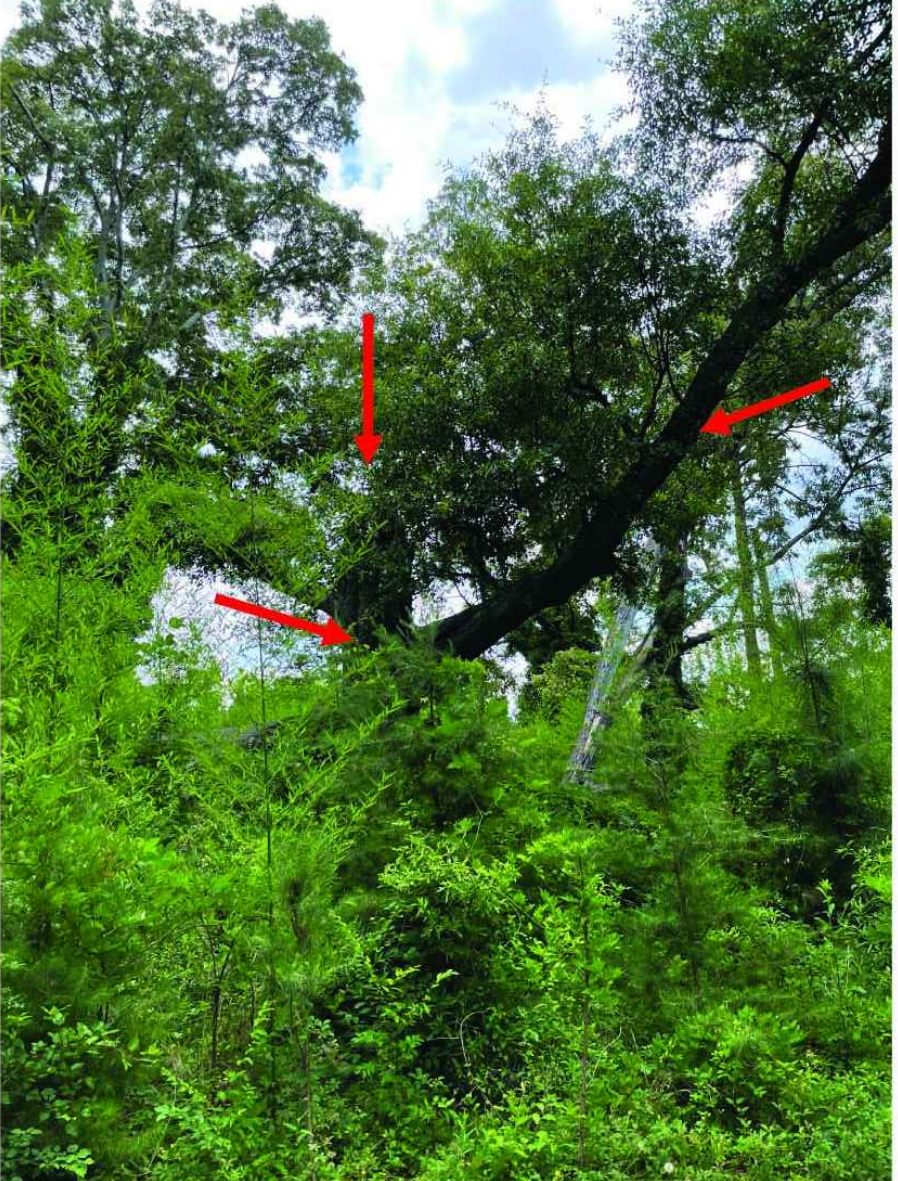
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Tree #41



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Tree #79



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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	

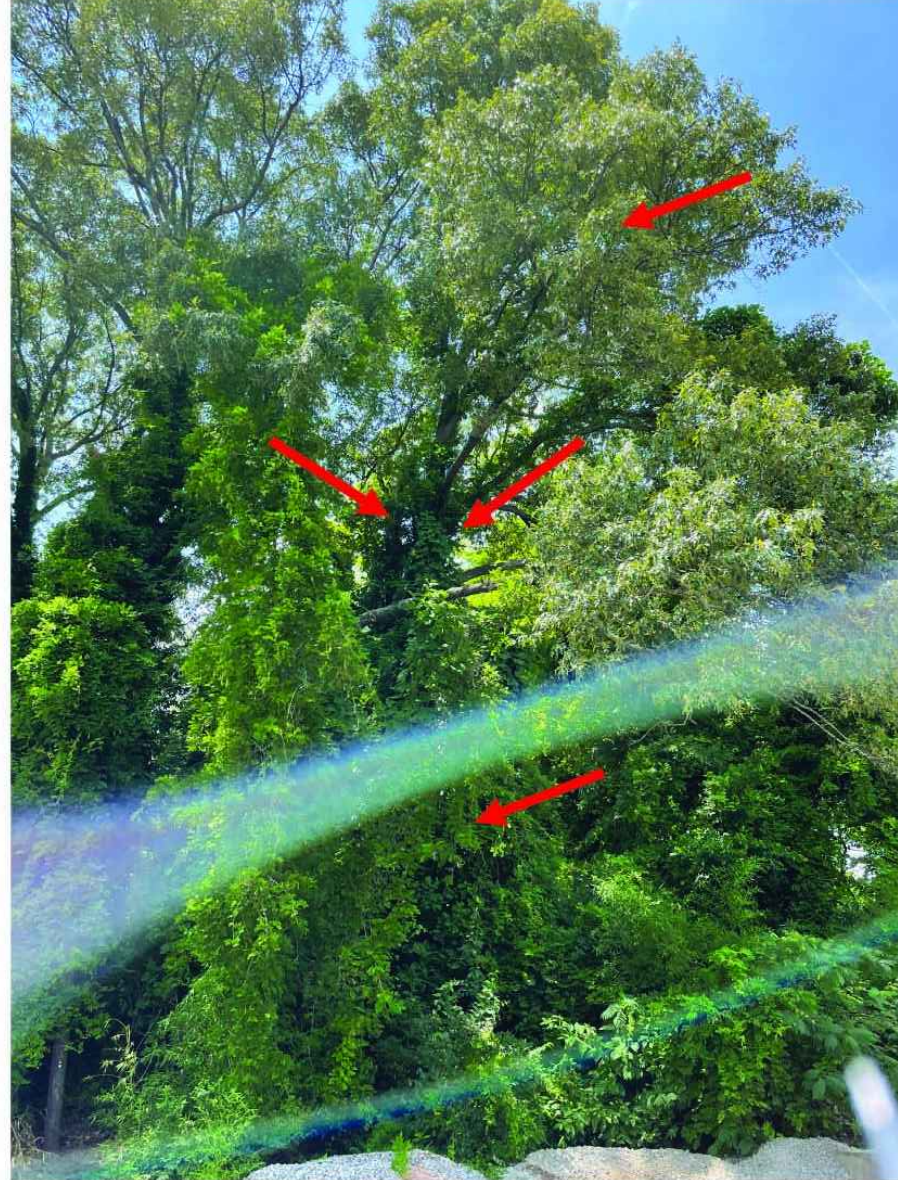
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Tree #28



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Tree #39



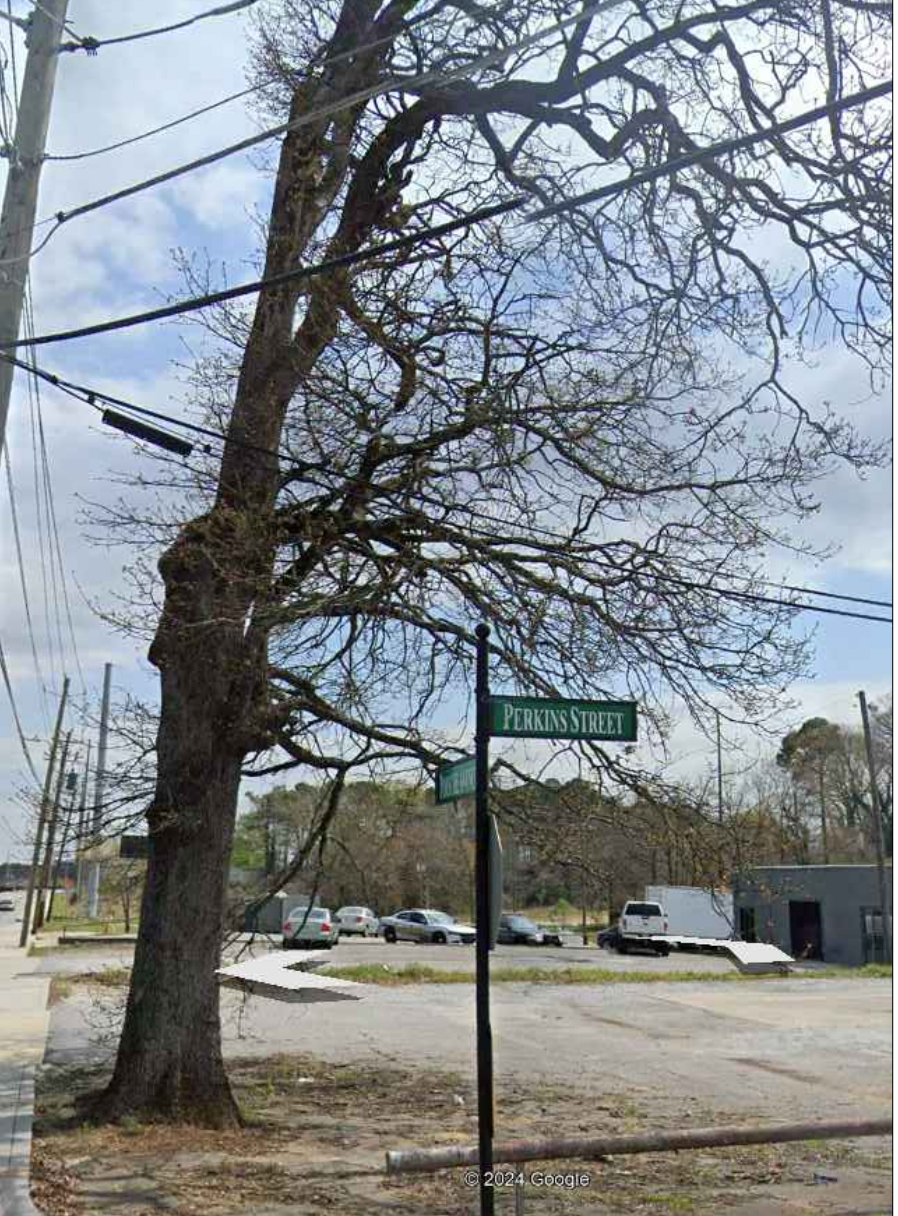
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Tree #42

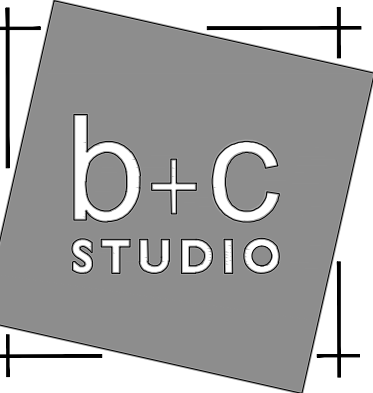


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Tree #218



Assessment performed by B+C Studio



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HAPEVILLE, GA 30354

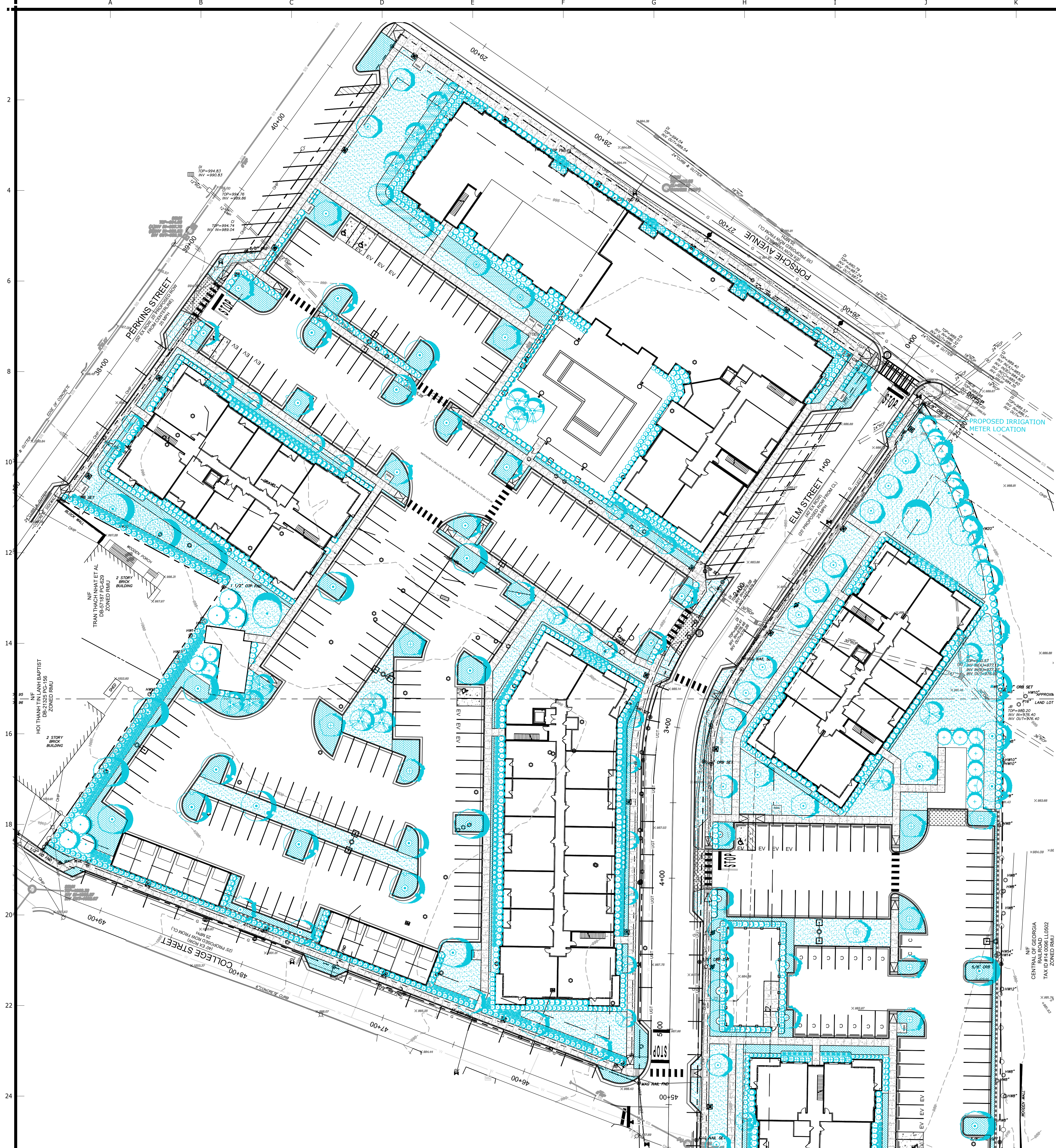


LANDSCAPE
DEVELOPMENT PLANS
ARBORIST REPORT

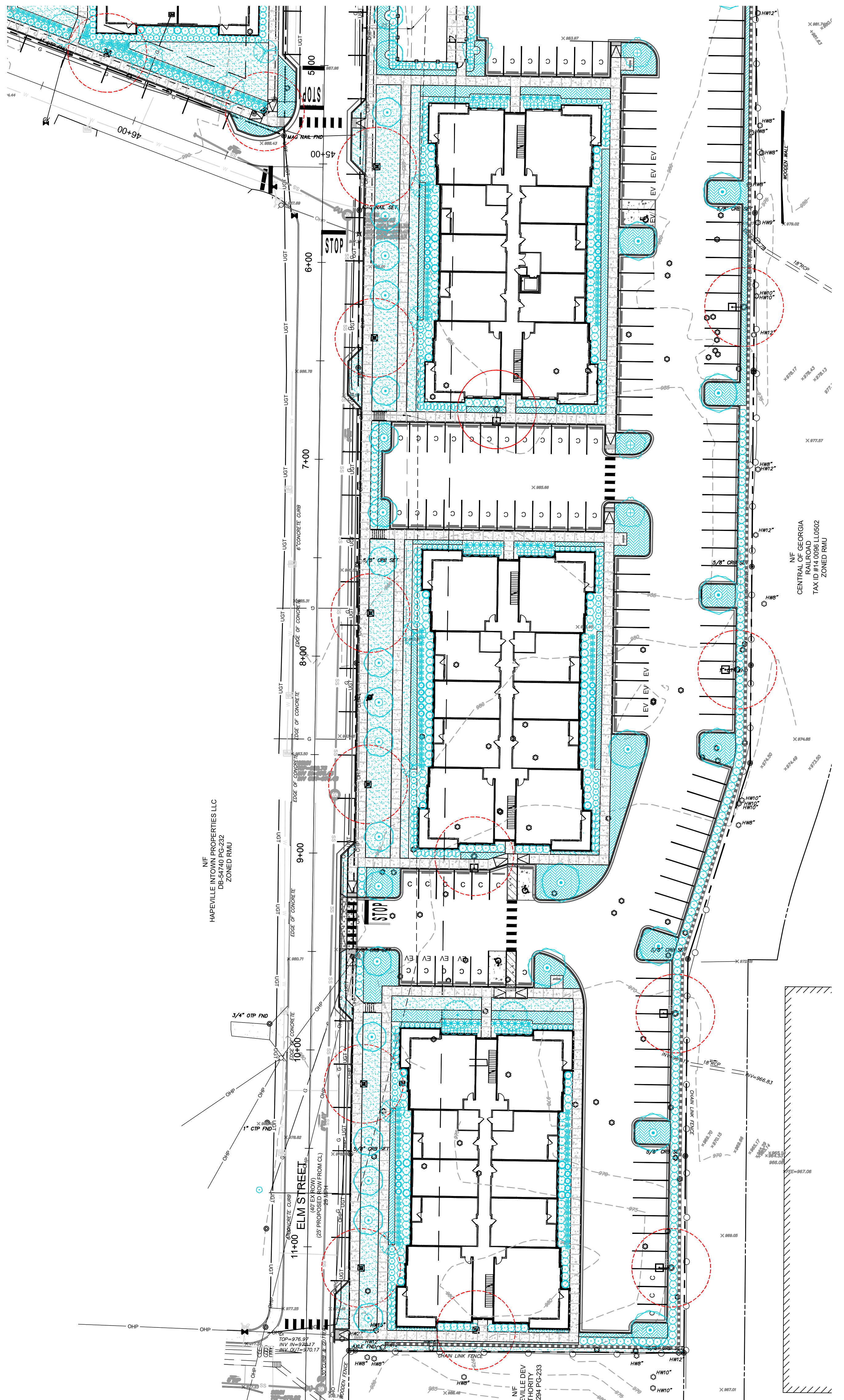
DATE	LSK / REF.

PROJ. NO: 02-TPA-HAP
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CHECKED: TA
DATE: 02/26/2024

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N O R T H AREA IRRIGATION LIMITS



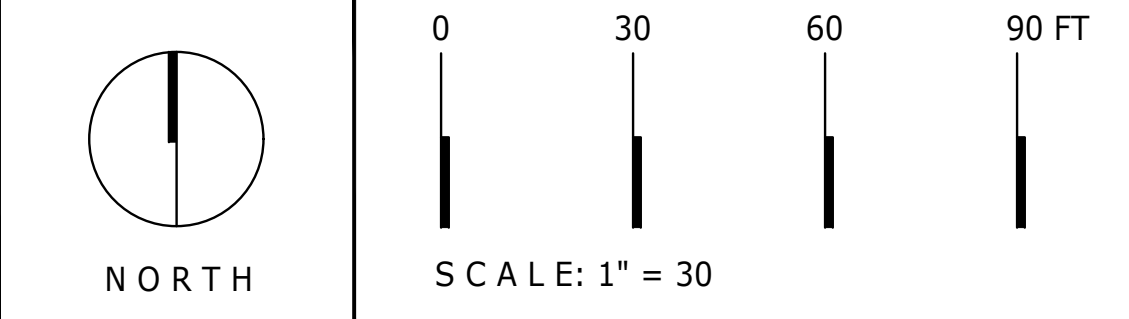
SOUTH AREA IRRIGATION LIMITS

IRRIGATION NOTES:

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

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IRRIGATION LIMITS



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PH: 404.500.3822

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LANDSCAPE
DEVELOPMENT PLANS
IRRIGATION LIMITS

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DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024

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IR1.00