

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 17, 2020 6:00 PM

Agenda

1. Introduction and Call to Order

1.I. Roll Call

Jonathan Love, Chairman
Brian Gregory, Secretary
John Stalvey
Karl Dufrenne

2. Minutes of April 15, 2020

2.I. Approval of Minutes

3. New Business

3.I. Andy Steele 3429 Rainey Avenue

Background:

Mr. Andy Steele has submitted a revised design of the previously approved renovation of the existing single-family dwelling at 3429 Rainey Avenue. The property is zoned R-SF, Residential Single-Family.

Documents:

1. 3429 Rainey Avenue App

3.II. Aleksandr Holub 3409 North Fulton Avenue

Background:

Mr. Aleksandr Holub has submitted an application seeking approval to continue the use of the accessory dwelling unit at 3409 North Fulton Avenue. The property is zoned R-0, One Family Residential.

Documents:

1. 3409 North Fulton Avenue App

3.III Tyler Hill 3131 Jackson Street

Background:

Mr. Tyler Hill has submitted an application seeking approval of plans for the addition of a new 296-square foot deck to the rear of the existing single-family dwelling at 3131 Jackson Street. The property is zoned R-SF, Residential Single-Family.

Documents:

1. 3131 Jackson Street App

3.IV Joseph Latimer 801 Virginia Avenue

Background:

Mr. Joseph Latimer has submitted an application seeking approval of plans for the construction of an exterior 890-square foot detached accessory structure carport located at 801 Virginia Avenue. The property is zoned V, Village and is located within the A-D, Arts District Overlay.

Documents:

1. 801 Virginia Avenue App

3.V. Miller Lowry Village Walk at Hapeville

Background:

Miller Lowry Developments has submitted an application seeking approval of plans to construct a new project consisting of townhomes and commercial space situated between South Central Avenue, Colville Avenue and Willingham Drive. The property is zoned V, Village and is within the A-D, Arts District Overlay.

Documents:

1. Planners Report - Village Walk Commercial
2. Planners Report - Village Walk Residential
3. Village Walk Hapeville - DRC Application
4. Village Walk Hapeville - Site Layout
5. Village Walk Hapeville - Planting Plan
6. Village Walk Hapeville - Building Plans
7. Village Walk Hapeville - Elevations
8. Village Walk Hapeville - Color Renderings

4. Next Meeting Date

4.I. Wednesday, July 15, 2020 at 6:00 PM

5. Adjourn

**Design Review Committee
Videoconference
Meeting Minutes**

April 15, 2020

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on April 15, 2020 via Zoom Video Conferencing.

II. Roll Call

Jonathan Love conducted a roll call. The following persons were present Brian Gregory, John Stalvey, Lynn Patterson (staff) and Michael Smith (staff). Karl Dufrenne joined after the vote on the meeting minutes.

Legal advised that all votes would be done by a roll call of each member.

III. Meeting Minutes

The Committee reviewed the minutes from February 19, 2020. Mr. Stalvey made a motion to approve the minutes. Mr. Gregory seconded; motion carried 3-0.

IV. New Business

- a) 845 North Central Avenue – Bianca Howard attending
Mr. Gregory made a motion to approve the application as applied. Mr. Love seconded; motion carried 4-0.
- b) 3409 North Fulton Avenue – Aleksandr Holub (not attending)
Mr. Stalvey made a motion to table the application until the next meeting on May 20, 2020. Mr. Love seconded; motion carried 4-0.
- c) 3272 North Whitney Avenue – Alex Arias attending
Mr. Dufrenne made a motion to approve the application contingent on the applicant receiving a variance for construction in the set-back from the Board of Appeals. The Committee requested that the applicant update the drawings as noted in the Planner's report and re-submit. The applicant indicated he will also add a 6x6 post in the middle of the railings centered between the columns on the front façade. A design exception was granted for the portion of the front porch in front of the bump out that is less than 8-feet. Mr. Stalvey seconded; motion carried 4-0.
- d) 3580 Perkins Street – Thach Tran attending
Mr. Stalvey made a motion to approve the application with the requirement that the windows use snap-in-grids and not only the grid-between-glass as currently installed. Applicant indicated that they planned to follow the deck/patio building standards for the rear fire escape that is being replaced. Mr. Dufrenne seconded; motion carried 4-0.

e) 3571, 3581, 0 South Fulton Avenue – Kenneth Ellsworth attending
Mr. Gregory made a motion to approve the application with the following conditions:

1. Revise the plans to indicate a 12-inch roof overhand on the end units
2. Design exception for the window trim material (fiber-cement)
3. Design exception for the hip-roof on end-units with a low slope

Mr. Love seconded; motion carried 4-0.

V. Work Session

Discussion on the new development planned for Spring Haven Avenue.

Ms. Patterson introduced the project along with the development team for a high-density, single-family home community along Spring Haven Avenue and North Avenue. The DRC members were advised to review section 93 of the code for our role in this new development. The members discussed briefly some ideas on sidewalks and landscaping.

VI. Next Meeting

Next scheduled meeting is Wednesday, May 20, 2020 at 6:00 PM.

VII. Adjournment

Jonathan Love made a motion to adjourn the meeting at 8:04 PM. Mr. Dufrenne seconded; motion carried 4-0.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman



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

DATE: June 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3429 Rainey Avenue Remodel, Revised**

BACKGROUND

The City of Hapeville has received a revised design from Andy Steele for the following modifications to an approved renovation for an existing one-story single-family dwelling located at 3429 Rainey Avenue. Per the Applicant, the revisions consist of:

- 1) Changed the roof from 6/12 to an 8/12 to provide head room in the master bath and closet to keep from clipping the ceiling
- 2) Removed the 3052 single window on the right side of the house to allow for bedroom furniture
- 3) Changed the window on the first floor in the living room from a 3046 single to a 3052 single to bring in more light
- 4) Added the extra gable on the side to break up the 1 large gable and removed the non functioning louvered vent
- 5) Changed wood window sills to Rot Free PVC (this was a note on the plans we removed)
- 6) Changed hardi shakes to cedar shakes
- 7) The builder did not use a larger mullion between twin and triple windows (builder mistake)
- 8) The builder changed the overhang from 16" to 12" (mistake by builder)
- 9) Modify the second story bathroom window on the side of the house.

Staff received these modifications on June 11, 2020 and were not able to perform a full evaluation of the drawings prior to submittal of the Planner's report due the same day.

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

RECOMMENDATION

The roof pitch #1 is not regulated and can be approved.

The removal of the side window (#2) does not create a blank windowless wall and may be approved.

It is unclear if the new window and the sidelights meet the 30% glazing requirement. As this is a larger window than before and the previous window was acceptable, #3 may be approved.

Extra gable #4) may be approved.

Cedar shakes are an acceptable material so #6 may be approved.

Changed wood window sills to Rot Free PVC. Sills are supposed to be masonry, wood, stone, cast stone or terra cotta. If the PVC has a wood appearance (#5), it may be approved.

Builder error is not grounds for a design exception (#7)

Roof overhangs must be a minimum of 12" so #8 may be approved.

Second story windows facing away from the street are not regulated by the Standards and therefore are for plan updated only.

TWIN AND TRIPLE WINDOWS REQUIRE MULLIONS BETWEEN 2" LARGER THAN EXTERIOR TRIM. FOR EXAMPLE, 1X4 WINDOW TRIM WILL REQUIRE 1X6 MULLIONS BETWEEN WINDOWS

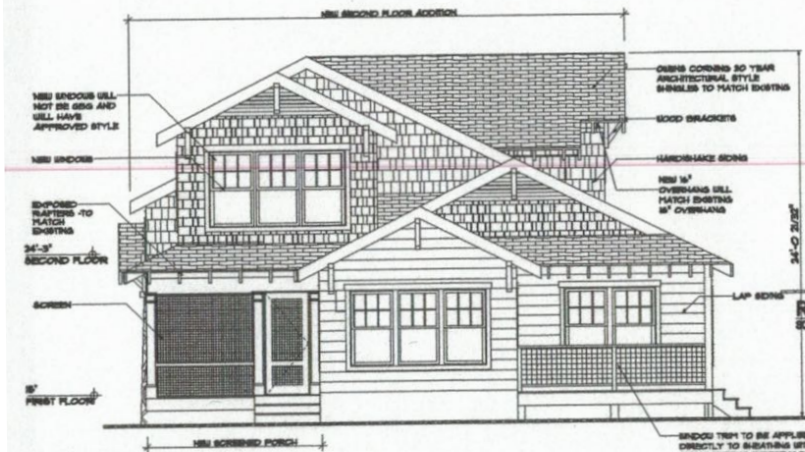
PRIMED SPRUCE TO BE USED ON ALL WINDOW SILLS

WINDOW PANE TO BE RECESSED 2" FROM FACADE OF HOUSE

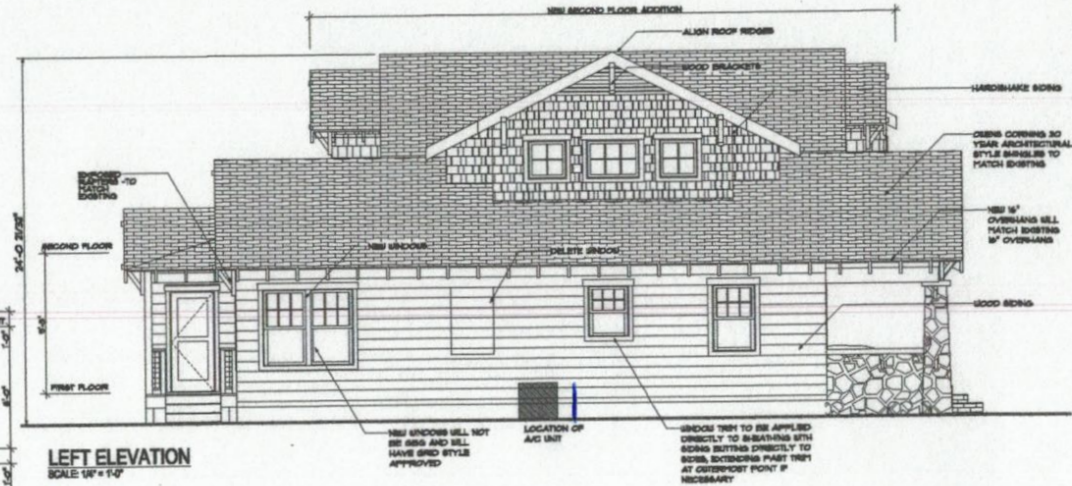
FRONT DOOR TRIM TO MATCH WINDOW TRIM MATERIAL, SIZE AND RELIEF FROM FACADE TO BE MINIMUM 1/4"



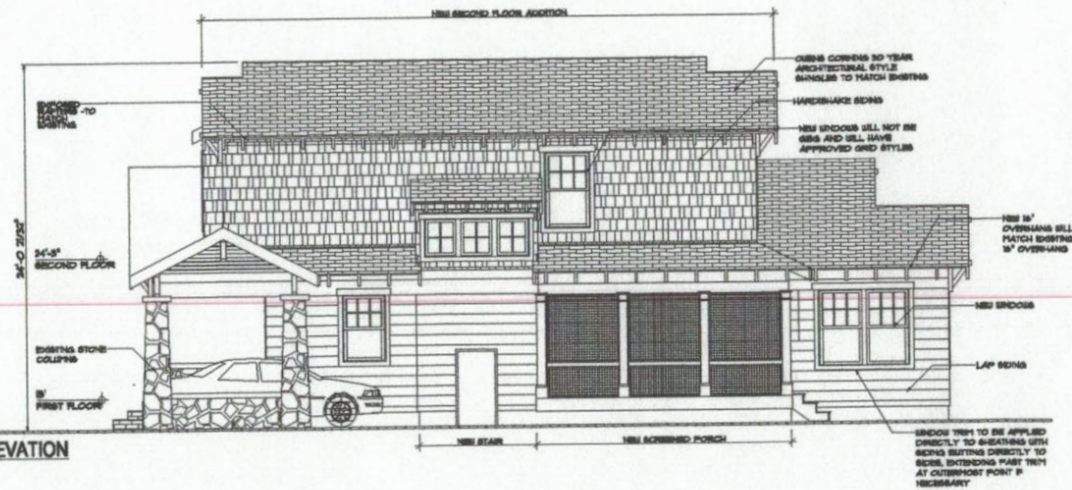
FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Main Floor Heated	1167.9 sq ft.
Second Floor Heated	767.3 sq ft.

SAM WHEATLEY - ARCHITECT
CORPUS CHRISTI RD., 102 EXECUTIVE CENTER
PORT OFFICE BOX 6885
HELTON HEAD ISLAND, SOUTH CAROLINA, 29528
(843)784-9168

RENOVATIONS & ADDITIONS FOR:
MELINDA AND BRANDAN DALTON
LOT #105 VIRGINIA PARK, 3428 RAINY AVENUE
HAPEVILLE, GEORGIA

Elevations
12/21/2018
A-2

CONSTRUCTION READY

REVISÉD

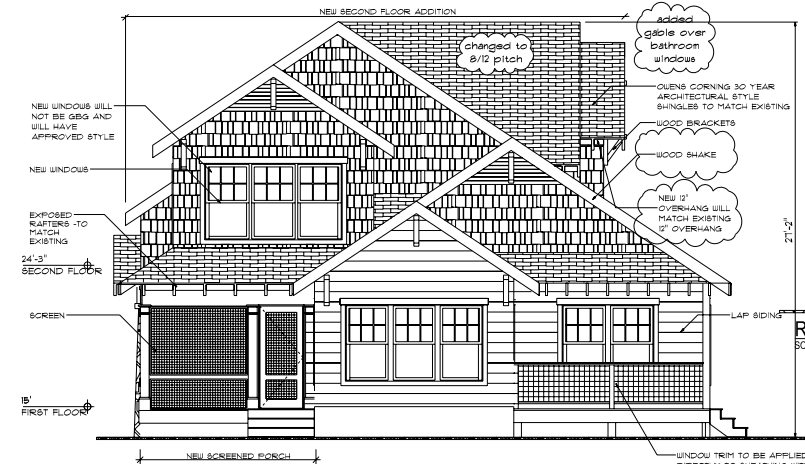
PVC TO BE USED ON ALL WINDOW SILLS

WINDOW PANE TO BE RECESSED 2"
FROM FACADE OF HOUSE

FRONT DOOR TRIM TO MATCH
WINDOW TRIM MATERIAL, SIZE AND
RELIEF FROM FACADE TO BE
MINIMUM 1/4"

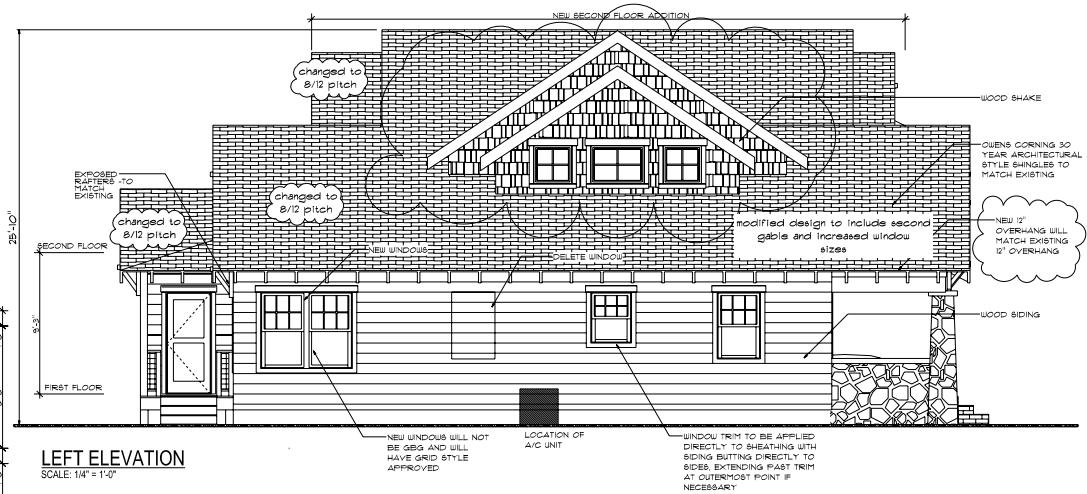


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

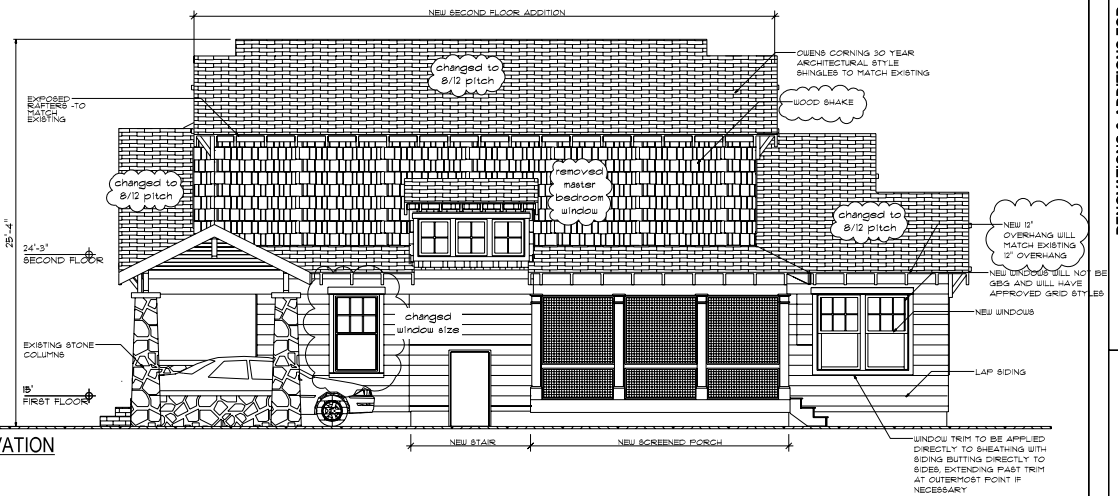


REAR ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION READY



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

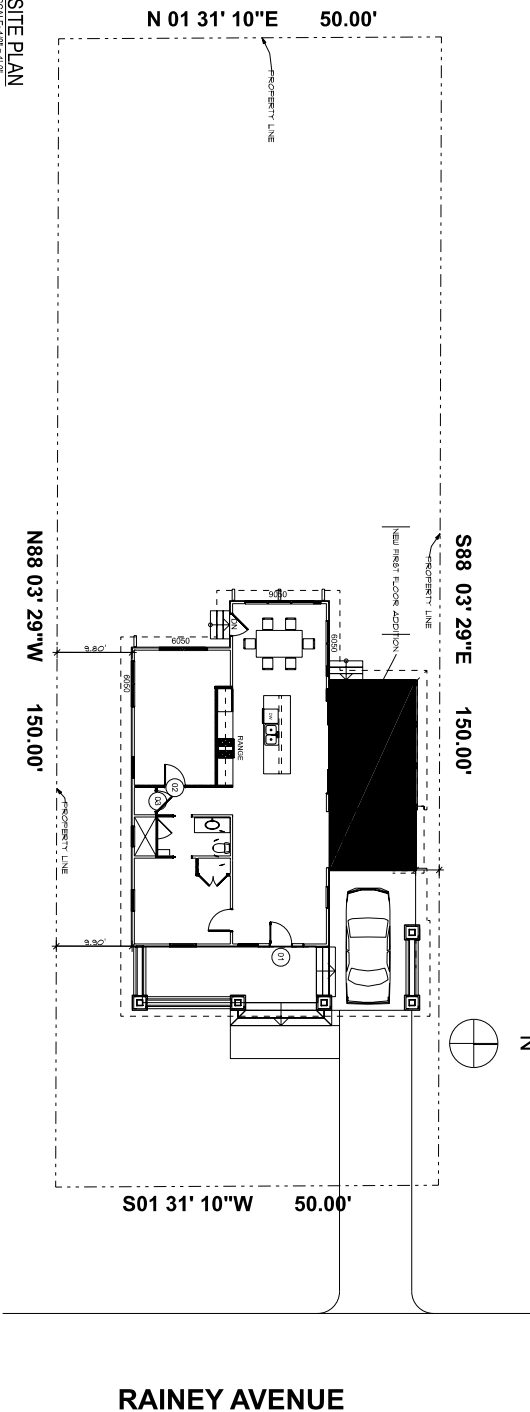


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Main Floor Heated	1167.9 sq ft.
Second Floor Heated	767.3 sq ft.

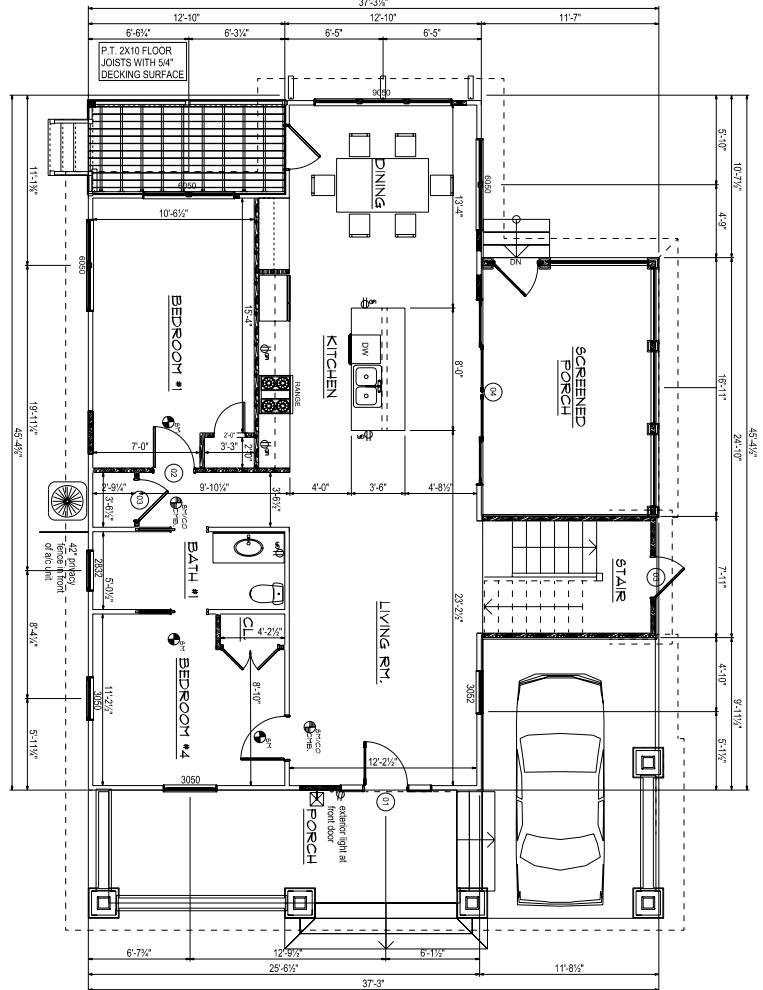
CONSTRUCTION READY

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



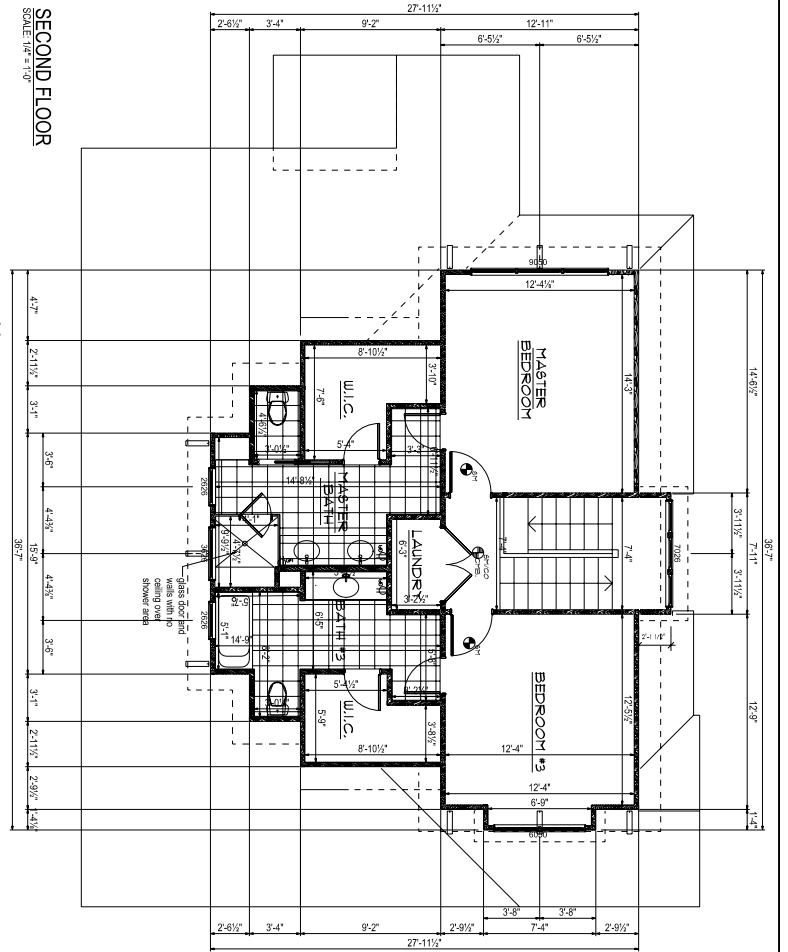
MAIN FLOOR

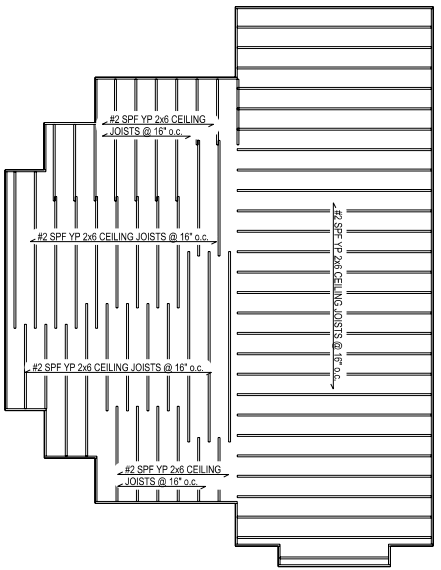
SCALE: 1/4" = 1'-0"



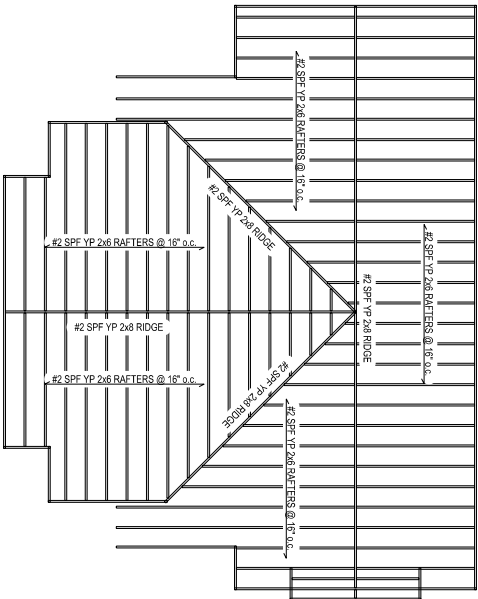
SECOND FLOOR

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

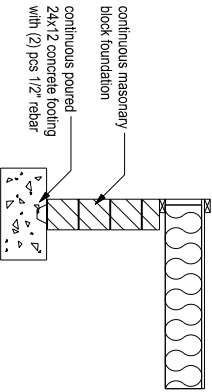




CEILING FRAMING - CEILING
SCALE: 1/4" = 1'-0"

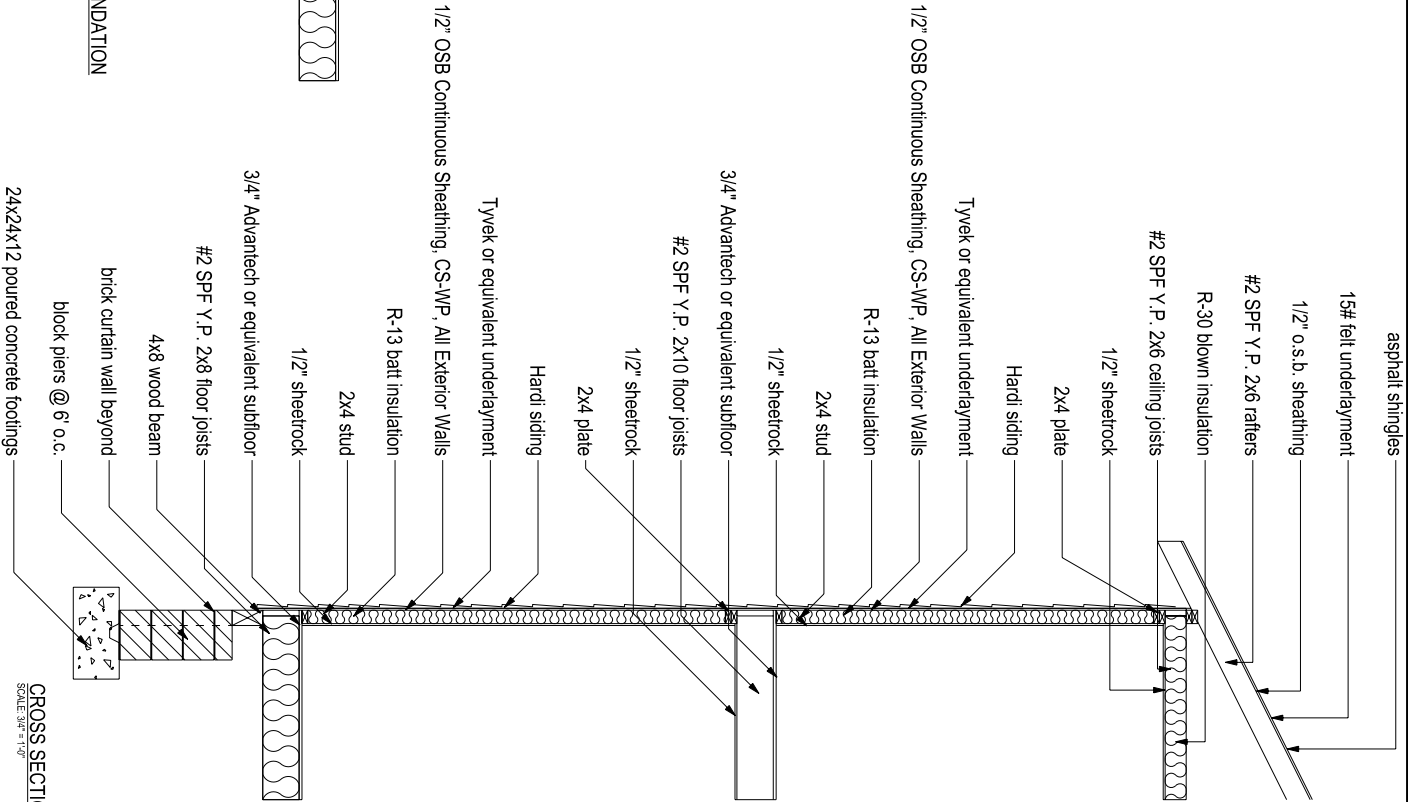


ROOF FRAMING - ROOF
SCALE: 1/4" = 1'-0"

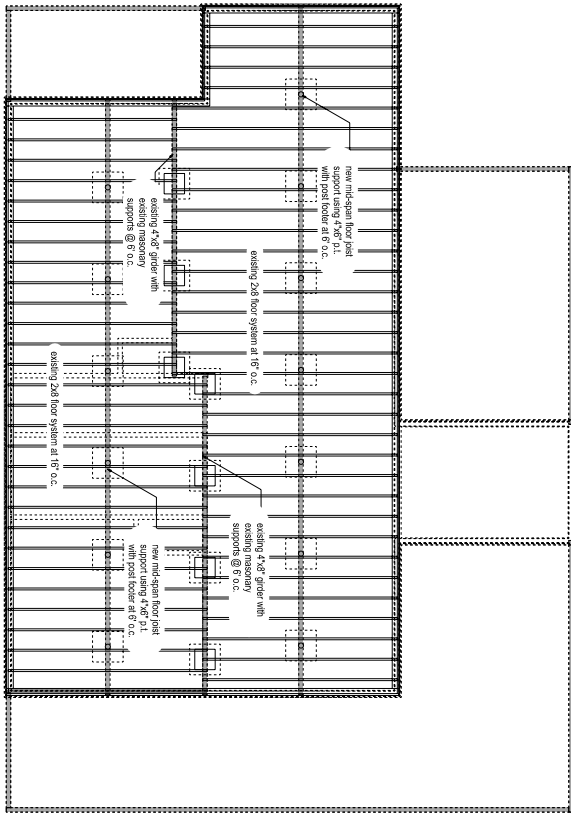


PROPOSED FOUNDATION
SCALE: 3/4" = 1'-0"

CONSTRUCTION READY

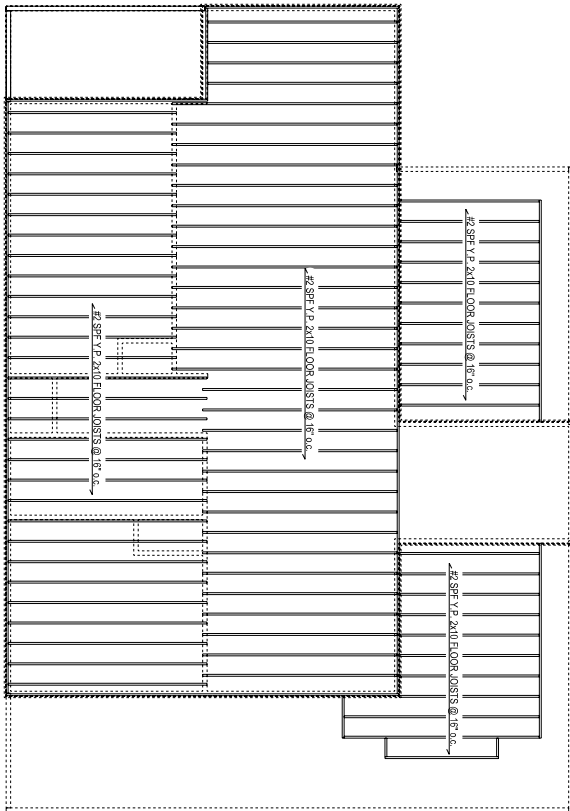


CROSS SECTION
SCALE: 3/4" = 1'-0"



FOUNDATION - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"

CONSTRUCTION READY



SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"



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

DATE: March 10, 2020
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3409 North Fulton Avenue Garage ADU – March 2020 Update**

BACKGROUND

Mr. Aleksandr Holub applied in 2015 for the design review of a proposed garage and carport to be located at 3409 North Fulton Avenue. Bill Johnston, the city planner, raised numerous concerns regarding the application and proposed design. His report contained the following recommendations:

- A. The garage shall have a minimum height of 14 feet and shall not exceed the height of the dwelling.
- B. The shingle type shall be slate, cedar or asphalt and shall be 30-year shingles or better.
- C. The size and location of the garage shall be as proposed, but at a minimum in compliance with the zoning ordinance and the Architectural Design Standards.
- D. The garage must be reduced to a maximum of 600 square feet in compliance with *Sec. 93-2-5. - Accessory uses, yard requirements of accessory buildings, outbuildings, and fences.**

**Note the maximum accessory unit area subsection of Sec. 93-2-5 has been updated since the design was first reviewed. The new, more permissive standard shall be used in this review.*

The Design Review Committee approved the application conditioned on the applicant addressing these concerns.

In November of 2019, it was brought to the attention of the City's code enforcement department that the structure was being used as an accessory dwelling unit (ADU) without necessary permits or a certificate of occupancy from the City. Staff determined the structure had been built according to the original plans, which were never altered to reflect the concerns of the planner or of the Design Review Committee and was therefore not compliant with zoning or the Architectural Design Standards.

Mr. Holub has since demonstrated compliance with all non-design related Zoning regulations and has received a necessary Variance from the Board of Appeals to allow the structure to be closer than 25' away from the rear property line. He has also submitted new designs for review by the Design Review Committee of proposed changes to bring the structure into compliance with the Architectural Design Standards and Zoning regulations related to design.

The property is zoned R-0 – One-Family Residential – and is within the Neighborhood Conservation Area, Subarea E, of the Architectural Design Standards.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

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

- (h) *Detached one-family dwellings/two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
4. *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.
- h. *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- *Compliant.*
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- *Compliant.*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- *The structure will be re-finished with horizontal lap fiber-cement siding painted the same color as the primary dwelling.*
 - *The windows are vinyl flush windows of the same style as the primary dwelling.*
 - *The roof will feature architectural shingles to match the primary dwelling.*
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- *The roof of the outbuilding will be raised to a height of 14'*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
- *Compliant.*

RECOMMENDATIONS

The plans as submitted are compliant with the Architectural Design Standards and, as such, are also compliant with related Zoning regulations pertaining to design. Should the applicant address any outstanding concerns of the Design Review Committee, staff recommends approval of the application.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

November 22, 2019

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:

Aleksandr Holub

Contact Number:

Applicants Address:

3409 N Fulton Ave Hapeville

E-Mail Address:

[REDACTED]@com

Zoning Classification:

M3F

Address of Proposed Work:

3409 North Fulton Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED):

14009500040045

Property Owner:

Aleksandr Holub

Contact Number:

Project Description (including occupancy type):

Construction of a
280-square foot accessory structure

Contractors Name:

Aleksandr Holub

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.

Applicants Signature

Date

11.21.19

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: 280

Total Square Footage of existing building: 1200

Estimated Cost of Construction: _____

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

wood siding

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

NOTICE

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

A complete application 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 Aleksander Holub 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:

A.H. 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

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

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

A.H. 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.

A.H. 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.

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

A.H. 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.

A.H. **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Holab Aleksandra

Printed Name

Signature

11.21.19

Date

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

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

Google Maps 3410 N Fulton Ave

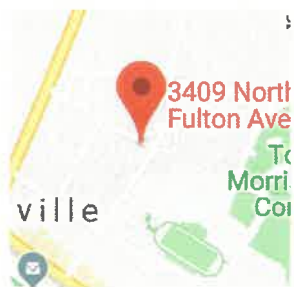


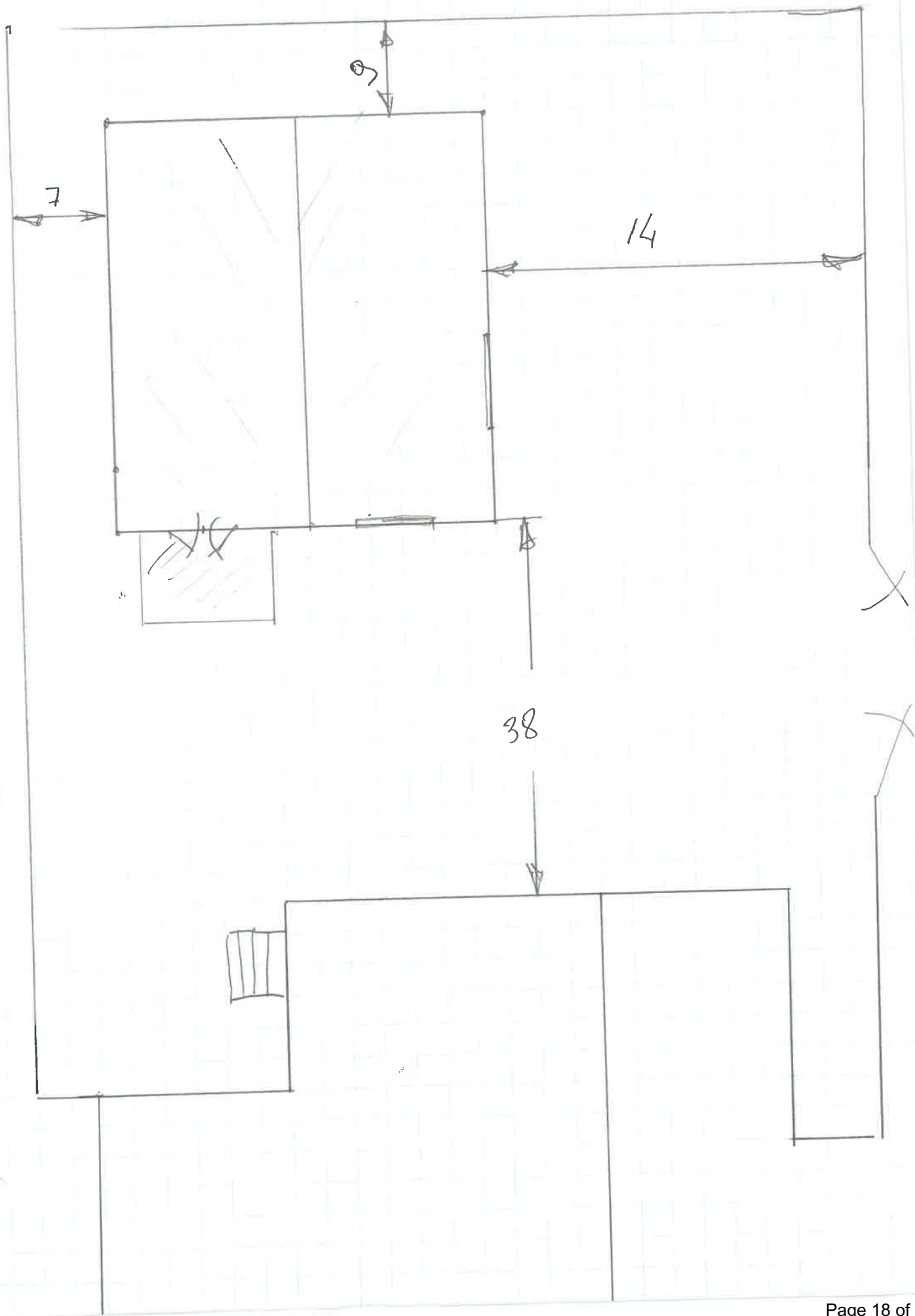
Image capture: Dec 2018 © 2019 Google

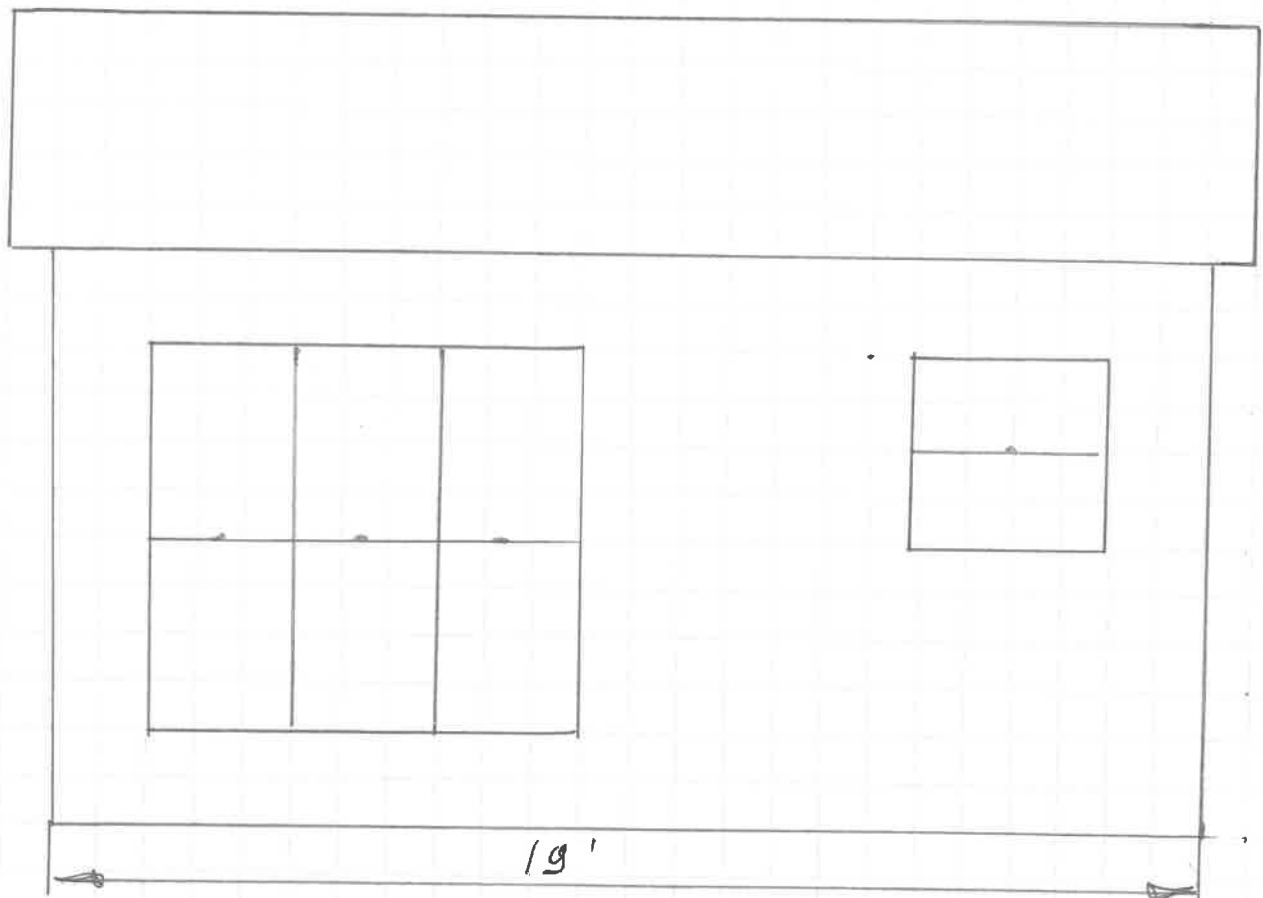
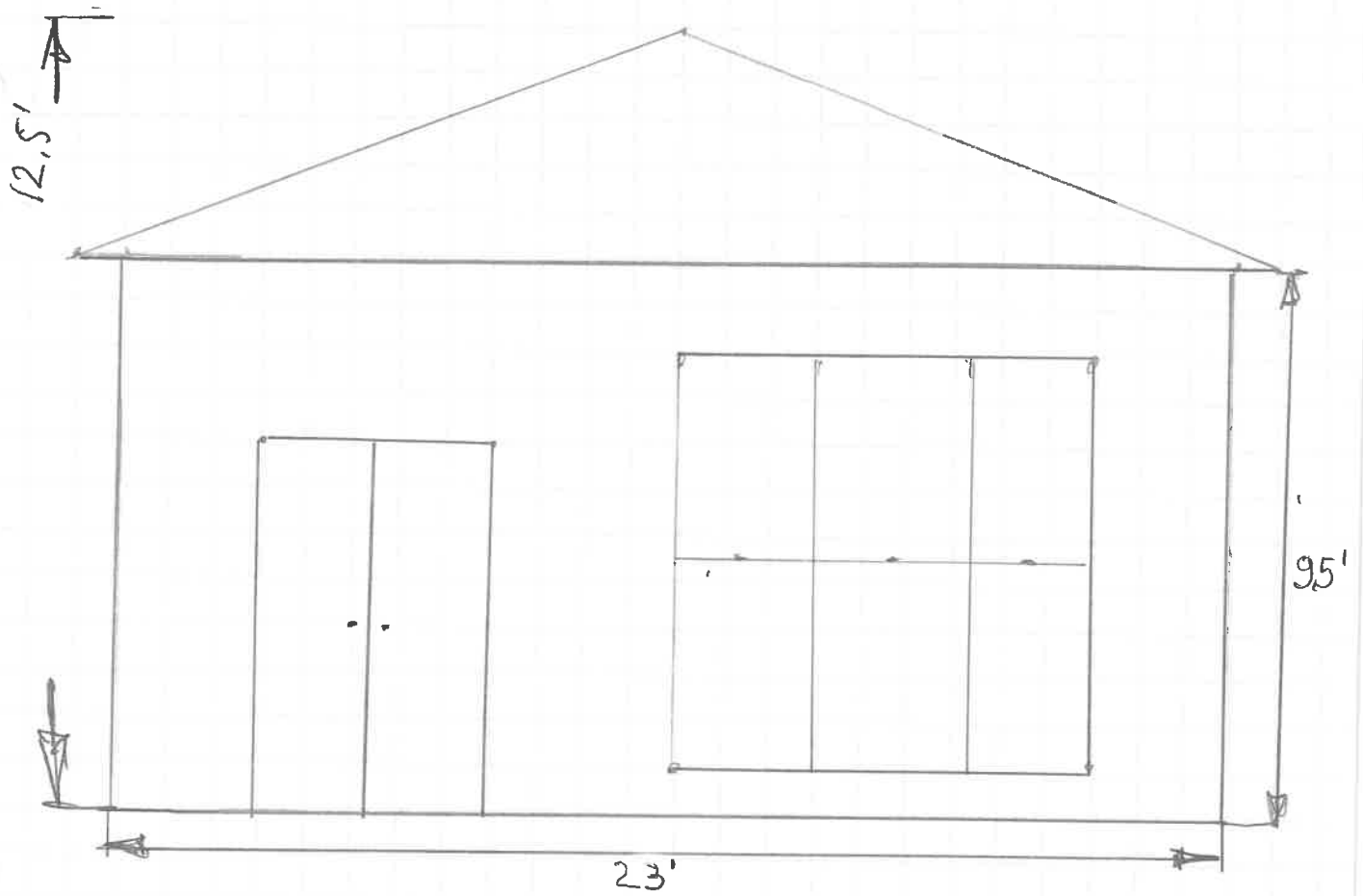
Hapeville, Georgia

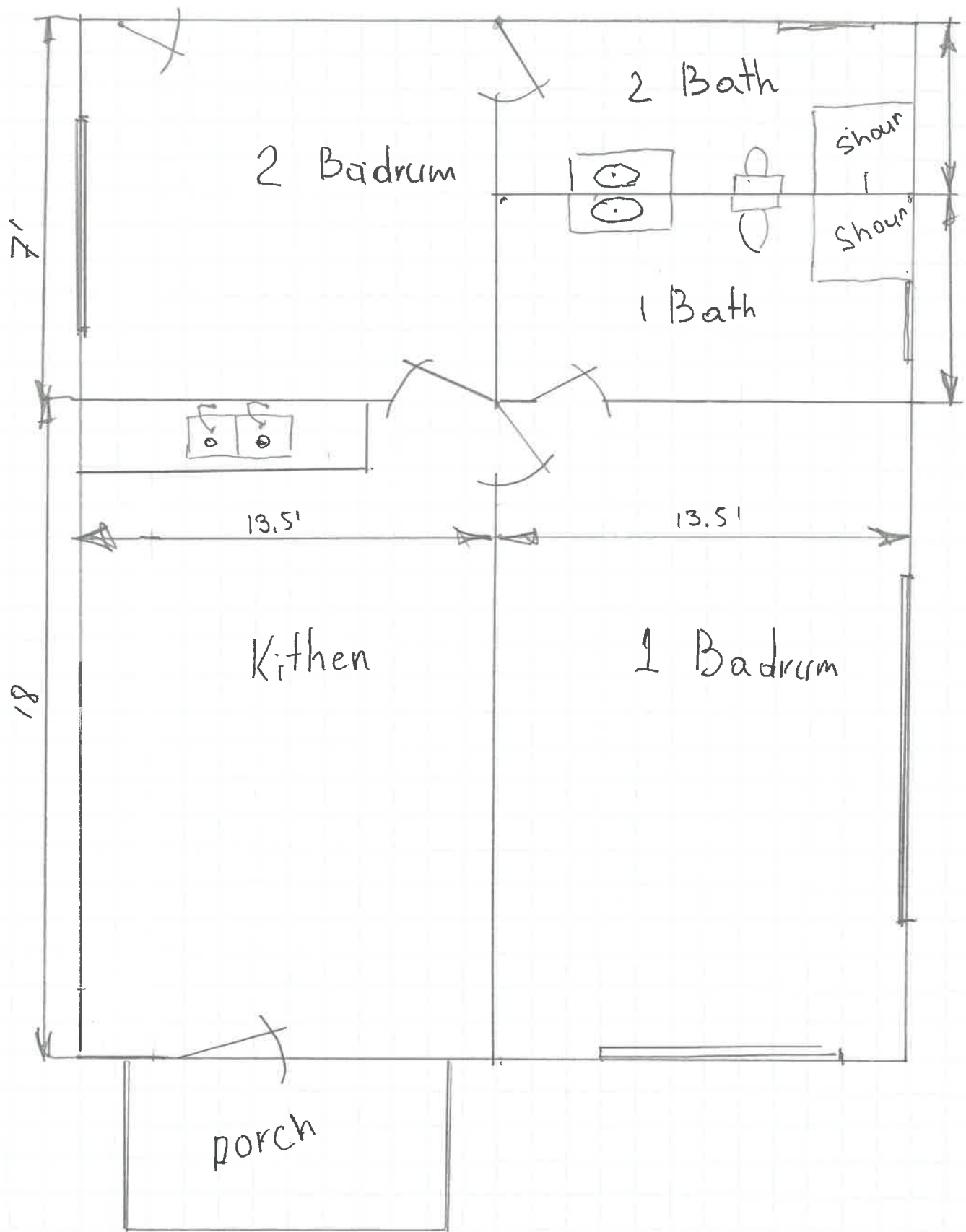
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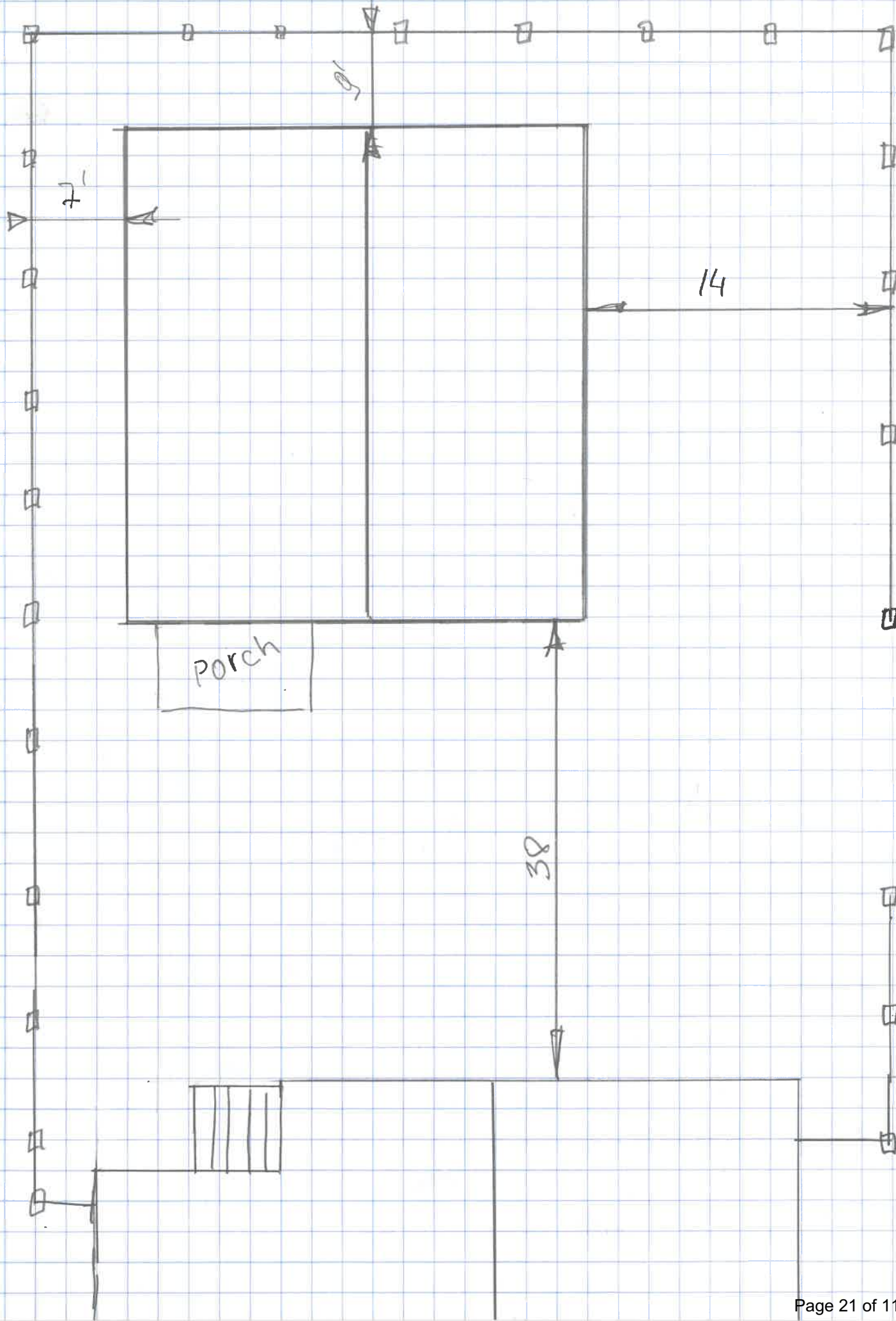
Street View - Dec 2018

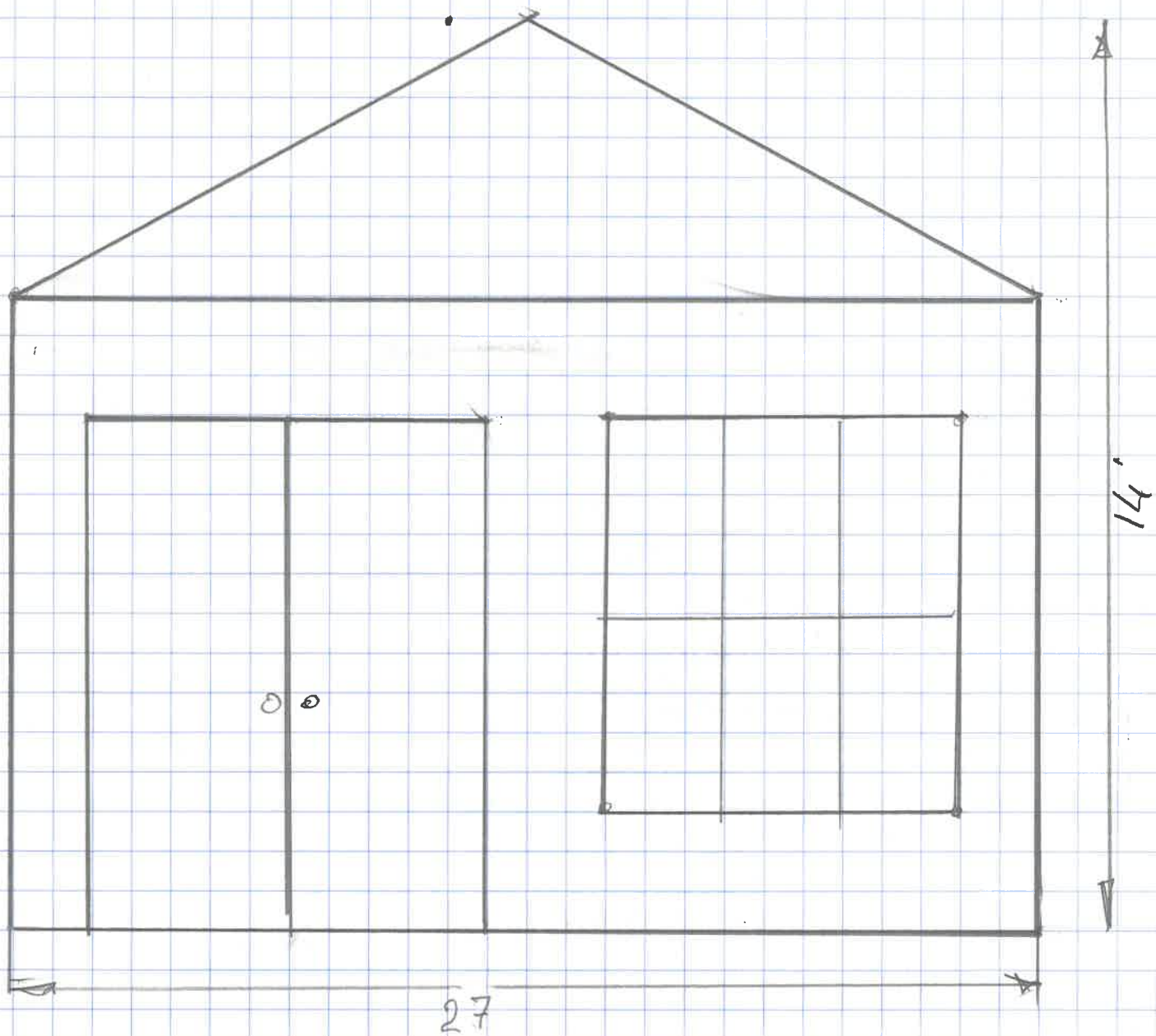




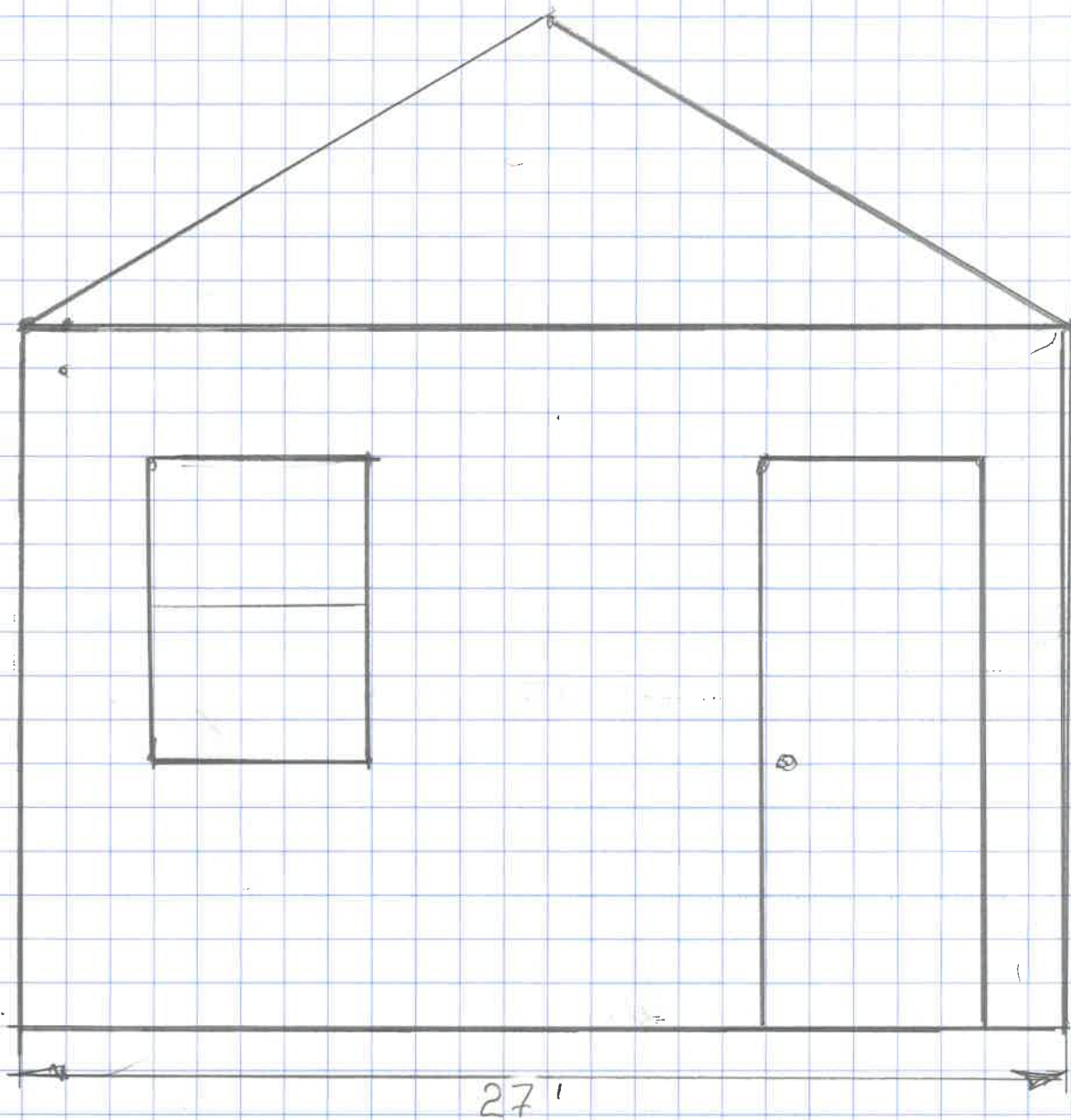




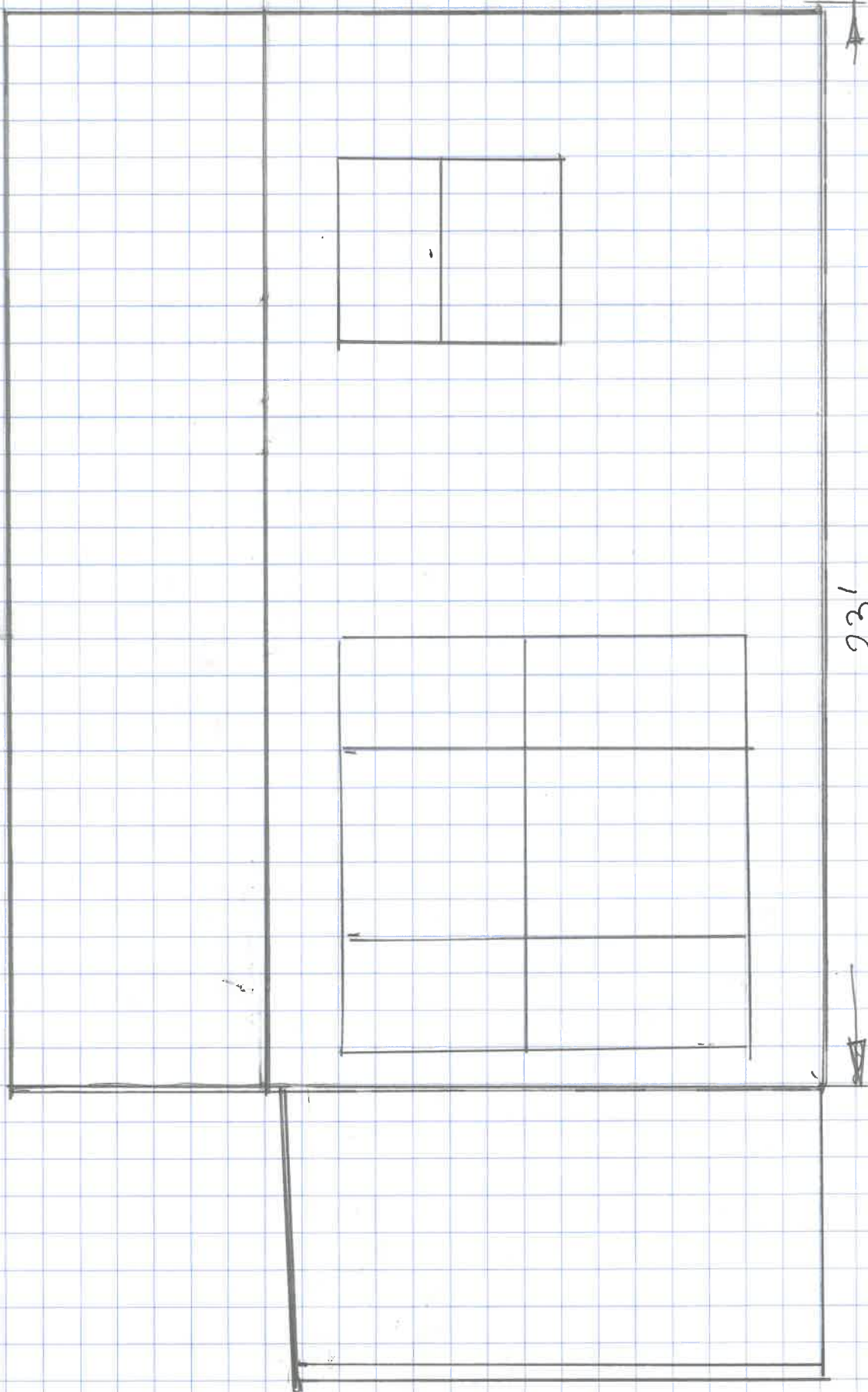




Front

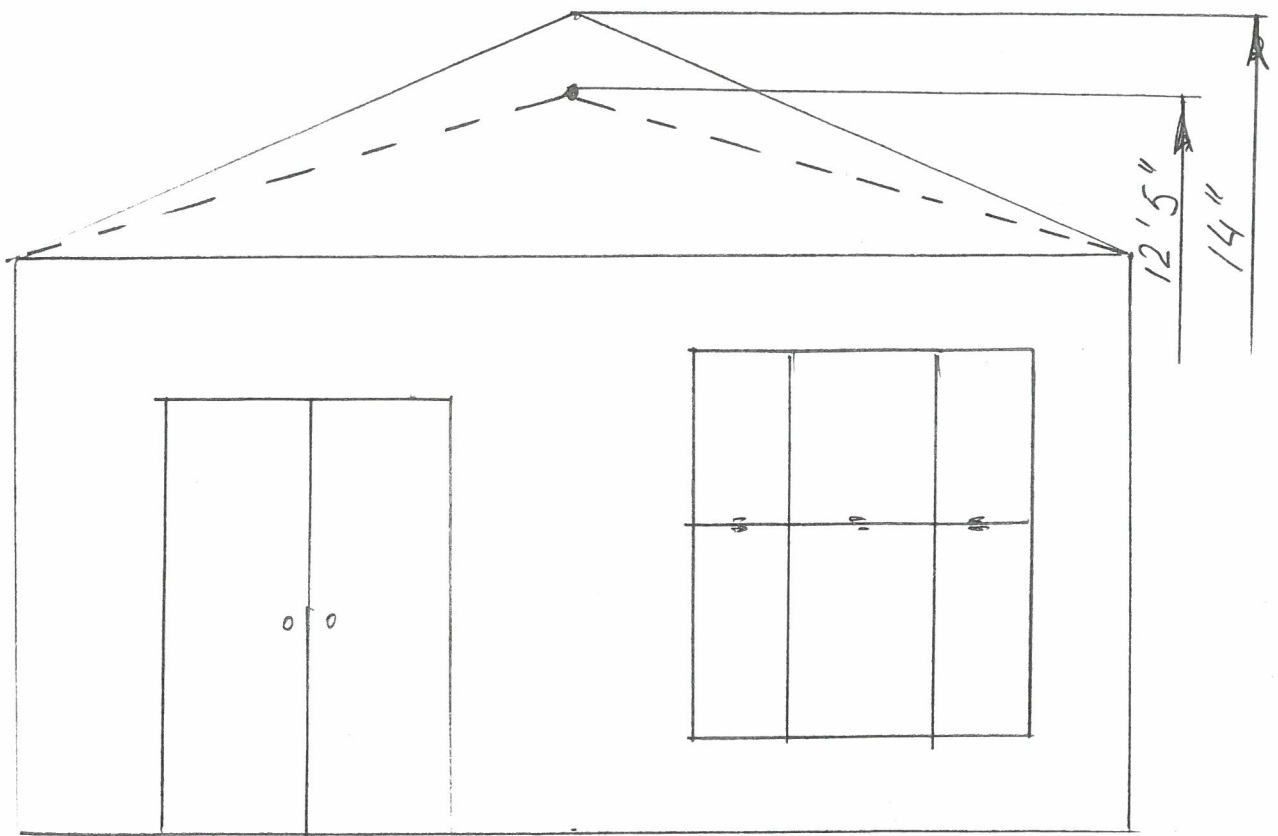


Back



23'

Side



- 1 Siding - horizontal Hardie lap siding, painted to match house
- 2, Roofing - shingles match house
3. Roof pitch height 14'
4. Windows vinyl same as house
 dimensions H 6'6" x 6'6"
 H 6'6" x 8'

















DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: June 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3131 Jackson Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Tyler Hill for the addition of a new 296 sq. ft. rear deck to an existing single-family dwelling at 3131 Jackson Street. The new deck will be made of wood.

The lot is approximately 50' s 125'. The sketch provided for the location of the deck shows the house with a rear setback from the property line of 54'6". The 16' deep proposed deck would have a rear setback of approximately 38' and a side setback of 8'6". No railings are proposed.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

RECOMMENDATIONS

The applicant has submitted drawings only for the deck. Should the Design Review Committee require any other

elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

Upon review of the information provided by the Applicant for the deck, it meets setback requirements.

The proposed deck is compliant with the Architectural Design Standards and may be considered for approval.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 05/19/2020

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: Tyler Hill Contact Number: [REDACTED]

Applicants Address: 3131 Jackson Street, Hapeville GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R-SF

Address of Proposed Work: 3131 Jackson Street, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020030

Property Owner: Tyler Hill Contact Number: [REDACTED]

Project Description (including occupancy type): Project goal is to build a detached deck adjacent to the rear of the house. Deck will have a maximum elevation of 26" at foundation of house, and will extend to meet the yard at grade.

Contractors Name: Tyler Hill Contact Number: [REDACTED]

Contact Person: Tyler Hill 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.

[REDACTED]
Applicants Signature

05/19/2020
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: 296

Total Square Footage of existing building: 1044

Estimated Cost of Construction: \$2400

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Concrete Footers, Metal Post Base, 6x6 Posts, 2x8 Beams, 2x6 Bands and Joists, Joist Hangers

5/4 Wood Deck Boards

NOTICE

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

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

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

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

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

(Please Print & Initial)

I _____ swear or affirm that before receipt of an appli _____s 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:

X 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

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

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

X 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.

X 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.

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

X 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.

X **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Tyler Hill

Printed Name

Signature

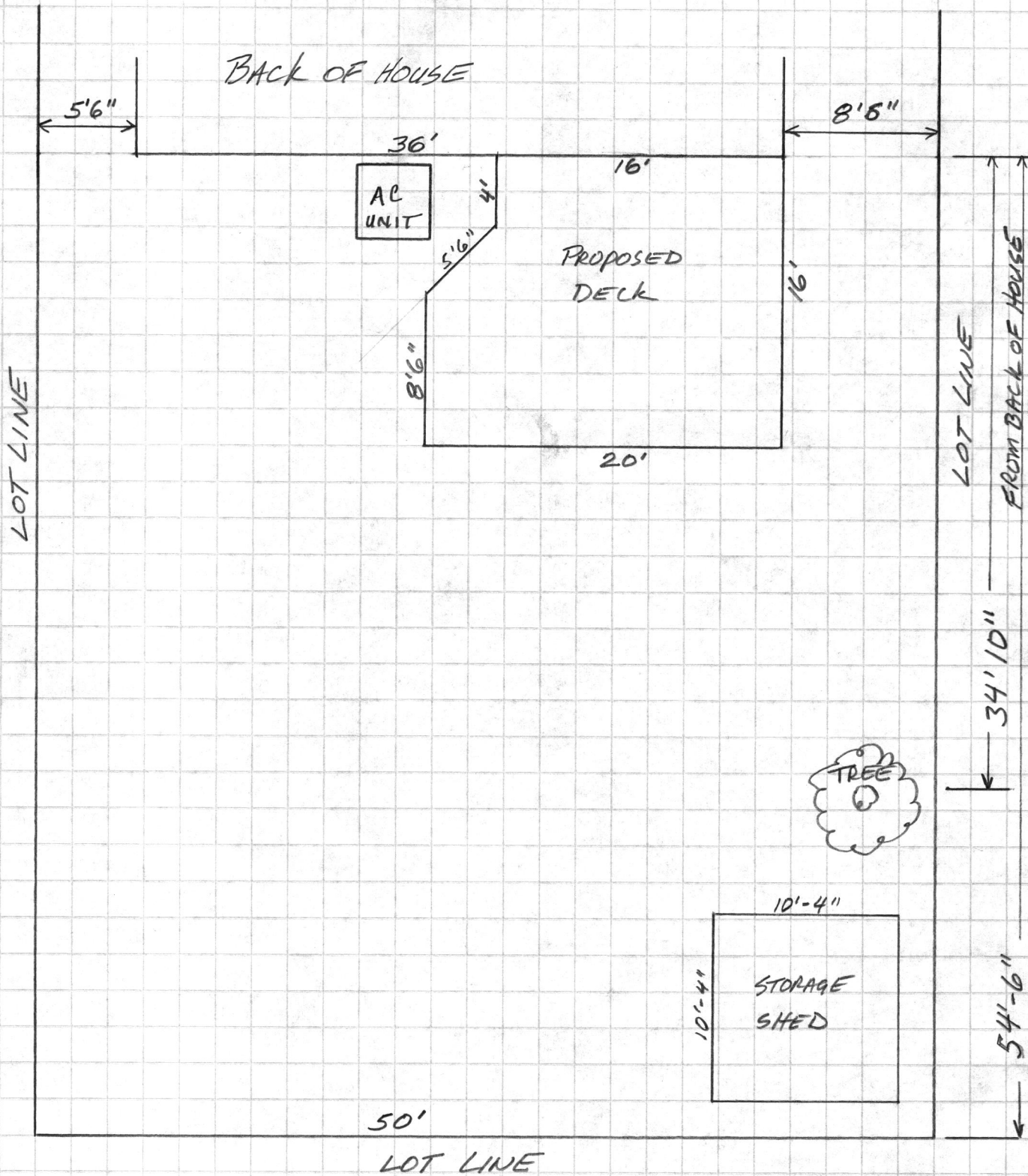
05/19/2020

Date

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

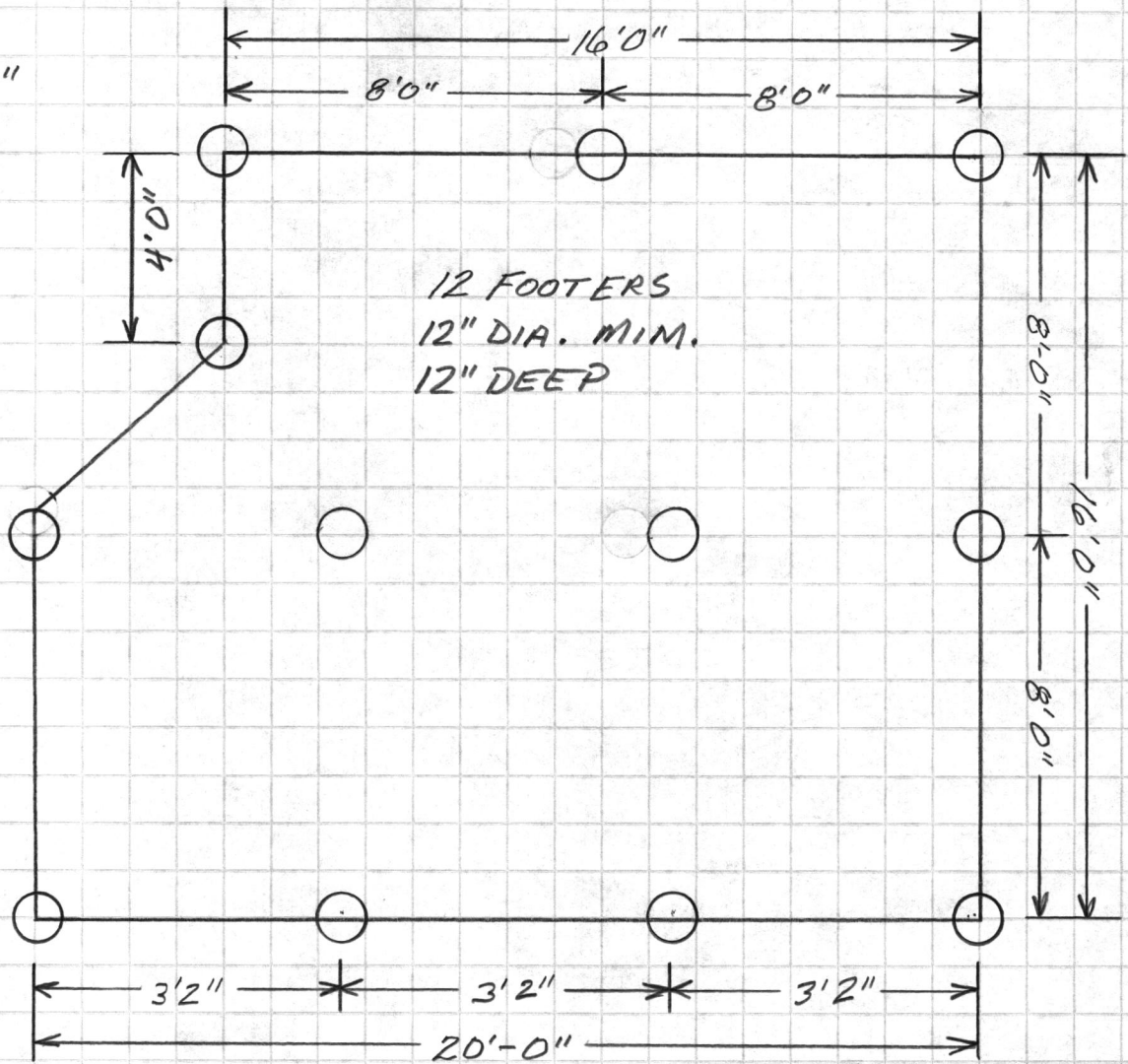
Thank you for interest and investment in the City of Hapeville.





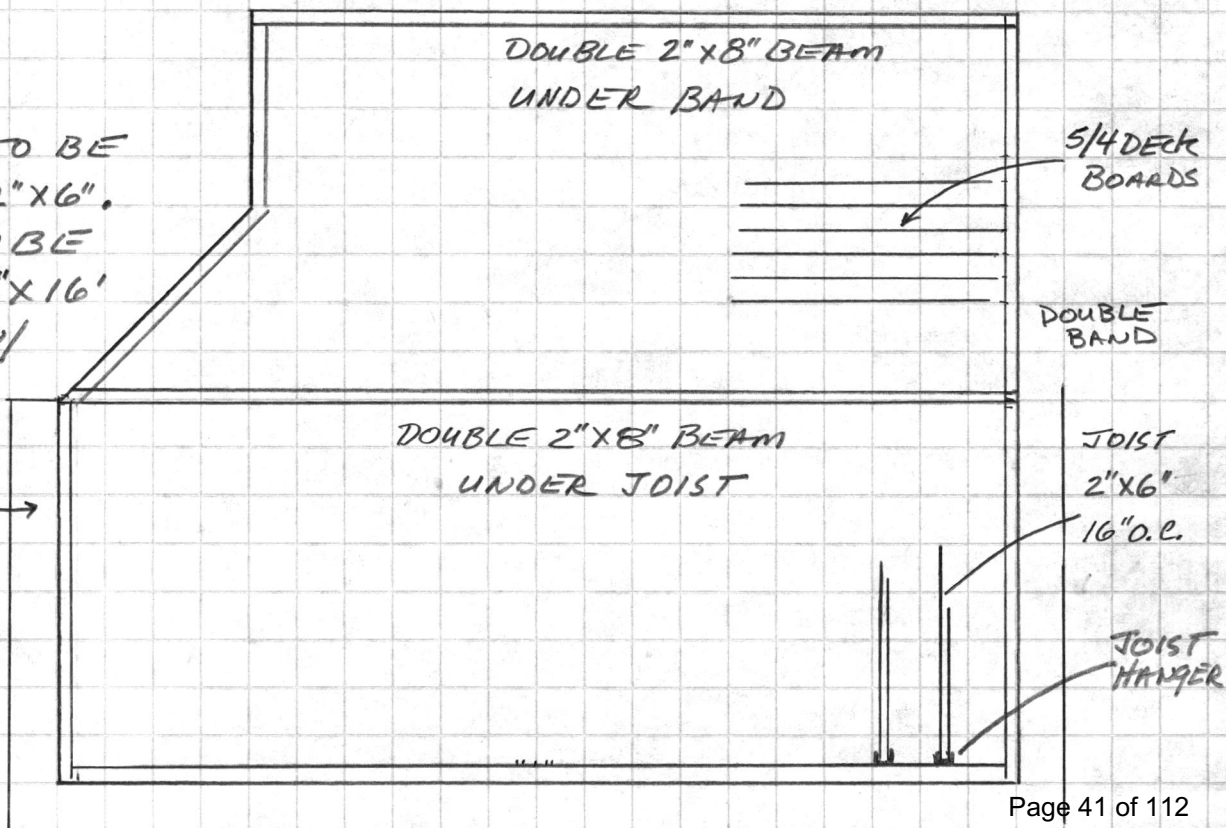
SITE PLAN
SCALE $\frac{1}{8}" = 1'0"$

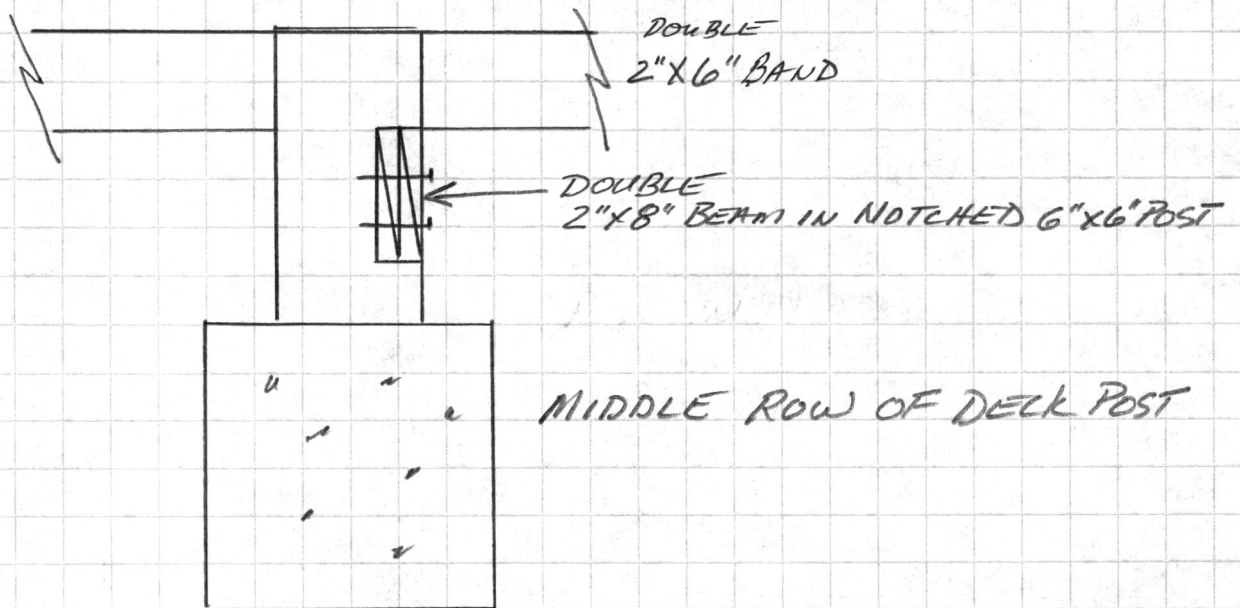
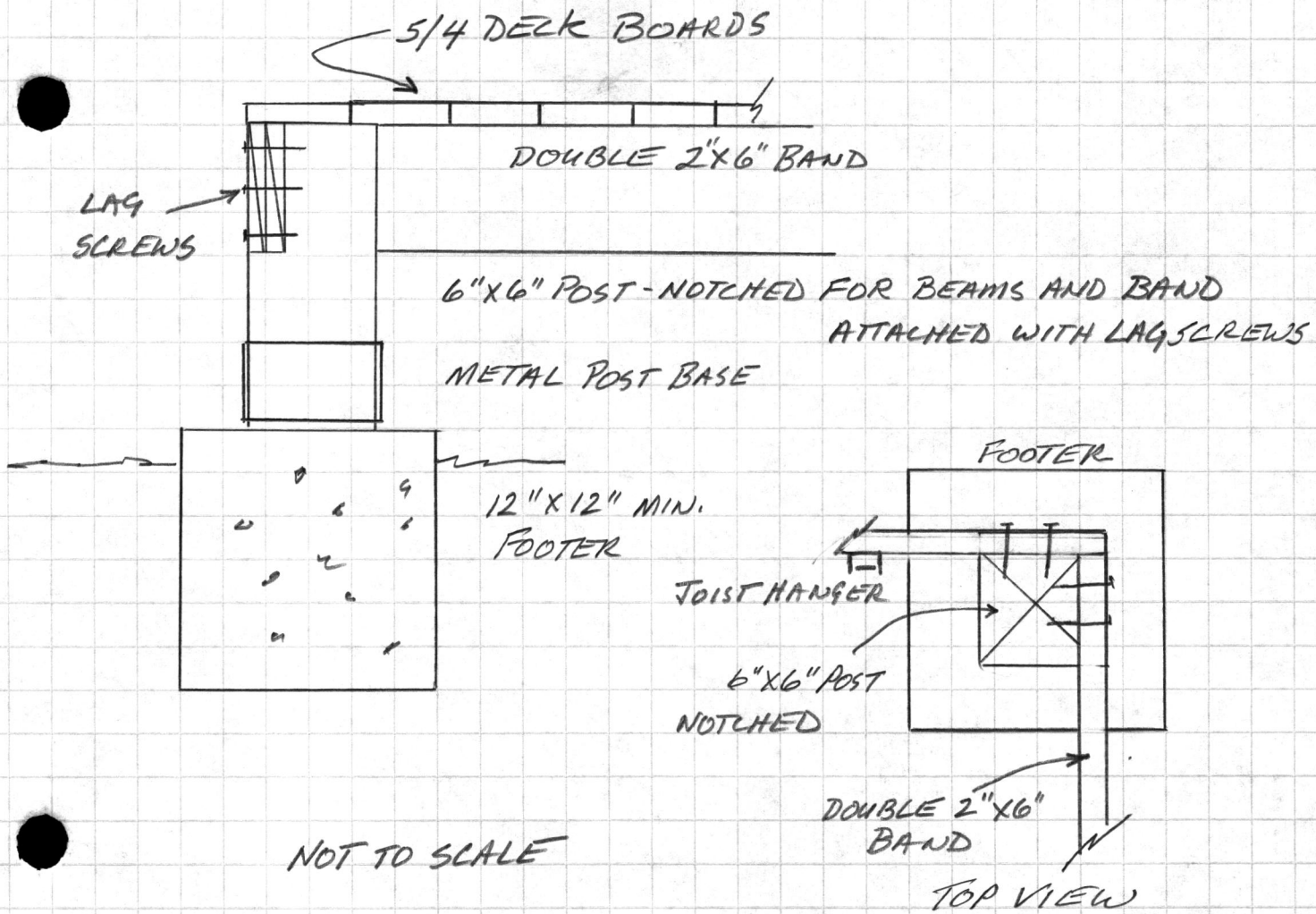
SCALE
1/4" = 1'-0"

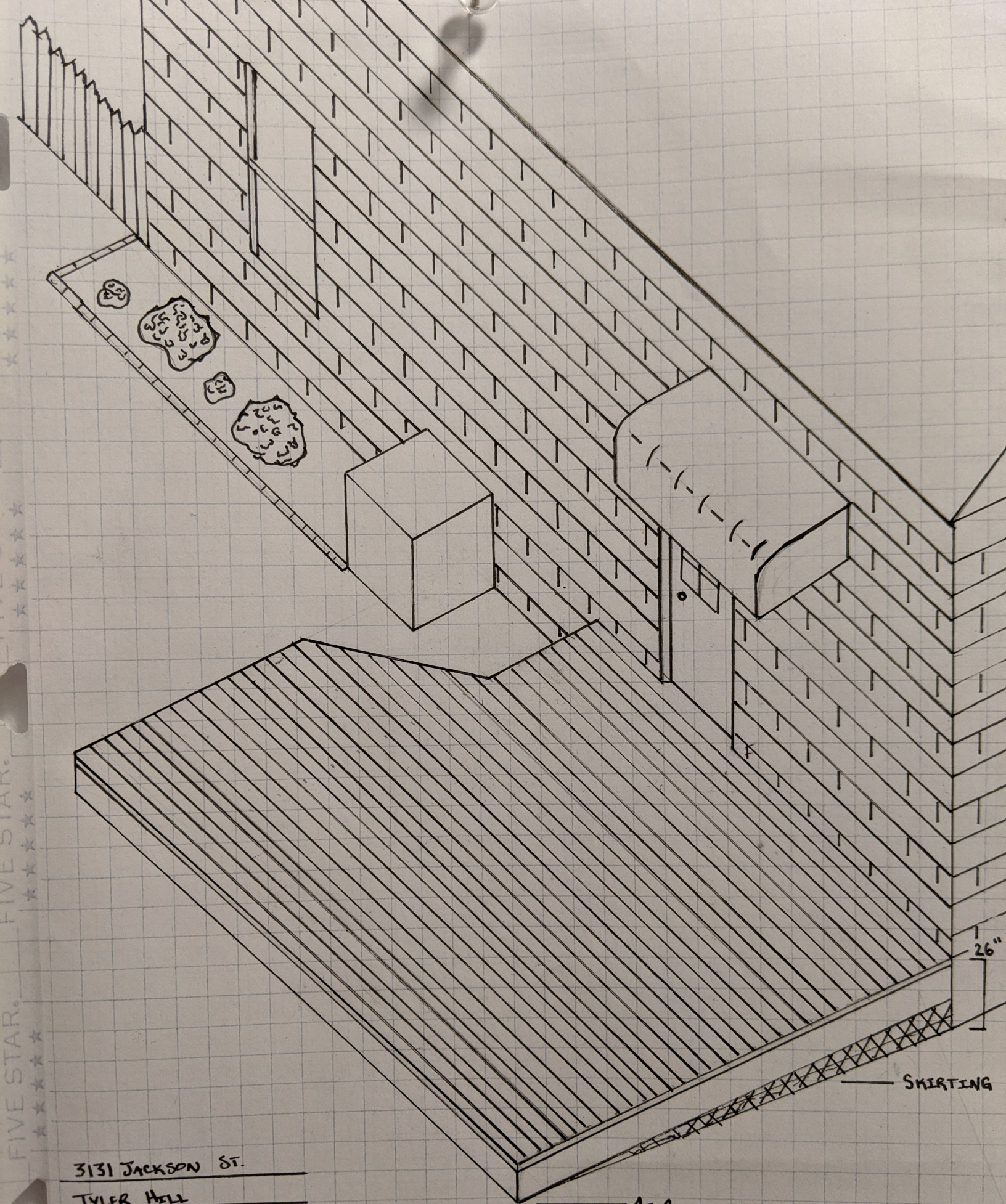


BAND TO BE
DOUBLE 2"X6".
JOIST TO BE
2"X6"X16'
16" O.C. W/
HANGERS.

ONE STEP
TO GROUND
OPTION







3131 JACKSON ST.

TYLER HILL

DECK PLANS 2020















DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: June 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 801 Virginia Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Joseph Latimer for the construction of an exterior detached accessory structure car port located at 801 Virginia Avenue. The proposed 890 sf car port will cover five parking spaces and the side entrance to the kitchen. The steel structure will match the architecture and color of the existing building.

The property recently went through the Architectural Design Standards approval for the exterior remodeling of the structure.

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

CODE

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

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.

(e) Parking and traffic standards.

Carports are only permitted subject to the following requirements:

- ✓ Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
- ✗ Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
- ✗ The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

NOTES: Accessory structures must have a side setback of 5'. The proposed carport must maintain the 5' setback of the existing building plane from the property line.

The carport must have columns of 8" width and depth and the base must be faced in stacked brick or stacked stone to a minimum high of three feet above grade.

RECOMMENDATIONS

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

- 1. The proposed carport must maintain the 5' setback of the existing building plane from the property line.**
- 2. The carport must have columns of 8" width and depth.**
- 3. The base must be faced in stacked brick or stacked stone to a minimum high of three feet above grade.**

Should these items be addressed, staff recommends approval to the Design Review Committee.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 05/20/2020 for review at 06.17.2020 committee meeting

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: Joseph Latimer **Contact Number:** 1(404) 305-7745

Applicants Address: 5200 Buffington Road, Atlanta GA 30349

E-Mail Address: joseph.latimer@cfacorp.com **Zoning Classification:** V (Village)

Address of Proposed Work: 801 Virginia Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800040265

Property Owner: Team Dwarf House, Inc. **Contact Number:** (404) 376-1380

Project Description (including occupancy type): Construction of an exterior detached accessory structure car port. the covering will cover five parking spaces and the side entrance into the kitchen.

Steel structure will match architecture and color of existing building

Contractors Name: **Contact Number:** (404) 376-1380
Contact Person: Joseph Latimer **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.

Joseph Latimer

Applicants Signature

Digitally signed by Joseph Latimer
DN: cn=Joseph Latimer, o=Chick-fil-A, Inc.,
ou=Strategic Reinvestment,
email=joseph.latimer@cfacorp.com, c=US
Date: 2020.05.20 11:46:55 -04'00'

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: 890 SF

Total Square Footage of existing building: 4,962 SF

Estimated Cost of Construction: \$20,000

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

EXISTING SIDING: Metal Siding, storefront windows, painted brick and concrete masonry units

Roof System: Metal panel roof

Stairs and Ramp: Painted brick and concrete with metal railings

Garage Doors: Metal

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

Painted Steel: Color to match building (White)

Roof: Metal roof deck, color to match building (Grey)

Trim: Metal, color to match building (Grey)

NOTICE

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(Please Print & Initial)

I Joseph Latimer (SJL) 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:

X 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

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

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

X 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.

X 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.

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

X 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.

X **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Joseph Latimer

Joseph Latimer

Digitally signed by Joseph Latimer
DN: cn=Joseph Latimer, o=Chick-fil-A, Inc.,
ou=Strategic Reinvestment,
email=joseph.latimer@cfacorp.com, c=US
Date: 2020.05.20 11:35:09 -04'00'

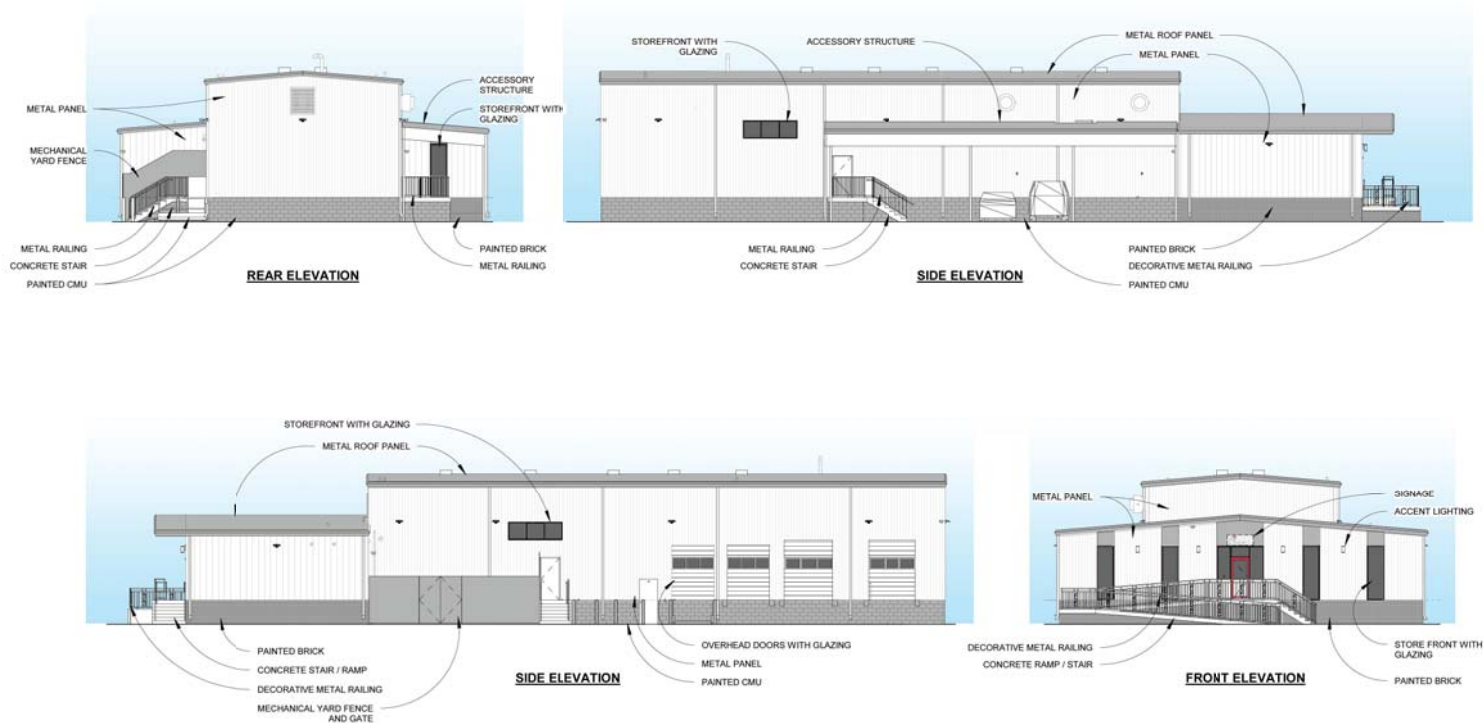
Printed Name

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.



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

0 8 16 32
EXTERIOR ELEVATIONS

SELSE SCHAEFER ARCHITECTS
© 2020



CHICK-FIL-A, INC
HAPEVILLE REMOTE PREPARATION KITCHEN
20 MAY 2020
801 VIRGINIA AVENUE, HAPEVILLE, GEORGIA 30354













PLANNER'S REPORT

DATE: June 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson

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

RE: Design Review – Willingham Drive & Colville Avenue – Village Walk at Hapeville Revised

BACKGROUND

The City of Hapeville has received a design review application from Miller Lowry Developments for the construction of a multi-use project named "Village Walk at Hapeville", consisting of 25 30', 2.5-story townhomes and a 2,750 SF single-story commercial space. The townhomes are all 3-bedroom units with a maximum footprint of 2,800 SF each. The site is situated between South Central Avenue, Colville Avenue, and Willingham Drive, across parcels 14 012700020429 and 14 012700020379. A subdivision plat has been applied for to combine the parcels.

The property is zoned V, Village and is within the A-D, Arts District Overlay. It is subject to the Commercial/Mixed-Use Area Architectural Design Standards.

This review covers the commercial portion of the project.

CODE

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

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- ✓ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✓ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ✓ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✓ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
- ✓ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.

✓

The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

✓

Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

⊗

NOTES: The commercial building is set back with supplemental area 1,350 patio. A Design Exception is recommended as the patio is integral to the development serving as a continued use (outdoor seating) from the main building. Sidewalks along all streets are required. Sidewalks along South Central Avenue are required to have a clear area of 10' and a landscape area of 5'. A Design Exception was granted with a previous submittal and is recommended for this submittal.

(c) Supplemental area and fence standards.

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

✓

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

✓

The supplemental area shall be landscaped.

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

⊗

Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.

All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.

✓

"Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.

✓

☞

For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

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

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

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

⊗

Chain link fencing is not permitted in areas visible from a public right-of-way.

⊗

Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

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

NOTES:

(d) Utility standards.

Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

✓

- ✓ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Skylights are not permitted facing a public right-of-way.
- ✗ Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊗ Trees shall not be planted on top of storm drains.
- ✗ Service areas and dumpsters:
 - ✗ Shall be in the rear or side yard of the development; and
 - ✗ Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: The plans must include pedestrian-scale lighting on private property. Recommended lighting along S Central on or along the fence/wall, along Colville adjacent to the restaurant and adjacent to the street and along Willingham with relocated sidewalk to augment existing City lighting.
 Dumpster screening must be compliant and brick walls to match commercial building.

(e) Parking and traffic standards.

- ⊗ Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- ✓ Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- ⊗ New public streets shall not count as curb cuts.
- ✓ Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ✗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- ✗ Driveways shall have widths of:
 - ✗ *One-family attached dwellings.* A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✗ *All other uses.* A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- ⊗ Carports are only permitted subject to the following requirements:
 - ✗ Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - ✗ Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - ✗ The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: A curb cut to S Central has been added to aid in accessibility and welcoming feel to the site. A Design Exception is recommended. The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a Design Exception was approved with the prior submittal.
 Parking internal to the project along S Central is provided with a wall/fence landscape buffer. A Design Exception was previously approved with the prior submittal.
 A landscape buffer 10' wide is required between parking and the adjacent sidewalk. A Design Exception was granted for a reduced landscape buffer.

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊗ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ✗ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✗ Downspouts shall match gutters in material and finish.



Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.



Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.



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



Flat roofs shall be permitted.



Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.



Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.



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

NOTES: **Roof slope is 1 1/2:12 and requires a Design Exception**
 No gutters are shown

(g) Facade and style standards.



Exterior facade materials shall be limited as follows:

Subarea A. Unpainted full-depth brick.

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

Subarea C. See neighborhood conservation area.

Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.

[Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.

[Facade colors, materials.] Facade colors and materials shall be limited to three per facade face.

Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

Where a development includes only one building this requirement shall apply to said building.

Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.



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

In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.



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



Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.



Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

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

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



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



Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.

- ⊙ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊙ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES:

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊙ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✗ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ✗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊙ Where used, window shutters shall match one-half the width of the window opening.
- ✗ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✗ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊙ Painted window or door glass is prohibited.
- ✗ All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
 - ✗ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - ✗ A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - ✗ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - ✓ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - ✓ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - ✓ First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- ✗ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
 - ✗ Awnings shall be at least five feet deep as measured from the building's front facade.
 - ✗ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ✗ Valance width and height must align horizontally.
 - ✗ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ✗ Valance on awnings should always be loose as valances should not be rigidly framed.
 - ✗ Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - ✗ Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - ✗ Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - ✗ Signs on awning must meet all requirements of the sign ordinance.

The Applicant should include building numbers on the plans.

The Applicant should provide the recession from the adjacent façade for all enfronting windows.

The square window configuration requires a Design Exception.

NOTES: The full windows will require a non glass knee wall Design Exception.

The Applicant should ensure the aluminum storefront windows do not utilize any GBG.

Any tinting must be in compliance with the Code.

Metal awning requires a Design Exception.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, a number of items have been found deficient or require a Design Exception. Upon modification of the plans or granting of a Design Exception, the application for the Commercial Building may be approved.

Design Exceptions Requested

Allow for square window configuration.

Allow for exemption for non glass knee wall.

Metal awning

Roof slope is 1 1/2:12

S Central curb cut

26' driveway (per Fire Marshall).

Allow for parking internal to the project along S Central with a wall/fence landscape buffer.

The reduced landscape buffer along S Central as shown on plans.

The set back for the Commercial Building enfronting S Central with supplemental area 1,350 patio.

Reduced sidewalk width along South Central Avenue from 10' to existing sidewalk.

Deficiencies to Address

The Applicant should include building numbers on the plans.

The Applicant should provide the recession from the adjacent façade for all enfronting windows.

The Applicant should ensure the aluminum storefront windows do not utilize any GBG.

Any tinting must be in compliance with the Code.

The Applicant should include gutters and downspouts on drawings.

The Applicant should include pedestrian-scale lighting on private property along S Central on or along the fence/wall, along Colville adjacent to the restaurant and adjacent to the street and along Willingham with relocated sidewalk to augment existing City lighting.

Dumpster screening must be compliant and brick walls to match commercial building.



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: June 11, 2020
TO: Tonya Hutson
FROM: Lynn M. Patterson

RE: Design Review – Village Walk at Hapeville Revised June 2

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	⚡
Not Applicable:	⊖

BACKGROUND

The City of Hapeville has received a design review application from Miller Lowry Developments for the construction of a multi-use project named "Village Walk at Hapeville", consisting of 25 approximately 30', 2.5-story townhomes and 2,750 SF of 26'7" high single-story commercial space. The townhomes are all 3-bedroom units with an approximate footprint of 2,800 SF each. The site is situated between South Central Avenue, Colville Avenue, and Willingham Drive, across parcels 14 012700020429 and 14 012700020379. A preliminary subdivision plat has been approved.

The property is zoned V, Village and is within the A-D, Arts District Overlay. It is subject to the Commercial/Mixed-Use Area Architectural Design Standards. However, the Applicant may elect to use the Neighborhood Conservation Area Standards for the attached single-family portion of the development, provided below.

The Applicant previously received two design Exceptions with the prior submittal. The Applicant is currently working with City Staff and our arborist consultant to determine if the sidewalk can be located along Willingham to save additional landmark trees on the site.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊖ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: City Staff and our arborist are working with the Applicant to potentially relocate the western sidewalk along Willingham to the street and not along the upper ridge to possibly save additional landmark trees. The Planning Commission approved the site plan with this condition. Staff would ask the same of the Design Review Committee to allow for further exploration of a street side sidewalk to improve accessibility.

(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: **None of the buildings along South Central Avenue enfront South Central Avenue. The townhomes, while not enfronting a public street, still enfront a publicly accessible private park and are still subject to supplemental area standards.**

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ☞ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ☞ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may
- ☞ Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Mechanical features must be screened from view.
Pedestrian level lighting should be provided around the perimeter (private property) to support pedestrian friendly design.**

(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: **The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a design exception is recommended.
Parking is shown between S Central and the rear of the townhomes separated by a wall.**

(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.

Metal roofs are used in combination with asphalt shingle roofs. A Design Exception is recommended.

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - ✓ Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.
- Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✗
- ⊙ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ⊙ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ⊙ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊙ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ⊙ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ✓ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊙ Stoop stairs and landings shall be of similar width.
- ✓ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊙ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ✓ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ✓ Enfronting balconies shall have a minimum clear depth of four feet.
- ✓ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Balconies may be covered or uncovered.

STAFF COMMENT: Foundations are distinct in some units and not others. There is a variety of materials, however, and a Design Exception may be considered.

(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.

No sills are shown.

The layout of the townhomes around a central courtyard does not allow for main entry door to front public sidewalk. The doors do front a common sidewalk.

STAFF COMMENT:

No building numbers are shown.

Window recess must be shown.

No GBG.

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

- ✓ i. Front facades. Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
- ✓ ii. Front setbacks; facades. No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
- ✗ iii. Landscape buffers. A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
- ✓ iv. Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:
 - ⊗ 1) Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ✓ 2) Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ✓ 3) No more than three adjacent one-family attached units shall have the same roof form.
 - ✓ 4) The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT:

RECOMMENDATIONS

Sec. 81-1-5. Applicability

Upon review of the information provided by the Applicant, the following items require modification by the Applicant or a Design Exception by the Design Review Committee. Upon satisfactory resolution and/or Design Exception approval, the application may be considered for approval.

Deficiencies

Allow for Staff to work with the Arborist and Applicant to finalize sidewalk along Willingham.

Applicant must show screening for mechanical features.

Applicant should provide pedestrian level lighting along S Central, Colville and Willingham on private property.

Applicant should include window sills.

Applicant should provide window detail included window recess.

Applicant should provide building numbers

Applicant should ensure that no GBG are used on the project.

Design Exceptions

Driveway width of 26' (per Fire Marshall request)

Use of metal roofs.

Allow for uniform foundation/building façade materials.

Allow for main entry door to front the central courtyard in lieu of the public sidewalk.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 20 2019

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: Miller Lowry Developments Contact Number: 478-952-6662
Applicants Address: 2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305
E-Mail Address: robertas@millerlowry.com Zoning Classification: Village
Address of Proposed Work: Situated between Central, Colville Ave & Williamsburg Dr.
Parcel ID# (INFORMATION MUST BE PROVIDED): 14012700020429, 14012700020379
Property Owner: Hapeville Dev. Authority Contact Number: 404-328-8130
Project Description (including occupancy type): See attached narrative.

Contractors Name: Miller Lowry Developments Contact Number: 770-903-4422
Contact Person: Rob Rojas 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.

[Signature]
Applicants Signature

3/19/19
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: \$67,700

Total Square Footage of existing building: N/A → raw land

Estimated Cost of Construction: \$ 5.7 million

List/Describe Building Materials on the exterior of the **existing** structure: N/A → raw land

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

Townhomes = fiber cement board + batten siding, fiber cement
lap siding, asphalt roof shingles, aluminum clad windows,
aluminum gutters + downspouts
Commercial = brick veneer, hard coat stucco, fabric awnings

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Robert Rojas RR 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.
- ☒ *N/A = Vornace* 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 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.

Philip Projes
Printed Name

[Signature]
Signature

3/20/19
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.

All that parcel of land lying in and being located in Land Lot 98 and 127 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch capped rebar set at the southwest quadrant of the intersection of Central Ave and Colville Ave, said capped rebar being the true point of beginning (POB).

Thence leaving said POB, S 01° 12' 25.9" W for a distance of 215.6095 feet to a point on a line.

Thence, N 73° 02' 33.1" W for a distance of 153.8800 feet to a point on a line.

Thence, N 08° 10' 44.9" E for a distance of 5.7000 feet to a point on a line.

Thence, N 72° 56' 24.1" W for a distance of 406.1516 feet to a point on a line.

Thence, N 17° 16' 55.5" E for a distance of 10.0437 feet to a point on a line.

Thence, N 73° 14' 01.5" W for a distance of 94.5067 feet to a point on a line.

Thence, N 72° 45' 36.0" W for a distance of 49.9771 feet to a point on a line.

Thence, N 10° 05' 03.5" E for a distance of 104.7466 feet to a point on a line.

Thence, N 65° 51' 37.7" E for a distance of 59.9364 feet to a point on a line.

Thence, N 65° 53' 01.3" E for a distance of 97.4780 feet to a point on a line.

Thence, S 78° 08' 45.4" E for a distance of 36.0818 feet to a point on a line.

Thence, S 69° 13' 19.6" E for a distance of 50.0000 feet to a point on a line.

Thence, N 20° 46' 40.4" E for a distance of 15.0000 feet to a point on a line.

Thence, S 69° 45' 39.2" E for a distance of 77.7820 feet to a point on a line.

Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

Thence, S 68° 57' 42.6" E for a distance of 200.3277 feet to a point on a line.

Thence, S 68° 48' 41.0" E for a distance of 49.9678 feet to a point on a line.

Thence S 69° 16' 47.1" E a distance of 77.0059 feet to a 1/2 inch rebar set, said rebar being the true point of beginning.

Said parcel of land contains 3.255 acres (141,786.66 square feet).



2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 19, 2019

To Whom It May Concern,

This letter is to serve that the Development Authority of Hapeville, GA is the property owner of Parcel Identification Numbers: 14012700020429, 140127000379. The Development Authority is aware that Miller Lowry Developments is applying for a Design Review Committee for the property located at the Parcel ID Numbers above.

Sincerely,
Robert Rojas

Miller Lowry Developments

Agreed to and accepted by current owners:

A handwritten signature in blue ink, appearing to read 'Katrina Bradbury', is written over the printed name.

Katrina Bradbury (Chairman of The City of Hapeville DDA):









SITE NOTES:

THE SITE CONTAINS: 3.255 ACRES / 141,790 SF
TOTAL DISTURBED AREA: 3.570 ACRES

SITE ADDRESS: WILLINGHAM DRIVE AND COLVILLE AVENUE, CITY OF HAPEVILLE, FULTON COUNTY, GA 30354
ZONING: V. VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th OF APRIL, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE A, SHADED ZONE X AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 25

COMMERCIAL BLDGS: 1

ZONING: V - VILLAGE DISTRICT

VILLAGE DISTRICT REQUIREMENTS:

- PARKING SPACE DIMENSIONS: 8.5' X 18', PER SECTION 93-28-10.2(E)
- LOADING AREA REQUIREMENTS: NO LOADING SPACE REQUIREMENT SHALL APPLY TO THE ARTS DISTRICT OVERLAY. SHORT TERM LOADING NEEDS OF THE BUSINESS CAN BE MET IN THE VEHICLE PARKING AREA (PER SECTION 93-28-10.2(E))

APPROVED VARIANCES FROM PLANNING COMMISSION MEETING HELD MAY 14, 2019:

- INCREASE THE MAXIMUM RESIDENTIAL PARKING ALLOWED AND DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 24' TO 10'.
- ELIMINATE THE SIDEWALK REQUIREMENT ALONG WILLINGHAM DRIVE.
- ESTABLISH CONNECTIVITY TO THE COMMERCIAL BUILDINGS.

ZONE A FLOODPLAIN

THIS AREA IS IN A ZONE A FLOODPLAIN, WHICH MEANS THAT FEMA HAS ESTABLISHED THE AREA AS A HIGHER RISK FOR FLOODING, BUT HAS NOT ESTABLISHED FLOODPLAIN ELEVATIONS. AS PART OF OUR DESIGN DRAWINGS, WE ARE PROVIDING A DETENTION FACILITY AND A CAPACITY ANALYSIS FOR THE EXISTING DOWNSIDE PIPE SYSTEM. AS PART OF OUR DESIGN, WE HAVE DETERMINED THAT THE DOWNSIDE PIPE SYSTEM AS ADEQUATE CAPACITY TO DEWATER THE PROPERTY.

ONCE THE DESIGN DRAWINGS ARE APPROVED, WE WILL APPLY TO FEMA WITH OUR CALCULATIONS FOR A LETTER OF MAP AMENDMENT OR LOMA. THE LOMA APPROVAL WILL BE FROM FEMA STATING THAT THE STRUCTURES ARE NOT LOCATED IN ANY FLOODPLAIN, BUT THAT FEMA WILL NOT UPDATE THEIR MAPS. THE FLOODPLAIN WILL BECOME PART OF THE DETENTION AREA. THIS IS TYPICAL OF WHAT WE HAVE DONE FOR OTHER ZONE A AREAS THAT ARE NOT PART OF STREAMS (COMMONLY REFERRED TO AS HISTORICAL FLOODPLAIN) THE DETENTION POND WILL ALSO BE A BENEFIT TO THE SURROUNDING NEIGHBORS IF THEY HAVE HAD ANY "HISTORICAL" FLOODING.

REQUIREMENTS FOR DEVELOPMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

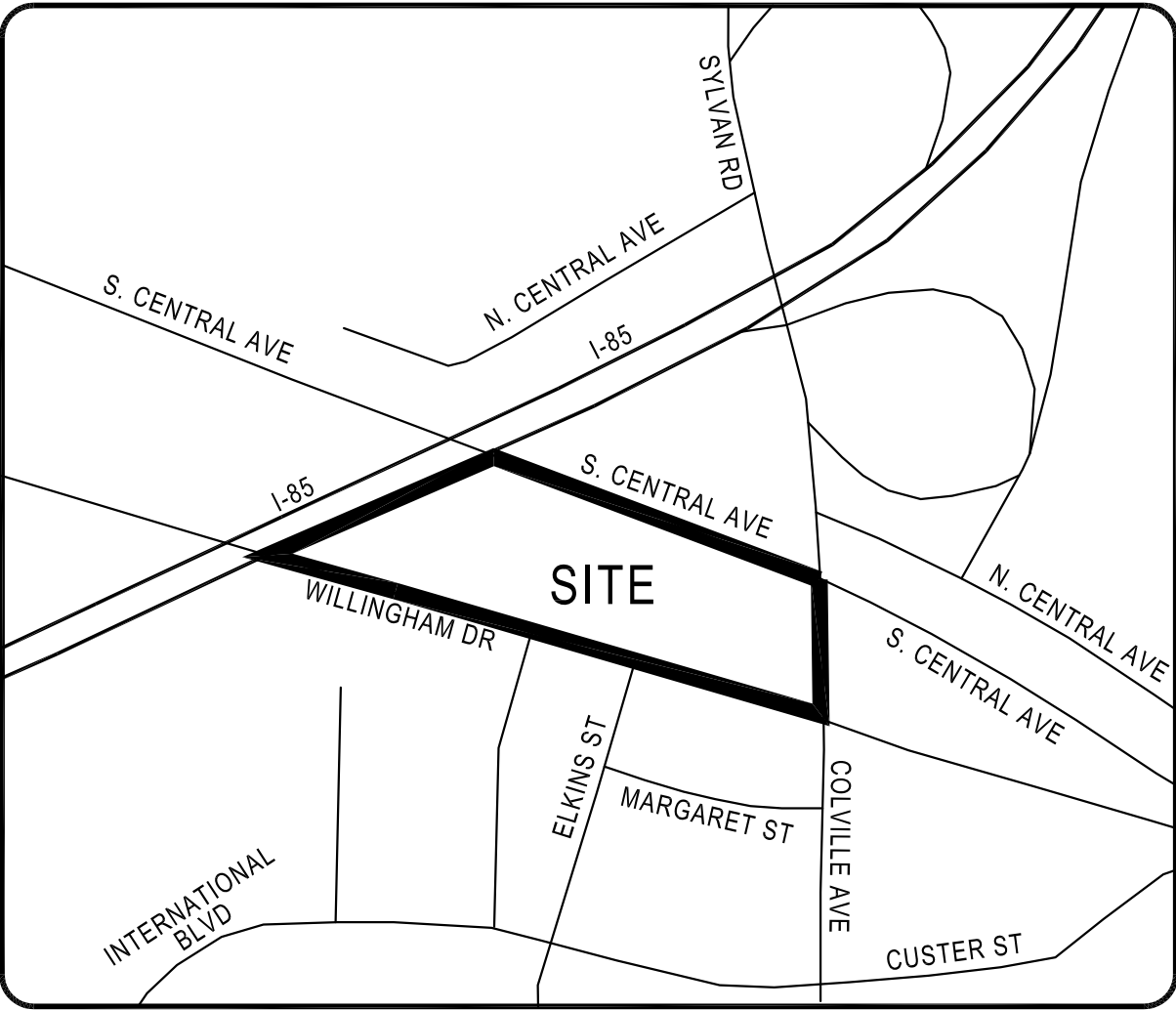
- A COPY OF THE EXECUTED AND RECORDED EASEMENT AGREEMENT IS PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. A COPY OF THE DRAFT UNSIGNED EASEMENT AGREEMENT SHOULD BE SUBMITTED TO THE CITY FOR REVIEW BEFORE BUILDING PERMITS ARE ISSUED
- A COPY OF THE LOMA APPROVAL FROM FEMA FOR THE ARRANGEMENT SHOWN ON THE DRAWINGS IS PROVIDED TO THE CITY
- CITY APPROVAL OF THE FINAL PLAT IS OBTAINED AFTER FOUNDATIONS ARE CONSTRUCTED AND PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY UNITS
- A MAINTENANCE AGREEMENT, BOND FORM, AND SURETY INFORMATION IS PROVIDED THAT MEETS THE CITY REQUIREMENTS. AN ESTIMATE OF THE ANNUAL STORMWATER MAINTENANCE COSTS SHOULD BE PROVIDED. THE ACCESS EASEMENT FROM A PUBLIC ROAD TO THE STORMWATER MANAGEMENT FACILITY SHOULD BE SHOWN ON THE DRAWINGS
- A COPY OF THE EXECUTED AND RECORDED SEWER EASEMENT AGREEMENT IS PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- DOCUMENTS CONFIRMING THE FORMATION AND DESCRIPTION OF THE HOMEOWNERS ASSOCIATION IS PROVIDED TO THE CITY PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

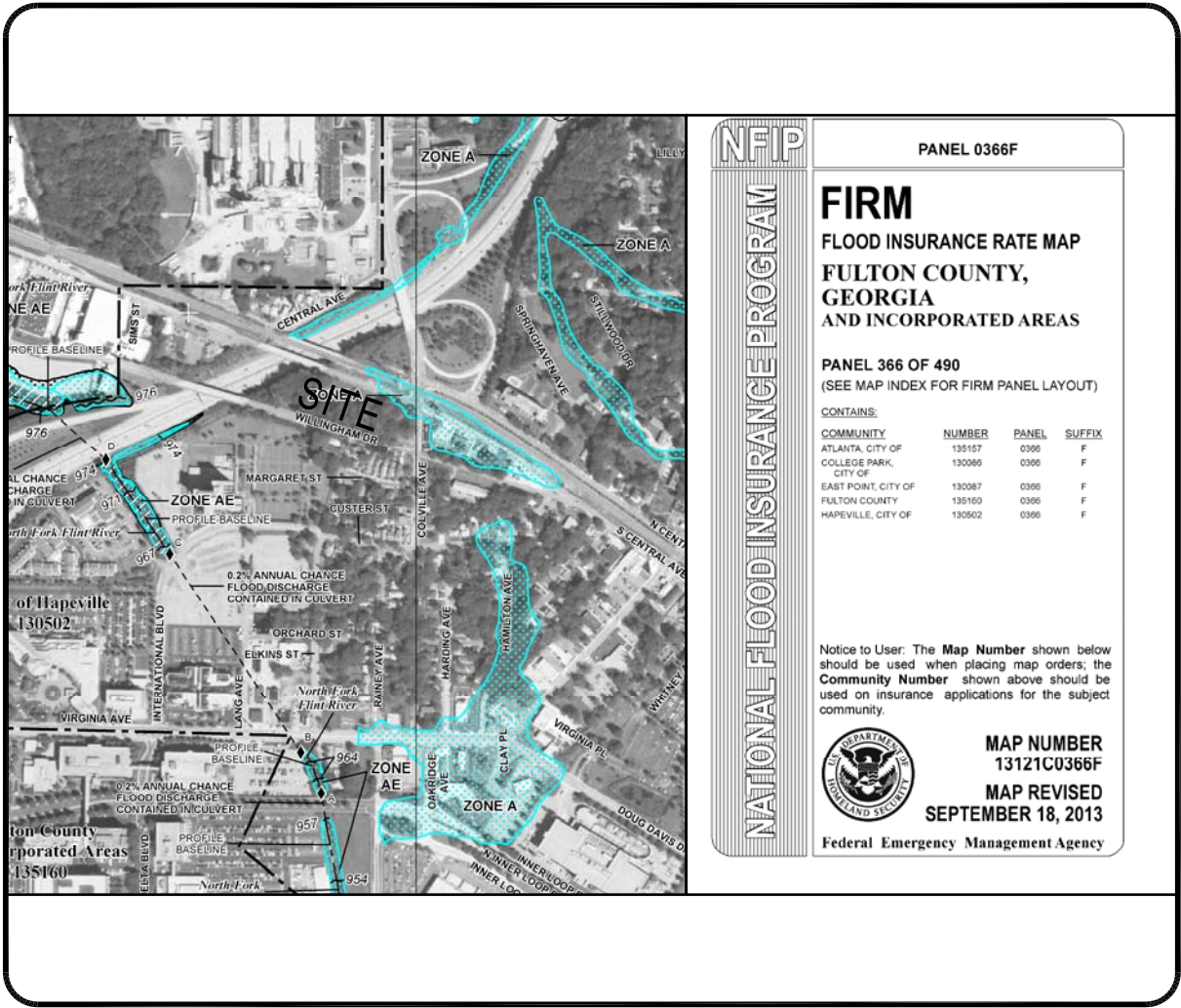
CONSTRUCTION DOCUMENTS FOR:

VILLAGE WALK AT HAPEVILLE

LAND LOT 89 & 127 DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA 30350



Location Map
NT.S.



FEMA Map

LOT COVERAGE:

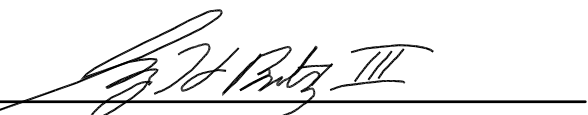
BUILDING AREA = 39,325 SF
PARKING AREA = 4,299 SF
DRIVEWAY AREA = 35,530 SF
SIDEWALK AREA = 10,196 SF
TOTAL LOT COVERAGE = 89,350 SF / 141,790 SF = 63.02%

FLOOR AREA RATIO:

TOWNHOME UNIT (2800 SF) X 25 = 70,000 SF
RETAIL AREA = 4,150 SF
TOTAL FLOOR AREA RATIO = 74,150 SF / 141,790 SF = 0.52

PROFESSIONAL'S CERTIFICATION:

"I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF HAPEVILLE, AS AMENDED. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF HAPEVILLE."

CERTIFIED BY: 

DATE: 4-10-20

Construction Activity Schedule

- 2020
- | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| A) INITIAL EROSION CONTROL & TREE SAVE BMPS INSTALLATION | | | | | | | | |
| B) INTERMEDIATE EROSION CONTROL BMPS | | | | | | | | |
| C) FINAL PHASE E&SC BMPS | | | | | | | | |
| D) MAINTENANCE OF E&SC PRACTICES | | | | | | | | |
| E) DEMOLITION | | | | | | | | |
| F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS | | | | | | | | |
| G) CLEARING AND GRUBBING | | | | | | | | |
| H) GRADING | | | | | | | | |
| I) STORM AND SANITARY SEWER INSTALLATION | | | | | | | | |
| J) PAVING | | | | | | | | |
| K) BUILDING CONSTRUCTION | | | | | | | | |
| L) TEMPORARY GRASSING @ 14 DAY INTERVALS | | | | | | | | |
| M) PERMANENT GRASSING @ 30 DAY INTERVALS | | | | | | | | |
| N) REMOVAL OF TEMPORARY BMP'S | | | | | | | | |
| O) FINAL CLEAN-UP | | | | | | | | |

ANTICIPATED START DATE: 03-15-20 ANTICIPATED COMPLETION DATE: 11-15-20

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 25 TOWNHOUSE UNITS, AND A COMMERCIAL BUILDING WITH PATIO AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

OWNER:
MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

ENGINEER:

CRESCENT VIEW ENGINEERING
211 FRASIER STREET, NE
MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

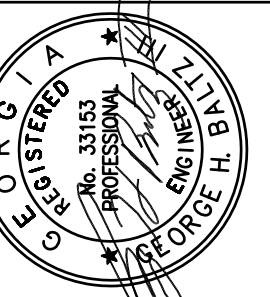
TELEPHONE: 800-225-5288
ELECTRIC: 888-655-5888
WATER & SEWER: 404-669-2100
GAS: 877-427-4321

SHEET SET LIST	
SHEET NO.	SHEET TITLE
CV	COVER SHEET
S	SURVEY
C-1	SITE PLAN
C-1.1	DRIVEWAY CENTERLINE PROFILE
C-2	GRADING AND DRAINAGE PLAN
C-2.1	STORMWATER MANAGEMENT PLAN
C-2.2	STORMWATER PROFILES
C-3	UTILITY PLAN
C-3.1	SEWER PROFILES
C-3.2	UTILITY NOTES
C-4	ES&PC - DETAILS
C-4.1	ES&PC - DETAILS
C-4.2	ES&PC - DETAILS
C-4.3	ES&PC - CHECKLIST
C-4.4	ES&PC - INITIAL
C-4.5	ES&PC - INTERMEDIATE
C-4.6	ES&PC - FINAL
C-5	CONSTRUCTION DETAILS
C-5.1	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION DETAILS
C-5.3	CONSTRUCTION DETAILS
C-5.4	CONSTRUCTION DETAILS
C-5.5	TRAFFIC CONTROL DETAILS
L-1	TREE CONSERVATION PLAN
L-2	TREE CONSERVATION - DETAILS
L7-00	LANDSCAPE OVERALL PLANTING PLAN
L7-01	LANDSCAPE PLANTING PLAN
L7-02	LANDSCAPE PLANTING PLAN
L7-03	LANDSCAPE PLANTING PLAN
L7-04	LANDSCAPE PLANTING PLAN
L7-05	LANDSCAPE PLANTING PLAN
L7-50	LANDSCAPE PLANTING DETAILS
L7-51	LANDSCAPE PLANTING DETAILS
I1-01	IRRIGATION PLAN
I1-02	IRRIGATION PLAN
I1-03	IRRIGATION SLEEVE PLAN
I1-04	IRRIGATION SLEEVE PLAN
I1-05	IRRIGATION DETAILS
I1-06	IRRIGATION DETAILS
A-1	SCREEN FENCE DETAIL

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street, NE
Marietta, GA 30060
678-324-8410
www.CrescentViewEng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

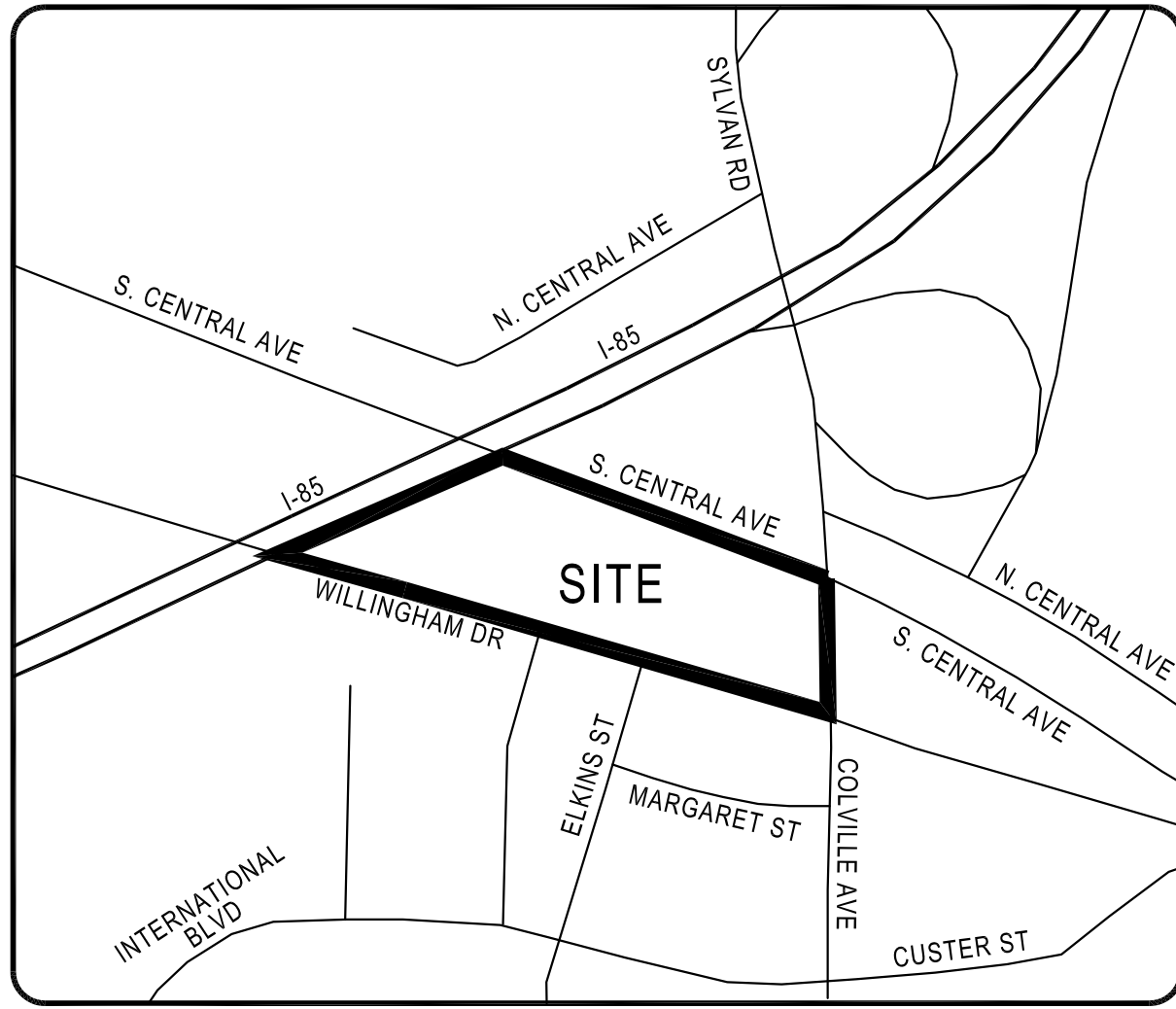
Cover Sheet



Construction Plan Set For:
Village Walk at Hapeville
Land Lots 89 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 20-008

Sheet No.
CV



Location Map N.T.S.

SITE NOTES:

THE SITE CONTAINS: 3.255 ACRES / 141,790 SF
TOTAL DISTURBED AREA: 3,570 ACRES

SITE ADDRESS: WILLINGHAM DRIVE AND COLVILLE AVENUE, FULTON COUNTY, GA 30354
ZONING: V. VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th of APRIL, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE A, SHADED ZONE X AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

APPROVED VARIANCES FROM PLANNING COMMISSION MEETING HELD MAY 14, 2019:

- INCREASE THE MAXIMUM RESIDENTIAL PARKING ALLOWED AND DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 24' TO 10'.
- ELIMINATE THE SIDEWALK REQUIREMENT ALONG WILLINGHAM DRIVE.
- ESTABLISH CONNECTIVITY TO THE COMMERCIAL BUILDINGS.

LOT COVERAGE:

BUILDING AREA = 39,215 SF
PARKING AREA = 2,250 SF
DRIVEWAY AREA = 31,525 SF
PATIO / ONSITE WALKWAYS AREA = 10,125 SF
TOTAL LOT COVERAGE = 83,115 SF / 141,790 SF = 58.61%

FLOOR AREA RATIO:

TOWNHOME UNIT (2800 SF) X 25 = 70,000 SF
RETAIL AREA = 2,750 SF
TOTAL FLOOR AREA RATIO = 72,750 SF / 141,790 SF = 0.51

ZONING DIALOG BOX - V (VILLAGE DISTRICT)

CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL
LOT FRONTAGE	50' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 1405'
FRONT YARD AREA	15' (MIN) FRONT YARD SET BACK	15' SETBACK PROVIDED ON CENTRAL AVE, COLVILLE AVE, AND WILLINGHAM DR.
SIDE AND REAR YARDS	15' (MIN) SIDE/REAR YARD SET BACK FOR STREETS ADJACENT TO STREET OR ALLEY	15' (MIN) SIDE/REAR YARD SET BACK PROVIDED
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 4 AND 5 = 11.0' - BETWEEN UNITS 8 AND 9 = 10.0' - BETWEEN UNITS 13 AND 14 = 10.0' - BETWEEN UNITS 17 AND 18 = 16.5' - BETWEEN UNITS 21 AND 22 = 42.5' VARIANCE GRANTED FOR REDUCTION FROM 20' TO 10' FOR SITE
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER ALONG THE RESIDENTIAL AND NON RESIDENTIAL SIDES OF THE BUFFER	15' LANDSCAPED BUFFER PROVIDED.
PARKING RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT
NON RESIDENTIAL -		
TOTAL SPACES/SQFT	ONE PARKING SPACE PER 200 SQ FT OF ENCLOSED COMMERCIAL FLOOR AREA. PROPOSED ESTIMATED COMMERCIAL FLOOR AREA = 2,750 SQ FT / 200 = 13.75 = 14 REQUIRED SPACES	12 OFF STREET PARKING SPACES PROVIDED IN FRONT OF AND ADJACENT TO THE COMMERCIAL BUILDING. 4 ON STREET PARKING ALONG WILLINGHAM DRIVE
OFF STREET PARKING	NON RESIDENTIAL OFF STREET PARKING SPACES, PER ARTS DISTRICT (SEC 93-28-10.2(e)) - ARTS DISTRICT PARKING = 8.5' X 18'	15 TOTAL OFF STREET PARKING SPACES PROVIDED - PARALLEL PARKING SPACES: 6 QTY / 50% - ARTS DISTRICT SIZE: 5 QTY / 42% - ADA ACCESSIBLE: 1 QTY / 8%
ADA ACCESSIBLE	ADA ACCESSIBLE: TOTAL SPACES BETWEEN 26-50, REQUIRE 2 ADA ACCESSIBLE. 50 TOTAL PROVIDED SPACES = 2 REQUIRED ADA	ADA ACCESSIBLE: 1 QTY PROVIDED

ADA COMPLIANT RAMPS AND DETECTIBLE WARNING STRIPS (TYP)

PROPOSED CURB CUT LOCATION

15 FOOT SETBACK

COMMON AREA ACCENT - FIREPIT

OPEN SPACE = 58,675 SF OR 41% OF SITE

OUTDOOR LIGHTING LOCATION (TYP)

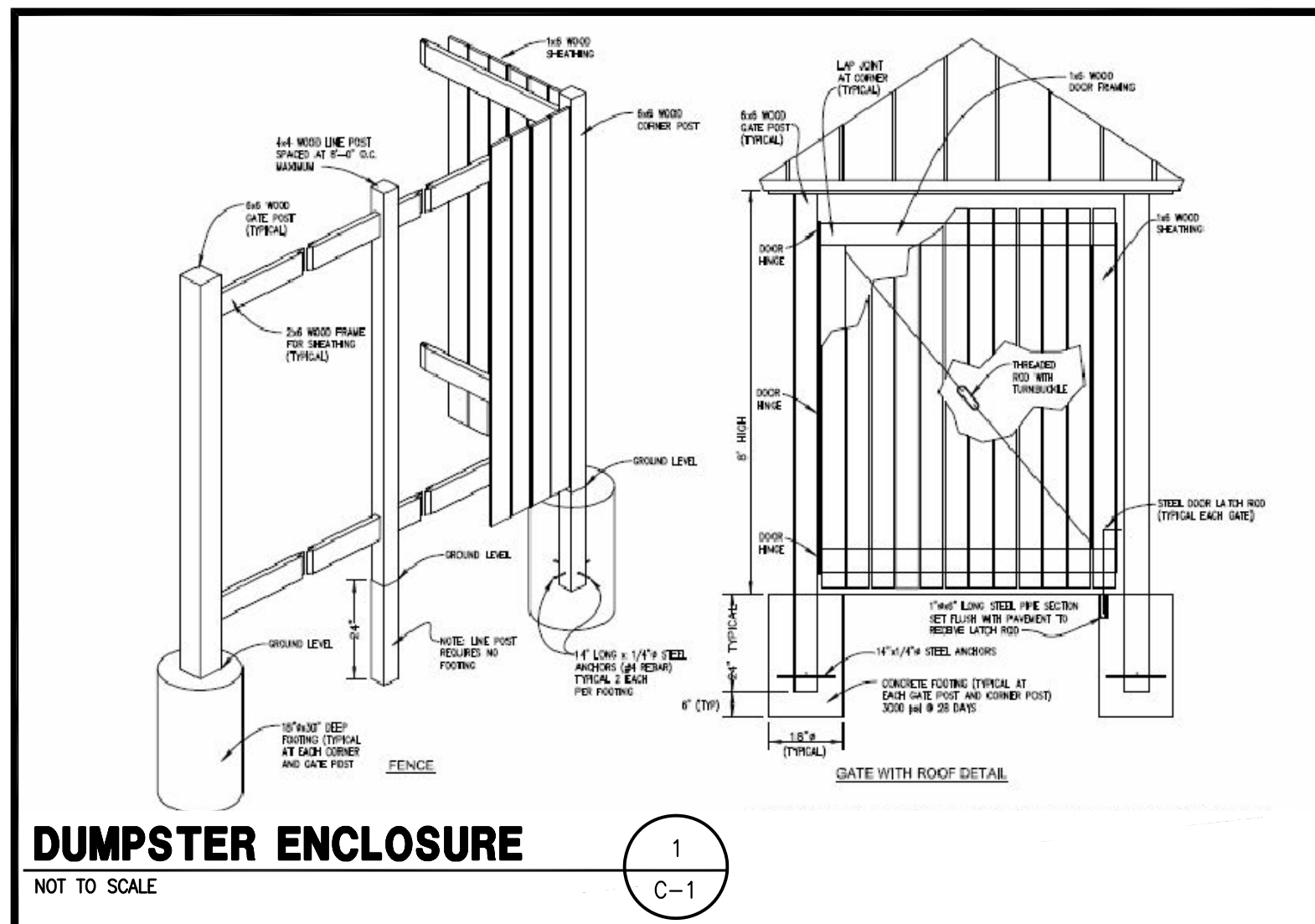
COMMON AREA ACCENT - FIREPIT

RESIDENTIAL A/C UNITS (TYP)

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

PROPERTY AREA = 3.255 ACRES
IMPERVIOUS AREA = 1.98 ACRES



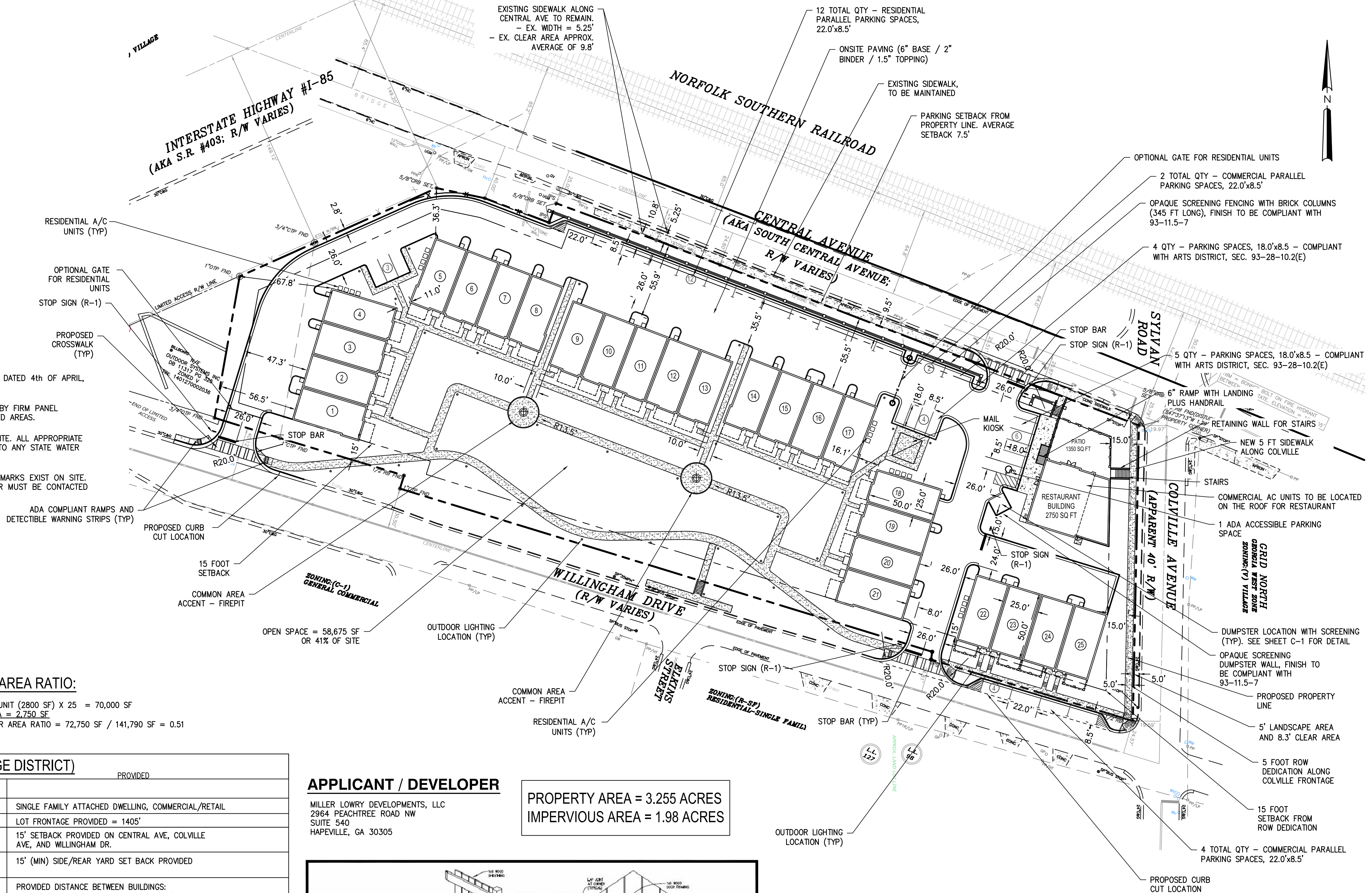
VILLAGE DISTRICT REQUIREMENTS:

- PARKING SPACE DIMENSIONS: 8.5' X 18', PER SECTION 93-28-10.2(E)
- LOADING AREA REQUIREMENTS: NO LOADING SPACE REQUIREMENT SHALL APPLY TO THE ARTS DISTRICT OVERLAY. SHORT TERM LOADING NEEDS OF THE BUSINESS CAN BE MET IN THE VEHICLE PARKING AREA (PER SECTION 93-28-10.2(E))

THE ENTITY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF COMMON USE AREAS, UTILITIES, AND SITE IMPROVEMENTS IS THE HOA.

THIS PROJECT WILL BE FEE SIMPLE TOWNHOMES. INDIVIDUALS WILL OWN TOWNHOME AND AREA OUTSIDE OF THE WALLS WILL BE COMMON AREA. CITY APPROVAL OF THE FINAL PLAT SHOULD BE OBTAINED AFTER FOUNDATIONS ARE CONSTRUCTED AND PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY UNITS.

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Peachtree Road NW, Suite 540
Hapeville, GA 30305
678-324-8410
www.CrescentViewEng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Hapeville, GA 30305

Site Plan

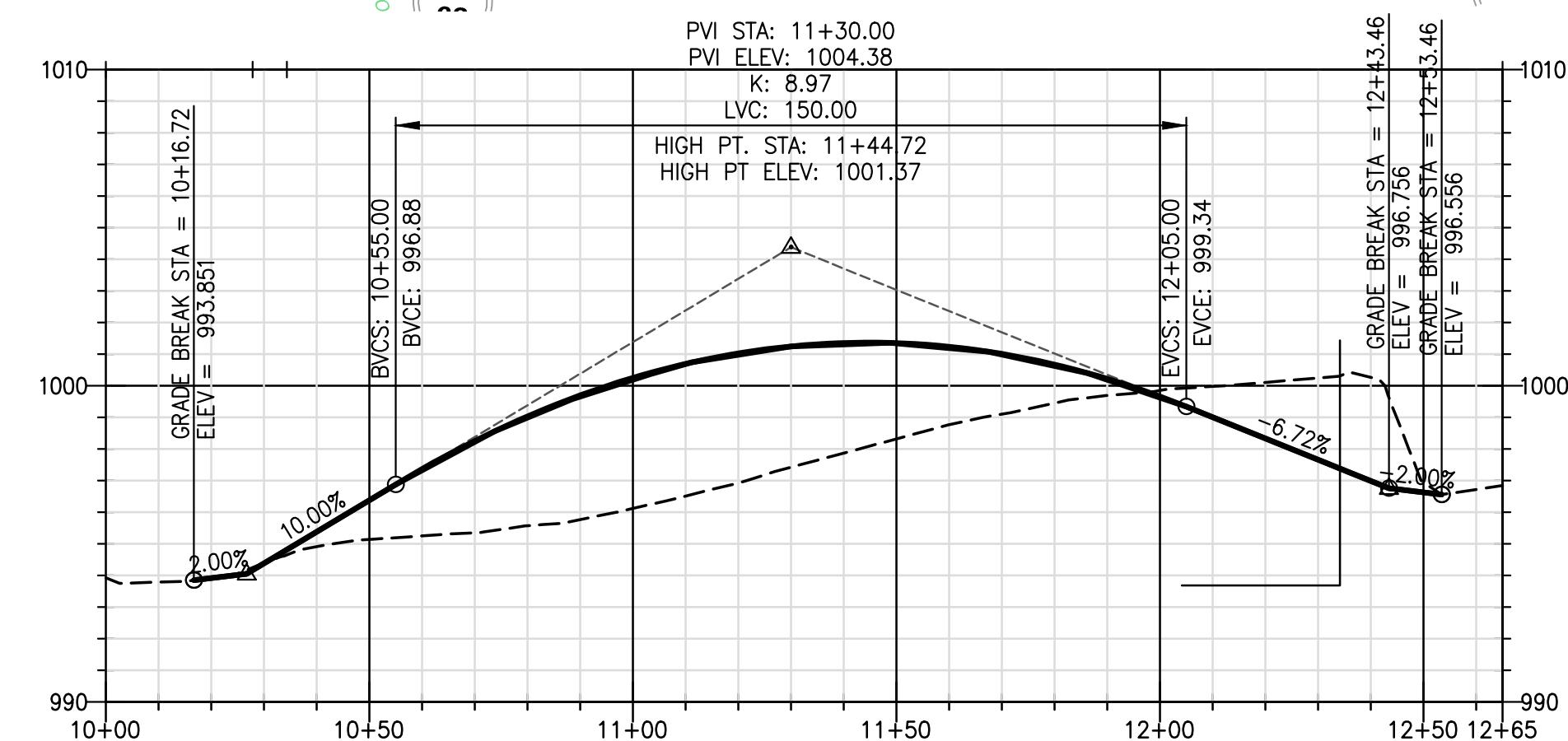
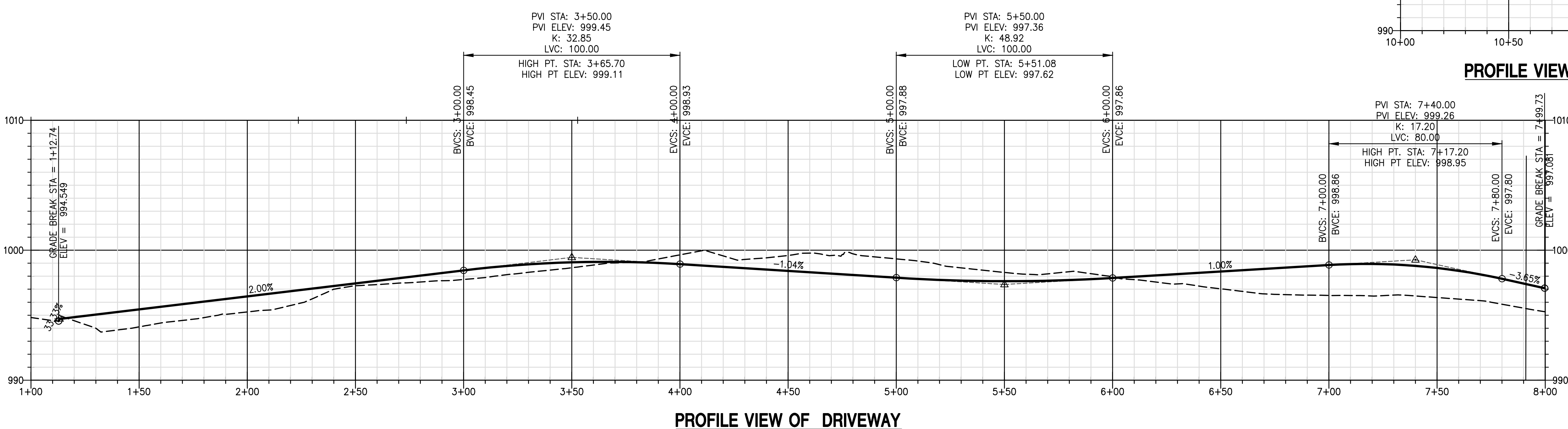
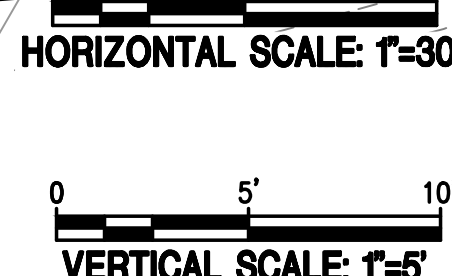
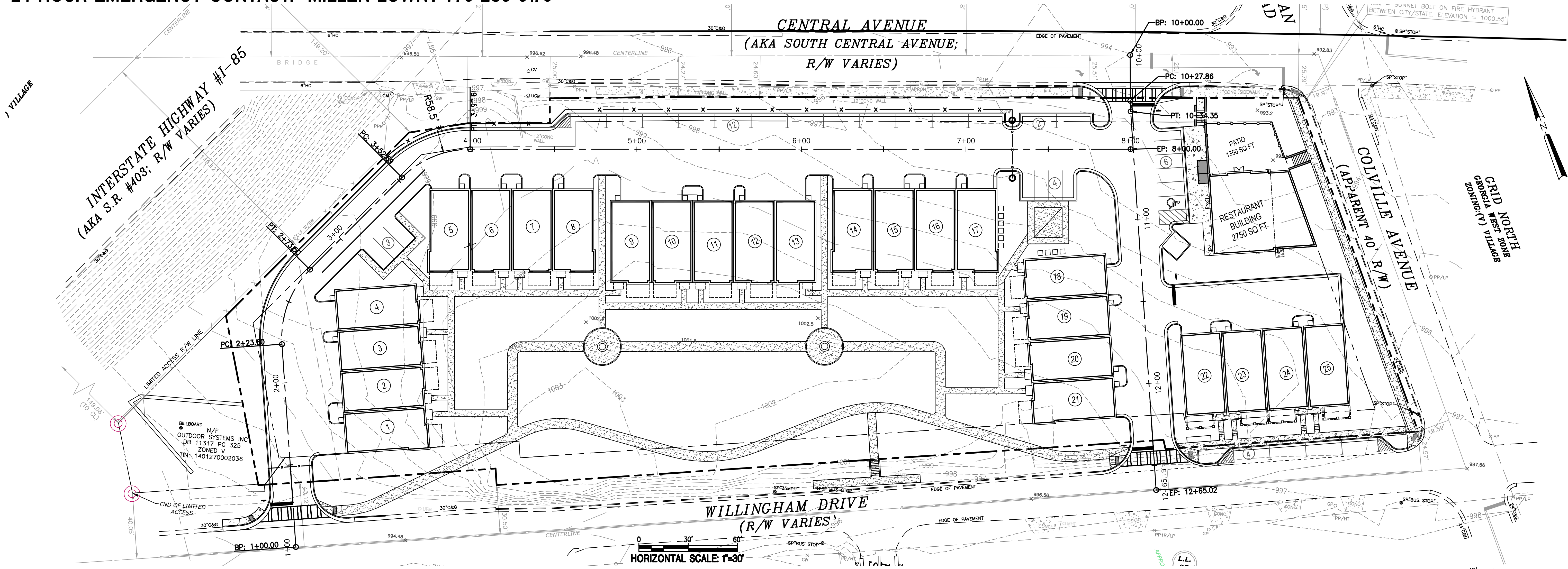


Construction Plan Set For:
Village Walk at Hapeville
Land Lots 89 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 20-008

Sheet No.
C-1

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
2111 Peachtree Road NW, Suite 540
Atlanta, GA 30309
678-324-8810
www.CrescentViewEng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Hapeville, GA 30356

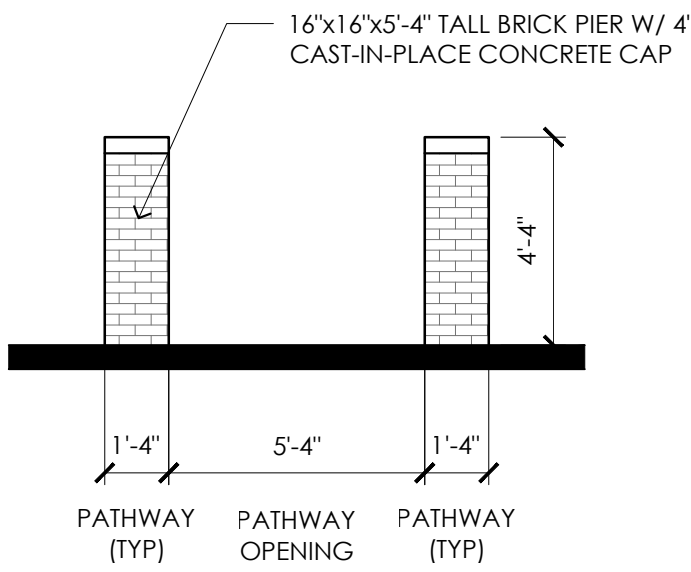
Driveway Centerline Profile

DATE	4-10-20	SCALE	AS SHOWN	DRAWN	A.R.	CHECKED	G.H.B.

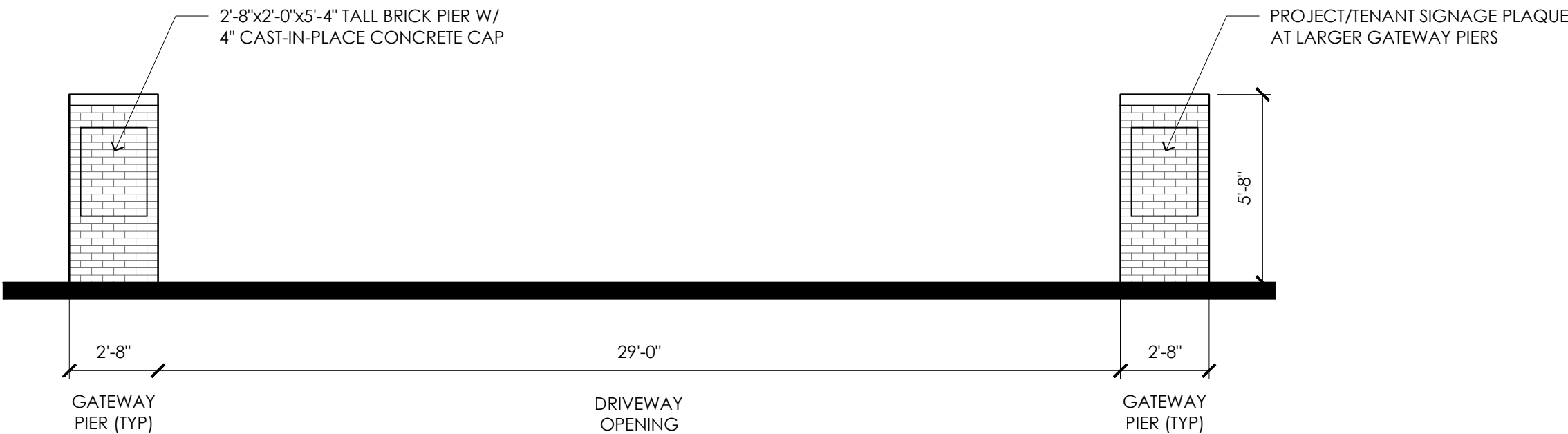
Construction Plan Set For:
Village Walk at Hapeville
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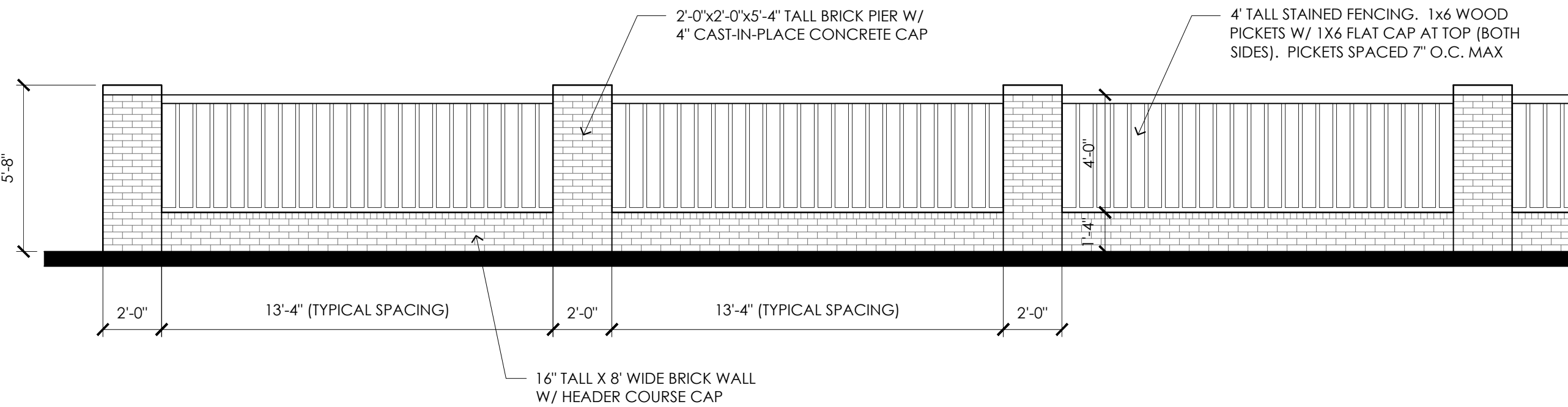
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C-1.1



03 PATH GATEWAY ELEVATION
SCALE: 1/4" = 1'-0"



02 GATEWAY ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



01 SCREEN FENCE ELEVATION
SCALE: 1/4" = 1'-0"



REV #	DATE	DESCRIPTION

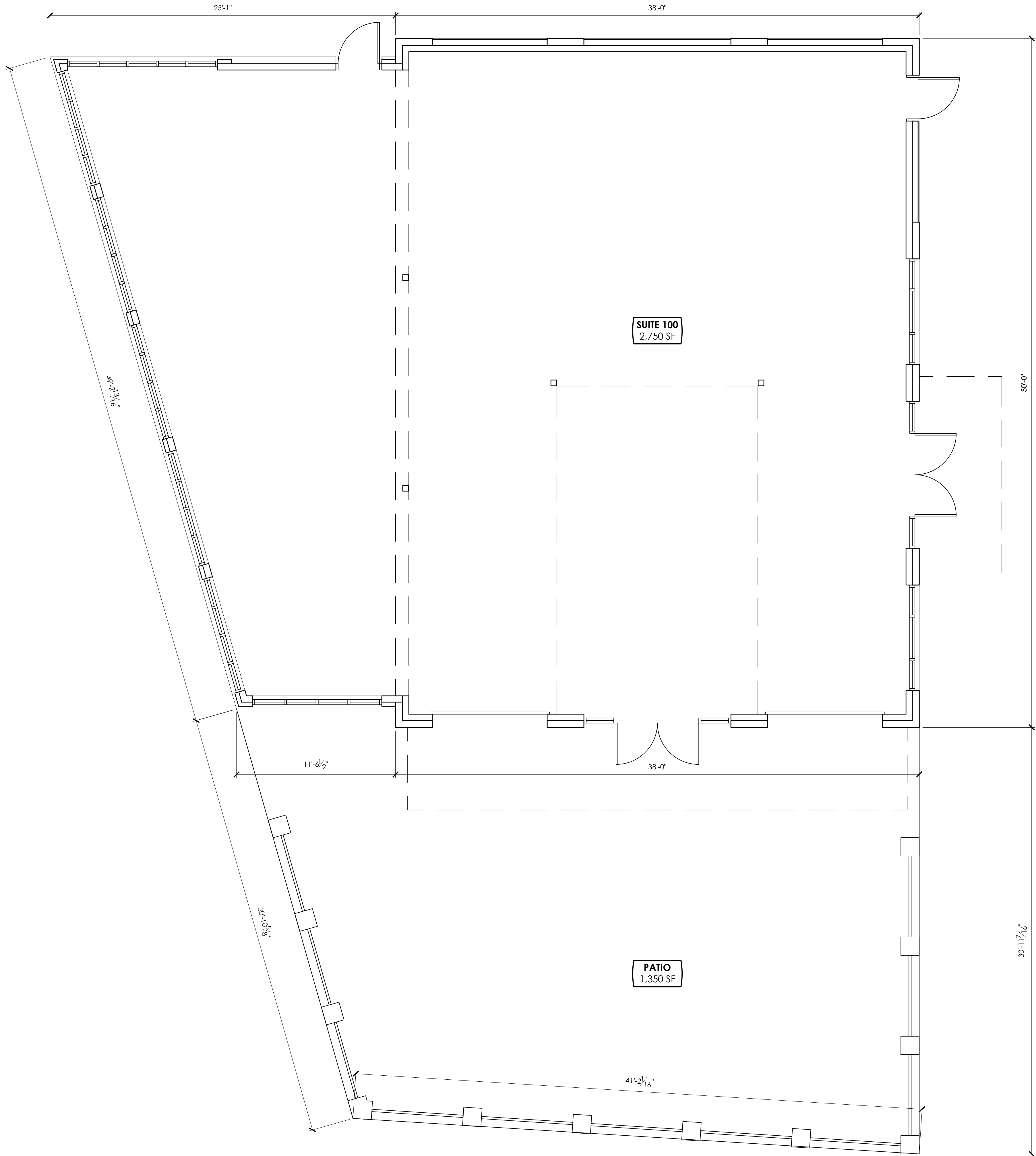


PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

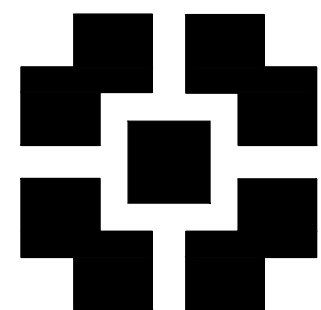
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PHD PROJ. #: 20012

SHEET TITLE
SCREEN FENCE DETAILS

SHEET #
A-1



01 FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

RESTAURANT BUILDING
VILLAGE WALK @ HAPEVILLE

HAPEVILLE, GEORGIA 30354

thoughtwell

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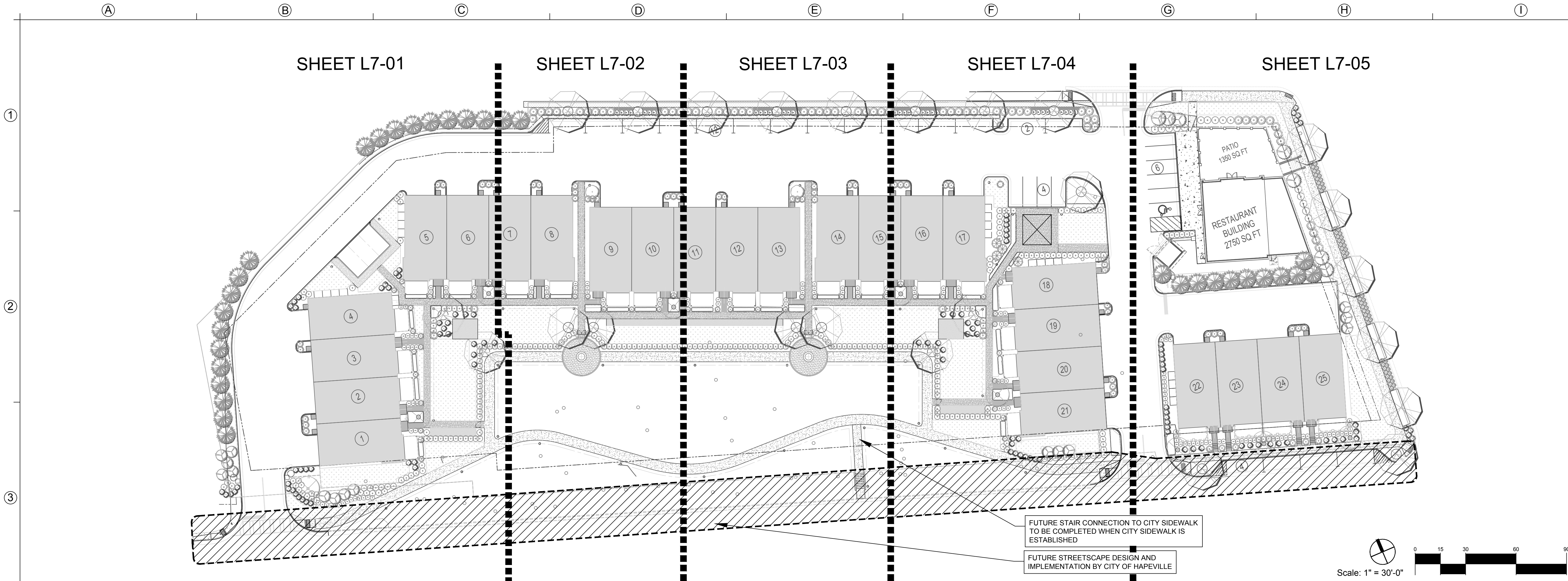
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SHEET TITLE

FLOOR
PLAN

SHEET #

A1.1



GENERAL LANDSCAPE NOTES

- LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE LC.
- VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE LC. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC.
- THE LC SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK.
- ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE LC IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF LC NEGLIGENCE.
- EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE LC IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
- THE LC IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.
- THE LC MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE LC SHALL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
- ALL PLANT MATERIAL SIZE SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LC TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE LC SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
- ALL SHRUB BEDS SHALL BE FILLED TO MINIMUM DEPTH OF 12". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
- THE LC IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE LC IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA.
- THE LC SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO ENSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
- ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- THE LC IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. ANY ADDITIONAL SOD OR SEEDED AREAS ADDED TO THE PLANS DURING THE INSTALLATION PROCESS SHALL BE PROVIDED BY THE LC AT A MUTUALLY AGREED UPON AQ. FT. UNIT COST. AREAS TO BE SOODED OR SEEDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

- THE LC SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFF-SITE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 4" THICK MUGH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT AND NOT AS A SEPARATE COST ITEM.
- ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LC AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE(S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUSTMENTS AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION.
- THE LC SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- NOTE: QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE LC. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 5 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT ADDITIVES.
- THE TRUNK FLARE DEPTH FOR ALL TREES SHOULD BE VISIBLE AT +/- 2" ABOVE GRADE.
- ALL B&B TREES SHALL HAVE BEEN 100% ROOT PRUNED AT THE MIDPOINT OF THEIR LIFE SPAN IN THE NURSERY OR AFTER. CONTRACTOR RESPONSIBLE FOR OBTAINING INFORMATION REGARDING NURSERY GROWING PRACTICES AND PROVISION OF THE INFORMATION TO THE LANDSCAPE ARCHITECT.
- WIRE BASKETS SHOULD HAVE TOP RUNG CUT AWAY FROM BASKET HORIZONTALLY, AND REMAINDER OF BASKET TO REMAIN.
- ALL B&B TREES SHALL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS SHALL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK.
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT THE NURSERY. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- ALL TREES TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.
- ALL LANDSCAPE BEDS TO BE EDGED AS SHOWN IN LANDSCAPE DETAILS.
- LC TO ENSURE ALL TREE ROOTS BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- SOD AND SEED QUANTITIES TO BE PROVIDED BY CONTRACTOR.
- THE CONTRACTOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON REVIEW TRIPS. CONTRACTOR TO SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL.
- TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT TO BE PURCHASED FROM THE NURSERY WITH SAID CLEAR TRUNK HEIGHT, NOT FIELD-PRUNED BY CONTRACTOR.

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE DRAINING PLANS ACCORDING TO THE SPECIFICATIONS.
- NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- FINISHED GRADE IN PLANTING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
- ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
- ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LAGER THAN 2" DIA), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC. ...
- CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF FOUR FEET (4) HORIZONTAL TO ONE FOOT (1) VERTICAL (IE. 4 TO 1), UNLESS OTHERWISE NOTED.
- MAXIMUM SIDEWALK SLOPE SHALL BE 5% (1" IN 20") AND MEET ALL HANDICAP REQUIREMENTS. MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURES.
- ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.

GENERAL SITE LAYOUT NOTES

- CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS.
- REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS THE STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNERS REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE AS NOTED ON THE DRAWINGS.
- CONTRACTOR SHALL USE THE DIMENSIONING AND STAKING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS, ETC. BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.

CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE:

- NOTE: ALL TREES TO BE TAGGED BY THE LANDSCAPE ARCHITECT AT SOURCE NURSERY PRIOR TO PROCUREMENT BY LANDSCAPE CONTRACTOR. CONSULT L7-01 FOR NURSERY SOURCE INFORMATION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT A MINIMUM OF THIRTY DAYS IN ADVANCE OF TAGGING FOR SCHEDULING PURPOSES.
- ANY TREES NOT TAGGED BY THE LANDSCAPE ARCHITECT IN ADVANCE OF INSTALLATION ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER OR LANDSCAPE ARCHITECT. TREES ARE TO BE REMOVED AS SPECIFIED BY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF ALL SHRUB/GROUND COVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.
- SPECIAL IRRIGATION NOTES:
 - IRRIGATION FOR PROJECT TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, COORDINATION, AND INSTALLATION RELATED TO IRRIGATION ON BOTH THE GROUND PLANE AND AMENITY DECK. CONTRACTOR RESPONSIBLE FOR SUPPLYING IRRIGATION TO ALL PLANT MATERIAL.
 - ALL TURF AREAS TO RECEIVE SPRAY FROM AT LEAST TWO SPRINKLER HEADS
 - CONTRACTOR IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION INCLUDING BUT NOT LIMITED TO: HEADS, SLEEVES, WATER LINES, WATER METER, CONTROLLERS, VALVES, ETC.
 - PROVIDE A PROPOSAL AND PRICING FOR AN IRRIGATION SYSTEM THAT DRAWS WATER FROM THE MUNICIPAL WATER SYSTEM, AND AN ALTERNATE PROPOSAL AND PRICING FOR A SYSTEM THAT DRAWS WATER FROM AN ON SITE WELL. (STUDIES WILL NEED TO BE DONE TO SEE IF AN ON SITE WELL IS VIABLE.)



VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 04.14.20

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1 04.14.20 DRC review

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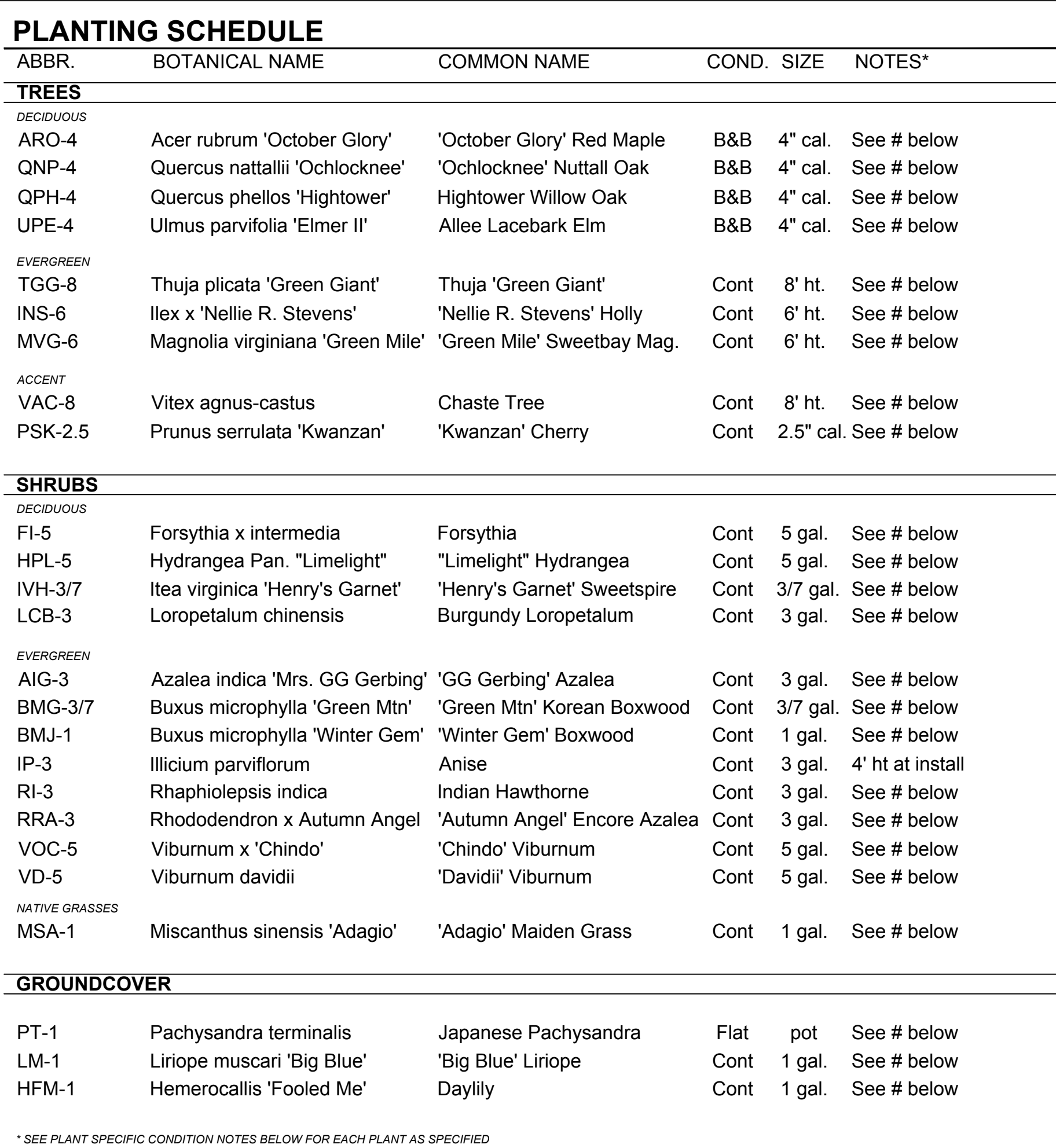


DRC Submission

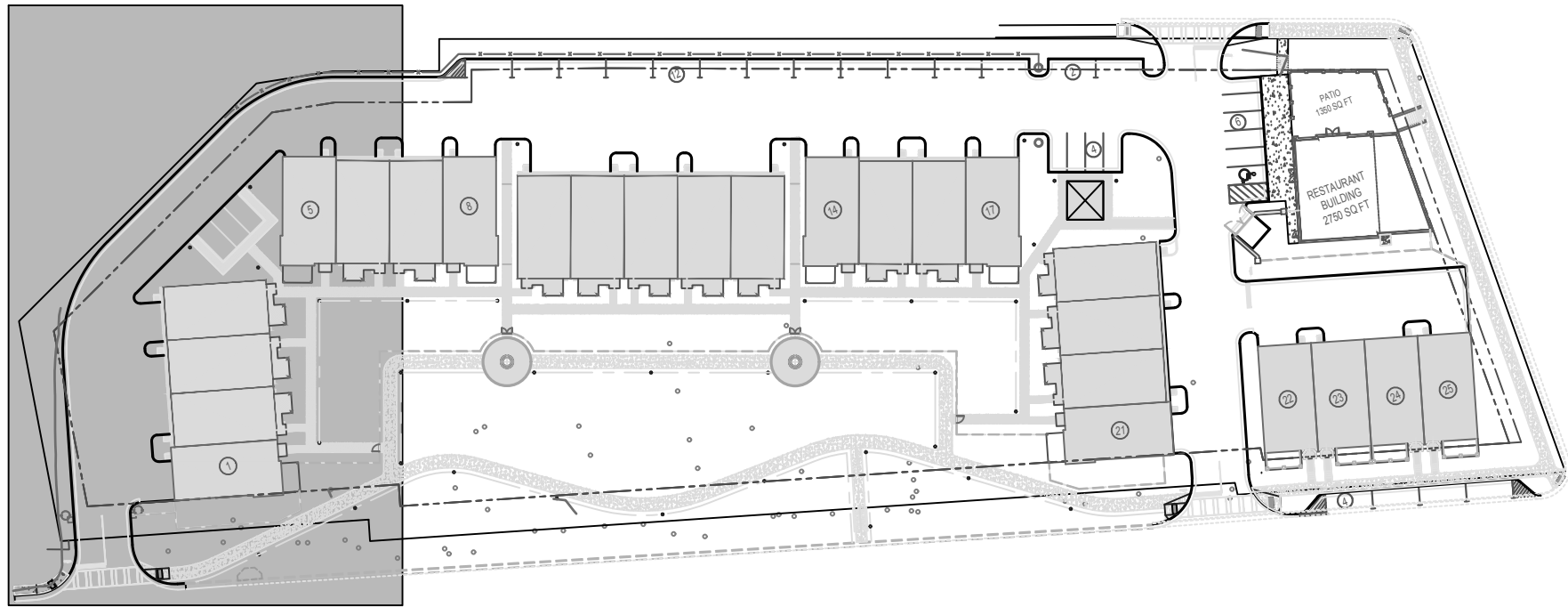
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Drawn by: JCY
Reviewed by: KR

PLANTING PLAN

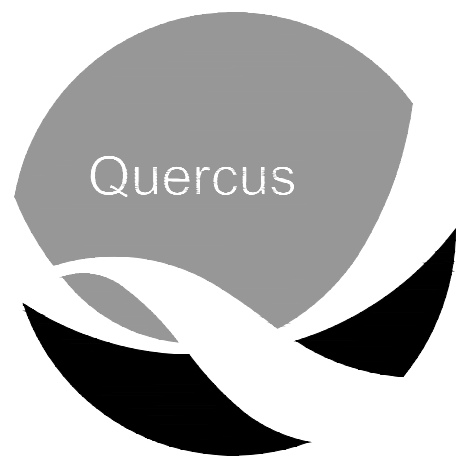
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- ① ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
- ② ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
- ③ EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
- ④ EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
- ⑤ EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLIANT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
- ⑥ ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.



KEY PLAN



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VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County,
Georgia

**Miller Lowry
Developments, LLC**
2964 Peachtree Rd., NW Suite 540
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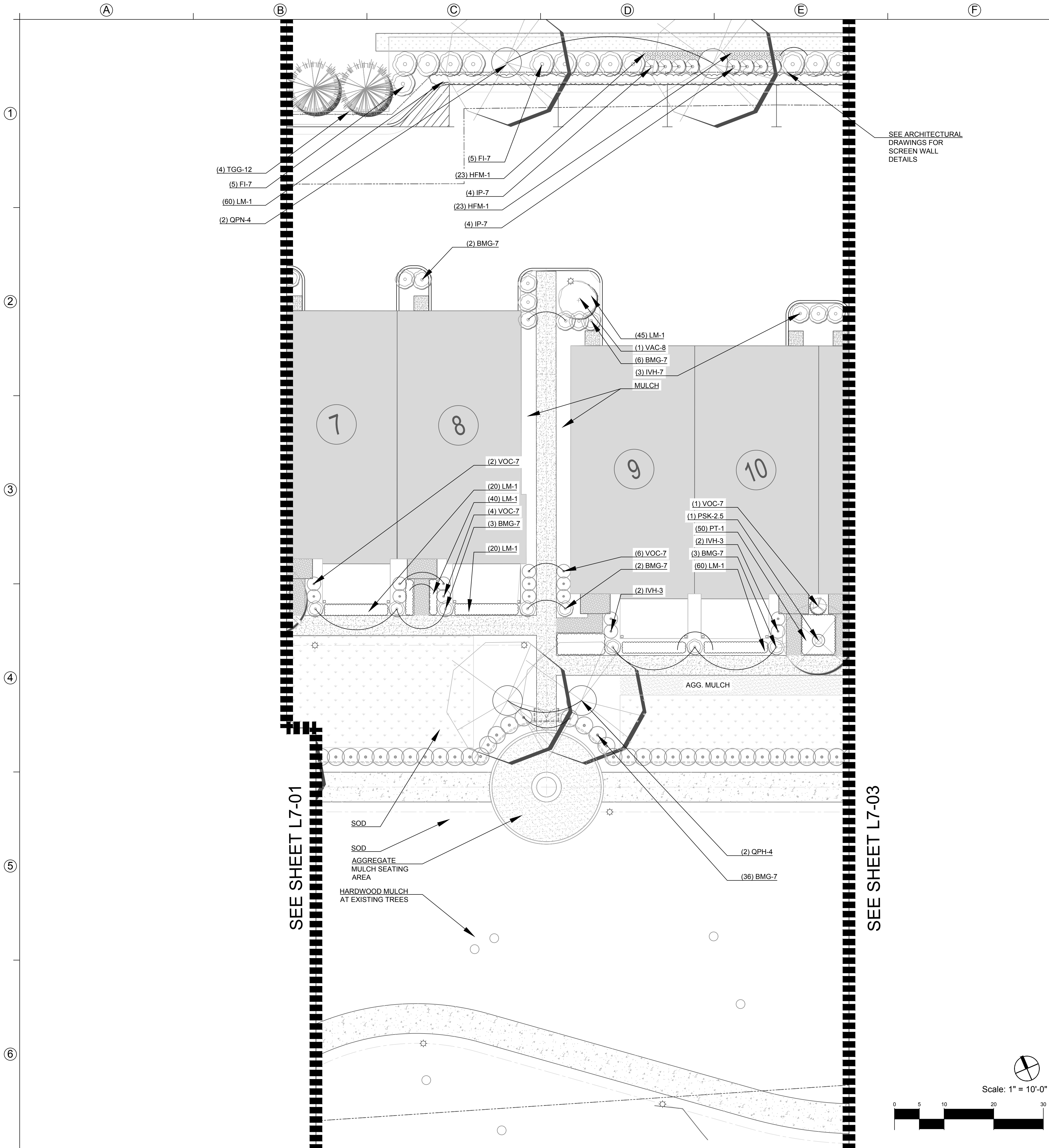
DRC Submission

QLLC Project #: 19157
 Drawn by: JCY
 Reviewed by: KF

PLANTING PLAN

L7-01

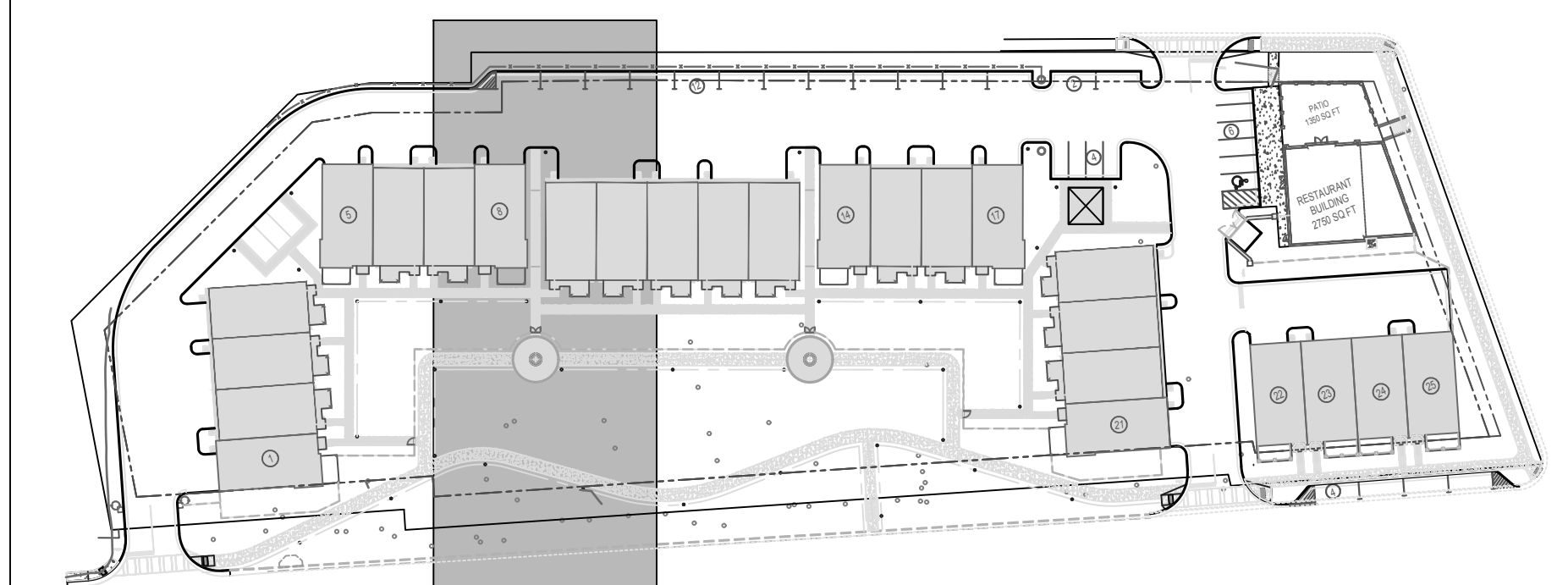
FOR CONSTRUCTION



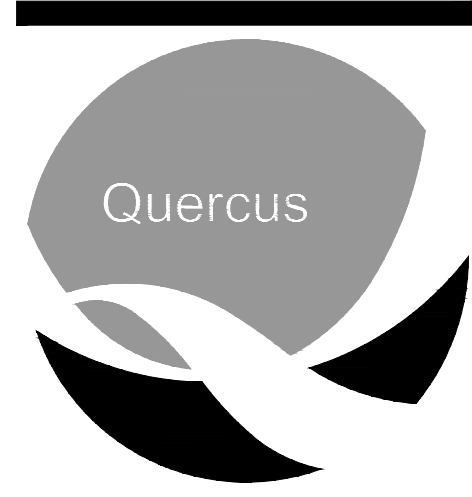
PLANTING SCHEDULE					
ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
QNP-4	Quercus nuttallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-4	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	4" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
EVERGREEN					
TGG-8	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	8' ht.	See # below
INS-6	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	6' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
FI-5	Forsythia x intermedia	Forsythia	Cont	5 gal.	See # below
HPL-5	Hydrangea Pan. "Limelight"	"Limelight" Hydrangea	Cont	5 gal.	See # below
IVH-3/7	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3/7 gal.	See # below
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
EVERGREEN					
AIG-3	Azalea indica 'Mrs. GG Gerbing'	'GG Gerbing' Azalea	Cont	3 gal.	See # below
BMG-3/7	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3/7 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont	1 gal.	See # below
IP-3	Illicium parviflorum	Anise	Cont	3 gal.	4' ht at install
RI-3	Rhaphiolepis indica	Indian Hawthorne	Cont	3 gal.	See # below
RRA-3	Rhododendron x Autumn Angel	'Autumn Angel' Encore Azalea	Cont	3 gal.	See # below
VOC-5	Viburnum x 'Chindo'	'Chindo' Viburnum	Cont	5 gal.	See # below
VD-5	Viburnum davidii	'Davidii' Viburnum	Cont	5 gal.	See # below
NATIVE GRASSES					
MSA-1	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont	1 gal.	See # below
GROUNDCOVER					
PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Heimerocallis 'Fooled Me'	Daylily	Cont	1 gal.	See # below

* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED

- PLANT SPECIFIC CONDITION NOTES**
- ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
 - ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
 - EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
 - EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
 - EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLIANT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
 - ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.



KEY PLAN



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VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County,
Georgia

Miller Lowry
Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 04.14.20

PRINTING:

1 04.14.20 DRC review

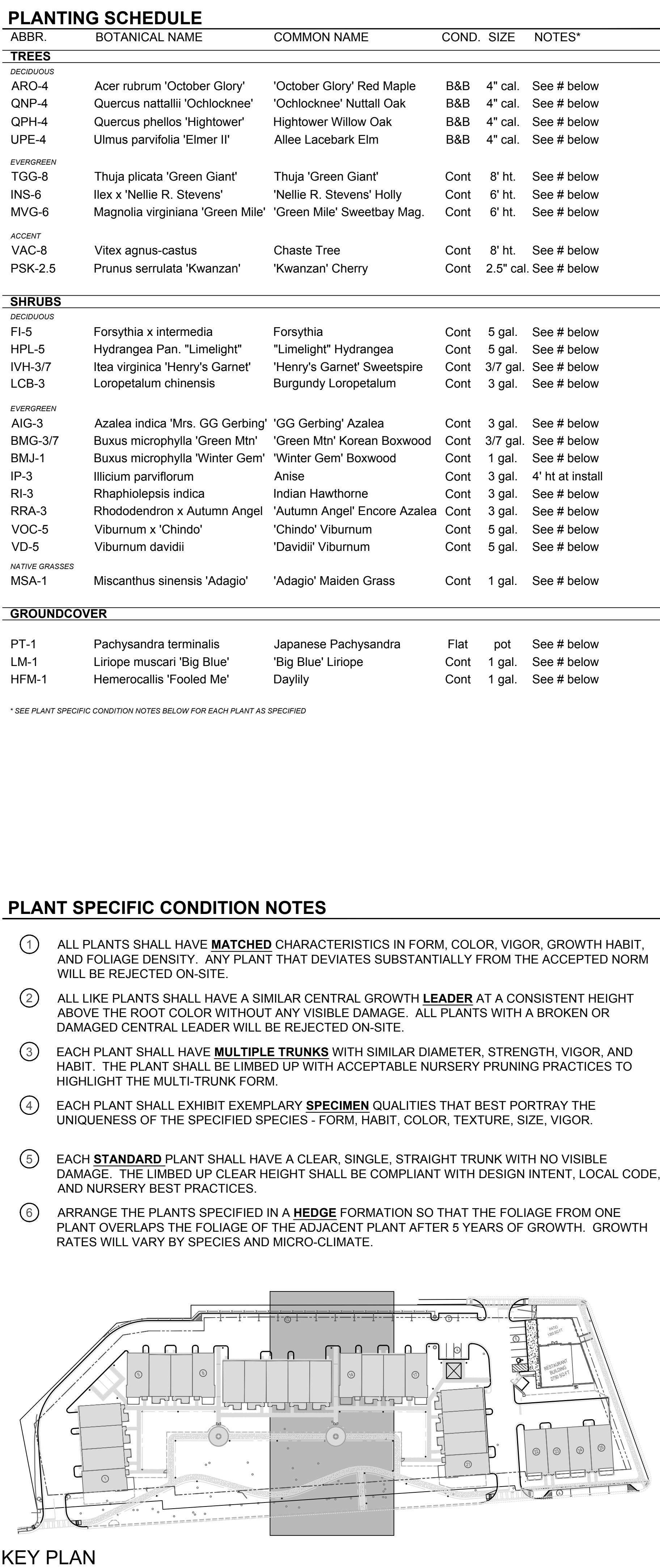


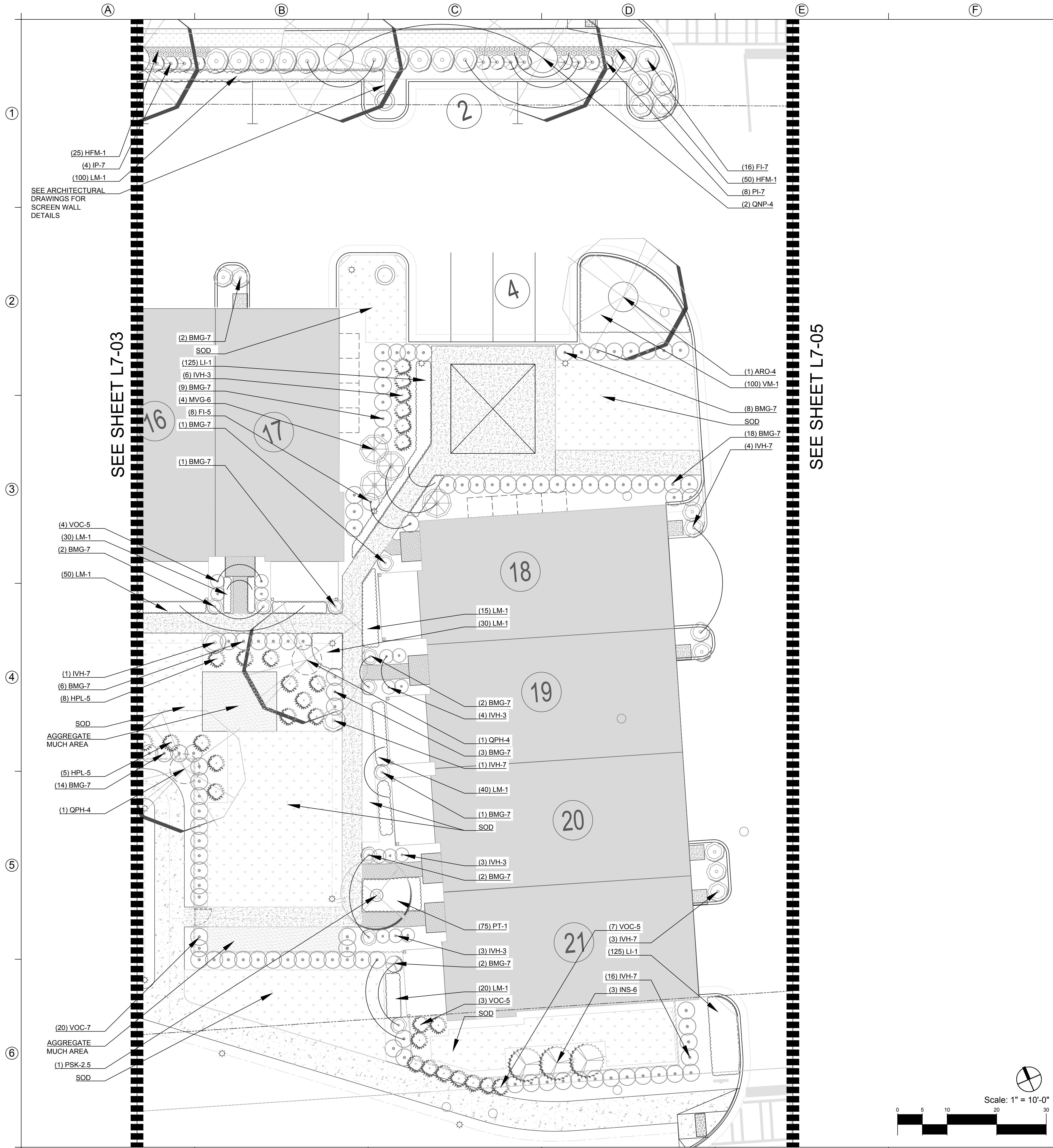
DRC
Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: KR

PLANTING
PLAN

L7-02





PLANTING SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
<i>DECIDUOUS</i>					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
QNP-4	Quercus nuttallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-4	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	4" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
<i>EVERGREEN</i>					
TGG-8	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	8' ht.	See # below
INS-6	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	6' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
<i>ACCENT</i>					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
<i>DECIDUOUS</i>					
FI-5	Forsythia x intermedia	Forsythia	Cont	5 gal.	See # below
HPL-5	Hydrangea Pan. "Limelight"	"Limelight" Hydrangea	Cont	5 gal.	See # below
IVH-3/7	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3/7 gal.	See # below
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
<i>EVERGREEN</i>					
AIG-3	Azalea indica 'Mrs. GG Gerbing'	'GG Gerbing' Azalea	Cont	3 gal.	See # below
BMG-3/7	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3/7 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont	1 gal.	See # below
IP-3	Illicium parviflorum	Anise	Cont	3 gal.	4' ht at install
RI-3	Rhaphiolepis indica	Indian Hawthorne	Cont	3 gal.	See # below
RRA-3	Rhododendron x Autumn Angel	'Autumn Angel' Encore Azalea	Cont	3 gal.	See # below
VOC-5	Viburnum x 'Chindo'	'Chindo' Viburnum	Cont	5 gal.	See # below
VD-5	Viburnum davidii	'Davidii' Viburnum	Cont	5 gal.	See # below
<i>NATIVE GRASSES</i>					
MSA-1	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont	1 gal.	See # below
GROUND COVER					
PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Hemerocallis 'Fooled Me'	Daylily	Cont	1 gal.	See # below
* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED					

PLANT SPECIFIC CONDITION NOTES

- ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
- ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
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- EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
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- ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.

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VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 04.14.20

PRINTING:
1 04.14.20 DRC review

SEAL

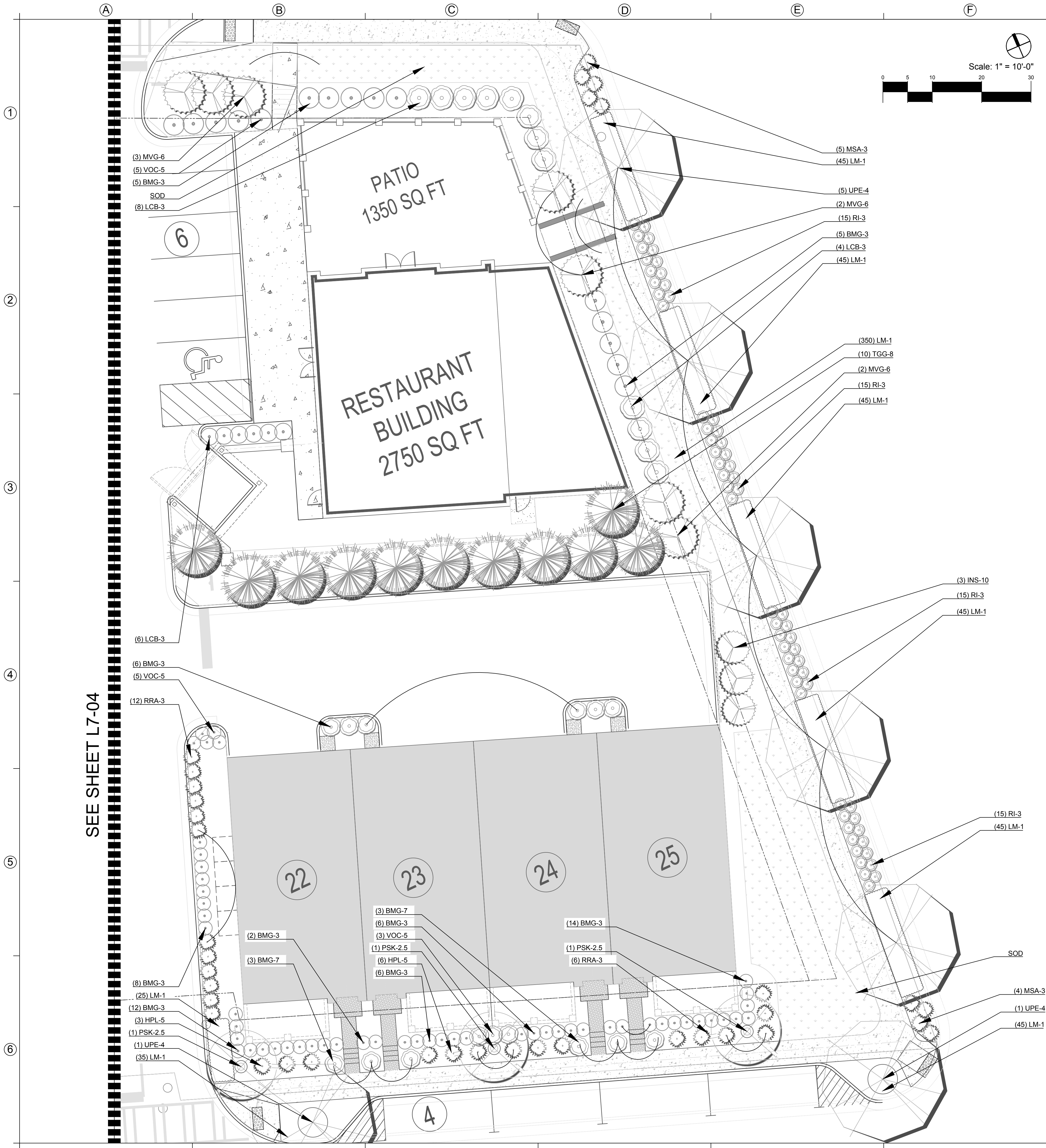
DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: KR

PLANTING PLAN

L7-04

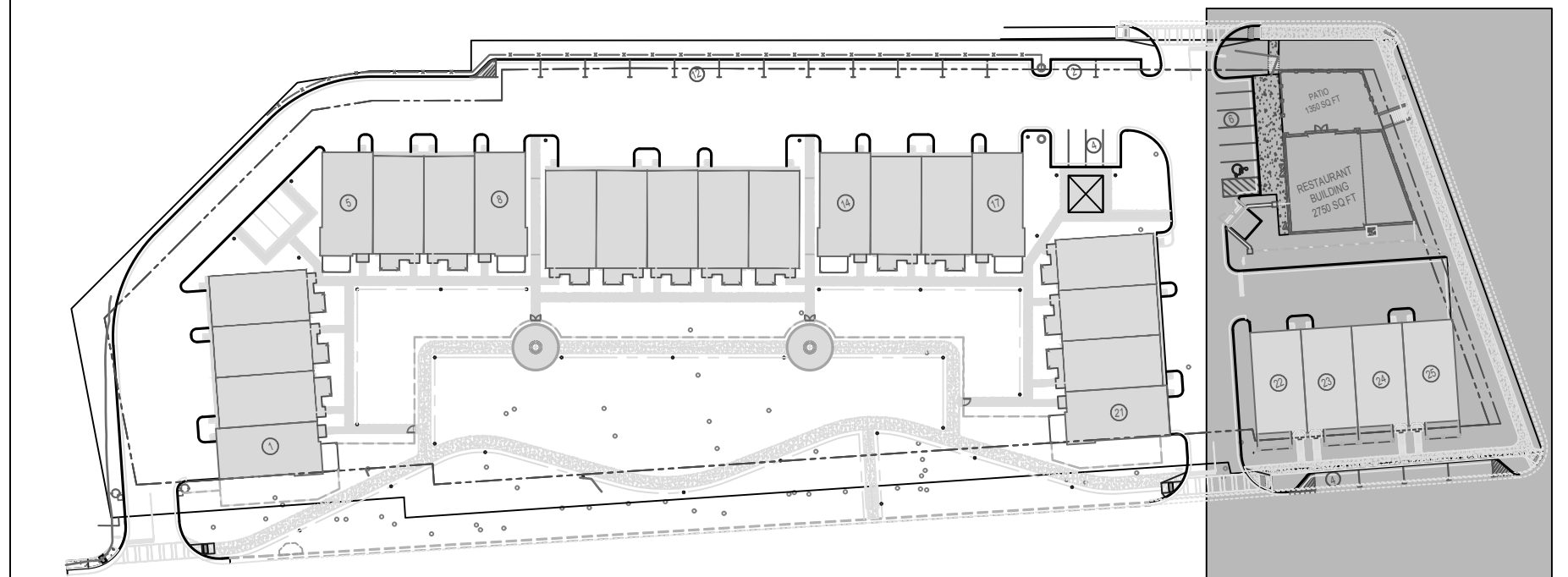
FOR CONSTRUCTION



PLANTING SCHEDULE					
ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
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QNP-4	Quercus natallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-4	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	4" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
EVERGREEN					
TGG-8	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	8' ht.	See # below
INS-6	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	6' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
FI-5	Forsythia x intermedia	Forsythia	Cont	5 gal.	See # below
HPL-5	Hydrangea Pan. "Limelight"	"Limelight" Hydrangea	Cont	5 gal.	See # below
IVH-3/7	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3/7 gal.	See # below
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
EVERGREEN					
AIG-3	Azalea indica 'Mrs. GG Gerbing'	'GG Gerbing' Azalea	Cont	3 gal.	See # below
BMG-3/7	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3/7 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont	1 gal.	See # below
IP-3	Illicium parviflorum	Anise	Cont	3 gal.	4' ht at install
RI-3	Rhaphiolepis indica	Indian Hawthorne	Cont	3 gal.	See # below
RRA-3	Rhododendron x Autumn Angel	'Autumn Angel' Encore Azalea	Cont	3 gal.	See # below
VOC-5	Viburnum x 'Chindo'	'Chindo' Viburnum	Cont	5 gal.	See # below
VD-5	Viburnum davidii	'Davidii' Viburnum	Cont	5 gal.	See # below
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MSA-1	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont	1 gal.	See # below
GROUNDCOVER					
PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Hemerocallis 'Fooled Me'	Daylily	Cont	1 gal.	See # below

* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED

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KEY PLAN



VILLAGE WALK @ HAPEVILLE

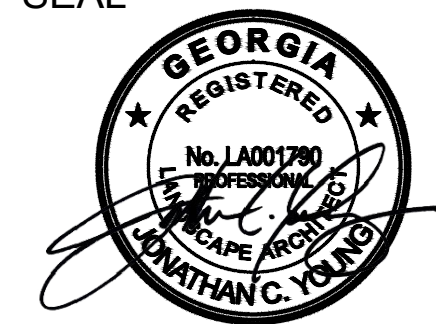
City of Hapeville, Fulton County, Georgia

Miller Lowry
Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 04.14.20

PRINTING:
1 04.14.20 DRC review

SEAL



DRC
Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: KR

PLANTING
PLAN

L7-05

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

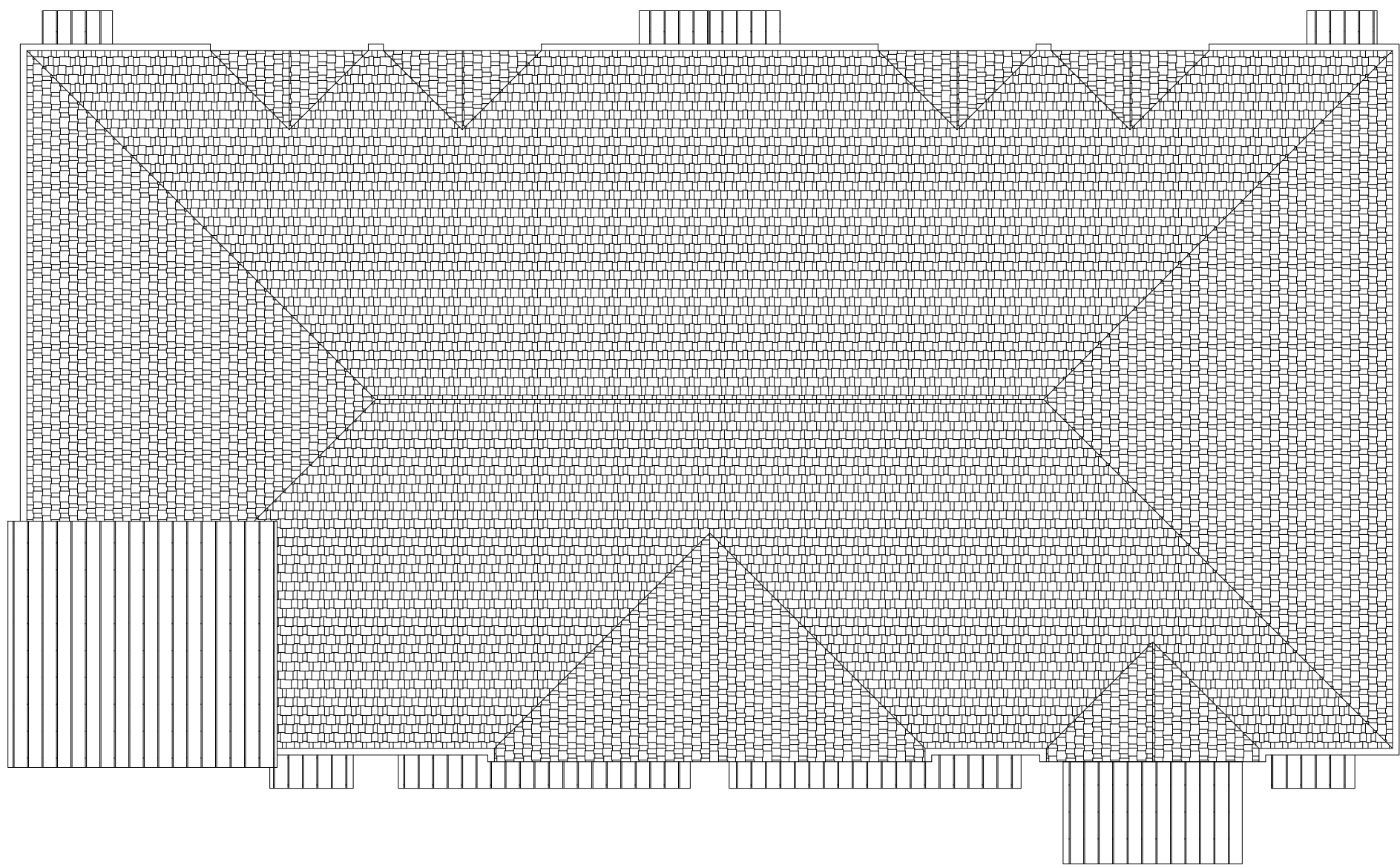
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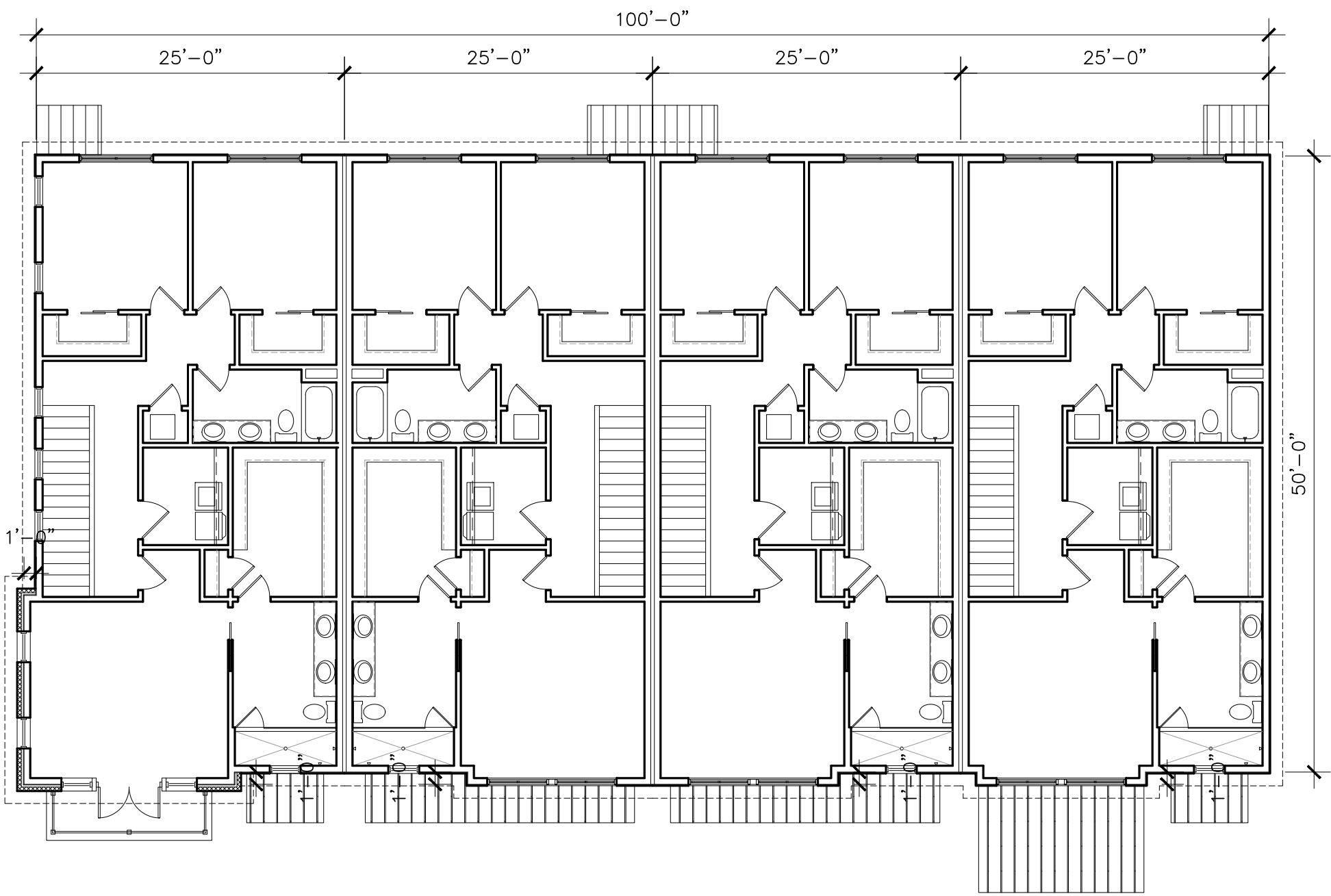
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UNITS 1-4

SHEET

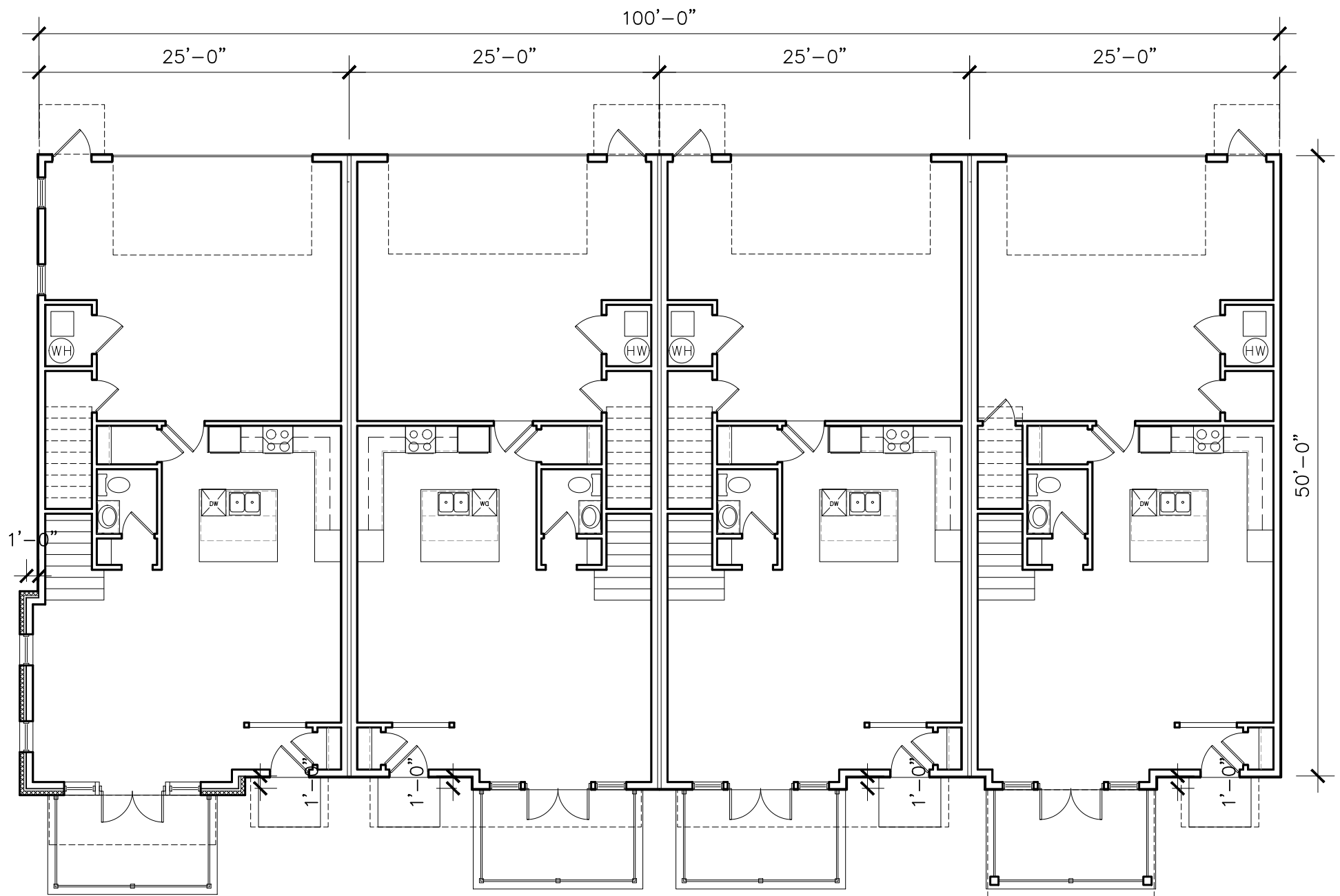
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plan 3 ROOF PLAN
3/32"=1'-0" A101 UNITS 1-4



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A101 UNITS 1-4



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A101 UNITS 1-4

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT
VILLAGE WALK AT HAPEVILLE LAND LOTS 89 & 127, 14TH DIST. CITY OF HAPEVILLE FULTON CO. GEORGIA

NUMBER	18030
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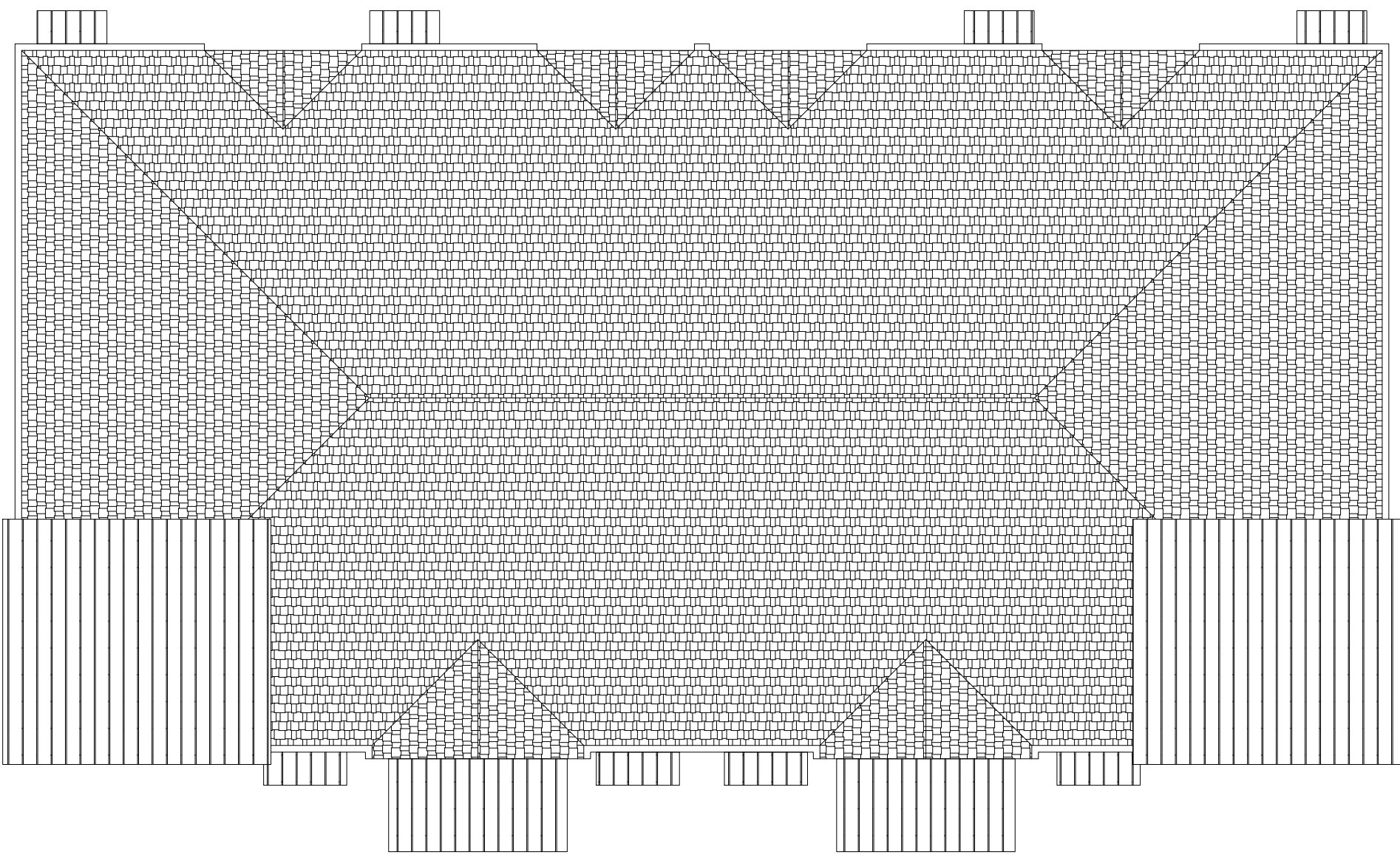
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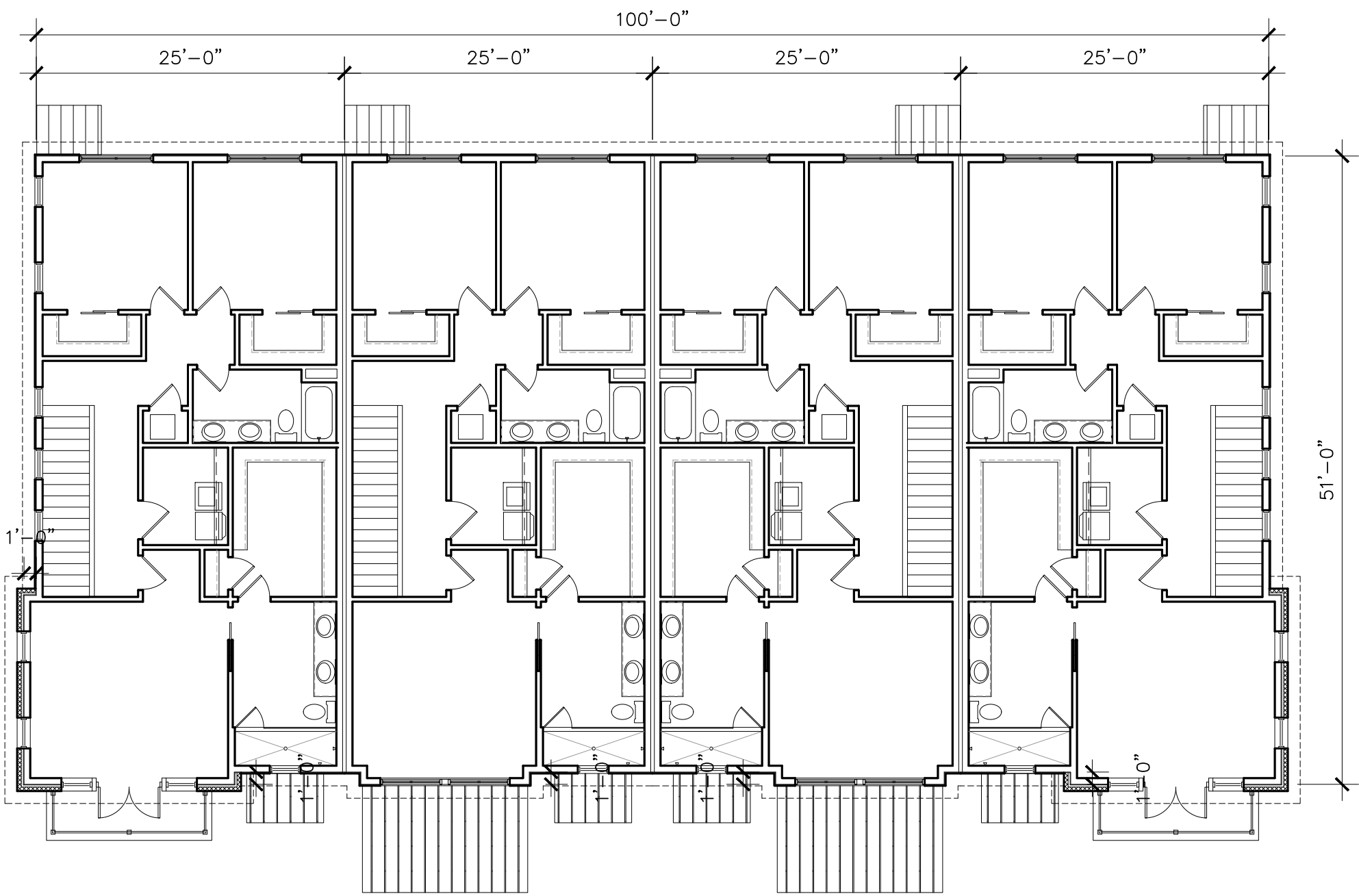
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TITLE
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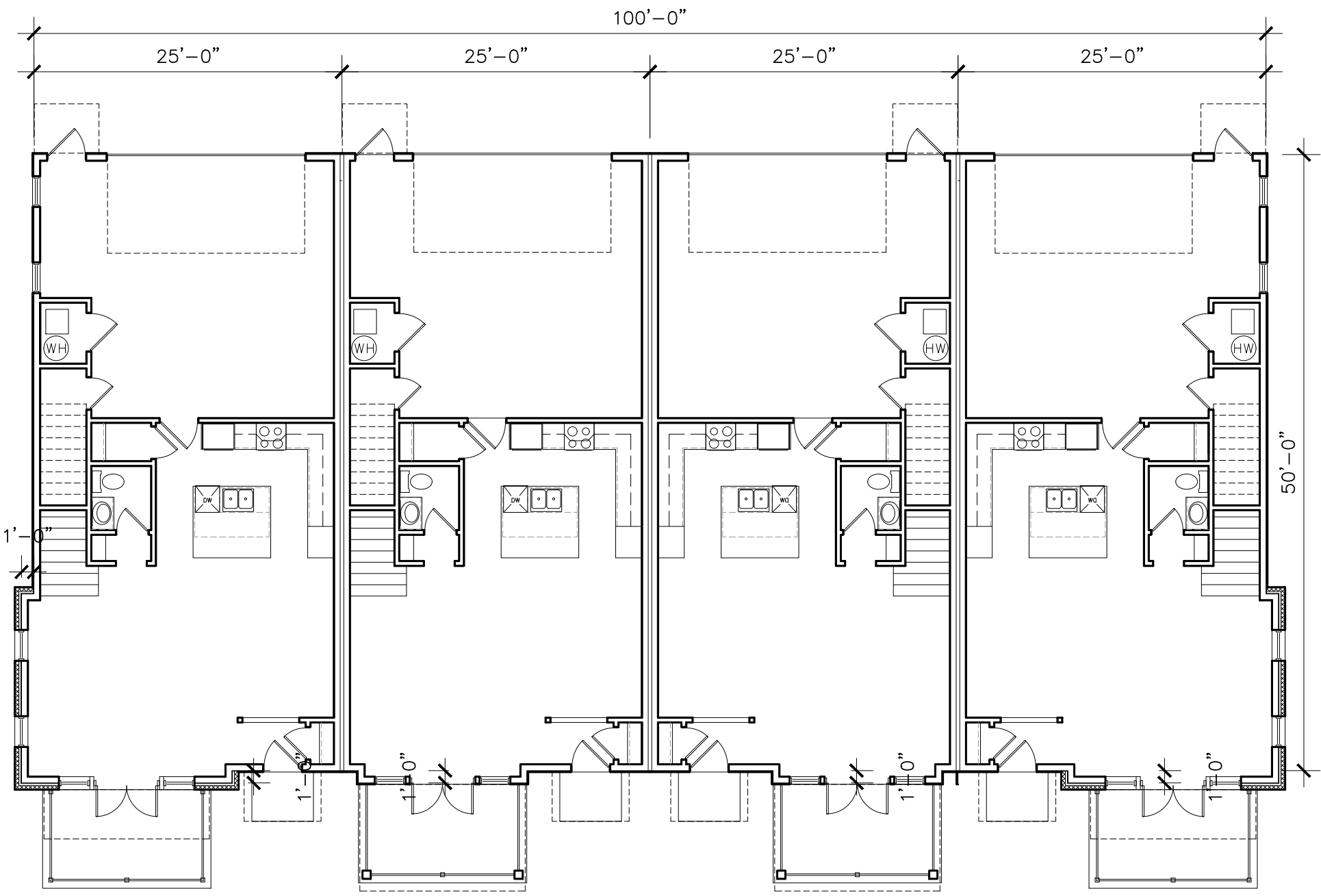
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A102



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3/32"=1'-0" A102 UNITS 5-8 & 14-17



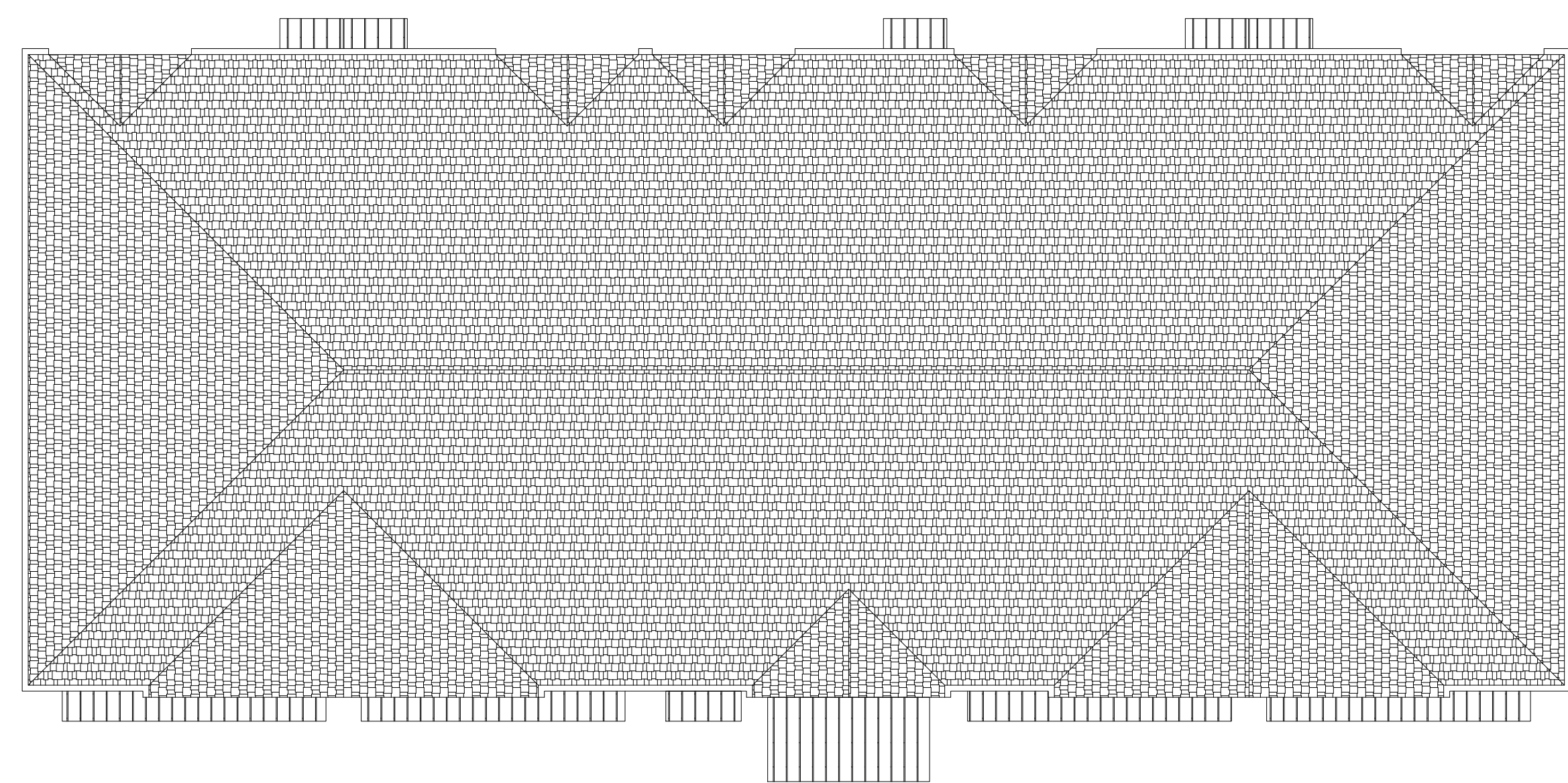
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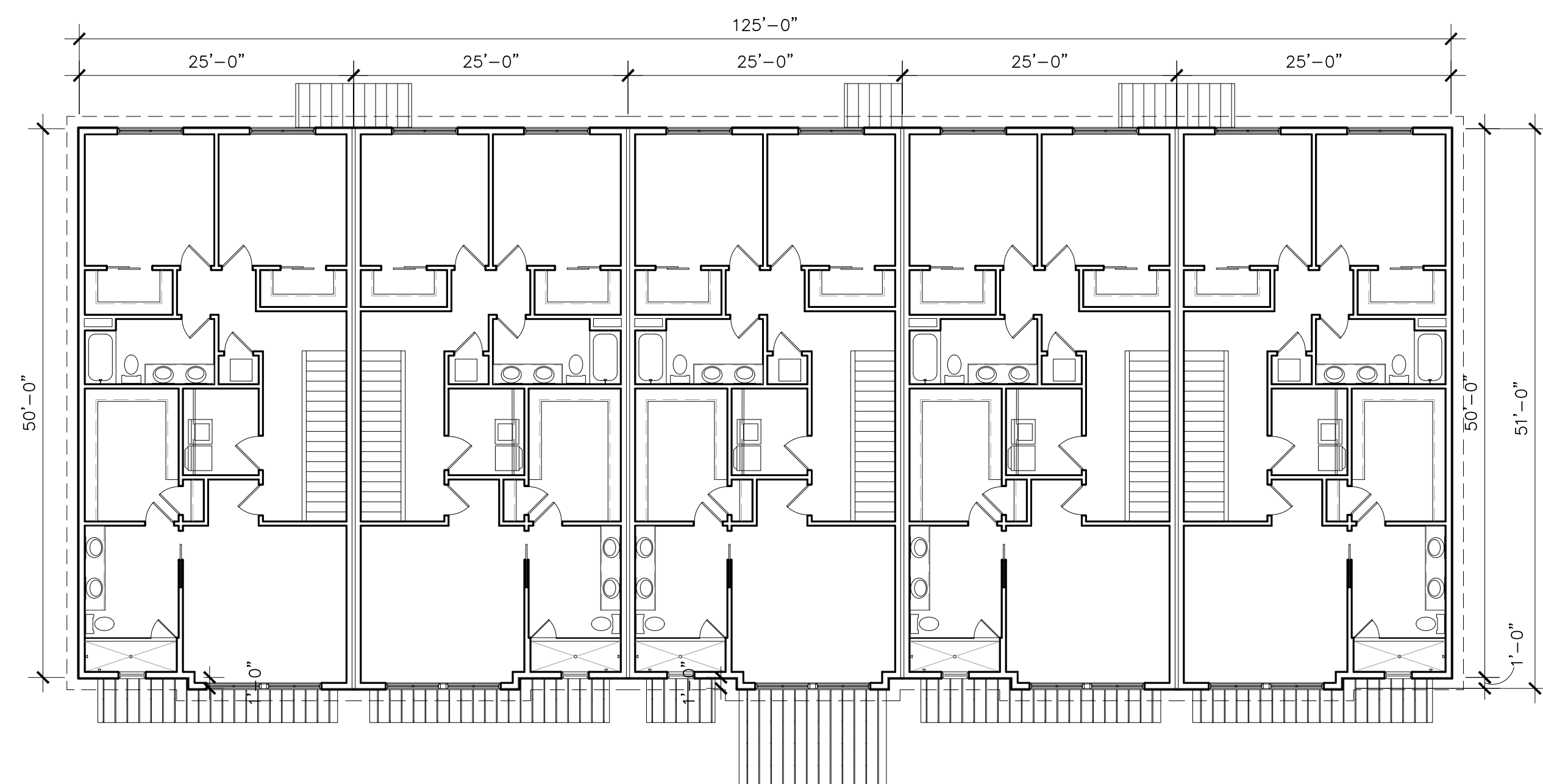
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<u>DATE</u>	<u>DESCRIPTION</u>
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07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION

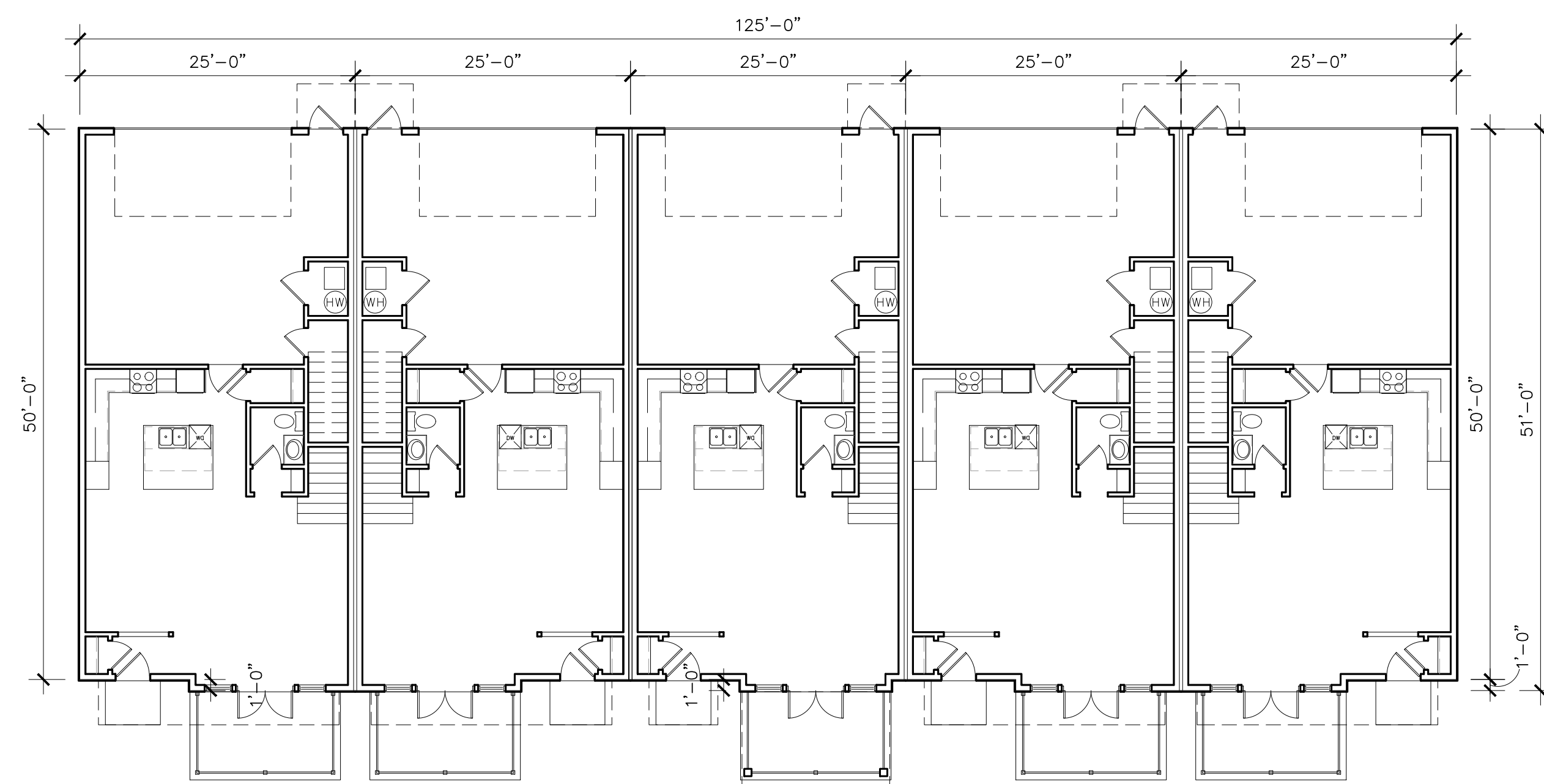
PROJECT
VILLAGE WALK AT HAPEVILLE LAND LOTS 89 & 127, 14TH DIST. CITY OF HAPEVILLE FULTON CO. GEORGIA
NUMBER 18030
START 01.22.2019
DRAWN NK
CHECKED JC
TITLE BUILDING PLANS UNITS 9-13
SHEET A103



plan 3 ROOF PLAN
3/32"=1'-0" A103 UNITS 9-13



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A103 UNITS 9-13



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A103 UNITS 9-13

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER
18030

START
01.22.2019

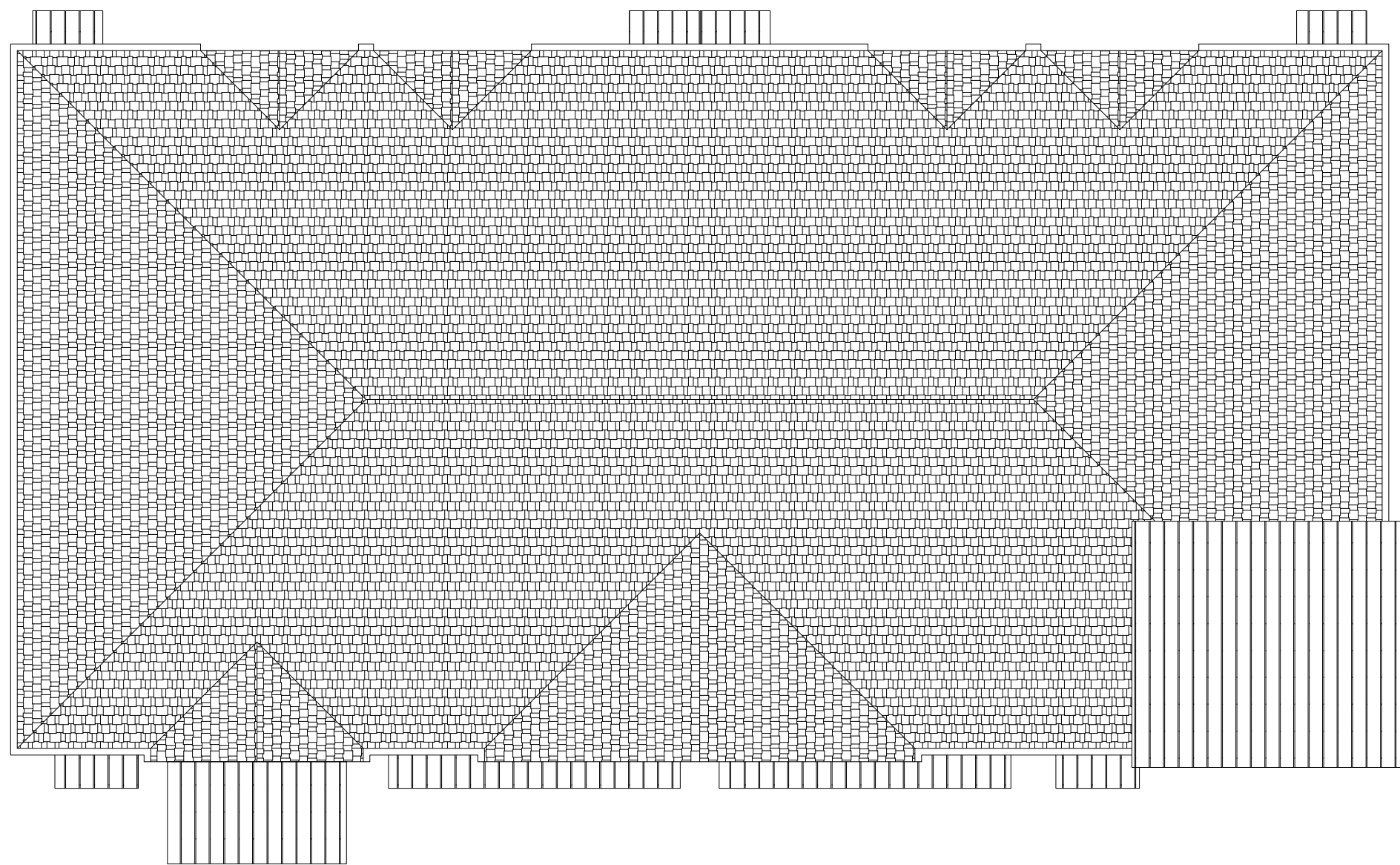
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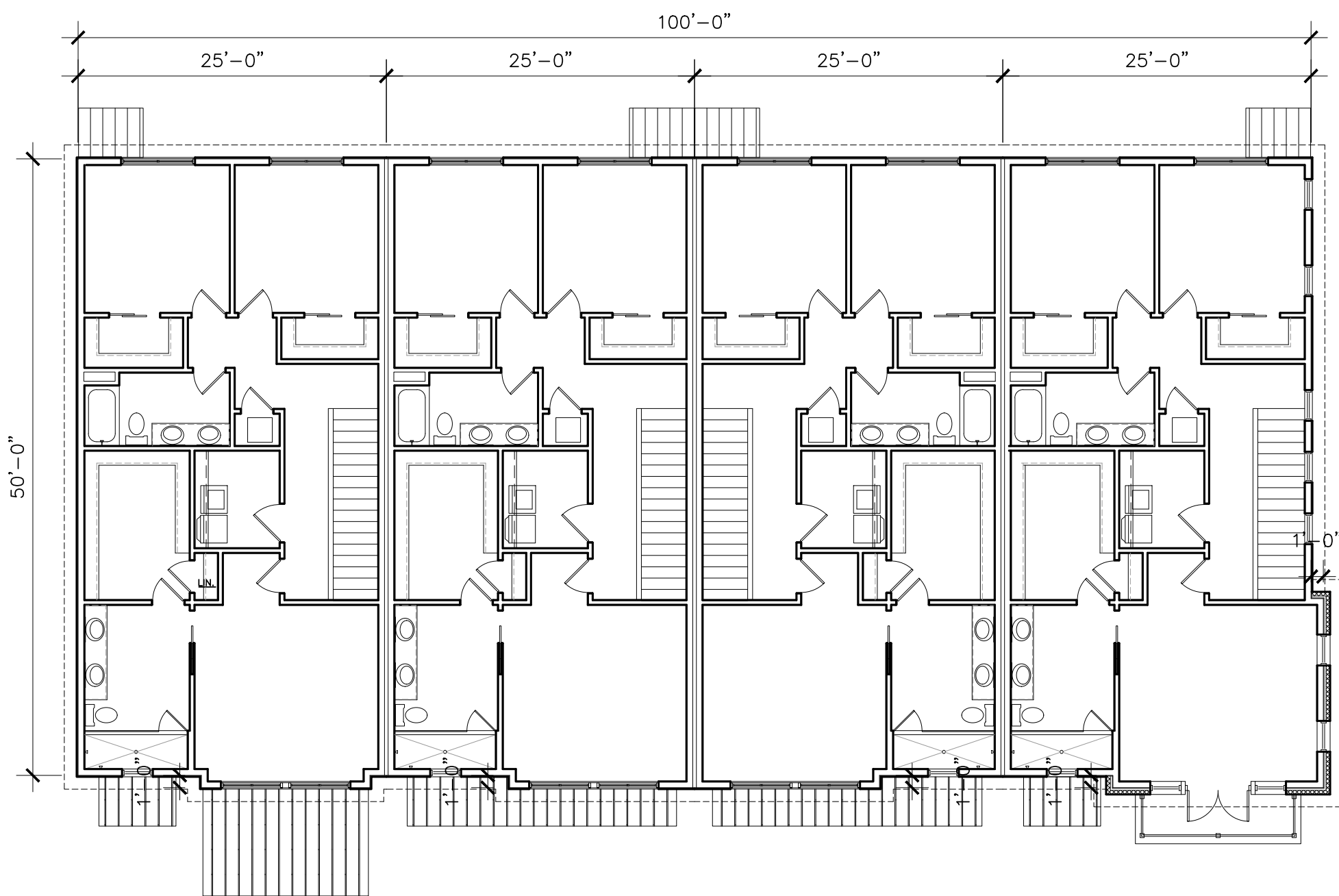
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BUILDING PLANS
UNITS 18-21

SHEET

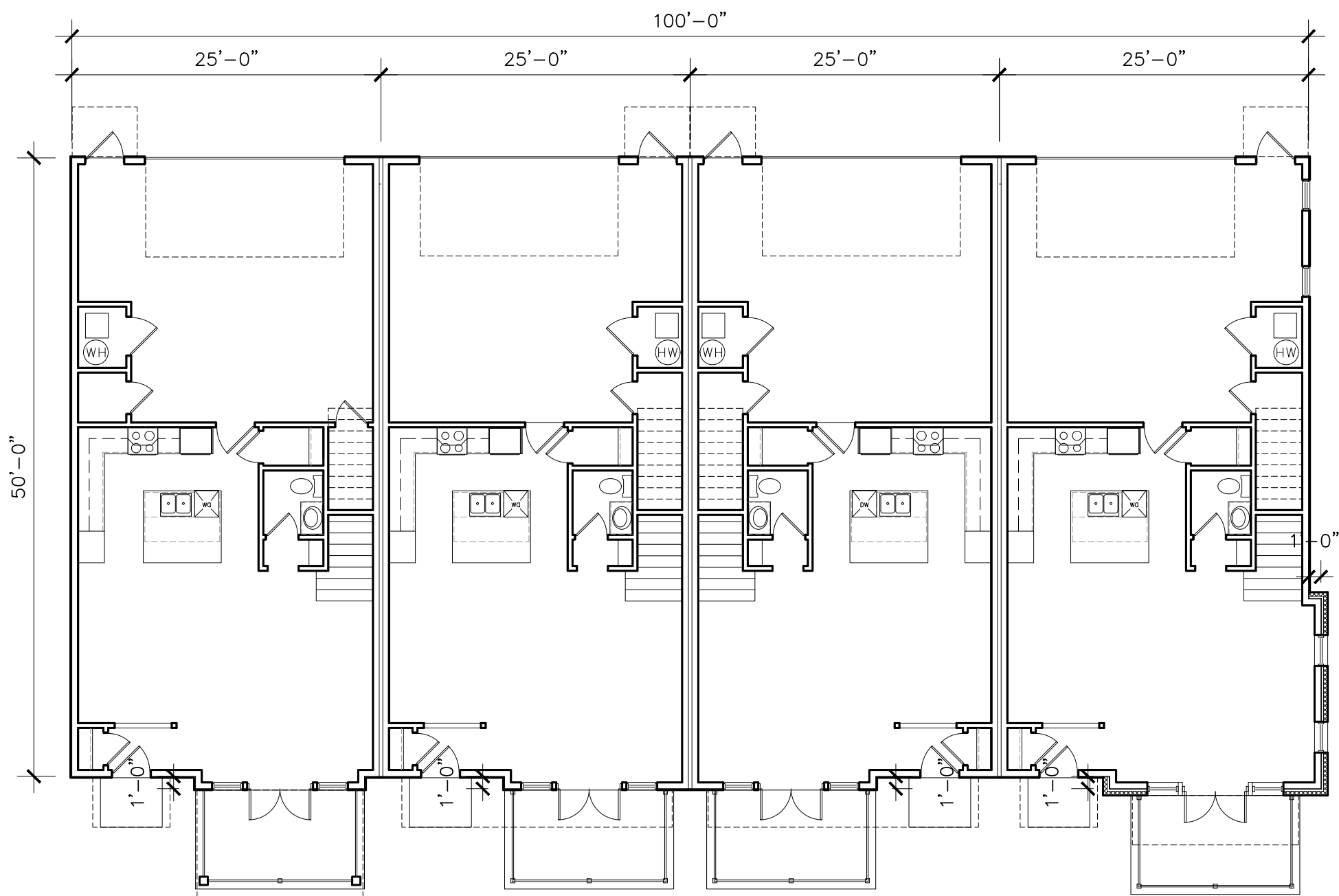
A104



plan 3 ROOF PLAN
3/32"=1'-0" A104 UNITS 18-21



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A104 UNITS 18-21



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A104 UNITS 18-21

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER
18030

START
01.22.2019

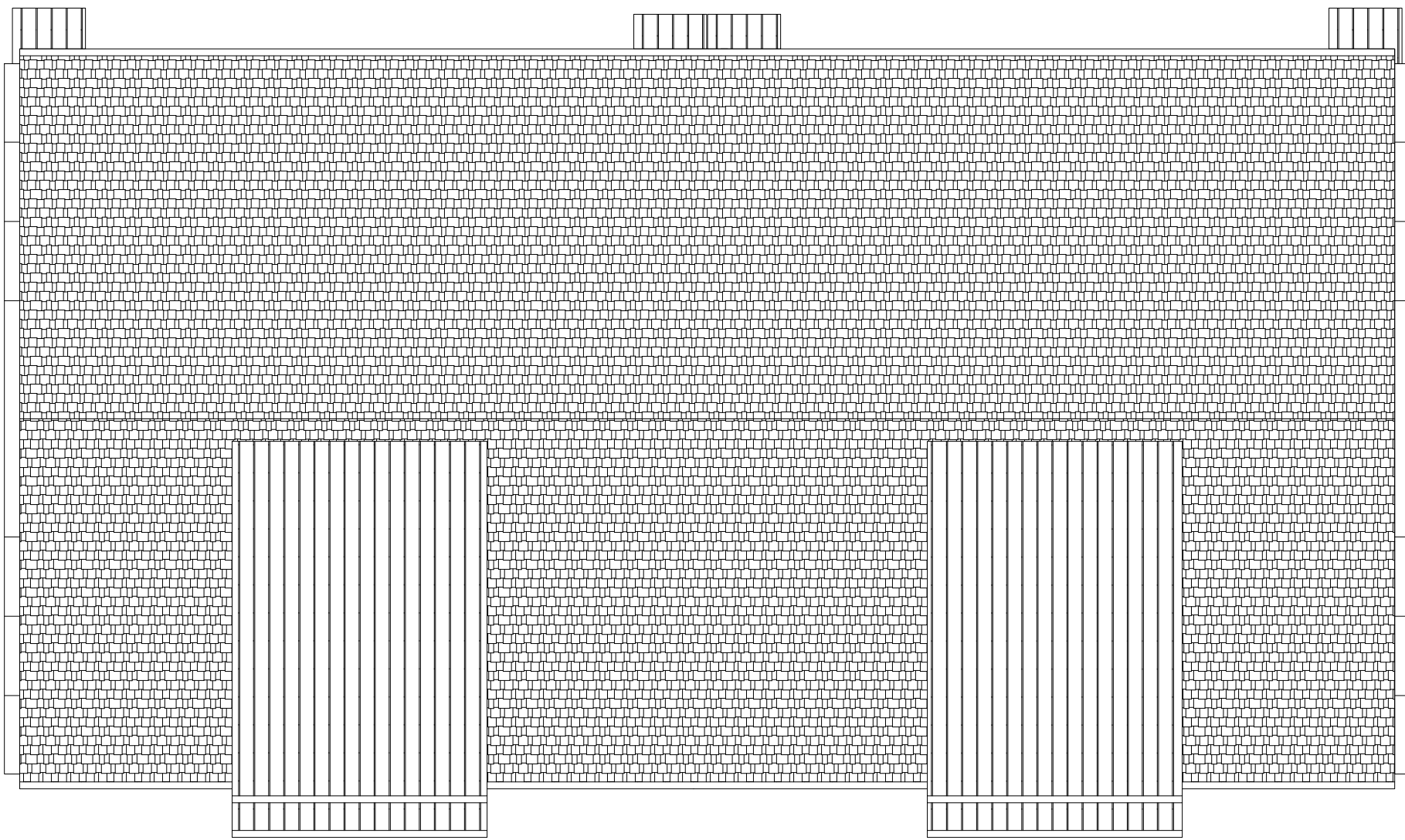
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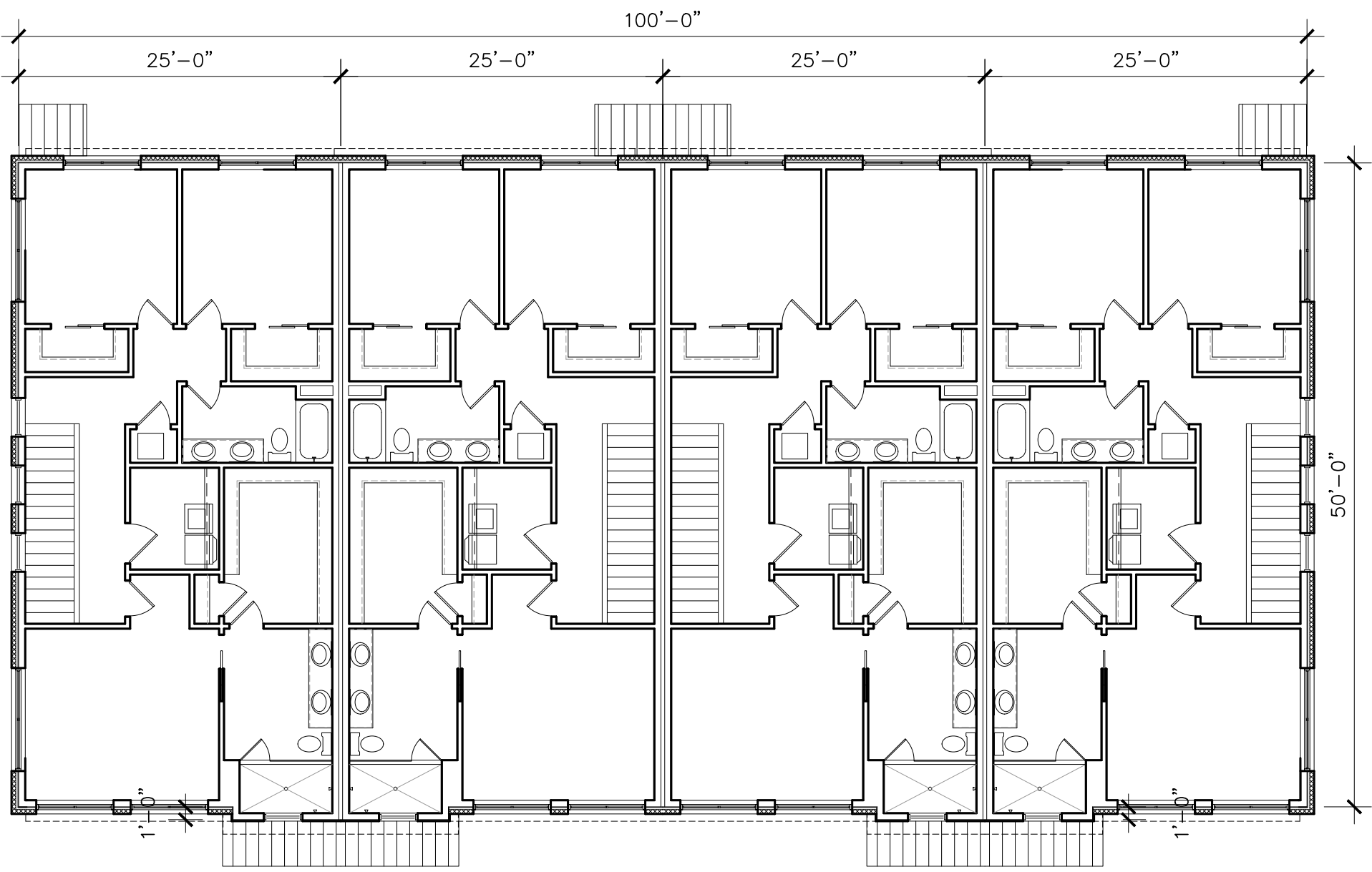
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BUILDING PLANS
UNITS 22-25

SHEET

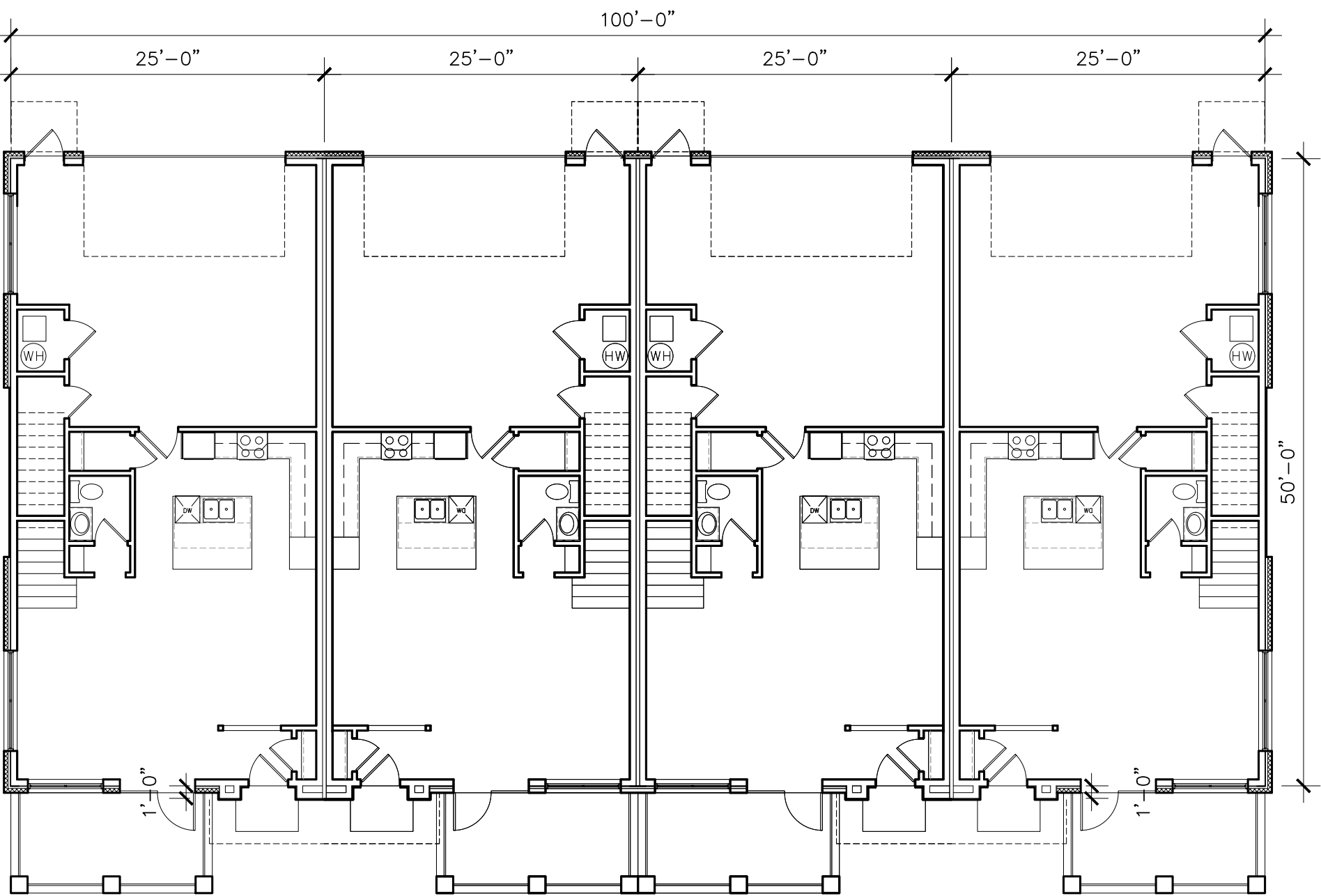
A105



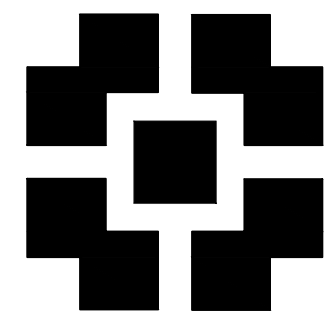
plan 3 ROOF PLAN
3/32"=1'-0" A105 UNITS 22-25



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A105 UNITS 22-25



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A105 UNITS 22-25



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

RESTAURANT BUILDING
VILLAGE WALK @ HAPEVILLE

HAPEVILLE, GEORGIA 30354

thoughtwell

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SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

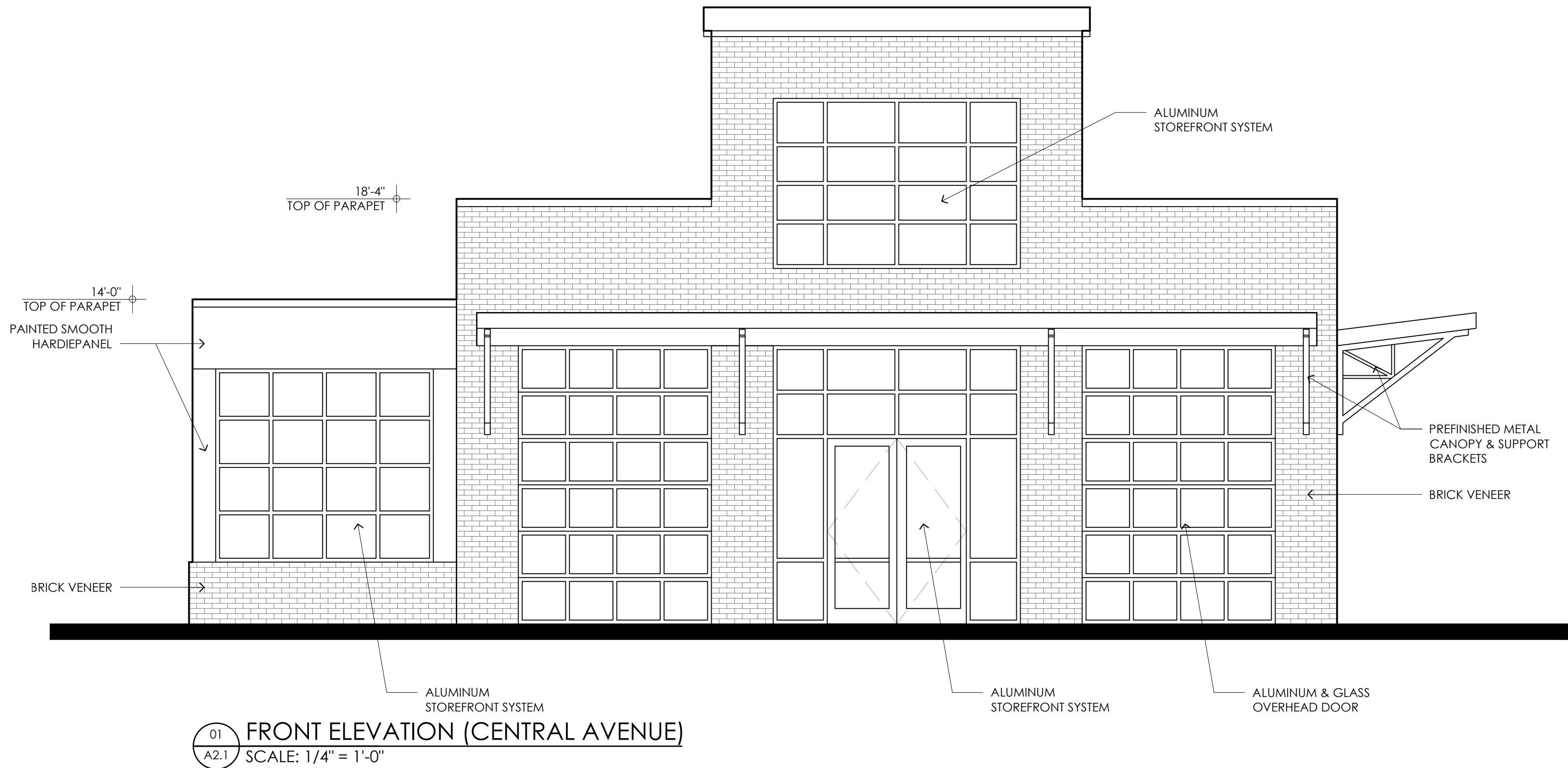
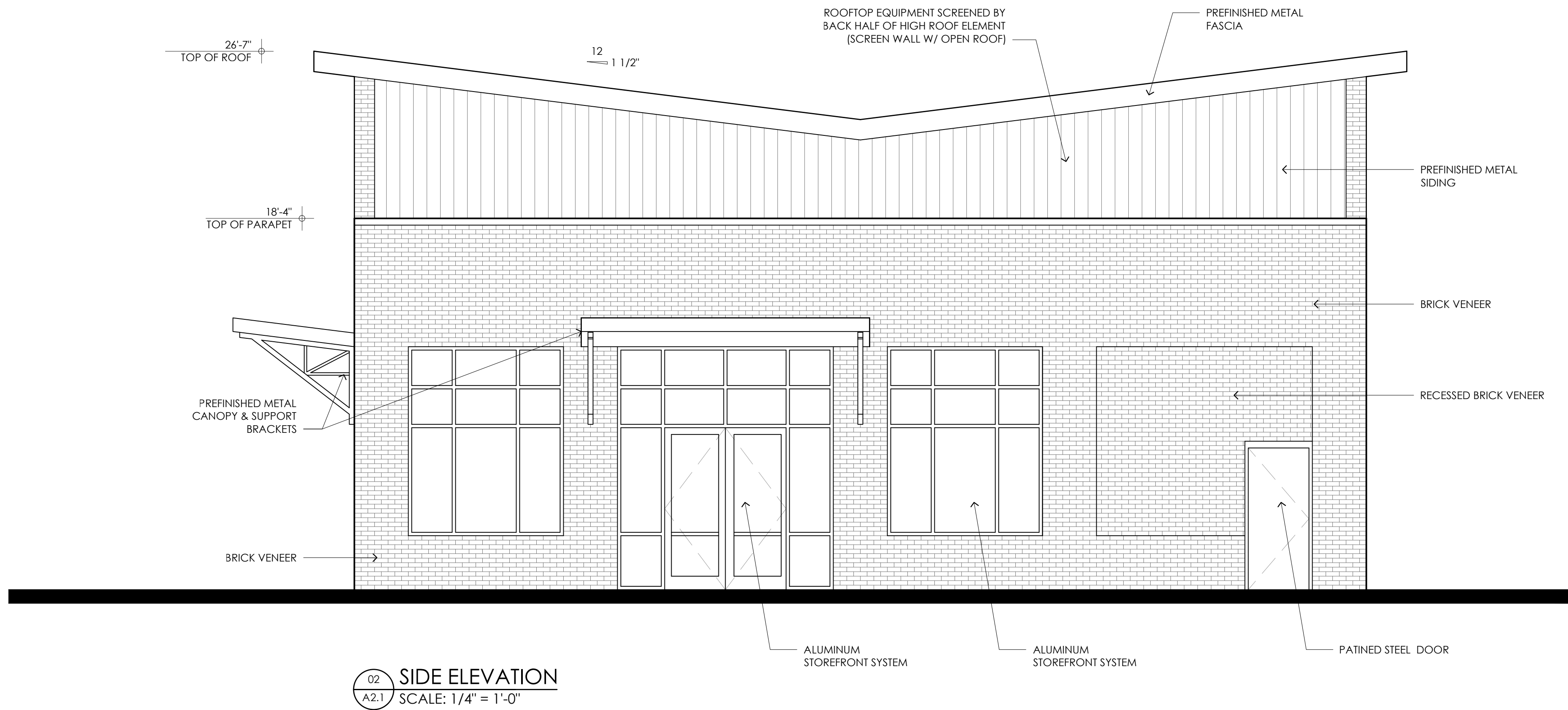
ISSUE DATE	04/14/2020
DRAWN BY	TMV
CHECKED BY	TMV
PHD PROJ. #	200102

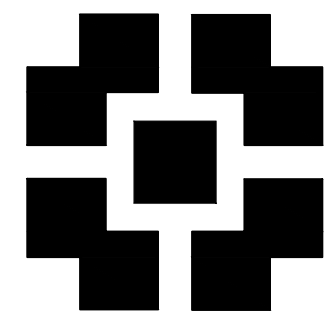
SHEET TITLE

ELEVATIONS

SHEET #

A2.1





PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

RESTAURANT BUILDING
VILLAGE WALK @ HAPEVILLE

HAPEVILLE, GEORGIA 30354

thoughtwell

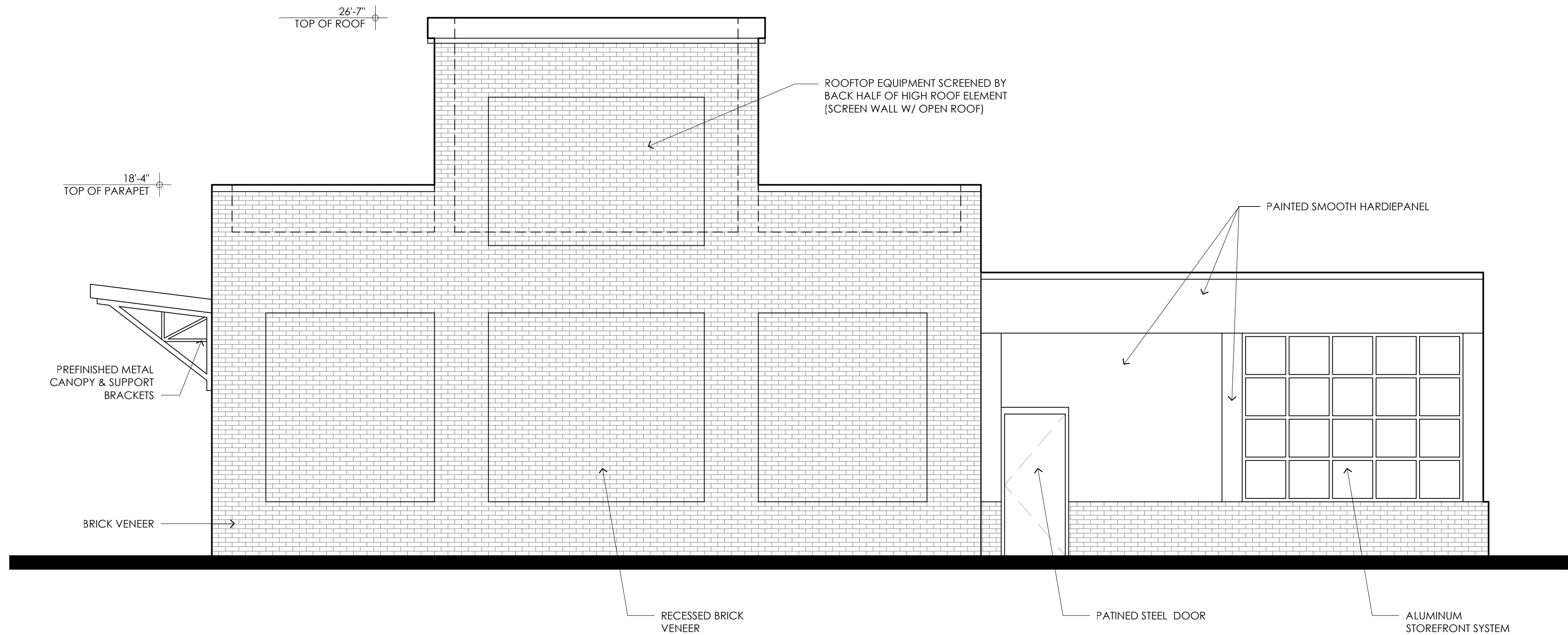
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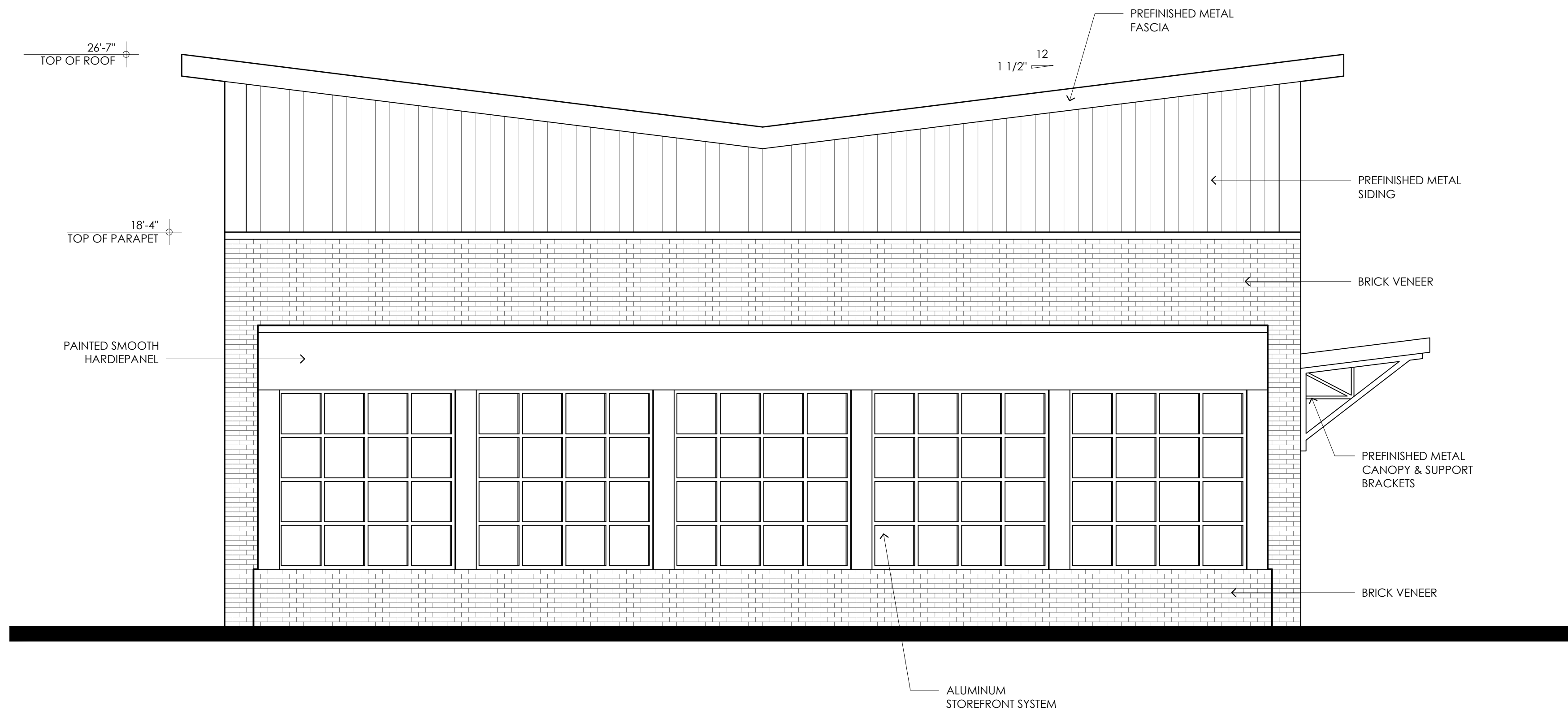
ISSUE DATE	04/14/2020
DRAWN BY	TMV
CHECKED BY	TMV
PHD PROJ. #	20012

SHEET TITLE
ELEVATIONS

SHEET #
A2.2



02 REAR ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



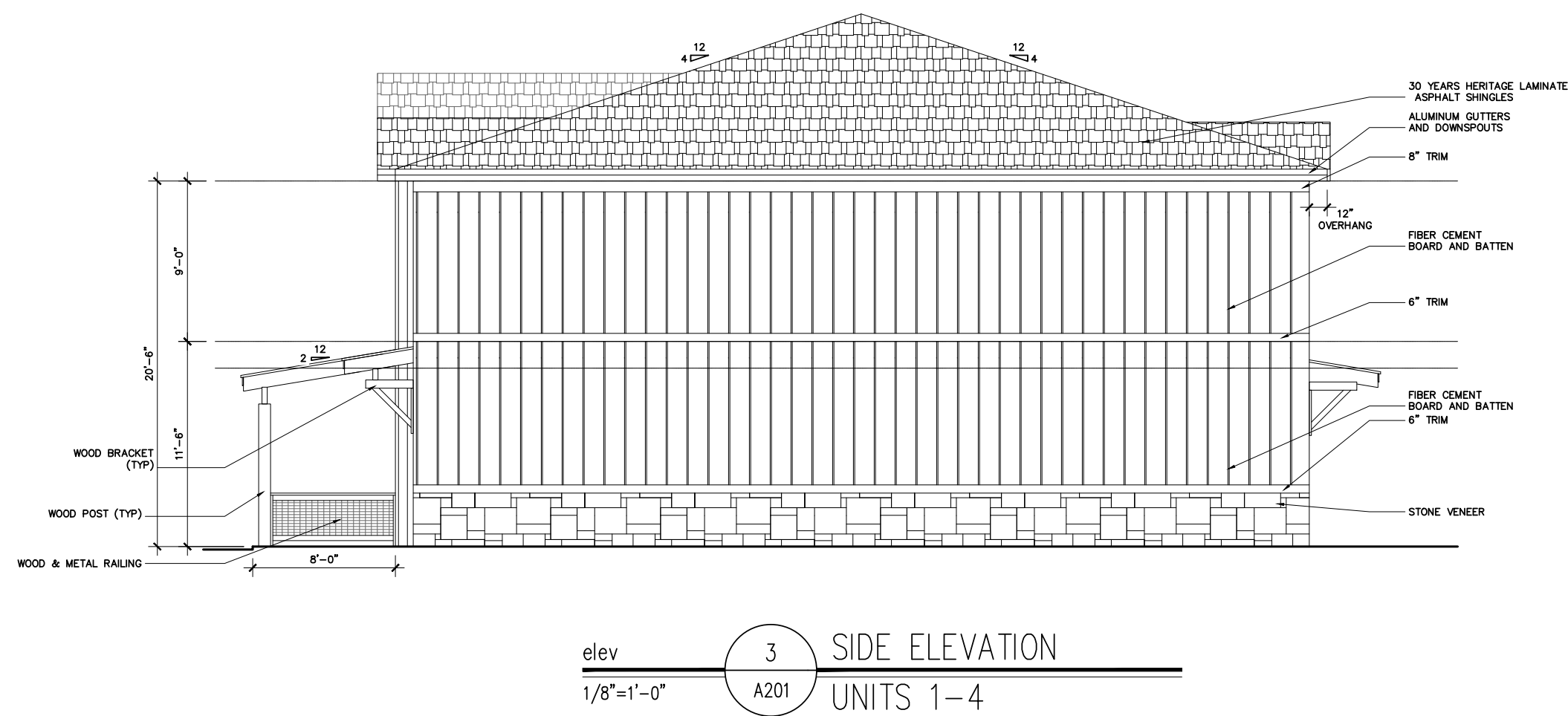
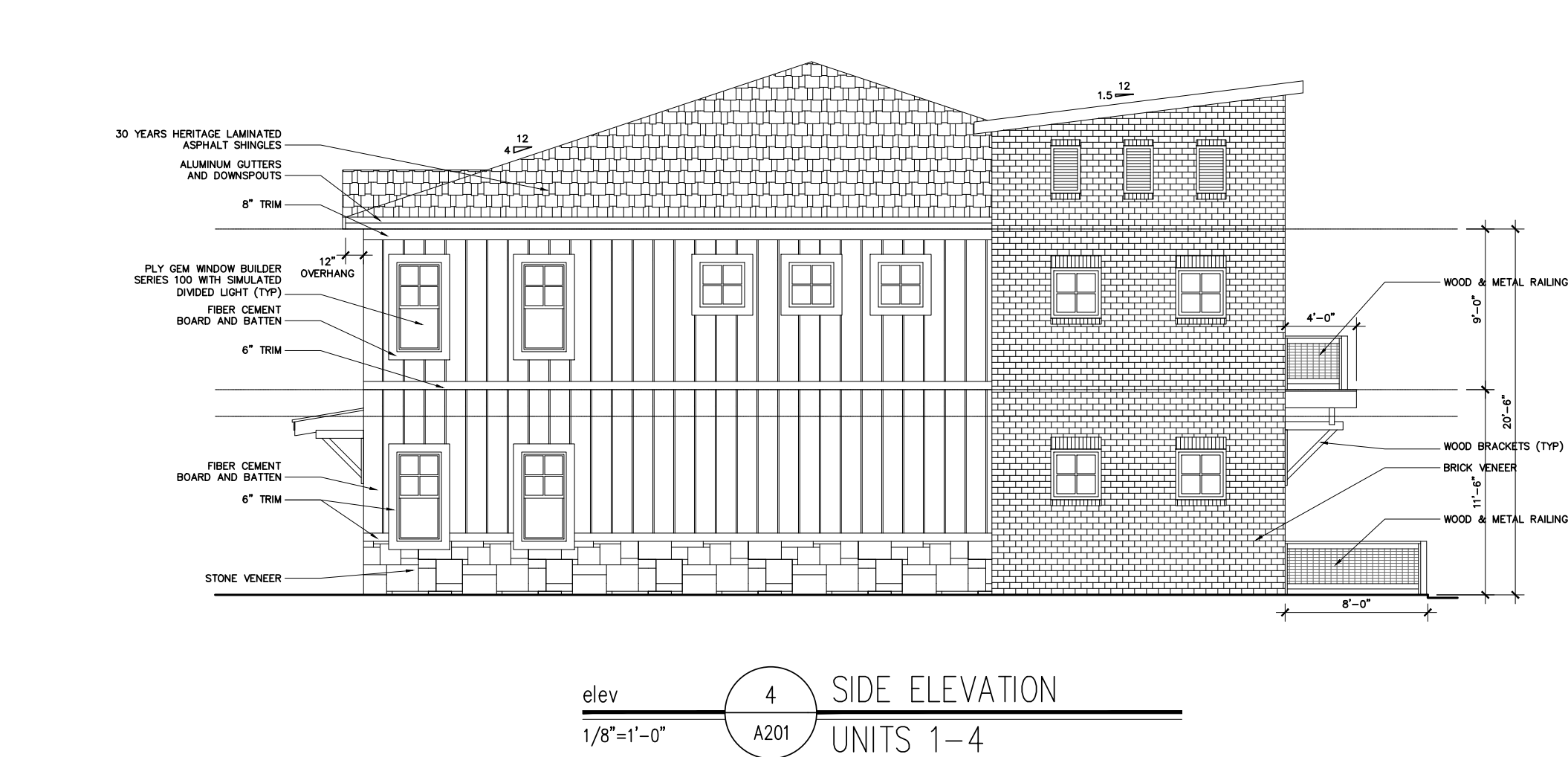
01 SIDE ELEVATION (COLVILLE AVE)
A2.2 SCALE: 1/4" = 1'-0"

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER	18030
START	01.22.2019
DRAWN	NK
CHECKED	JC
TITLE	ELEVATIONS UNITS 1-4
SHEET	A201



04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER
18030

START
01.22.2019

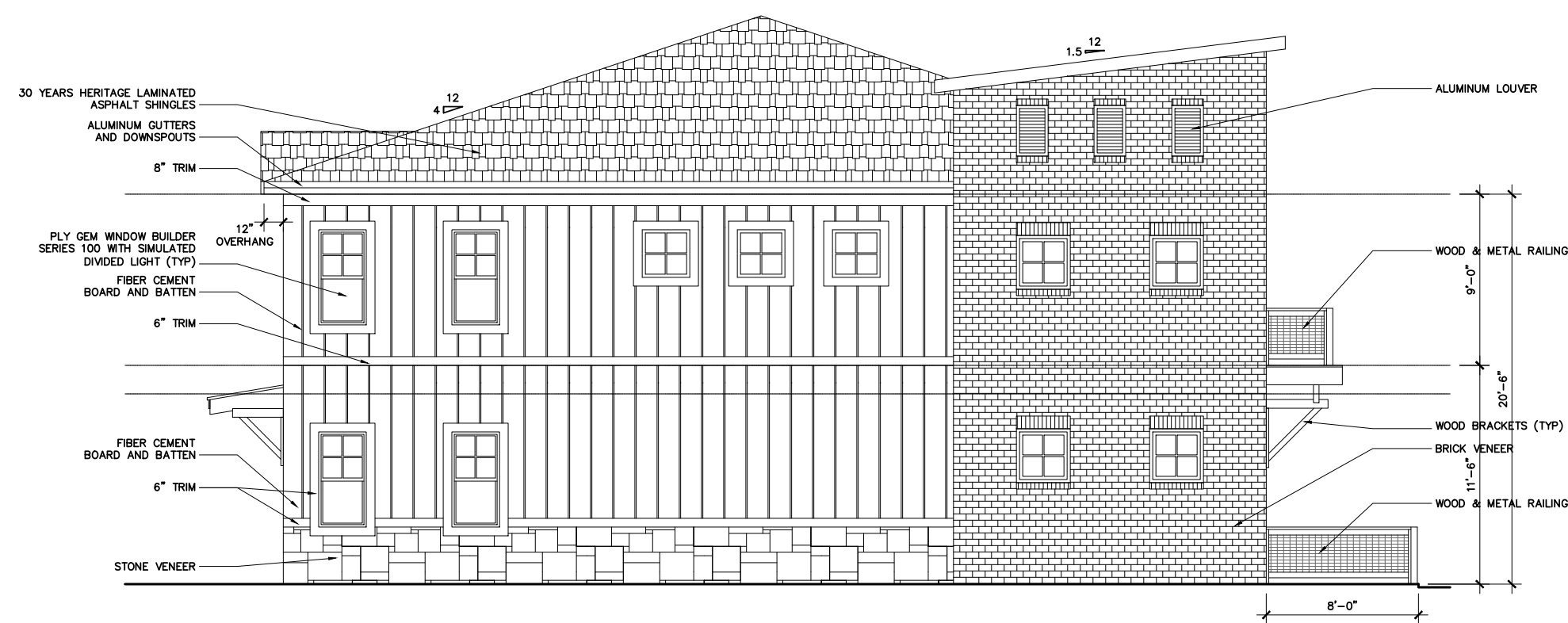
DRAWN
NK

CHECKED
JC

TITLE
ELEVATIONS
UNITS 5-8 & 14-17

SHEET

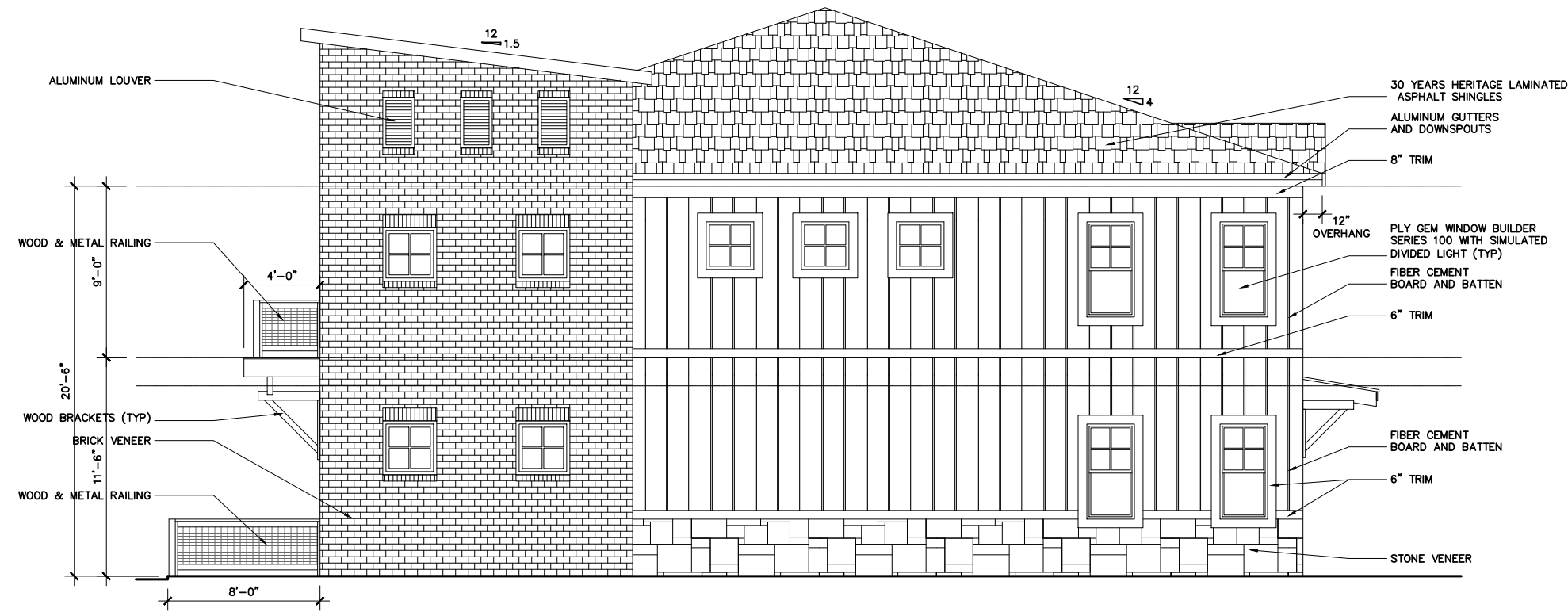
A202



elev 4 SIDE ELEVATION
1/8"=1'-0" A202 UNITS 5-8 & 14-17



elev 2 FRONT ELEVATION
1/8"=1'-0" A202 UNITS 5-8 & 14-17



elev 3 SIDE ELEVATION
1/8"=1'-0" A202 UNITS 5-8 & 14-17



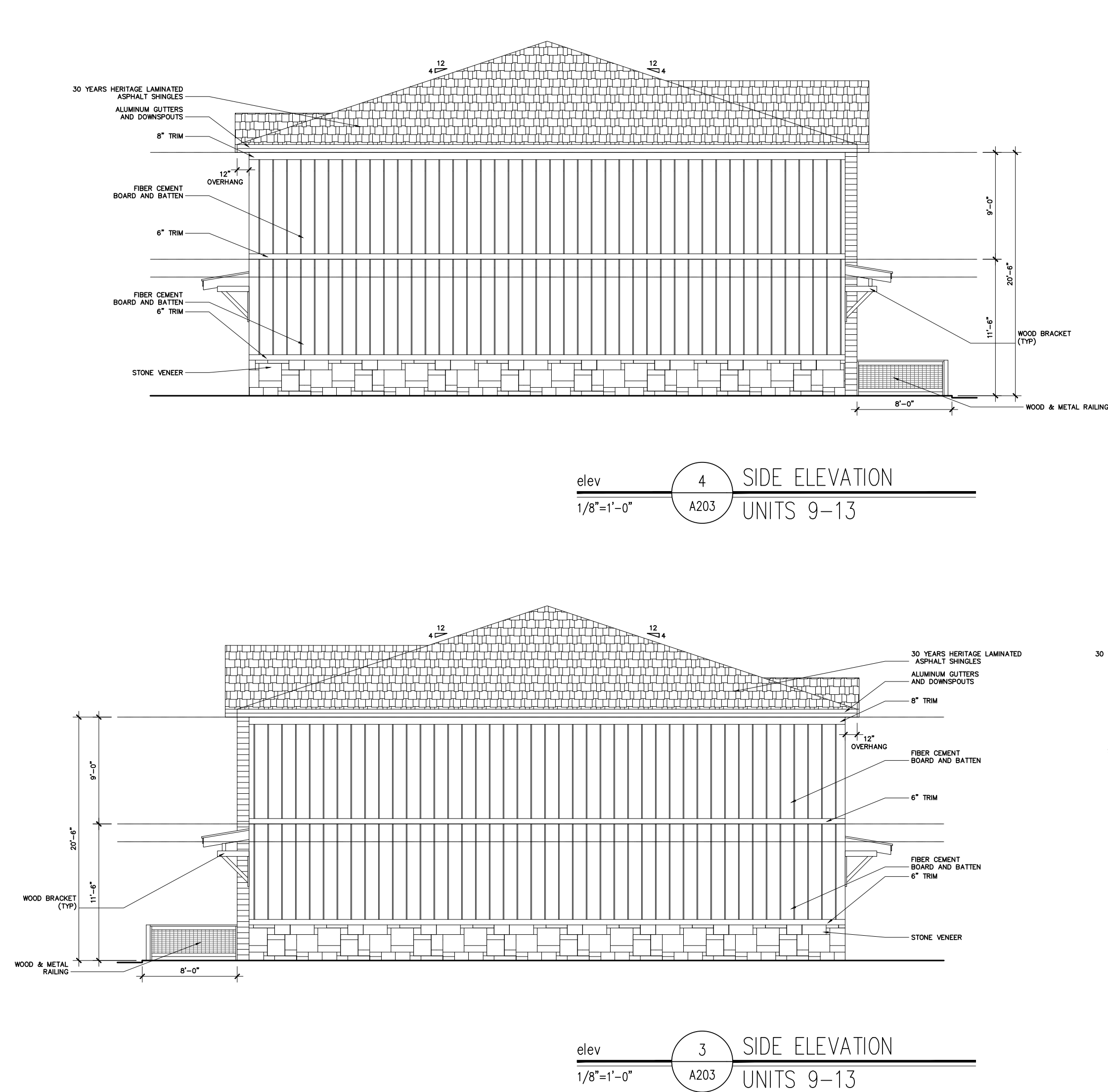
elev 1 REAR ELEVATION
1/8"=1'-0" A202 UNITS 5-8 & 14-17

04.15.20	D.R.C. REVISION 4
07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER	18030
START	01.22.2019
DRAWN	NK
CHECKED	JC
TITLE	ELEVATIONS UNITS 9-13
SHEET	A203



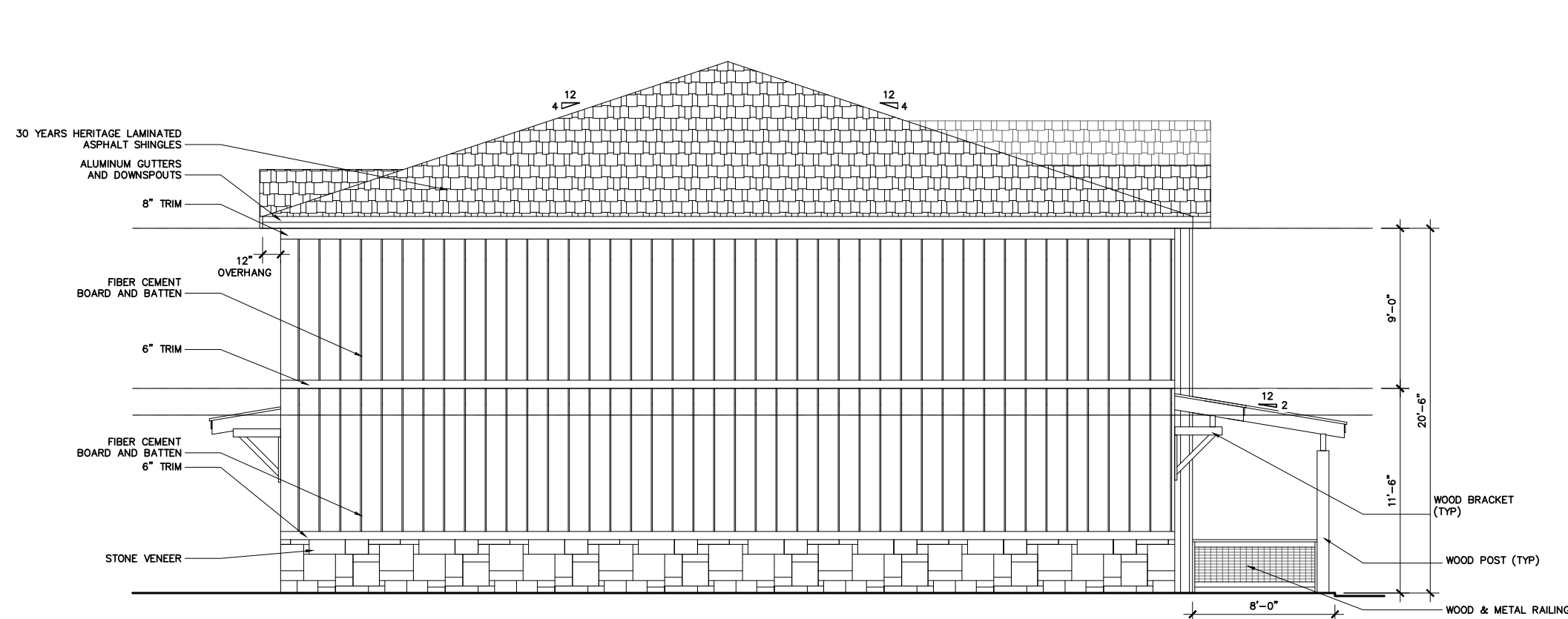
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07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER	18030
START	01.22.2019
DRAWN	NK
CHECKED	JC
TITLE	ELEVATIONS UNITS 18-21
SHEET	

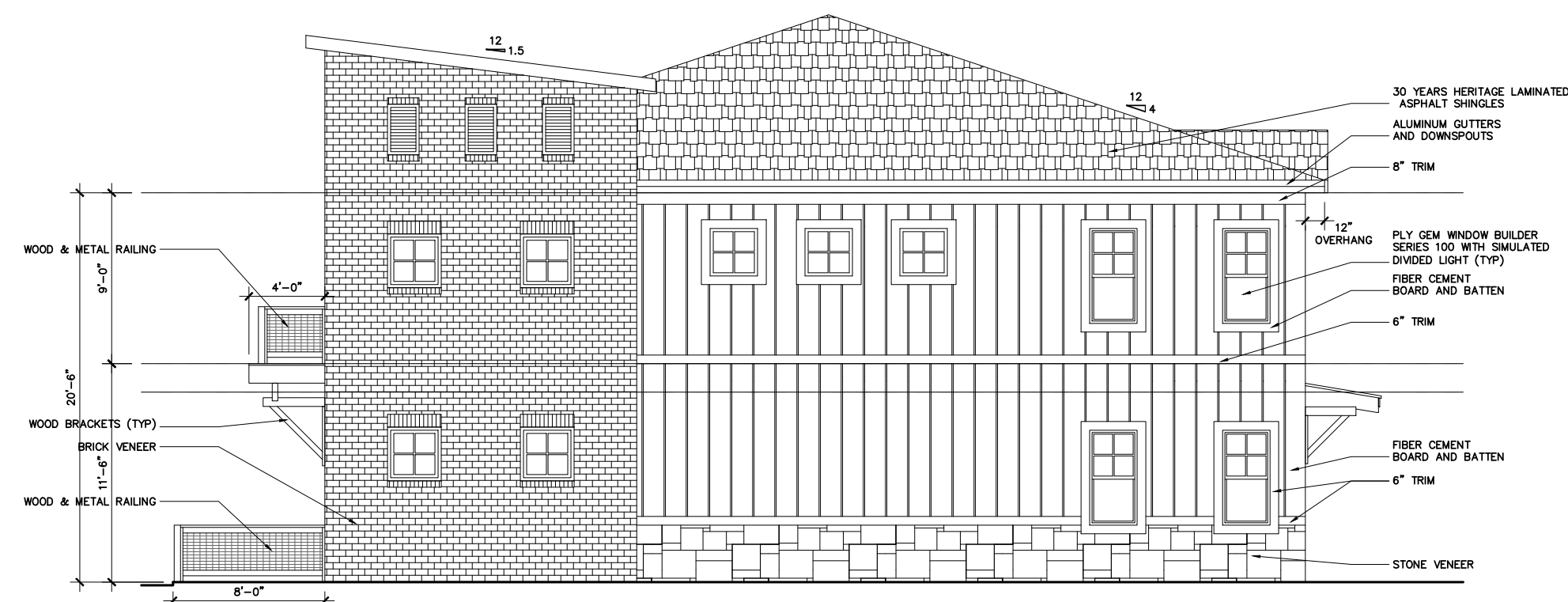
A204



elev 4 SIDE ELEVATION
1/8"=1'-0" A204 UNITS 18-21



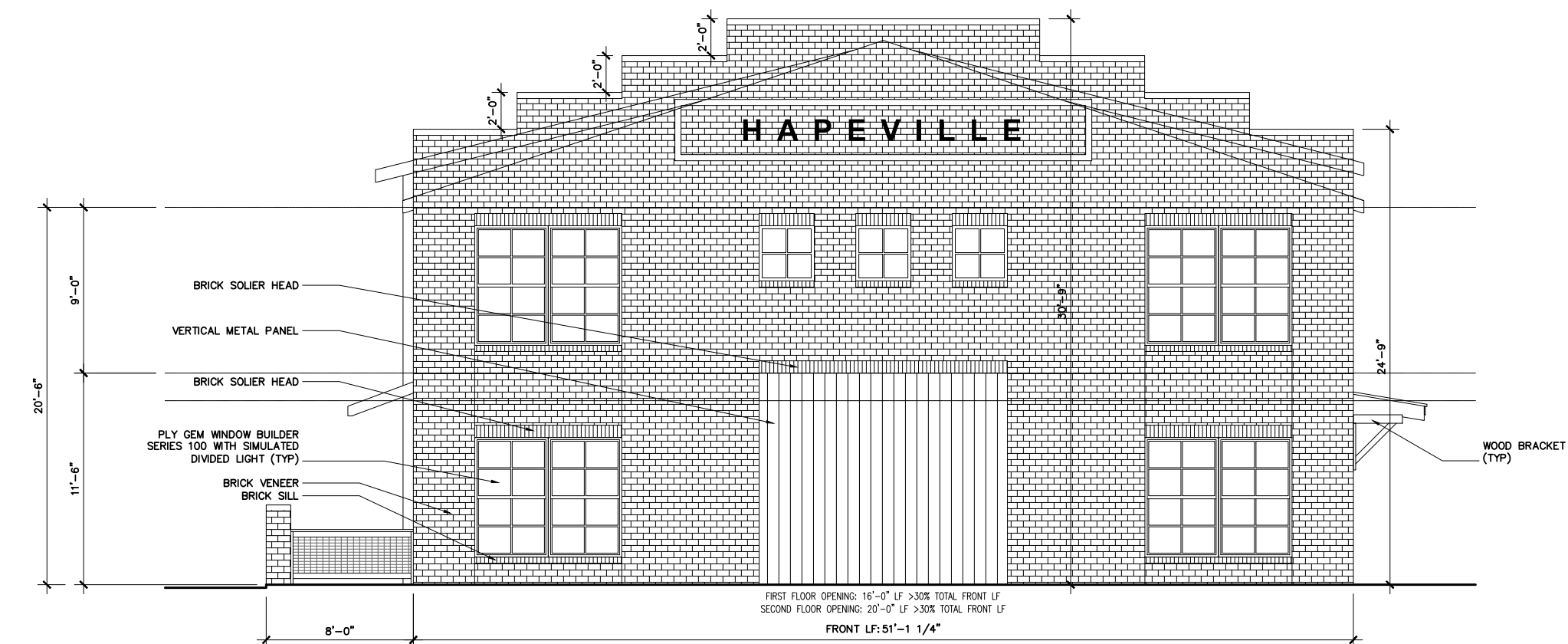
elev 2 FRONT ELEVATION
1/8"=1'-0" A204 UNITS 18-21



elev 3 SIDE ELEVATION
1/8"=1'-0" A204 UNITS 18-21



elev 1 REAR ELEVATION
1/8"=1'-0" A204 UNITS 18-21



elev 3 SIDE ELEVATION
1/8"=1'-0" A205 UNITS 22-25



elev 2 REAR ELEVATION
1/8"=1'-0" A205 UNITS 22-25

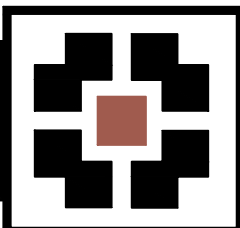


elev 1 FRONT ELEVATION
1/8"=1'-0" A205 UNITS 22-25



#20012

04/14/2020



PLACE MAKER DESIGN

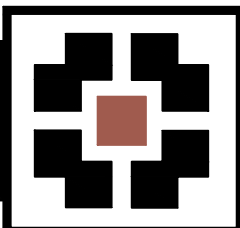
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

04/14/2020



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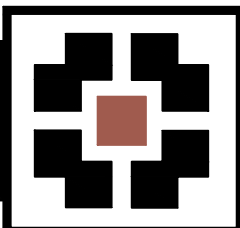
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

04/14/2020



PLACE MAKER DESIGN

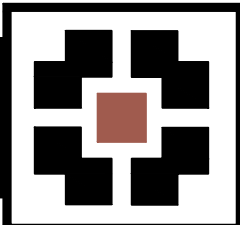
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

04/14/2020



PLACE MAKER DESIGN

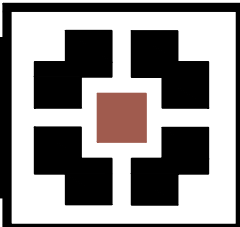
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VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



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04/14/2020



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VILLAGE WALK at HAPEVILLE
Hapeville, Georgia