

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 21, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne
Gregory Morgan

3. Approval of Minutes

3.I. Minutes of September 16, 2020

Documents:

1. DRC Minutes - September 16, 2020

4. New Business

4.I. Miller Lowry Developments Village Walk Hapeville - New Multi-Use Development

Background:

Miller Lowry Developments has submitted an application seeking approval of plans for the construction of a multi-use project consisting of 25, 2.5-story townhomes and 2,750-square feet of single-story commercial space situated between South Central Avenue, Colville Avenue and Willingham Drive. The property is zoned V, Village and located within the A-D, Arts District Overlay.

Documents:

1. Application - Village Walk Hapeville_Redacted
2. Village Walk Hapeville - Site and Grading Plan
3. Village Walk Hapeville - Landscape and Tree Plan
4. Village Walk Hapeville - Elevations
5. Planners Report Village Walk Hapeville

4.II. Daniel Love 417 Walnut Street - New SF Dwelling
Background:

Mr. Daniel Love has submitted an application seeking approval for the construction of a new 2,158-square foot single-family dwelling with an attached garage at 417 Walnut Street. The property is zoned R-SF, Residential Single- Family.

Documents:

1. Application - 417 Walnut Street_Redacted
2. Planners Report 417 Walnut Street
5. Next Meeting Date - Wednesday, November 18, 2020
6. Adjourn

Design Review Committee Meeting Minutes

September 16, 2020

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:03 PM on September 16, 2020 at Hapeville Municipal Annex.

II. Roll Call

Jonathan Love conducted a roll call. The following persons were present Brian Gregory, Greg Morgan, John Stalvey, Karl Dufrenne, and Planner, Lynn Patterson.

III. Meeting Minutes

The Committee reviewed the minutes from August 19, 2020. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded; motion carried 5-0.

IV. New Business

a) 817 Custer Street – Ardina Pierre attending

Mr. Stalvey made a motion to approve the application with the following design exceptions:

1. Porte cochere is allowed
2. Sidewalk is not required on Willingham Drive

Mr. Dufrenne seconded; motion carried 5-0.

b) 816 South Central Avenue – David Hewitt attending

Mr. Stalvey made motion to approve the update to the application as presented. The applicant agreed to provide the update to the plans for the stairs once determined by engineering and ADA. Mr. Dufrenne seconded; motion carried 5-0.

V. Next Meeting

Next scheduled meeting is Wednesday, October 21, 2020 at 6:00 PM.

VI. Adjournment

Mr. Stalvey made a motion to adjourn the meeting at 6:54 PM. Mr. Dufrenne seconded; motion carried 5-0.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman

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: rob@mls@millierlowry.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 Rogers 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

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 _____ 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 - Verbal* 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.

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.

SITE NOTES:

THE SITE CONTAINS: 3.576 ACRES
TOTAL DISTURBED AREA: 2.94 ACRES
SITE ADDRESS: WILKINSON DRIVE AND COWLEY 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, SHADY ZONE V AS DEFINED BY FIRM PANEL NUMBER 1312103M6 F DATED SEPTEMBER 16, 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: 25
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(C)
- LOADING AREA REQUIREMENTS: NO LOADING SPACE REQUIREMENT SHALL APPLY TO THE VPD DISTRICT OVERLAY. SHORT TERM LOADING NEEDS OF THE BUSINESS CAN BE MET IN THE VEHICLE PARKING AREA (PER SECTION 93-28-10-2(C))

APPROVED VARIANCES FROM PLANNING COMMISSION MEETING HELD MAY 14, 2018:

- INCREASE THE MAXIMUM RESIDENTIAL PARKING ALLOWED AND DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 24' TO 15'.
- ELIMINATE THE SIDEWALK REQUIREMENT ALONG WILKINSON 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 PUMP SYSTEM. AS PART OF OUR DESIGN, WE HAVE DETERMINED THAT THE DOWNSIDE PUMP SYSTEM AS ACCURATE CAPACITY TO DRAIN 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 FOND 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 UNDEVELOPED EASEMENT AGREEMENT SHOULD BE SUBMITTED TO THE CITY FOR REVIEW BEFORE SIGNING 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 PLAN 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 DRAINAGE 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 SURETY 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.

COMMERCIAL BUILDING CODE REQUIREMENTS FOR PROJECT

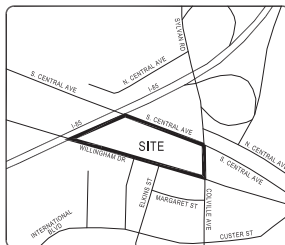
- (B)C INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH 2014 GEORGIA AMENDMENTS
- (F)C INTERNATIONAL FIRE CODE, 2015 EDITION WITH GEORGIA AMENDMENTS
- (F)C INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (M)C INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (P)C INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (E)C INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- (N)C NATIONAL ELECTRICAL CODE, 2014 EDITION WITH NO AMENDMENTS
- (N)FPA NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- RULES AND REGULATIONS OF SAFETY FIRE COMMISSION FOR STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-5-1 JANUARY 15/2014 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-3-2014 | 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

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

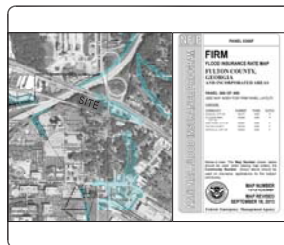
CONSTRUCTION DOCUMENTS FOR:

VILLAGE WALK AT HAPEVILLE

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



Location Map
N.T.A.



FEMA Map

LOT COVERAGE:

BUILDING AREA = 30,325 SF
PARKING AREA = 4,299 SF
DRIVEWAY AREA = 30,530 SF
TOTAL LOT COVERAGE = 65,154 SF
TOTAL LOT COVERAGE = 89,350 SF / 141,790 SF = 63.02%

FLOOR AREA RATIO:

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

CONSTRUCTION NARRATIVE:

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

OWNER:

MILLER LOWRY DEVELOPMENTS, LLC
2084 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30350

ENGINEER:

CRESCENT VEW ENGINEERING
211 PRASER STREET, NE
MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

TELEPHONE: AT&T 800-225-5288
ELECTRIC: GEORGIA POWER COMPANY 888-655-5888
WATER & SEWER: CITY OF HAPEVILLE 404-669-2100
GAS: ATLANTA GAS LIGHT COMPANY 877-427-6321

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	LANDMARK TREE PROTECTION PLAN
PAGE 1 OF 8	TREE RECOMPENSE ANALYSIS
PAGE 2 OF 8	LANDSCAPE MASTER PLAN
PAGE 3 OF 8	LANDSCAPE MASTER PLAN
PAGE 4 OF 8	LANDSCAPE MASTER PLAN
PAGE 5 OF 8	LANDSCAPE MASTER PLAN
PAGE 6 OF 8	LANDSCAPE MASTER PLAN
PAGE 7 OF 8	LANDSCAPE MASTER PLAN
A-1	SCREEN FENCE DETAIL

Construction Activity Schedule

- INITIAL EROSION CONTROL & TREE SHADE BMPs INSTALLATION
- INTERMEDIATE EROSION CONTROL BMPs
- FINAL PHASE EROSION BMPs
- MAINTENANCE OF EROSION PRACTICES
- SEALANT
- INSTALLATION/REMOVAL OF TEMPORARY SEGMENT BASINS
- CLEANING AND GRADING
- PAVING
- STORE AND SANITARY SEWER INSTALLATION
- BUILDING CONSTRUCTION
- TEMPORARY GRADING @ 14 DAY INTERVALS
- PERMANENT GRADING @ 30 DAY INTERVALS
- REMOVAL OF TEMPORARY BMPs
- FINAL CLEAN-UP

ANTICIPATED START DATE: 09-30-20 ANTICIPATED COMPLETION DATE: 05-15-21

Prepared By:
CRESCENT VEW
ENGINEERING, LLC
2084 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30350
www.crescentvew.com

Prepared For:
Miller Lowry Developments, LLC
2084 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30350

Cover Sheet



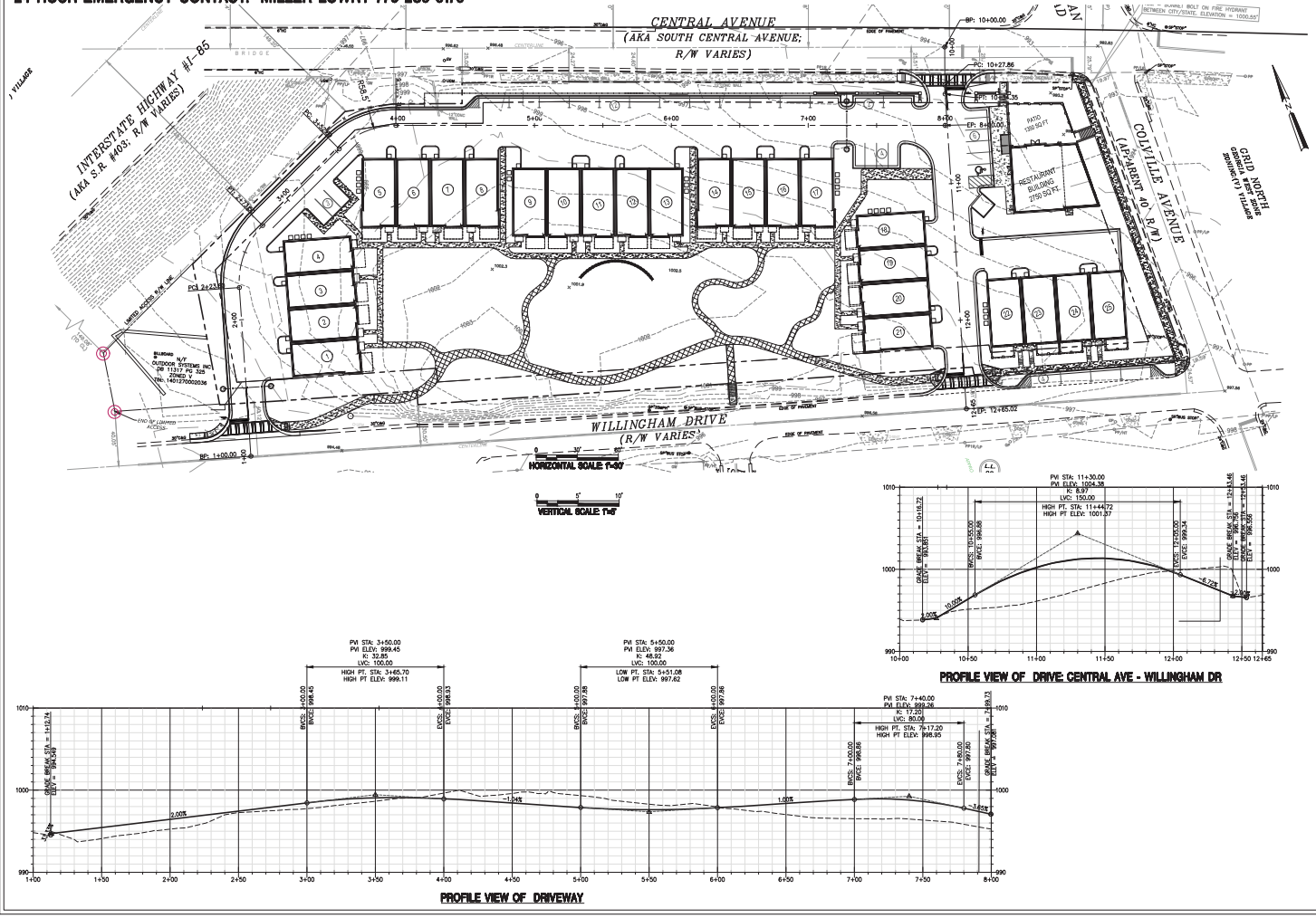
William S. Miller
Village Walk at Hapeville
Land Lot 89 & 127, 14th District
City of Hapeville, Fulton County, Georgia

SCALE: 1"=20'-0"

Sheet No.

CV

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

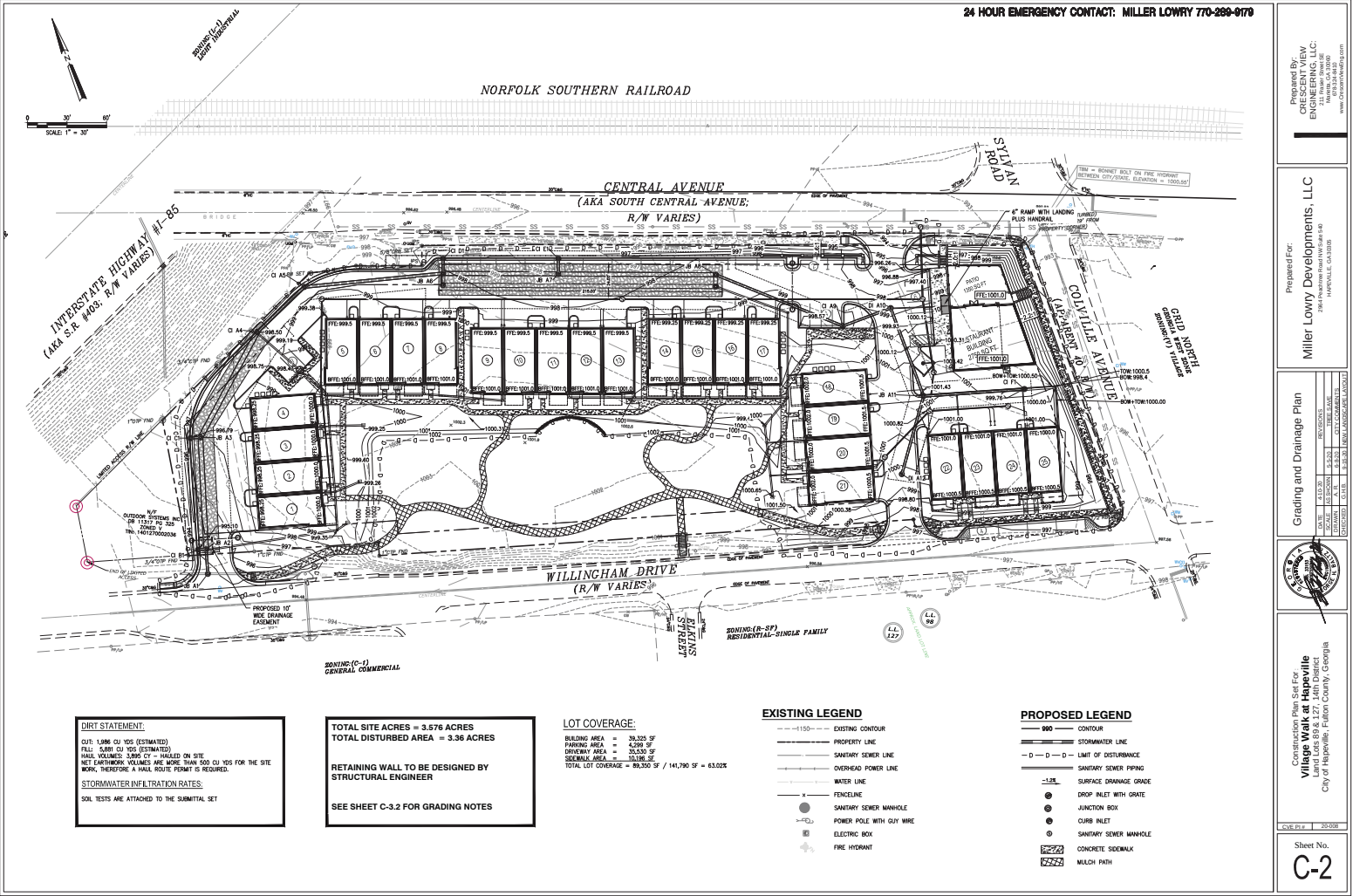


Prepared By:
CRESCENT VIEW
ENGINEERING, LLC

Prepared For:
Miller Lowry Developments, LLC

Construction Plan Set For
WILLINGHAM DRIVE DRIVEWAY
Lot 89 & 127, 4th District
City of Hapeville, Fulton County, Georgia

Sheet No.
C-1.1



PREFACTOR FOR 25-STORM																			
Line	Length	Incr.	Area	Runoff	Incr.	Total	Inlet	Time	Rate	Total	Area	Storm	Storm	Pipe	Pipe	Incr.	Incr.	Grnd	Grnd
Line No.	Length (ft)	Incr. (ft)	Area (ac)	Runoff (cfs)	Incr. (ft)	Total (cfs)	Inlet (ft)	Time (min)	Rate (in/hr)	Total (cfs)	Area (sq ft)	Storm (cfs)	Storm (cfs)	Pipe (in)	Pipe (in)	Incr. (ft)	Incr. (ft)	Grnd (ft)	Grnd (ft)
1	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
2	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
3	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
4	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
5	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
6	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
7	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
8	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
9	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
10	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
11	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
12	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
13	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
14	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
15	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
16	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
17	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
18	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
19	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
20	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
21	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
22	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
23	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
24	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9
25	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1348	1348	1348	18	162	988.7	988.9	988.9	988.9

[illegible]

PROFILE VIEW OF STORMLINE C

PROFILE VIEW OF STORMLINE E

PROFILE VIEW OF STORMLINE

Sheet No.

GRADING NOTES:

1. PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. SEDIMENT BARRIERS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BARRIERS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. AFTER SITE CLEANING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. NO REMEDIAL WORK IS REQUIRED; CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
4. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTIGUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIALS MUST BE CLEAN WASHING NATURAL SOIL. FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL ENGINEER.

COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)

UNPAVED AREAS, TOP 6" INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / ROE SPT
PAVED AREAS, ROE SPT EXCEPT FOR TOP ONE FOOT MIN. WILL BE COMPACTED PER SOILS MAX. DRY DENSITY EXTERIOR RAMP/STEPS, ROE SPT
BUILDING SLABES, USE OF SOILS MAX. DRY DENSITY
FILL MATERIAL, ROE SPT

APPROVED 100% FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO COMPACTION REQUIREMENTS UNDER COVERING IS CONSIDERED AREAS PAVED AREAS REQUIREMENTS.

ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS WHEN BUILDINGS ARE LOCATED WITHIN 10 FEET OF AN UNPAVED SLOPE.

EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO DOUBLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATION MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.

DISCOVERY OF UNDESIRABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.

MAXIMUM GRADED SLOPE ALLOWED 3H: 1V

CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE ADDITIONAL BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.

PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL LOCATE, VERIFY, AND CALCULATE ALL OBSTRUCTIONS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

CONNECT ALL DOWNSPUTS WITH DOWNPOUT ROOT TO ROOF DRAIN PIPING. ROOF STORM DRAIN SHALL BE A SOLID PVC 30" DIA. WITH A MIN. 1" FLOOD COVER. ROOF DRAIN SYSTEM SHALL BE A MIN. OF 5' AWAY FROM THE EXIST. WALL AND SLOPED AT A MAX. OF 1:6 FROM ROOF DOWNPOUTS TO THE STORM SEWER STRUCTURE. ROOF DRAINS MUST HAVE CLEANOUTS AT ALL BENDS.

ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDDED, FERTILIZED, WATERED AND MAINTAINED UNTIL GRASSY GROUND IS ESTABLISHED. NOTE: USE OF TOPSOIL DOES NOT CHANGE FINAL GRADE CONTOURS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR FOR DEVIATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.

CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUTTERFLY, RELAYS, STREAMS, STREAM BUTTERS, CONTAINERS, STRUCTURES TO HUMAN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.

UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.

CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REPAIRING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

AT THE END OF EACH DAY, AREAS FIELDED THAT DAY MUST BE SEATED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCAPER, RAMP TRUCK OR LAND ROLLER TIED ROLLER.

PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVES, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE STRUCTURAL SURFACES ARE PLACED.

CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING EXISTING PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.

THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "TYPE C" CEMENT PORTLAND CEMENT CONCRETE SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GRADE OF CORRUGATED STEEL PIPE OR TYPE 1 CORRUGATED ALUMINUM PIPE UNDER FILL AND METHOD OF BACKFILLING.

FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HIGHER TYPE, DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNUAL CORRUPTION AT THE END OF EACH CORRUGATED PIPE ANCHOR ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL EQUAL THE CENTRIFUGAL LENGTH OF FOUR (4) ANNUAL CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO RECOMMENDATIONS AS TO SECTORS AND PLACEMENT.

CONCRETE PIPE SECTIONS MAY BE JOINED WITH BUTYRUS PLASTIC JOINT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. TO BUTYRUS PLASTIC JOINT JOINTS, THE ANNUAL BAND SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT BEPOT SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY CITY OF HAVENVILLE AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES" LATEST EDITION.

ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.

FOR ASPHALT STORM PIPE BENEATH PAVED SURFACES, PROVIDE #57 STONE BEDDING UP TO THE SPRING LINE.

ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

ALL SLOPE WALLS ARE TO BE DESIGN BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.

UTILITY NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HAVENVILLE SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD & ORDINANCE.

2. SENIOR PIPE SHALL HAVE GRAVEL BEDDING.

3. TRANSITION JOINTS BETWEEN SENIOR PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS, CONCRETE COLLARS ARE NOT ACCEPTABLE.

4. SANITARY SENIOR PIPE SHALL BE ASTM D2003, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPOOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D-I) PIPE (CLASS 55) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.

5. PRIOR TO THE CONSTRUCTION OF ANY CONNECTION TO ANY STORM DRAIN, SANITARY SENIOR, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.

8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

9. CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SMOOTHDOWN OCCURS.

10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

11. DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF HAVENVILLE WATER AND SENIOR.

12. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SENIOR PIPE LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET; NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SENIOR LINE.

13. MINIMUM COVER REQUIREMENTS FOR SANITARY SENIORS ARE 3' OF COVER IN NON-VEHICULAR TRAFFIC AREAS AND 6' OF COVER IN VEHICULAR TRAFFIC AREAS.

14. MANHOLES ARE REQUIRED FOR ALL SANITARY SENIORS >8" DIAMETER AT THE END OF EACH SENIOR; AT CHANGE IN GRADE, PIPE SIZE AND ADJUSTIVE; AND AT INTERSECTING SEWERS.

15. INSIDE DROP MANHOLES ARE PERMITTED FOR DROPS UP TO 2' MAX. OUTSIDE DROP MANHOLES ARE REQUIRED FOR DROPS > 2' - MANHOLES LOCATED INSIDE THE PROPERTY LINE, ARE REQUIRED FOR FOR PRIVATE SANITARY SENIORS OF 8" DIAMETER AND LARGER.

16. FOR SENIORS LESS THAN 8", NEW CONNECTIONS TO THE PUBLIC SENIOR SHALL BE MADE WITH A WY FITTING, AND SHALL NOT EXCEED 15 FEET FROM PERPENDICULAR TO SENIOR MAIN/MAIN LINE. FOR SENIORS > 8" DIAMETER, NEW CONNECTIONS TO THE PUBLIC SENIOR SHALL BE MADE AT A MANHOLE.

17. ALL PIPES SHALL BE CLASS 300 DUCTILE IRON PIPE UNLESS NOTED OTHERWISE.

18. ALL SERVICES SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.

19. THURST BLOCKS SHALL BE USED AT ALL BENDS, TEES, AND PLUGS (SEE DETAIL SHEET).

20. LONG SERVICES SHALL BE 1" INSIDE 1 1/2" PVC CASING.

21. COMPACTION EQUIPMENT SHALL BE USED ON WATER MAINS & SERVICES UNDER PAVEMENT.

22. THUNDER BOMB APPROVED BY FALCON COUNTY WATER, SENIOR & ENVIRONMENTAL SERVICES DEPARTMENT SHALL BE INSTALLED ON ALL PVC MAINS.

23. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL.

24. THE OWNER WILL BE REQUIRED TO FURNISH THE WATER, SENIOR & ENVIRONMENTAL SERVICES DEPARTMENT AS-BUILTS FOR ALL COMMERCIAL DEVELOPMENTS.

25. WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL. BY THIS DEPARTMENT, NO WATER/SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.

26. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERMANENT WATER OR SENIOR EASEMENT.

27. THE DEVELOPER SHALL NOTIFY THE WATER & SENIOR SYSTEM INSPECTOR (770-445-7466) 24 HOURS PRIOR TO TAPPING THE SENIOR LINE.

28. SENIOR PIPE SHALL HAVE GRAVEL BEDDING.

29. TRANSITION JOINTS BETWEEN SENIOR PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS, CONCRETE COLLARS ARE NOT ACCEPTABLE.

30. ALL TEES-INS TO EXISTING MANHOLES SHALL BE COVERED. ALL MANHOLES REQUIRE WOOD-4-SEAL, OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE WATER, SENIOR & ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO USE.

31. NO SENIOR LINES SMALLER THAN EIGHT (8) INCHES SHALL BE TIED TO A COUNTY LINE OR MANHOLE, EXCLUDING SERVICE LATERALS.

32. ALL ROADWAY AND/OR GOVT PERMITS FOR WORK IN THE RIGHT OF WAY HAVE BEEN APPLIED FOR.

33. DAMPERS MUST BE ON REINFORCED CONCRETE BASES, SLOPED TO DRAIN. DAMPSTER PADS MUST BE CONNECTED TO A SANITARY SENIOR AND MUST BE A MINIMUM OF 4" IN DIAMETER. FOR SITES IN FULTON COUNTY, FULTON COUNTY HEALTH DEPARTMENT (FCHD) DAMPSTER PERMIT IS REQUIRED AND THE FCHD CONSTRUCTION DETAILS MUST BE INCLUDED.

34. PERMIT IS REQUIRED FOR NEW SENIOR CONNECTIONS.

35. PROVIDE COA STANDARD CLEAN-OUT ON EXISTING OR NEW SANITARY SENIOR LATERAL, LOCATED JUST INSIDE THE PROPERTY LINE AND SHOW ON PLAN.

36. THE MINIMUM EASEMENT REQUIRED FOR PROPOSED SANITARY SENIORS IS 20 FEET. DEEPER LINES MAY REQUIRE WIDER EASEMENTS.

37. ALL SANITARY SENIORS, MANHOLES AND STRUCTURES MUST CONFORM TO COA STANDARD DETAILS, AND SUCH DETAILS MUST BE SHOWN ON PLANS.

38. UTILIZE A NUMBERING/LETTERING SYSTEM TO IDENTIFY STRUCTURES ON THE PLAN AND PROFILES DRAWINGS.

39. PROVIDE SANITARY SENIOR PROFILE DRAWINGS FOR SANITARY SENIORS >=8" IN DIAMETER. DRAWINGS MUST INCLUDE:

- TOP ELEVATIONS FOR ALL MANHOLES AND INVERT ELEVATION OF SENIOR AT MANHOLES.
- LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER FEATURES THAT MAY AFFECT CONSTRUCTION AND/OR FUTURE MAINTENANCE
- MANHOLE AND STRUCTURE INVERTS SHALL BE DESIGNED TO PROVIDE FALL ACROSS THE MANHOLE.

1. A 2" DIAMETER PVC CONDUIT WILL BE USED TO ACCESS ALL LOTS ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, EXCEPT IN OIL-SE-SEALS.

2. WATER MAINS, VALVES, HYDRANTS AND APPURTENANCES SHALL BE INSTALLED BEFORE THE INSTALLATION OF THE SUB-BASE COURSE OF PAVING OR ANY OTHER UTILITY EXCEPT SMOKESTACK LINES.

3. ALL TAPS SHALL REMAIN EXPOSED AT THE MAIN UNTIL THE SYSTEM HAS BEEN SUCCESSFULLY INSPECTED, DISCONNECTED AND TESTED FOR PRESSURE AS PROVIDED IN THE SUBURBAN RULES AND REGULATIONS.

4. WATER MAIN SHALL BE LAD SUCH THAT THE MINIMUM DEPTH OF COVER IS 4-FEET AND THE MAXIMUM COVER IS 5-FEET. WHEN ADDITIONAL DEPTH IS REQUIRED, THE DEPTH OF BEDDING, OR ANY BOXES OR OFFSETS SHALL BE SHOWN ON PLAN. PROVIDE ADDITIONAL DETAILS OF ANY WATER AND SENIOR OR UTILITY CROSSINGS AS NECESSARY.

5. LOCATIONS OF RECORDING STORM OR SANITARY SENIOR SHALL BE LAD TO PROVIDE A MINIMUM 16-INCH BETWEEN BOTTOM OF 1 TOP OF SENIOR. AT CROSSINGS, A FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM SENIOR AS POSSIBLE. WATER MAINS SHALL BE LAD AT LEAST 10 FEET VERTICALLY FROM THE EXISTING OR PROPOSED SANITARY SENIOR, STORM SEWER OR OTHER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. IF THIS CAN'T BE ACHIEVED, THE WATER LINE MUST BE ENCASED IN NO DISTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SENIOR LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET; NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SENIOR LINE.

6. WASTE WATER, CHIMNEYS UNDER SENIOR, PROVIDE VERTICAL SEPARATION OF 18-INCHES, PROVIDE ADEQUATE SUPPORT FOR SENIORS TO PREVENT JOINT DEFLECTION, SETTING ON A BREAKING WATER MAINS, BOTH WATER & SENIOR MAINS CONSTRUCTED OF SLOP. WATER TREAT MATERIAL & SUBJECTED TO HYDROSTATIC TESTING.

7. IF THE WATER LINE IS CROSSING ANOTHER UTILITY, A PROFILE PLAN SHOWING ELEVATIONS AND STATIONS IS REQUIRED.

8. EVERY WATER MAIN SHALL BE TERMINATED AT THE END OF THE LINE WITH A "DEAD WY" ASSEMBLY.

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

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Utility Construction Notes

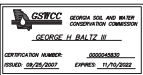


Constitution Plan Set For:
Village of Mableton
Last Lot 89 & 27, 14th District
City of Mableton, Fulton County, Georgia

SCALE 1" = 30'-0"

Sheet No.

C-3.2



Handwritten signature of George H. Baltz II.

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-280-0170

ES&PC CHECKLIST table with columns for item number, description, and status. Items include: 1. Project Name, 2. Project Location, 3. Project Description, 4. Project Owner, 5. Project Manager, 6. Project Engineer, 7. Project Designer, 8. Project Architect, 9. Project Consultant, 10. Project Contractor, 11. Project Subcontractor, 12. Project Supplier, 13. Project Manufacturer, 14. Project Distributor, 15. Project Retailer, 16. Project Wholesaler, 17. Project Importer, 18. Project Exporter, 19. Project Shipper, 20. Project Carrier, 21. Project Broker, 22. Project Agent, 23. Project Representative, 24. Project Liaison, 25. Project Coordinator, 26. Project Administrator, 27. Project Assistant, 28. Project Secretary, 29. Project Receptionist, 30. Project Mailroom, 31. Project Janitor, 32. Project Custodian, 33. Project Security, 34. Project Maintenance, 35. Project Cleaning, 36. Project Landscaping, 37. Project Pest Control, 38. Project Fire Protection, 39. Project Life Safety, 40. Project Accessibility, 41. Project Energy Efficiency, 42. Project Sustainability, 43. Project Green Building, 44. Project Smart Building, 45. Project Digital Building, 46. Project Cloud Building, 47. Project Mobile Building, 48. Project Wearable Building, 49. Project Connected Building, 50. Project Intelligent Building.

Prepared By: CRESCENT VIEW ENGINEERING, LLC. Miller Lowry Developments, LLC. ES&PC Checklist table with columns for item number, description, and status. Items include: 1. Project Name, 2. Project Location, 3. Project Description, 4. Project Owner, 5. Project Manager, 6. Project Engineer, 7. Project Designer, 8. Project Architect, 9. Project Consultant, 10. Project Contractor, 11. Project Subcontractor, 12. Project Supplier, 13. Project Manufacturer, 14. Project Distributor, 15. Project Retailer, 16. Project Wholesaler, 17. Project Importer, 18. Project Exporter, 19. Project Shipper, 20. Project Carrier, 21. Project Broker, 22. Project Agent, 23. Project Representative, 24. Project Liaison, 25. Project Coordinator, 26. Project Administrator, 27. Project Assistant, 28. Project Secretary, 29. Project Receptionist, 30. Project Mailroom, 31. Project Janitor, 32. Project Custodian, 33. Project Security, 34. Project Maintenance, 35. Project Cleaning, 36. Project Landscaping, 37. Project Pest Control, 38. Project Fire Protection, 39. Project Life Safety, 40. Project Accessibility, 41. Project Energy Efficiency, 42. Project Sustainability, 43. Project Green Building, 44. Project Smart Building, 45. Project Digital Building, 46. Project Cloud Building, 47. Project Mobile Building, 48. Project Wearable Building, 49. Project Connected Building, 50. Project Intelligent Building.

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND MUD BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT POUNDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR REDESIGNED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E., CONSTRUCTION EROSION AND SEDIMENT FORCES SHALL BE REDUCED OR ELIMINATED AS SOON AS POSSIBLE.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRADED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS 24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
11. CUT AND FILL SLOPES NOT TO EXCEED 3H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DEVELOPING ACTIVITIES.

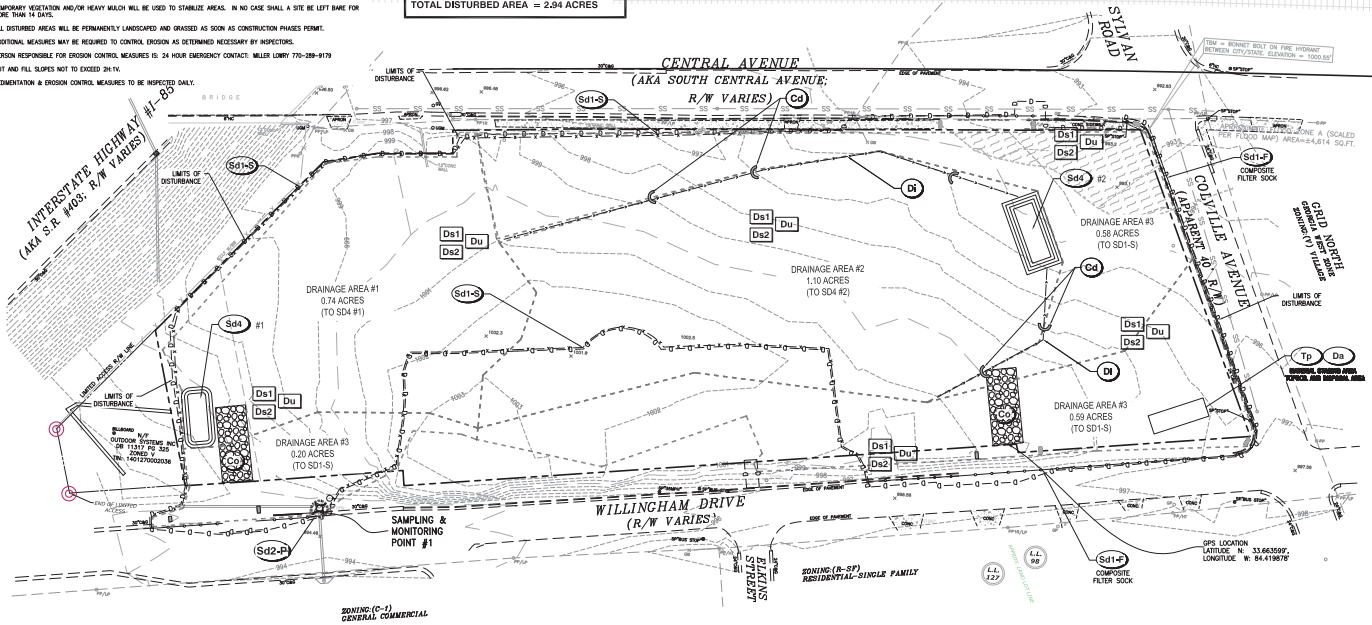
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY VEGETATION. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

TOTAL SITE ACRES = 3.576 ACRES
TOTAL DISTURBED AREA = 2.84 ACRES

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

RAILROAD



ES&PC
GEORGE H. BALTZ III
CERTIFICATION NUMBER: 00000000000000000000
EXPIRATION: 11/26/2022

STATE WATERS STATEMENT:
THERE ARE NO WATERS OF THE STATE THAT EXIST ON-SITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE BUFFERS ARE SHOWN ON THE PLANS.
PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE A, SHADED ZONE X AS DEFINED BY FIRM PANEL NUMBER 13121C0066 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

BASIN S&E CALCULATIONS
Sd4 #1
DRAINAGE BASIN AREA = 0.70 ACRES
REQUIRED SEDIMENT STORAGE = 67 CU YD/ACRE DRAINED = 46.90 CY
 $V = 0.4 \times A \times D =$ SEDIMENT STORAGE VOLUME (BELOW INVERT OF EMERGENCY SPILLWAY)
 $A =$ SURFACE AREA (AT LEVEL OF EMERGENCY SPILLWAY) = 800 SF
 $D =$ MAXIMUM DEPTH (FROM EMERGENCY SPILLWAY INVERT) = 4 FT
PROVIDED VOLUME = 1,280 CU FT = 47.40 CY

BASIN S&E CALCULATIONS
Sd4 #2
DRAINAGE BASIN AREA = 1.10 ACRES
REQUIRED SEDIMENT STORAGE = 67 CU YD/ACRE DRAINED = 73.70 CY
 $V = 0.4 \times A \times D =$ SEDIMENT STORAGE VOLUME (BELOW INVERT OF EMERGENCY SPILLWAY)
 $A =$ SURFACE AREA (AT LEVEL OF EMERGENCY SPILLWAY) = 1350 SF
 $D =$ MAXIMUM DEPTH (FROM EMERGENCY SPILLWAY INVERT) = 4 FT
PROVIDED VOLUME = 2,000 CU FT = 74.00 CY

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
1111 Peachtree Street, NE
Suite 1000
Atlanta, GA 30309
www.crescentview-engineering.com

Prepared For:
Miller Lowry Developments, LLC
2800 Peachtree Road, NE
Suite 1000
Atlanta, GA 30305

ES&PC - Initial



Contribution Plan Set For
Village of Lawrenceville
Land Lots 89 & 27, 14th District
City of Lawrenceville, Fulton County, Georgia

Sheet No.
C-4.4

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND WASH BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT POND(S) ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR REDESIGNED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E., CONSTRUCTION CUTS AND SILT FENCES SHALL BE REPAIRED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRADED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9170
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-USE/CONSTRUCTION ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY WEEDING EROSION CONTROL, AND THESE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

TOTAL SITE ACRES = 3.576 ACRES
TOTAL DISTURBED AREA = 2.94 ACRES

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9170

RAILROAD

CENTRAL AVENUE
(AKA SOUTH CENTRAL AVENUE)
R/W VARIES

WILLINGHAM DRIVE
(R/W VARIES)

BONDING (C-1)
GENERAL COMMERCIAL



STATE WATERS STATEMENT:
THERE ARE NO WATERS OF THE STATE THAT EXIST ON-SITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE BUFFERS ARE SHOWN ON THE PLANS.
A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE X AS DEFINED BY FIRM PANEL NUMBER 13122C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN
If the EXCAVATED INLET SEDIMENT TRAP is used, show the following information

Structure C-1 # E1

- 1 Drainage area = 0.55 ac
- 2 Required Sediment Storage = 67cy/ac * drainage area
Required Sediment Storage = 67cy/ac * 0.55 ac = 36.85 cy
- 3 Assume excavation depth (minimum of 1.5 ft) = 2.1
- 4 Assume slope of sides (shall not be steeper than 2:1) = 2.1
- 5 Determine required surface area
SA_{req} = Required sediment storage / excavation depth
SA_{req} = 36.85 cy / 2.1 ft = 17.55 sf
- 6 Assume slope of excavation and determine dimensions.
(A rectangular shape with 2:1 length to width ratio is recommended.)
Shape: Rect.
Dimensions: L = 30 ft W = 10 ft diameter = N/A

Area Provided: 450

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN
If the EXCAVATED INLET SEDIMENT TRAP is used, show the following information

Structure D-1 # A4.2, A8.2, A9.1, B1, F1

- 1 Drainage area = 0.32 ac
- 2 Required Sediment Storage = 67cy/ac * drainage area
Required Sediment Storage = 67cy/ac * 0.32 ac = 21.44 cy
- 3 Assume excavation depth (minimum of 1.5 ft) = 2.1
- 4 Assume slope of sides (shall not be steeper than 2:1) = 2.1
- 5 Determine required surface area
SA_{req} = Required sediment storage / excavation depth
SA_{req} = 21.44 cy / 2.1 ft = 10.21 sf
- 6 Assume slope of excavation and determine dimensions.
(A rectangular shape with 2:1 length to width ratio is recommended.)
Shape: Rect.
Dimensions: L = 30 ft W = 10 ft diameter = N/A

Area Provided: 200

Project By:
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MARIETTA, GA 30067
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www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2500 N. WILSON AVE. SUITE 100
MARIETTA, GA 30067

ES&PC - Intermediate



Construction Plan Set For
WILLINGHAM DRIVE
Land Lot 89.8 & 127, 1st District
City of Marietta, Fulton County, Georgia

C4.4.1

Sheet No.

C-4.5

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND MUD BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
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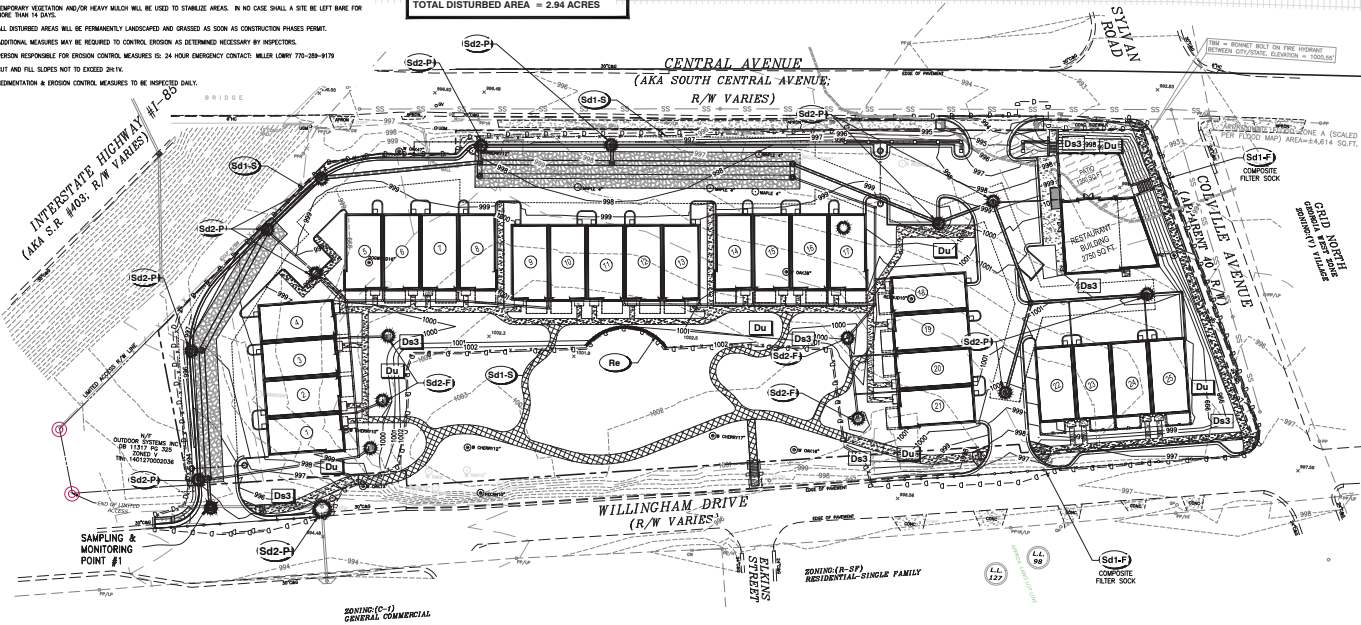
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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TOTAL SITE ACRES = 3.576 ACRES
TOTAL DISTURBED AREA = 2.94 ACRES

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

RAILROAD



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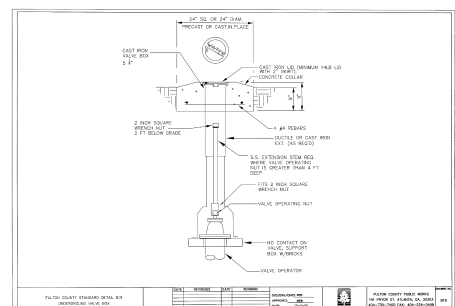
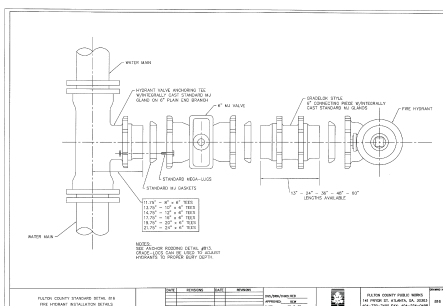
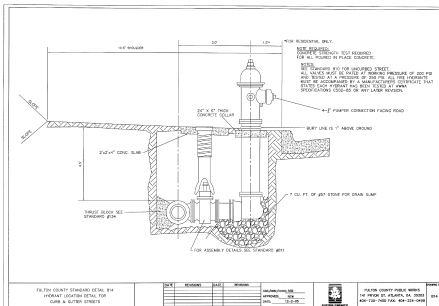
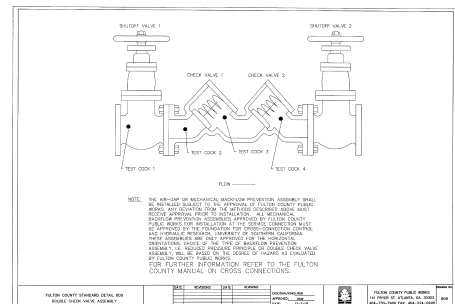
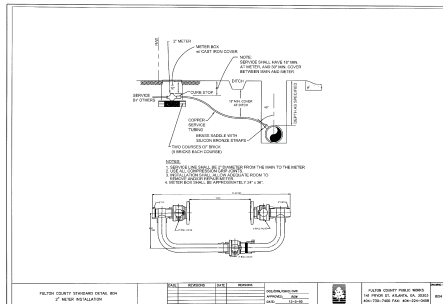
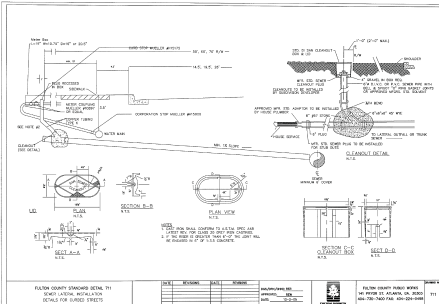
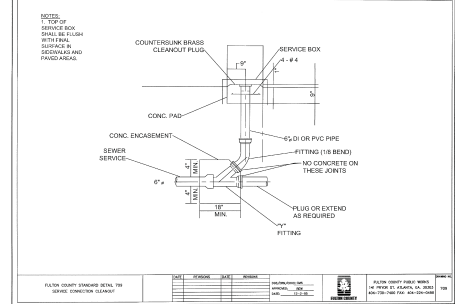
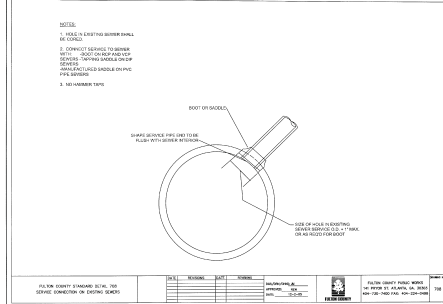
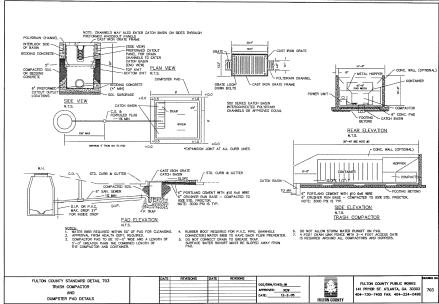
ES&PC - Final



Construction Plan Set For
Vincent J. L. L. L.
Land Lots 89 & 127, 14th District
City of Hapeville, Fulton County, Georgia

Sheet No.
C-4.6

24 HOUR EMERGENCY CONTACT MILLER LOWRY 770-289-8179



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Construction Details
Fulton County Details

Sheet No.
C-5.2

Continuation Plan Set For:
Village Walk at Hapeville
Land Use 89 & 27, 14th District
Hapeville, Fulton County, Georgia

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

Project: 15-000

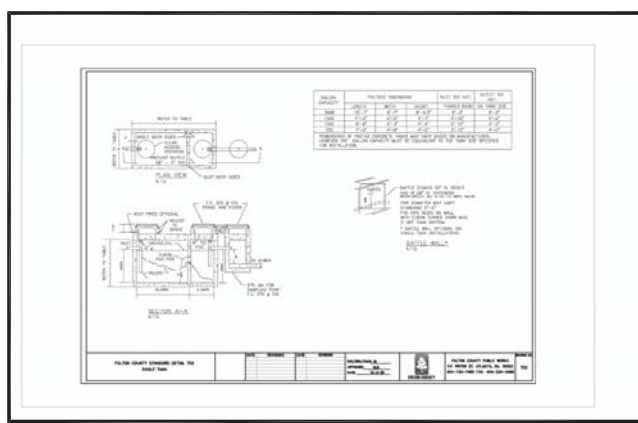
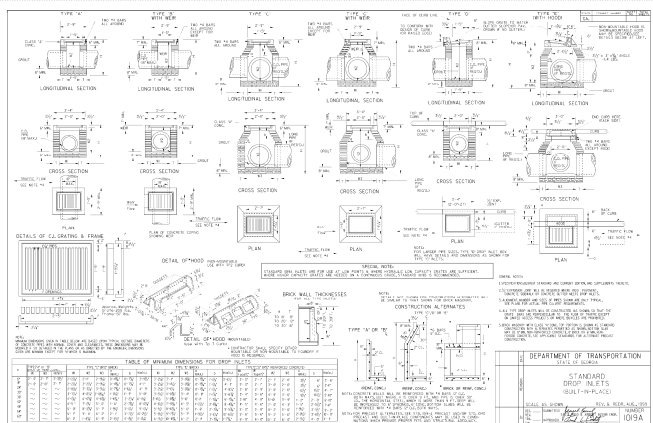
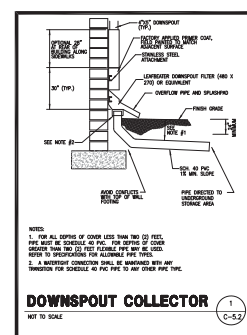
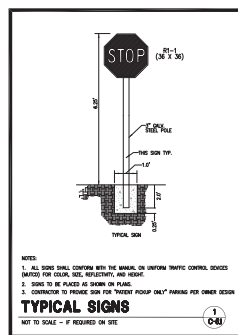
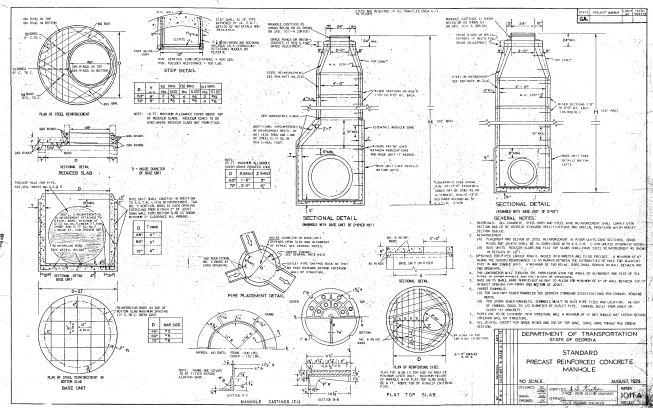
Revision: 1

DATE: 11/15/2015

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]



24 HOUR EMERGENCY CONTACT, MILLER LOWRY 770-290-8179

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Buckhead, GA 30306
www.CrescentViewEng.com

Prepared For:
Miller Lowry Developments, LLC
2904 Peachtree Road, NW Atlanta, GA 30305
Phone: 404.352.0000

Construction Details

NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMIT
2	10/1/2010	ISSUED FOR PERMIT
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Continuation Plan Set For:
Village Walk at Hapeville
Land Use 89 & 27, 14th District
Fulton County, Georgia

Sheet No.
C-5.3



⚠

- Heavily mulch woodland garden with fresh chips from tree removal
- All soil to be loose and uncompacted before installation
- Amend soil at each planting with compost and sand
- For plants in Longleaf ecosystem, amend soil with 50% sand
- Perennial beds to be a mix and match of perennial specimens and planted as such to have a natural aesthetic
- Mulch around all plantings and areas without ground cover

Revisions:	
2020-09-09	

Date: 2020-08-20
Project Number: 103
Longleaf Design
1773 Dorsey Ave
East Point, GA 30344

Notes:

Village Walk @ Hapeville
WILLINGHAM DRIVE AND COLVILLE AVENUE
FULTON COUNTY, GA 30354

Plant List & Notes

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



REV #	DATE	DESCRIPTION

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not be copied or used without permission.

PLACE MAKER DESIGN

1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE09/15/2020

DRAWN BYTMV

CHECKED BYTMV

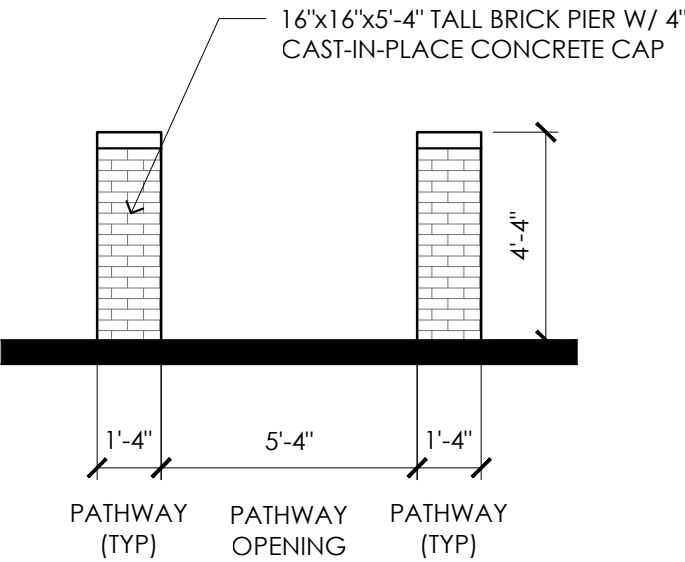
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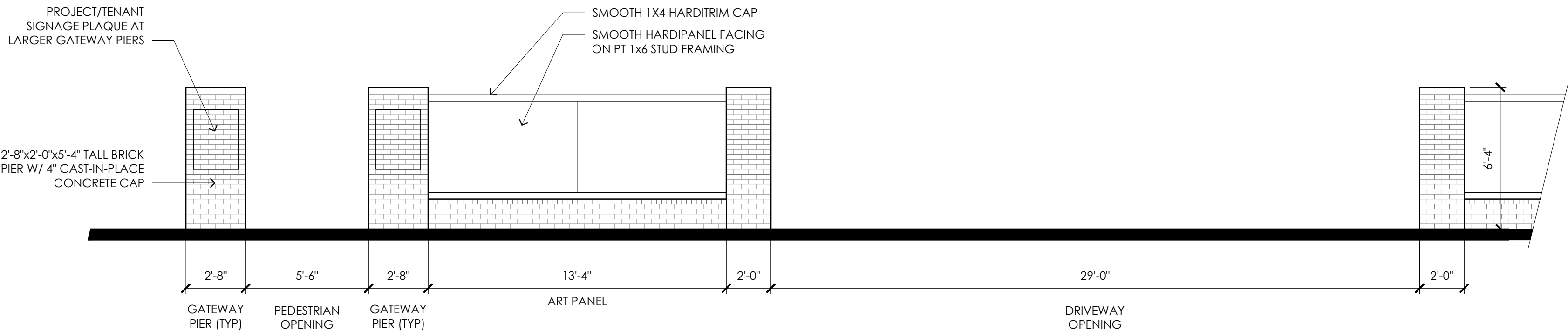
SCREEN
FENCE
DETAILS

SHEET #

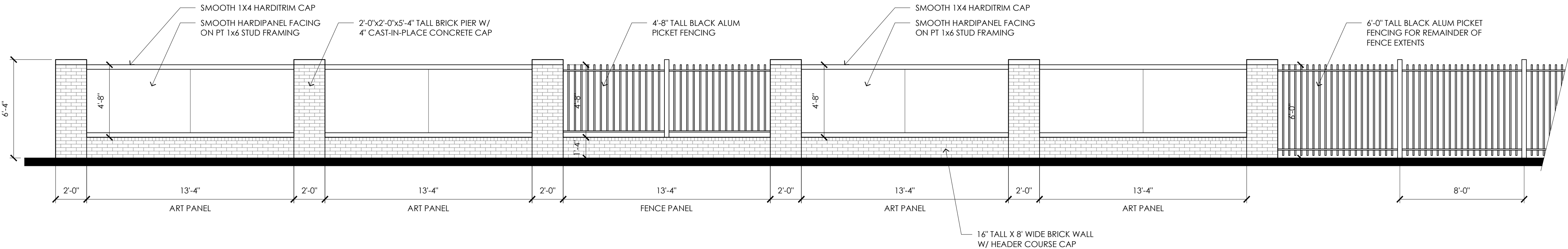
A-1



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



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



01
A-1 S CENTRAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

08.03.20	PERMIT SET
06.24.20	D.R.C. REVISION 5
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

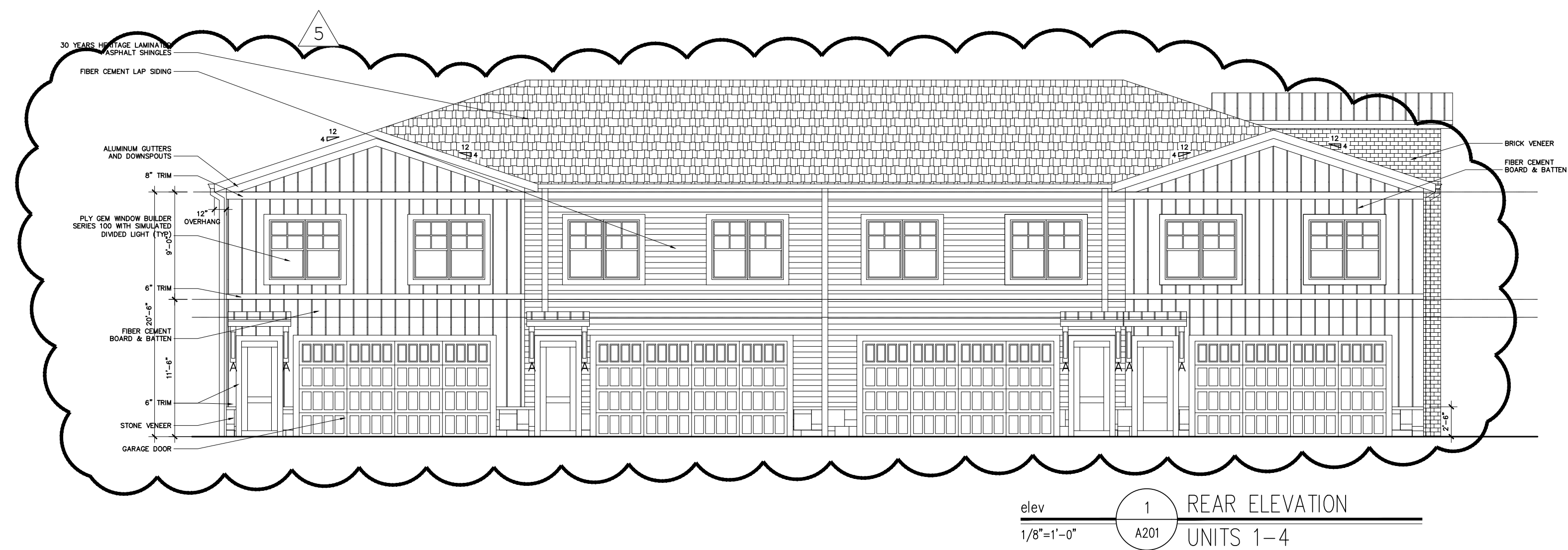
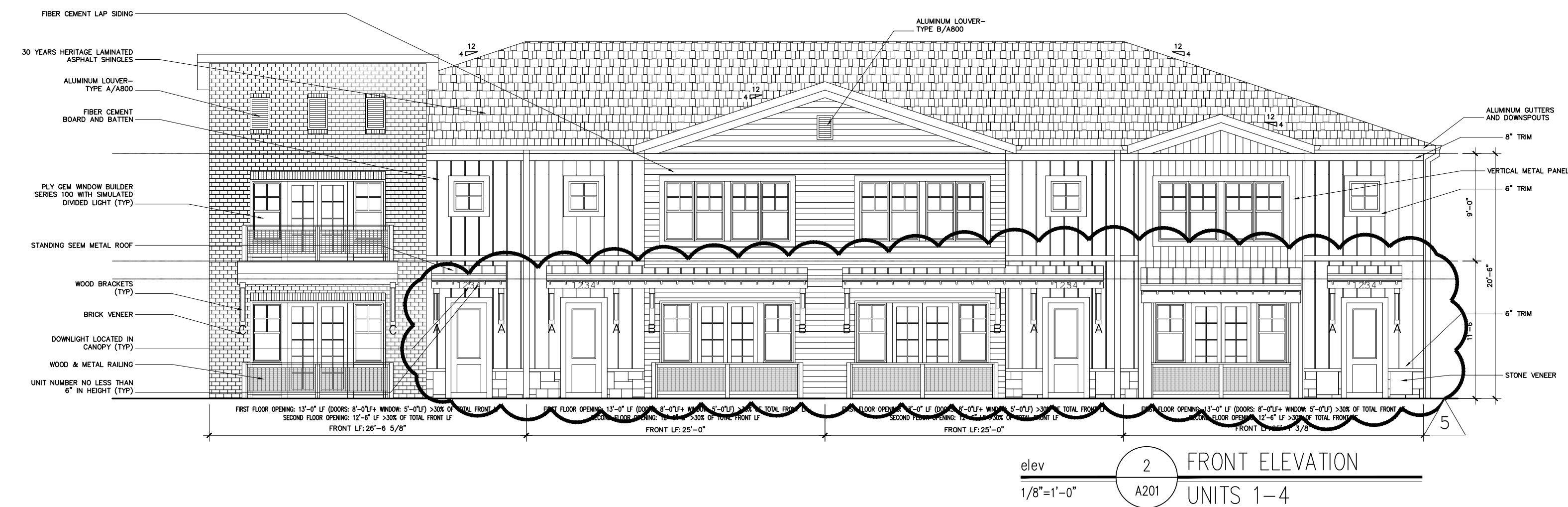
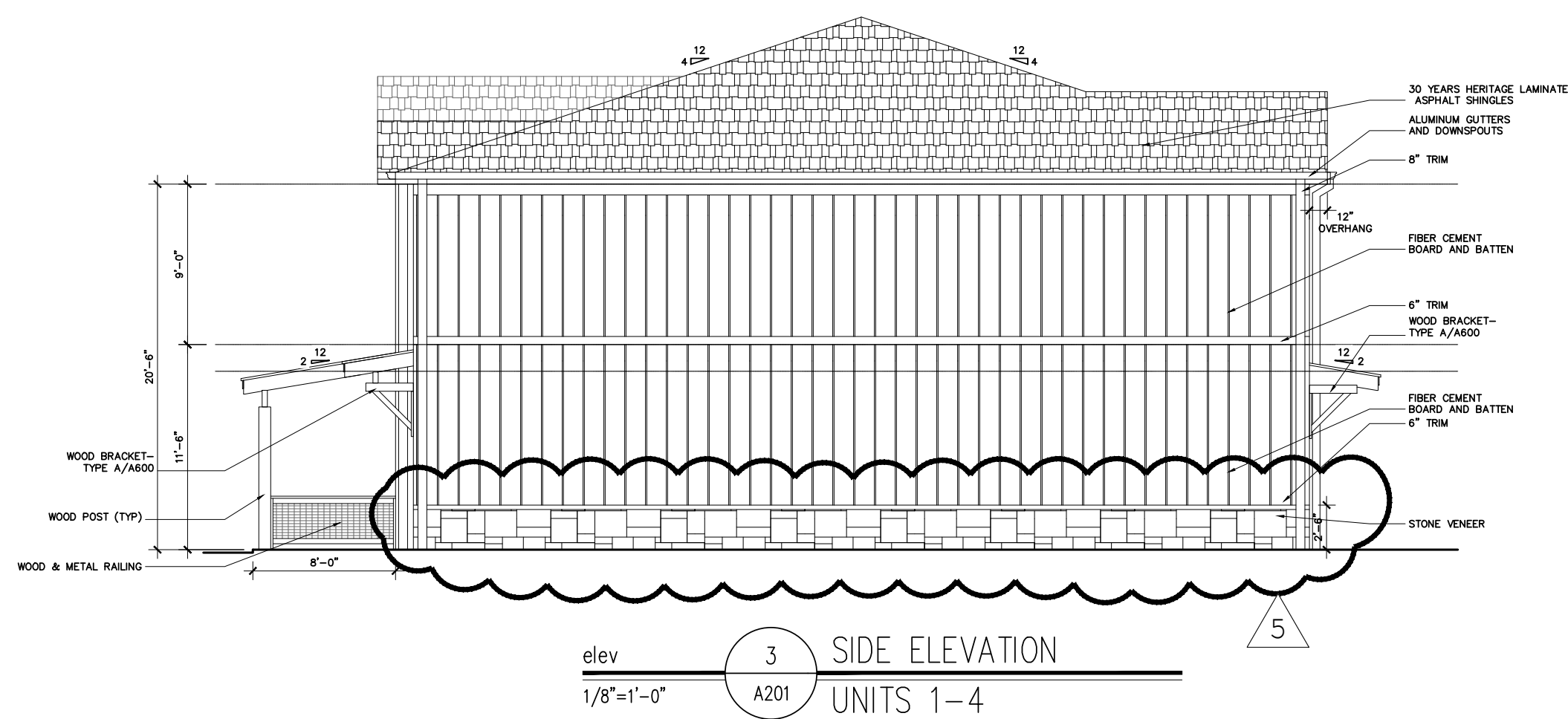
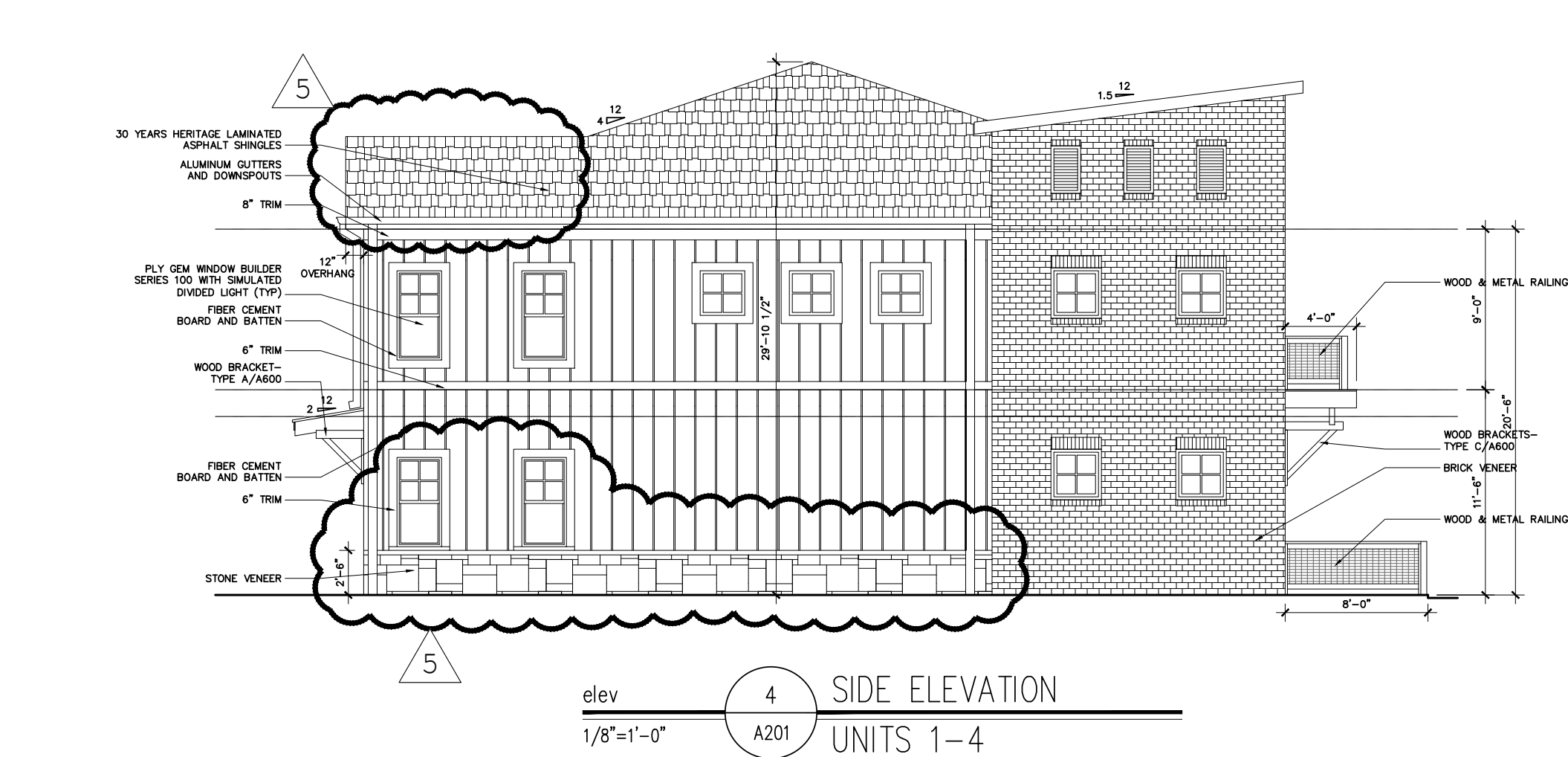
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CHECKED JC

TITLE
ELEVATIONS
UNITS 1-4

SHEET

A201B



DATE	DESCRIPTION
03.20	PERMIT SET
04.20	D.R.C. REVISION 5
05.20	D.R.C. REVISION 4
06.19	D.R.C. REVISION 3
07.19	D.R.C. REVISION 2
08.19	D.R.C. REVISION 1
09.19	D.R.C. APPLICATION

PROJECT

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

18030

TART 01.22.2019

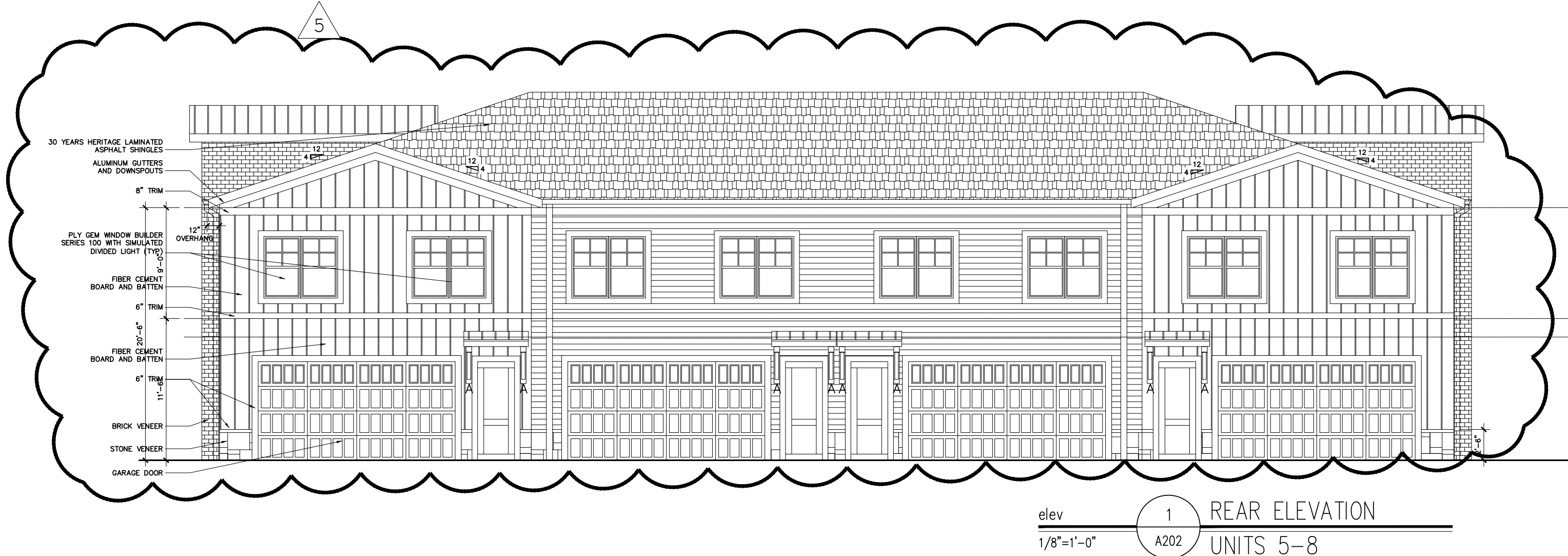
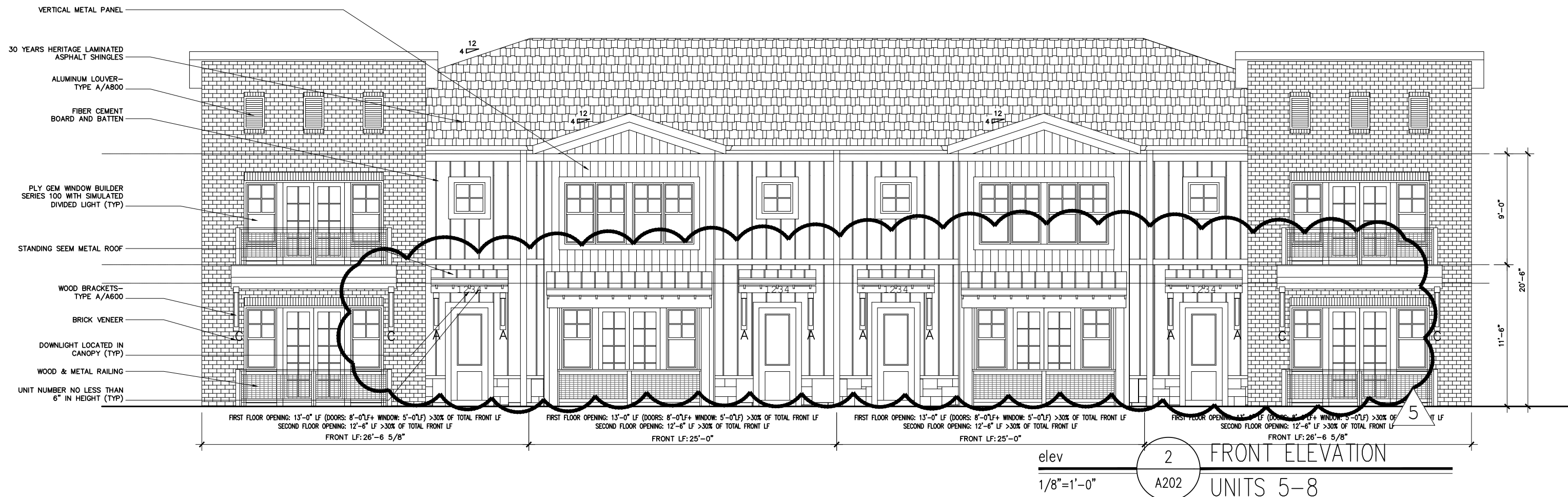
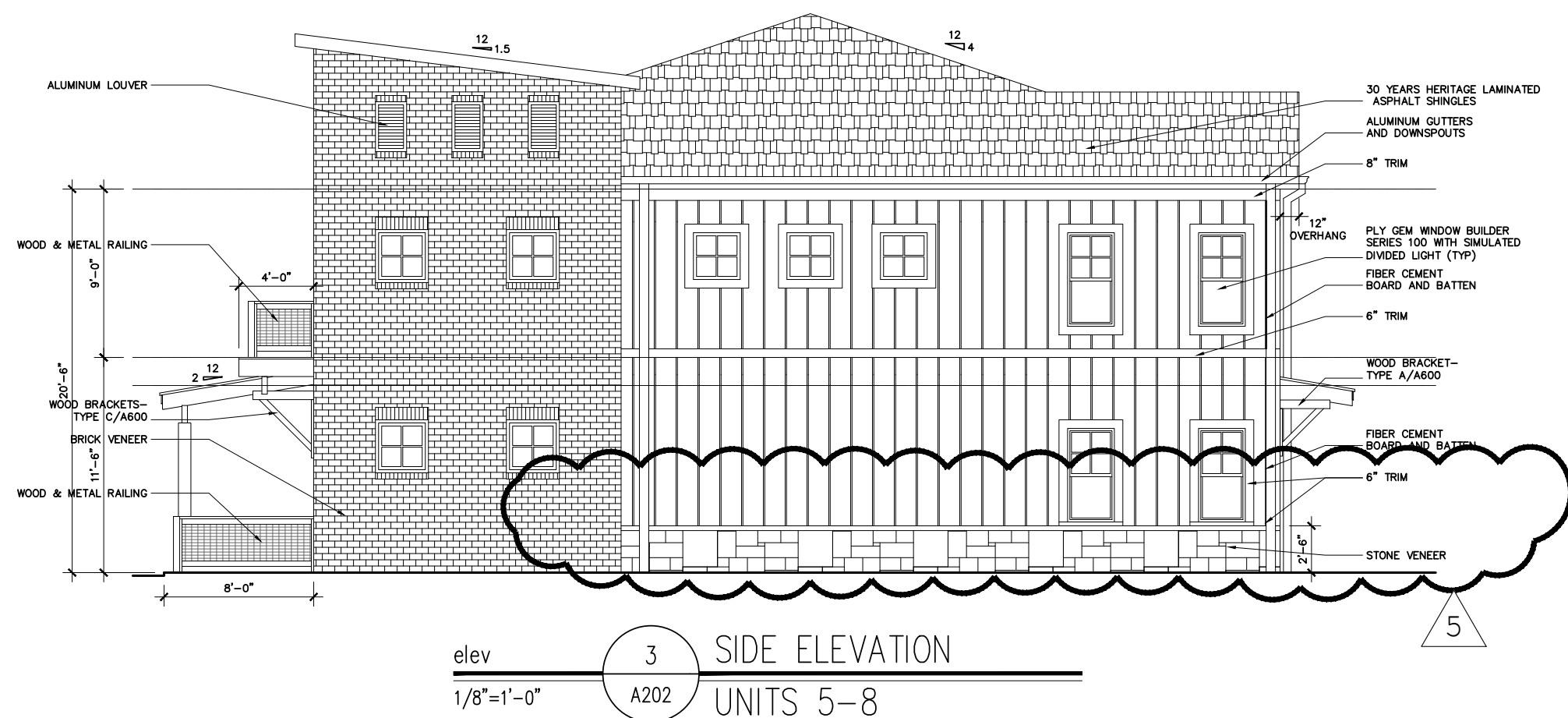
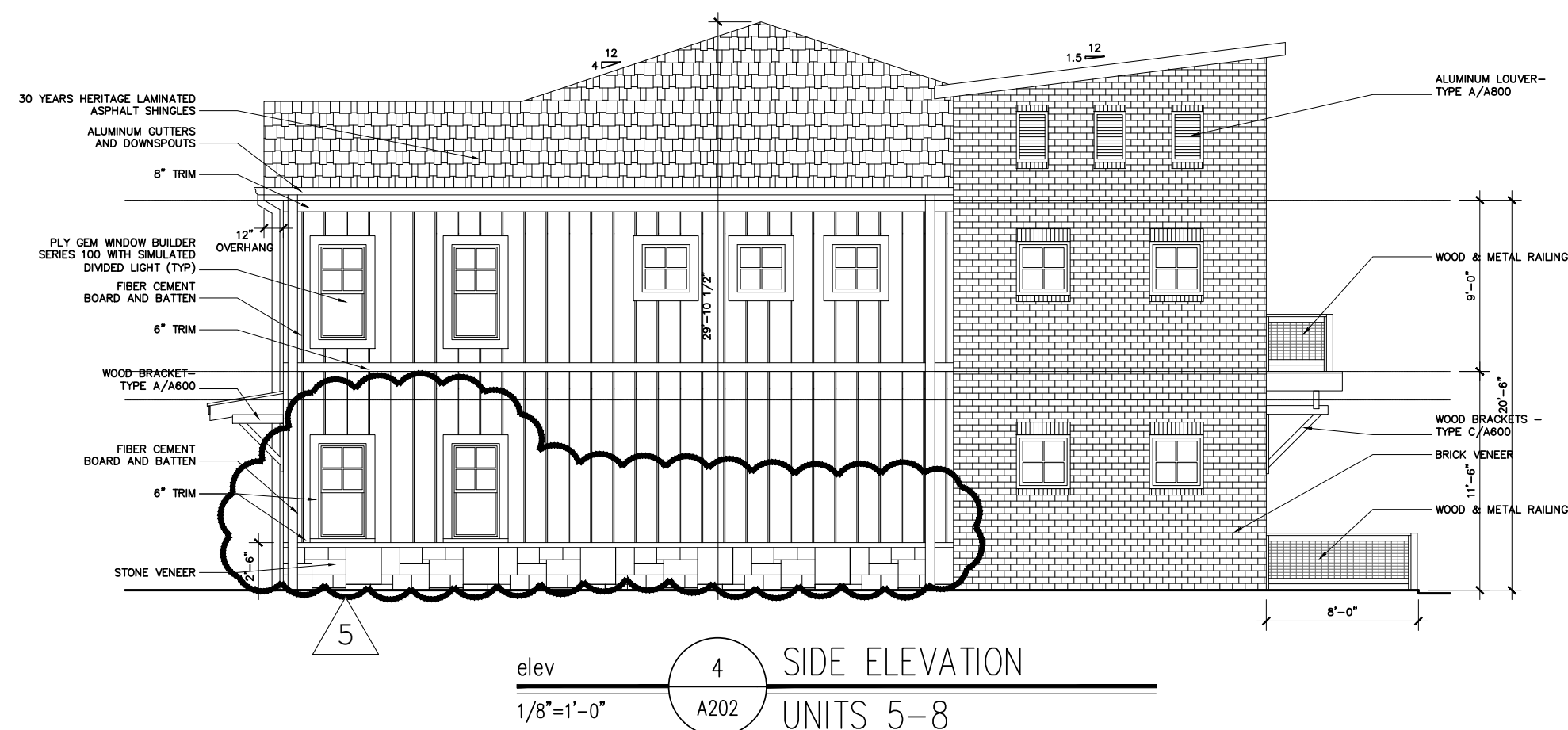
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HECKED
JC

ELEVATIONS
UNITS 5-8

HEET

A202B



08.03.20	PERMIT SET
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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

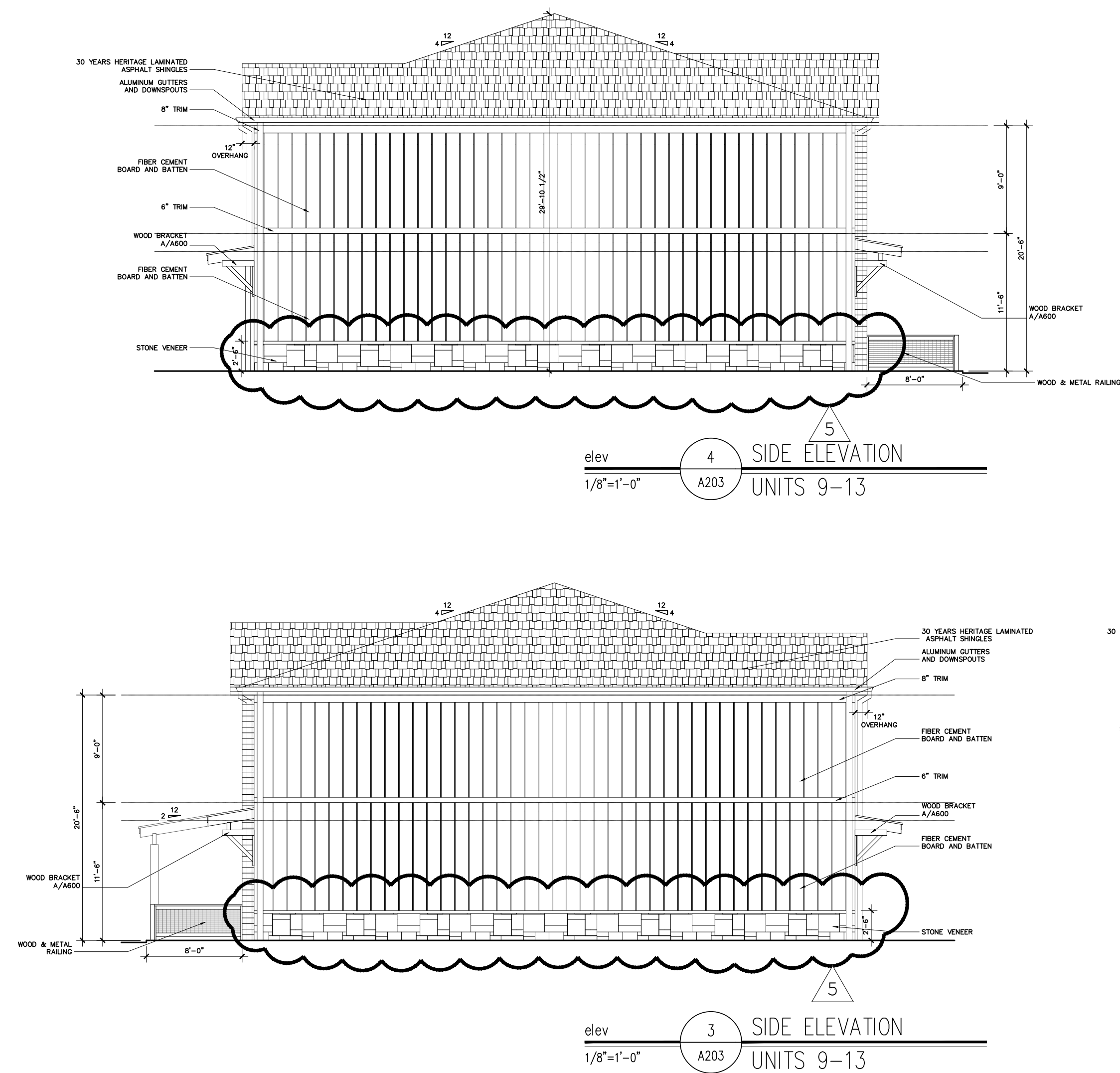
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TITLE
ELEVATIONS
UNITS 9-13

SHEET

A203B



03.20	PERMIT SET
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15.20	D.R.C. REVISION 4
10.19	D.R.C. REVISION 3
02.19	D.R.C. REVISION 2
14.19	D.R.C. REVISION 1
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

18030

TART 01.22.2019

RAWN	NK
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HECKED
JC

ELEVATIONS
UNITS 14-17

HEET

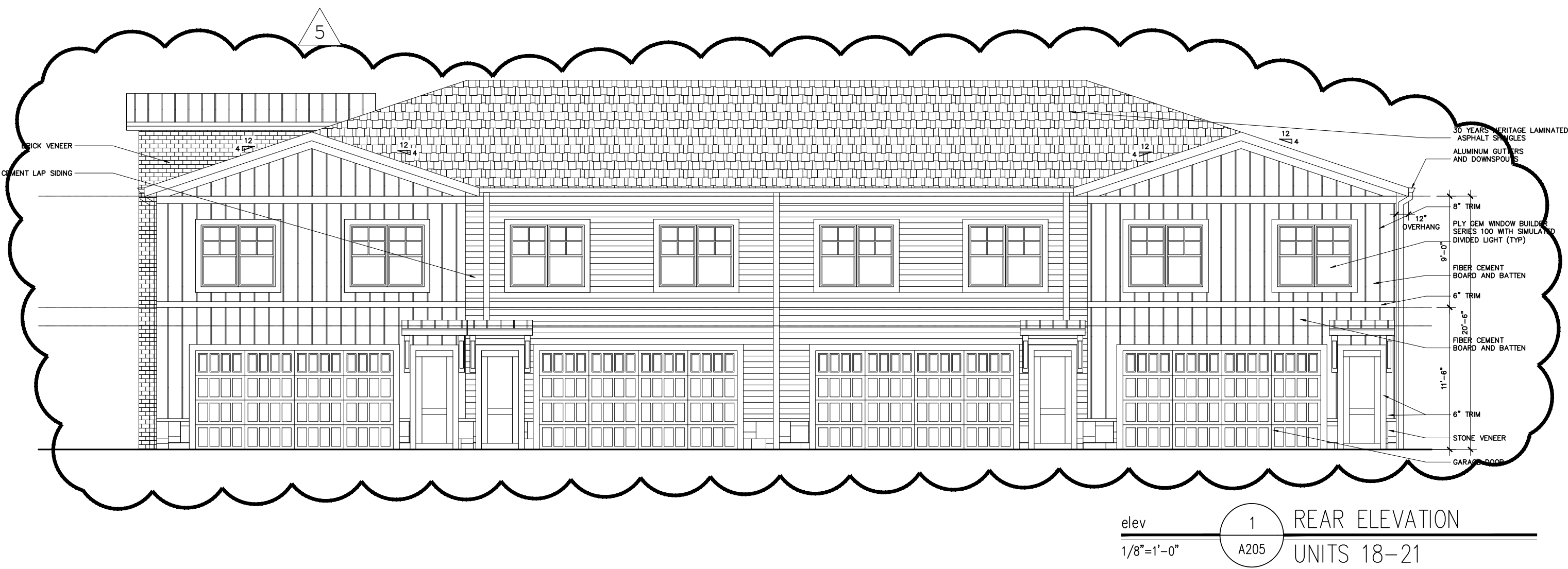
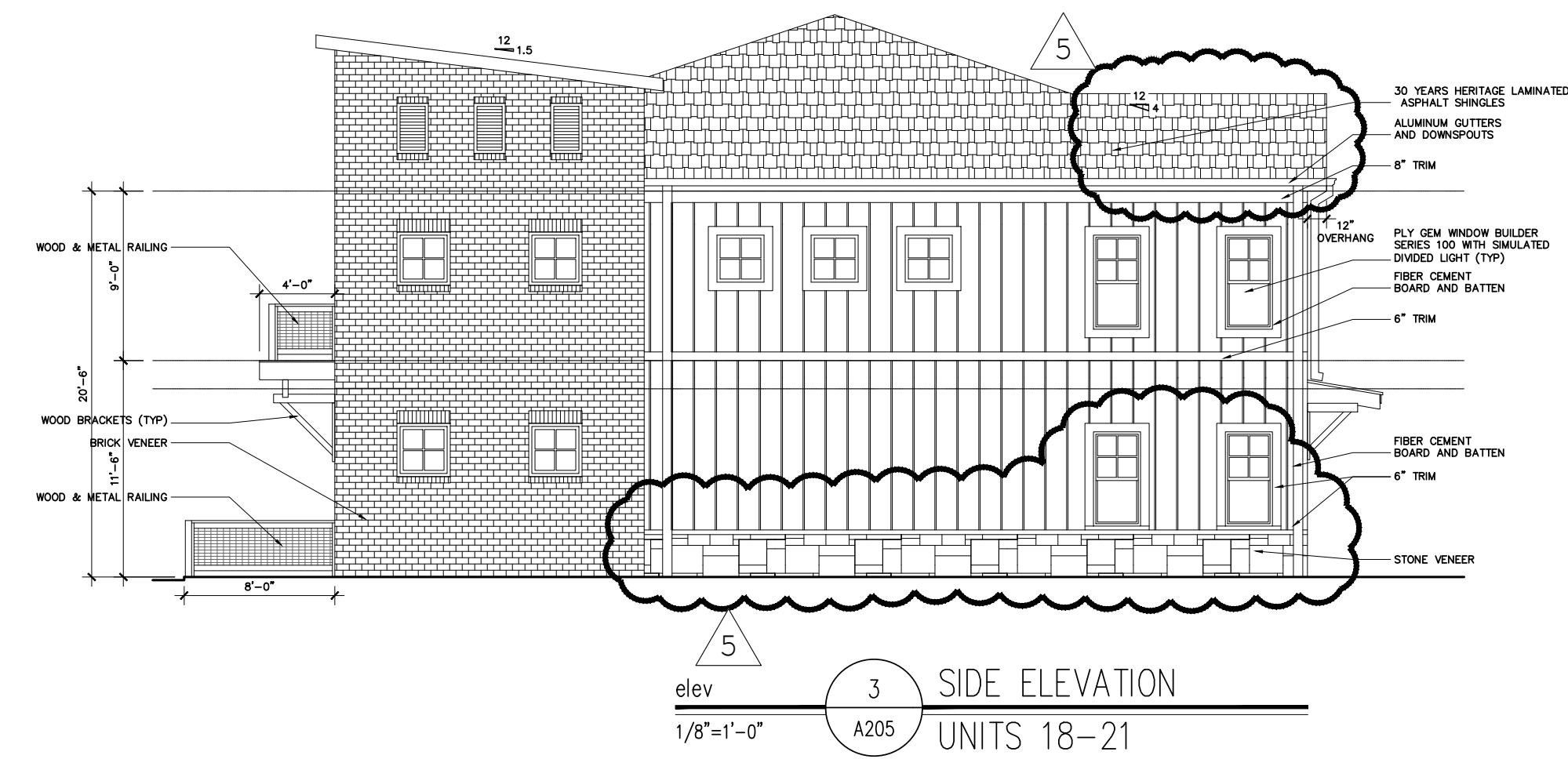
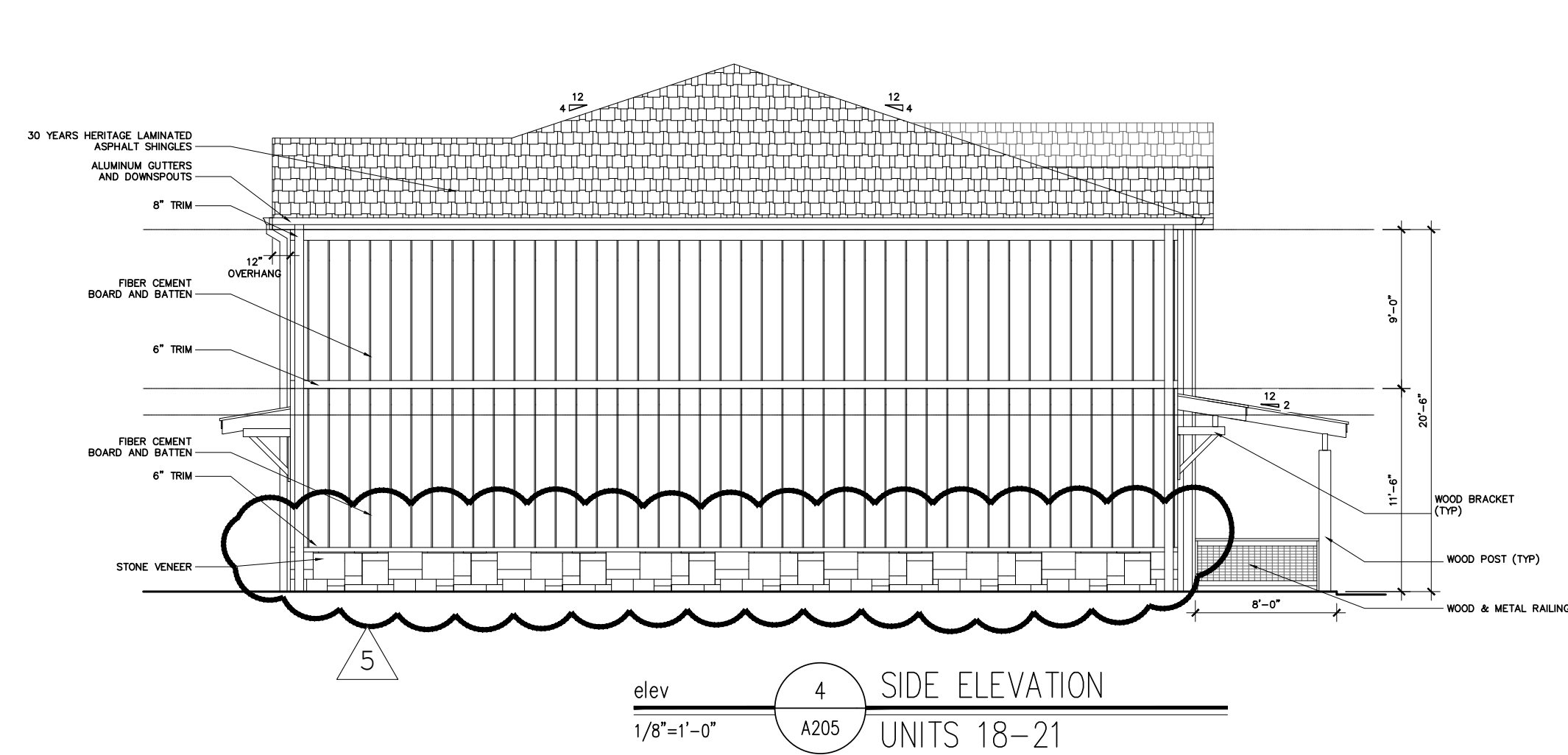
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06.19	D.R.C. REVISION 3
07.19	D.R.C. REVISION 2
08.19	D.R.C. REVISION 1
09.19	D.R.C. APPLICATION

PROJECT

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

NUMBER	18030
START	01.22.2019
RAWN	NK
CHECKED	JC
TITLE	
ELEVATIONS UNITS 18-21	
SHEET	
A205B	



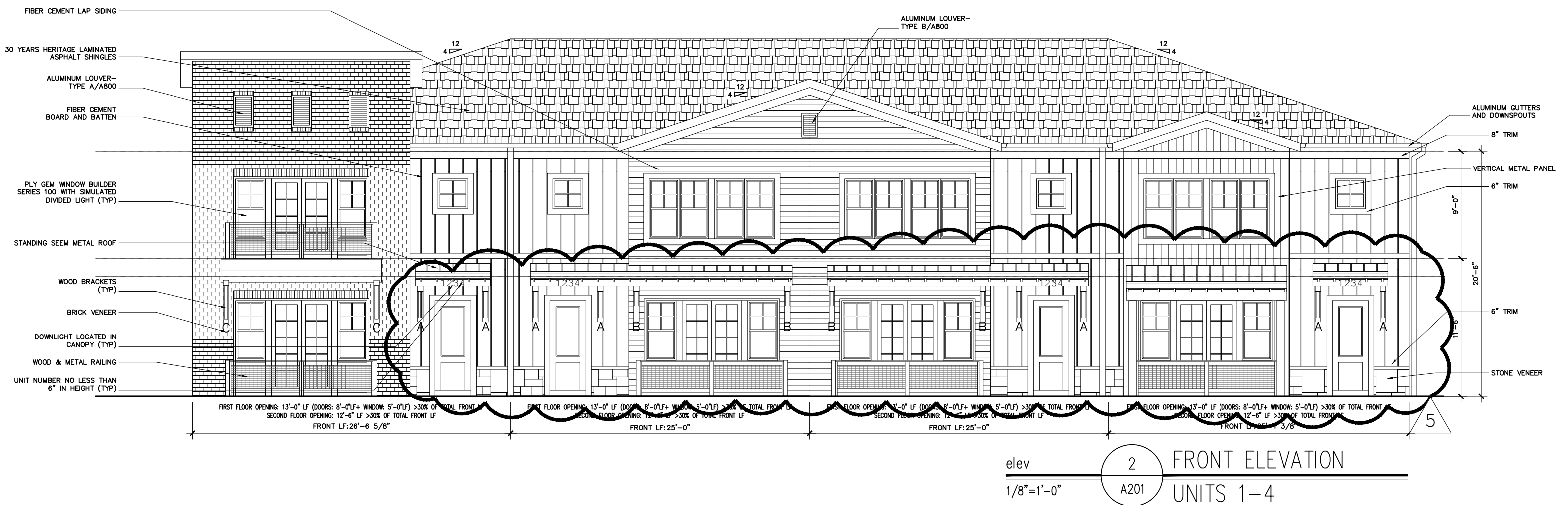
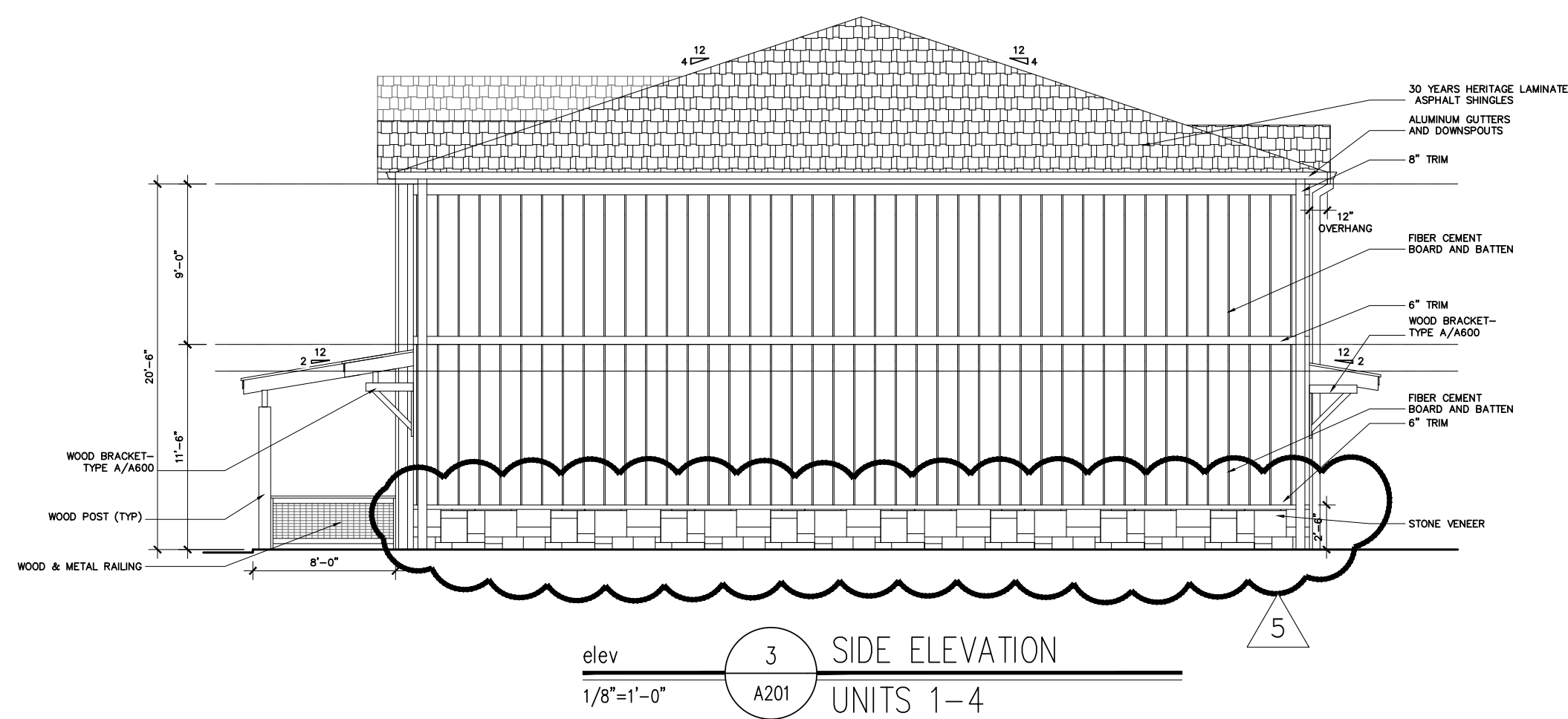
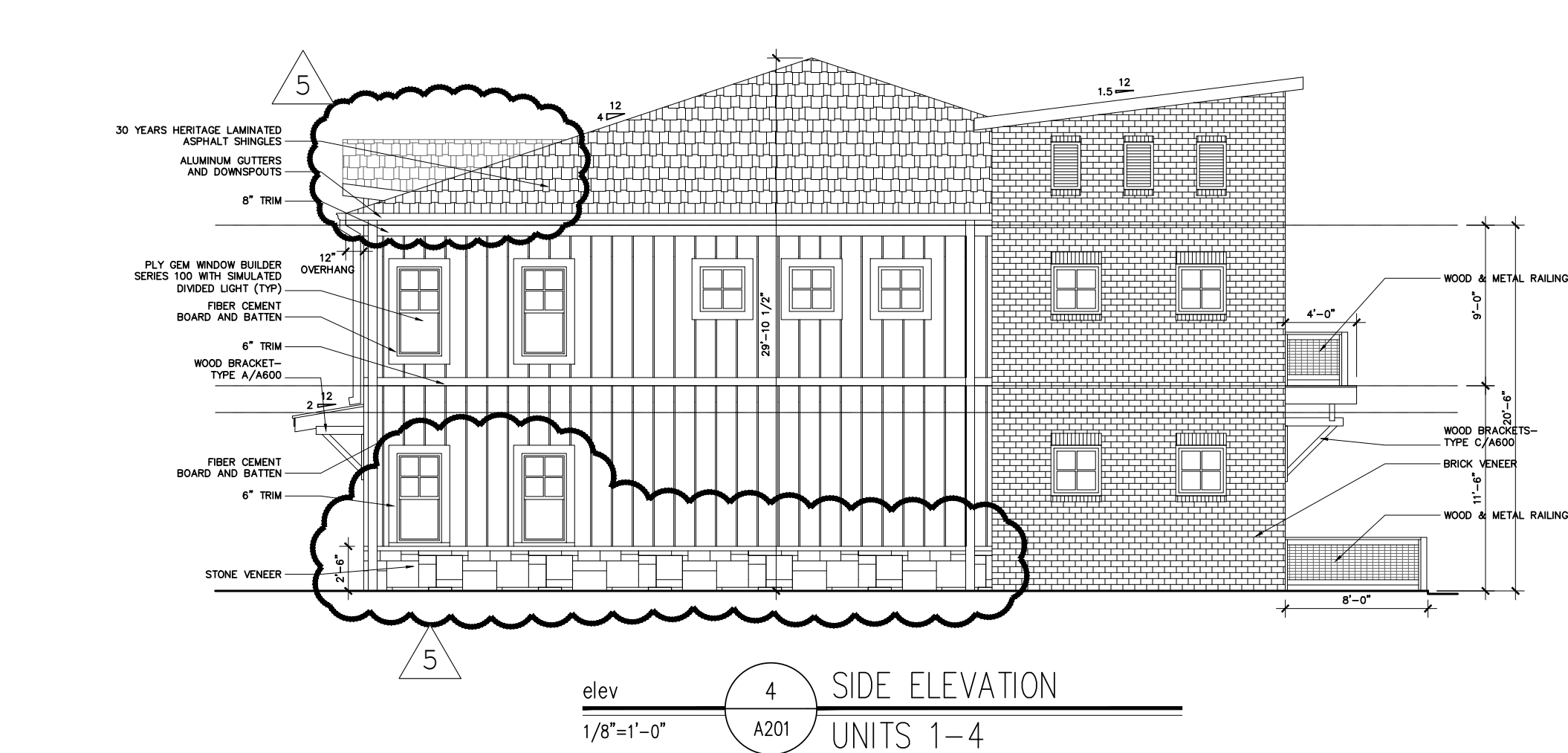
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02.19	D.R.C. REVISION 2
14.19	D.R.C. REVISION 1
20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

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

NUMBER	18030
START	01.22.2019
RAWN	NK
CHECKED	JC
TITLE	
ELEVATIONS UNITS 1-4	
HEET	

A201



08.03.20	PERMIT SET
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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

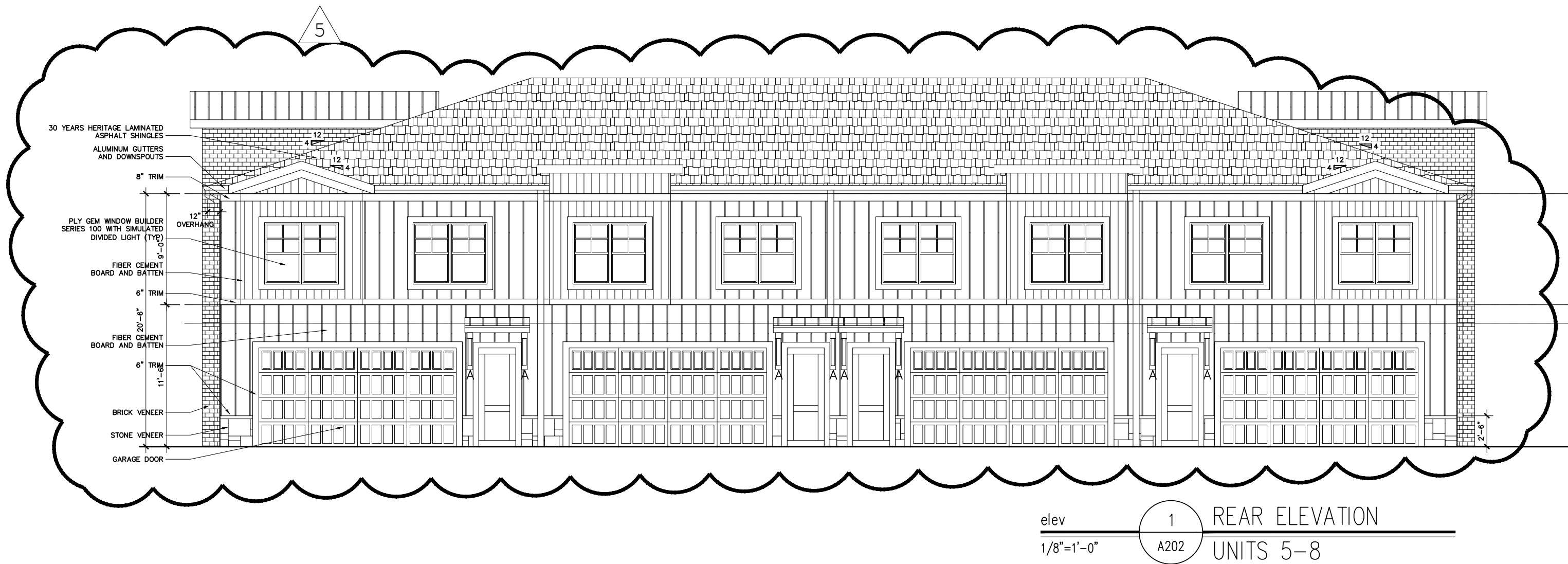
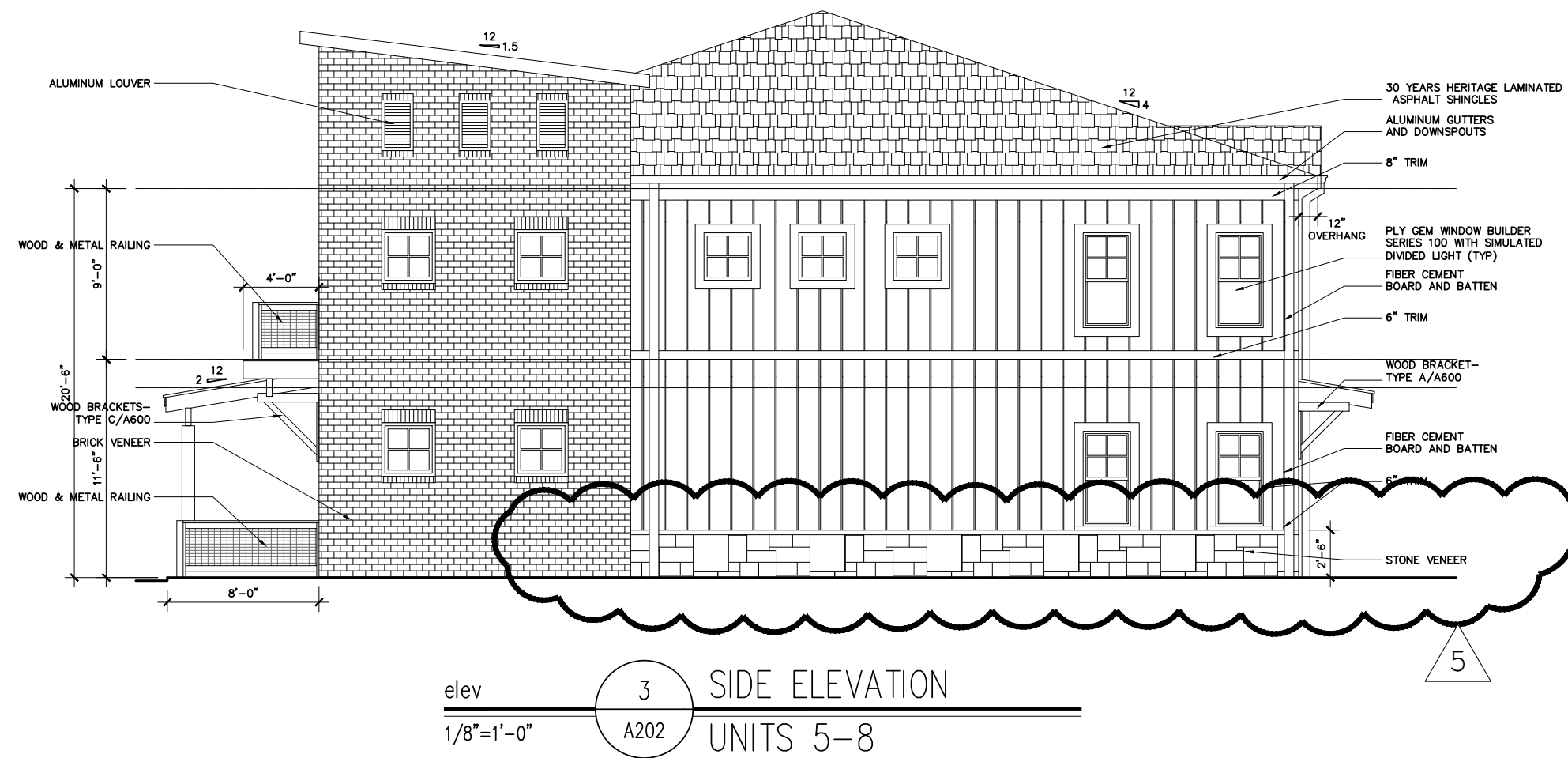
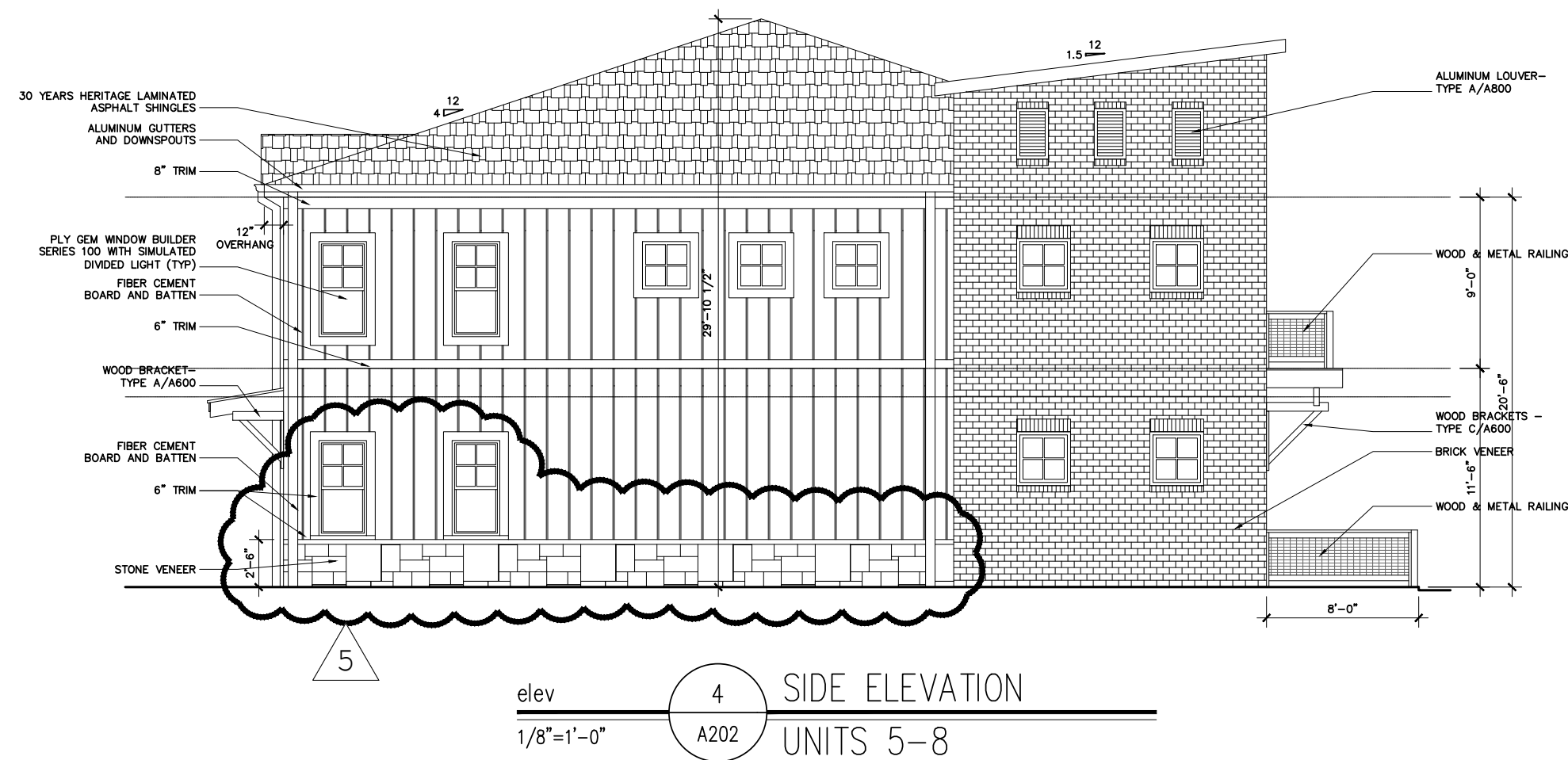
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CHECKED JC

TITLE
ELEVATIONS
UNITS 5-8

SHEET

A202



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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

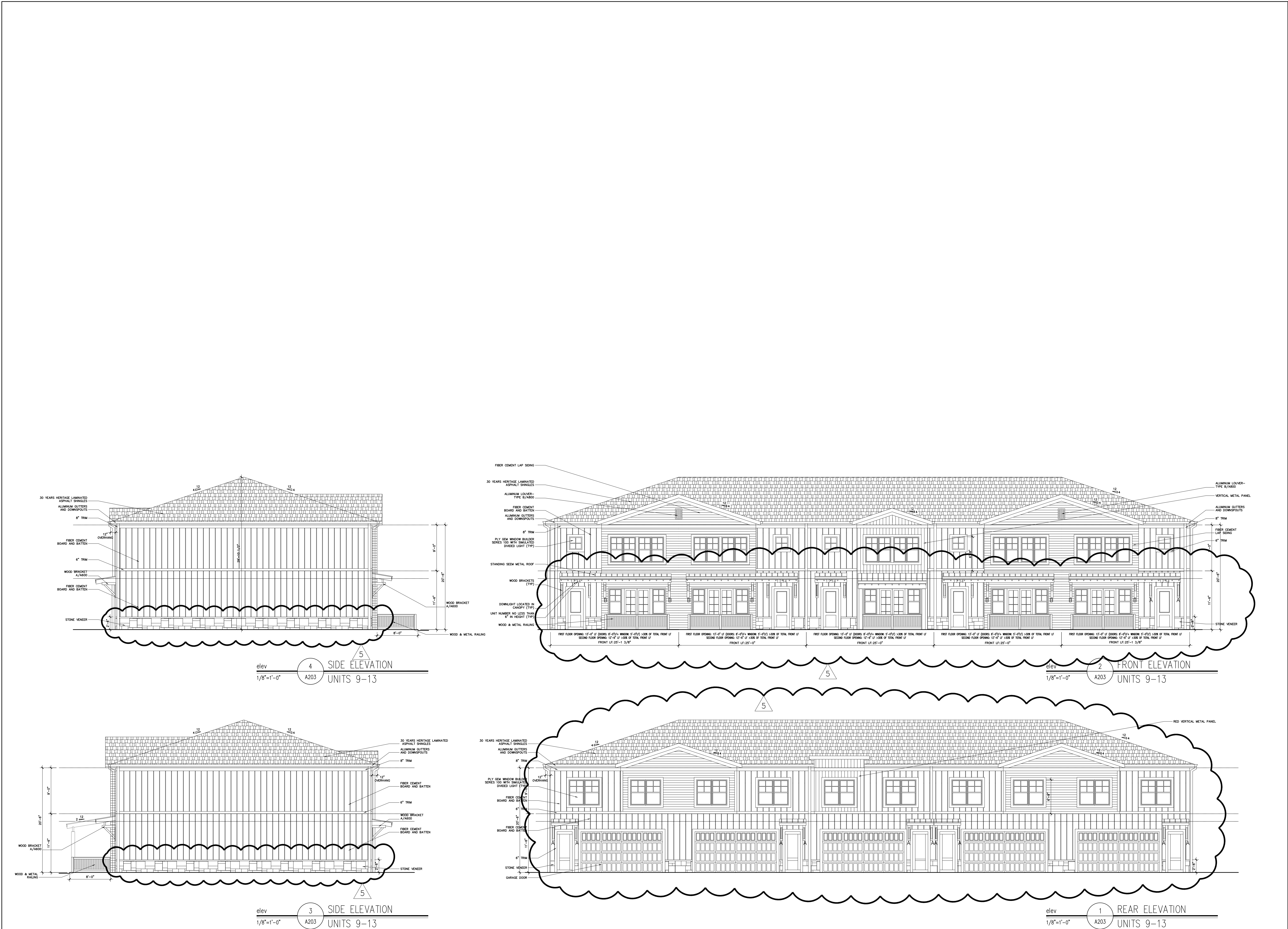
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CHECKED
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TITLE
ELEVATIONS
UNITS 9-13

SHEET

A203



DATE	DESCRIPTION
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05.20	D.R.C. REVISION 4
06.19	D.R.C. REVISION 3
07.19	D.R.C. REVISION 2
08.19	D.R.C. REVISION 1
09.19	D.R.C. APPLICATION

PROJECT

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

NUMBER 18030

TART 01.22.2019

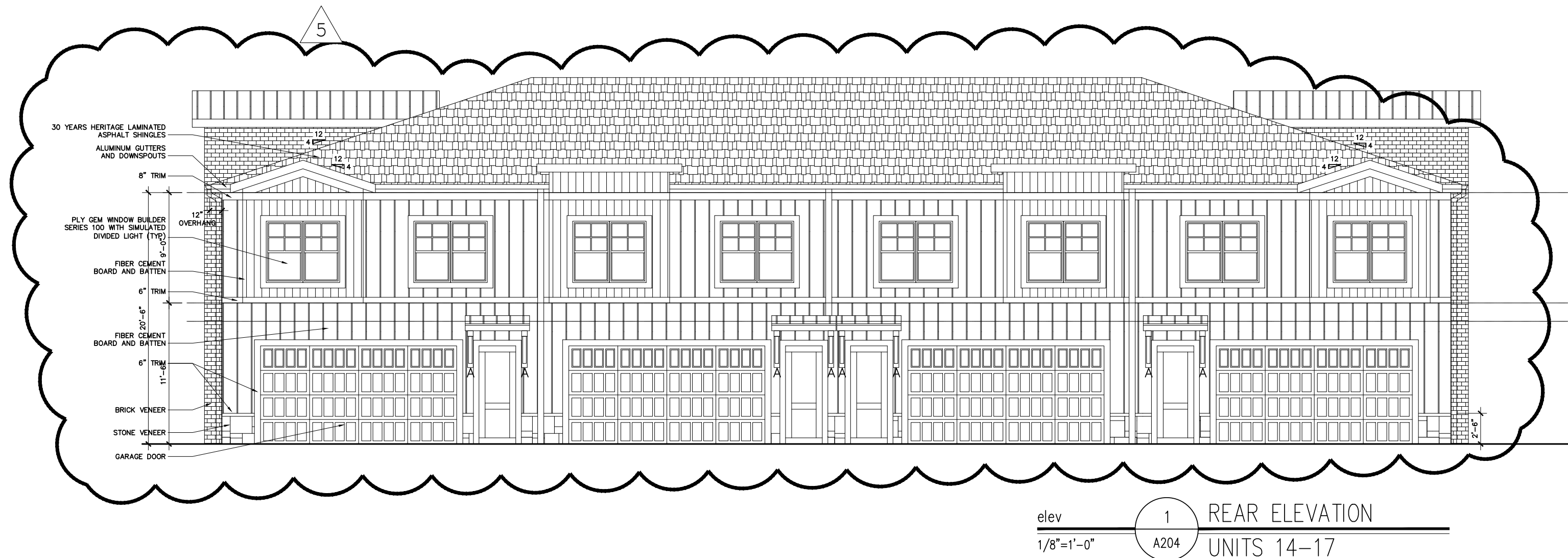
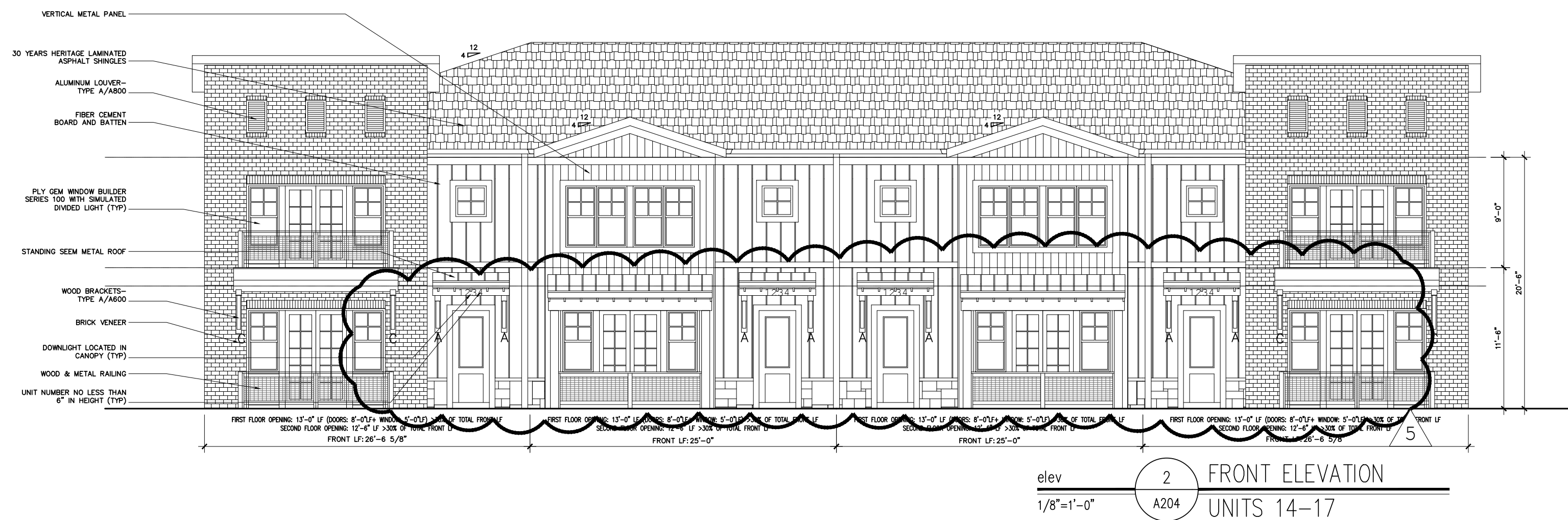
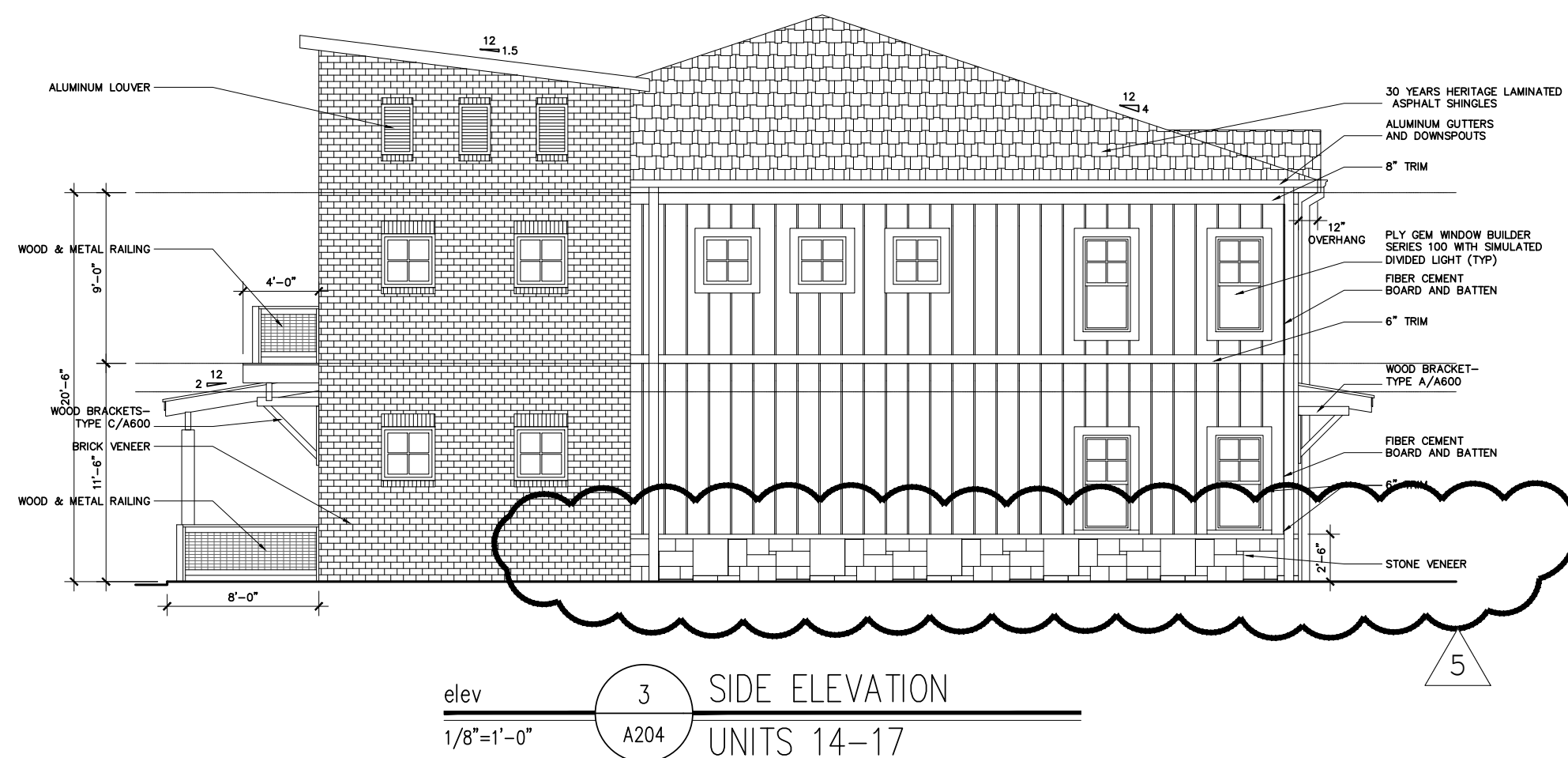
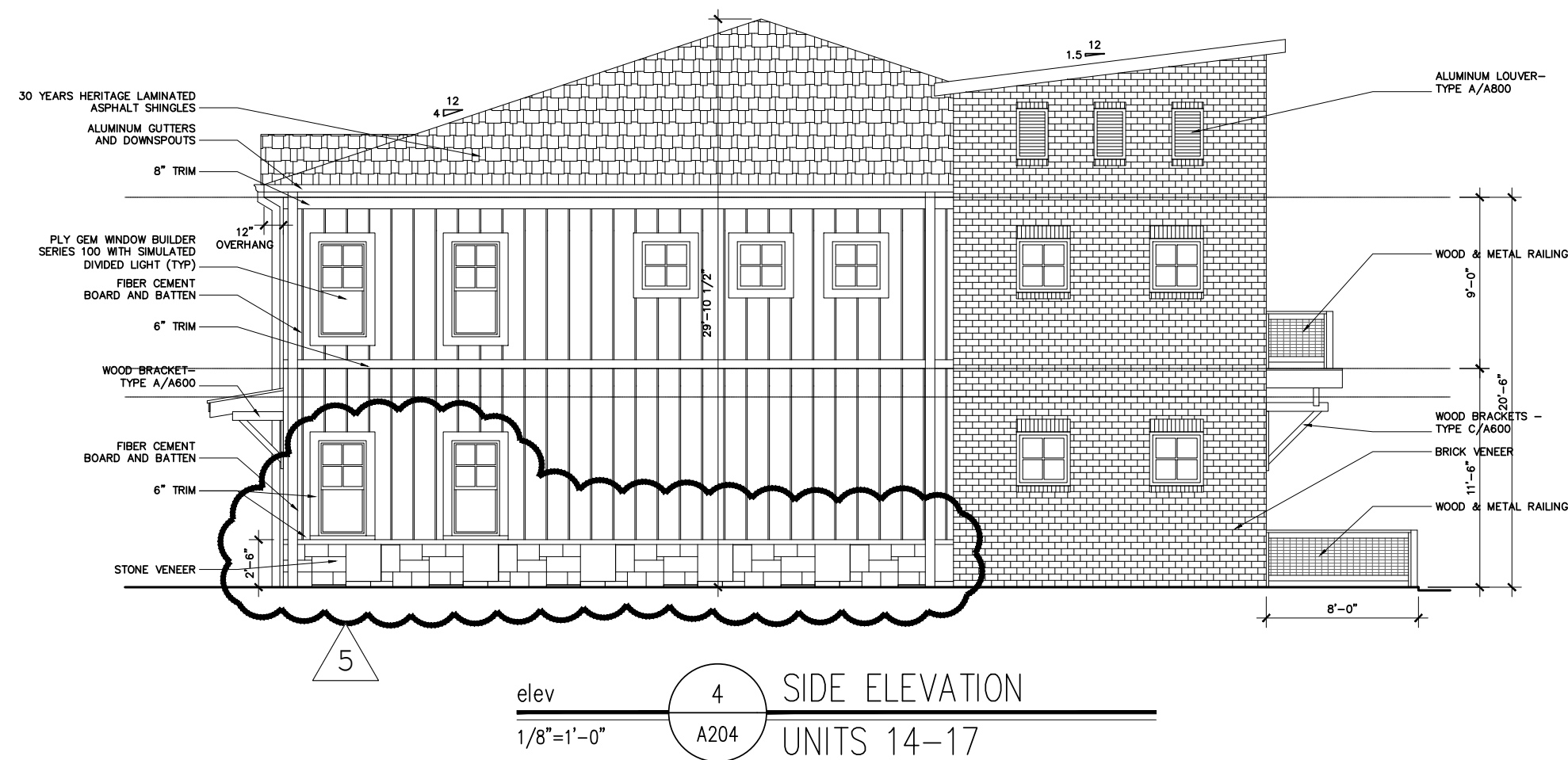
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HECKED
JC

ELEVATIONS
UNITS 14–17

HEET

A204



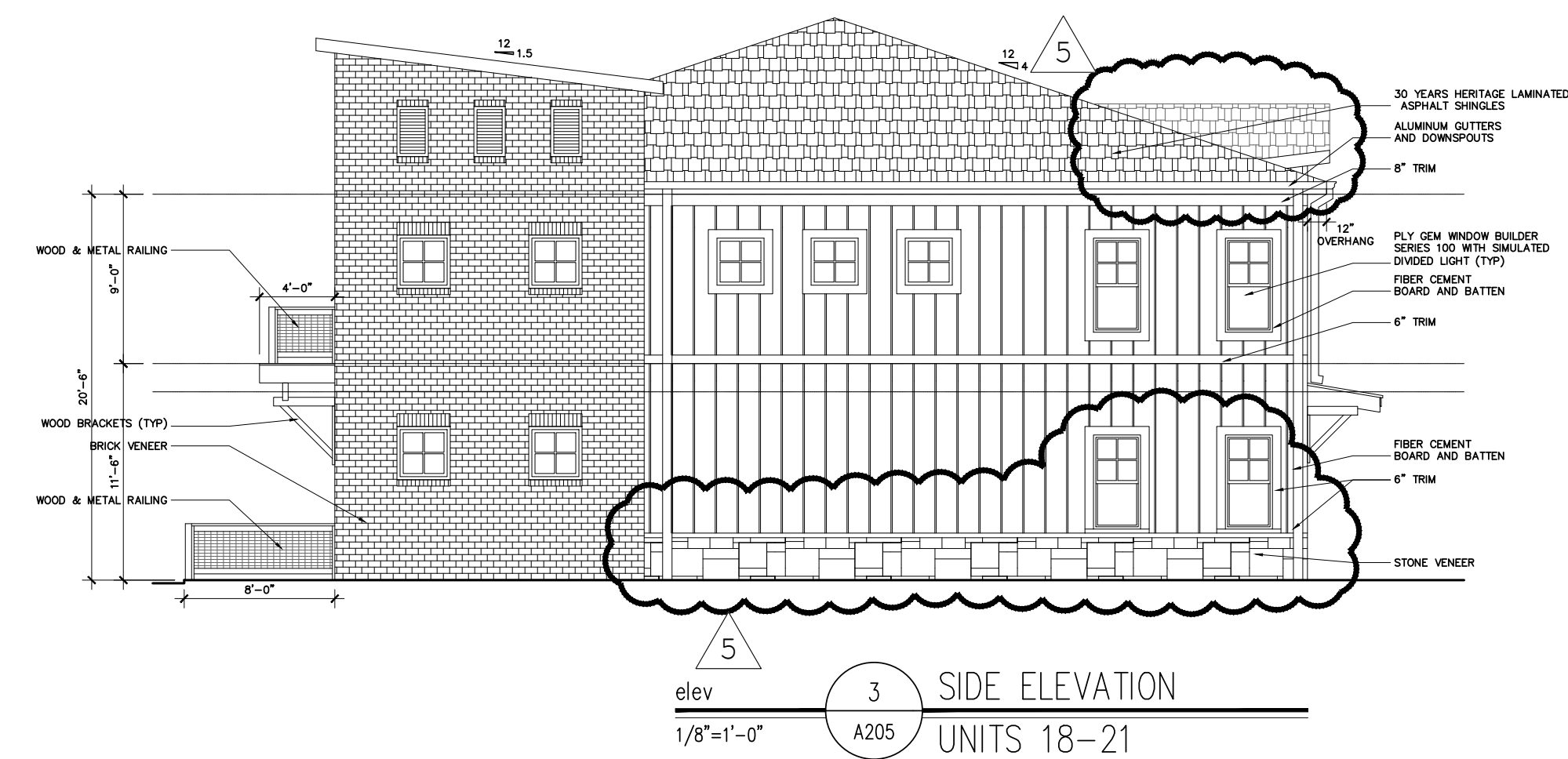
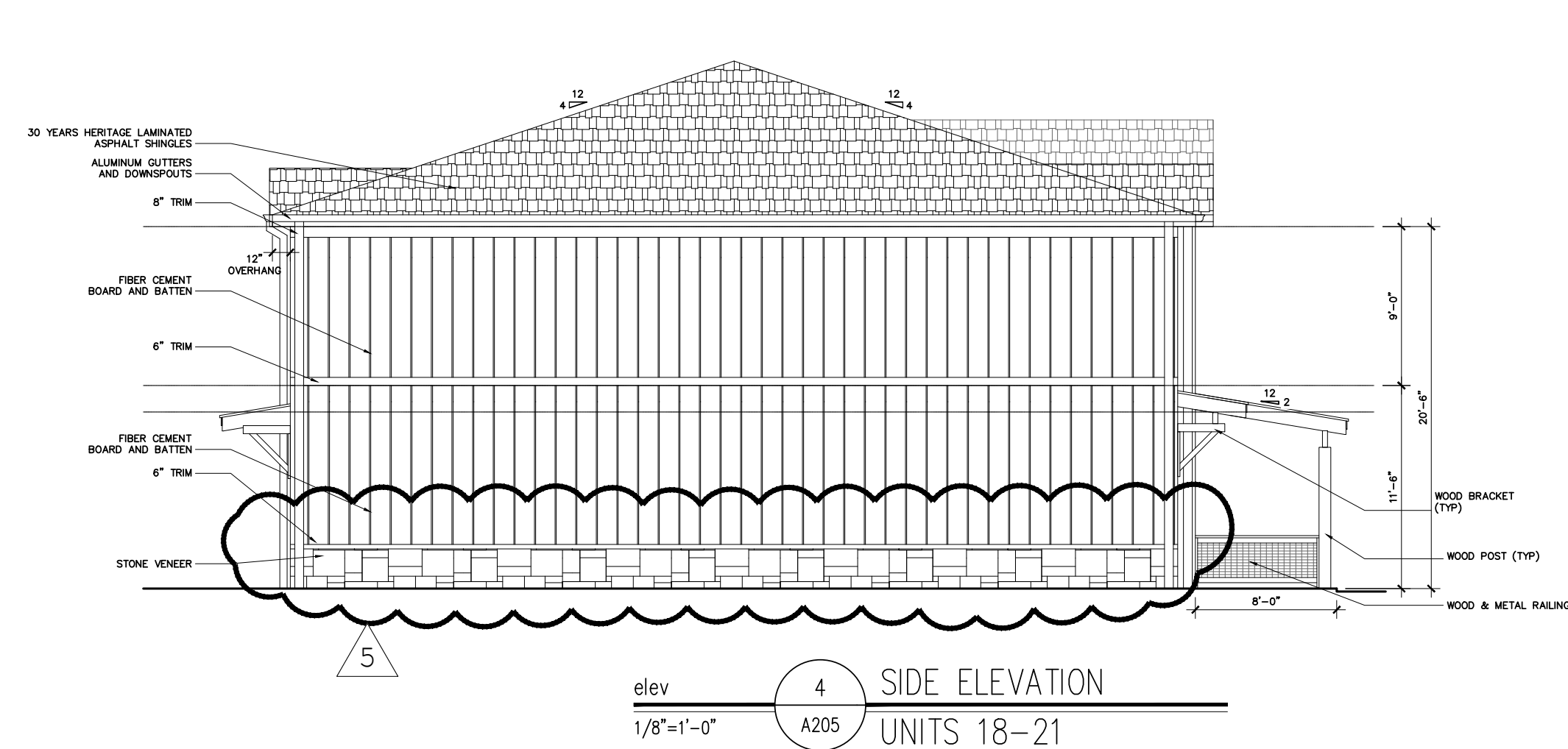
DATE	DESCRIPTION
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04.20	D.R.C. REVISION 5
05.20	D.R.C. REVISION 4
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07.19	D.R.C. REVISION 2
08.19	D.R.C. REVISION 1
09.19	D.R.C. APPLICATION

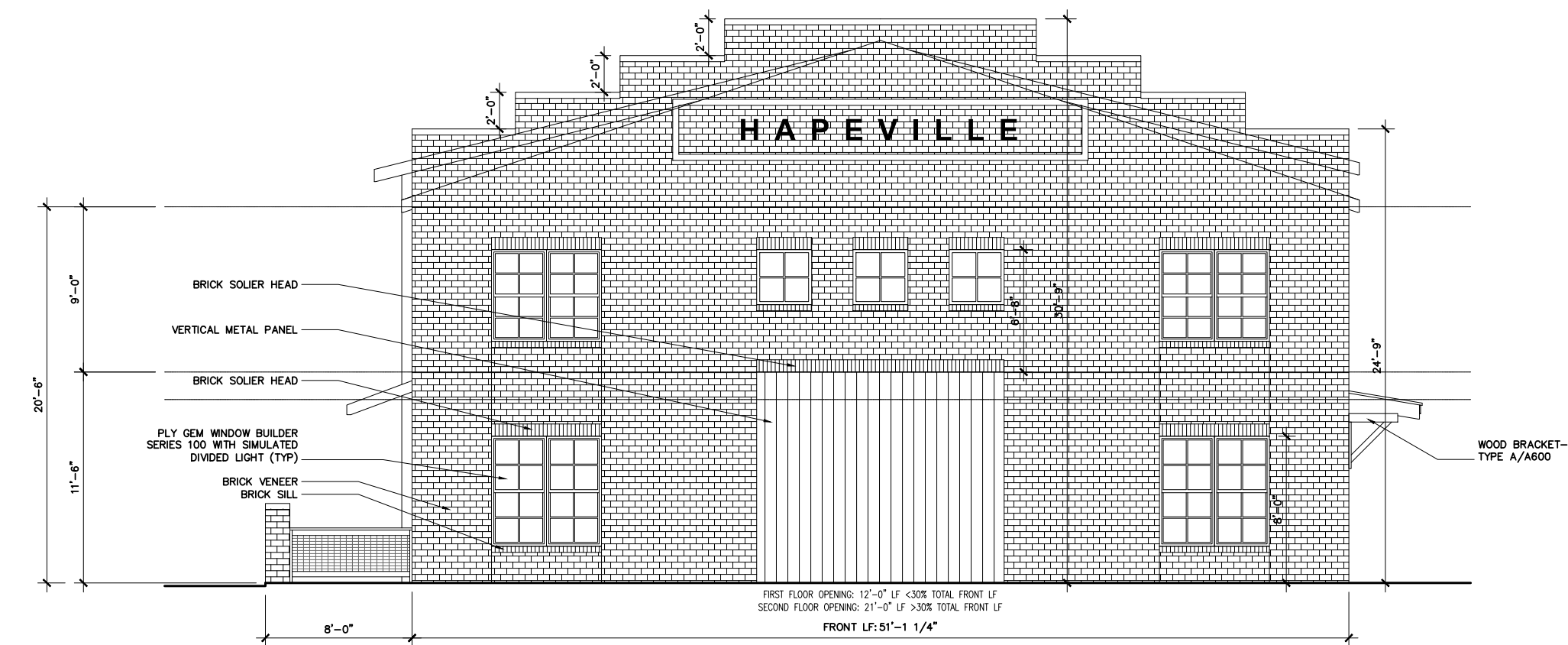
PROJECT

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

NUMBER	18030
START	01.22.2019
RAWN	NK
CHECKED	JC
TITLE	
ELEVATIONS UNITS 18-21	
HEET	

A205





elev 3 SIDE ELEVATION
1/8"=1'-0" A206 UNITS 22-25



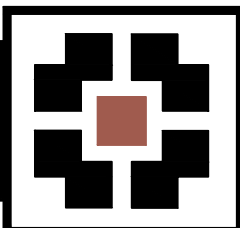
elev 2 REAR ELEVATION
1/8"=1'-0" A206 UNITS 22-25



elev 1 FRONT ELEVATION
1/8"=1'-0" A206 UNITS 22-25



#20012
09/15/2020



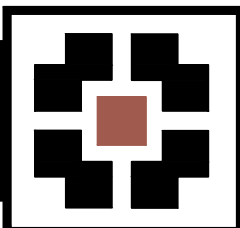
PLACE MAKER DESIGN
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

09/15/2020



PLACE MAKER DESIGN

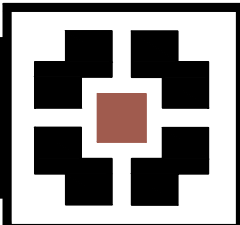
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

09/15/2020



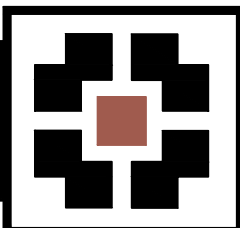
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1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012
09/15/2020

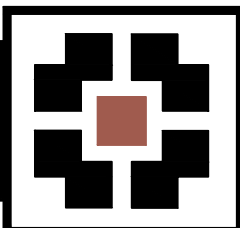


PLACE MAKER DESIGN
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



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09/15/2020

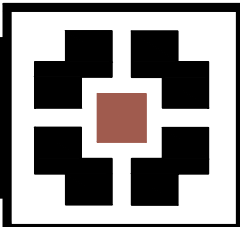


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1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012
09/15/2020



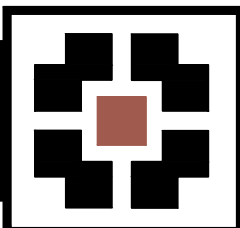
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1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

09/15/2020



PLACE MAKER DESIGN

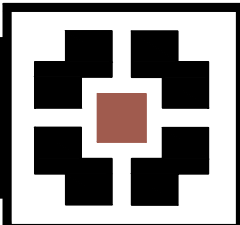
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

09/15/2020



PLACE MAKER DESIGN

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

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: October 13, 2020
TO: Tonya Hutson
FROM: Lynn M. Patterson

RE: Design Review – Village Walk at Hapeville Revised October 2020

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. A site plan has been approved conditional upon revisions. Awaiting final compliance.

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 (26' Driveway and main entry door opening to central courtyard) . These exceptions must be approved again given new drawings.

The Design Review Committee requested that the rear townhome elevations along S. Central reflect individual units as opposed to the appearance of one continual building. The Applicant has submitted two plans for the DRC to review (1) original elevations from June 18 and June 24 meeting and (2) modified elevations.

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: Per the Planning Commission's direction, the Applicant was asked to work with Staff to determine location of the sidewalk along Willingham but did not provide an alternative along back of curb for Willingham. The sidewalk as shown is placed within the private property and in the public right of way, is constructed partially of mulch, and does not provide a solid surface from the street to the fronts of the buildings.

(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. A design exception is required.**

(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: **Pedestrian level lighting should be provided around the perimeter (private property) to support pedestrian friendly design and safety.**

(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 required.**
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.

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

(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 is recommended.

(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 sill details.

STAFF COMMENT: The layout of the townhomes around a central courtyard does not allow for main entry door to front public sidewalk; however, the doors do front a common sidewalk. A design exception is recommended.
No building numbers are shown.
Window recess detail must be shown.

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: A design exception is requested for the reduction in the landscape buffer along S Central.

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.

Two sets of rear elevations on S Central have been provided for review by the DRC. The Applicant is requesting the DRC to select one of the elevations shown.

Deficiencies

Two sets of rear elevations on S Central have been provided for review by the DRC. The Applicant is requesting the DRC to select one of the elevations shown.

Sidewalk shown along Willingham and to front of units is combination of concrete and mulch. DRC should decide if location is acceptable. No alternatives have provided. Lack of solid surface from street to front of buildings may create an accessibility issue. Mulch is not allowed in right of way.

Applicant should provide pedestrian level lighting along S Central, Colville and Willingham(latter is shown) on private property.

Detail for window sills not clear.

Drawings should include window detail including window recess.

Drawings should provide building numbers

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.

Allow for reduced landscape buffer between parking and adjacent sidewalk along S. Central

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: AUG 24 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: DANIEL LOVE Contact Number: [REDACTED]

Applicants Address: [REDACTED]

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

Address of Proposed Work: 417 WALNUT ST.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060705

Property Owner: JONATHAN LOVE Contact Number: [REDACTED]

Project Description (including occupancy type): single family detached home with detached garage, 2 story on slab, 2100 SF

Contractors Name: Daniel Love Contact Number: [REDACTED]

Contact Person: Daniel Love 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

8/23/2020
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: 2158

Total Square Footage of existing building: NA

Estimated Cost of Construction: 185000

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

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

HARDI SIDING, ASPHALT SHINGLES

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 application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

JONATHAN LOVE

Printed Name

Signature

8/24/20

Date

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

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

LEGAL DESCRIPTION

417 Walnut Street
City of Hapeville, Georgia

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, City of Hapeville, Fulton County, Georgia, containing 0.142 acres, and being more particularly described as follows:

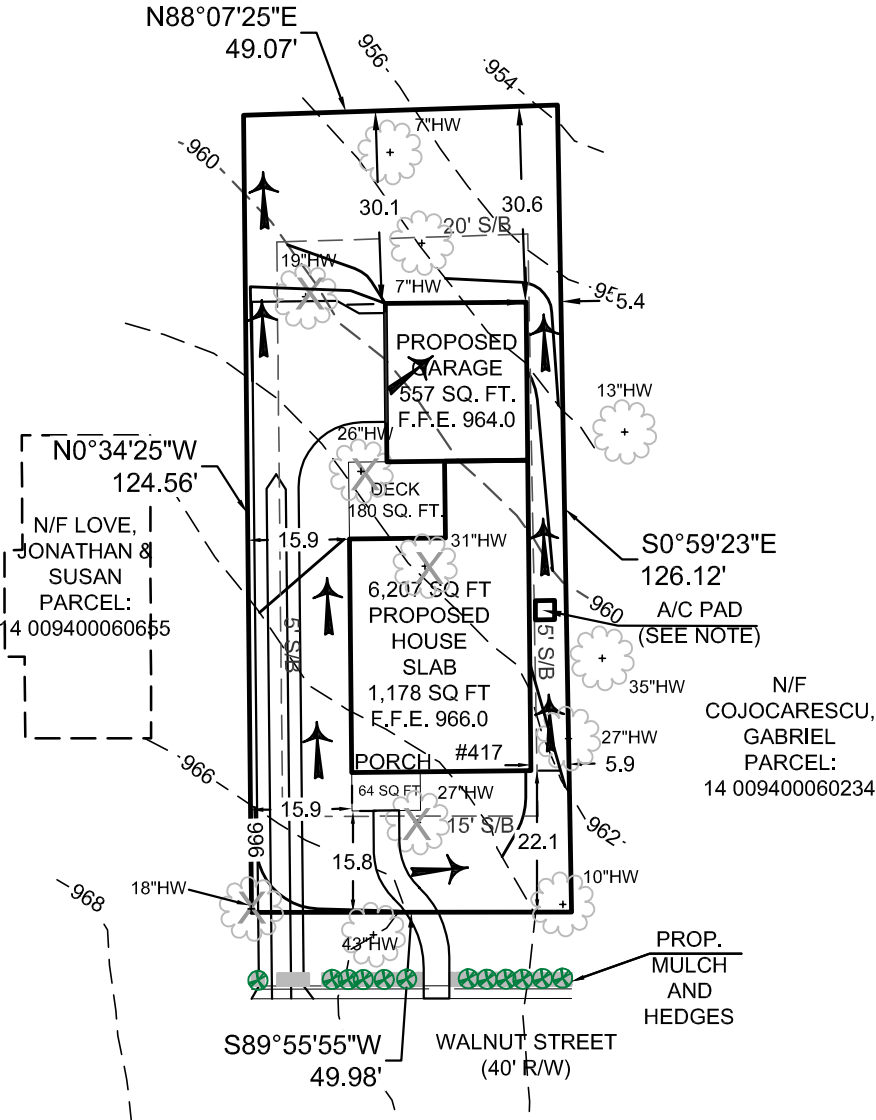
COMMENCING at the intersection of the centerlines of Walnut Street and Forrest Hill Drive; Thence westerly, along the centerline of Walnut Street, a distance of 615.92' to a point; Thence, N 00°59'23" W a distance of 19.77' to a point on the northerly right-of-way of Walnut Street, said point being the POINT OF BEGINNING;

Thence, along said right-of-way, S 89°55'55" W a distance of 49.98' to a point; Thence, N 00°34'25" W a distance of 124.56' to a point; Thence, N 88°08'06" E a distance of 49.08' to a point; Thence, S 00°59'23" E a distance of 126.12' to a point, which point is the POINT OF BEGINNING, having an area of 6,207 square feet, 0.142 acres, said parcel being that same parcel shown as Lot 2 on PB 321 PG 51, of the Fulton County records.



GENERAL NOTES

1. OWNER/BUILDER:
DANIEL LOVE
417 WALNUT ST
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS BEFORE
BEGINNING CONSTRUCTION. ANY
DISCREPANCIES SHALL BE REPORTED TO THE
PROJECT ENGINEER FOR JUSTIFICATION
AND/OR CORRECTION BEFORE PROCEEDING
WITH THE WORK. CONTRACTOR TO ASSUME
RESPONSIBILITY FOR DISCREPANCIES WHICH
ARE NOT REPORTED. ALL DIMENSIONS
SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT
INFORMATION WAS TAKEN FROM: PLAT
RECORDED IN PB 321 PG 51 IN FULTON
COUNTY RECORDS.
6. ACCORDING TO THE F.I.R.M. OF FULTON
COUNTY, PANEL NUMBER 13121C0367F, DATED
9-18-2013, THIS LOT IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY
FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION
CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE
UNDER THE SUPERVISION OF THE ENGINEER
OF RECORD WILL VOID THE CERTIFICATION
OF THIS DOCUMENT.
10. Driveway is 7' wide
11. Driveway cut is 10.0' wide.



NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM
VIEW FROM STREET. MATERIAL CAN
INCLUDE FENCING OR LANDSCAPING.

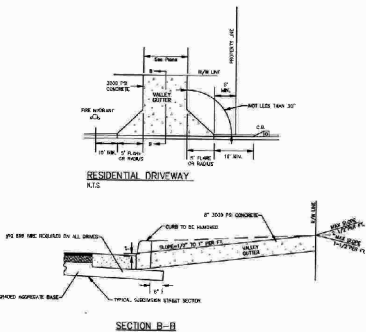
FRONT SETBACK: 15 FOOT
REAR SETBACK: 20 FOOT
SIDE SETBACK: 5 FOOT

RESIDENTIAL DRIVEWAY DETAIL

DRIVEWAY/INTERSECTION USE	WIDTH IN FEET	MIN. RADIUS IN FEET
RESIDENTIAL DRIVEWAY	15	15

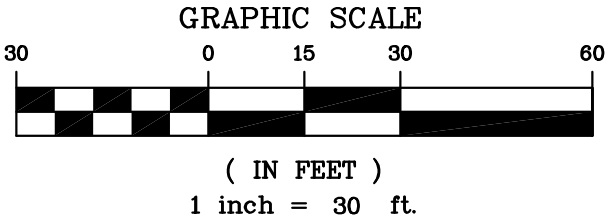
CONCRETE DRIVE	CONCRETE DRIVE
RESIDENTIAL	CONCRETE
8" CONCRETE VALLEY BUTTER	8" CONCRETE VALLEY BUTTER
4" CONCRETE DRIVEWAY	8" CONCRETE DRIVEWAY

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT



NOTES:

ZONING: R-SF	
SLAB SQ. FT.	1,178 SQ. FT.
GARAGE SQ. FT.	544 SQ. FT.
DRIVEWAY SQ. FT.	739 SQ. FT.
FRONT STOOP/PORCH	64 SQ. FT.
WALKWAY SQ. FT.	132 SQ. FT.
DECK SQ. FT.	150 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	2,807 SQ. FT.
LOT SQ.FT	6,207 SQ.FT
TOTAL IMPERVIOUS AREA	45%



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SHEET NUMBER:	DATE:	10-16-19
	SCALE:	1" = 30'
	DRAWN BY:	WR
	REVIEWED BY:	WR
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	

REVISIONS	
1.	REVISED PER COMMENTS 11-15-19
2.	REVISED PER COMMENTS 4-23-2020
3.	REV. PER COMMENTS 6-15-2020 JD
4.	REV. PER COMMENTS 6-18-2020 JD
5.	REV. PER COMMENTS 9-29-2020
 Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	

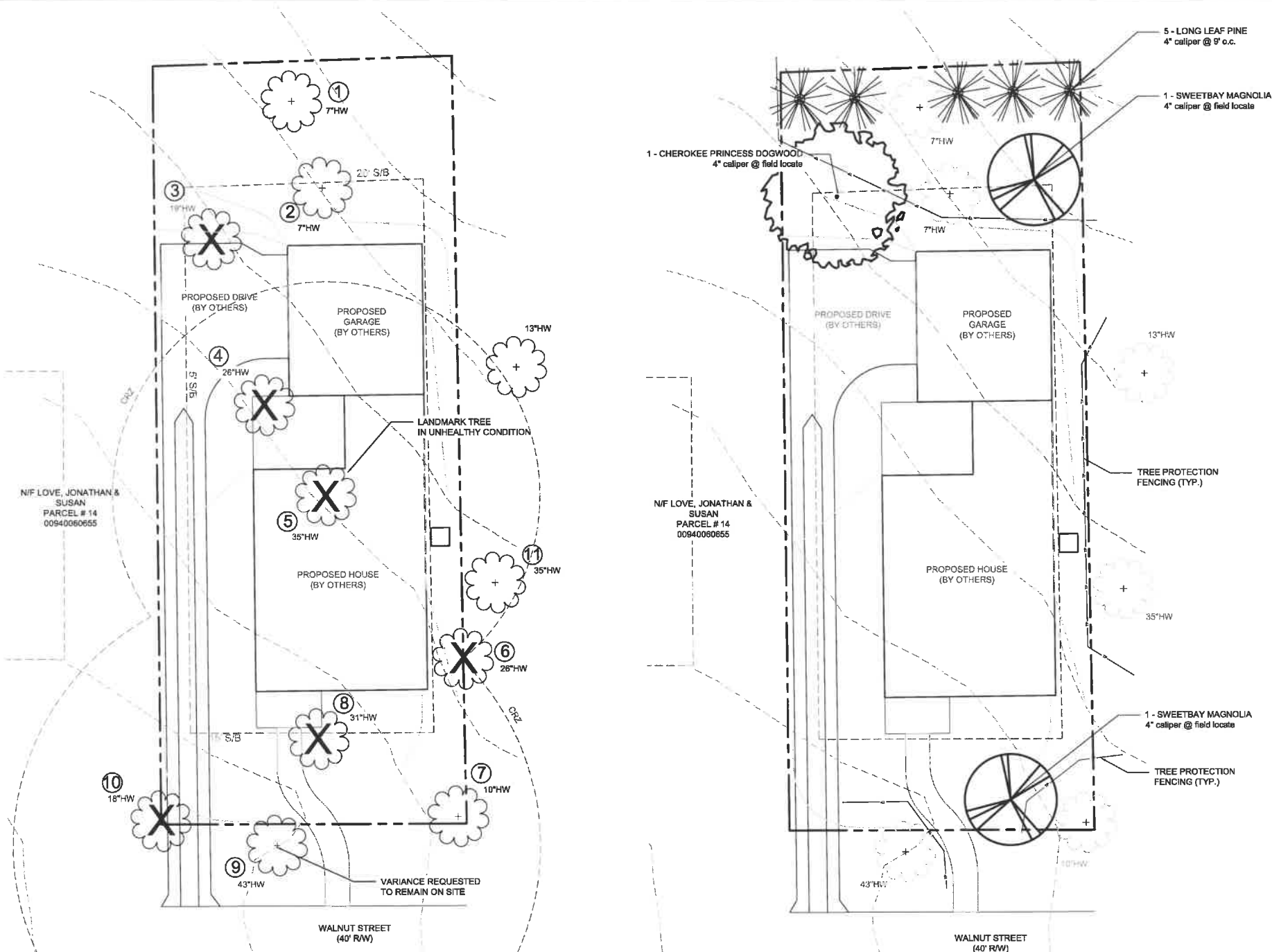


GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:
417 WALNUT STREET

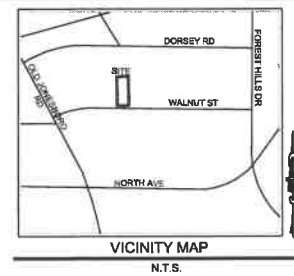
LOCATED IN:
LAND LOT 94, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA





EXISTING TREES ON SITE
SCALE: 1" = 10'

PROPOSED TREES TO BE PLANTED
SCALE: 1" = 10'



Tree Density Summary

City of Hapeville Tree Density Requirement:
Property Acreage x 100 inches = Required inches per acre
Site Acreage: .142 acres

Tree Density Calculation:
.142 acres x 100 inches = 14.2 inches required for site

Existing Tree Density on Site:
2 - 7" hardwoods & 1 - 10" hardwood; 24 existing inches on site

24 existing inches on site > 14.2 inches required for site
Tree density satisfied

Landmark Tree Summary

City of Hapeville Landmark Tree Requirement
Landmark Trees that are removed require an inch by inch replacement
Specimen Trees to be removed: 1 - 31" hardwood (Tree #8)

Landmark Tree Calculation:
1 - 31" tree to be removed = 31 inches to be replaced on site

Replacement Trees Provided:
5 - Longleaf Pine @ 4" caliper = 20 inches provided
1 - Princess Cherokee Dogwood @ 4" caliper = 4 inches provided
2 - Sweetbay Magnolia @ 4" caliper = 8 inches provided

Total inches = 32 inches provided

32 inches provided > 31 inches required
Landmark Tree Replacement Requirement satisfied

Landmark Trees in Landmark Condition:

Tree # 8: 31" Red Oak in good condition. To be removed.

Tree # 9: 43" Red Oak in good condition. To remain on site. Variance requested

Landmark Trees NOT in Landmark Condition:

Tree # 5: Red Oak in poor condition. English ivy wraps around trunk 40 - 50" high and tree will most likely die within 6 to 9 years. No recompense required.

Tree # 11: 35" Red Oak in poor condition. English ivy wrapping around trunk 30" high and tree will most likely die within 7 to 10 years. No recompense required.

TREE CONSERVATION PLAN NOTES:

THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT (404) 669-2120 TO ARRANGE A SITE INSPECTION.

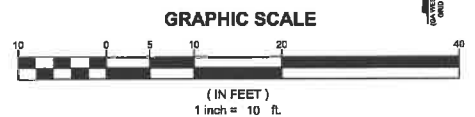
ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.

TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICES TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY.

ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.

A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURITY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.



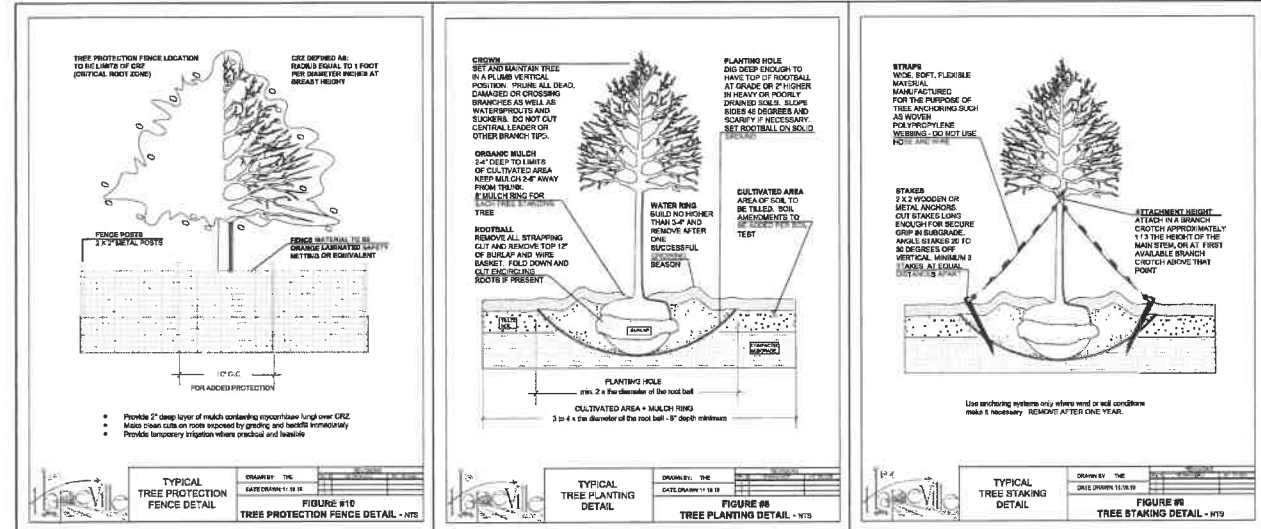
SITE DEVELOPER: JONATHAN LOVE
101 HIGHGREEN RIDGE, PEACHTREE CITY, GA 30269
PHONE: 404 247 9281
24 HOUR CONTACT: SAME AS ABOVE

HOME-OWNER WILL MAINTAIN ALL PLANTED TREES PER ORDINANCE.

BOUNDARY SURVEY AND TOPOGRAPHY OBTAINED FROM: ROLAND McCANN LAND SURVEYING DATED FEBRUARY 19, 2007.

PLANT MATERIALS LIST

TREES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	4" caliper	Straight, single leader, good & healthy form (11% of total trees)
	5	Pinus palustris	Longleaf Pine	4" caliper	Full to ground, good & healthy form (33% of total trees)
	2	Magnolia virginiana 'Sweetbay'	Sweetbay Magnolia	4" caliper	Full to ground, good & healthy form (33% of total trees)



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
310 COMP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30081
PH: (770) 959-4884 - Fax: (770) 959-4855

NEPALYAN OFFICE
40 COLLEGEWAY CT., STE. A
NEPALYAN, GEORGIA 30065
PH: (770) 755-0778

CUMMINGS OFFICE
300 FOLLETS PARKWAY, STE. 100
CUMMINGS, GEORGIA 30040
PH: (770) 887-0100

www.fdc-llc.com

TREE PROTECTION PLAN
FOR
417 WALNUT STREET
LOCATED IN:
LAND LOT 94
14TH DISTRICT
CITY OF HAPEVILLE, GEORGIA

REVISIONS

DATE	BY	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1-800-881-4848
OR DIAL 811

DATE: 10-1-20
SCALE: 1" = 10'
PROJ. NUMBER: TP10
DRAWN BY: AM
REVIEWED BY: JDL
REVISED BY:

TREE RECOMPENSE
PLAN PERFORMED
BY CERTIFIED
ARBORIST ALEX
MCDONALD.
INTERNATIONAL
SOCIETY OF
ARBORICULTURE #
SO-10407A

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE ARBORIST
ACROSS THE REGISTRATION SEAL.

SHEET NUMBER
1.0



DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATAGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL FIRE CODE, 2012 EDITION w/ GA AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
NATIONAL ELECTRICAL CODE, 2011 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS (2011,2012)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 417 WALNUT ST. HAPEVILLE, GA 30354
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

J.LOVE
404. 241. 9281
CONTACT: DANIEL LOVE
678. 201. 6939

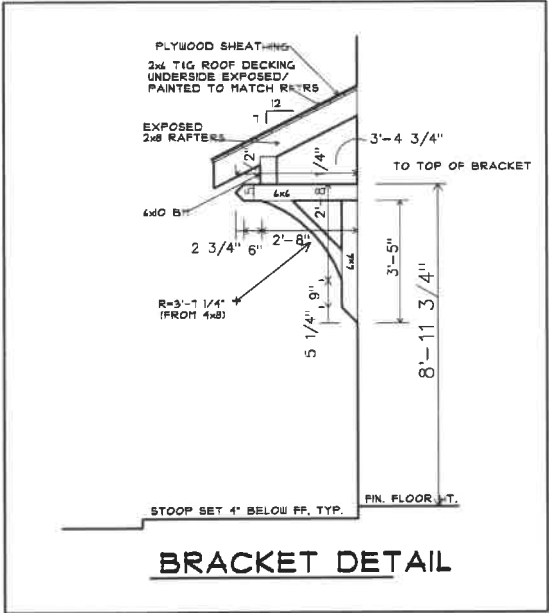
SQUARE FOOTAGE

1st FLOOR HTD.	1178 SF
2nd FLOOR HTD.	980 SF
TOTAL HEATED	2158 SF
FRONT PORCH	64 SF
REAR DECK	175 SF
GARAGE	520 SF
TOTAL UNHEATED	759 SF

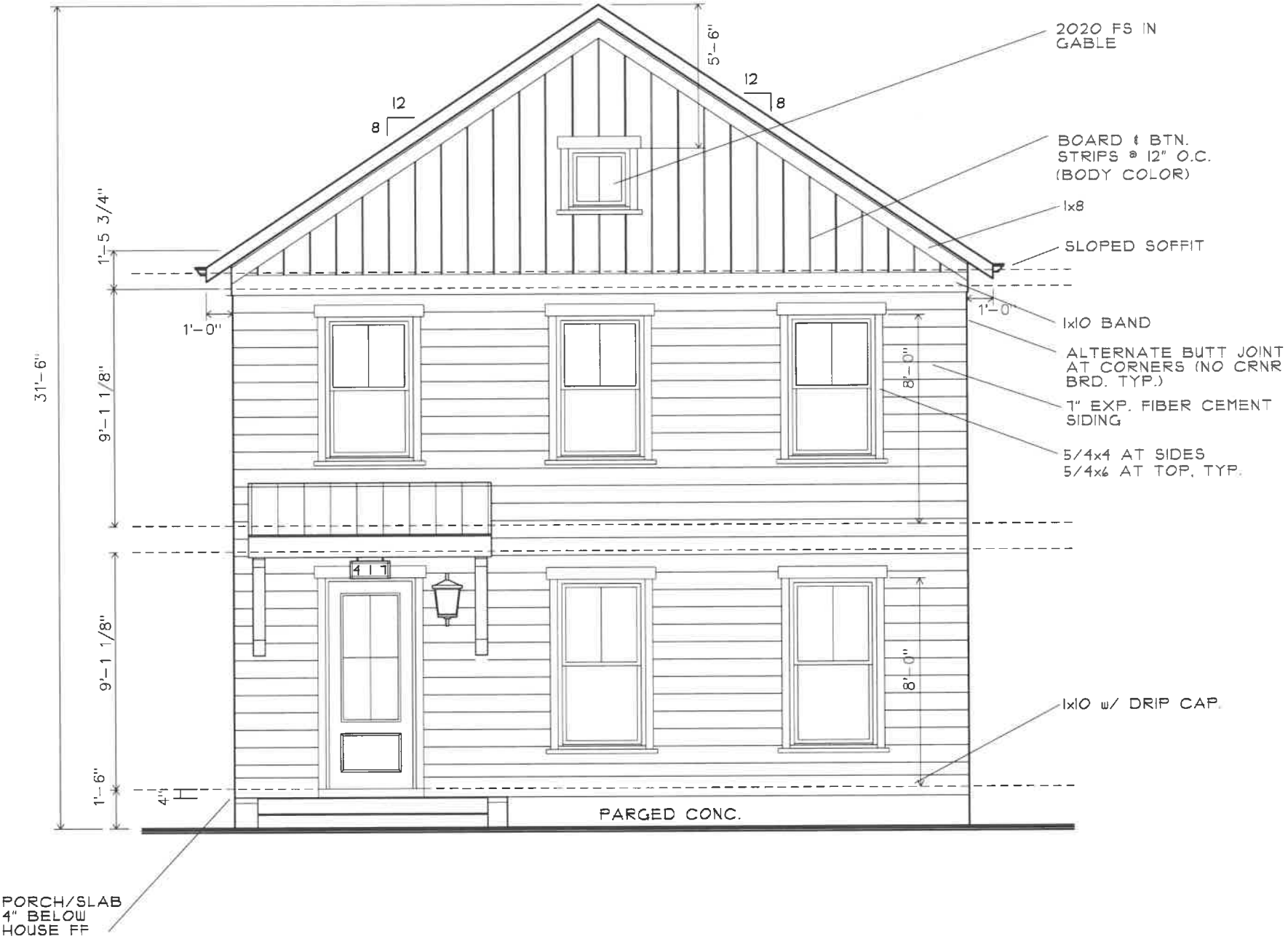
SHEET INDEX

- A.0 COVER
- A.1 FRONT ELEV
- A.2 LEFT ELEV
- A.3 REAR ELEV
- A.4 RIGHT ELEV
- A.5 1st FLOOR PLAN
- A.6 2nd FLOOR PLAN
- S.1 FOUNDATION PLAN
- S.2 FLOOR FRAMING
- S.3 CLG. FRAMING
- S.4 ROOF TRUSS LAYOUT
- E.1 1st FLOOR ELECTRICAL
- E.2 2nd FLOOR ELECTRICAL
- D.1 WALL SECTION, FTG DTL
- D.2 STAIR DETAIL

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



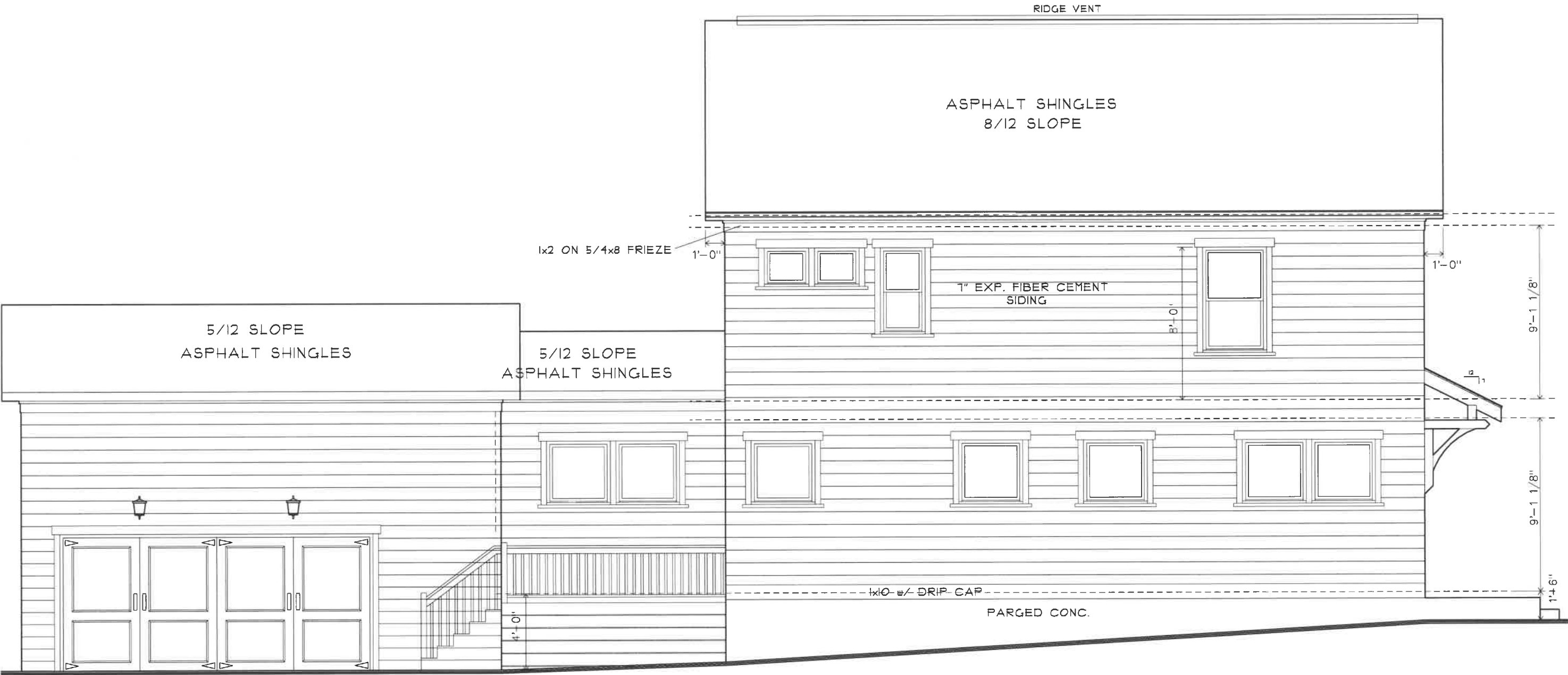
- NOTES:
- SHINGLES TO BE MIN. 30 YR. WARRANTY ASPHALT
 - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE



417 WALNUT STREET
HAPEVILLE, GA 30354

FRONT ELEVATION
3 ELKS DESIGN
SCALE 3/16"=0"
PLOT DATE: 09.19.20

A.1



LEFT ELEVATION

3 ELKS
DESIGN

SCALE 3/16"=0"
PLOT DATE: 09.19.20

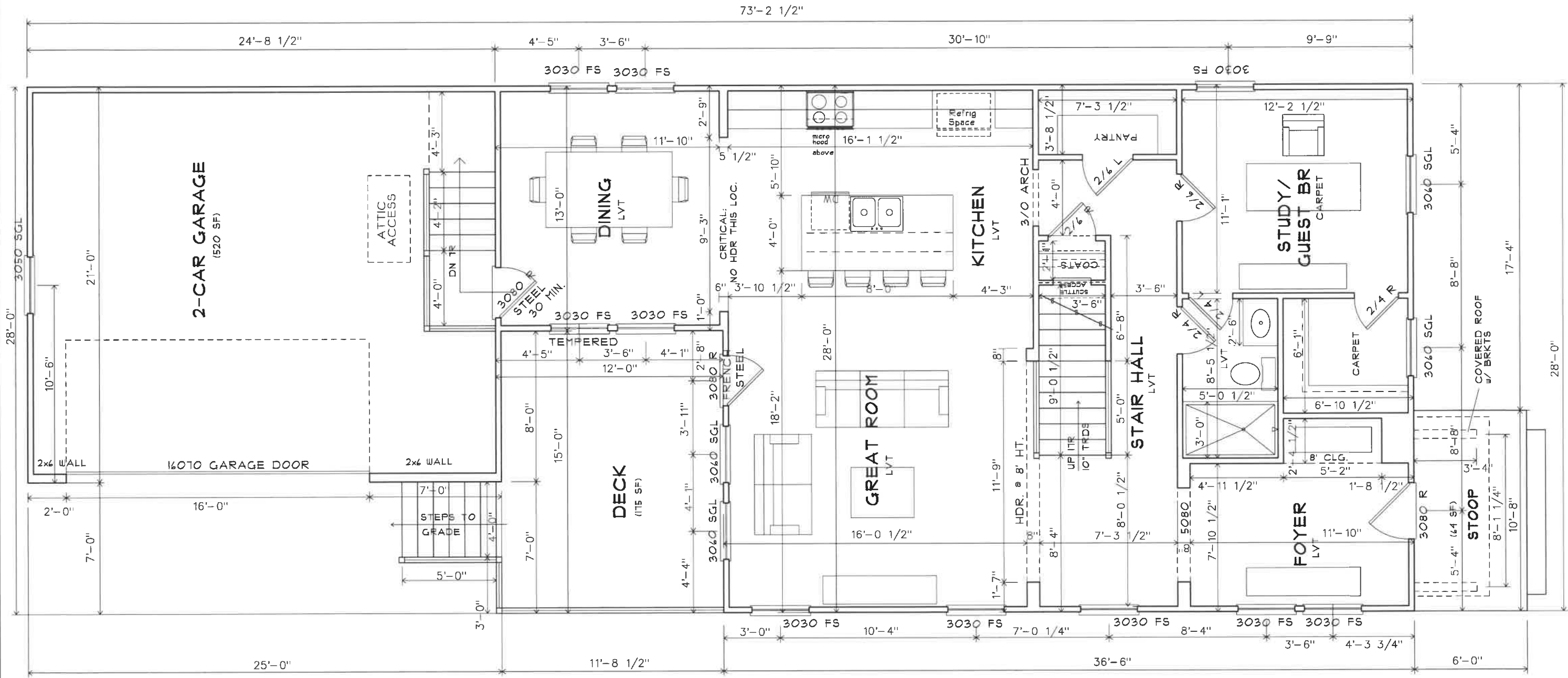
417 WALNUT STREET
HAPEVILLE, GA 30354

A.2



A.4	RIGHT ELEVATION		417 WALNUT STREET HAPEVILLE, GA 30354
	3 ELKS DESIGN	SCALE 3/16"=0"	
		PLOT DATE: 09.19.20	

CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR



NOTE; 1ST FL WDWS SET AT 8'-0" HDR HT. U.N.O.

SQUARE FOOTAGE
1st- 1178 SF
2nd- 980 SF
Tot.- 2158 SF

A.5	FIRST FLOOR PLAN	417 WALNUT STREET HAPEVILLE, GA 30354
	3 ELKS DESIGN	SCALE 3/16"=0" PLOT DATE: 09.19.20

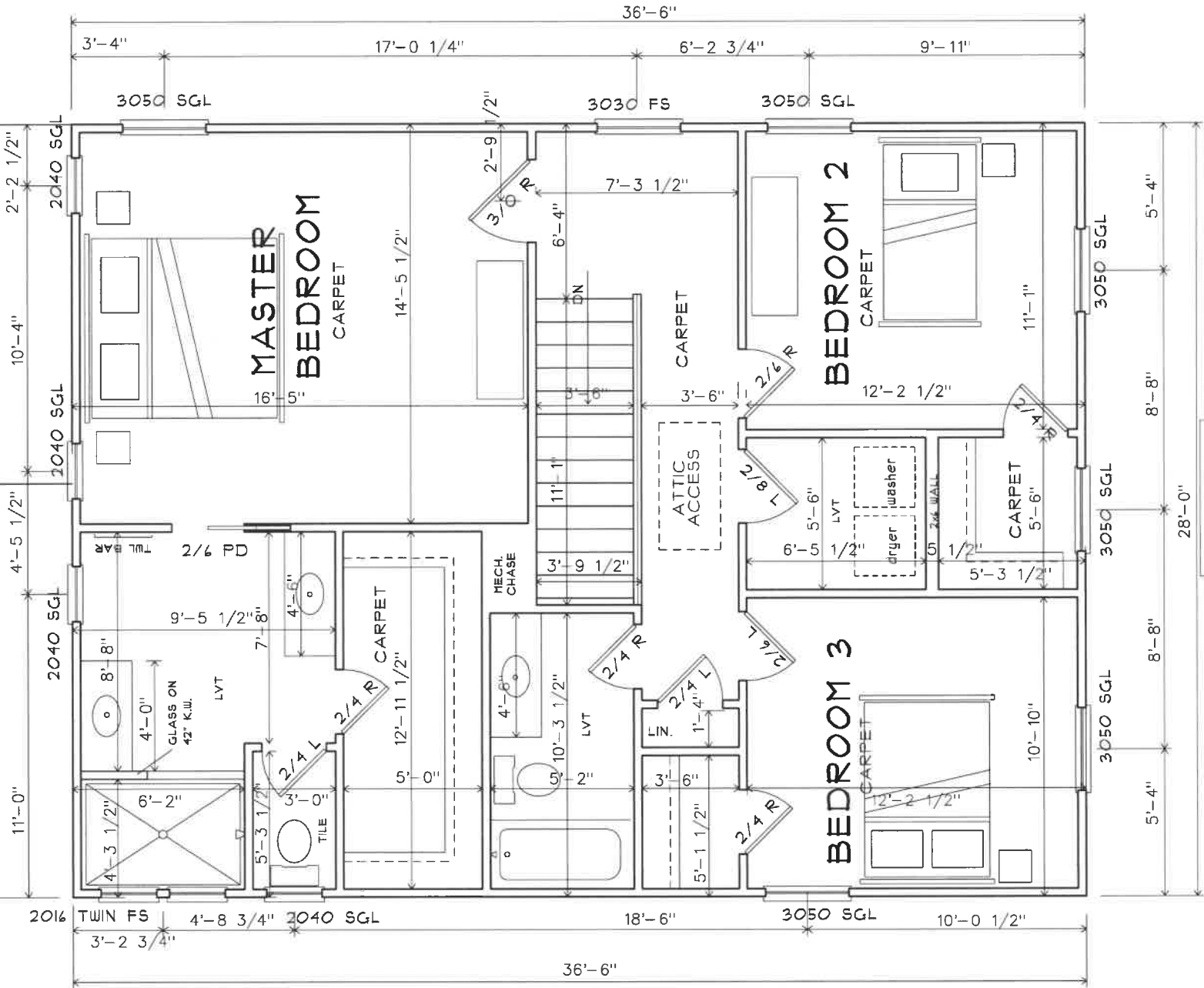
CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

2020 FS IN GABLE ABOVE

GARAGE ROOF BELOW

28'-0"

DINING ROOF BELOW



2020 FS IN GABLE ABOVE

SECOND FLOOR PLAN

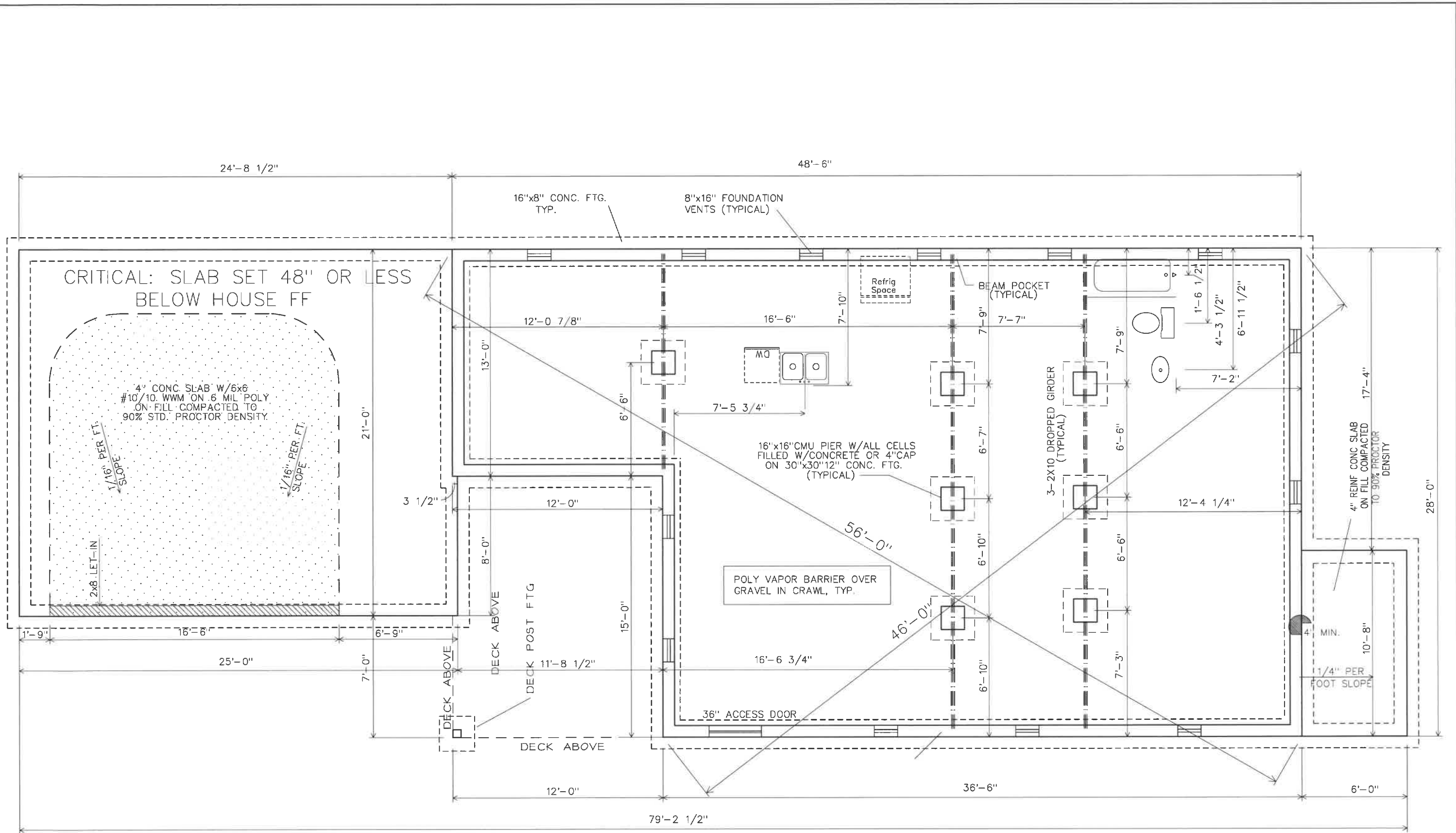
3 ELKS DESIGN

SCALE 3/16"=0"

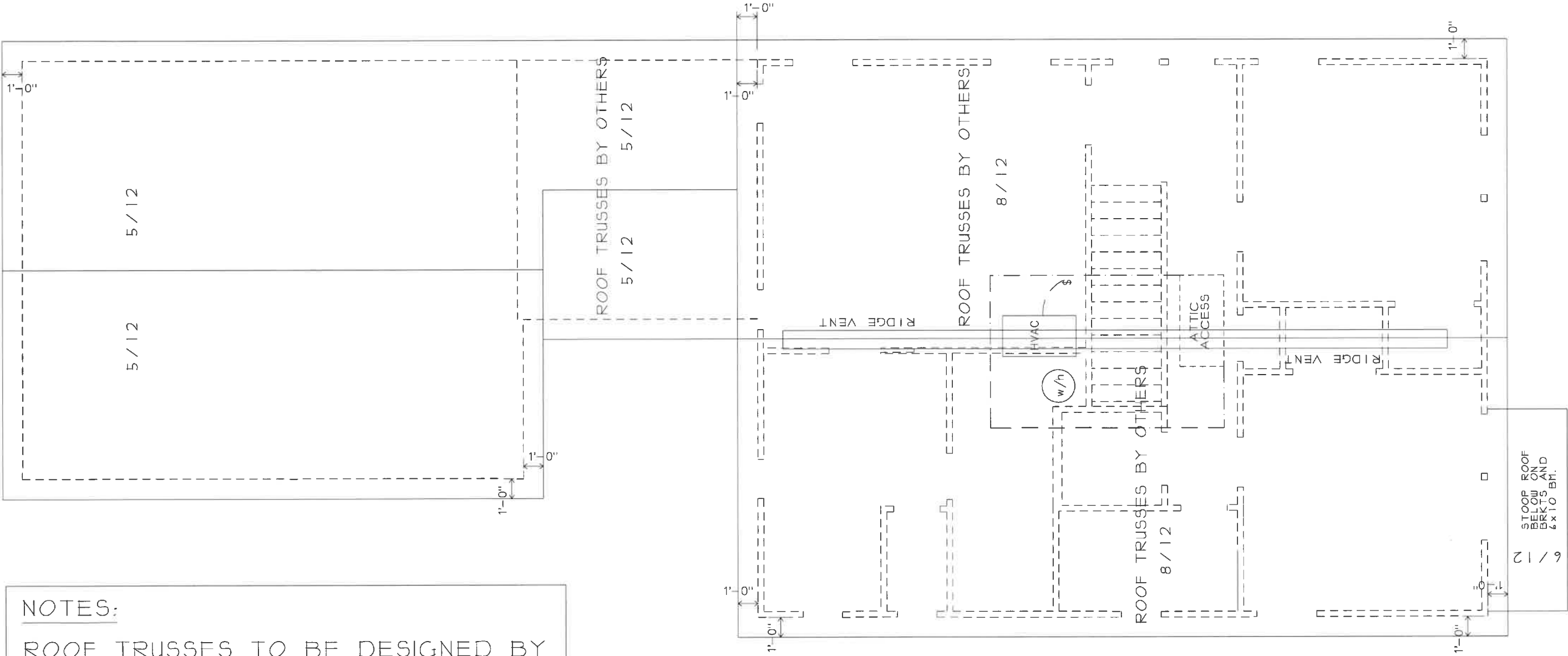
PLOT DATE: 09.19.20

417 WALNUT STREET
HAPEVILLE, GA 30354

A.6



A.7	417 WALNUT STREET HAPEVILLE, GA 30354		
	SLAB FOUNDATION	SCALE 3/16"=0"	PLOT DATE: 09.19.20
	3 ELKS DESIGN		



NOTES:

ROOF TRUSSES TO BE DESIGNED BY OTHERS W/ NO INTERIOR BEARING.

BUILDER/FRAMER TO VERIFY THAT TRUSSES ARE BUILT AND INSTALLED PER DESIGN BY OTHERS

30 YR MIN. WARRANTY ASPHALT SHINGLES

417 WALNUT STREET
HAPEVILLE, GA 30354

ROOF PLAN

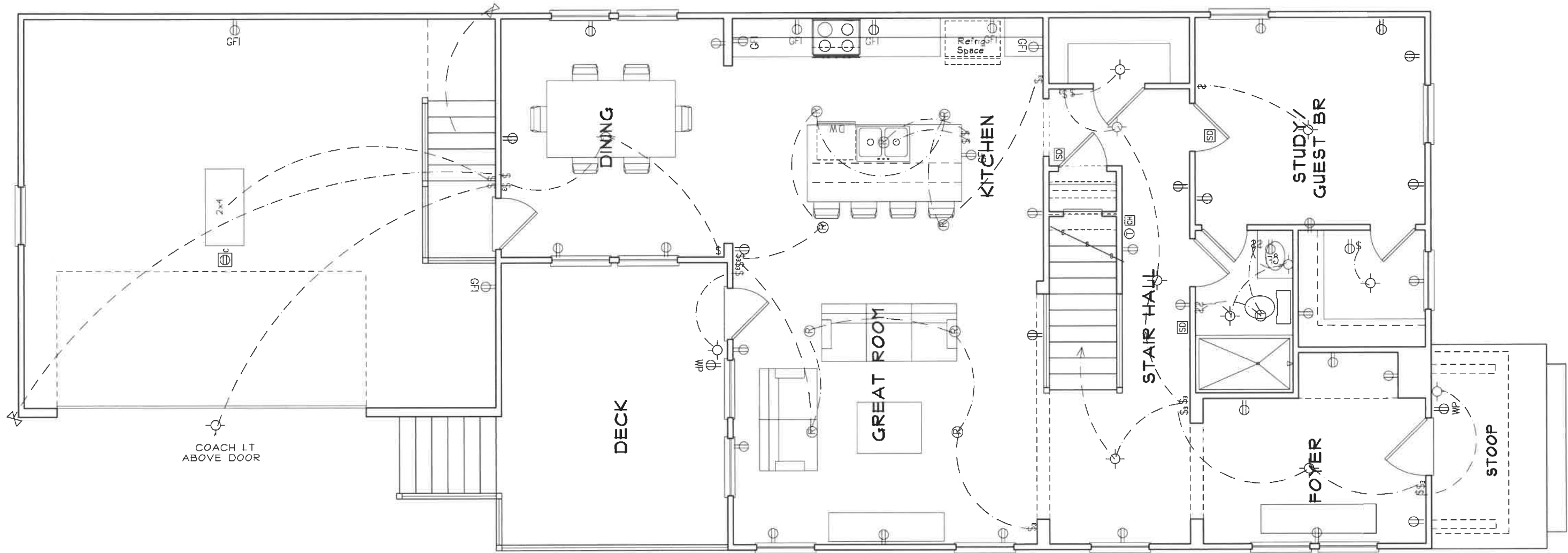
3 ELKS
DESIGN
SCALE 3/16"=0"
PLOT DATE: 09.19.20

A.8

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- ⊕ THERMOSTAT
- ⊞ DOOR CHIME
- SD SMOKE DETECTOR
- ⊞⊞ CEILING OUTLET DUPLEX



FIRST FLOOR ELEC.

3 ELKS
DESIGN

SCALE 3/16"=0"

PLOT DATE: 09.19.20

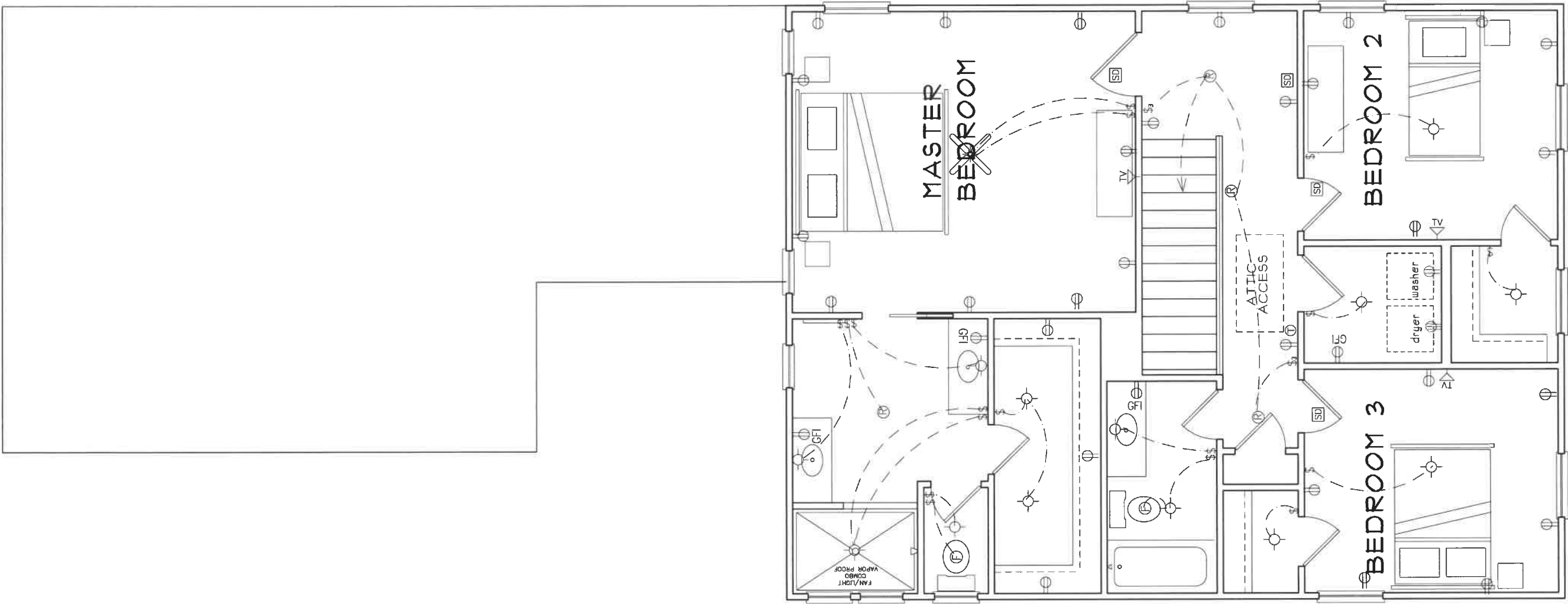
417 WALNUT STREET
HAPEVILLE, GA 30354

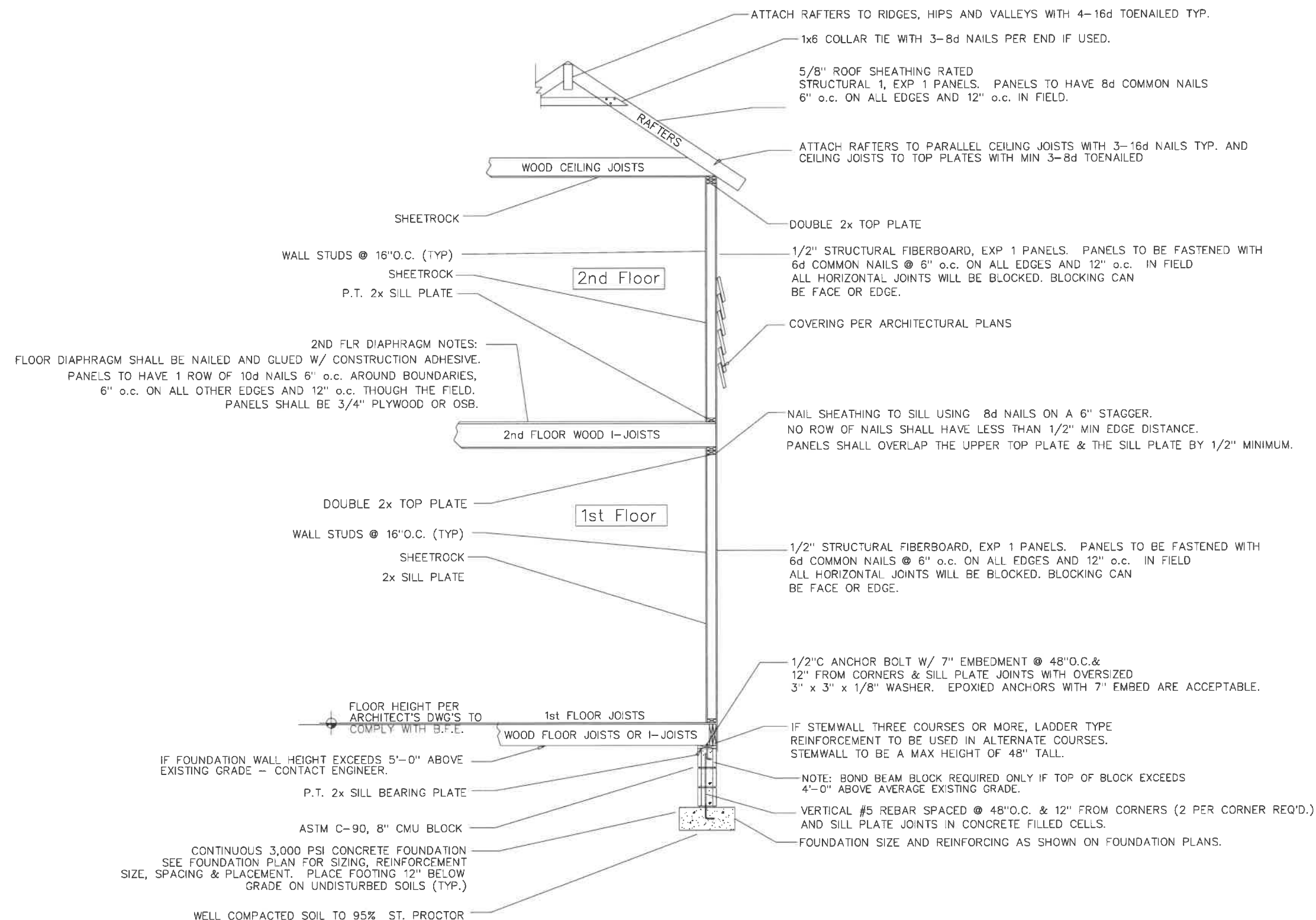
E.I

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- Ⓜ THERMOSTAT
- Ⓢ DOOR CHIME
- Ⓢ SMOKE DETECTOR





TYPICAL STEMWALL WALL SECTION

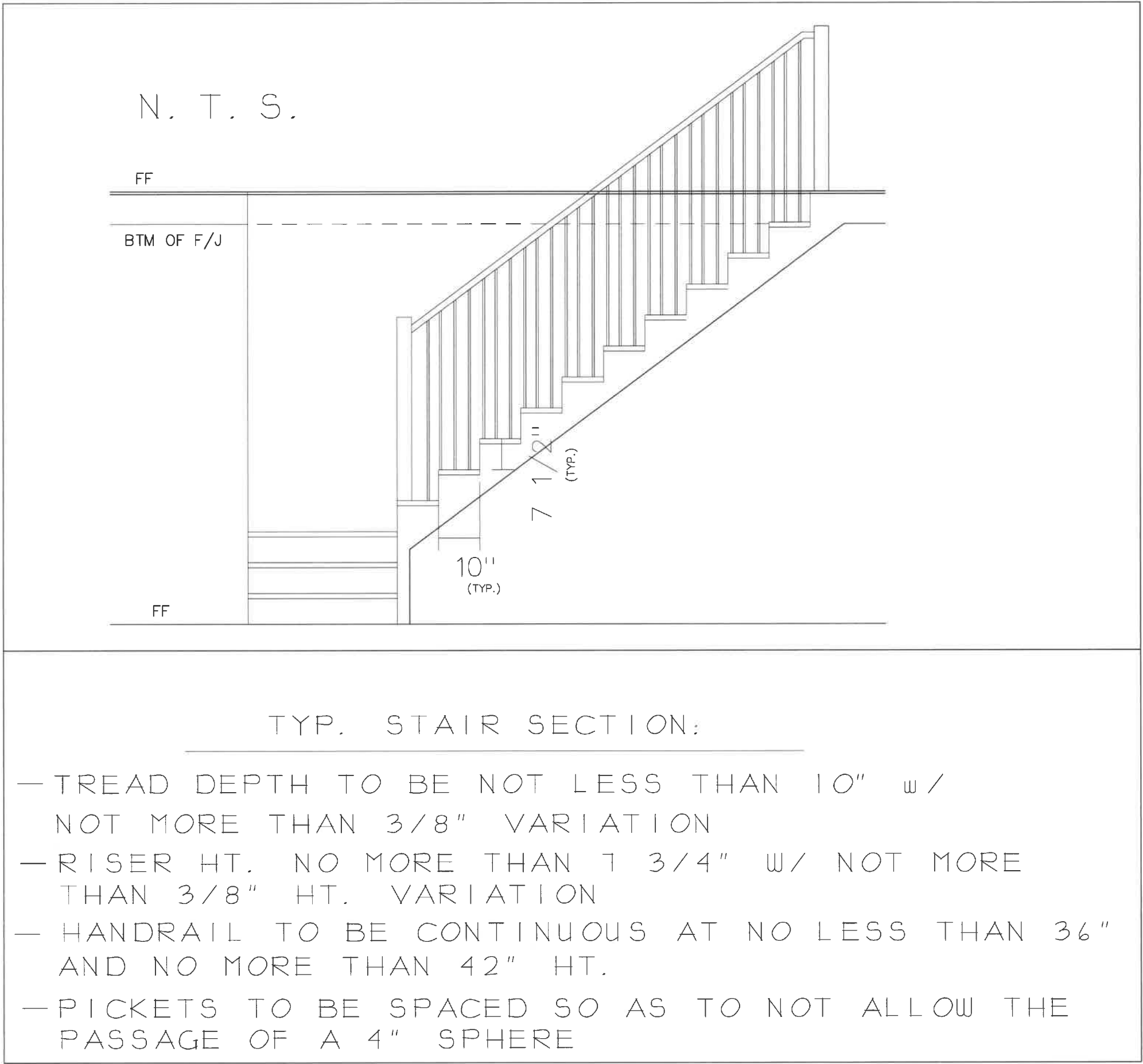
417 WALNUT STREET
HAPEVILLE, GA 30354

WALL SECTION

SCALE 3/16"=0"
PLOT DATE: 09.19.20

3 ELKS
DESIGN

D.I



417 WALNUT STREET
HAPEVILLE, GA 30354

STAIR SECTION

3 ELKS
DESIGN

SCALE 3/16"=0"
PLOT DATE: 09.19.20

D.2



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

DATE: October 14, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 417 Walnut Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Daniel Love for the design of a proposed two story single-family dwelling with an attached garage at 417 Walnut Street. The four-bedroom/three-bathroom dwelling will have 2,158 square feet of heated floor area, a 64 square foot porch, and a 150 square foot rear deck. Off-street parking will be provided by an attached garage and parking pad. The parcel is currently vacant.

The property is zoned R-SF - Residential Single-Family, 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.

(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: **The plans do not show a sidewalk – presumptively to save the 43” Oak. A design exception is requested.**

(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: **No sidewalk is shown but plantings are present at the back of curb.**

(c) Utility Standards

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

STAFF COMMENT: **None.**

(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: Driveway width is 7' – a design exception is requested.

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(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:

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊗ Doors that operate as sliders are prohibited along enfronting facades.
- ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ✓ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ⊗ Painted window or door glass is prohibited.

- ⊙ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✓ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: **Dimensions for mullions not indicated on side grouped windows.**

(h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊙ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT: **Modern farmhouse design has been approved in other parts of the City, including in new townhomes.**

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
The following standards shall apply to construction of new outbuildings in residential districts.
- ⊙ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.

- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ⊗ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- ⊗ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ⊗ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

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 prior to approval:

The driveway width is 7' – a design exception is required.

No sidewalk is shown – a design exception is required.

Provide dimensions for mullions on side grouped windows.

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