

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 19, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of April 21, 2021

Documents:

1. DRC Minutes April 21, 2021

4. New Business

4.I. 3216 Dogwood Drive Addition

Background:

Nigel Mitchell-Thornton has submitted an application seeking approval to construct a 300-square foot master bedroom and bathroom addition to the side and rear replacing brick with lap siding to an existing single-family home located at 3216 Dogwood Drive. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3216 Dogwood Drive
2. Application - 3216 Dogwood Drive_Redacted

4.II. 3165 Dogwood Drive New Townhomes

Background:

W. Barry Dunlop has submitted an application seeking approval for the construction of a new 23-unit townhome project along Dogwood Drive. The townhomes are 3 story, 2,200-square feet with a two-car garage. There is an interior greenspace. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

Documents:

1. Planners Report 3165 Dogwood Drive
2. Application - 3165 Dogwood Drive_Redacted

5. Open Discussion

6. Next Meeting Date - June 16, 2021
7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 21, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:05PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 31, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 31, 2021 with noted correction. Motion Carried 5-0.

4. New Business

4.I 3011 Dogwood Drive

Add ition/Renovation

Background:

Jorge Gomez has submitted an application seeking approval to construct a 70-square foot bathroom addition and a 216-square foot deck addition at 3011 Dogwood Drive. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. The bottom rail should be a 2x4 member**
- 2. Paint, stain or seal the decking**

Motion Caried: 5-0

4.II 3393 Old Jonesboro Road

Deck Addition

Background:

Steve Cushing has submitted an application seeking approval for replacement of the existing stair structure at 3393 Old Jonesboro Road. The property is located in the RMU, Residential Mixed Use, Zoning District and is subject to the Commercial Mixed Use, Subarea B of the Architectural Design Standards.

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

- 1. Deck railing shall be constructed as per the Architectural Design Standards**

Motion Carried 5-0

4.III 3035 Gordon Circle

Porch Addition

Background:

Jason Beavers has submitted an application seeking approval for the construction of front covered stoop at 3035 Gordon Circle. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the following design exception:

- 1. Width of stairs being narrower than the stoop**

Motion Carried: 4-0; Gregory Morgan recused himself

4.IV 510 Oak Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. On the front elevation, push the front floor gable back to be flush with porch**
- 2. Add new column to the porch to frame the triple window, for a total of four columns and update the plans**

Motion Carried: 5-0

4.V 3253 Forrest Hill Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3253 Forrest Hills Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application with the following requirements:

1. Update plans as indicated on the Planners Report
2. Update plans to indicate mirroring of plans
3. On second floor Walnut Street elevation, master bedroom, use two night-stand windows and remove the transom window
4. On first floor Walnut Street elevation, living room, replace transoms with 3x3 windows around fireplace
5. On second floor Walnut Street elevation, bedroom two, add fixed sash window (2.8x2.6) aligns with window on first floor
6. Add sill on brick water table
7. Update column on rear corner of garage to be all brick

The Committee granted the following design exception:

8. Sidewalk is not required

Motion Carried: 5-0

4.VI 3257 Forrest Hill Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3257 Forrest Hills Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application with the following requirements:

1. Update plans as indicated on Planners Report
2. Update plans to indicate mirroring of plans

The Committee granted the following design exception:

3. Sidewalk is not required

Motion Carried: 5-0

4.VII 831 Custer Street

Renovation & Addition

Background:

Roderick Cloud has submitted an application seeking approval to construct a side room addition and a rear deck at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to remove the application from the agenda as Dr. Patterson informed the Committee that the property has been sold. Motion Carried: 5-0

4.VIII 748 Virginia Avenue

Renovation

Background:

David Burt on behalf of the Hapeville Development Authority has submitted an application seeking approval for the renovation of an existing 1950's gas station, an addition to the building, and creation of an outdoor plaza at 748 Virginia Avenue. The property is zoned V, Village and is subject to the Subarea B of the Architectural Design Standards, Neighborhood Conservation Area.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to move the application to the end of the agenda. Motion Carried: 5-0

4.IX 397 North Central Avenue

New Mixed-Use Development

Background:

SCP Hapeville Owner, LLC has submitted an application seeking approval for the construction of a mixed-use development consisting of 284 apartment units, 4,300-square feet of retail/restaurant space and 20,000-square feet of office space at 397 North Central Avenue. The property is zoned U-V, Urban Village.

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

1. Address recommendations identified in the Planners Report
2. On building 600 and 700 Carriage Houses, add a brick water table on three sides (not needed on the rear elevation)
3. On building 600 and 700 Carriage Houses, all pedestrian entrances shall have an awning and light
4. Board and batten finishes end on horizontal elements
5. Add dimension for landscape buffer along Sunset Avenue from the parking lot south of building 500

The Committee granted the following design exceptions:

6. Allow for more than three colors used on a project
7. The three to four buildings do not need distinct foundation elements
8. Cementitious material façade exceed 20%
9. Recognize mixed-use total enfronting percentage will exceed 80% when entire development is completed

The Committee also recommended that the Board of Appeals grant the applicant approval for a ceiling height variance.

Motion Carried: 5-0

4.X 748 Virginia Avenue

Renovation

Background:

David Burt on behalf of the Hapeville Development Authority has submitted an application seeking approval for the renovation of an existing 1950's gas station, an addition to the building, and creation of an outdoor plaza at 748 Virginia Avenue. The property is zoned V, Village and is subject to the Subarea B of the Architectural Design Standards, Neighborhood Conservation Area.

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

- 1. Update plans with the window details, lighting, and elevations with accurate grade renderings**
- 2. Mechanicals on roof shall be screened if visible from other side of Virginia Avenue or South Central Avenue from 6-feet above grade**

The Committee granted the following design exceptions:

- 3. Height of building less than 24'**
- 4. Parking in the supplemental area along South Central Avenue**
- 5. Supplemental area of landscaping does not meet the required 10-feet. The Village Zoning Code requires 5-feet**
- 6. A section likely longer than 10-feet along Virginia Avenue does not meet the fenestration requirement but is required for the continual display of artwork**
- 7. Parged CMU used as exterior wall material**
- 8. No distinct foundation is provided**
- 9. Knee wall height exceeds 24-inches. Applicant agrees not to exceed 42-inches above grade as required for slope**
- 10. Corten material used on retaining wall**
- 11. Screening for trash bins to be 5-foot wooden enclosure that must be sealed, painted or stained**

The Committee also recommended that the Board of Appeals grant the applicant approval for a reduced set back.

Motion Carried: 5-0

5. Open Discussion

None

6. Next Meeting Date – Wednesday, May 19, 2021 at 6:00PM

7. Adjourn

There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 8:40PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman#



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: May 14, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3216 Dogwood Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Nigel Mitchell-Thornton to build a 300 sf master bedroom and bathroom addition to the side and rear replacing brick with lap siding to an existing single family home located at 3216 Dogwood Drive.

The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

STAFF COMMENT: *The addition should not encroach in the setback. The setback is 5' from the side property line. All eaves must be located outside the setback. .*

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

- 👉 Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ⊙ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spot lighting 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: Ensure mechanical is screened from view.

(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:

(g) Door and window standards.

- 👉 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- 👉 Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ⊗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ⊗ Painted window or door glass is prohibited.
- ⊗ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.

- ⊙ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ⊙ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ⊙ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 👉 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Window detail not provided.

RECOMMENDATIONS

Please provide the following:

- Ensure all of the addition, including the roof eaves is outside of the setback.
- If mechanical is located on the side of the property, it must be screened.
- Provide window detail to ensure compliance.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 04/12/21

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: Nigel Mitchell-Thornton Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: mtconstruction20@gmail.com Zoning Classification: V

Address of Proposed Work: 3216 Dogwood Dr Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400010171

Property Owner: Atlanta Collaborative Group Contact Number: [REDACTED]

Project Description (including occupancy type): The project will be an addition to a master bedroom. The proposed square footage increase will be 15x20. The area will include an extended master bedroom and new master bathroom.

Contractors Name: John Miller Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

[Signature]
Applicants Signature

04/12/21
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: 300

Total Square Footage of existing building: 2,307

Estimated Cost of Construction: \$30,000

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

The exterior of the structure has brick
and concrete.

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

The exterior of the new structure will
be composed of wood siding.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Nigel Mitchell-Thornton / NMT 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.

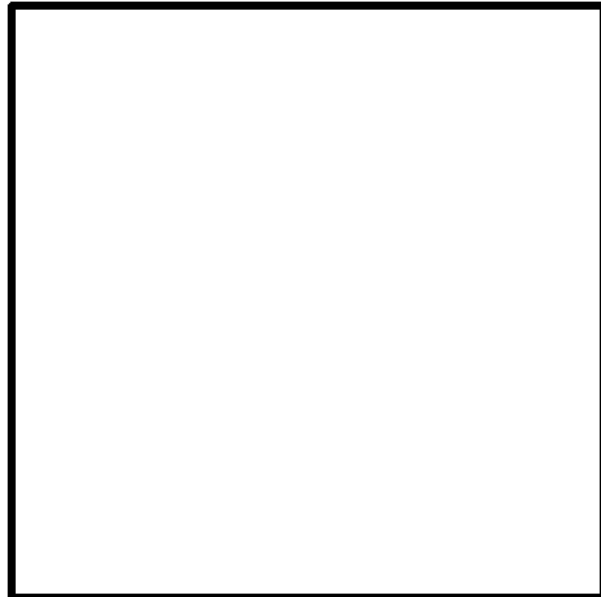


3216



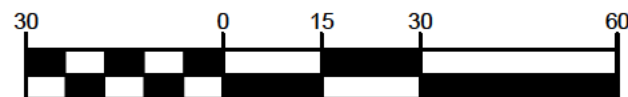






RESERVED FOR CLERK OF COURT

GRAPHIC SCALE

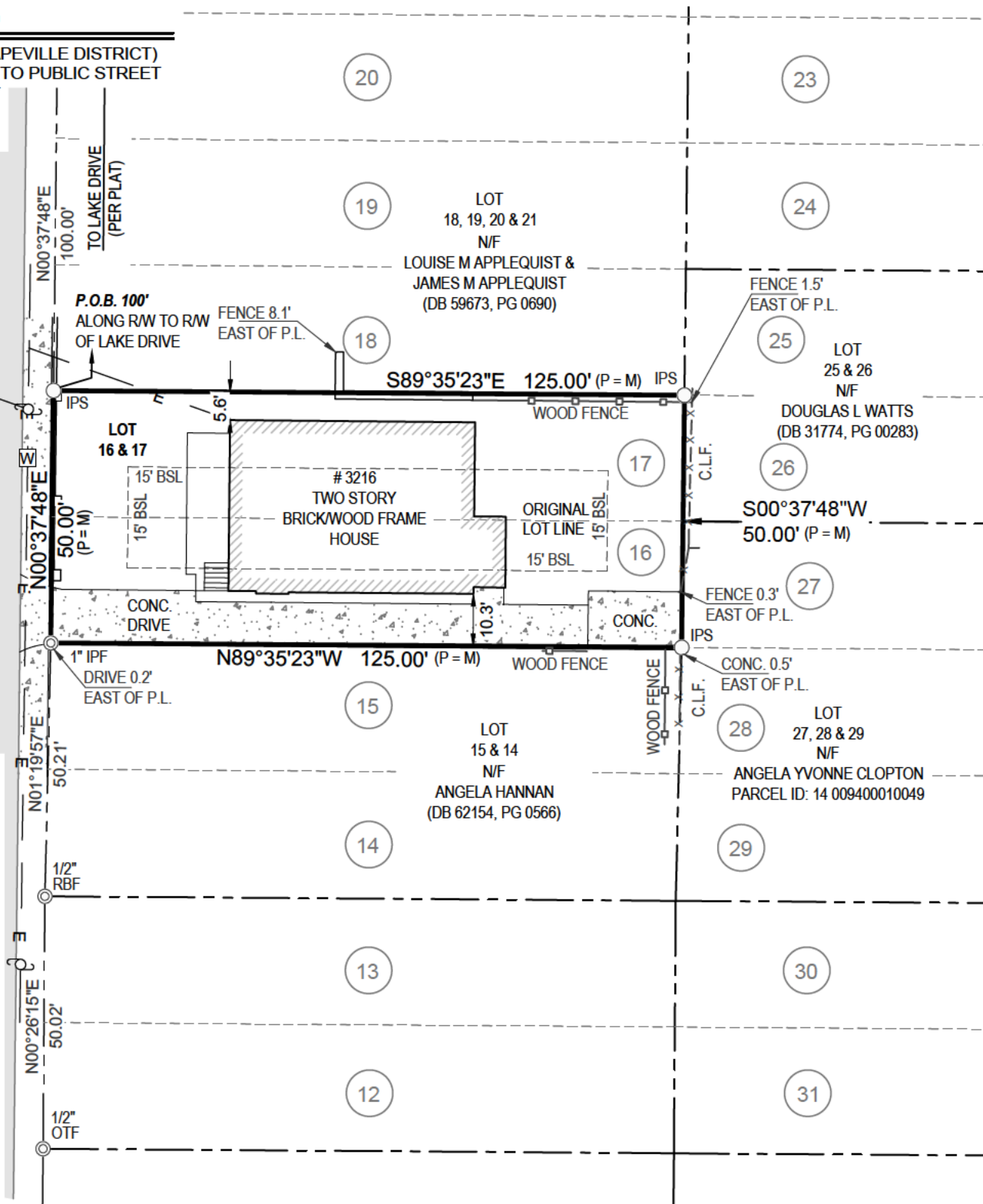


(IN FEET)
1 inch = 30 ft.

CURRENT ZONING

ZONED: V (CITY OF HAPEVILLE DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 15 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET

DOGWOOD DRIVE
(50' R/W)



AREA
6,250 sq.ft.
0.14 acres

LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	REBAR FOUND (RBF)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	C.L.F. CHAIN LINK FENCE
	CTF CRIMP TOP PIPE FOUND
	OTF OPEN TOP PIPE FOUND
	IPF IRON PIN OR ROD FOUND

SURVEYORS CERTIFICATION

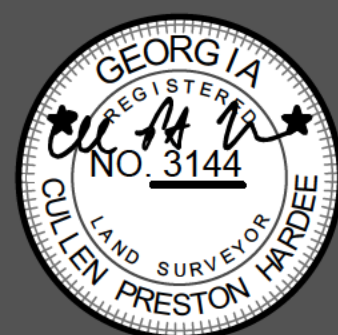
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee

4/12/2021

CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144

DATE



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

NIGEL MITCHELL

SCALE: 1" = 30'	LAND LOT: 94	DISTRICT.: 14TH	SECTION.: NA	BLOCK: ONE	UNIT: N/A
DATE: 4/12/2021	SUBDIVISION: FORREST HILL PARK			LOT: 16 & 17	
FIELD DATE: 4/08/2021	COUNTY: FULTON			GEORGIA	
LEGAL REFERENCES: DEEDS: DB 61954 PG 556-557		JOB REF: #21-295	DRAWN BY: WFM	Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	
PLATS: PB 7 PG 58			REVIEWED BY: MAM		

UNITED LAND SURVEYING

PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAWS OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION
NO. LSF001321

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,000,000 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON, COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0366F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

P.O.B. 100'
ALONG R/W TO R/W
OF LAKE DRIVE

18

FENCE 1.5'
EAST OF P.L.

25

LOT
25 & 26
N/F

DOUGLAS L WATTS
(DB 31774, PG 00283)

IPS

**LOT
16 & 17**

55

WOOD FENCE

三

17

26

S00°37'48"W
50.00' (P = M)

16

27

FENCE 0.3'
EAST OF P.L.

IPS

CONC. 0.5'
EAST OF P.L.

C.L.F.

LOT

N89°35'23"W 125.00' (P = M)

WOOD FENCE

15

" IPF
DRIVE 0.2'
EAST OF P.L.

CONC.
DRIVE

10.3'

CONC

WOOD FENCE

~~Proposed Addition~~

3216
TWO STORY
BRICK/WOOD FRAME
HOUSE

~~ORIGINAL~~
~~LOT LINE~~

15' BSL

BSL

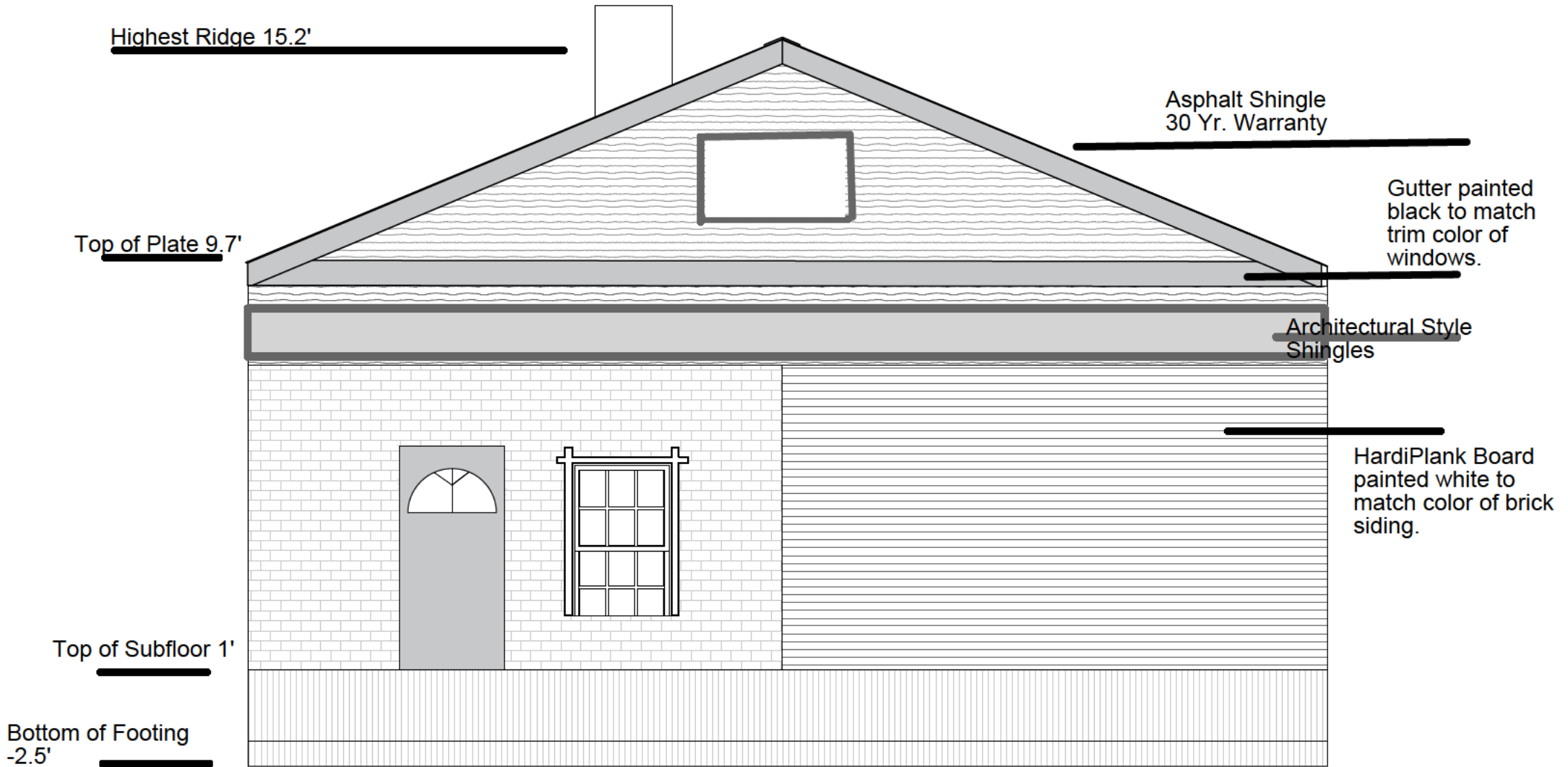
15' BSL

15' BSL

50.00' (P = M)

N00°37'48"E

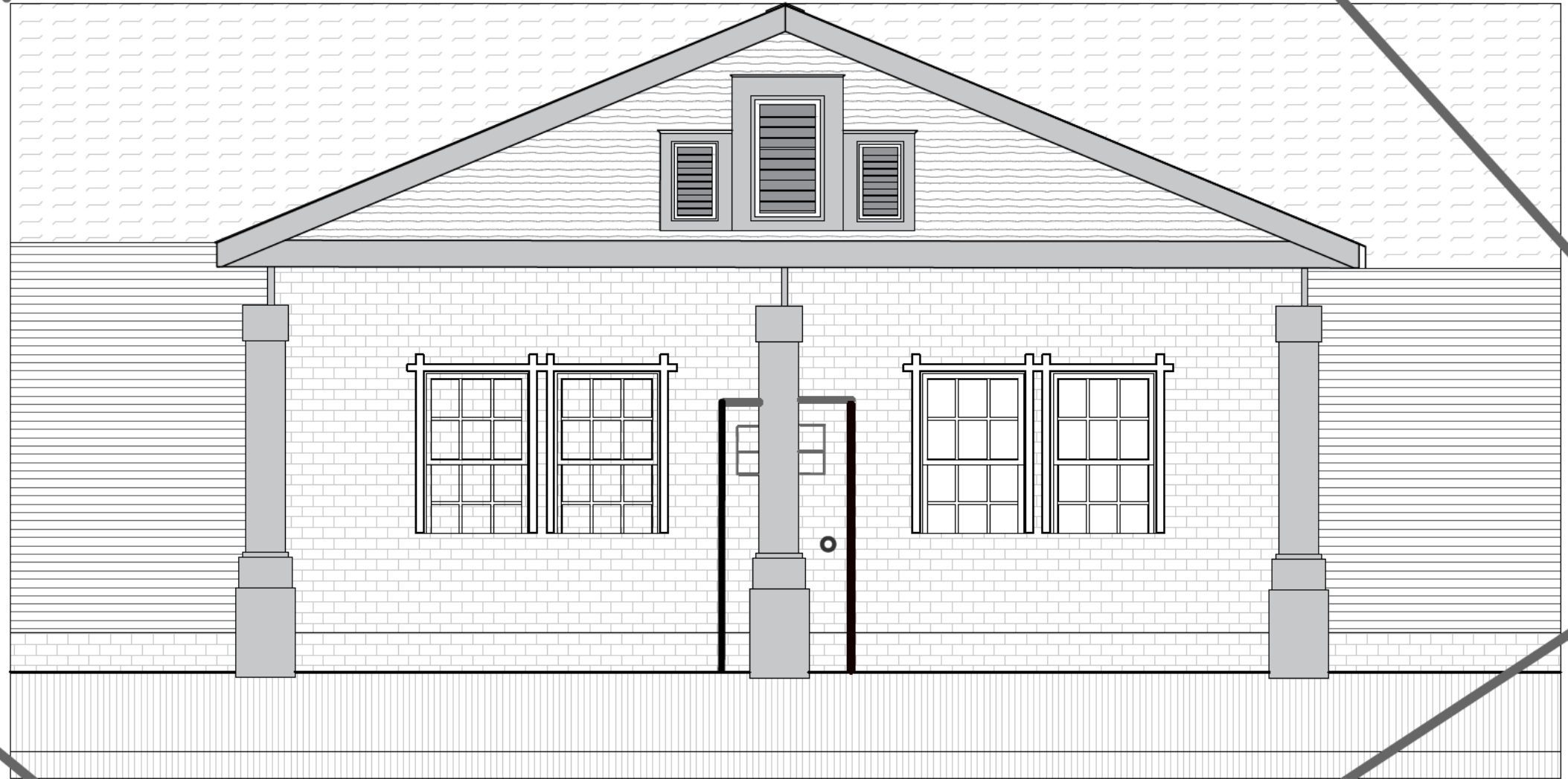
Page 22 of 72



Proposed Elevation Back
Scale: 1/4" = 1'

Highest Ridge 15.2'

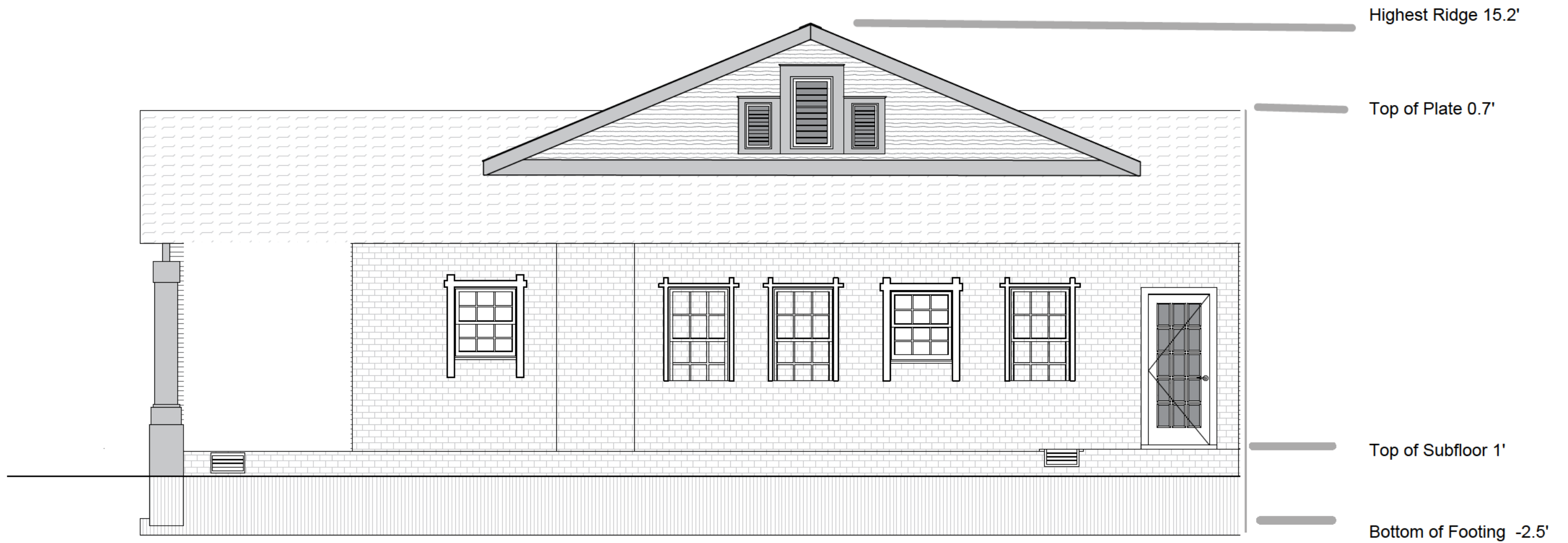
Top of Plate 9.7'



Existing Elevation Front
Scale: 1/4" = 1'

Top of Subfloor 4'

Bottom of Footing
-2.5'



EXISTING ELEVATION RIGHT
Scale: 1/4" = 1'

Highest Ridge 15.2'

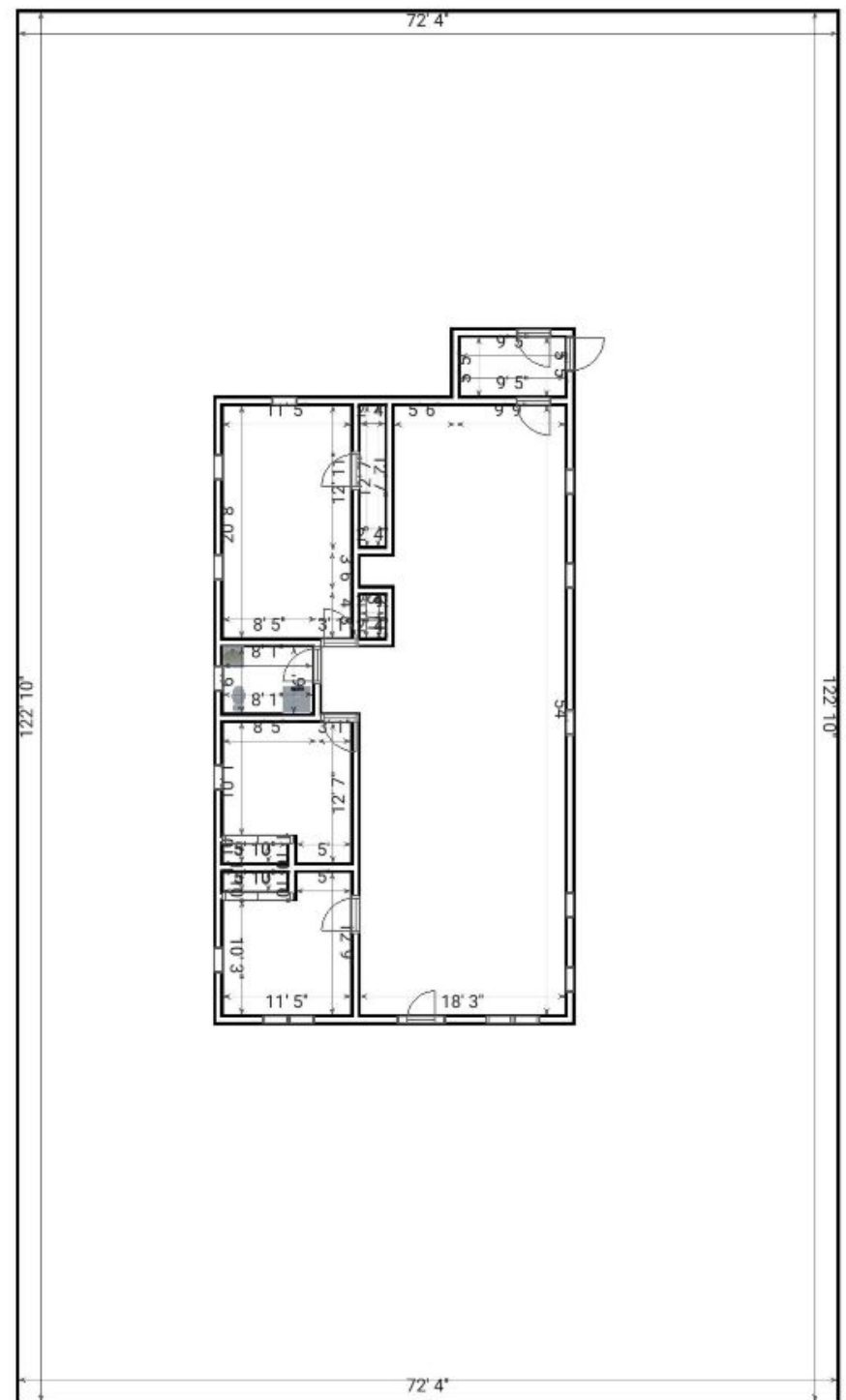
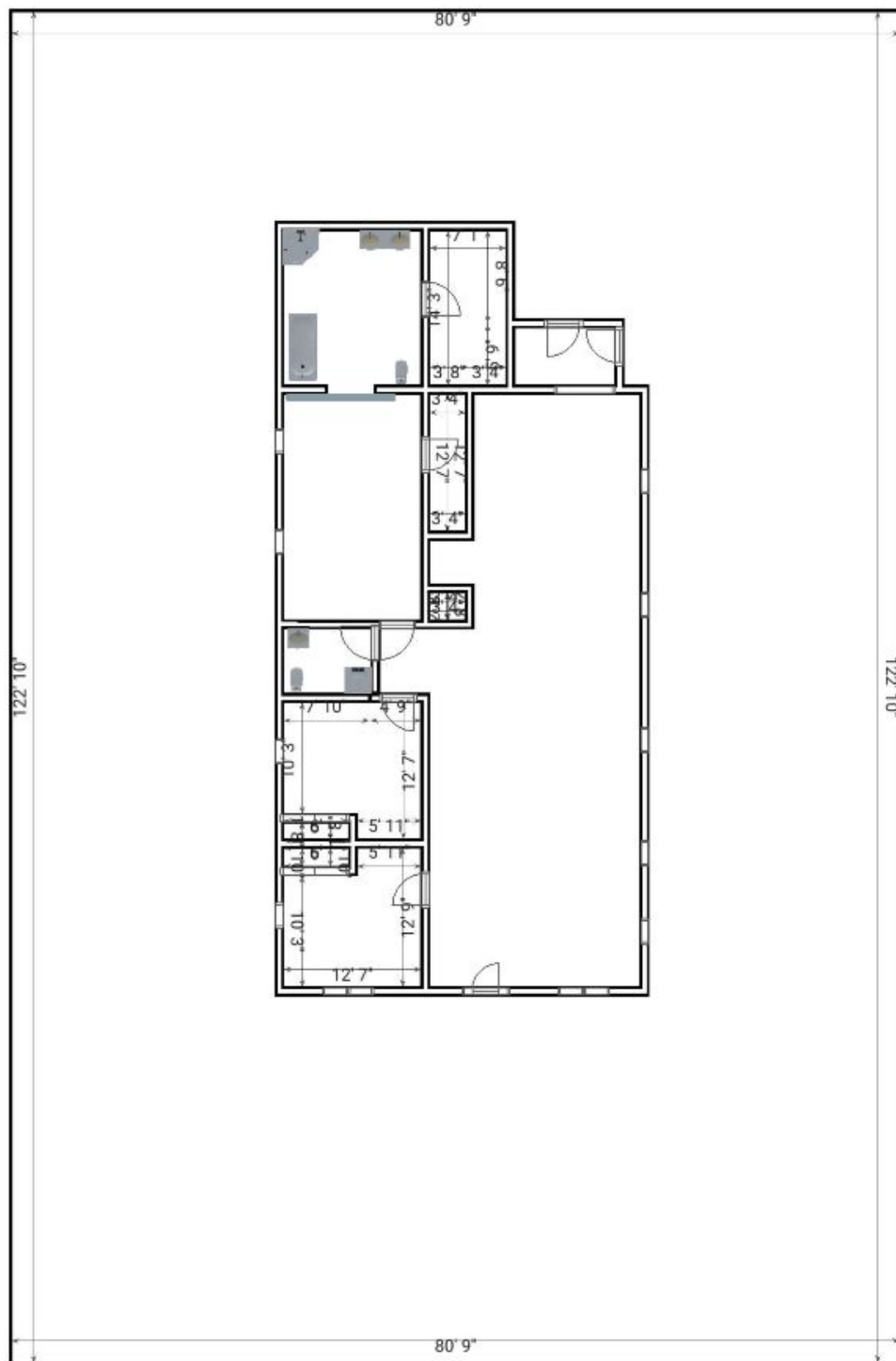
Top of Plate 9.7'

Top of Subfloor 1'

Bottom of Footing
-2.5



Existing Elevation Left
Scale: 1/4" = 1'





PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: May 12, 2021
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -3165 Dogwood Drive Townhomes, Revision submitted April 2021

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

BACKGROUND

The City of Hapeville has received a revised Design Review Application from W. Barry Dunlop for the construction of a 23 unit townhome project located along Dogwood Drive. The townhomes are 3 story, 2,200 SF with a 2 car garage. There is an interior greenspace which the non Dogwood enfronting townhomes face.

The property is within the V, Village, Zoning District and is subject to the Subarea C of the Architectural Design Standards , Neighborhood Conservation Area.

There are still significant issues with the drawings both in style, accuracy and detail of the drawings, elevations, and floorplans.

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: A 6' clear zone has not been provided. There is no 5' landscape zone except for the supplemental area.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

- ⊗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ✗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- ✗ 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: **The mechanical located adjacent to unit 16 should be screened.**
Location of light at front door is not indicated.
Pedestrian lighting should be provided along the interior sidewalk.

(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:

(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:
 - Permitted 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.

Gutter and downspout color is provided but not materials.

Architectural style is not clear.

STAFF COMMENT:

Provide overhang dimension

Roof warranty should be indicated on plans.

(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.

**Side elevations do not match floor plans to show blank windowless walls. Renderings do not match elevations.
 Finish for decks and wood brackets have not been provided.
 Railing detail should be provided.
 Not enough detail has been provided in this section to evaluate all criteria.
 Juliet balconies are provided on some units.
 Brick veneer must be full depth brick.**

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.

**Building numbers are not provided.
 Windows do not match elevations.
 Not enough information has been provided to evaluate the windows, trim, mullions (does not appear compliant), sills, recess, no GBG, etc).**

STAFF COMMENT:

(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.

x *Architectural style* . Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

x 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: **The style proposed does not reflect any styles in Hapeville, including existing 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.

g. **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.

✓ **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, i. porches or stoops, subject to transitional height plane requirements.

✓ **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have ii. identical facades.

⊖ **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. iii.

Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall iv. apply:

⊖ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.

✓ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.

✓ No more than three adjacent one-family attached units shall have the same roof form.

✎ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT: **The windows on the front of the townhomes are not centered; they are placed over the first floor windows but are not composed for the overall unit. The style does not represent townhomes in Hapeville (examples were provided to the architect and builder, and multiple discussions with the developer). The renderings do not show side windows.**

RECOMMENDATIONS

There are fundamental issues regarding style for the townhomes and inaccuracy, and incomplete drawings. The style does not represent townhomes in Hapeville (examples were provided to the architect and builder, and multiple discussions with the developer, including with the design review committee). A photograph was sent by the developer and staff indicated it was similar to the expectation from DRC, however, the revised drawings are not representative of the photograph.

For example:

Inaccuracies:

Sheet A 07 references a 7 unit building rear elevation but only 6 units are shown.

Sheet A 05 - The floor plans do not match the elevations (e.g., side).

The typical rear elevation is incorrect (see 7' post/cantilevered rear) and the columns are shown as inset on the elevation but not on the floor plans.

The typical front elevation has no composition (windows are not centered / aligned).

Board and batten called out but shown as lap siding.

Sheet A 07 - The columns are not shown nor are details for the cantilever.

Window Placement:

The windows on the front of the townhomes are not centered; they are placed over the first floor windows but are not composed for the overall unit.

Windows are not shown on the sides. The color renderings provided also do not show side windows. This was specifically discussed at the meeting and subsequent conversations.

Site:

A 6' clear zone has not been provided. There is no 5' landscape zone except for the supplemental area.

Lower floor windows are shown at ground level, but no topo is provided.

Style:

The style does not represent townhomes in Hapeville (examples were provided to the architect and builder, and multiple discussions with the developer).

Missing Elements:

Building numbers are not provided.

Windows do not match elevations.

Not enough information has been provided to evaluate the windows, trim, mullions (does not appear compliant), sills, recess, no GBG, etc).

Finish for decks and wood brackets have not been provided.

Railing detail should be provided.

Gutter and downspout color is provided but not materials.

Provide overhang dimension

Roof warranty should be indicated on plans.

The mechanical located adjacent to unit 16 should be screened.

Location of light at front door is not indicated.

Pedestrian lighting should be provided along the interior sidewalk.

Notes:

Juliet balconies are provided on some units.

Brick veneer must be full depth brick.

The deficiencies outlined in the previous planner's reports have largely remained unaddressed.

Staff does not recommend approval based upon the submission.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: W. Barry Dunlop Contact Number: [REDACTED]

Applicants Address: 7 Dunwoody Park, Suite 115, Atlanta, GA 30338

E-Mail Address: bdunlop@paradigmeng.net Zoning Classification: V (Village)

Address of Proposed Work: 3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900030422, 14 009900031123, 14 009900031131

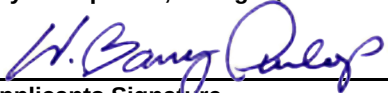
Property Owner: James L. Chapman, Jr. Contact Number: [REDACTED] Seller Agent: Robert Pitner

Project Description (including occupancy type): This project consists of 23 townhome units in three 3-story buildings. Each unit will have 2,200 square footage of floor area and a 2-car garage. The proposed 1.64-acre development will include sidewalks, guest parking, underground utilities, and other related civil works. A private drive will provide vehicular access and circulation via Dogwood Drive.

Contractors Name: Empire Quality Construction Contact Number: [REDACTED]

Contact Person: Yaniv Regev Contact Number: [REDACTED]

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


Applicants Signature

2/17/2021
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☒ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 2,200 sf per unit (50,600 sf total)

Total Square Footage of existing building: 988 sf

Estimated Cost of Construction: Site Cost Estimate \$500,000
Building Cost Estimate \$4,000,000

List/Describe Building Materials on the exterior of the **existing** structure: _____
The existing structure is wood siding. The existing structure will be demolished.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
The proposed structure exterior facade will have a mixture of brick and hardy plank siding.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I W. BARRY DUNLOP *W.B.D.* swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

W. BARRY DUNLOP

2/17/2021

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.



April 21, 2021

City of Hapeville
Community Service Department
3474 North Fulton Avenue
Hapeville, GA 30354
(404) 669-2120

RE: Design Review Committee Resubmittal for Shirley Estates
3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Avenue
Parcel I.D. #: 14 009900030422, 14 009900031123, 14 009900031131

To Whom It May Concern,

Please accept this Design Review Committee (DRC) resubmittal for the proposed 23-unit, 1.64-acre townhome development located in Hapeville, Georgia. Please find enclosed in this package the following items for review:

1. Conceptual Site Plan
2. Survey & Civil Site, Grading, Utility, Erosion Control Plans
3. Tree Protection and Landscape Plan
4. Building Elevations, Exterior Materials & Floor Plans
5. Color Site Photos
6. Legal Description of the Property
7. CD of Plans and Documents for Application

The color architectural renderings will be forwarded to the City for review once provided by the architect and prior to the Design Review Committee meeting. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, reading "W. Barry Dunlop".

W. Barry Dunlop, P.E.
Principal

LEGAL DESCRIPTION

3165 DOGWOOD DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND (PK NAIL) LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE (40' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W);

THENCE LEAVING SAID INTERSECTION, PROCEED SOUTH 08 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, A DISTANCE OF 60.30 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE SOUTH 08 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.27 FEET TO AN IRON PIN FOUND (1" OTP), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, PROCEED SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 299.53 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 32.98 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 15 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 98.24 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.24 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE NORTH 00 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.73 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 134.86 FEET TO AN IRON PIN SET (1/2" REBAR) LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE (R/W VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE, PROCEED NORTH 39 DEGREES 34 MINUTES 41 SECOND EAST, A DISTANCE OF 11.80 FEET TO AN IRON PIN FOUND (1/2 REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 89 DEGREES 08 MINUTES 57 SECOND EAST, A DISTANCE OF 128.72 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE NORTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 378.44 FEET TO AN IRON PIN FOUND (1" OTP) LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.64 ACRES OR 71,331 SQUARE FEET, MORE OR LESS.



Street View from Dogwood Drive at Southeast Corner of Property



Street View from Dogwood Drive near Southeast Corner of Property



Street View from Dogwood Drive along Eastern Property Line



Street View from Dogwood Drive at Northeast Corner of Property



Street View of Western End of Property from Lake Avenue



Existing Sewer Manhole Tie-In
Location on Adjacent Property
along Lake Avenue



Existing Storm Catch Basin along
Lake Avenue

SHIRLEY ESTATES

Hapeville, GA

4-05-2021

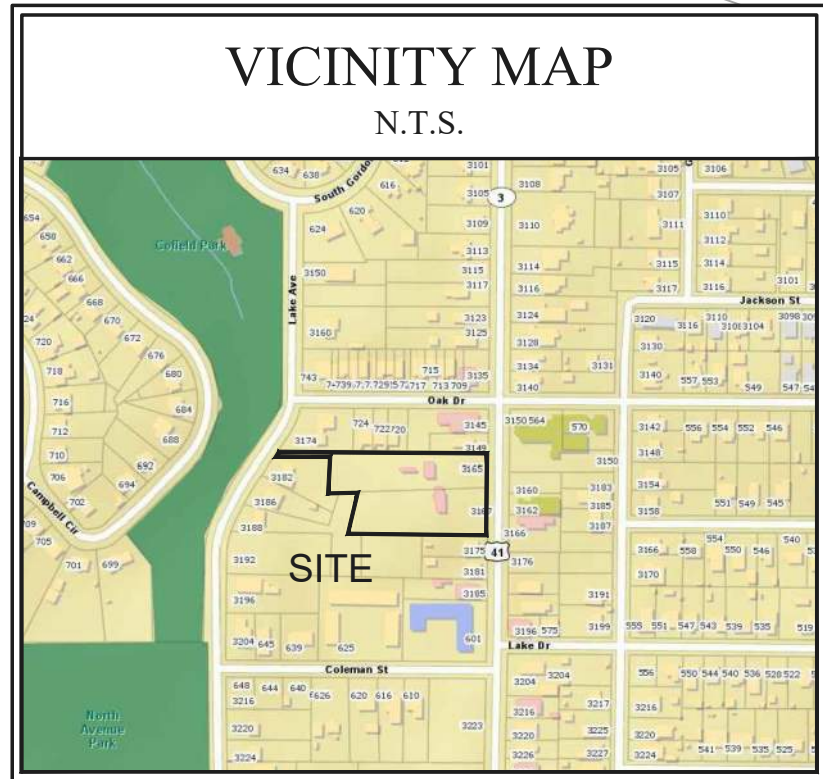


SHIRLEY ESTATES

Hapeville, GA

4-05-2021





SITE DATA

PARCEL: 14 009900030422
14 009900031123
14 009900031131
ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
0 LAKE AVENUE
SITE AREA: 1.638 ACRES (71,331 SF)
ZONING: V (VILLAGE) 14 009900030422
V (VILLAGE) 14 009900031123
R-1 14 009900031131
OWNER: JAMES LEONARD CHAPMAN, JR.
30 MORENO POINT RD PH 701C
DESTIN, FL 32541-3188
EXISTING USE: AUTO DEALER (FULL SERVICE) &
RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES
FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 10.8' > 10' REQ.
REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49,658/ 71,331 = 69.6%
MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'
DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY
STORY OR FRACTION THEREOF THAT THE BUILDING
EXCEEDS 2 STORIES = 24' REQ. < 28' MIN. PROVIDED
MAXIMUM UNITS PER BUILDING: 8
MINIMUM UNITS PER BUILDING: 4
REQUIRED PARKING: 2 SPACES PER UNIT
PARKING PROVIDED:
GUEST PARKING: 5 SPACES
2 GARAGE SPACES PER UNIT: 46 SPACES
TOTAL SPACES: 51 SPACES

LOT TABLE			
LOT #	DIMS.	AREA (SF)	
1-7	50' x 21'	1,050	
8-23	49' x 21'	1,029	

TOWNHOME TABLE			
UNIT #	DIMS.	FOOTPRINT (SF)	FLOOR AREA (SF)
1-23	40' x 21'	840	2,200

NOTE: UPPER STORIES OF ALL UNITS
CANTILEVERED OVER DRIVEWAY WITH 7' MAX. SPAN

NOTES

- EXISTING CONDITIONS TAKEN FROM BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY OF SUBJECT PROPERTY, PREPARED BY MERIDIAN GEOMATICS, LLC, DATED 10/26/2020.
- EXISTING AND PROPOSED CONTOUR INTERVALS ARE 2 FEET.
- THERE ARE NO STATE WATERS NOR WETLANDS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- RECEIVING WATERS: SOUTH RIVER.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THIS DEVELOPMENT WILL HAVE A HOMEOWNERS ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAPEVILLE STANDARDS, PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
- ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
- ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENCROACH IN THE 15' SETBACK.
- ALL WATER MAINS AND SANITARY SEWERS WITHIN THE PARCEL ARE CONSIDERED TO BE PRIVATE AND THE CITY IS NOT RESPONSIBLE FOR OPERATION, MAINTENANCE, OR REPLACEMENT OF ANY OF THOSE FACILITIES.
- ELECTRICAL SERVICE TO BE BELOW GROUND.
- STREET LIGHTS REQUIRED.
- THERE ARE NO KNOWN EXISTING BURY PITS ON SITE.
- THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
- THE PROVIDER FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES CHOSEN BY THE CITY OF HAPEVILLE WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

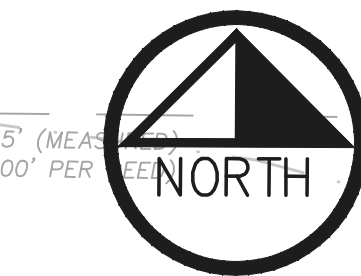
APPROVED VARIANCE LEGEND

- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6' TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.

ALLOCATION OF SITE AREA	
BUILDING FOOTPRINT:	19,320 SF
BUILDING OVERHANG:	3,381 SF
UNIT DRIVEWAYS (UNCOVERED):	2,893 SF
SIDEWALK:	4,766 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	19,298 SF
TOTAL OPEN SPACE:	21,673 SF
TOTAL SITE AREA:	71,331 SF

NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, GEORGIA, PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A").



GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172

SITE PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

No

Revision

1 ADDRESSED COMMENTS FROM DESIGN REVIEW BOARD

Date

4/21/21

Project No

P-2027

Design By

WBD

Drawn By

RAC

Checked By

WBD

Date

11/9/20

Scale

1" = 20'

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

GEORGIA
REGISTERED
No. 24527
Professional Engineer
William B. Dunlop
P.O.C.

2027 - SHIRLEY ESTATES

SHIRLEY ESTATES

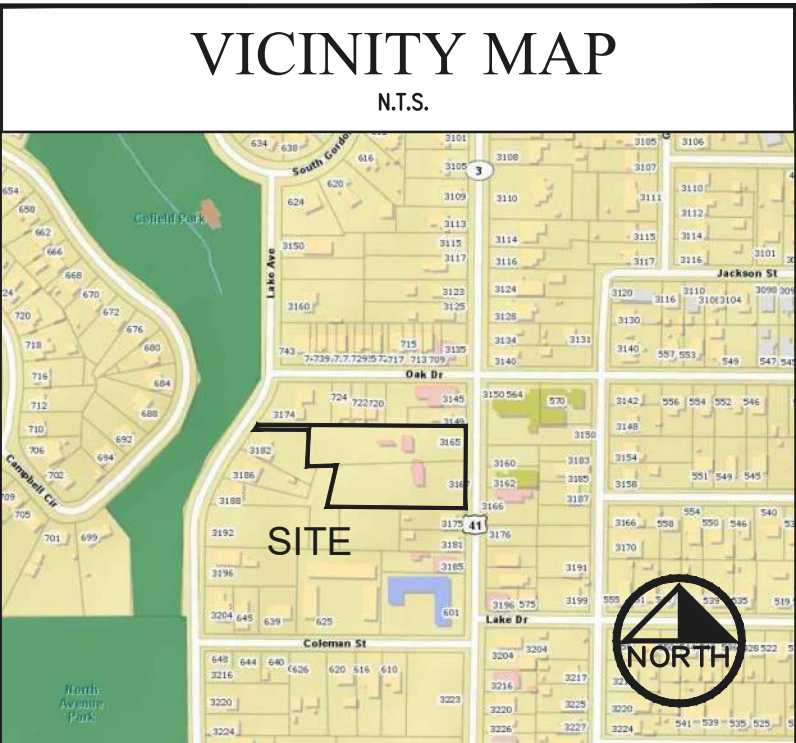
3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave
Land Lot 99 - 14th District
City of Hapeville, Fulton County, Georgia

Prepared For
IHD INVESTMENTS
2015 Parkhaven Court
Roswell, GA 30076
Phone: (770) 318-1472

Prepared by
paradigm
Engineering Services, Inc.
Seven Dunwoody Park, Suite 115
Atlanta, GA 30338
Phone: (770) 605-6030
www.paradigmeng.net

SITE DATA

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0 LAKE AVENUE
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RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES
FRONT SETBACK: APPROX. 18.7' > 15' REQ.
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REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT



GENERAL NOTES

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREAS WITHIN 24 HOURS OF SEEDING.

A SEPARATE PERMIT IS REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY.

THE CITY OF HAPEVILLE DEMOLITION PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A CITY ROAD OR STREET.

NO CEMETERIES OR GRAVE SITES ARE LOCATED ON THE PROPERTY.

NO HISTORICAL OR ARCHAEOLOGICAL FEATURES EXIST ON THE PROPERTY. THE CITY OF HAPEVILLE WILL STOP CONSTRUCTION OF THE DEVELOPMENT IN ORDER TO PHOTOGRAPH ANY HISTORIC STRUCTURES LOCATED ON THE PROPERTY. WITHIN THIS 21-DAY PERIOD, THE HISTORIC PRESERVATION PLANNER WILL ADVISE YOU WHEN THE WORK IS COMPLETE SO THAT YOU MAY PROCEED. PLEASE NOTE THAT THIS 21-DAY PERIOD WILL NOT COMMENCE UNLESS AND UNTIL YOU NOTIFY THE CITY'S HISTORIC PRESERVATION COMMISSION IN WRITING OF YOUR INTENT TO PROCEED WITH GROUND DISTURBANCE OR SITE DEMOLITION.

ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF HAPEVILLE.

ASSURANCE OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT HIS EXPENSE.

SITE NOTES

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

EXISTING CONDITIONS FROM SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.

NOTIFY CITY OF HAPEVILLE INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.

EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

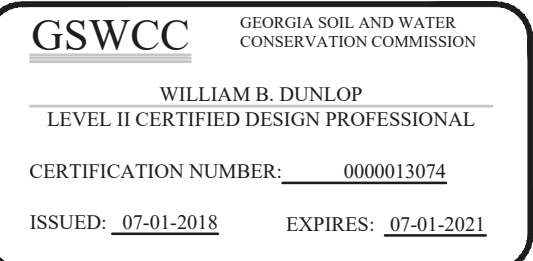
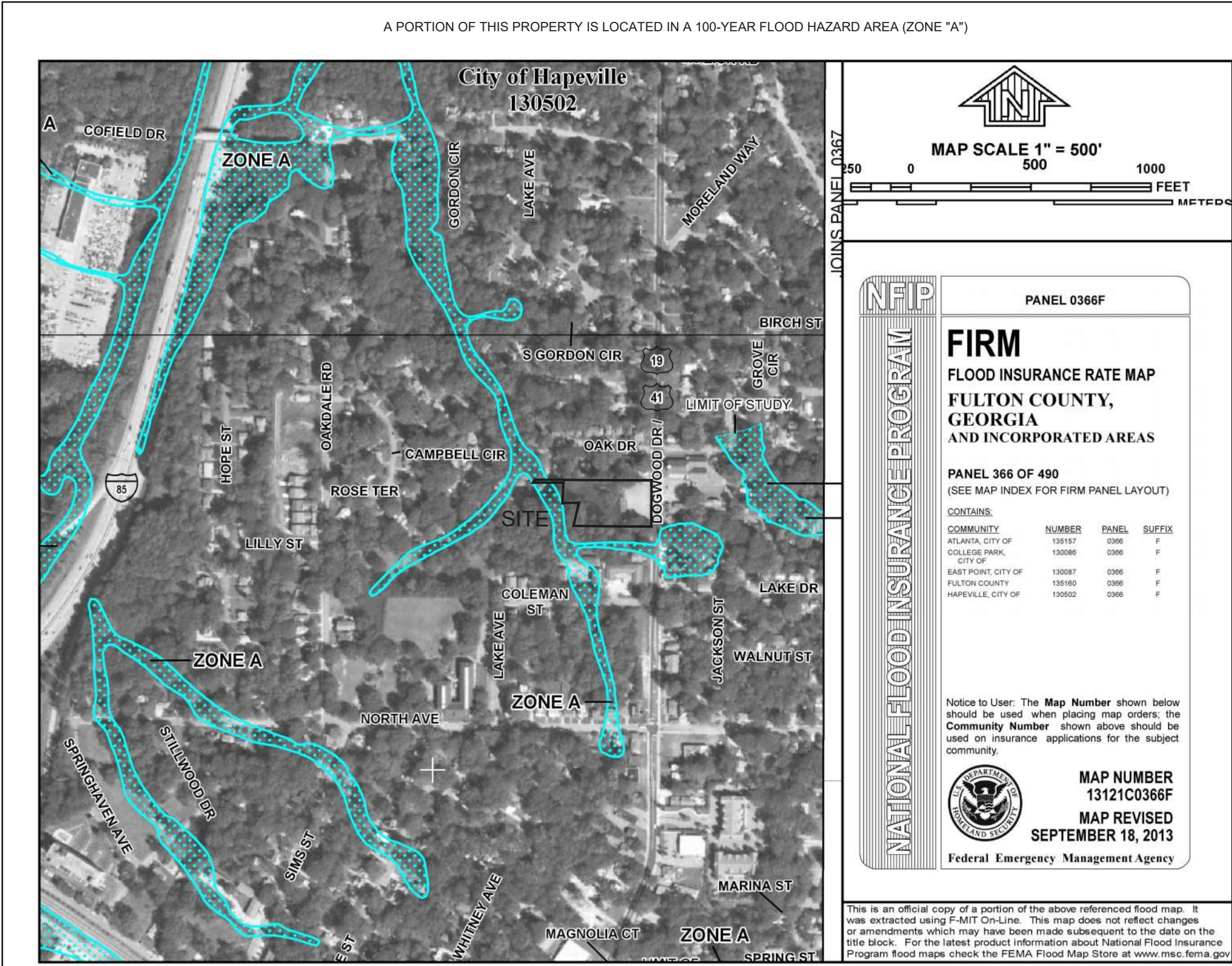
CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING EXTENT OF EXISTING BUILDINGS, BUILDING SLABS, PAVEMENTS ETC. BY ONSITE INSPECTION.
A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0366F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

ALL CONSTRUCTION IS TO COMPLY WITH CITY OF HAPEVILLE STANDARDS.

ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C & D) WASTE IS PROHIBITED BY GEORGIA LAW. CONSTRUCTION AND DEMOLITION (C & D) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER AND CARDBOARD.

SHEET INDEX	REVISION NO.
COVER SHEET	1 - - - - -
C1.0 EXISTING CONDITIONS SURVEY	
C2.0 SITE PLAN	
C3.0 GRADING PLAN	
C4.0 UTILITY PLAN	
C5.1 STORM PROFILES	
C5.2 SANITARY PROFILES	
C5.3 ROAD PROFILES	
C5.4 ROAD PROFILES	
C6.1 INITIAL EROSION CONTROL	
C6.2 INTERMEDIATE EROSION CONTROL	
C6.3 FINAL EROSION CONTROL	
C7.1 EROSION CONTROL NOTES	
C7.2 EROSION CONTROL NOTES	
C7.3 EROSION CONTROL DETAILS	
C7.4 EROSION CONTROL DETAILS	
C7.5 EROSION CONTROL DETAILS	
C7.6 EROSION CONTROL DETAILS	
C8.1 CONSTRUCTION DETAILS	
C8.2 CONSTRUCTION DETAILS	
C8.3 CONSTRUCTION DETAILS	
C8.4 CONSTRUCTION DETAILS	
C8.5 CONSTRUCTION DETAILS	
C8.6 CONSTRUCTION DETAILS	
C8.7 CONSTRUCTION DETAILS	
C8.8 CONSTRUCTION DETAILS	
C8.9 CONSTRUCTION DETAILS	
C8.10 CONSTRUCTION DETAILS	
C8.11 CONSTRUCTION DETAILS	
TPP-1 TREE PROTECTION PLAN	
TRP-1 TREE REPLACEMENT PLAN	
TRP-2 TREE CHARTS, NOTES & DETAILS	
LS-1 LANDSCAPE PLAN	

REVISION SCHEDULE		
REV. NO.	REVISION DESCRIPTION	DATE
-	ORIGINAL LDP SUBMITTAL	1/21/21
1	REVISED STORM, SEWER & WATER PIPE MATERIAL & METER SIZE	2/18/21
	SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	3/31/21
	ADDRESSED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER	4/21/21



24 HOUR CONTACT: YANIV REGEV (678) 873-4172

ZONING: V (VILLAGE) [ART DISTRICT OVERLAY]

PERMITTED USES WITHIN V ZONE:
D-D ZONE (DOWNTOWN DEVELOPMENT)
C-1 ZONE (RETAIL COMMERCIAL)

SETBACKS:
FRONT = 15'
SIDE = 15'
REAR = 15'
MIN. LOT WIDTH = 50'
MAX. BLDG HEIGHT = 2.5 STORIES OR 35'

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 39730, PAGE 603 (TRACT ONE AND TWO)
- SURVEY FOR JAMES LEONARD CHAPMAN, JR. BY M.E. HYDE & ASSOCIATES, COMPLETED IN JUNE 18TH, OF 1984
- PLAT BOOK 222, PAGE 34
- DEED BOOK 50903, PAGE 311
- DEED BOOK 44637, PAGE 657
- DEED BOOK 39773, PAGE 637
- DEED BOOK 48480, PAGE 686
- DEED BOOK 47480, PAGE 458

ADDRESS(S)

3167 DOGWOOD DRIVE
HAPEVILLE, GEORGIA, 30354

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF HAPEVILLE
COMMUNITY PANEL NO. 13121 C 0366 F DATED SEPTEMBER 18, 2013.
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF
EGPS HARN NETWORK STATION ACCESS. CONTROL WAS TIED TO
AND ESTABLISHED BASED ON THE EGPS BASE STATION CONTROL.

INV=946.55'

36" RCP

17.72'

(HELD) 1/2" RB IPF

N39°34'41"E

11.80'

(11.80' PER DEED)

36" RCP

17.72'

(HELD) 1/2" RB IPF

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(HELD) 1/2" RB IPF

N39°34'41"E

11.80'

(11.80' PER DEED)

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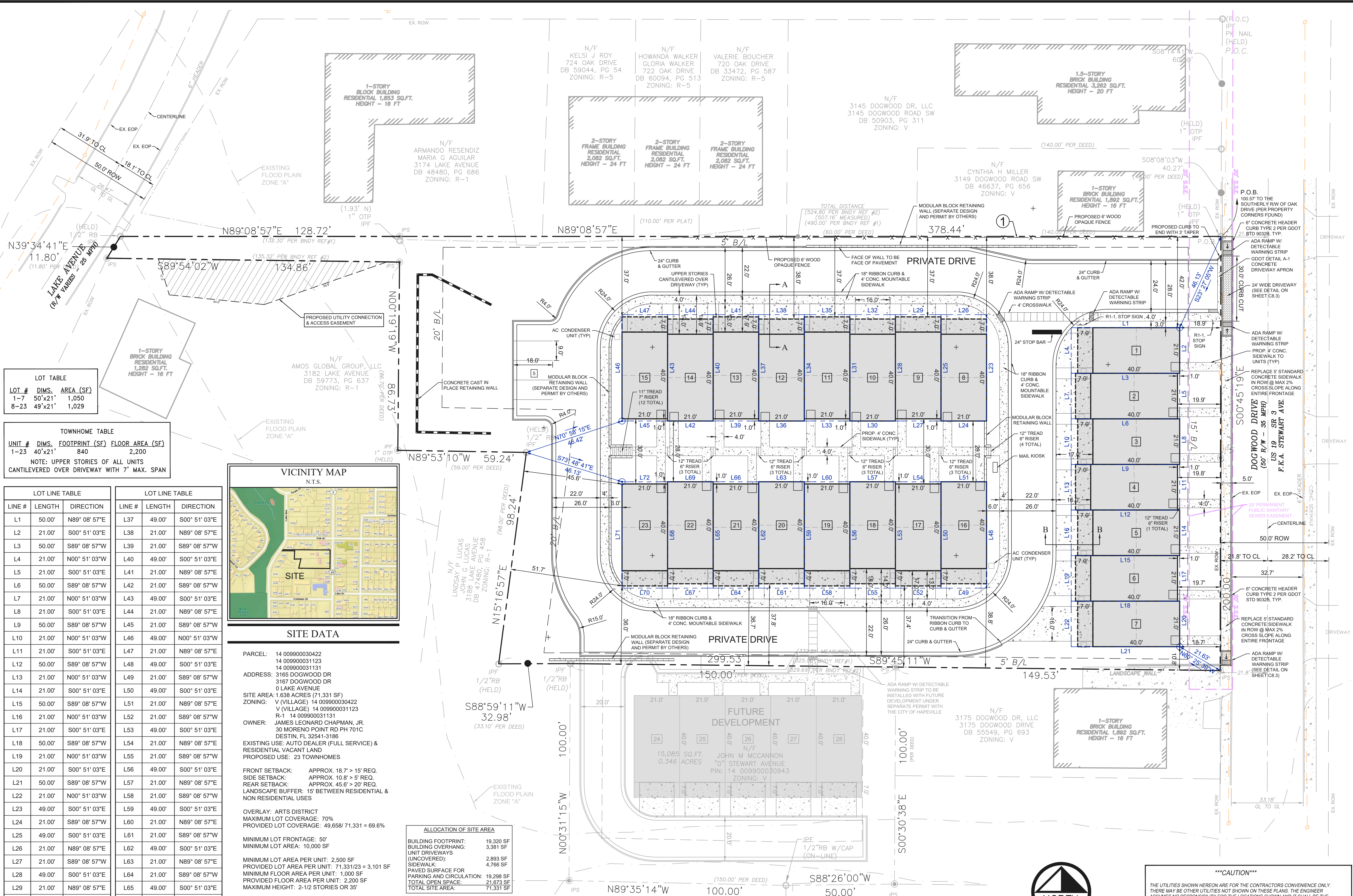
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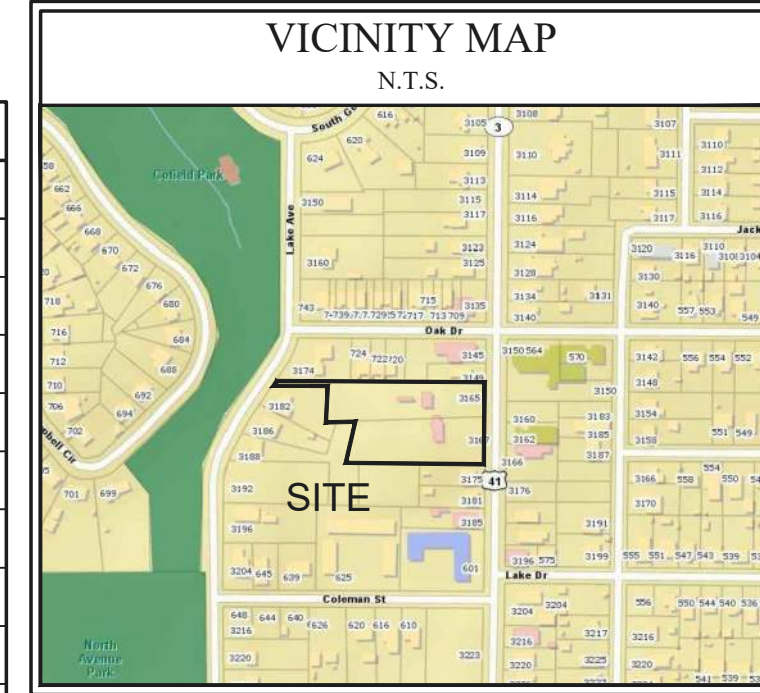


LOT TABLE		
LOT #	DIMS.	AREA (SF)
1-7	50'x21'	1,050
8-23	49'x21'	1,029

TOWNHOME TABLE		
UNIT #	DIMS.	FOOTPRINT (SF)
1-23	40'x21'	840
NOTE: UPPER STORIES OF ALL UNITS CANTILEVERED OVER DRIVEWAY WITH 7" MAX. SPAN		

LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 08' 57"E
L2	21.00'	S00° 51' 03"E
L3	50.00'	S89° 08' 57"W
L4	21.00'	N00° 51' 03"W
L5	21.00'	S00° 51' 03"E
L6	50.00'	S89° 08' 57"W
L7	21.00'	N00° 51' 03"W
L8	21.00'	S00° 51' 03"E
L9	50.00'	S89° 08' 57"W
L10	21.00'	N00° 51' 03"W
L11	21.00'	S00° 51' 03"E
L12	50.00'	S89° 08' 57"W
L13	21.00'	N00° 51' 03"W
L14	21.00'	S00° 51' 03"E
L15	50.00'	S89° 08' 57"W
L16	21.00'	N00° 51' 03"W
L17	21.00'	S00° 51' 03"E
L18	50.00'	S89° 08' 57"W
L19	21.00'	N00° 51' 03"W
L20	21.00'	S00° 51' 03"E
L21	50.00'	S89° 08' 57"W
L22	21.00'	N00° 51' 03"W
L23	49.00'	S00° 51' 03"E
L24	21.00'	S89° 08' 57"W
L25	49.00'	S00° 51' 03"E
L26	21.00'	N89° 08' 57"E
L27	21.00'	S89° 08' 57"W
L28	49.00'	S00° 51' 03"E
L29	21.00'	N89° 08' 57"E
L30	21.00'	S89° 08' 57"W
L31	49.00'	S00° 51' 03"E
L32	21.00'	N89° 08' 57"E
L33	21.00'	S89° 08' 57"W
L34	49.00'	S00° 51' 03"E
L35	21.00'	N89° 08' 57"E
L36	21.00'	S89° 08' 57"W

LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	49.00'	S00° 51' 03"E
L38	21.00'	N89° 08' 57"E
L39	21.00'	S89° 08' 57"W
L40	49.00'	S00° 51' 03"E
L41	21.00'	N89° 08' 57"E
L42	21.00'	S89° 08' 57"W
L43	49.00'	S00° 51' 03"E
L44	21.00'	N89° 08' 57"E
L45	21.00'	S89° 08' 57"W
L46	49.00'	N00° 51' 03"W
L47	21.00'	N89° 08' 57"E
L48	49.00'	S00° 51' 03"E
L49	21.00'	S89° 08' 57"W
L50	49.00'	S00° 51' 03"E
L51	21.00'	N89° 08' 57"E
L52	21.00'	S89° 08' 57"W
L53	49.00'	S00° 51' 03"E
L54	21.00'	N89° 08' 57"E
L55	21.00'	S89° 08' 57"W
L56	49.00'	S00° 51' 03"E
L57	21.00'	N89° 08' 57"E
L58	21.00'	S89° 08' 57"W
L59	49.00'	S00° 51' 03"E
L60	21.00'	N89° 08' 57"E
L61	21.00'	S89° 08' 57"W
L62	49.00'	S00° 51' 03"E
L63	21.00'	N89° 08' 57"E
L64	21.00'	S89° 08' 57"W
L65	49.00'	S00° 51' 03"E
L66	21.00'	N89° 08' 57"E
L67	21.00'	S89° 08' 57"W
L68	49.00'	S00° 51' 03"E
L69	21.00'	N89° 08' 57"E
L70	21.00'	S89° 08' 57"W
L71	49.00'	N00° 51' 03"W
L72	21.00'	N89° 08' 57"E



SITE DATA

PARCEL: 14 009900030422
14 009900031123
14 009900031131

ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
O LAKE AVENUE

SITE AREA: 1.638 ACRES (71,331 SF)
ZONING: V (VILLAGE) 14 009900030422
V (VILLAGE) 14 009900031123
R-1 14 009900031131

OWNER: JAMES LEONARD CHAPMAN, JR.
30 MORENO POINT RD PH 701C
DESTIN, FL 32541-3186

EXISTING USE: AUTO DEALER (FULL SERVICE) & RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES

FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 10.8' > 5' REQ.
REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL & NON RESIDENTIAL USES

OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49,658/71,331 = 69.6%

MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF

MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'

DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY STORY OR FRACTION THEREOF THAT THE BUILDING EXCEEDS 2 STORIES + 24' REQ. < 28' MIN. PROVIDED

MAXIMUM UNITS PER BUILDING: 4
MINIMUM UNITS PER BUILDING: 4

REQUIRED PARKING: 2 SPACES PER UNIT

PARKING PROVIDED:
GUEST PARKING: 5 SPACES
2 GARAGE SPACES PER UNIT: 46 SPACES
TOTAL SPACES: 51 SPACES

ALLOCATION OF SITE AREA	
BUILDING FOOTPRINT:	19,320 SF
BUILDING OVERHANG:	3,381 SF
UNIT DRIVEWAYS (UNCOVERED):	2,893 SF
SIDEWALK:	4,766 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	19,298 SF
TOTAL OPEN SPACE:	21,673 SF
TOTAL SITE AREA:	71,331 SF

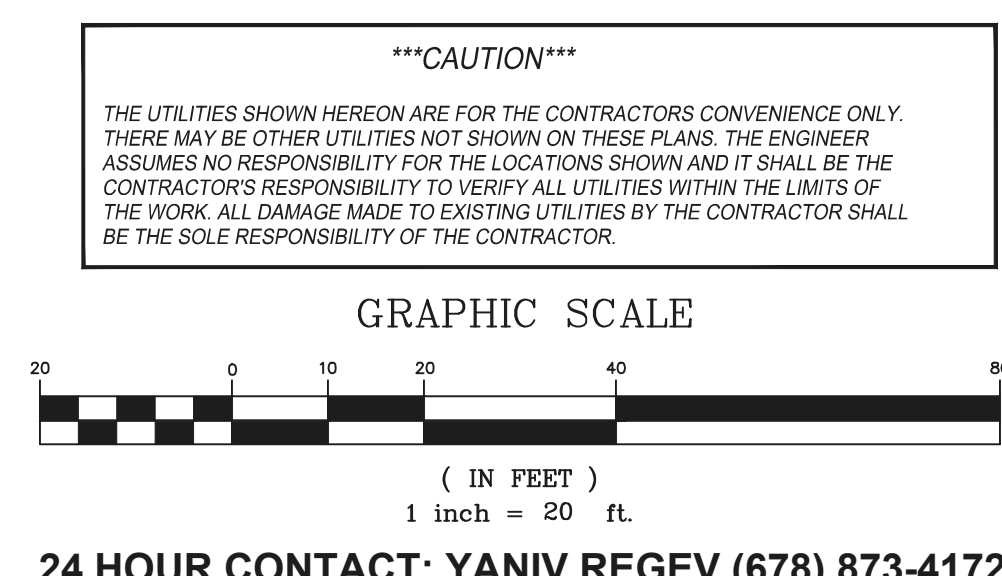
- NOTES**
- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAPEVILLE STANDARDS. PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
 - ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
 - THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
 - ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENROACH IN THE 15' SETBACK.

- APPROVED VARIANCE LEGEND**
- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6" TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.
- NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)



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Utilities Protection Center, Inc.

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Call 811 or (800) 282-7411
Before You Dig



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 12/21
Scale: 1" = 20'

Revision		Date
1	SHIFTED UNITS L7 SOUTH ADJUSTED ENTRANCE AND UTILITIES ADDRESSED COMMENTS FROM DESIGN REVIEW BOARD	3/31/21 4/21/21

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

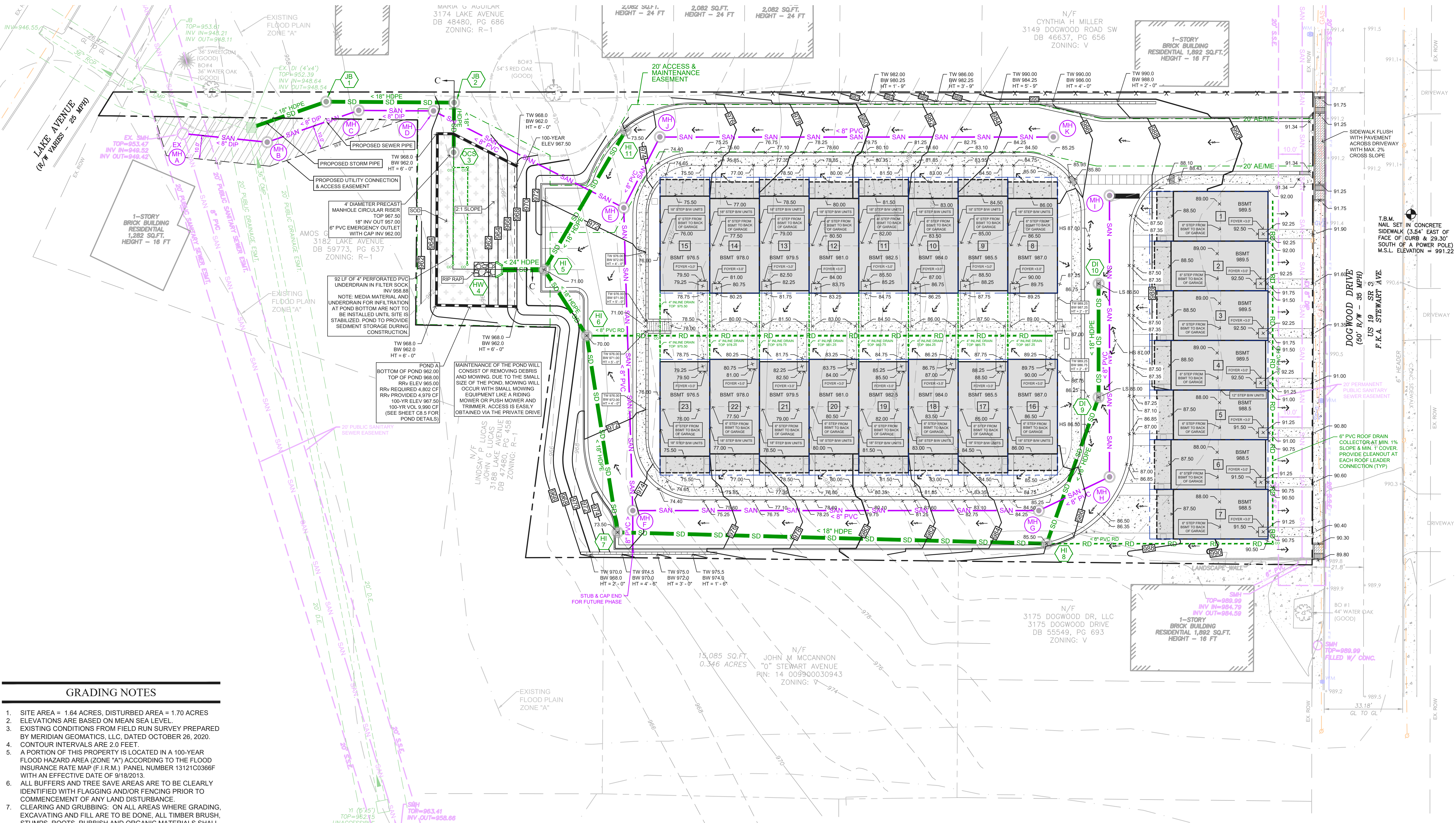
SITE PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, O LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No. **C2.0**

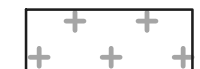
2027 - SHIRLEY ESTATES



GRADING NOTES

1. SITE AREA = 1.64 ACRES, DISTURBED AREA = 1.70 ACRES
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
3. EXISTING CONDITIONS FROM FIELD RUN SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.
4. CONTOUR INTERVALS ARE 2.0 FEET.
5. A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013.
6. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
7. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE TO BE DONE, ALL TIMBER BRUSH, STUMPS, ROOTS, RUBBISH AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO SOIL EROSION AND SEDIMENT CONTROL ORDINANCE OF CITY OF HAPEVILLE.
8. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698.
10. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. SEE GRADING PLAN FOR ACTUAL SLOPES.
12. GRADE ALL HANDICAP RAMPS 12:1 SLOPE TO TOP OF CURB (SEE STAKING PLAN FOR LOCATION).
13. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
14. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

STORMWATER MANAGEMENT FACILITY VEGETATION



STORMWATER PLANTING PLAN ISSUES:

1. LANDSCAPE CONTRACTOR TO AMEND SOIL PER STATE REGULATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR CARE OF STORMWATER PLANT MATERIALS DURING INSTALLATION, TIMELY PLANTING, WATERING (DAILY FOR FIRST 2 WEEKS) UNTIL ACCEPTED BY OWNER AND REPAIRS/REPLACEMENTS DUE TO VANDALISM.
3. ALL TREES TO BE 8-10. ALL OTHER PLANT MATERIALS TO BE ONE GALLON POTS UNLESS OTHERWISE NOTED ON PLAN.
4. TREES TO BE INSTALLED BETWEEN OCTOBER 15TH AND MARCH 31ST.
5. ALL OTHER LANDSCAPE MATERIALS TO BE PLANTED PER NURSERY RECOMMENDATION.
6. LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY STABILIZATION SEEDING IF PERMANENT GRASS IS OUT OF SEASON.
7. LANDSCAPE CONTRACTOR TO INSPECT PLANTINGS (ANY DAMAGE TO BE REPAIRED IMMEDIATELY) AFTER EVERY RAIN EVENT OR ONCE A WEEK (IF IT DOES NOT RAIN) UNTIL PROJECT IS ACCEPTED BY OWNER.
8. LANDSCAPE CONTRACTOR TO MULCH 3 TIMES PER YEAR UNTIL PROJECT IS ACCEPTED BY OWNER. MULCH TO BE SINGLE OR DOUBLE SHREDED HARDWOOD MULCH OR CHIPS (6" DEPTH MAX.) AND FREE OF WEEDS, SEEDS, SOIL, ROOTS AND OTHER DEBRIS.
9. LANDSCAPE CONTRACTOR TO REMOVE AND REPLACE ALL DEAD AND/OR DECLINING PLANT MATERIAL WITHIN 30 DAYS OF 1 YEAR WARRANTY PERIOD.
10. ALL PLANT MATERIAL TO CONFORM TO THE AMERICAN STANDARD NURSERY STOCK.

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS N-12 ST 1B PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY WITH AWWA C900 DR 18 PRESSURE CLASS 235 AT A MINIMUM.

DESIGNS OF MODULAR BLOCK RETAINING WALLS OF 4' OR GREATER IN HEIGHT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF HAPEVILLE UNDER A SEPARATE BUILDING PERMIT PRIOR TO INSTALLATION. CONTRACTOR TO OBTAIN SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA FOR THE DESIGN AND SEALING OF THE RETAINING WALL PLANS. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR OBTAINING APPROVAL OF THE RETAINING WALL PLANS FROM THE CITY OF HAPEVILLE.

JB = JUNCTION BOX STD. 1011AP
DI = DROP INLET STD. 1040/ TOP STD. 10198 TYPE V-2
HW = HEADWALL (SEE DETAIL ON SHEET C8.5)
OCS = OUTLET CONTROL STRUCTURE (SEE DETAIL ON SHEET C8.5)

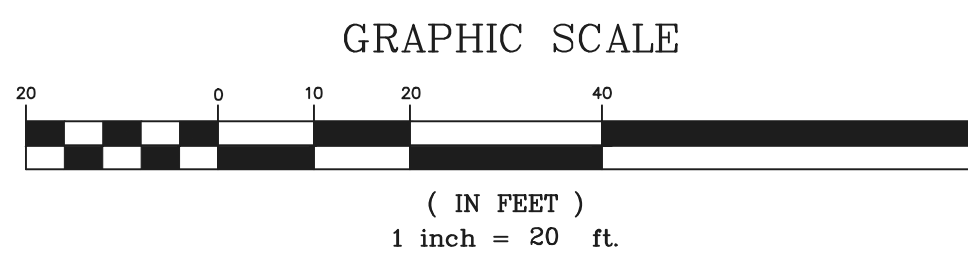
ABBREVIATIONS	
HS	HIGH SPOT
LS	LOW SPOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
HT	HEIGHT
INV	INVERT
BSMT	BASEMENT



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CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
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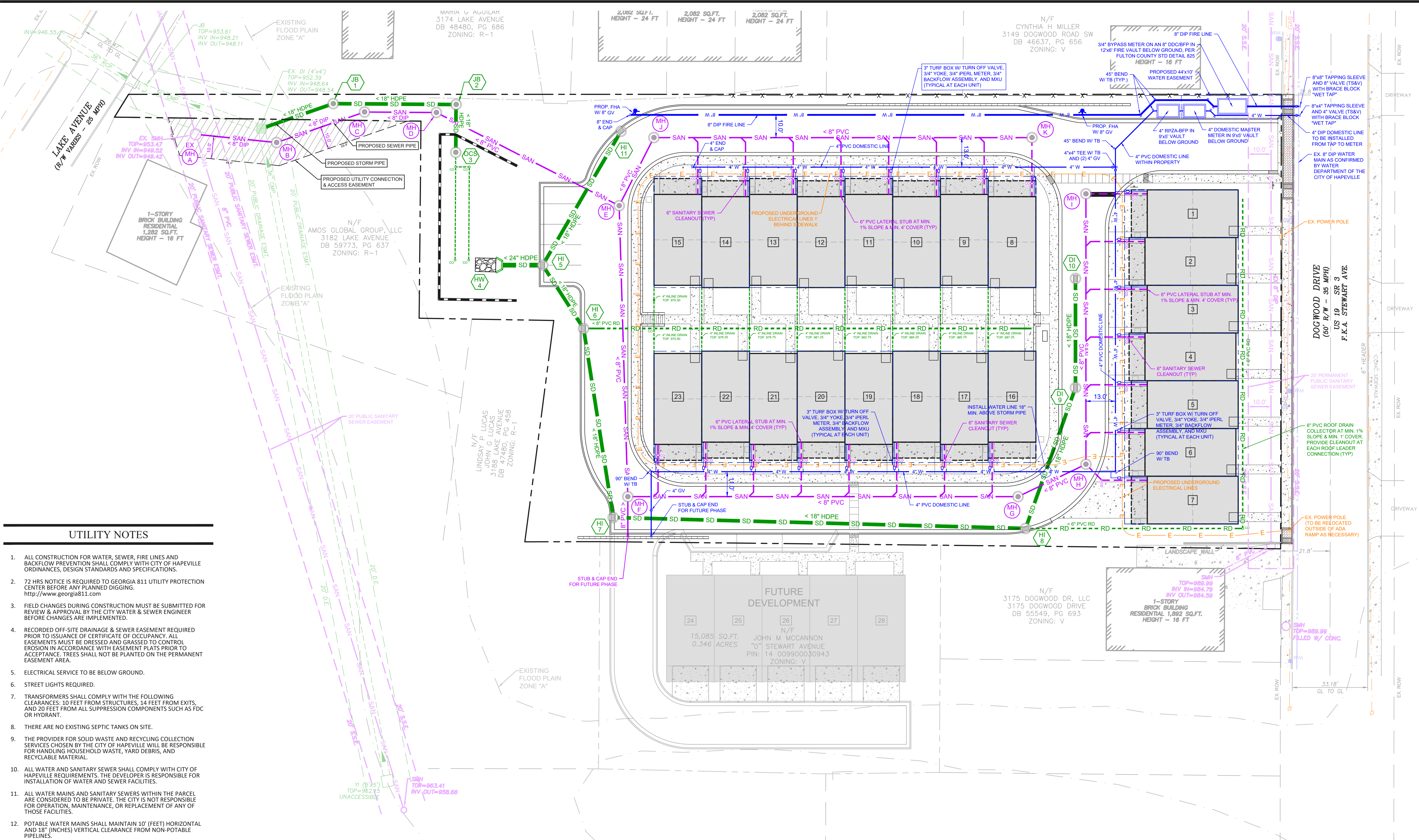
No.	Revision	Date	Revised Storm, Sewer & Water Pipe Material & Meter Size
1	1	2/18/21	SHIFTED UNITS L-2 SOUTH ADJUSTED ENTRANCE AND UTILITIES
		3/31/21	ADDED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER
		4/21/21	

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

GRADING & DRAINAGE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C3.0

2027 - SHIRLEY ESTATES



UTILITY NOTES

- ALL CONSTRUCTION FOR WATER, SEWER, FIRE LINES AND BACKFLOW PREVENTION SHALL COMPLY WITH CITY OF HAPEVILLE ORDINANCES, DESIGN STANDARDS AND SPECIFICATIONS.
- 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
<http://www.georgia811.com>
- FIELD CHANGES DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW & APPROVAL BY THE CITY WATER & SEWER ENGINEER BEFORE CHANGES ARE IMPLEMENTED.
- RECORDED OFF-SITE DRAINAGE & SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED ON THE PERMANENT EASEMENT AREA.
- ELECTRICAL SERVICE TO BE BELOW GROUND.
- STREET LIGHTS REQUIRED.
- TRANSFORMERS SHALL COMPLY WITH THE FOLLOWING CLEARANCES: 10 FEET FROM STRUCTURES, 14 FEET FROM EXITS, AND 20 FEET FROM ALL SUPPRESSION COMPONENTS SUCH AS FDC OR HYDRANT.
- THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
- THE PROVIDER FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES CHOSEN BY THE CITY OF HAPEVILLE WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.
- ALL WATER AND SANITARY SEWER SHALL COMPLY WITH CITY OF HAPEVILLE REQUIREMENTS. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF WATER AND SEWER FACILITIES.
- ALL WATER MAINS AND SANITARY SEWERS WITHIN THE PARCEL ARE CONSIDERED TO BE PRIVATE. THE CITY IS NOT RESPONSIBLE FOR OPERATION, MAINTENANCE, OR REPLACEMENT OF ANY OF THOSE FACILITIES.
- POTABLE WATER MAINS SHALL MAINTAIN 10' (FEET) HORIZONTAL AND 18" (INCHES) VERTICAL CLEARANCE FROM NON-POTABLE PIPELINES.
- EIGHT (8") INCH OR LARGER PIPE LINES SHOULD BE TV INSPECTED. CONTRACTOR MUST JET CLEAN & TV SANITARY SEWER LINES AFTER CONNECTIONS ARE MADE TO THE EXISTING SEWER TIE-IN POINTS. TRACER WIRE TO BE INSTALLED FOR PVC PIPES.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 96% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE.
- CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
- CONTRACTOR SHALL NOTIFY WATER SYSTEM INSPECTOR 24 HOURS PRIOR TO TAPPING THE WATER LINE.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE (1) FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE ENCASUREMENT OR SADDLE TO MAINTAIN SEPARATION.
- PAVEMENT TO BE REPAIRED TO LOCAL CITY 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 BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

FIRE NOTES

- D105.1 WHERE REQUIRED, WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED, FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.
- D105.2 WIDTH. AERIAL FIRE APPARATUS ROAD SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH 26', EXCLUSIVE OF SHOULDER, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
- D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM 15 FEET AND MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
- D105.4 OBSTRUCTIONS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OF BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS N-12 ST 1B PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY WITH AWWA C900 DR 18 PRESSURE CLASS 235 AT A MINIMUM.

SEWER DEMAND ESTIMATE FOR SHIRLEY ESTATES

WASTE WATER
(BASED ON FULTON COUNTY DATA, TABLE JT-1 SEWAGE FLOW SCHEDULE)
RESIDENTIAL: 150 GPD PER BEDROOM = 3 BEDROOM X 23 UNITS X 150 = 10,350 GPD

PROJECT TOTAL = 10,350 GPD

PEAK WATER ESTIMATE
2.5X PEAKING FACTOR
RESIDENTIAL: 10,350 GPD 10,350 GPD/6 HR/60 MIN*2.5 = 72 GPM PEAK
RESIDENTIAL: 2 HRS MORNING + 2 HRS LUNCH + 2 HRS NEAR 5PM = 6 HRS

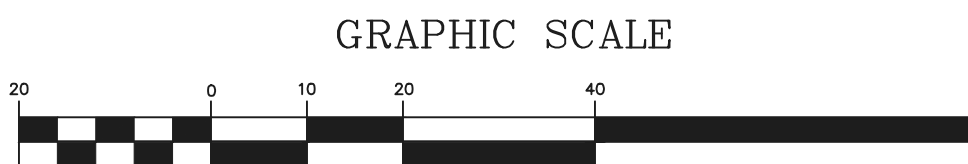
WATER SERVICE REQUEST LIST

TYPE	SIZE	QUANTITY
FIRE VAULT WITH 3/4" OMNI BYPASS METER ON AN 8" DDC/BFP	8"	1
PRIVATE FIRE HYDRANT	8"	2
DOMESTIC MASTER METER	4"	1
PRIVATE DOMESTIC SUB-METER	3/4"	23



Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 12/1/21
Scale: 1" = 20'

No	Revision	Date	REVISION
1		2/18/21	REVISED STORM, SEWER & WATER PIPE MATERIAL & METER SIZE
		3/31/21	SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES
		4/21/21	ADDED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

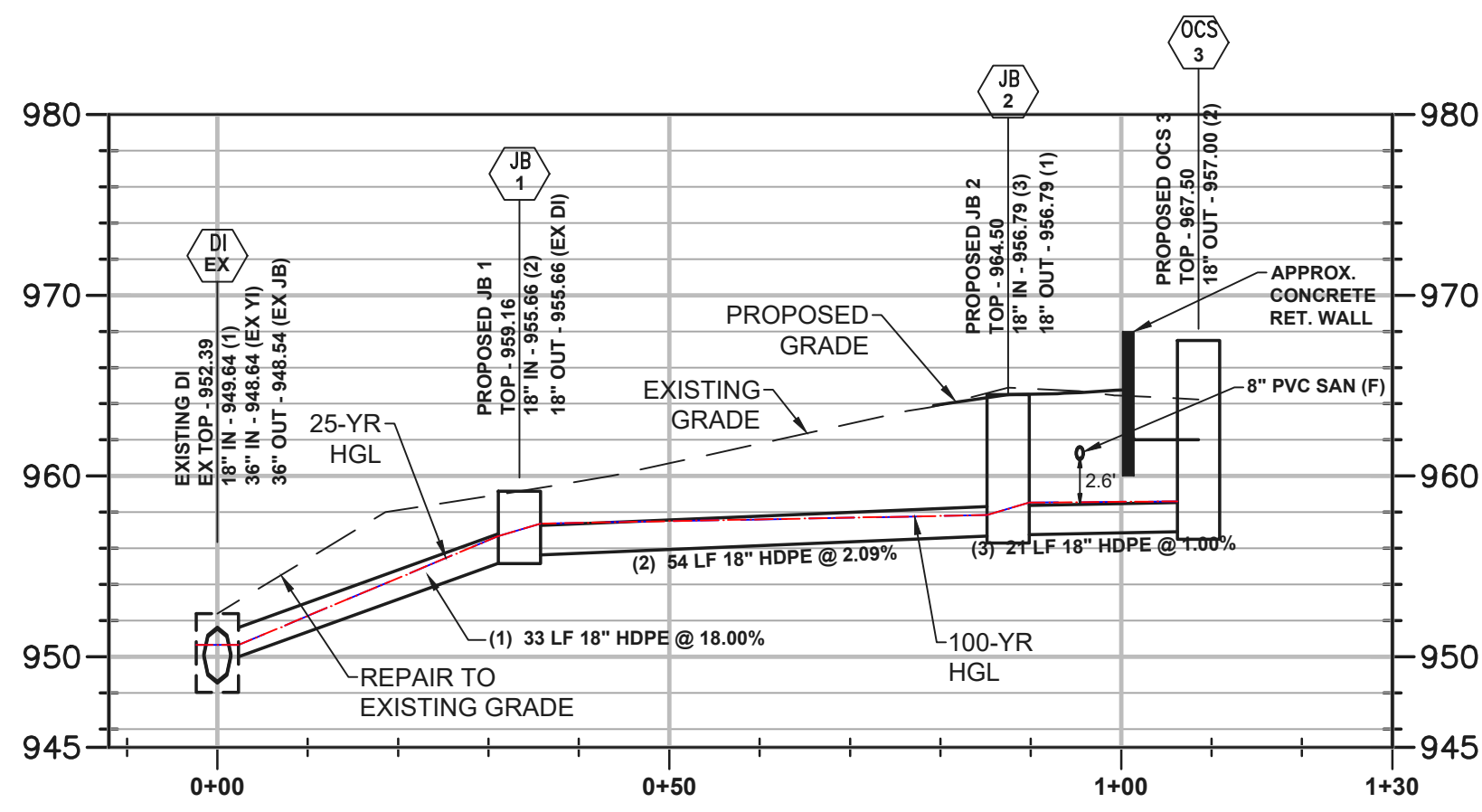
UTILITY PLAN

SHIRLEY ESTATES

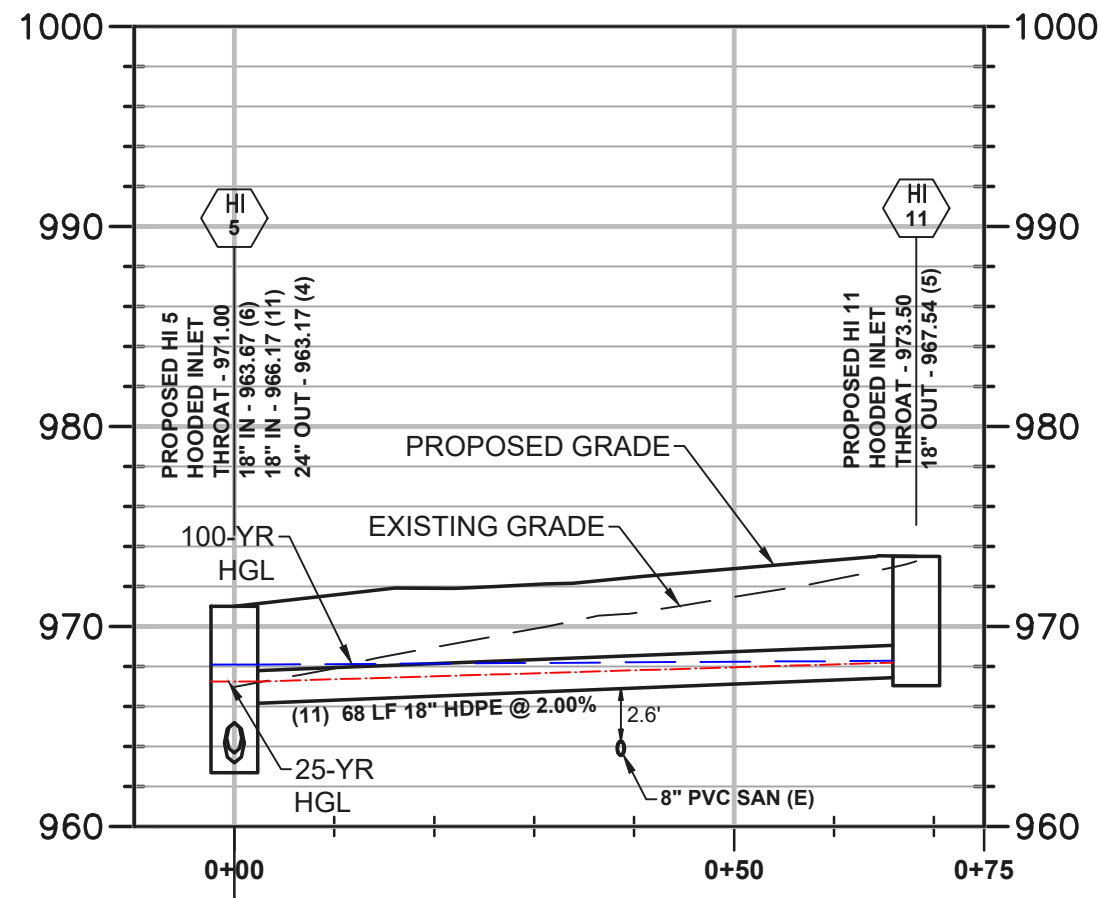
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C4.0

2027 - SHIRLEY ESTATES



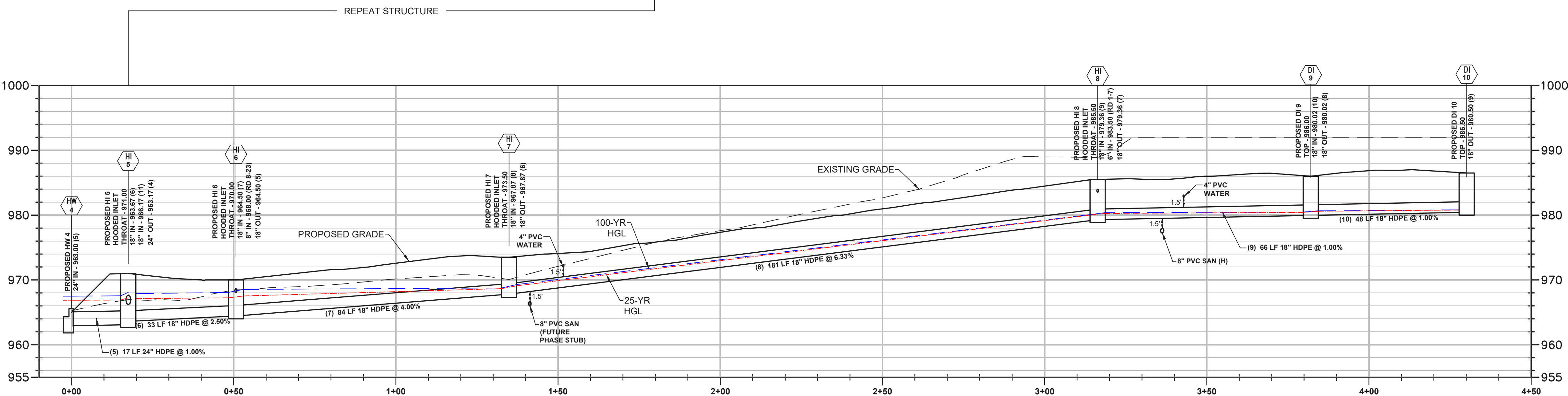
EX DI - OCS 3
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



HI 5 - HI 11
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL

JB = JUNCTION BOX STD. 1011AP
HI = DROP INLET STD. 1040 TOP STD. 1019B TYPE V-2
DI = DROP INLET STD. 1040 TOP STD. 1019B TYPE V-2 (WITHOUT HOOD)
HW = HEADWALL (SEE DETAIL ON SHEET C8.4)
OCS = OUTLET CONTROL STRUCTURE (SEE DETAIL ON SHEET C8.4)

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE
PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS
N-12 ST 18 PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC
SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY
WITH AWWA C300 DR 18 PRESSURE CLASS 235 AT A MINIMUM.



HW 4 - DI 10
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff	Area x C		Tc		Rain	Total	Cap	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID		
Line	To Line		Incr	Total	coeff	Incr	Total	Inlet	Syst	(l)	flow	full		Size	Slope	Dn	Up	Dn	Up	Dn	Up			
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
1	End	33.426	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	6.98	48.28	5.45	18	18.01	949.64	955.66	950.66	956.68	952.39	959.16	JB 1		
2	1	51.393	0.00	0.00	0.00	0.00	0.00	0.0	0.1	0.0	6.98	17.09	4.70	18	2.26	955.66	956.82	957.37	957.84	959.16	964.53	JB 2		
3	2	18.000	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	6.98	11.38	3.95	18	1.00	956.82	957.00	958.53	958.60	964.53	967.50	OCS 3		
4	End	17.500	0.06	1.27	0.91	0.05	1.11	5.0	12.5	7.6	10.22	24.85	3.25	24	1.03	963.00	963.18	966.87	966.90	965.58	971.00	HI 5		
5	4	33.187	0.34	0.86	0.79	0.27	0.73	5.0	12.4	7.7	6.75	17.99	3.82	18	2.50	963.67	964.50	967.12	967.24	971.00	970.00	HI 6		
6	5	84.193	0.26	0.52	0.92	0.24	0.46	5.0	11.8	7.8	4.28	22.76	3.47	18	4.00	964.50	967.87	967.53	968.66	970.00	973.50	HI 7		
7	6	197.606	0.12	0.26	0.86	0.10	0.23	5.0	9.0	8.3	2.07	27.56	2.47	18	5.87	967.87	979.47	969.09	980.01	973.50	985.50	HI 8		
8	7	55.219	0.07	0.14	0.87	0.06	0.12	5.0	7.5	8.6	1.12	11.35	2.10	18	1.00	979.47	980.02	980.26	980.42	985.50	986.00	DI 9		
9	8	48.056	0.07	0.07	0.87	0.06	0.06	5.0	5.0	9.2	0.56	11.37	1.71	18	1.00	980.02	980.50	980.59	980.78	986.00	986.50	DI 10		
10	4	68.227	0.35	0.35	0.92	0.32	0.32	5.0	5.0	9.2	2.97	16.12	3.10	18	2.01	966.17	967.54	967.24	968.19	971.00	973.50	HI 11		
Project File: PIPE CHART 25-YEAR.stm																	Number of lines: 10				Run Date: 12/30/2020			
NOTES: Intensity = 2971591000000000000.00 / (Inlet time + 279.51) ^ 7.13; Return period = Yrs. 25 ; Total flows limited to inlet captured flows ; c = cir e= ellip b= box																								

Project File: PIPE CHART 25-YEAR.stm

Number of lines: 10

Run Date: 12/30/2020

NOTES: Intensity = 2971591000000000000.00 / (Inlet time + 279.51) ^ 7.13; Return period = Yrs. 25 ; Total flows limited to inlet captured flows ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Dmrg Area	Rnoff coeff	Area x C	Tc		Rain (I)	Total flow	Cap full	Vel	Pipe	Invert Elev	HGL Elev	Grnd / Rim Elev	Line ID						
Line	To Line		Incr	Total	Incr	Total	Inlet	Syst				Size	Slope	Dn	Up	Dn	Up	Dn	Up			
		(ft)	(ac)	(ac)	(C)		(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		
1	End	33.426	0.00	0.00	0.00	0.00	0.0	0.3	0.0	6.98	48.28	5.45	18	18.01	949.64	955.66	950.66	956.68	952.39	959.16	JB 1	
2	1	51.393	0.00	0.00	0.00	0.00	0.0	0.1	0.0	6.98	17.09	4.70	18	2.26	955.66	956.82	957.37	957.84	959.16	964.53	JB 2	
3	2	18.000	0.00	0.00	0.00	0.00	0.0	0.0	0.0	6.98	11.38	3.95	18	1.00	956.82	957.00	958.53	958.60	964.53	967.50	OCS 3	
4	End	17.500	0.06	1.27	0.91	0.05	1.11	5.0	11.0	10.0	12.86	24.85	4.09	24	1.03	963.00	963.18	967.50	967.55	965.58	971.00	HI 5
5	4	33.187	0.34	0.86	0.79	0.27	0.73	5.0	10.9	10.0	8.49	17.99	4.81	18	2.50	963.67	964.50	967.89	968.08	971.00	970.00	HI 6
6	5	84.193	0.26	0.52	0.92	0.24	0.46	5.0	10.4	10.1	5.38	22.76	3.97	18	4.00	964.50	967.87	968.54	968.76	970.00	973.50	HI 7
7	6	197.606	0.12	0.26	0.86	0.10	0.23	5.0	8.2	10.7	2.61	27.56	2.68	18	5.87	967.87	979.47	969.29	980.08	973.50	985.50	HI 8
8	7	55.219	0.07	0.14	0.87	0.06	0.12	5.0	7.0	11.0	1.41	11.35	2.24	18	1.00	979.47	980.02	980.38	980.47	985.50	986.00	DI 9
9	8	48.056	0.07	0.07	0.87	0.06	0.06	5.0	5.0	11.6	0.71	11.37	1.82	18	1.00	980.02	980.50	980.66	980.81	986.00	986.50	DI 10
10	4	68.227	0.35	0.35	0.92	0.32	0.32	5.0	5.0	11.6	3.73	16.12	3.21	18	2.01	966.17	967.54	968.09	968.28	971.00	973.50	HI 11
Project File: PIPE CHART 100-YEAR.stm															Number of lines: 10			Run Date: 12/30/2020				
NOTES:Intensity = 6167775000000.00 / (Inlet time + 193.20) ^ 5.10; Return period =Yrs. 100 ; Total flows limited to inlet captured flows ; c = cir e = ellip b = box																						

Project File: PIPE CHART 100-YEAR.stm

Number of lines: 10

Run Date: 12/30/2020

NOTES: Intensity = 616775000000.00 / (Inlet time + 193.20) ^ 5.10; Return period = Yrs. 100 ; Total flows limited to inlet captured flows ; c = cir e = ellip b = box



Project No.	P-2027
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	1/21/21
Scale:	AS SHOWN

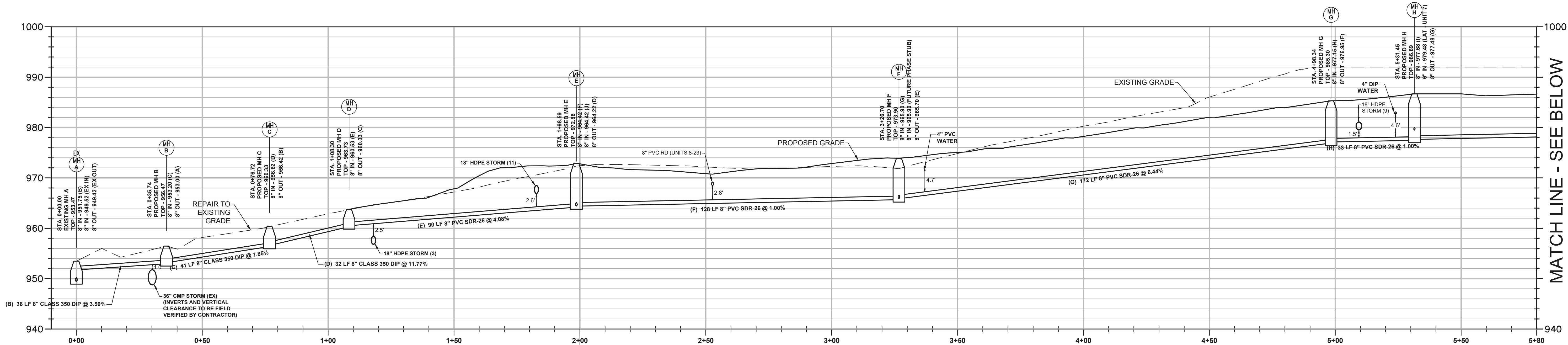
No	Revision	Date
1	REVISED STORM SEWER & WATER PIPE MATERIAL & METER SIZE SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	2/18/21 3/23/21

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

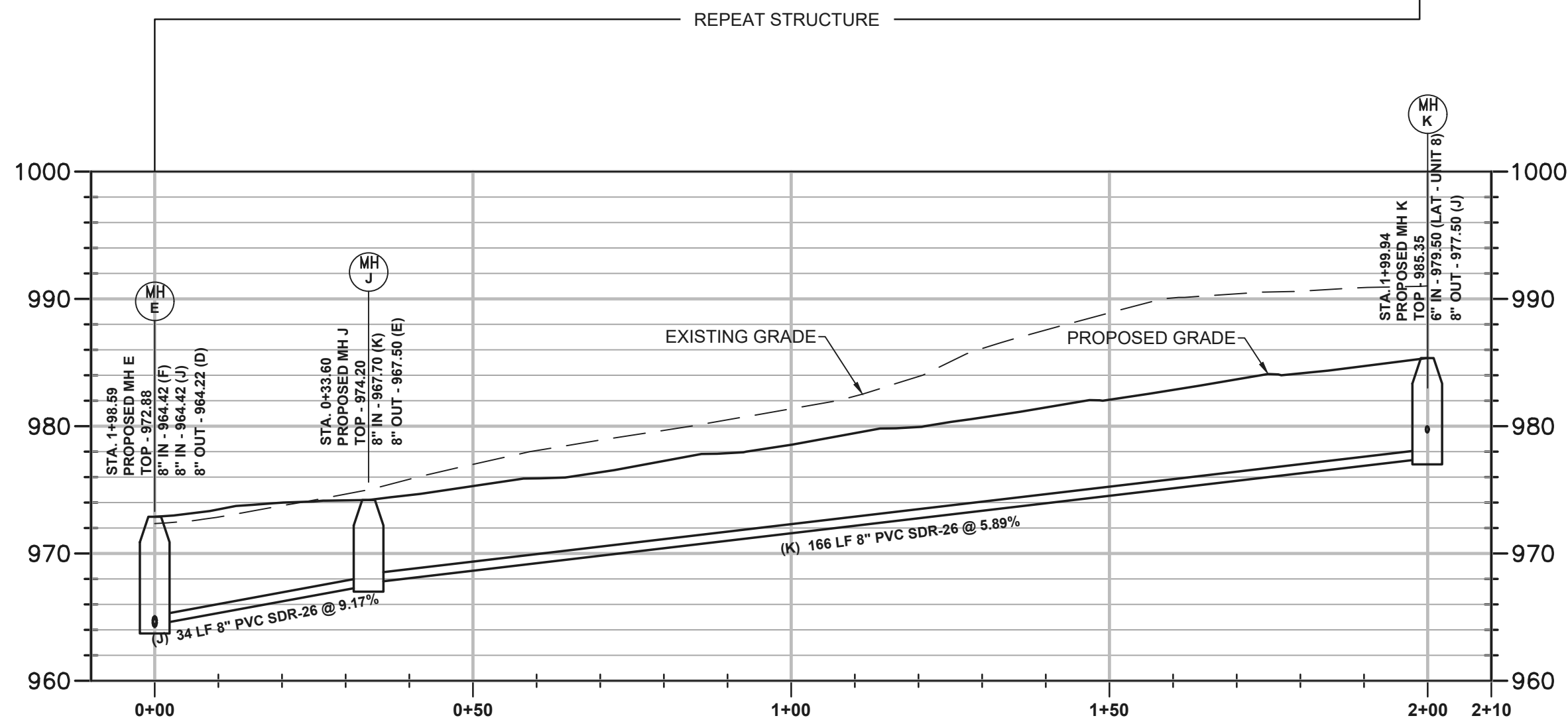
STORM PROFILES
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C5.1

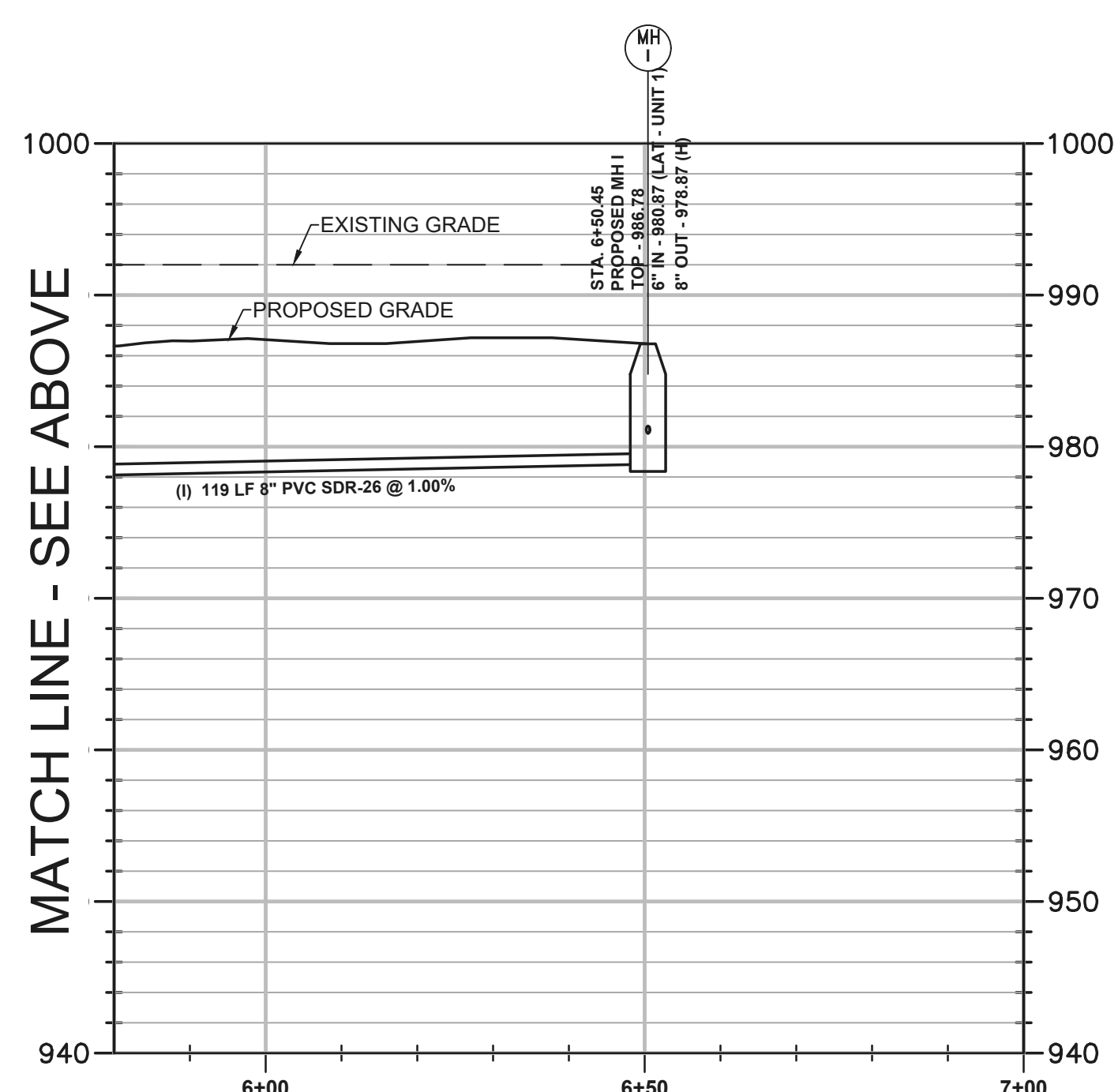
24 HOUR CONTACT: YANIV REGEV (678) 873-4172



EX MH A - MH I
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



MH E - MH K
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



EX MH A - MH I
SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE
PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS
N-12 57' IB PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC
SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY
WITH AWWA C900 OR 18 PRESSURE CLASS 235 AT A MINIMUM.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Atlanta, GA 30338
(770) 605-6030
www.paradigmeng.net

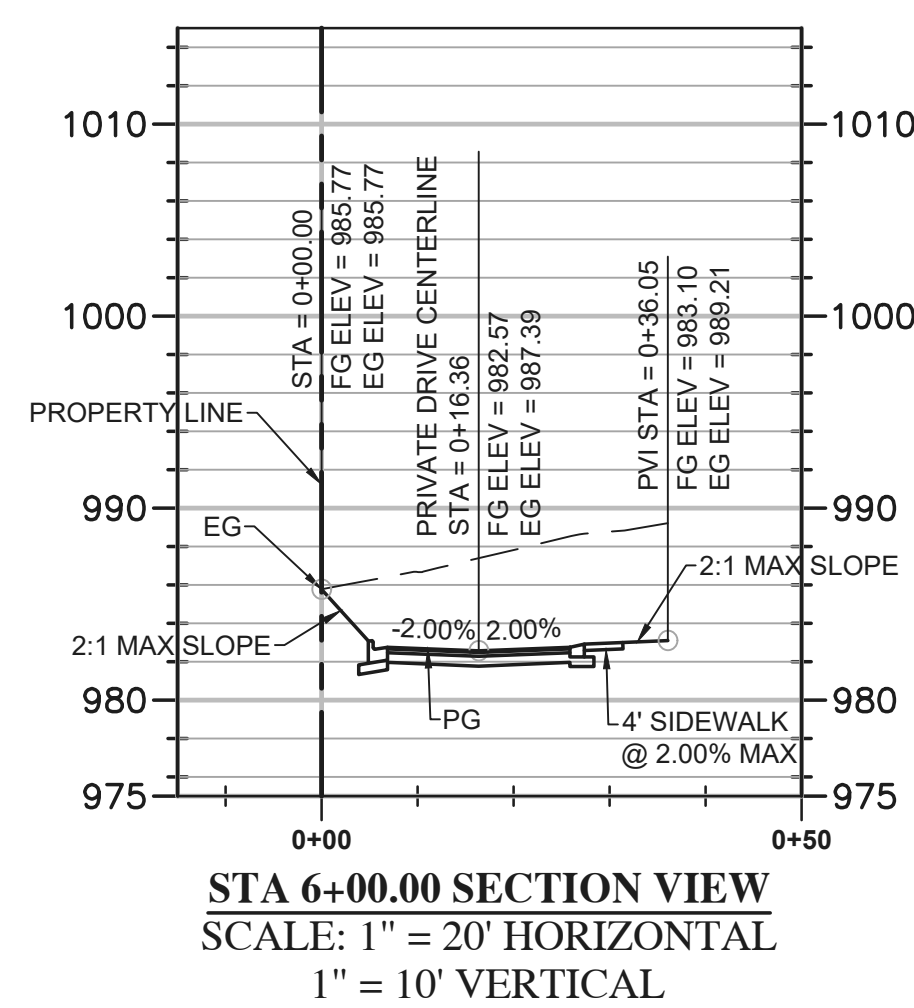
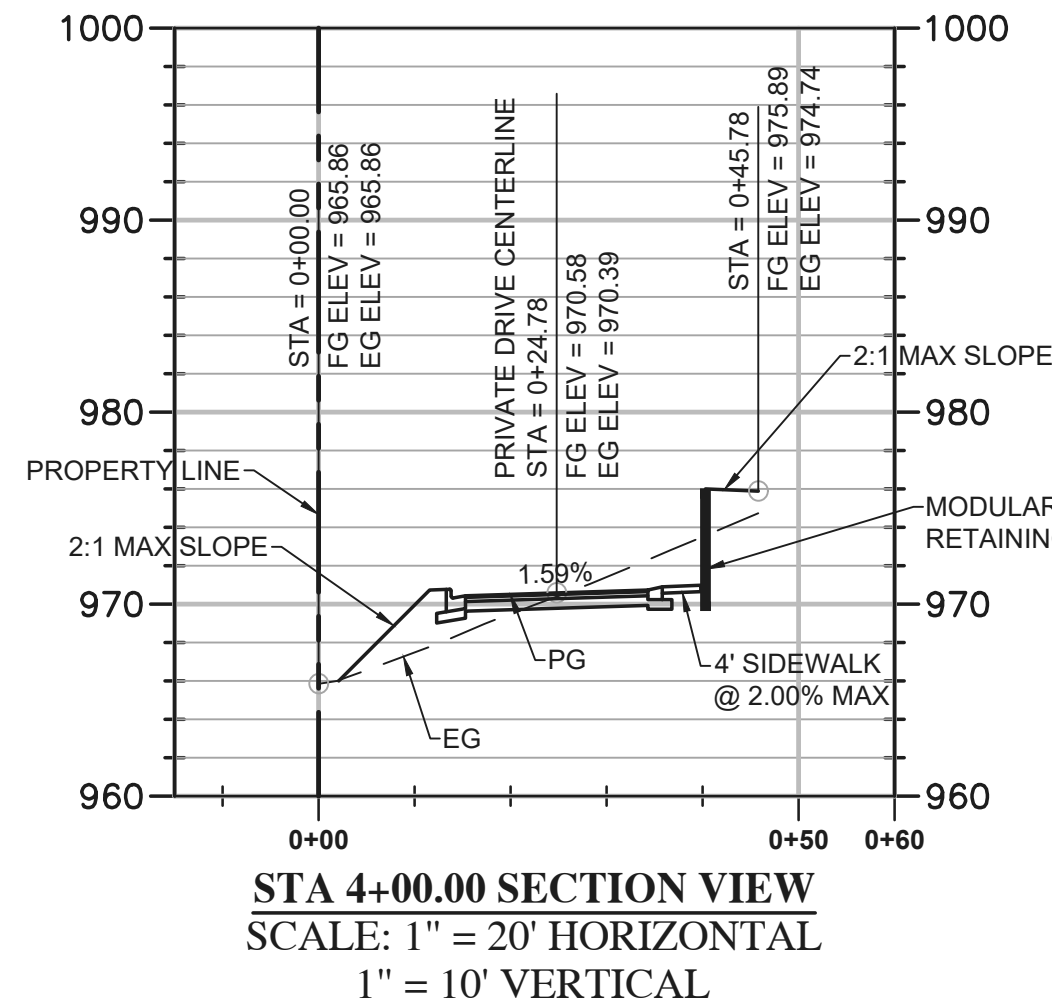
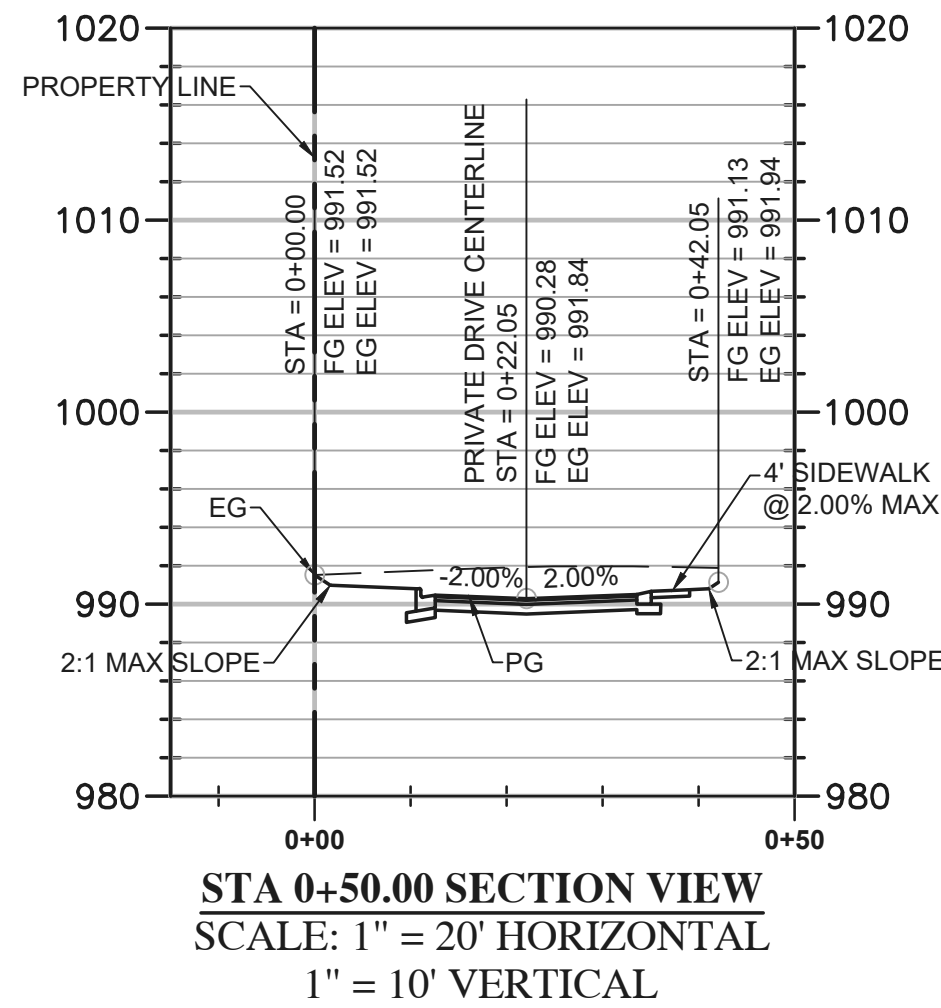
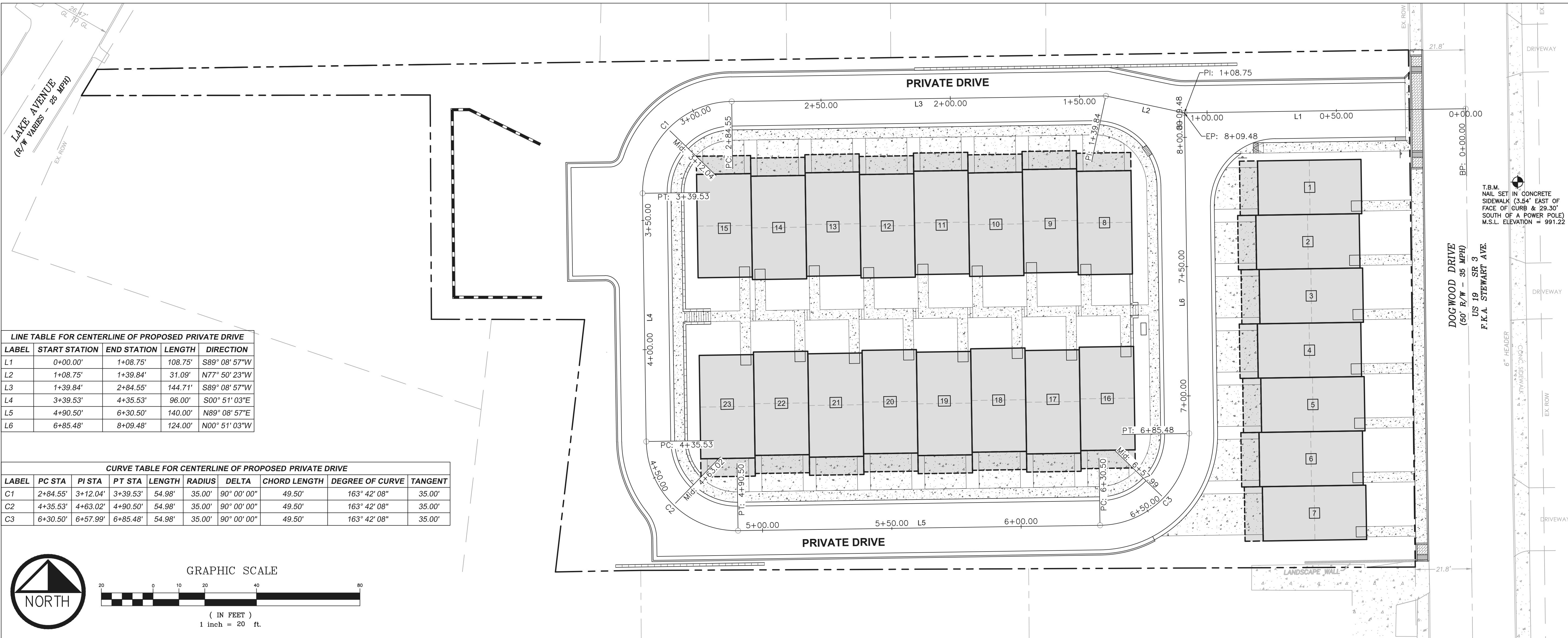
Project No.	P-2027
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	1/21/21
Scale:	AS SHOWN

No.	Revision	Date
1	REVISED STORM SEWER & WATER PIPE MATERIAL & METER SIZE SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	2/18/21 3/23/21

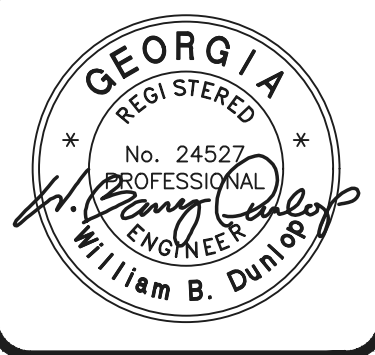
IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

SANITARY PROFILES
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C5.2



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



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Seven Dunwoody Park
Atlanta, GA 30338
(770) 605-6030
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 1/21/21
Scale: AS SHOWN

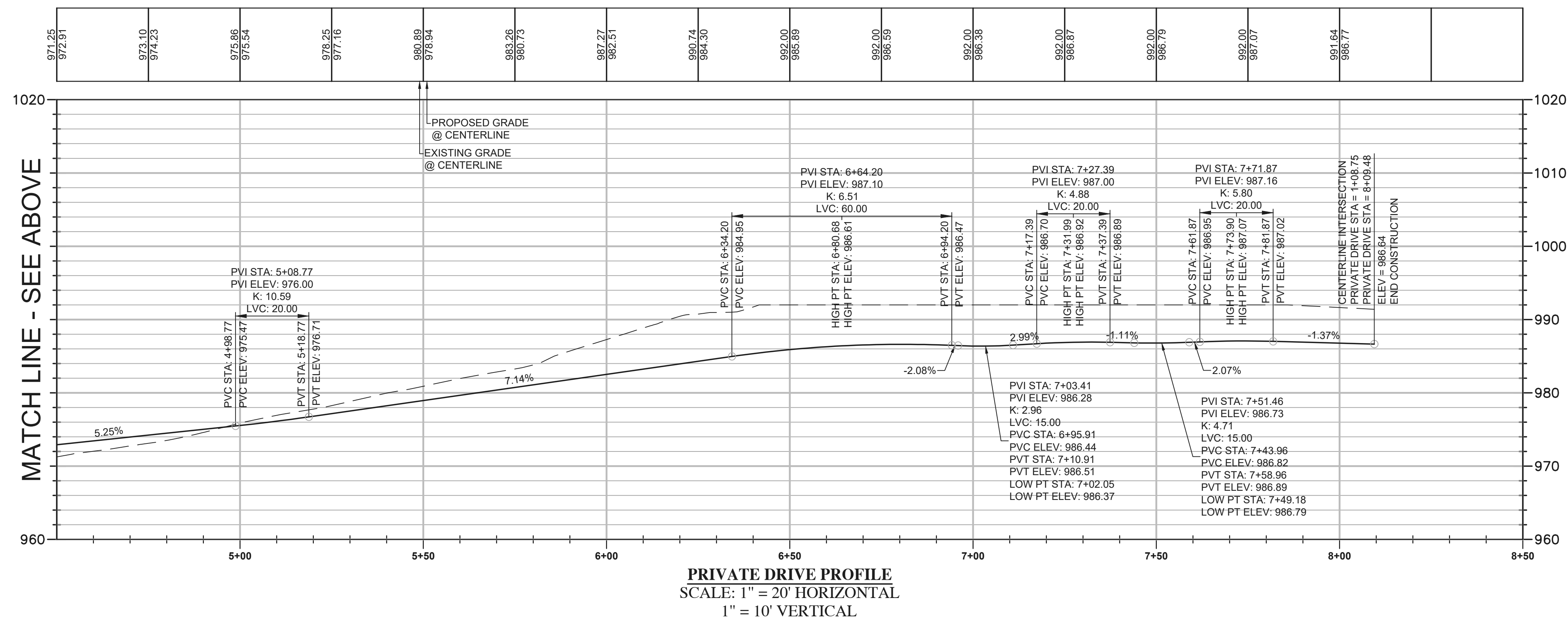
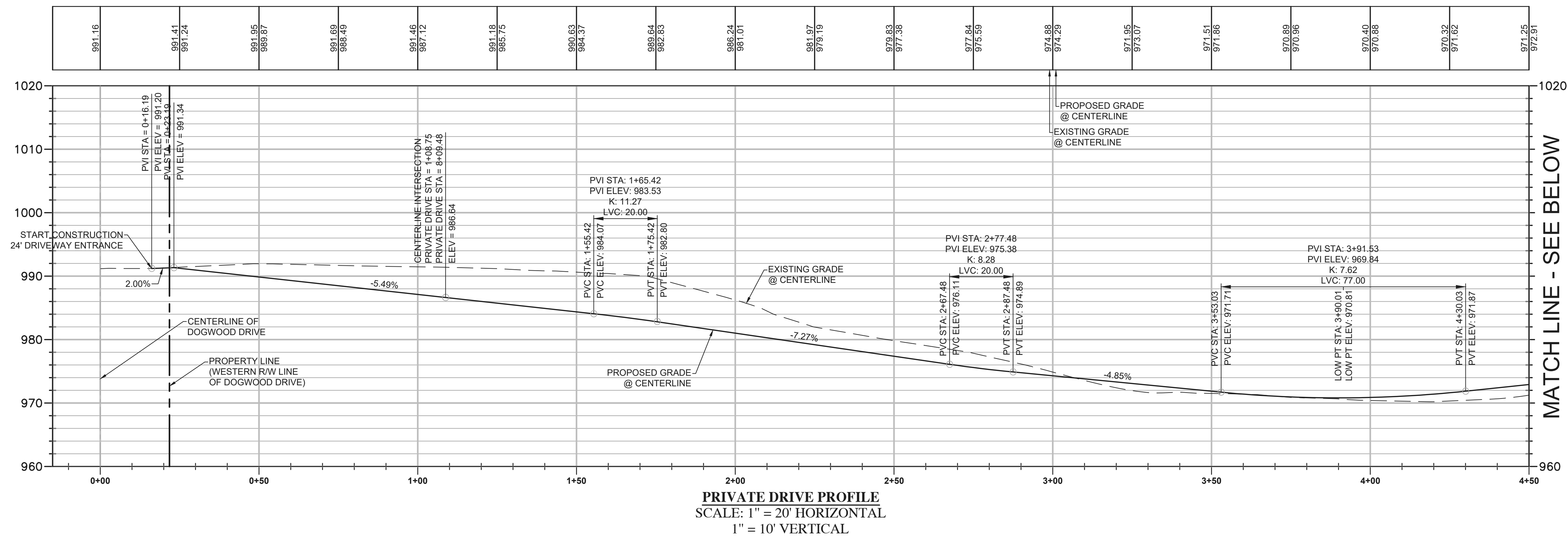
No	Revision	Date
1	SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	3/31/21

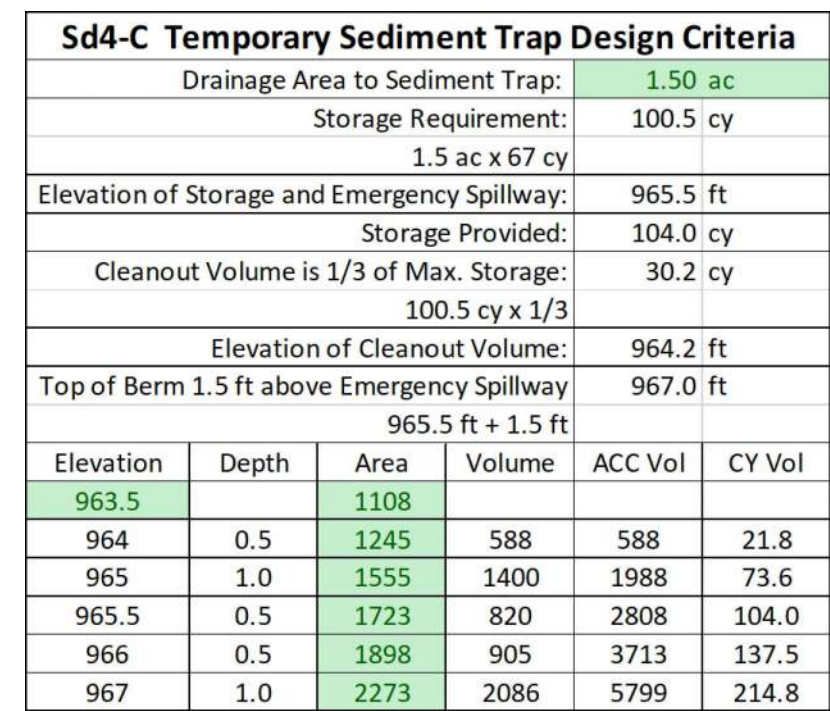
IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

ROAD PROFILES
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

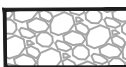
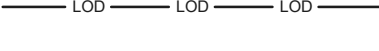
Drawing No.
C5.3

2027 - SHIRLEY ESTATES





1. Sediment source volume @ 67 cya/mr must be installed prior to and during all land disturbing activities until final stabilization of the site has been achieved.
2. Erosion control matting shall be installed on all slopes steeper than 3:1.
3. Approved plants and daily log must be on site at all times.
4. All areas to receive structural fill to be cleared, stripped and free of topsoil, roots, stumps, and all other deleterious material. Structural fill to be clean from organics and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 95% standard proctor maximum density and to within 3%+ of the optimum moisture content, unless otherwise specified in the project geotechnical report or by the project geotechnical engineer. All fill soils to be placed under the observation of the project geotechnical engineer. Documentation of compaction testing shall be provided to land disturbance activity inspector for all structural fill to be placed on right-of-way. (including deceleration lane) Contact land disturbance activity inspector prior to construction for further testing requirements.
5. Failure of the contractor to perform the prescribed erosion control practices shall result in the immediate issuance of a stop-work order for the project site pursuant to UDC 3.1.1.F.2.d.
6. Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.
7. All disturbed areas must be revegetated with the approved plant of final grade.
8. All fill slopes shall have silt fence at the toe of the slope.
9. This site does not contain any state waters or wetlands.
10. 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-DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
12. The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.
13. Maximum cut or fill slopes are 3 horizontal: 1 vertical.
14. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
15. All silt fence shall be Type C.
16. The construction exit shall be maintained in a condition, which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand. (All materials spilled, dropped, washed, or tracked from vehicle or site onto roadway or into storm drain system must be removed immediately by sweeping.)
17. All storm drains and drop inlets will have 4" permanent pollution prevention markers installed prior to inspection. Markers are available at Henry County (518-6000).
18. The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.
19. Irrigation systems are not allowed within the public right-of-way.
20. At least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC.
21. Subcontractors must complete either Level 1A Erosion Education & Training Course or attend Subcontractor Awareness seminar.
22. Landscaping, fencing, and erosion control benches per Georgia Stormwater Management Manual required around stormwater management facilities.
23. Any changes to the ES&PC plans which have significant effect on the BMP's with a hydraulic or design component must be certified by the design professional and must be approved by the Henry County.

	STORM INLET SEDIMENT TRAP - "PIGS IN BLANKET"
	CONSTRUCTION EXIT
	SEDIMENT BARRIER - SENSITIVE AREA (STEEL POST ONLY)
	TREE PROTECTION FENCE
	DIVERSION DITCH
	LIMITS OF DISTURBANCE
	BASIN DELINEATION
	SOIL DELINEATION
	TEMPORARY SOIL STABILIZATION
	DUST CONTROL ON DISTURBED AREAS
	SLOPE STABILIZATION
	TEMPORARY SEDIMENT TRAP - TYPE "C"
	ROCK FILTER DAM
	REMOVE TREE
	REMOVE PAVEMENT
	REMOVE STRUCTURE
	SAMPLING POINT

1. PRE-CONSTRUCTION MEETING WITH THE CITY OF HAPEVILLE PRIOR TO MOBILIZATION.
2. INSTALL THE TREE PROTECTION FENCE.
3. INSTALL SILT FENCING, CONSTRUCTION EXIT AND STORM INLET SEDIMENT BARRIERS.
4. INSTALL TEMPORARY SEDIMENT TRAP AND DIVERSION DITCH.
5. CALL FOR 7 DAY INSPECTION PER GA NPDES.
6. MAINTAIN EROSION CONTROL MEASURES, TREE PROTECTION FENCE AND TEMPORARY STABILIZATION THROUGHOUT PHASE TO MINIMIZE EROSION AND PREVENT ALL SEDIMENT FROM LEAVING SITE.

UfC2 Urban land-Cecil complex, 2 to 10 percent slopes, moderately eroded
UrE Urban land-Rion complex, 10 to 25 percent slopes

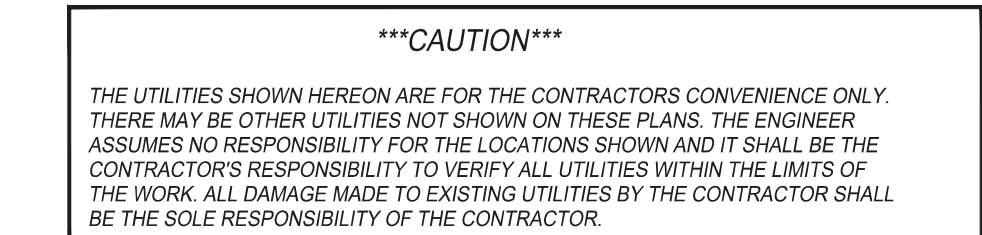
EROSION CONTROL BMP'S, INCLUDING TREE PROTECTION FENCING, SHALL BE ERECTED PRIOR TO THE DEMOLITION AND REMOVAL OF ANY SITE STRUCTURES, PAVEMENT OR UTILITIES.

GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

WILLIAM B. DUNLOP
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000013074

ISSUED: 07-01-2018 EXPIRES: 07-01-202



PROTECTION:

1. All initial erosion control measures and tree protection measures must be installed prior to any demolition work.
2. Perform demolition so as to prevent damage to adjacent improvements and facilities to remain.
3. Protect walls, floors, and other new or existing work from damage during demolition operations.
4. Protect existing site appurtenances and landscaping to remain.
5. Damages: Without cost to the owner and without delay, repair any damages caused to facilities to remain.

REMOVAL & DISPOSAL OF DEMOLISHED MATERIALS:

1. All demolished or removed items and materials shall be considered scrap except for those indicated to remain, those indicated to be reinstalled, those indicated to be salvaged, or those indicated as historical items.
2. Construction or items indicated to remain shall be protected against damages during demolition operations.
3. Promptly dispose of materials resulting from demolition operations. Do not allow materials to accumulate on site.
4. Transport materials resulting from demolition operations and legally dispose off-site.
5. Off-site disposal location shall not be within one-half mile of any portion of the project site or within sight of the project site.
6. Do not burn removed materials on project site.

POLLUTION CONTROLS

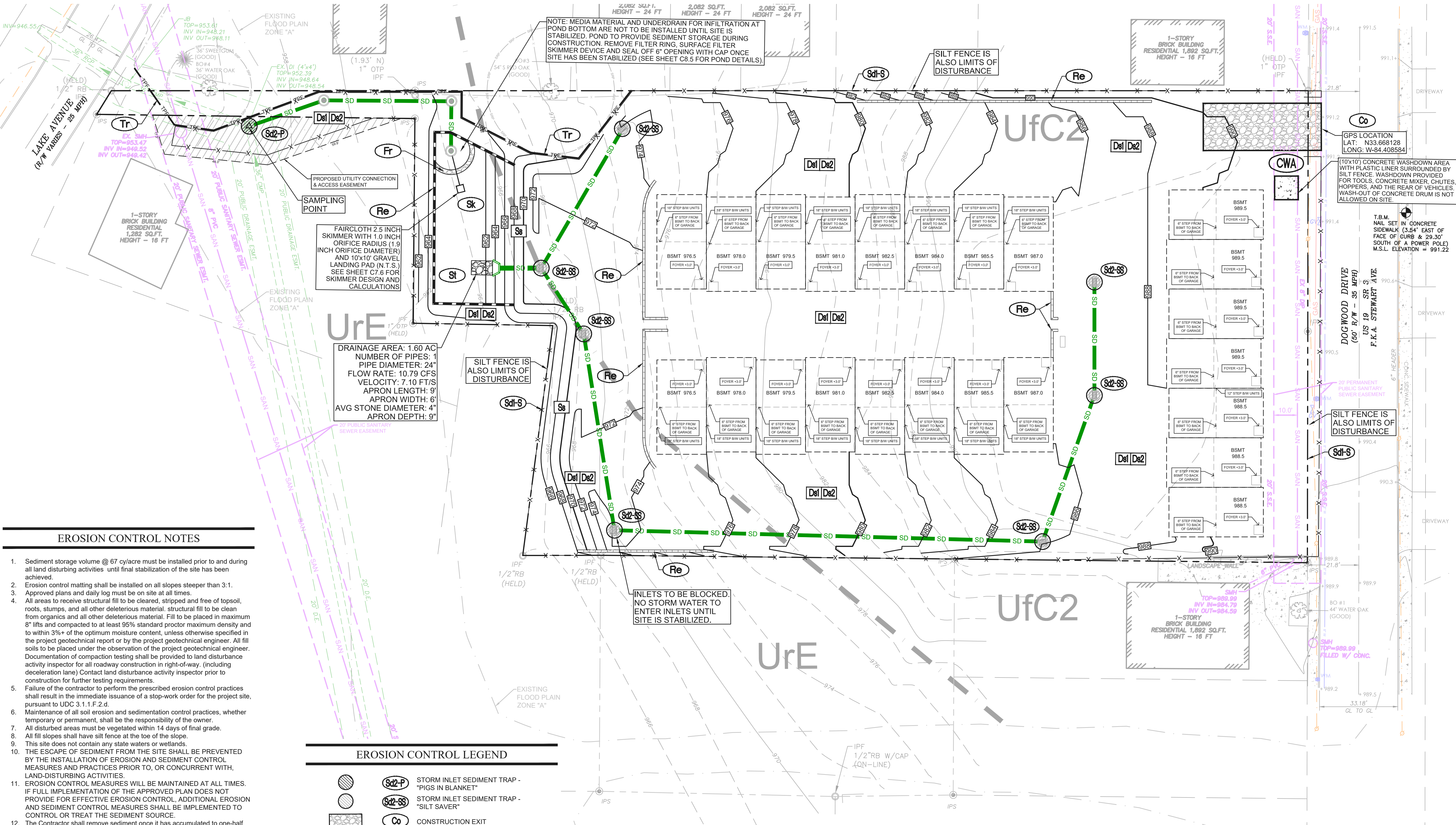
1. Control the spread of dust and dirt with practical means.
2. Observe environmental protection regulations.
3. Do not allow water usage that results in freezing or flooding.
4. Do not allow adjacent improvements to remain to become soiled by demolition operations.

CLEANING:

1. Remove tools and equipment. Dispose of scrap.
2. Leave exterior areas free of debris.
3. Clean soil, smudges, and dust from surfaces to remain.
4. Return structures and surfaces to remain to condition existing prior to commencement of demolition.

(IN FEET)
1 inch = 20 ft

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



EROSION CONTROL NOTES

- Sediment storage volume @ 67 c/acre must be installed prior to and during all land disturbing activities until final stabilization of the site has been achieved.
- Erosion control matting shall be installed on all slopes steeper than 3:1.
- Approved plans and daily log must be on site at all times.
- All areas to receive structural fill to be cleared, stripped and free of topsoil, roots, stumps, and all other deleterious material. structural fill to be clean from organics and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 95% standard proctor maximum density and to within 3%+ of the optimum moisture content, unless otherwise specified in the project geotechnical report or by the project geotechnical engineer. All fill soils to be placed under the observation of the project geotechnical engineer. Documentation of compaction testing shall be provided to land disturbance activity inspector for all roadway construction in right-of-way. (including deceleration lane) Contact land disturbance activity inspector prior to construction for further testing requirements.
- Failure of the contractor to perform the prescribed erosion control practices shall result in the immediate issuance of a stop-work order for the project site, pursuant to UDC 3.1.1.F.2.d.
- Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.
- All disturbed areas must be vegetated within 14 days of final grade.
- All fill slopes shall have silt fence at the toe of the slope.
- This site does not contain any state waters or wetlands.
- 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-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.
- Maximum cut or fill slopes are 3 horizontal: 1 vertical.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- All silt fence shall be Type C.
- The construction exit shall be maintained in a condition, which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand. (All materials spilled, dropped, washed, or tracked from vehicle or site onto roadway or into storm drain system must be removed immediately by sweeping.)
- All storm drains and drop inlets will have 4" permanent pollution prevention markers installed prior to inspection. Markers are available at Henry County (678) 518-6000.
- The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.
- Irrigation systems are not allowed within the public right-of-way.
- At least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC.
- Subcontractors must complete either Level 1A Erosion Education & Training Course or attend Subcontractor Awareness seminar.
- Landscaping, fencing, or safety benches per Georgia Stormwater Management Manual required around stormwater management facilities.
- Any changes to the ES&PC plans which have significant effect on the BMP's with a hydraulic or design component must be certified by the design professional and must be approved by the Henry County.

THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THE PROJECT SITE
THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF THE PROJECT SITE

EROSION CONTROL LEGEND

- | | |
|--|--|
| | Sd2-P STORM INLET SEDIMENT TRAP - "PIGS IN BLANKET" |
| | Sd2-SS STORM INLET SEDIMENT TRAP - "SILT SAVER" |
| | Co CONSTRUCTION EXIT |
| | CWA CONCRETE WASHOUT AREA |
| | Fr FILTER RING |
| | St STORM DRAIN OUTLET PROTECTION |
| | Sk FLOATING SURFACE SKIMMER |
| | Sd1-S SEDIMENT BARRIER - SENSITIVE AREA (STEEL POST ONLY) |
| | Tr TREE PROTECTION FENCE |
| | Re RETAINING WALL |
| | L.O.D. LIMITS OF DISTURBANCE |
| | BASIN DELINEATION |
| | SOIL DELINEATION |
| | Del/Del2 TEMPORARY SOIL STABILIZATION |
| | Se SLOPE STABILIZATION |
| | Δ SAMPLING POINT |

INTERMEDIATE EROSION CONTROL NARRATIVE

- MAINTAIN SILT FENCING, TREE PROTECTION FENCE, STORM INLET SEDIMENT BARRIERS, SEDIMENT TRAPS, DIVERSIONS, AND ALL OTHER EROSION CONTROL MEASURES.
- COMMENCE GRADING SITE, BRINGING BUILDING PADS TO GRADE, AND INSTALLING RETAINING WALLS, PROVIDING ANY NECESSARY EROSION CONTROL MEASURES.
- BEGIN INSTALLATION OF ONSITE STORM SYSTEM.
- PROVIDE "SILT SAVER" TYPE STORM INLET SEDIMENT BARRIERS FOR SEDIMENT STORAGE AND EROSION CONTROL.
- STORM DRAIN OUTLET PROTECTION IS TO BE INSTALLED AT HEADWALL WHERE PIPE ENTERS POND.
- FILTER RING IS TO BE INSTALLED AT POND RISER STRUCTURE. POND TO PROVIDE SEDIMENT STORAGE.
- BEGIN INSTALLATION OF UTILITIES.
- PROVIDE PERMANENT STABILIZATION THROUGHOUT AS SOON AS POSSIBLE TO MINIMIZE EROSION. GRADED SLOPES 3:1 AND GREATER ARE TO HAVE PERMANENT MATTING BLANKETS.
- AS SITE IS BROUGHT TO GRADE, STORMWATER IS TO BE DIRECTED TO PROTECTED INLETS AND STORMWATER FACILITY.
- MAINTAIN EROSION CONTROL MEASURES, TREE PROTECTION FENCE AND TEMPORARY STABILIZATION THROUGHOUT PHASE TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING SITE.

SOILS LEGEND

- UfC2 Urban land-Cecil complex, 2 to 10 percent slopes, moderately eroded
UrE Urban land-Rion complex, 10 to 25 percent slopes

SCOPE OF WORK

EROSION CONTROL BMP'S, INCLUDING TREE PROTECTION FENCING, SHALL BE ERECTED PRIOR TO THE DEMOLITION AND REMOVAL OF ANY SITE STRUCTURES, PAVEMENT OR UTILITIES.

SEE SHEETS C7.1 THRU C7.6 FOR EROSION CONTROL NOTES AND DETAILS

SITE AREA = 1.64 AC
DISTURBED AREA = 1.70 AC



Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172



Project No.	P-2027
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	12/21
Scale:	1" = 20'

No.	Revision	Date
1	SHIFTED UNITS 1/2 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	3/31/21

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

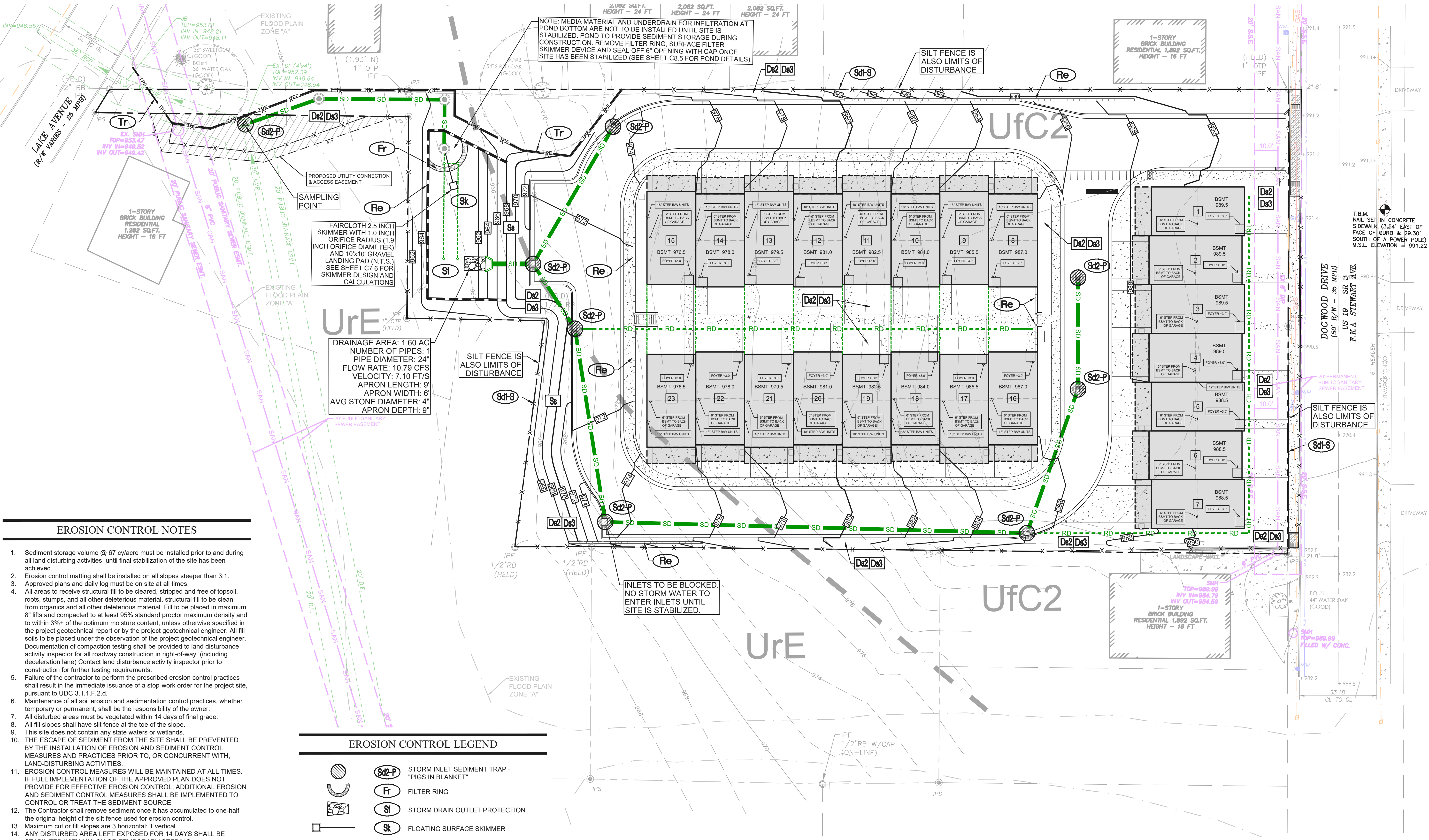
INTERMEDIATE EROSION CONTROL PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C6.2

2027 - SHIRLEY ESTATES



EROSION CONTROL NOTES

- Sediment storage volume @ 67 c/y/acre must be installed prior to and during all land disturbing activities until final stabilization of the site has been achieved.
- Erosion control matting shall be installed on all slopes steeper than 3:1.
- Approved plans and daily log must be on site at all times.
- All areas to receive structural fill to be cleared, stripped and free of topsoil, roots, stumps, and all other deleterious material. Structural fill to be clean from organics and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 95% standard proctor maximum density and to within 3%+ of the optimum moisture content, unless otherwise specified in the project geotechnical report or by the project geotechnical engineer. All fill soils to be placed under the observation of the project geotechnical engineer. Documentation of compaction testing shall be provided to land disturbance activity inspector for all roadway construction in right-of-way. (including deceleration lane) Contact land disturbance activity inspector prior to construction for further testing requirements.
- Failure of the contractor to perform the prescribed erosion control practices shall result in the immediate issuance of a stop-work order for the project site, pursuant to UDC 3.1.1.F.2.d.
- Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.
- All disturbed areas must be vegetated within 14 days of final grade.
- All fill slopes shall have silt fence at the toe of the slope.
- This site does not contain any state waters or wetlands.
- 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-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.
- Maximum cut or fill slopes are 3 horizontal: 1 vertical.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- All silt fence shall be Type C.
- The construction exit shall be maintained in a condition, which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand. (All materials spilled, dropped, washed, or tracked from vehicle or site onto roadway or into storm drain system must be removed immediately by sweeping.)
- All storm drains and drop inlets will have 4" permanent pollution prevention markers installed prior to inspection. Markers are available at Henry County (678) 518-6000.
- The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.
- Irrigation systems are not allowed within the public right-of-way.
- At least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC.
- Subcontractors must complete either Level 1A Erosion Education & Training Course or attend Subcontractor Awareness seminar.
- Landscaping, fencing, or safety benches per Georgia Stormwater Management Manual required around stormwater management facilities.
- Any changes to the ES&PC plans which have significant effect on the BMP's with a hydraulic or design component must be certified by the design professional and must be approved by the Henry County.

EROSION CONTROL LEGEND

- | | | |
|--|--------------|---|
| | Sd2-P | STORM INLET SEDIMENT TRAP - "PIGS IN BLANKET" |
| | Fr | FILTER RING |
| | St | STORM DRAIN OUTLET PROTECTION |
| | Sk | FLOATING SURFACE SKIMMER |
| | Sd1-S | SEDIMENT BARRIER - SENSITIVE AREA (STEEL POST ONLY) |
| | Tr | TREE PROTECTION FENCE |
| | Re | RETAINING WALL |
| | | LIMITS OF DISTURBANCE |
| | | BASIN DELINEATION |
| | | SOIL DELINEATION |
| | Ds2 | TEMPORARY SOIL STABILIZATION |
| | Ds3 | PERMANENT SOIL STABILIZATION |
| | Ss | SLOPE STABILIZATION |
| | Δ | SAMPLING POINT |

FINAL EROSION CONTROL NARRATIVE

- MAINTAIN SILT FENCING, TREE PROTECTION FENCE, STORM INLET SEDIMENT BARRIERS, SEDIMENT TRAPS, DIVERSIONS AND ALL OTHER EROSION CONTROL MEASURES.
- FINISH BRINGING SITE TO GRADE AND INSTALLING UTILITIES, PROVIDING ANY NECESSARY EROSION CONTROL MEASURES.
- REPLACE "SILT SAVER" WITH "PIGS IN BLANKET" TYPE STORM INLET SEDIMENT BARRIERS.
- PROVIDE PERMANENT STABILIZATION THROUGHOUT AS SOON AS POSSIBLE TO MINIMIZE EROSION. GRADED SLOPES 3:1 AND GREATER ARE TO HAVE PERMANENT MATTING BLANKETS.
- STABILIZE PARKING AREAS AS SOON AS POSSIBLE TO MINIMIZE EROSION.
- PAVE SITE.
- FINALIZE STABILIZATION OF SITE.
- INSTALL LANDSCAPING AND PERMANENT EROSION CONTROL MEASURES.
- CONTRACTOR TO REMOVE SEDIMENT TRAP FOR STORM INLETS ONCE ALL DISTURBED AREAS HAVE REACHED FINAL STABILIZATION.
- ONCE SITE IS STABILIZED, SILT FENCE, TREE PROTECTION FENCE, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.

SOILS LEGEND

- UfC2 Urban land-Cecil complex, 2 to 10 percent slopes, moderately eroded
- UrE Urban land-Rion complex, 10 to 25 percent slopes

SCOPE OF WORK

EROSION CONTROL BMP'S, INCLUDING TREE PROTECTION FENCING, SHALL BE ERECTED PRIOR TO THE DEMOLITION AND REMOVAL OF ANY SITE STRUCTURES, PAVEMENT OR UTILITIES.

SEE SHEETS C7.1 THRU C7.6 FOR EROSION CONTROL NOTES AND DETAILS

SITE AREA = 1.64 AC
DISTURBED AREA = 1.70 AC



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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172

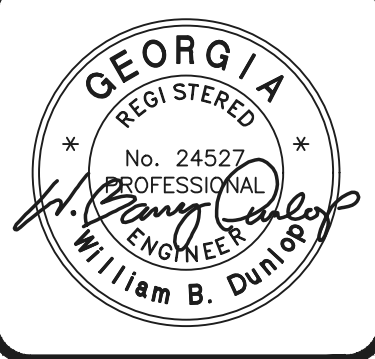
FINAL EROSION CONTROL PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF Hapeville, FULTON COUNTY, GEORGIA

Drawing No.
C6.3

2027 - SHIRLEY ESTATES



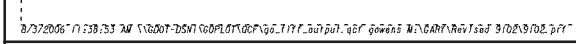
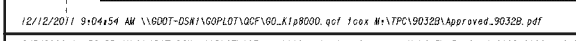
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Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	12/21
Scale:	1" = 20'

No.	Revision	Date
1	SHIFTED UNITS 1/2 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	3/31/21

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

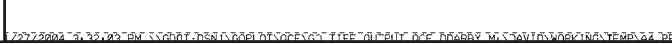
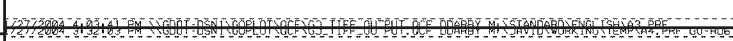




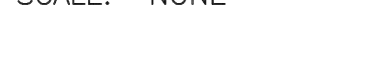
DATE	AS NOTED
DRAWN BY	PPS
CHECKED BY	
DATE	12/03
DRW. NO.	R18 REINFORCED SECTION



VERSALOK®
Retaining Wall Systems
Solid Solutions.™



VERSA-LOK DETAILS
STEPPING BASE



ULS ARE INTENDED AS AN AID IN DESIGNING
STAINING WALLS WITH VERSA-LOK STANDARD
ATION OF THE SUITABILITY OF ANY INFORMATION
USE CONTEMPLATED, AND ITS MANNER OF USE,
ILITY OF THE USER. A FINAL PROJECT SPECIFIC
PREPARED BY A QUALIFIED, LICENSED,



VERSA-LOK DETAILS		SCALE AS NOTED DRAWN BY PPS CHECKED BY DATE 10/03 TAIL NO. R18 POST BEHIND WALL
POST BEHIND WALL		

 **paradigm**
Engineering Services, Inc.
*Seven Dunwoody Park
Suite 115
Atlanta, GA 30038
(770) 605-6030
www.paradigmna.net*

Project No.	P-2027
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	1/21/20
Scale:	N/A

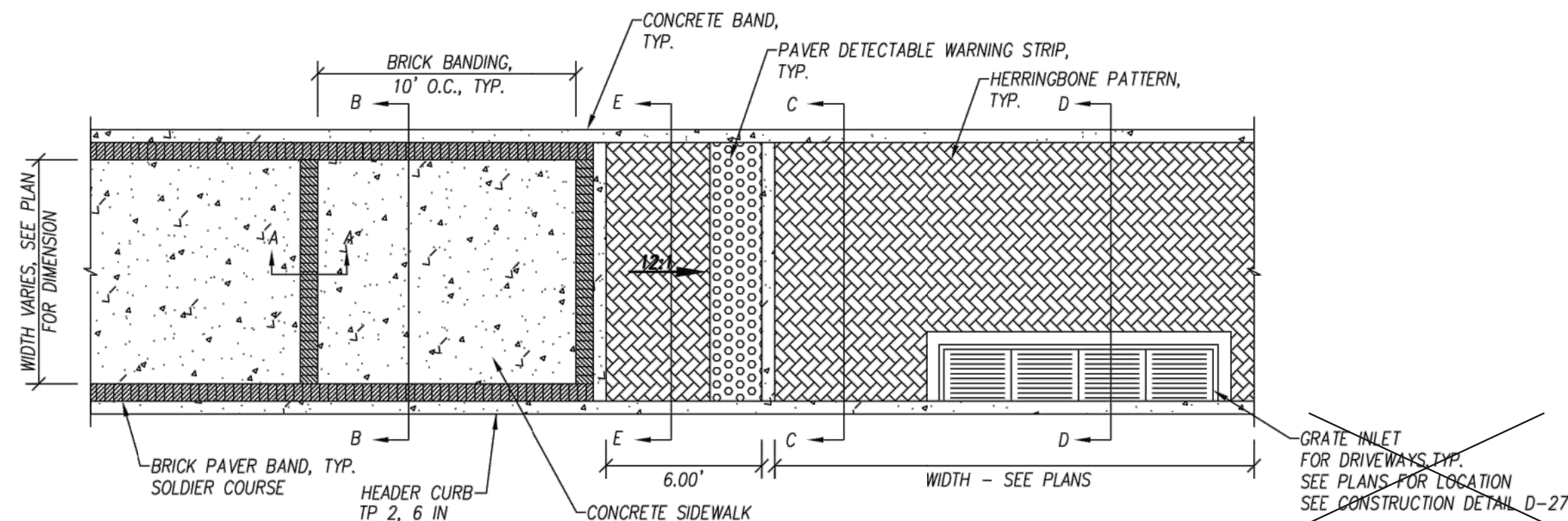
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IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

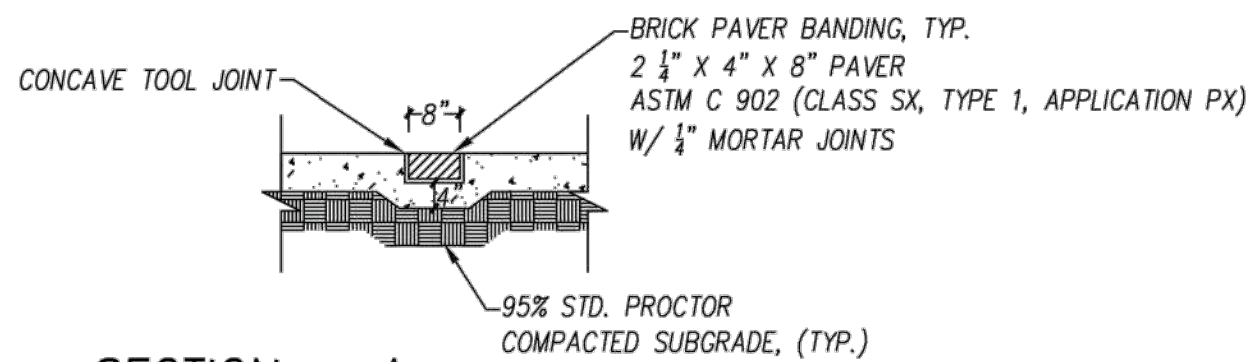
PAVEMENT DETAILS
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C8.2



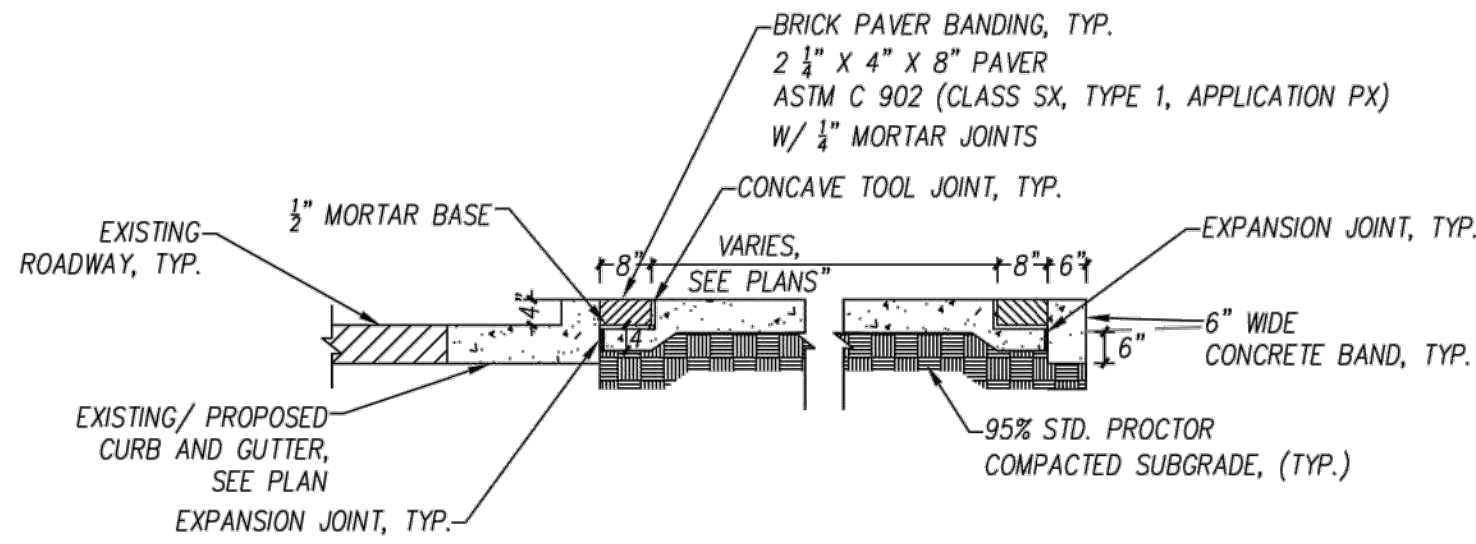
SIDEWALK/PAVER/DRAINAGE CONSTRUCTION DETAIL
PLAN VIEW

N.T.S



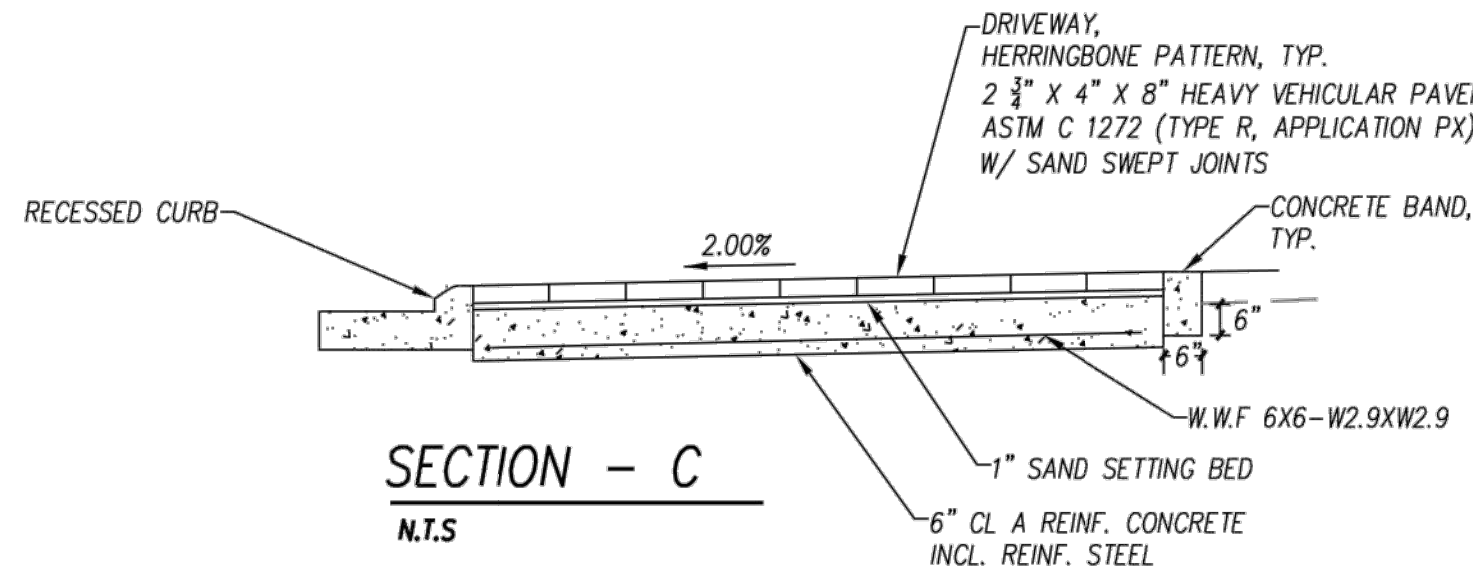
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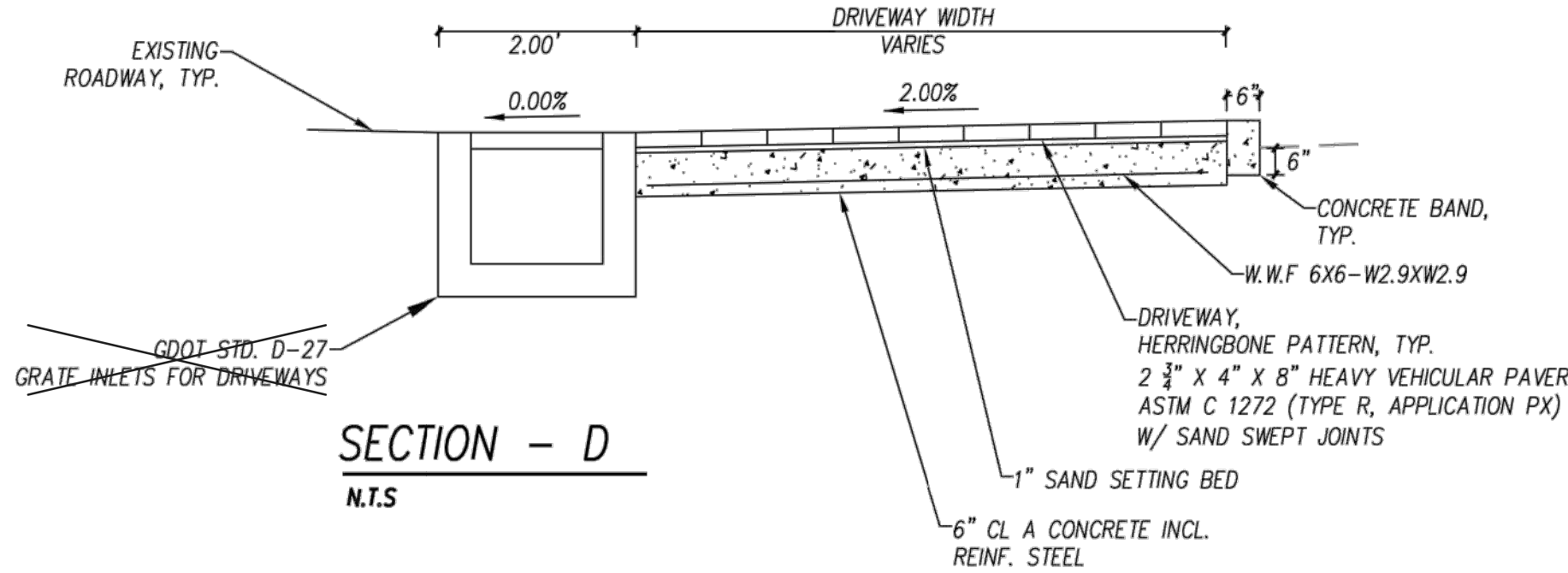
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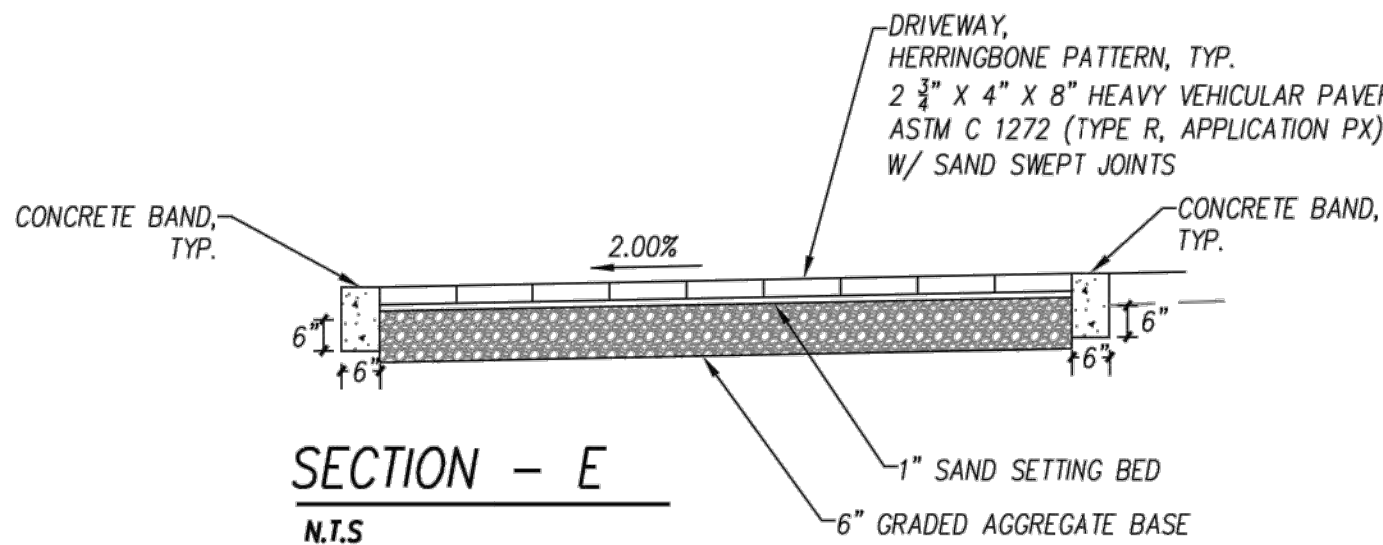
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N.T.S



SECTION - D

N.T.S



SECTION - E

N.T.S



Keck & Wood, Inc. ENGINEERS SURVEYORS PLANNERS
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GEORGIA 30097 (678) 417-4000

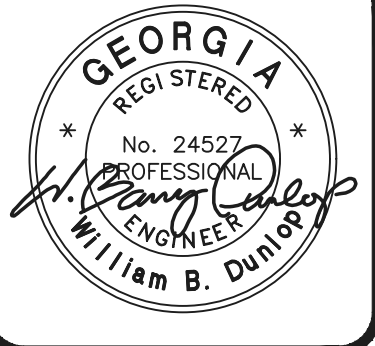
DATE	REVISIONS

CITY OF HAPEVILLE, GEORGIA
DOGWOOD DRIVE PEDESTRIAN &
TRANSPORTATION IMPROVEMENT PROJECT

CONSTRUCTION DETAILS

PROJECT: P.I. 0010329

DRAWING NO.
38-02



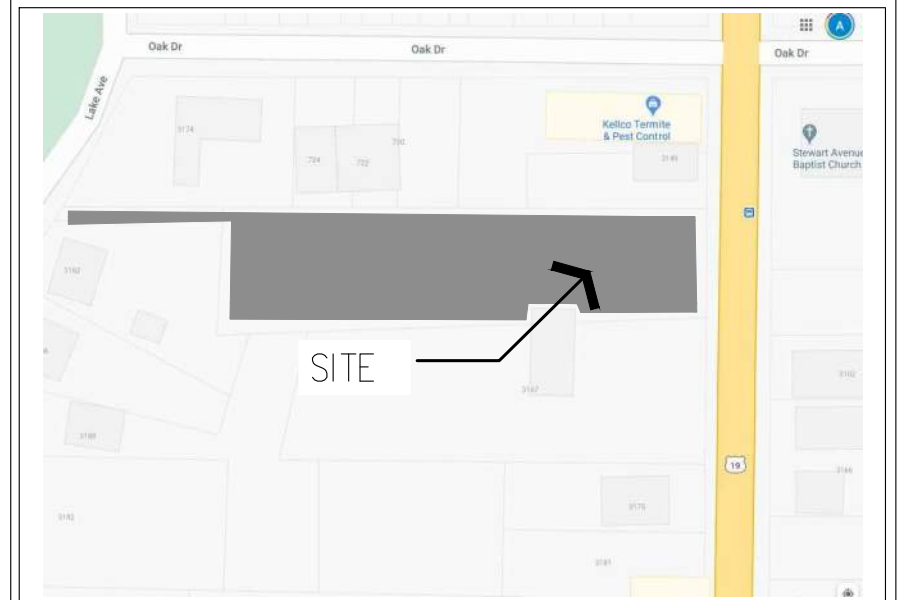
Project No.	P-2027
Design By:	WBD
Drawn By:	LEF
Checked By:	WBD
Date:	1/21/21
Scale:	N/A

No	Revision	Date
1	ADDED DRIVEWAY CONSTRUCTION DETAIL	3/31/21

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

PAVEMENT DETAILS
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C8.3



VINCITY MAP

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172

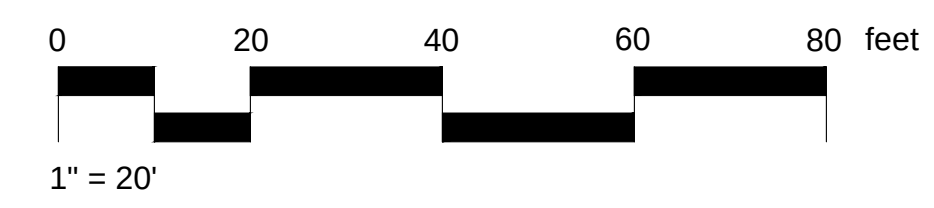
LANDMARK TREE RECOMPENSE CHART					
TREE #	TREE TYPE	DBH	INCHES	CONDITION	STATUS
1684	WATER OAK	34"	0	POOR	TO BE REMOVED
1686	WATER OAK	39"	39	GOOD	TO BE REMOVED
1687	WATER OAK	39"	39	GOOD	TO BE REMOVED
1688	WATER OAK	27"	27	FAIR	TO BE REMOVED
1748	WATER OAK	44"	44	GOOD	TO BE REMOVED
			149	INCHES TO RECOMPENSE	

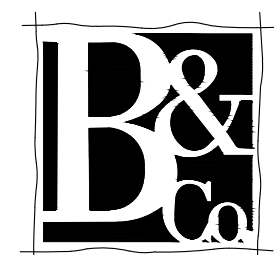
BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44"	GOOD	TREE TO REMAIN
BO #3	S RED OAK	54"	GOOD	TREE TO REMAIN
BO #4	SWEETGUM	36"	GOOD	TREE TO REMAIN
BO #5	WATER OAK	36"	GOOD	TREE TO REMAIN

- TREES SYMBOL LEGEND
- LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE PRESERVED
 - LANDMARK TREE SYMBOL - IDENTIFIES TREES TO BE REMOVED
 - BOUNDARY TREES

NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

SITE AREA = 1.64 AC
DISTURBED AREA = 1.70 AC





Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSSELL, GA 30076
770.864.1987

IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS

Prepared For:
IHD INVESTMENTS

3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



SEAL: 1/8/21

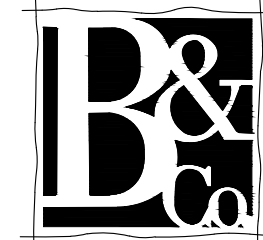
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REVISIONS:	
12/8/20	REV PLANS PER COMMENTS
12/18/20	REV PLANS PER CIVIL
1/8/21	REV PLANS PER CIVIL

DRAWING TITLE:
TREE PROTECTION
PLAN

DATE:	PROJECT #
11.01.20	20.071

SHEET REF #
TPP-1
SHEET 1 OF 4



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770.864.1987

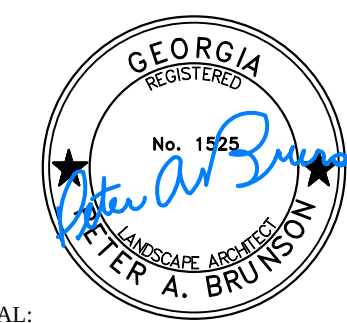
IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

OWNER:

SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS

Prepared For:
IHD INVESTMENTS

3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



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PLAN.

REVISIONS:

12/8/20	REV PLANS PER COMMENTS
12/18/20	REV PLANS PER CIVIL
1/8/21	REV PLANS PER CIVIL

DRAWING TITLE:
TREE REPLACEMENT
PLAN

DATE:

11.01.20

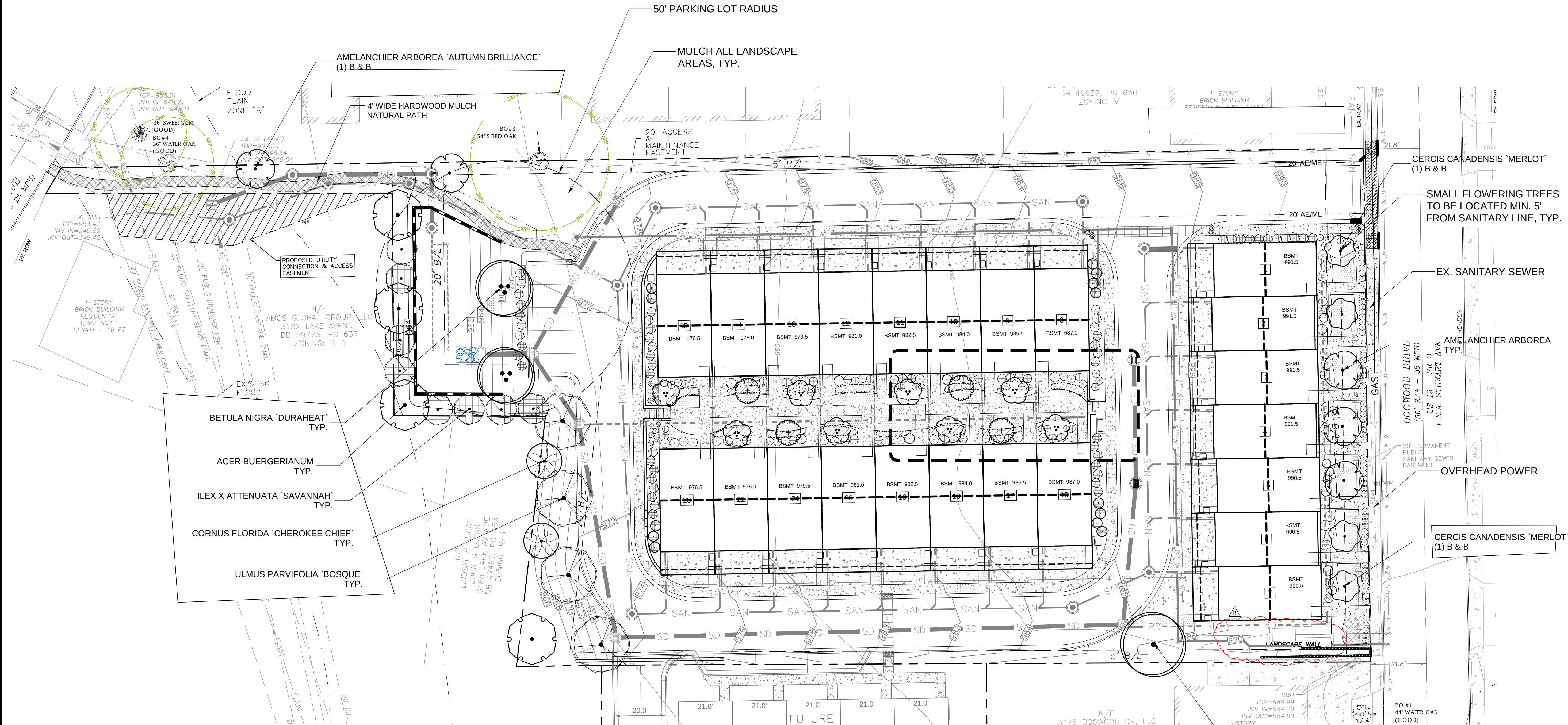
PROJECT #

20.071

SHEET REF #

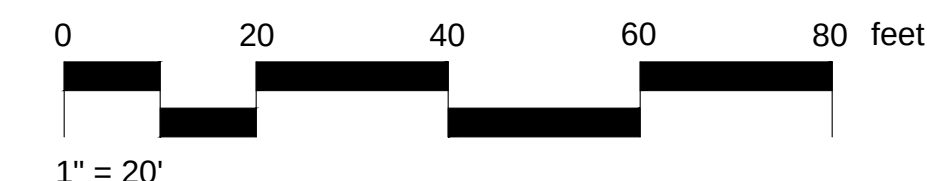
TRP-1

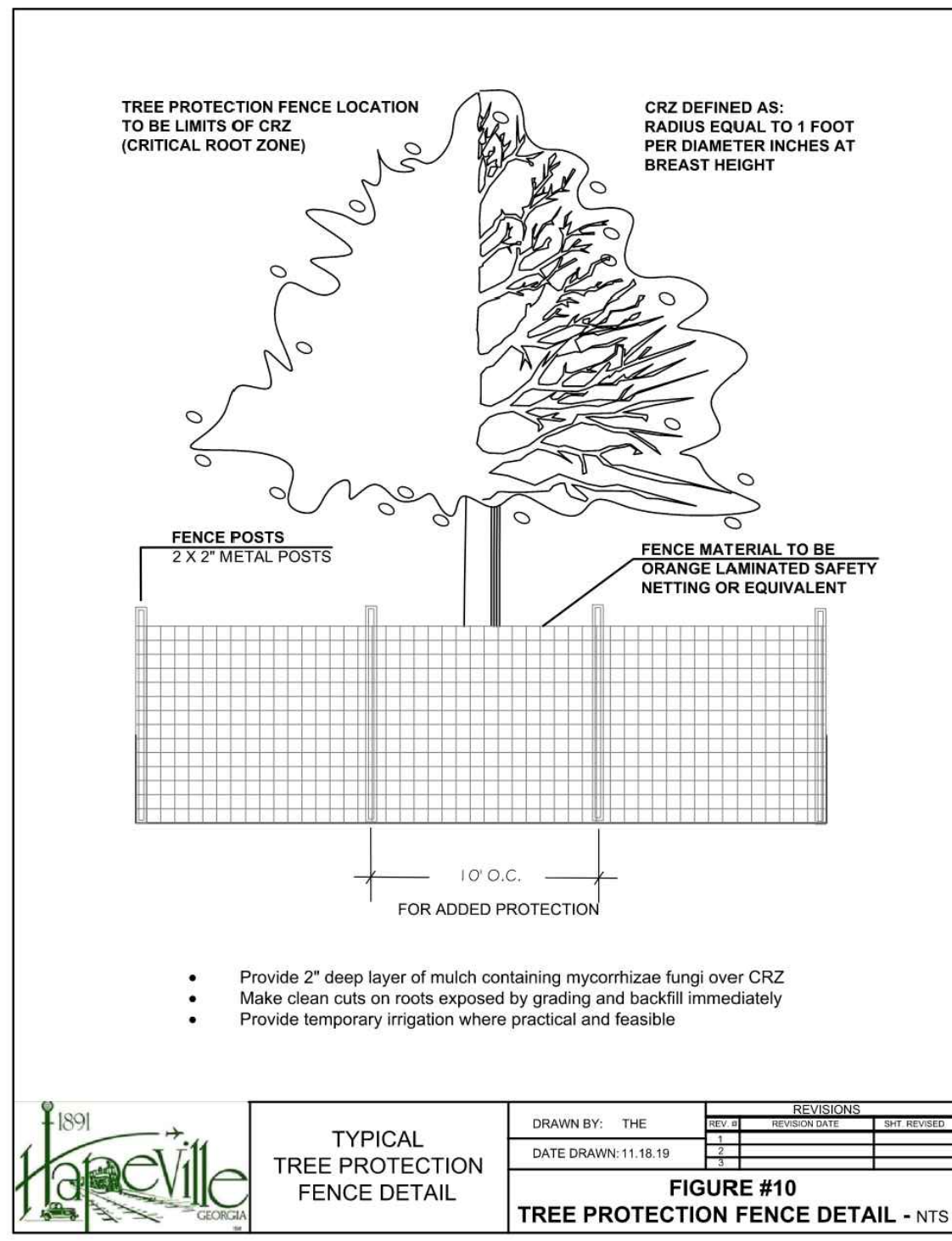
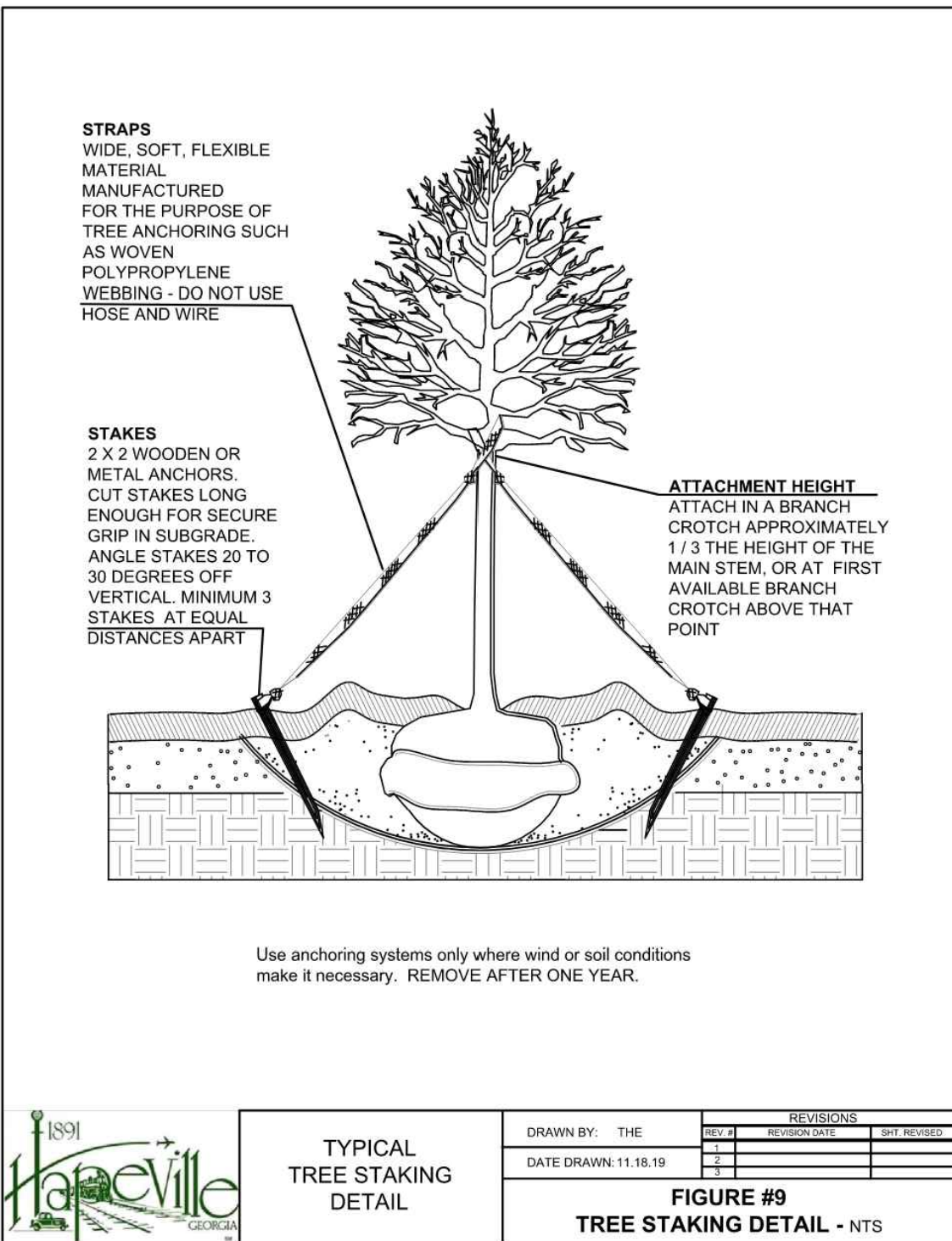
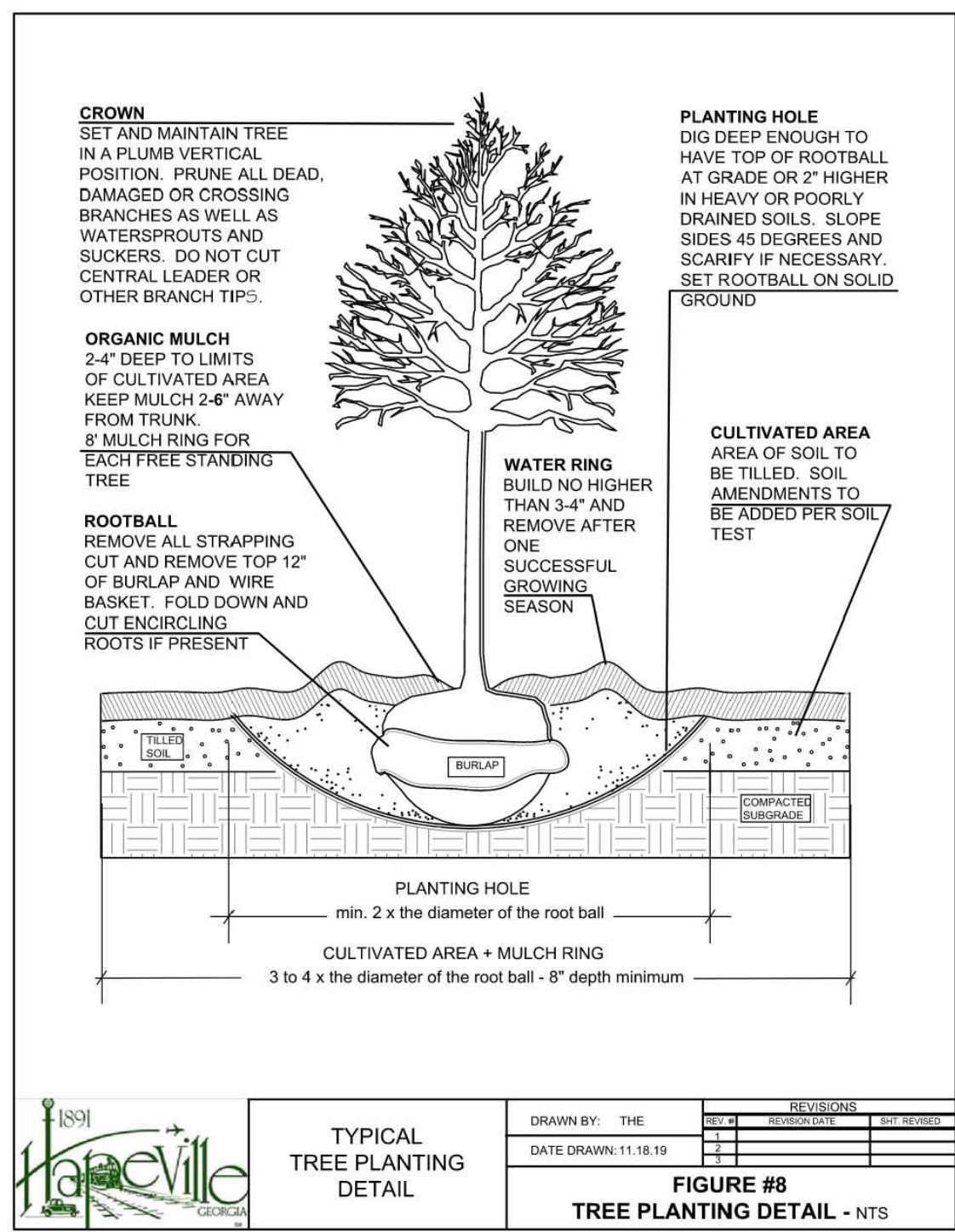
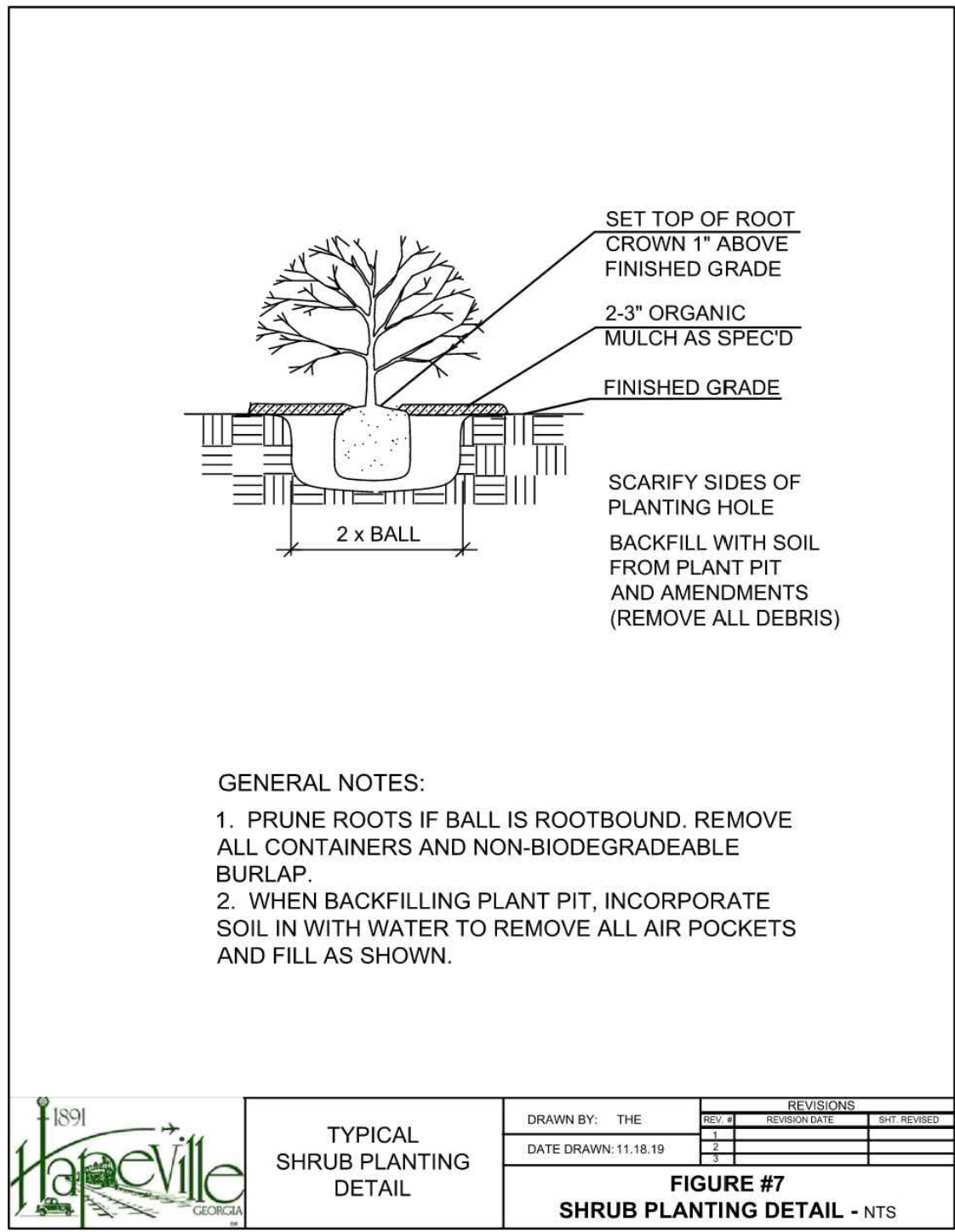
SHEET 2 OF 4



NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172





TREE REPLACEMENT - RECOMPENSE

Trees	Quantity	Botanical/Common	Cont	Cal Inch	Total Inch	Size	Spacing	Genius
ACE BUE	4	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	4	16	16'-18\"	AS SHOWN	9%
AME ARB	5	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'/ DOWNEY SERVICEBERRY	B & B	4	20	10'-12\"	AS SHOWN	12%
BET DUR	2	BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH	B & B	4	8	16'-18\"	AS SHOWN	5%
CC	2	CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF DOGWOOD	B & B	3	6	10'-12\"	AS SHOWN	5%
CM	4	CERCIS CANDENSIS 'MERLOT' / MERLOT EASTERN REDBUD	B & B	4	16	10'-12\"	AS SHOWN	9%
CV	4	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	4	16	10'-12\"	AS SHOWN	9%
ILE SA2	8	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY	B & B	4	32	10'-12\"	12' O.C.	19%
MS	8	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B & B	3	24	10'-12\"	AS SHOWN	19%
QS	2	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	5	10	16'-18\"	30' O.C.	5%
ULM BOS	4	ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM	B & B	5	20	16'-18\"	AS SHOWN	9%
	43	TREES FOR RECOMPENSE =			168			

PLANTING NOTES:

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

NOTES:

MIN. 50% OF TOTAL REPLACEMENT INCHES SHALL BE OVERSTORY
OVERSTORY TREES INCHES PROVIDED 114' 168\" = 68% (REQ. MET)
(LANDSCAPE STRIP USES UNDERSTORY TREES DUE TO OVERHEAD POWER)

REPLACEMENT TREE PERCENTAGE IS UNDER 30% OF ANY ONE GENUS.
MAXIMUM GENUS PERCENTAGE IS 19% (REQ. MET)

LANDMARK TREE RECOMPENSE CHART					
TREE #	TREE TYPE	DBH	INCHES	CONDITION	STATUS
1684	WATER OAK	34"	0	POOR	TO BE REMOVED
1686	WATER OAK	39"	39	GOOD	TO BE REMOVED
1687	WATER OAK	39"	39	GOOD	TO BE REMOVED
1688	WATER OAK	27"	27	FAIR	TO BE REMOVED
1748	WATER OAK	44"	44	GOOD	TO BE REMOVED
			149		INCHES TO RECOMPENSE

BOUNDARY TREE CHART				
TREE #	TREE TYPE	DBH	CONDITION	REMARKS
BO #1	WATER OAK	44	GOOD	TREE TO REMAIN
BO #3	S RED OAK	54	GOOD	TREE TO REMAIN
BO #4	SWEETGUM	36	GOOD	TREE TO REMAIN
BO #5	WATER OAK	36	GOOD	TREE TO REMAIN

PLANT SCHEDULE SITE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
ULM BOS	4	COMMON / BOTANICAL NAME BOSQUE ELM / ULMUS PARVIFOLIA 'BOSQUE'	B & B	5\"	16'-18\"	AS SHOWN
CC	2	CHEROKEE CHIEF DOGWOOD / CORNUS FLORIDA 'CHEROKEE CHIEF'	B & B	4\"	10'-12\"	AS SHOWN
AME ARB	5	DOWNEY SERVICEBERRY / AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	B & B	3\"	10'-12\"	30' O.C.
BET DUR	2	DURAHEAT RIVER BIRCH / BETULA NIGRA 'DURAHEAT'	B & B	5\"	16'-18\"	AS SHOWN
THU EME	13	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	B & B		6' HT. MIN.	
CM	4	MERLOT EASTERN REDBUD / CERCIS CANADENSIS 'MERLOT'	B & B	4\"	9'-10\"	HT.
ILE SA2	8	SAVANNAH HOLLY / ILEX X ATTENUATA 'SAVANNAH'	B & B	4\"	10'-12\"	12' O.C.
QS	1	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B	4\"	16'-18\"	HT.
MS	8	SWEET BAY / MAGNOLIA VIRGINIANA	B & B	4\"	10'-12\"	HT.
ACE BUE	4	TRIDENT MAPLE / ACER BUERGERIANUM	B & B	3\"	12'-14\"	HT.
CV	4	WHITE FRINGETREE / CHIONANTHUS VIRGINICUS	B & B	4\"	9'-10\"	HT.
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	
ILL PAR	51	ANISE TREE / ILICUM PARVIFLORUM	3 GAL		3' O.C.	
AZA ENC	8	AUTUMN EMBERS AZALEA / AZALEA ENCORE 'AUTUMN EMBERS' TM	3 GAL		3' O.C.	
DIS BL4	28	BLUE CASCADE DISTYLUM / DISTYLUM X BLUE CASCADE	3 GAL		3' O.C.	
CAM BO3	10	BONANZA CAMELLIA / CAMELLIA SASANQUA 'BONANZA'	15 GAL		6' O.C.	
CLE JAP	9	CLEYERA / CLEYERA JAPONICA	3 GAL		3' O.C.	
ILE DWA	69	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	3 GAL		3' O.C.	
ILE HOO	7	HOOGENDOORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDOORN'	3 GAL		30\"	
GAR KLE	16	KLEIM'S HARDY GARDENIA / GARDENIA JASMINOIDES 'KLEIM'S HARDY'	3 GAL		3' O.C.	
BUX W14	8	KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA 'WINTERGREEN'	7 GAL		4' O.C.	
HYD NIK	24	NIKKO BLUE HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	3 GAL		3' O.C.	
PS2	12	SHEANDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHEANDOAH'	3 GAL		2.5' O.C.	
RAP ELE	14	YEDDA HAWTHORN / RHAPHIOLEPIIS UMBELLATA 'ELEANOR TABOR'	3 GAL		3' O.C.	

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	SPACING
	6	JAPANESE IRIS / IRIS JAPONICA 'VAREGATA'	1 GAL	12\"	O.C.
	241	LILY TURF / LIRIOPE MUSCARI 'JOHN BURCH'	4\"	POT	16\"
	33	PACHYSANDRA / PACHYSANDRA TERMINALIS	4\"	POT	18\"
	2,984 SF	ZEON ZOYSIA / ZOYSIA X 'ZEON'	SOD		

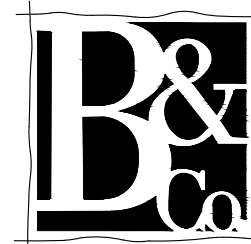
NOTE:

AUTOMATIC IRRIGATION SYSTEM IS PROVIDE WATER TO ALL NEWLY PLANTED TREES, SHRUBS, AND GROUNDCOVERS.

TREE CONSERVATION PLAN NOTES:

1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
2. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
3. 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.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
6. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON

24 HOUR CONTACT:
YANIV REGEV @ (678) 873-4172



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSSELL, GA 30076

770 . 864 . 1987

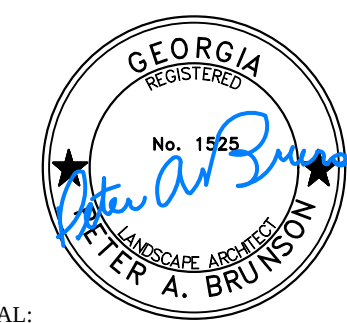
IHD INVESTMENTS
2015 Parhaven Court
Roswell, GA 30079
(O) 770-318-1472

OWNER:

SHIRLEY ESTATES
TREE CONSERVATION & REPLACEMENT PLANS

Prepared For:
IHD INVESTMENTS

3165 DOGWOOD DR & 3167 METROPOLITAN PKWY SW
LL 99 - 14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



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REVISIONS:

12/8/20	REV PLANS PER COMMENTS
12/18/20	REV PLANS PER CIVIL
1/8/21	REV PLANS PER CIVIL

DRAWING TITLE:

PLANT SCHEDULE,
NOTES, CHARTS,
DETAILS

DATE:

PROJECT #

11.01.20

20.071

SHEET REF #

TRP-3

SHEET 3 OF 4

Scope of work:

This project is for the design and construction of three story residential town houses containing bedrooms, living, dining, kitchen and garage spaces with wood framed deck at the second level.

The work shall include masonry foundation for the building and the wood framed deck, framing for walls and ceiling with exterior and interior finish materials.

Terrace Level Floor Level
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

Main Level Floor Level
Floor Area 820 Sq. Ft.
Deck 140 Sq. Ft.

Top Level Floor Level
Floor Area 960 Sq. Ft.

Proposed Dogwood Townhomes
Dogwood Drive, Hapeville, Georgia

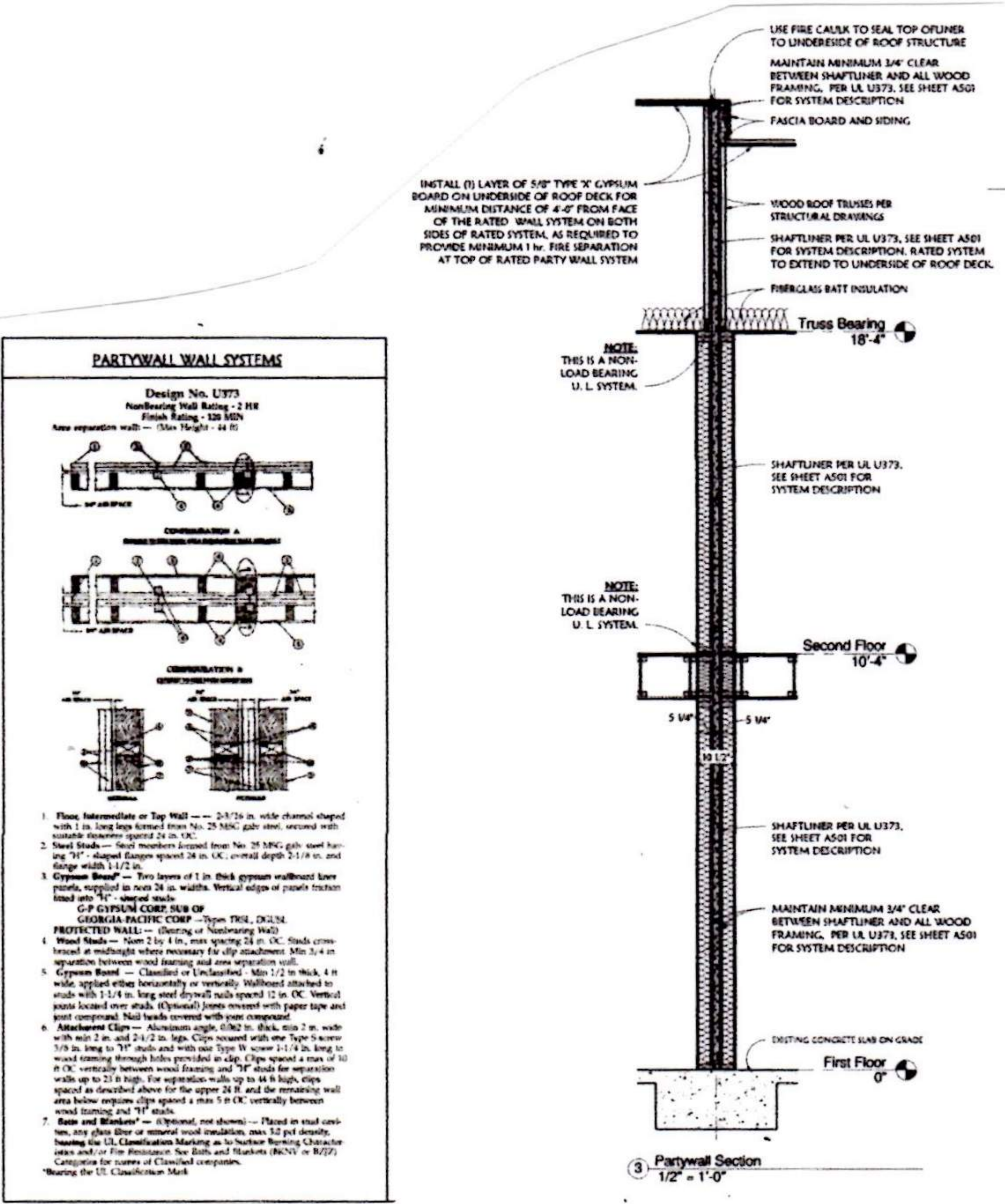
April 21, 2021

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition (No Georgia Amendments)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- the Life Safety Code (NFPA 101) 2018 Edition with 2020 Georgia Amendments
- Georgia Accessibility Code 2018 Edition with 2020 Georgia Amendments

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix(2013)
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)



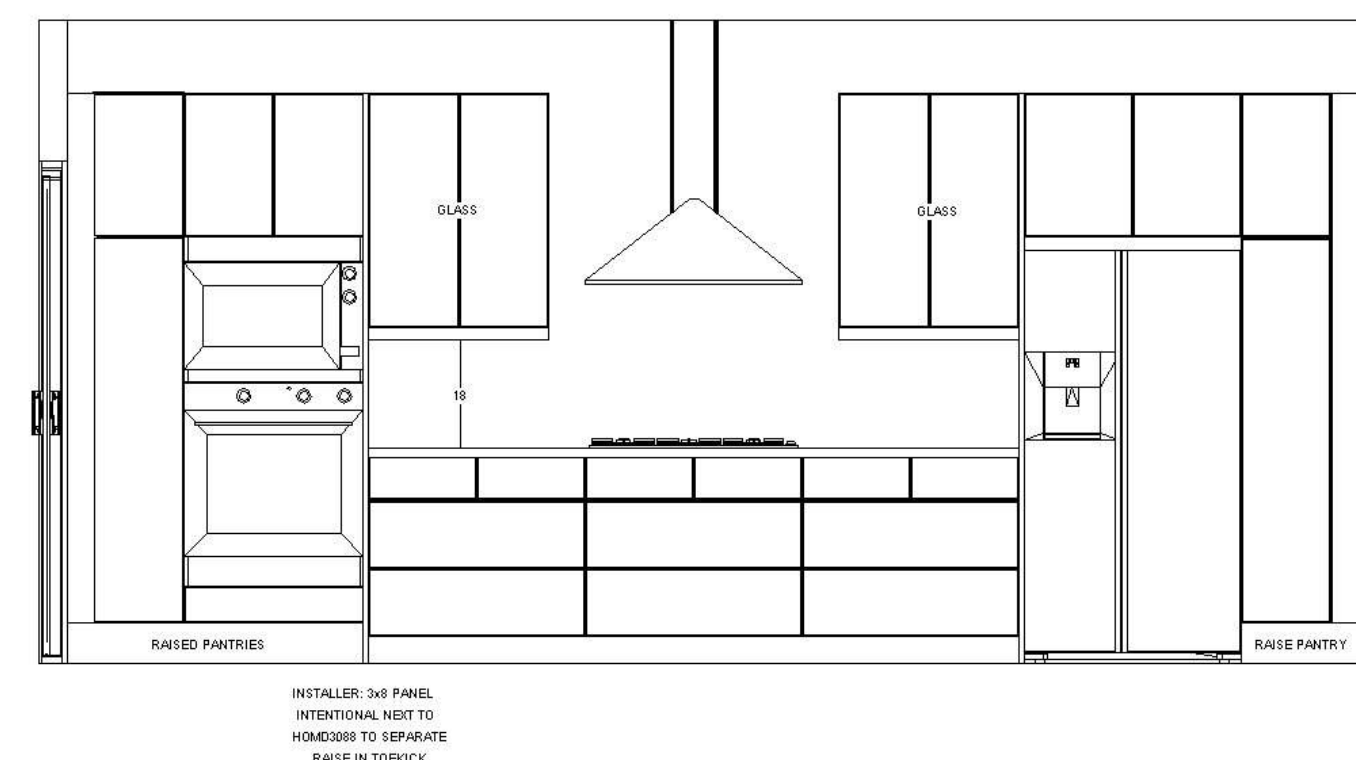
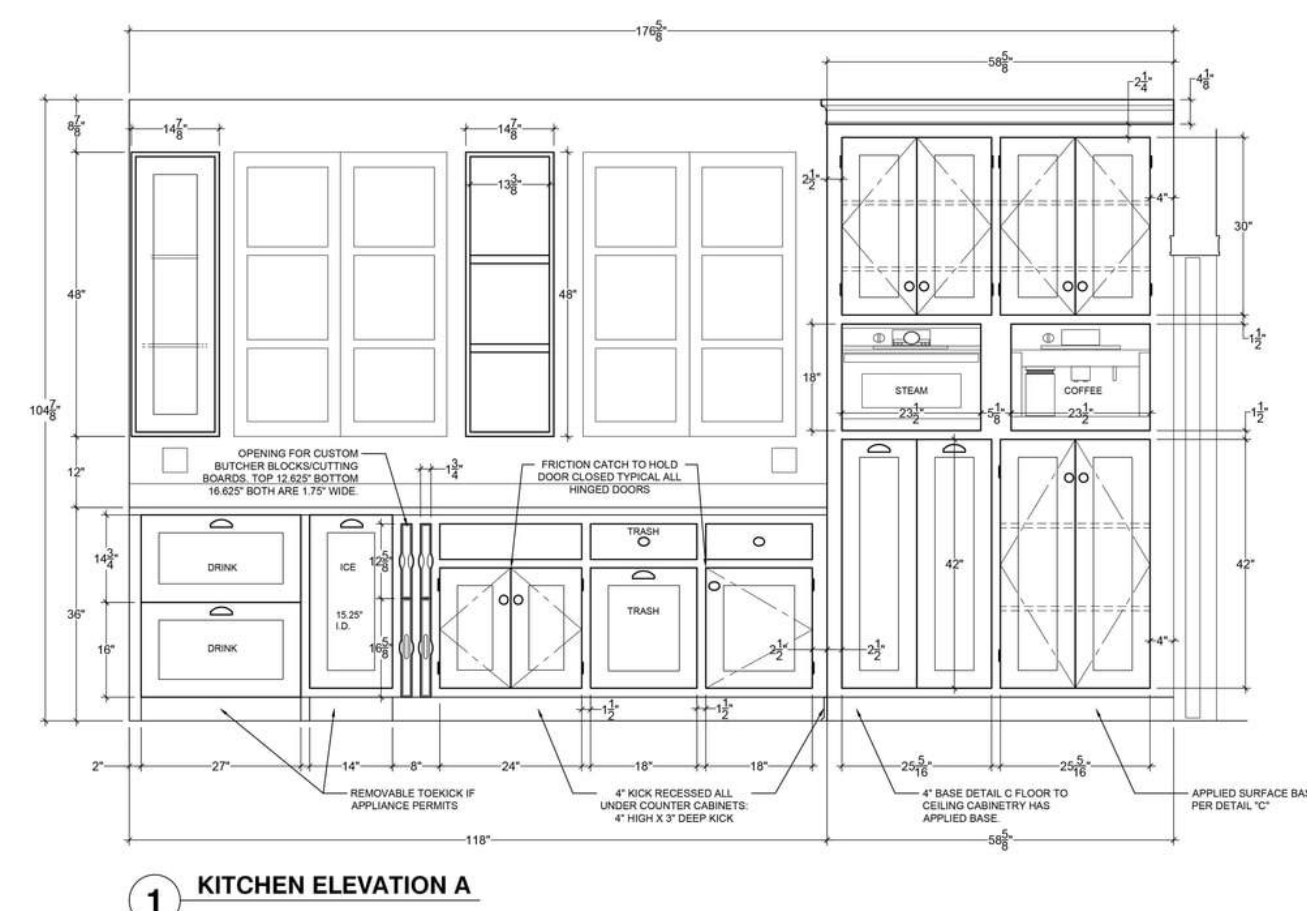
- Drawing Legend
- A 01 Cover
 - A 02 Unit Floor Plans
 - A 03 7 Unit Building Plans
 - A 04 8 Unit Building Plans
 - A 05 Unit Building Exterior Elevations
 - A 06 8 Unit Building Exterior Elevations
 - A 07 7 Unit Building Exterior Elevations
 - A 08 Typical Wall Section, Stair Section and Roof and window Trim

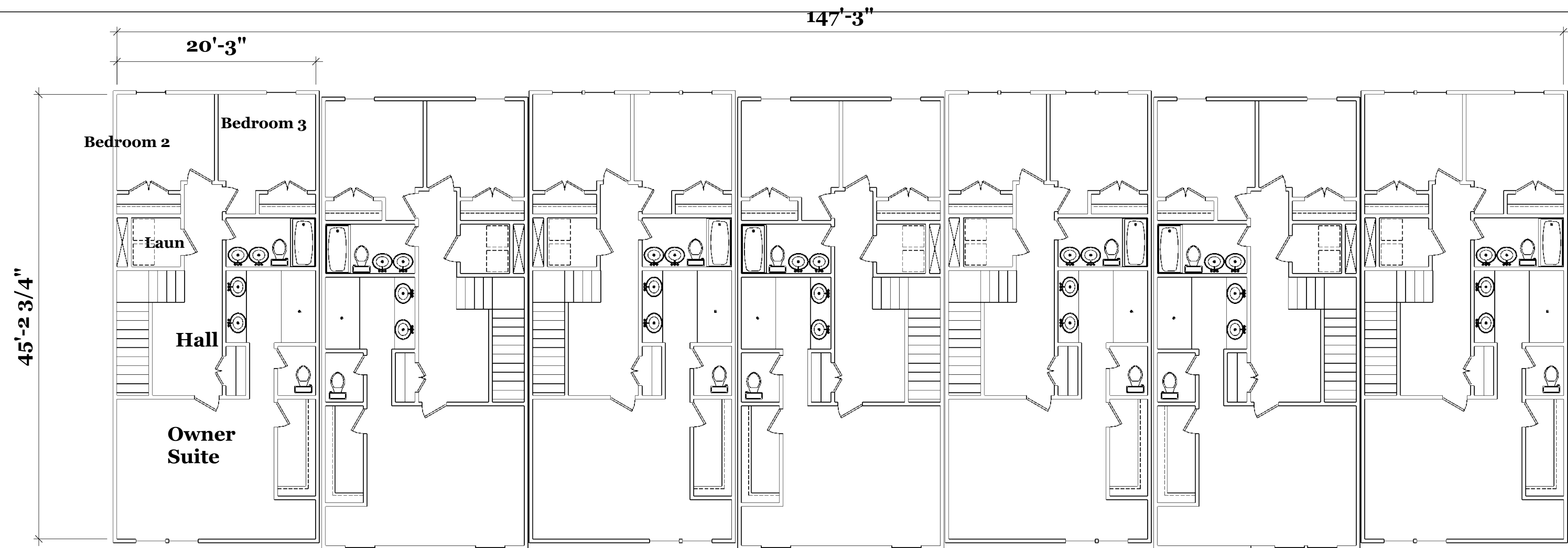


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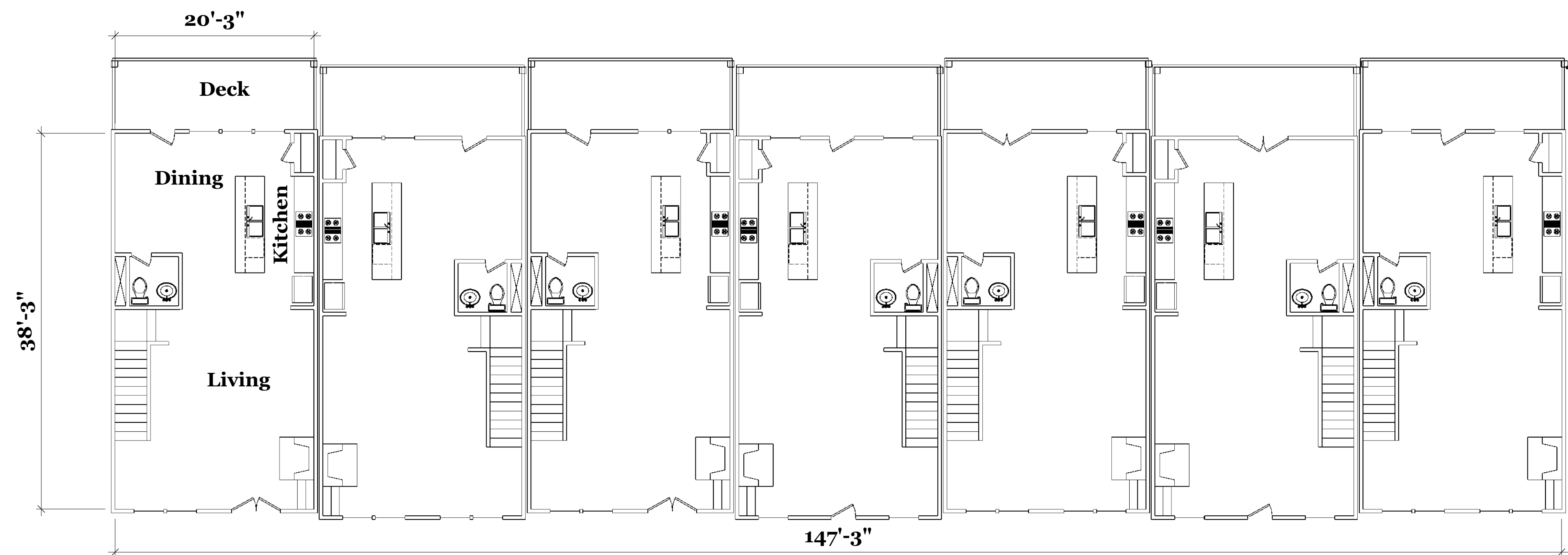
Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	Proposed Dogwood Townhomes
	Dogwood Drive Hapeville, Georgia

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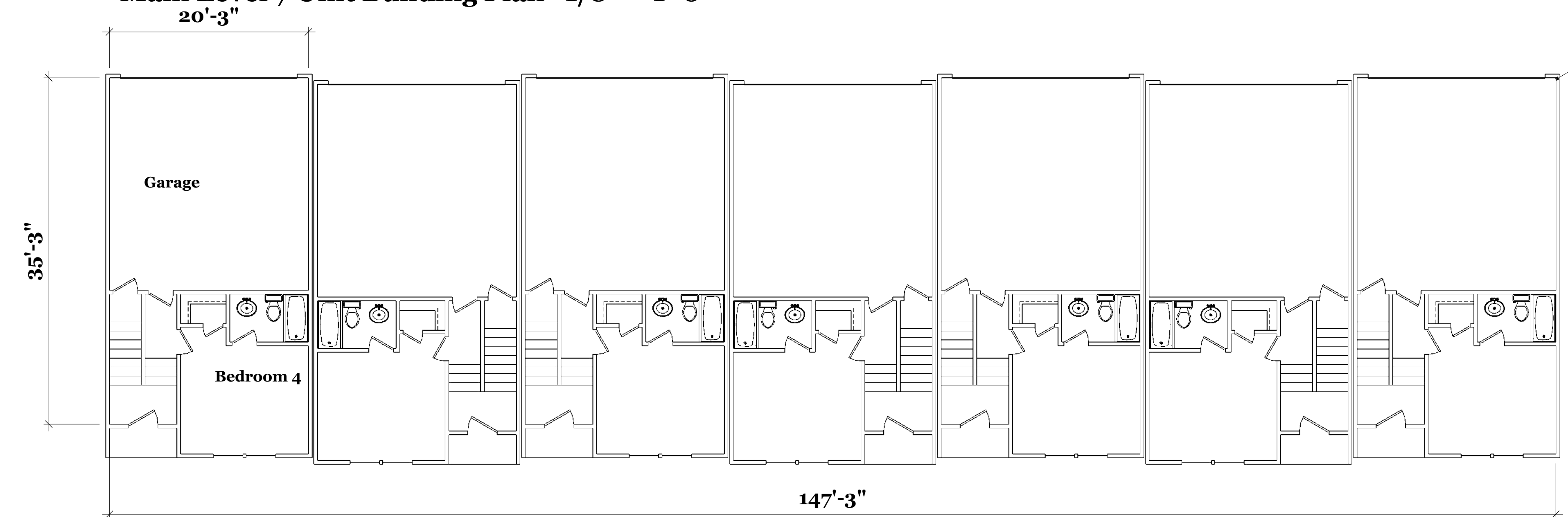




Top Level 7 Unit Building Plan 1/8" = 1'-0"



Main Level 7 Unit Building Plan 1/8" = 1'-0"



Terrace Level 7 Unit Building Plan 1/8" = 1'-0"

Alternating Units Stepped 8"

Alternating Units Stepped 8"

Alternating Units Stepped 8"

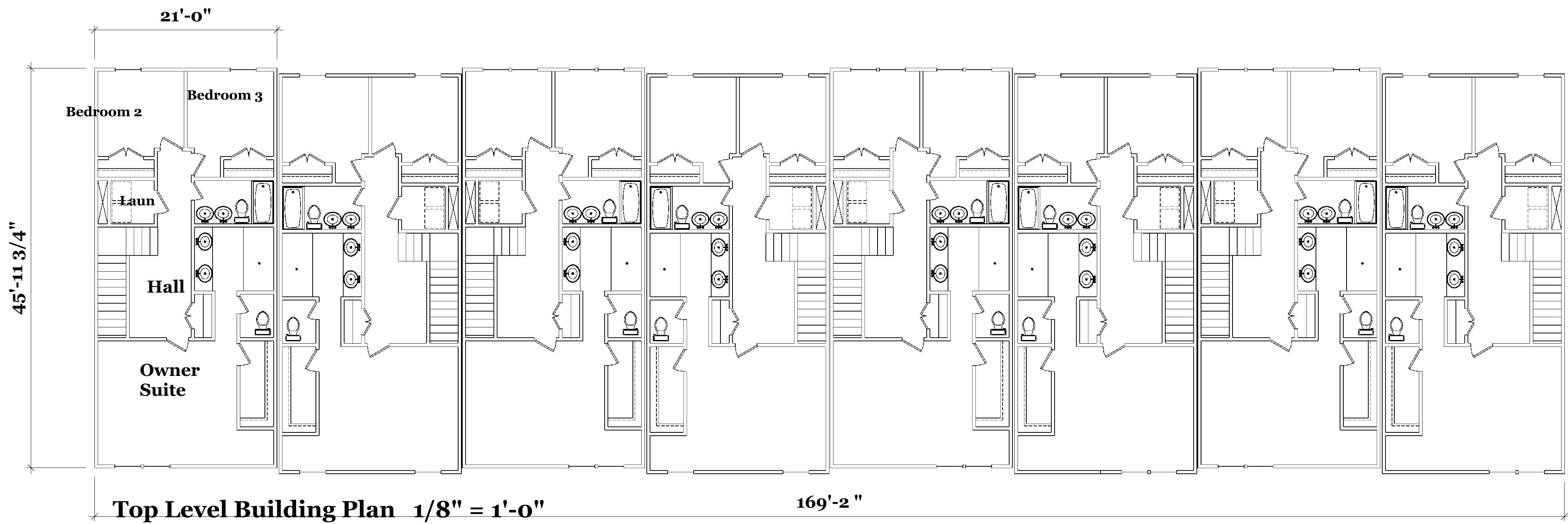
April 21, 2021



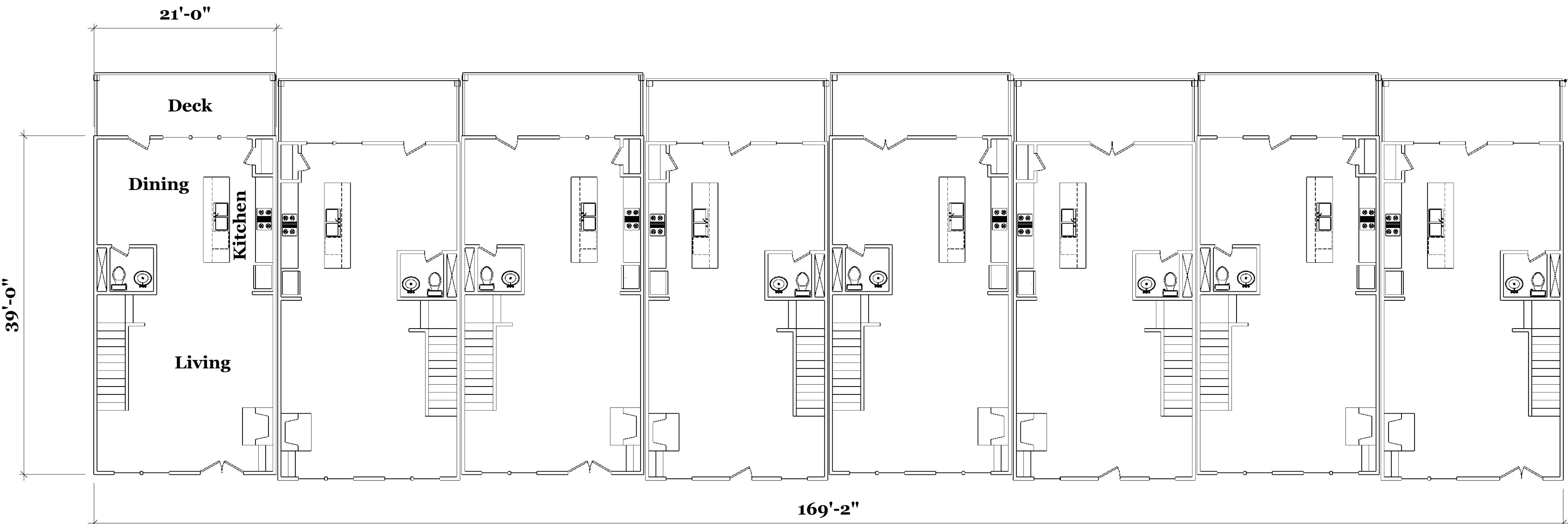
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Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia	

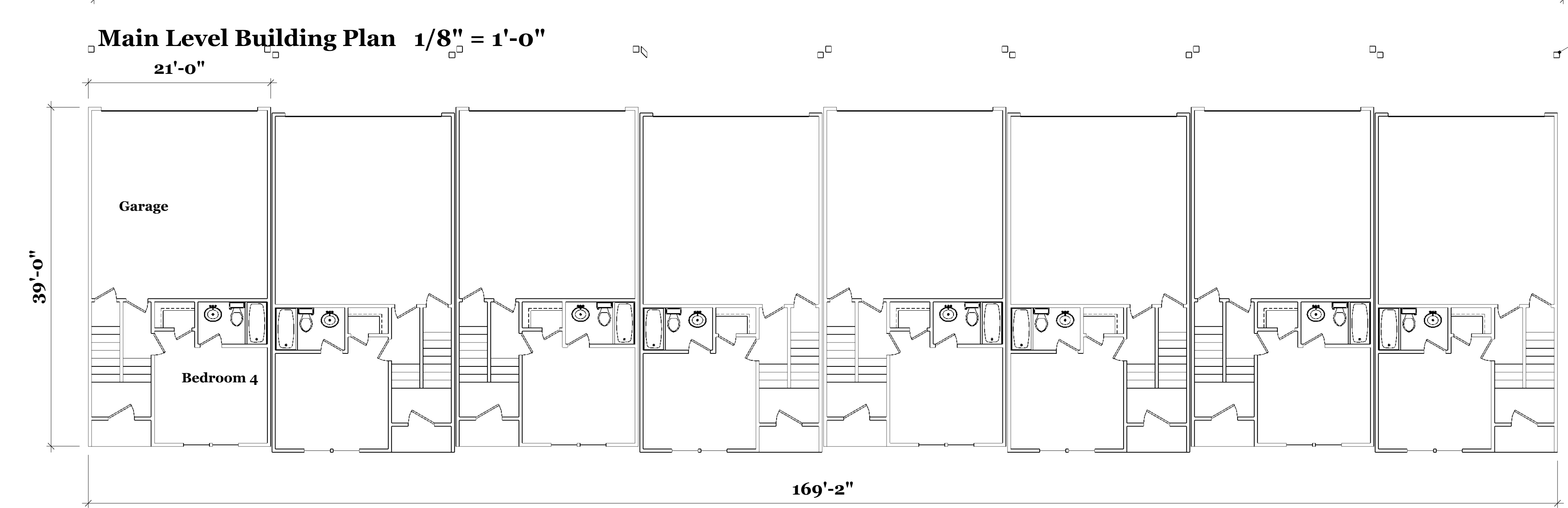
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Alternating Units Stepped 8"



Alternating Units Stepped 8"



Alternating Units Stepped 8"

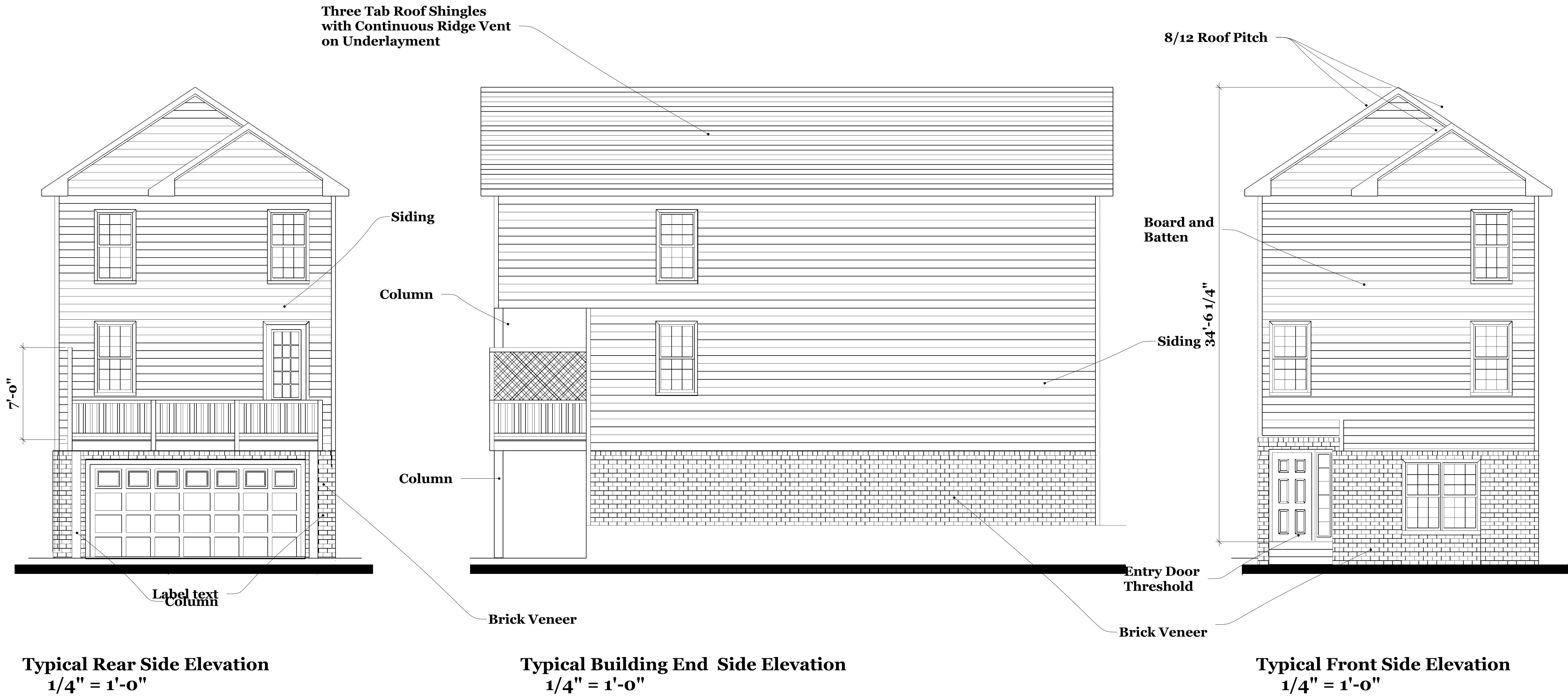


April 21, 2021

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Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia	

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April 21, 2021



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8 Unit Stepped Building Front Elevation 1/8" = 1'-0"



8 Unit Level Building Rear Elevation 1/8" = 1'-0"


April 21, 2021

April 21, 2021

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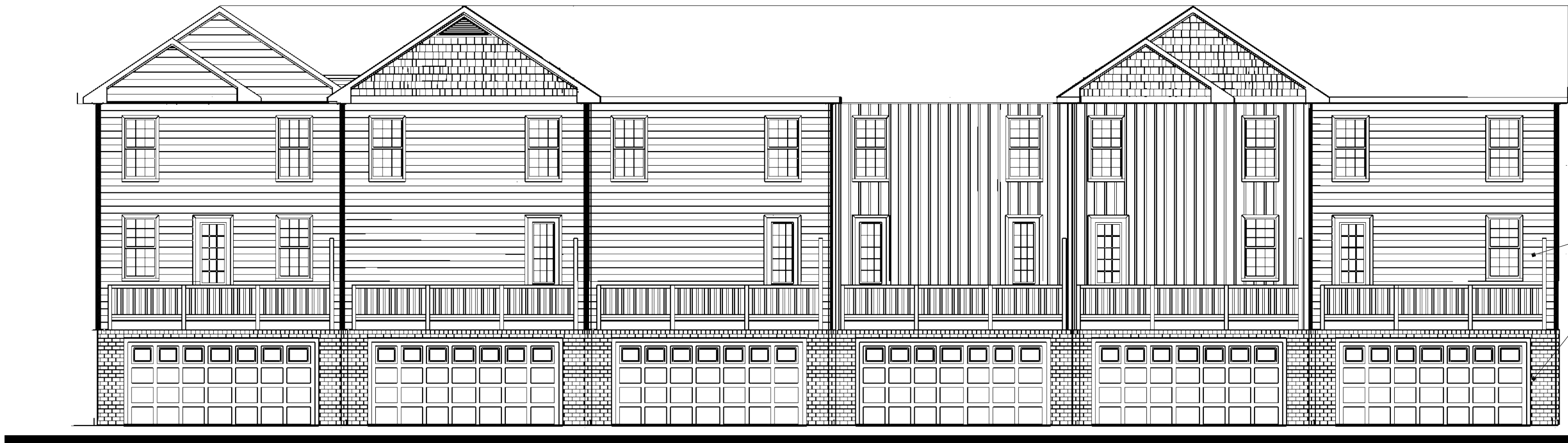
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6934 Clear Lake Court
Atlanta, Georgia 30360

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rjtrain312@yahoo.com

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7 Unit Level Building Front Elevation 1/8" = 1'-0"



7 Unit Level Building Rear Elevation 1/8" = 1'-0"

Column

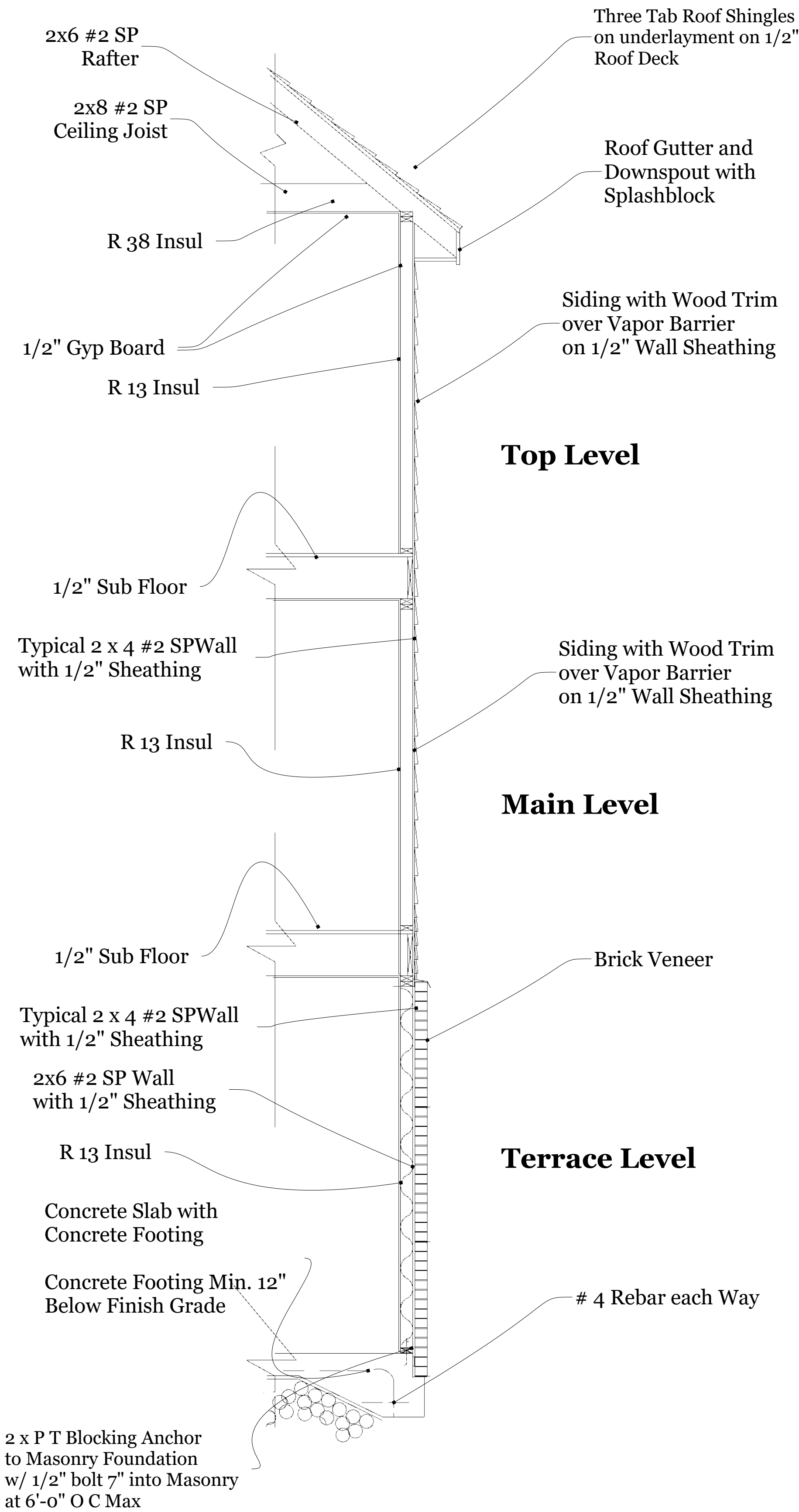
April 21, 2021



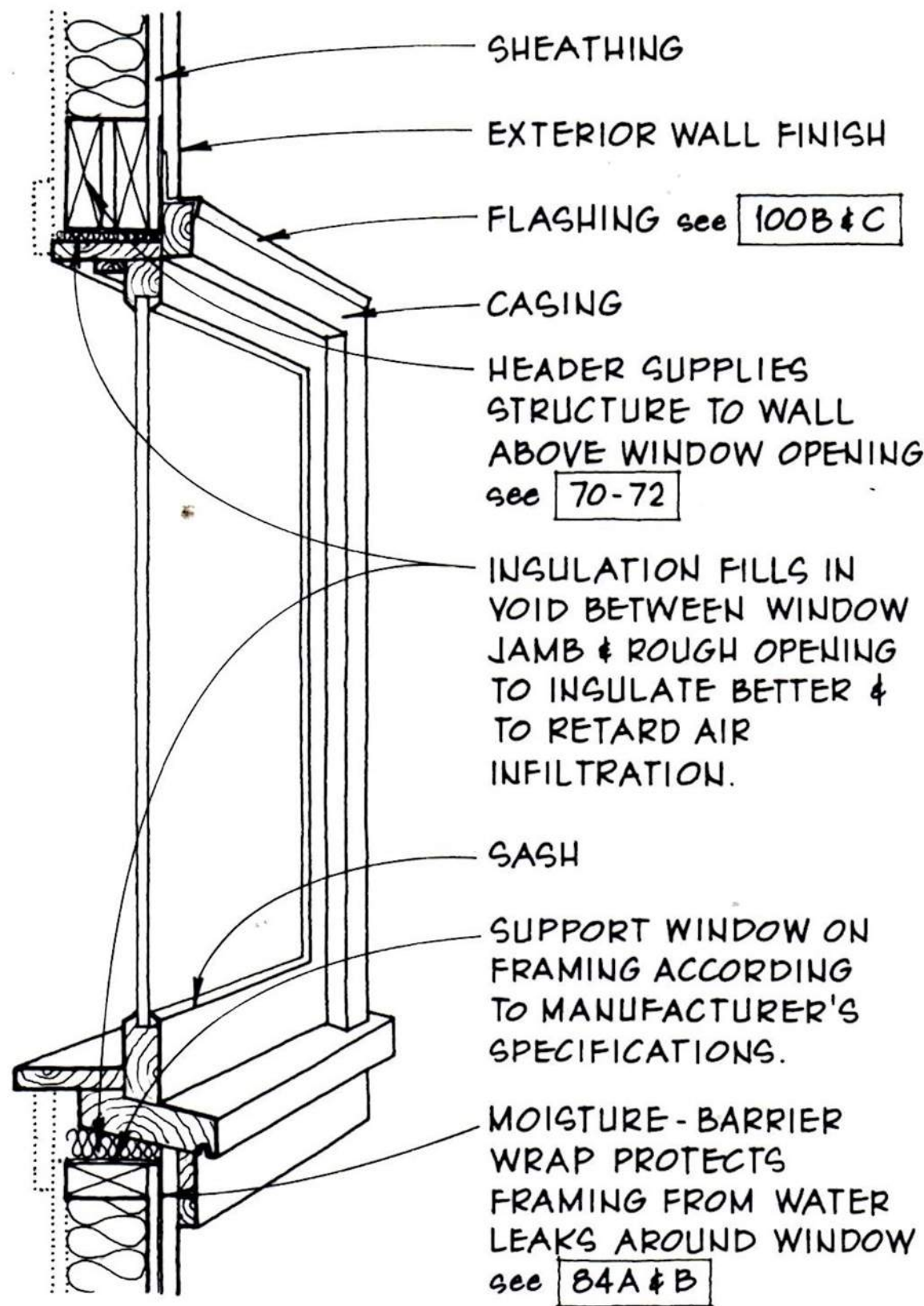
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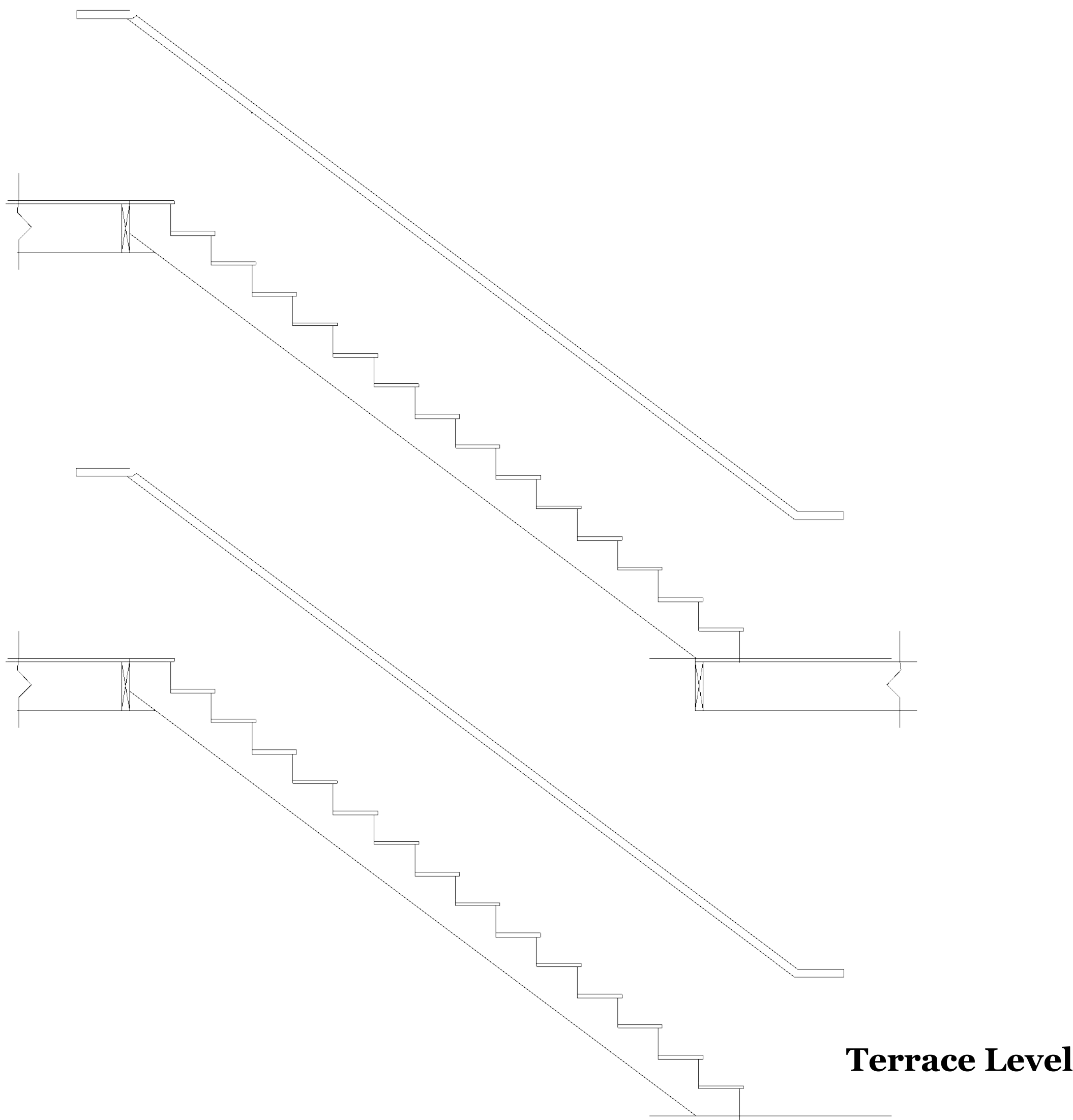
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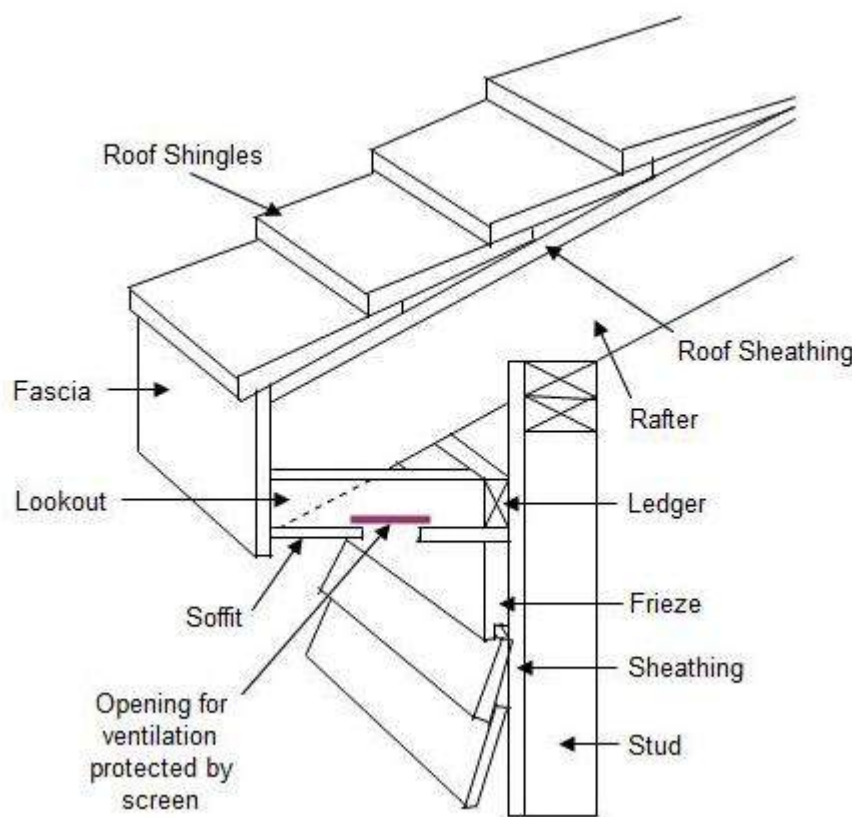
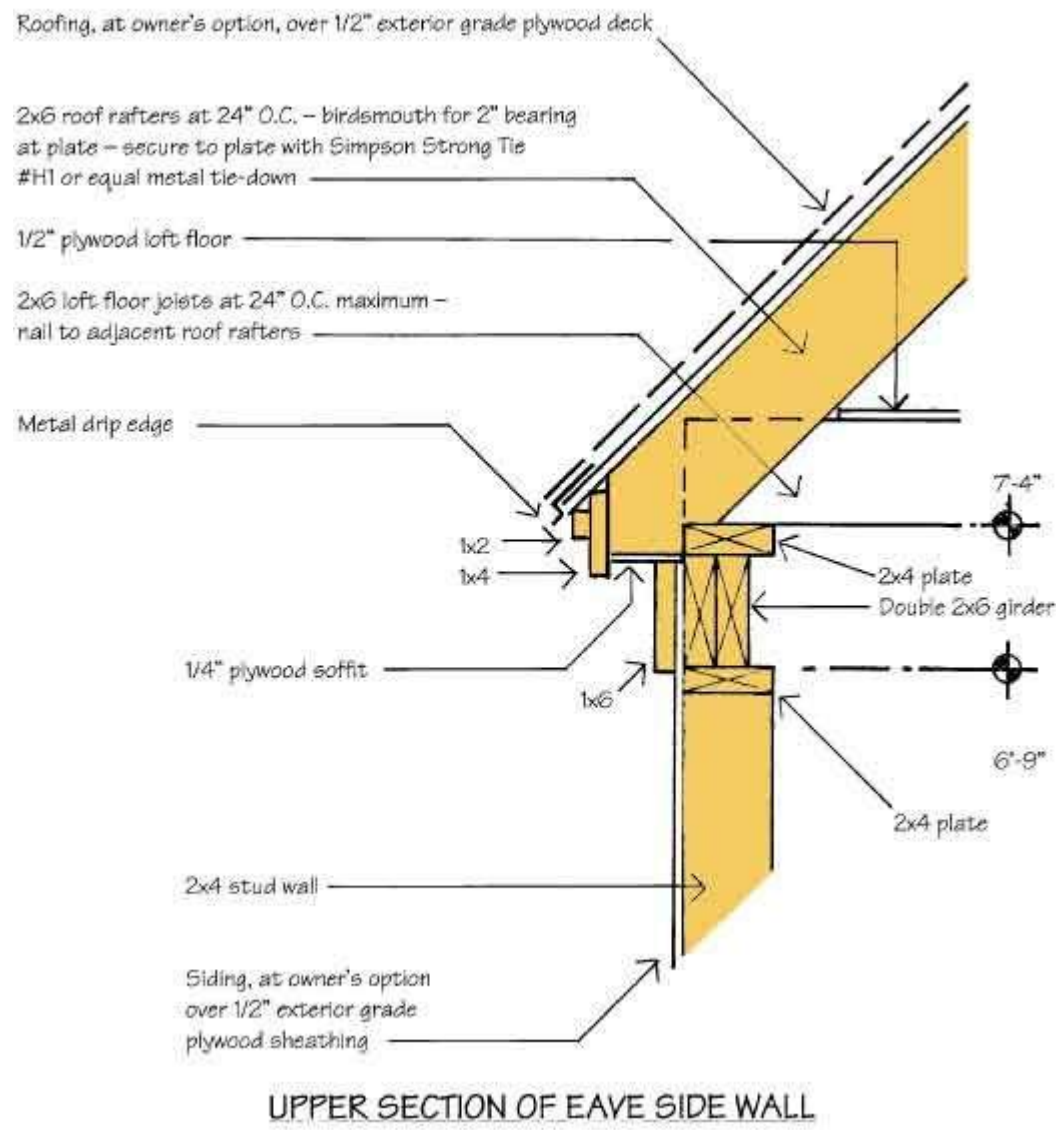
Typical One Story Wall Section 1/2" = 1'-0"



Typical Window Trim Detail



Typical Stair Section 1/2" = 1'-0"



Typical Roof Trim Detail

April 21, 2021

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