



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: May 7, 2019
TO: Tonya Hutson
FROM: Lynn M. Patterson

RE: Design Review – The Village Walk at Hapeville

Key:

Compliant:	✓
Not Compliant:	✗
Incomplete:	⚠
Not Applicable:	⓪

BACKGROUND

The City of Hapeville has received a design review application from Miller Lowry Developments for the construction of a multi-use project named "The Village Walk at Hapeville", consisting of 20 30'-8", 2.5-story townhomes and 7,132 SF of 18' high single-story commercial space. The townhomes are all 3-bedroom units with a maximum footprint of 2,800 SF each. The site is situated between South Central Avenue, Colville Avenue, and Willingham Drive, across parcels 14 012700020429 and 14 012700020379. A subdivision plat has been applied for to combine the parcels.

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

The Applicant intends to request the following two Design Exceptions:

- Waive the sidewalk/curb and gutter requirement along Willingham Drive, and
- Reduce the height minimum for commercial buildings to 18'.

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.
- ⓪ 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:

Sidewalks along South Central and Willingham must have a 6' clear area and a 5' landscape area. The dimensions for the existing sidewalk along South Central are not provided but must be brought to the required standards. No sidewalk is planned along Willingham, which is not compliant.
Without a sidewalk along Willingham, there would be no way for pedestrians to access the commercial buildings without the use of stairs.

(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.
- ⓪ 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.

The townhomes, while not enfronting a public street, still enfront a publicly accessible private park and are still subject to supplemental area standards.

STAFF COMMENT:

The Applicant should specify the types of trees to be planted in the supplemental area.

A wall at the back of the required sidewalk along S. Central has been proposed but may not match the recommended specifications and would potentially be greater than 4' in height.

(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;
- ✗ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting
- ⊖ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

Mechanical features are not shown on plans. Mechanical features must be screened from view.

A light at the front door must be included in plans.

(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.

The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a design exception is recommended.

STAFF COMMENT:

Parking is shown between S Central and the rear of the townhomes separated by a wall.

(e) Roof and Chimney Standards

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

STAFF COMMENT: **Warranty for the roof shingles not provided on plans. Roof shingles must have a usable life of at least 30 years.**
The Applicant should ensure roofs overhang a minimum of 12" beyond any façades.

(f) Street Facing Facade and Style Standards.

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

STAFF COMMENT:

(g) Door and window standards.

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

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

The main entry doors for all buildings are facing away from and are not immediately accessible by the adjacent public sidewalk, which is not compliant.

STAFF COMMENT: Building numbers next to the pedestrian entrances are required.

The Applicant should ensure the simulated divided lights do not use grids-between-glass (GBGs)

No specifications for the windows, including size, proportion of façade, recession from façade, size of trim, or sill materials are provided.

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

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

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

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

STAFF COMMENT: The townhomes have identical, mirrored repeating facades and roof forms, which is not compliant.

- ⊙ *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

Sec. 81-1-5. Applicability

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

Sidewalks along South Central and Willingham must have a 6' clear area and a 5' landscape area. The dimensions for the existing sidewalk along South Central are not provided but must be brought to the required standards. No sidewalk is planned along Willingham, which is not compliant. Without a sidewalk along Willingham, there would be no way for pedestrians to access the commercial buildings without the use of stairs. The townhomes, while not enfronting a public street, still enfront a publicly accessible private park and are still subject to supplemental area standards.

The Applicant should specify the types of trees to be planted in the supplemental area.

A wall at the back of the required sidewalk along S. Central has been proposed but may not match the recommended specifications and would potentially be greater than 4' in height.

Mechanical features are not shown on plans. Mechanical features must be screened from view.

A light at the front door must be included in plans.

The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a design exception is recommended.

Warranty for the roof shingles not provided on plans. Roof shingles must have a usable life of at least 30 years.

The Applicant should ensure roofs overhang a minimum of 12" beyond any façades.

The main entry doors for all buildings are facing away from and are not immediately accessible by the adjacent public sidewalk, which is not compliant.

Building numbers next to the pedestrian entrances are required.

The Applicant should ensure the simulated divided lights do not use grids-between-glass (GBGs).

No specifications for the windows, including size, proportion of façade, recession from façade, size of trim, or sill materials are provided.

The townhomes have identical, mirrored repeating facades and roof forms, which is not compliant.



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

BACKGROUND

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

The Applicant intends to request the following two Design Exceptions:

- Waive the sidewalk/curb and gutter requirement along Willingham Drive, and
- Reduce the height minimum for commercial buildings to 18'.

CODE

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

(a) Site development standards.

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

- ✗ The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
- ✗ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.
- ⊙ Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

The minimum height for all buildings is 24'. The commercial buildings have a height of 18', which is not compliant and will require a design exception.

Buildings along South Central Avenue must enfront a minimum of 80 percent of the width of the front setback or build-to line. None of the buildings along South Central Avenue enfront along the avenue, which is not compliant.

NOTES: Sidewalks along all streets are required. Sidewalks along South Central Avenue must have a 10' clear area and a 5' landscape area. Sidewalks along Colville and Willingham must have a 6' clear area and a 5' landscape area. All sidewalks must include street trees planted a maximum of 40' on center. The dimensions for the existing sidewalk along South Central are not provided but must be brought to the required standards. A new 5' sidewalk with a 5' clear area and unknown landscape area is proposed for Colville, which is not compliant. No sidewalk is planned along Willingham, which is not compliant and will require a design exception. Without a sidewalk along Willingham, there would be no way to access the commercial buildings as pedestrians without the use of stairs.

(c) Supplemental area and fence standards.

- ✗ Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.
- ⤴ All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
 - The supplemental area shall be hardscaped.
 - Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
- ⊙ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- ✗ All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- ⤴ "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- ⤴ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:
 - Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
 - Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊙ Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
 - A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

All supplemental areas in the commercial/mixed use area are limited to one of the six treatments identified in the Architectural Design Standards. The townhomes, while not enfronting a public street, still enfront a publicly accessible private park and are still required to utilize a supplemental area treatment. The townhomes do not appear to utilize any of the permitted supplemental area treatments.

NOTES: The commercial buildings enfront to a private sidewalk, which is connected to the public Colville sidewalk by stairs. Although they are set too far back from the public sidewalk and do not provide a continuous hardscaped supplemental area, the commercial buildings are still subject to the “storefront and awning” treatment.

(d) Utility standards.

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

The Applicant should show mechanical features on the plans.

- NOTES:** The plans must include pedestrian-scale street lighting.
- The Applicant should provide the height and material of the screening for all dumpsters.

(e) Parking and traffic standards.

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

The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a design exception is recommended.

NOTES:

A landscape buffer 10' wide is required between parking and the adjacent sidewalk. The Applicant should provide the distance of any landscape buffer between the parallel parking spaces on the northern boundary of the property and South Central Avenue.

The rears of the townhomes face S Central avenue with a proposed 6' x 100' masonry wall (per applicant at the Board of Appeals meeting). Internal parking is located adjacent to the wall/S Central with no landscape buffer.

(f) Roof and chimney standards.

- ⊙ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ⊙ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊙ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊙ Chimneys located on an exterior building wall shall begin at grade.
- ✓ Flat roofs shall be permitted.
- ✓ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊙ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊙ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

- ✗ Exterior facade materials shall be limited as follows:
 - Subarea A. Unpainted full-depth brick.
 - Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Subarea C. See neighborhood conservation area.
 - ✗ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- ✗ Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ✗
- ✓ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ✓ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ⊙
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.

- ✓ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ✓ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - The first 20 feet of said facade meets the above requirements, and
 - The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊗ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ✓ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊗ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊗ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: The proposed commercial buildings use brick veneer siding. Only full-depth brick is permitted. Only 20% of the enfronting façade of a building may be wood siding or fiber-cement board. The townhomes are entirely covered in wood siding and fiber-cement board, which is not compliant.

(h) Door and window standards.

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

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.

Signs on awning must meet all requirements of the sign ordinance.

The Applicant should include building numbers on the plans.

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

The Applicant should ensure the simulated divided lights do not use grids between glass (GBGs).

NOTES: For the commercial buildings, the Applicant should provide dimensions showing compliance with the “storefront and awning” treatment requirements, including the full dimensions of all windows and surrounding façade elements along the enfronting façade.

The Applicant should ensure the frame construction of the awnings will be square aluminum tubes.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

The minimum height for all buildings is 24'. The commercial buildings have a height of 18', which is not compliant and will require a design exception. Buildings along South Central Avenue must enfront a minimum of 80 percent of the width of the front setback or build-to line. None of the buildings along South Central Avenue enfront along the avenue, which is not compliant.

Sidewalks along all streets are required. Sidewalks along South Central Avenue must have a 10' clear area and a 5' landscape area. Sidewalks along Colville and Willingham must have a 6' clear area and a 5' landscape area. All sidewalks must include street trees planted a maximum of 40' on center. The dimensions for the existing sidewalk along South Central are not provided but must be brought to the required standards. A new 5' sidewalk with a 5' clear area and unknown landscape area is proposed for Colville, which is not compliant. No sidewalk is planned along Willingham, which is not compliant and will require a design exception.

Without a sidewalk along Willingham, there would be no way to access the commercial buildings as pedestrians without the use of stairs.

All supplemental areas in the commercial/mixed use area are limited to one of the six treatments identified in the Architectural Design Standards. The townhomes, while not enfronting a public street, still enfront a publicly accessible private park and are still required to utilize a supplemental area treatment. The townhomes do not appear to utilize any of the permitted supplemental area treatments.

The commercial buildings enfront to a private sidewalk, which is connected to the public Colville sidewalk by stairs. Although they are set too far back from the public sidewalk and do not provide a continuous hardscaped supplemental area, the commercial buildings are still subject to the “storefront and awning” treatment.

The Applicant should show mechanical features on the plans.

The plans must include pedestrian-scale street lighting.

The Applicant should provide the height and material of the screening for all dumpsters.

The maximum width allowed for a two-way driveway is 24'. The width of the two driveways are 26', which is not compliant, however this width is at the request of the fire marshal and a design exception is recommended.

A landscape buffer 10' wide is required between parking and the adjacent sidewalk. The Applicant should provide the distance of any landscape buffer between the parallel parking spaces on the northern boundary of the property and South Central Avenue.

The rears of the townhomes face S. Central avenue with a proposed 6' x 100' masonry wall (per applicant at the Board of Appeals meeting). Internal parking is located adjacent to the wall/S. Central with no landscape buffer.

The proposed commercial buildings use brick veneer siding. Only full-depth brick is permitted.

Only 20% of the enfronting façade of a building may be wood siding or fiber-cement board. The townhomes are entirely covered in wood siding and fiber-cement board, which is not compliant.

The Applicant should include building numbers on the plans.

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

The Applicant should ensure the simulated divided lights do not use grids between glass (GBGs).

For the commercial buildings, the Applicant should provide dimensions showing compliance with the “storefront and awning” treatment requirements, including the full dimensions of all windows and surrounding façade elements along the enfronting façade.

The Applicant should ensure the frame construction of the awnings will be square aluminum tubes.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 20 2019

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

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

Contractors Name: Miller Lowry Developments Contact Number: 770-903-4422
Contact Person: Bob Rojas Contact Number: 478-952-6662

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


Applicants Signature

3/19/19
Date

Project Class (check one):

☐ Residential

☐ Commercial

☒ Mixed-Use Development

Project Type:

☒ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☒ Site Plan, Grading & Landscaping

☐ New Single Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: \$67,700

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

Estimated Cost of Construction: \$ 5.7 million

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

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

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

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Philip Projes

Printed Name

[Signature]

Signature

3/20/19

Date

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

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



2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 19, 2019

To Whom It May Concern,

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

Sincerely,
Robert Rojas

Miller Lowry Developments

Agreed to and accepted by current owners:

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

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



2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 20, 2019

Community Service Department
3474 North Fulton Avenue
Hapeville, GA 30354

To whom it may concern,

Miller Lowry Developments respectfully requests your positive consideration for the attached Design Review Committee Application. Our intent is to develop “The Village Walk at Hapeville”, a new +/- 3.25 acre mixed-use community, located at the gateway to Hapeville. The specific property is nestled between Central Avenue, Colville Avenue, and Willingham Dr. just east of I-85. Our proposed site plan includes 20 townhomes and approximately 7,132 sf of boutique commercial space, with the townhomes being no taller than 2.5 stories each.

Since our original submittal to staff on 12.11.18 for site plan approval, Miller Lowry has made significant changes to the site plan design and architecture to address staff’s comments, and or concerns, along with designing a site that works well with the City’s current characteristics. Much thought has been put into the plan in making the project an extension of the commercial developments to the east of the site across from Colville Avenue, while also making the residential portion of the site an extension of the residential neighborhoods south of the site across Willingham Dr.

Each townhome will have a 2 car garage accessed by a rear drive aisle and all front entry facades will face a Village Green that preserves many of the existing trees on site. The intent of the Village Green concept is to conserve the openness of the site, by not overwhelming the site from a density perspective. Additional amenities to the residents will be a pervious walking path around the Green and a common area firepit, not to mention the walkable retail options nearby.

The commercial space will be in two single-level buildings located along the eastern border of the site and will incorporate architecture that compliments the immediate areas buildings.

Miller Lowry Developments will be submitting to the Board of Appeals for approval of 4 total variances including: waving the sidewalk requirement for Willingham in order to conserve trees and the sites topography, decreasing the required distance between buildings from 20’ to 10’ which we already have approval from the Fire Marshall on, decreasing the commercial off street

parking from 36 to 32 parks, and lastly reducing the building height on the commercial portion to 18'.

Sincerely,

A handwritten signature in blue ink, consisting of stylized, cursive letters that appear to be 'ML' followed by a horizontal flourish.

Miller Lowry Developments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

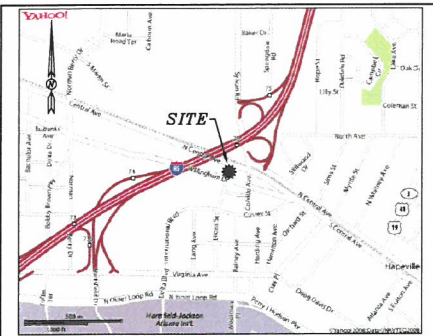
Said parcel of land contains 3.255 acres (141,786.66 square feet).











VICINITY MAP
NOT TO SCALE

LEGEND

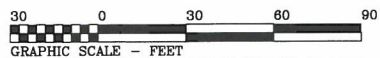
- IPS 1/2" IRON PIN SET
- RMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- IPF IRON PIN FOUND
- OTF OPEN TOP PIPE FOUND
- CTF CRIMBED TOP PIPE FOUND
- PKF PK NAIL FOUND
- DB PG DEED BOOK & PAGE
- PB PG PLAT BOOK & PAGE
- PP POWER POLE
- PP1R POWER POLE, 1 RISER
- PP/HT POWER POLE, HIGH TENSION
- LP LIGHT POLE
- + GW GUY WIRE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- UTB UNDERGROUND TELEPHONE BOX
- UTM UNDERGROUND TELEPHONE LINE MARKER
- MHT TELEPHONE MANHOLE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- FDC FIRE DEPARTMENT CONNECTION
- UGM UNDERGROUND GAS LINE MARKER
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- BO BOLLARD
- SP SIGN POST
- FENCE LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- SANITARY SEWER LINE
- BROKEN LINE NOT TO SCALE
- DI STORM WATER DROP INLET
- CI STORM WATER CURB INLET
- JB STORM WATER JUNCTION BOX
- CBSW SINGLE WING CATCH BASIN
- CBSD DOUBLE WING CATCH BASIN
- ROP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- CLAY CLAY PIPE
- CPP CORRUGATED PLASTIC PIPE
- HW HEADWALL
- FES FLARED END SECTION
- MHS SANITARY SEWER MANHOLE
- INV INVERT ELEVATION
- FTE FINISHED FLOOR ELEVATION
- TEMPORARY BENCHMARK
- BSL BUILDING SETBACK LINE
- CLF CHAIN LINK FENCE
- CP CONCRETE PAD
- 24"C&G 24 INCH WIDE CURB & GUTTER
- 6"HC 6 INCH WIDE HEADER CURB
- IRF INTERMEDIATE REGIONAL FLOOD
- TIN TAX PARCEL ID NUMBER
- PC POINT OF CURVATURE
- ×100.00 SPOT ELEVATION
- 100.00 DEED CALL FOR DISTANCE

TREE LEGEND

- HWD18" HARDWOOD TREE 18" (DIAMETER)
- ORN10" ORNAMENTAL TREE 10" (DIAMETER)

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THERE EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.



GENERAL NOTES

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1312100366 E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA, A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS V, VILLAGE DISTRICT. THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 15 FEET (OR GREATER AS DETERMINED BY THE CITY).
MINIMUM REAR SETBACK = 15 FEET.
MINIMUM SIDE SETBACK = 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET OR 2.5 STORIES.
- HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. F044, ELEVATION = 1031.81 FEET.
- CONTOUR INTERVALS SHOWN ARE ONE FOOT.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

- "THE GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED 1981, LAST REVISED 5/19/84, PROJECT NUMBER: I-85-1(12)70, SHEET NUMBER: 45.
- "THE GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED 1981, LAST REVISED 5/19/84, PROJECT NUMBER: I-85-1(12)70, SHEET NUMBER: 46.
- "BOUNDARY AND IMPROVEMENTS SURVEY" PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED 8/29/91, LAST REVISED 10/10/91.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,374 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURES.

FIELD DATES: 4/9/08 - 4/18/08

MAP CLOSURES

OVERALL - IS WITHIN ONE FOOT IN 603,504 FEET.
TRACT 1 - IS WITHIN ONE FOOT IN 349,184 FEET.
TRACT 2 - IS WITHIN ONE FOOT IN 46,917 FEET.

VALENTINO & ASSOCIATES, INC.

LAND SURVEYORS

1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080
PHONE (770) 438-0015 FAX (770) 435-6050

DARREN PENCE, AND
VILLAGE WALK HAPEVILLE, LLC

LAND LOTS 89 & 127 14TH DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

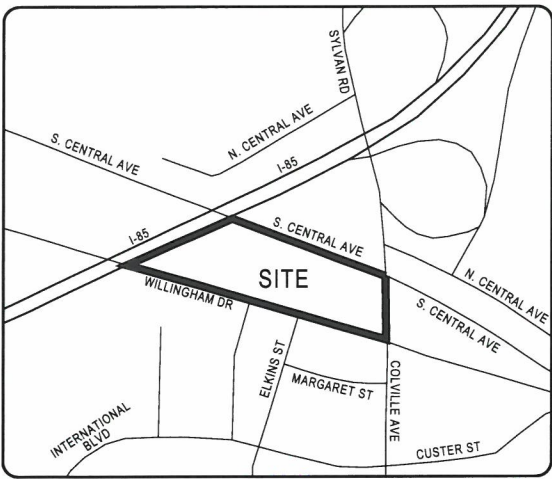
BOUNDARY, TOPOGRAPHIC, TREE, AND UTILITY SURVEY FOR:

REVISIONS

SCALE: 1" = 30'
DATE: 4/21/08
JOB NUMBER: 28026
FILE NUMBER: 28026
PLOTTED: 4/21/08

BOUNDARY,
TOPOGRAPHIC,
TREE, AND
UTILITY SURVEY

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



Location Map
NTS

SITE NOTES:

THE SITE CONTAINS: 3.255 ACRES / 141,788 SF
TOTAL DISTURBED AREA: 2.883 ACRES

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

SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY VALENTINO & ASSOCIATES, INC., DATED 9th OF APRIL, 2008.

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

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

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

VARIANCES REQUESTED:

1. WAIVE THE SIDEWALK / CURB AND GUTTER REQUIREMENT ALONG WILLINGHAM DRIVE
2. DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 20 FEET TO 10 FEET (FIRE MARSHALL IS IN AGREEMENT WITH THIS VARIANCE REQUEST)
3. DECREASE THE REQUIRED COMMERCIAL OFF STREET PARKING FROM 36 TO 32 SPACES (OVERALL PARKING FOR THE DEVELOPMENT EXCEEDS THE REQUIREMENTS).

LOT COVERAGE:

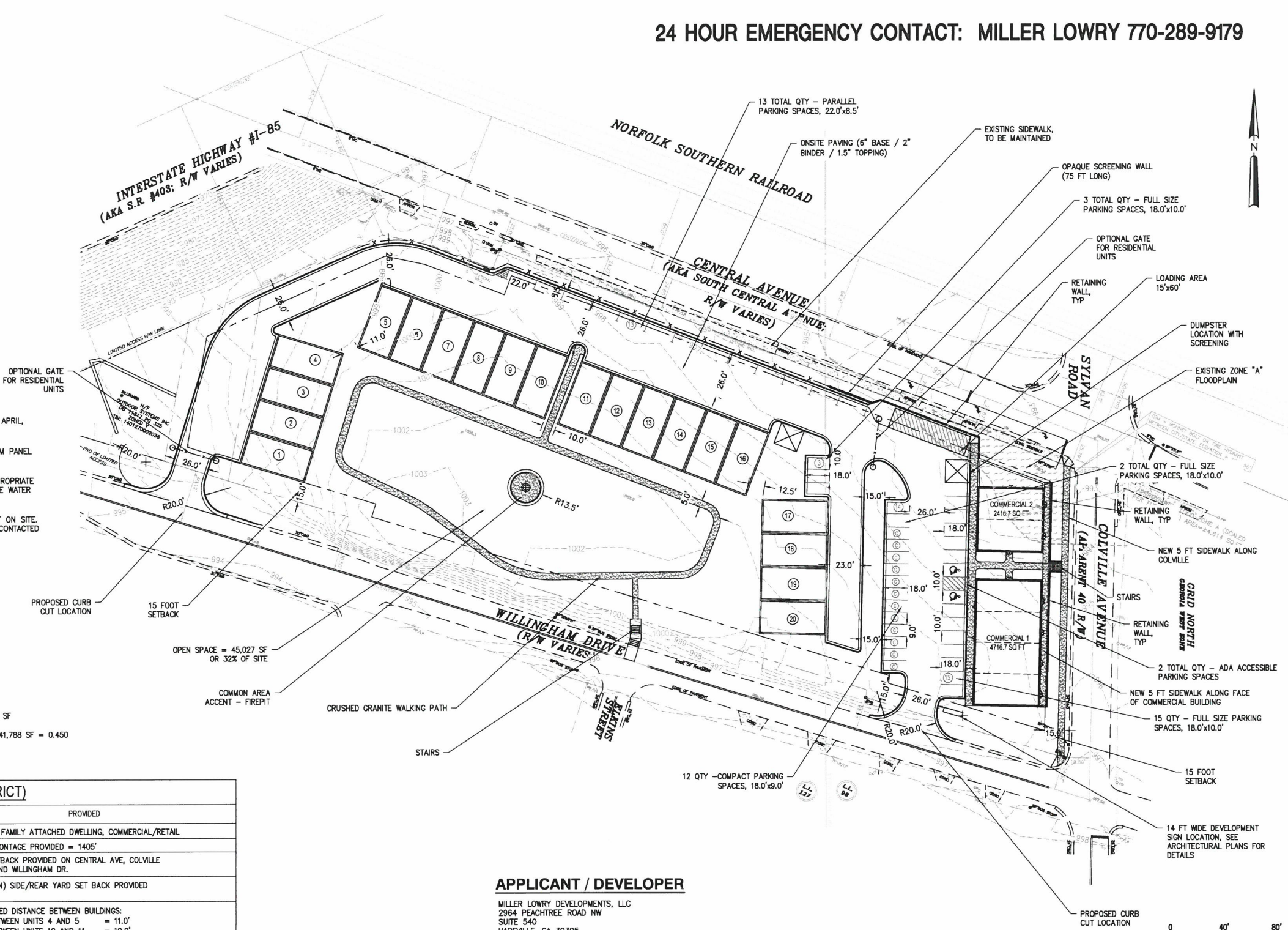
BUILDING AREA = 32,762 SF
PARKING AREA = 8,613 SF
DRIVEWAY AREA = 32,468 SF
SIDEWALK AREA = 6,051 SF
TOTAL LOT COVERAGE = 79,894 SF / 141,788 SF = 56.35%

FLOOR AREA RATIO:

TOWNHOME UNIT (2800 SF) X 20 = 56,000 SF
RETAIL AREA = 7,762 SF
TOTAL FLOOR AREA RATIO = 63,762 SF / 141,788 SF = 0.450

ZONING DIALOG BOX - V (VILLAGE DISTRICT)

CATEGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL
LOT FRONTAGE	50' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 1405'
FRONT YARD AREA	15' (MIN) FRONT YARD SET BACK	15' SETBACK PROVIDED ON CENTRAL AVE, COLVILLE AVE, AND WILLINGHAM DR.
SIDE AND REAR YARDS	15' (MIN) SIDE/REAR YARD SET BACK FOR STREETS ADJACENT TO STREET OR ALLEY	15' (MIN) SIDE/REAR YARD SET BACK PROVIDED
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 4 AND 5 = 11.0' - BETWEEN UNITS 10 AND 11 = 10.0' - BETWEEN UNITS 16 AND 17 = 12.5' REQUESTED REDUCTION FROM 20' TO 10' FOR THESE UNITS LISTED ABOVE
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER ALONG THE RESIDENTIAL AND NON RESIDENTIAL SIDES OF THE BUFFER	15' LANDSCAPED BUFFER PROVIDED.
PARKING RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT
NON RESIDENTIAL - TOTAL SPACES/SQFT	ONE PARKING SPACE PER 200 SQ FT OF ENCLOSED COMMERCIAL FLOOR AREA. PROPOSED ESTIMATED COMMERCIAL FLOOR AREA = 7,133.4 SQ FT / 200 = 35.66 = 36 REQUIRED SPACES	32 TOTAL OFF STREET PARKING SPACES PROVIDED IN FRONT OF THE COMMERCIAL BUILDING. 49 TOTAL OFF STREET PARKING SPACES PROVIDED
OFF STREET PARKING	ANY NON RESIDENTIAL OFF STREET PARKING SPACES - FULL SIZE: 70% MAXIMUM - COMPACT SIZE: 30% MINIMUM	49 TOTAL OFF STREET PARKING SPACES PROVIDED - FULL SIZE: 35 QTY / 71% - COMPACT SIZE: 12 QTY / 25% - ADA ACCESSIBLE: 2 QTY / 4%
ADA ACCESSIBLE	ADA ACCESSIBLE: TOTAL SPACES BETWEEN 26-50, REQUIRE 2 ADA ACCESSIBLE. 48 TOTAL PROVIDED SPACES = 2 REQUIRED ADA	ADA ACCESSIBLE: 2 QTY PROVIDED



APPLICANT / DEVELOPER

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

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street SE
Marietta, GA 30060
875-324-9410
www.crescentvieweng.com

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

Site Plan

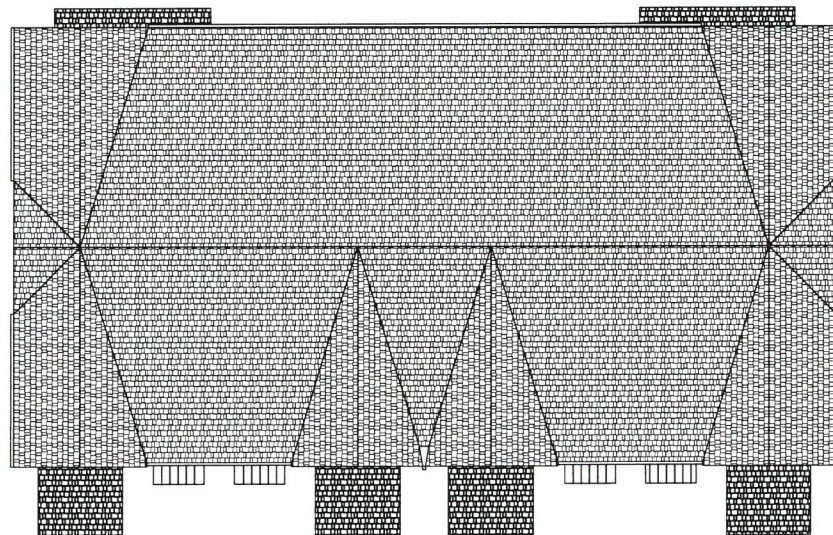
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3-6-19	A. R.	P. Z.	
DRAWN	CHECKED		



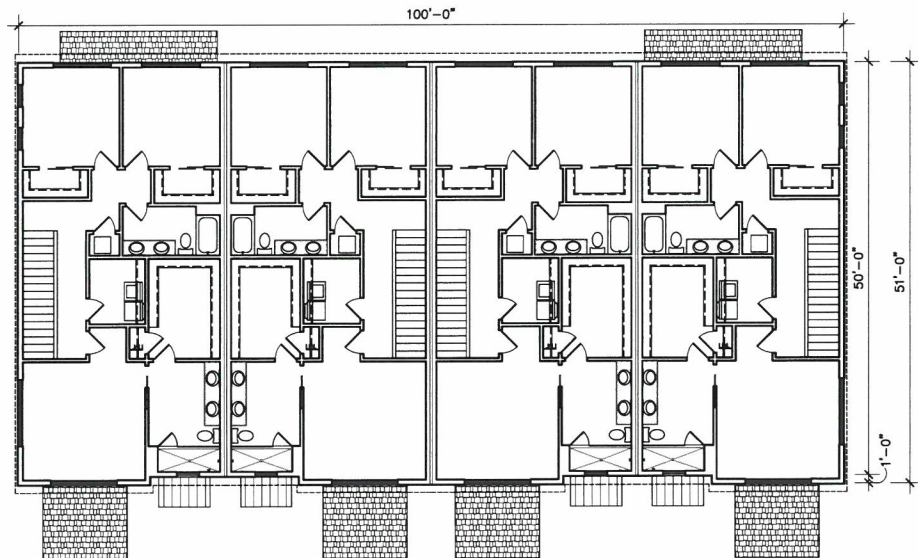
Construction Plan Set For:
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

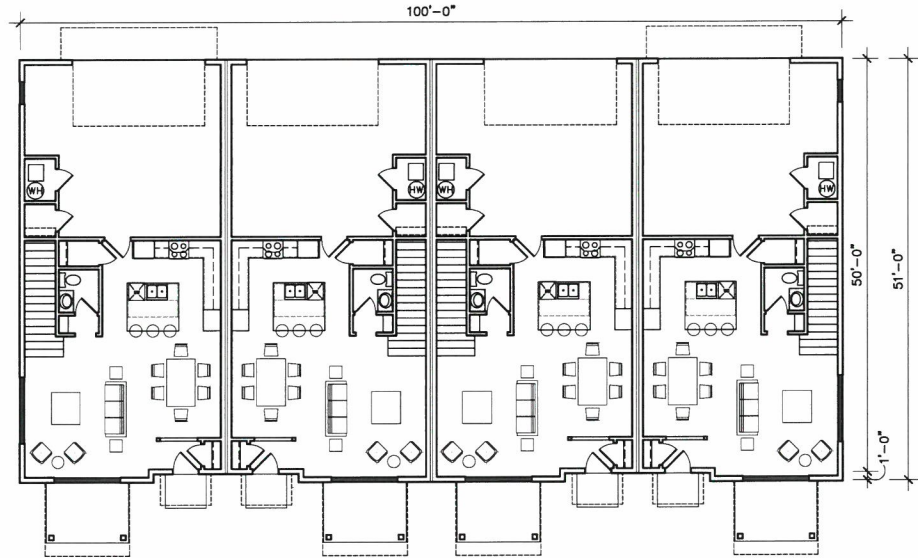
Sheet No.
C-1



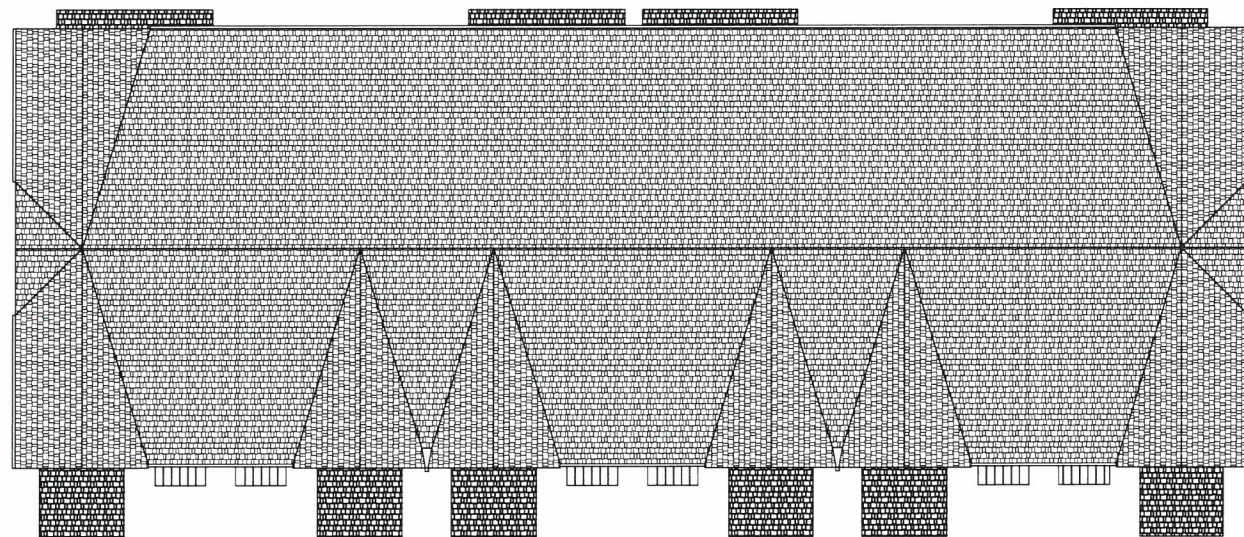
plan 3 ROOF PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG



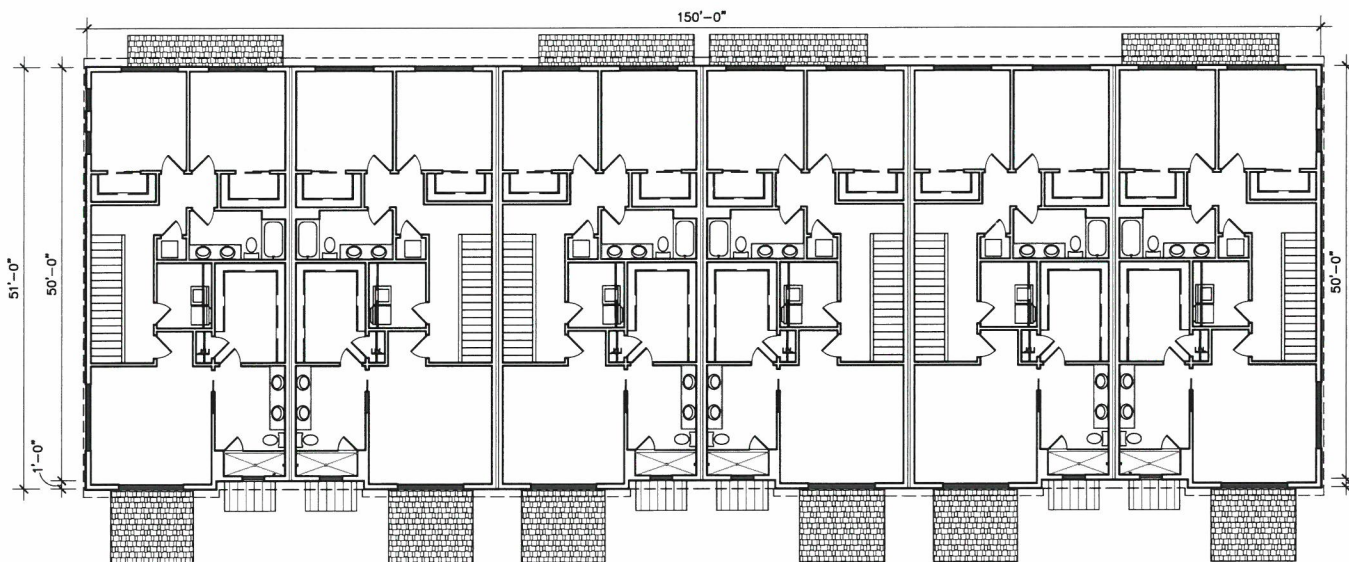
plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG



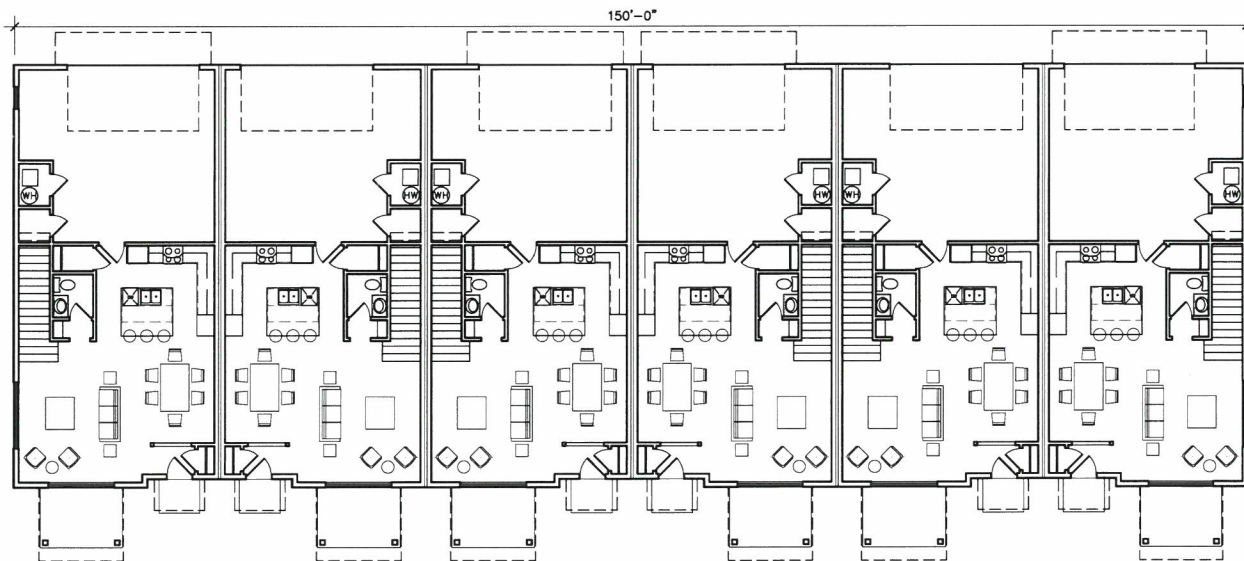
plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG



plan 3 ROOF PLAN
3/32"=1'-0" A102 SIX UNIT BLDG



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A102 SIX UNIT BLDG



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A102 SIX UNIT BLDG



SEAL

[illegible]

03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

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

NUMBER XXXXXX

START 01.22.2019

DRAWN NK

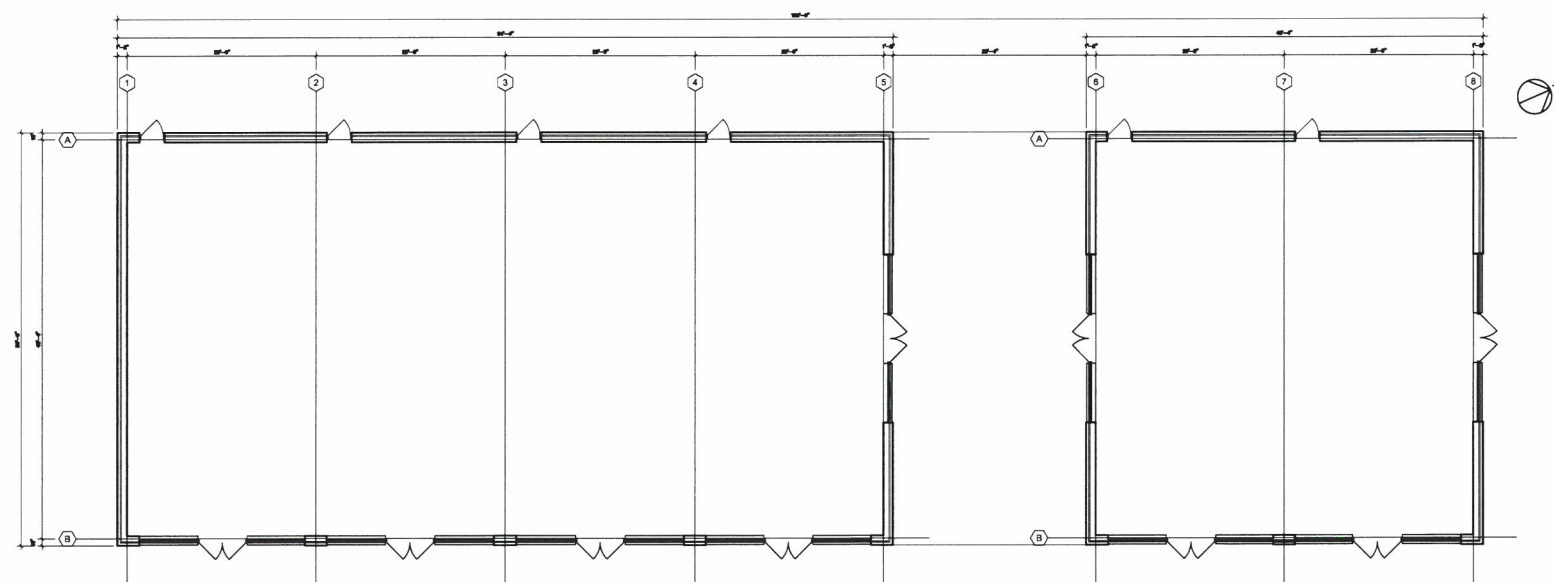
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TITLE _____

Retail Buildings
Plans

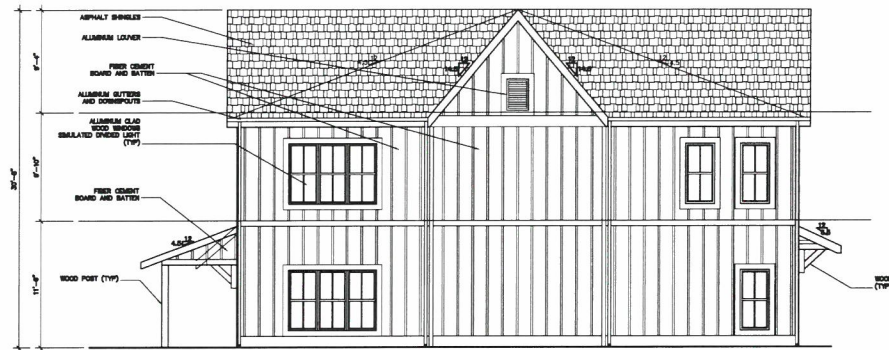
SHEET

A102



plan 2 COMMERCIAL 1
3/2"=1'-0" A102 PLAN

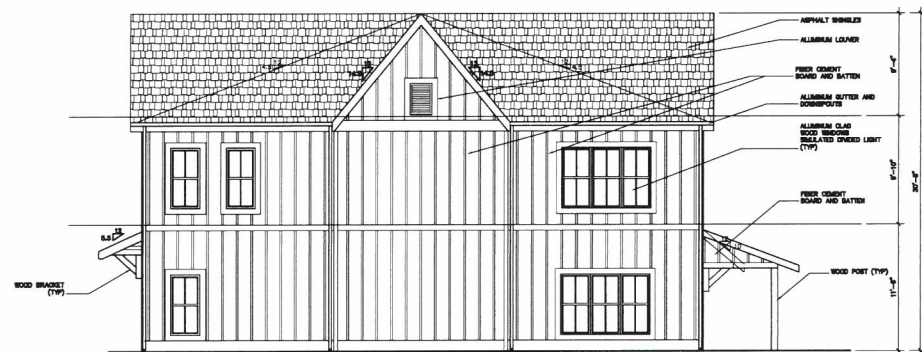
plan 1 COMMERCIAL 2
3/2"=1'-0" A102 PLAN



elev 8 SIDE ELEVATION
1/8"=1'-0" A201 ALL BUILDINGS



elev 7 REAR ELEVATION
1/8"=1'-0" A201 FOUR UNIT BLDG



elev 6 SIDE ELEVATION
1/8"=1'-0" A201 ALL BUILDINGS



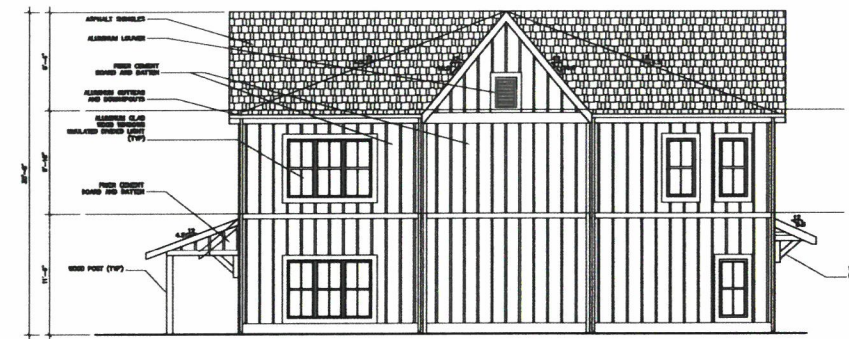
elev 5 FRONT ELEVATION
1/8"=1'-0" A201 FOUR UNIT BLDG



elev 3 REAR ELEVATION
1/8"=1'-0" A201 SIX UNIT BUILDING



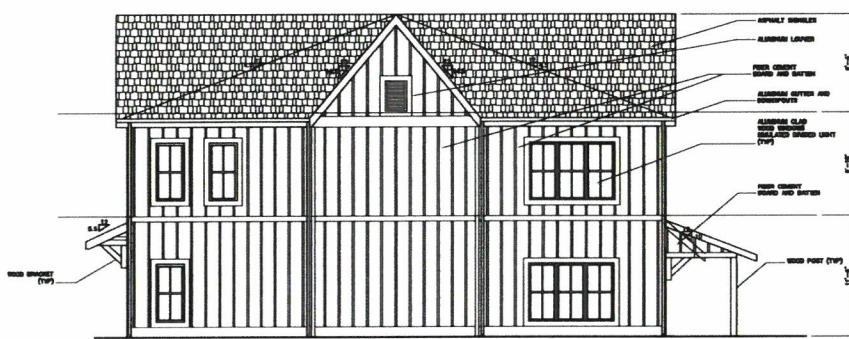
elev 1 FRONT ELEVATION
1/8"=1'-0" A201 SIX UNIT BUILDING



8 SIDE ELEVATION
ALL BUILDINGS



7 REAR ELEVATION
FOUR UNIT BLDG



6 SIDE ELEVATION
ALL BUILDINGS



5 FRONT ELEVATION
FOUR UNIT BLDG



SIX UNIT BUILDING



SIX UNIT BUILDING

03.2019 DATE

D.R.C. APPLICATION

PROJECT

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

NUMBER

XXXXX

START

01.22.2019

DRAWN

NK

CHECKED

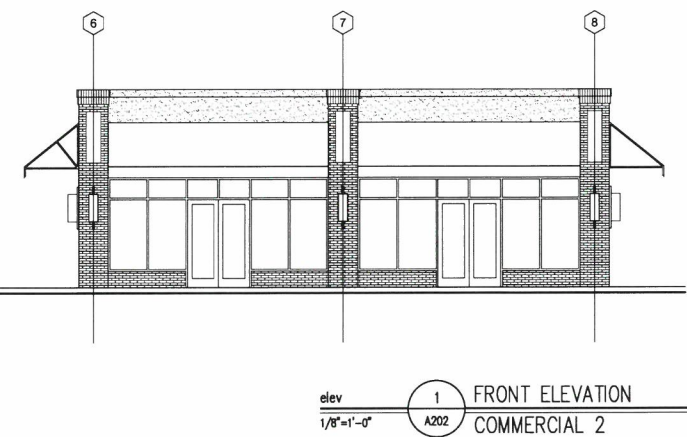
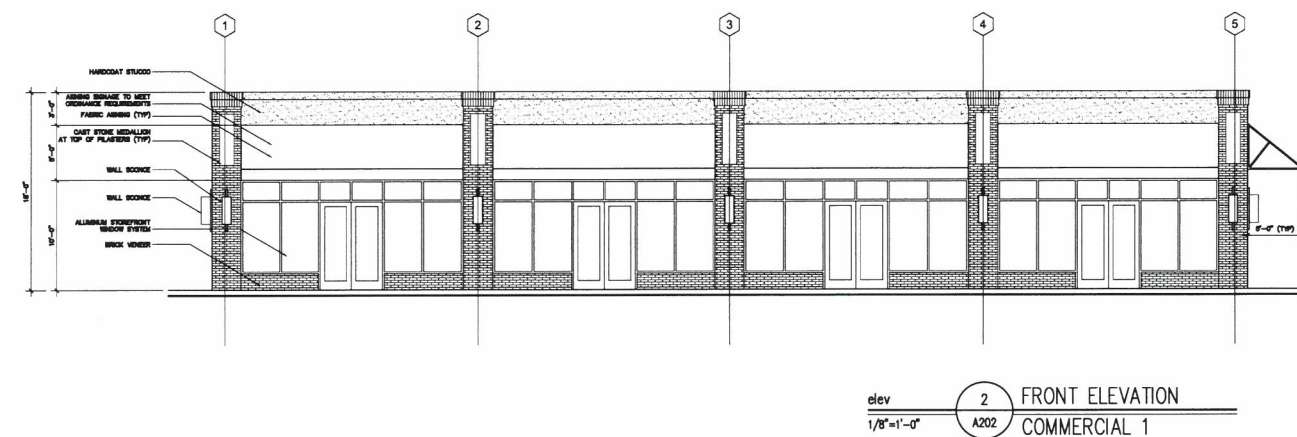
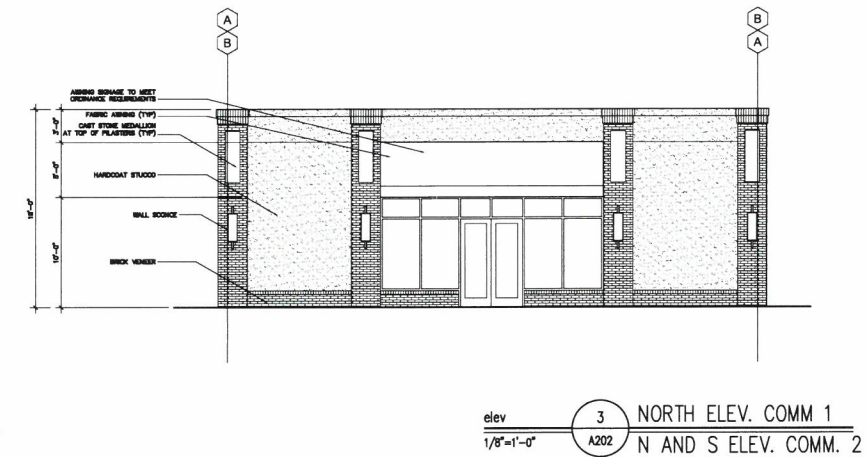
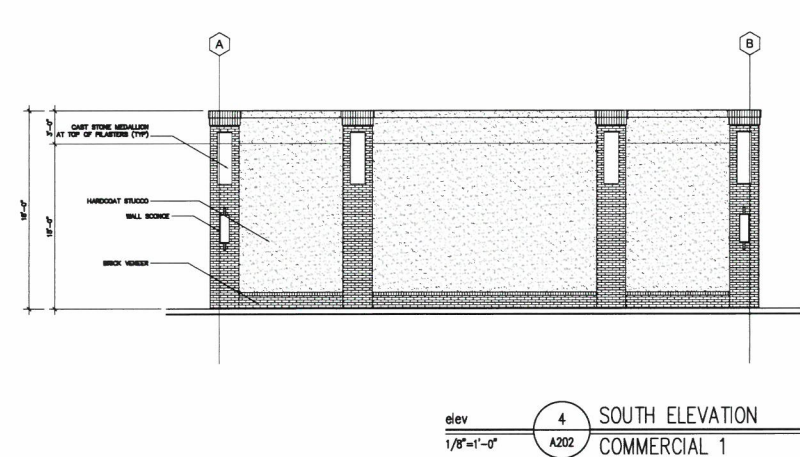
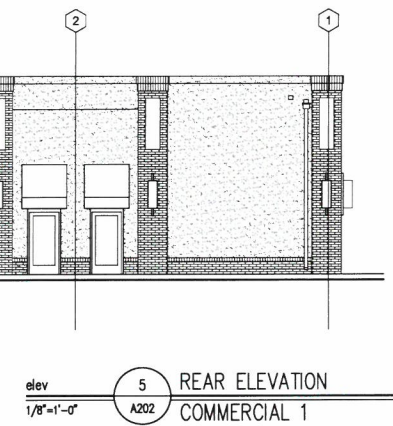
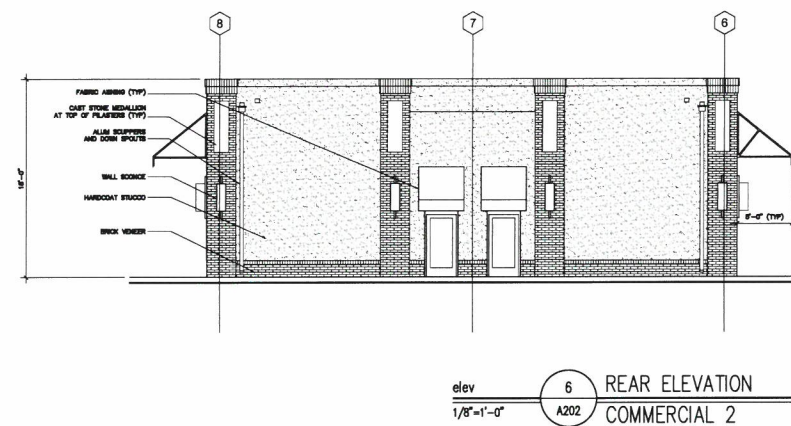
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TITLE

ELEVATIONS

SHEET

A201



NOTE: VARIANCE REDUCTION FROM 24 FOOT MINIMUM

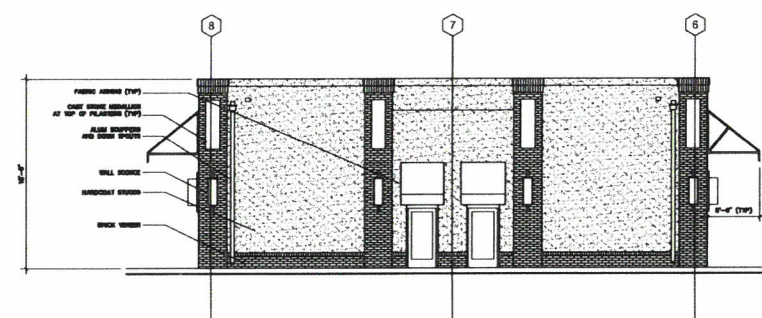
03.20.19 DATE
D.R.C. APPLICATION DESCRIPTION

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

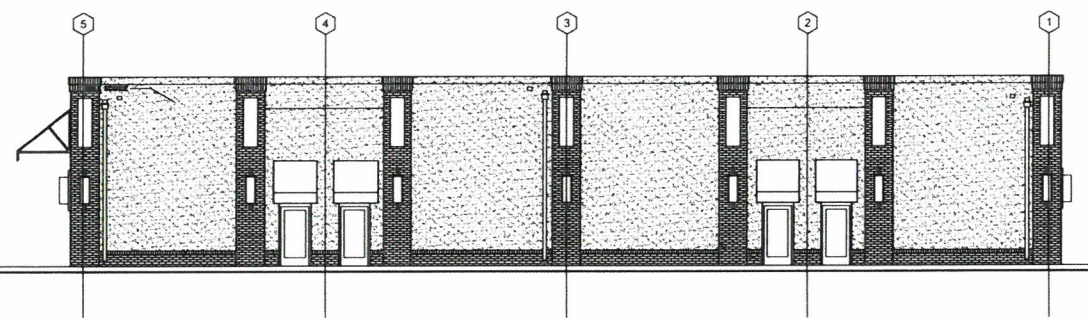
NUMBER
XXXXX
START
01.22.2019
DRAWN
NK
CHECKED
JC

TITLE
RETAIL
ELEVATIONS

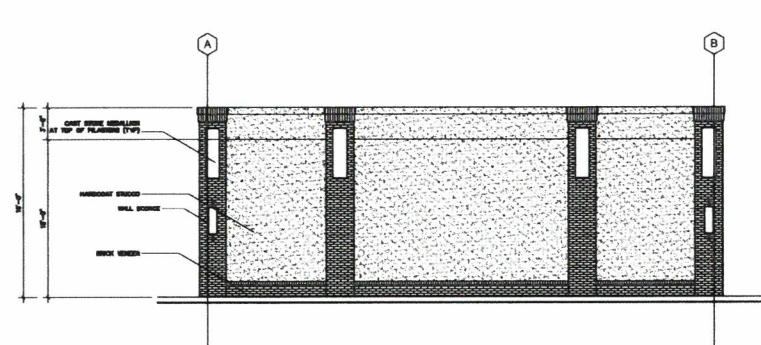
SHEET
A202



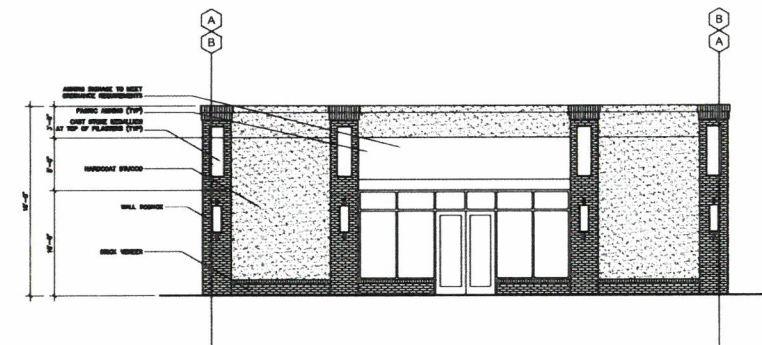
dew
1/8"=1'-0"
6 REAR ELEVATION
A202 COMMERCIAL 2



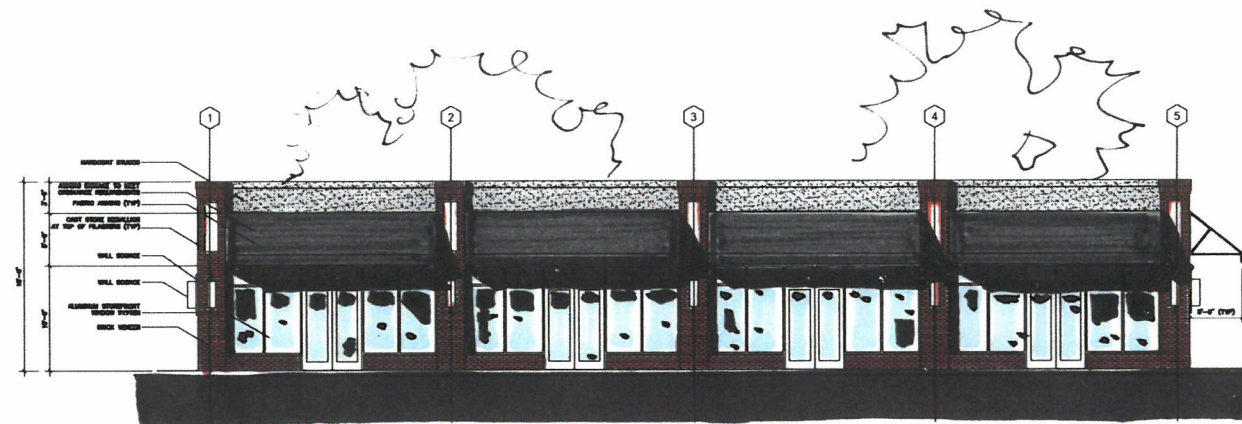
dew
1/8"=1'-0"
5 REAR ELEVATION
A202 COMMERCIAL 1



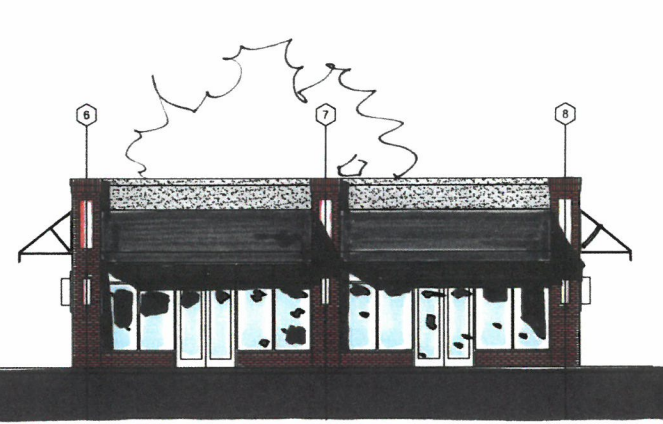
dew
1/8"=1'-0"
4 SOUTH ELEVATION
A202 COMMERCIAL 1



dew
1/8"=1'-0"
3 NORTH ELEV. COMM 1
A202 N AND S ELEV. COMM. 2



dew
1/8"=1'-0"
2 FRONT ELEVATION
A202 COMMERCIAL 1



dew
1/8"=1'-0"
1 FRONT ELEVATION
A202 COMMERCIAL 2

NOTE: VARIANCE REDUCTION FROM 24 FOOT MINIMUM

03.2019 D.R.C. APPLICATION
DATE DESCRIPTION

PROJECT

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

NUMBER
XXXXX

START
01.22.2019

DRAWN
NK

CHECKED
JC

TITLE
RETAIL
ELEVATIONS

SHEET
A202

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
211 Fraser Street SE
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

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

Grading and Drainage Plan



Construction Plan Set For
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE P1# 18-403

Sheet No.
C-2

NORFOLK SOUTHERN RAILROAD

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

SYLVAN
ROAD

COLLIER AVENUE
(AKA S. 40th R/W)

GRID NORTH
6309814 WEST ZONE

WILLINGHAM DRIVE
(R/W VARIES)

ELKINS
STREET

DIRT STATEMENT:

CUT: 1,566 CU YDS (ESTIMATED)
FILL: 4,809 CU YDS (ESTIMATED)
HAUL VOLUMES: 3,243 CY - HAULED ON SITE
NET EARTHWORK VOLUMES ARE MORE THAN 500 CU YDS FOR THE SITE
WORK, THEREFORE A HAUL ROUTE PERMIT IS REQUIRED.

STORMWATER INFILTRATION RATES:

SOIL TESTS ARE IN PROGRESS TO DETERMINE INFILTRATION RATES
SPECIFIC TO THE SITE.

TOTAL SITE ACRES = 3.113 ACRES
TOTAL DISTURBED AREA = 2.883 ACRES

RETAINING WALL TO BE DESIGNED BY
STRUCTURAL ENGINEER

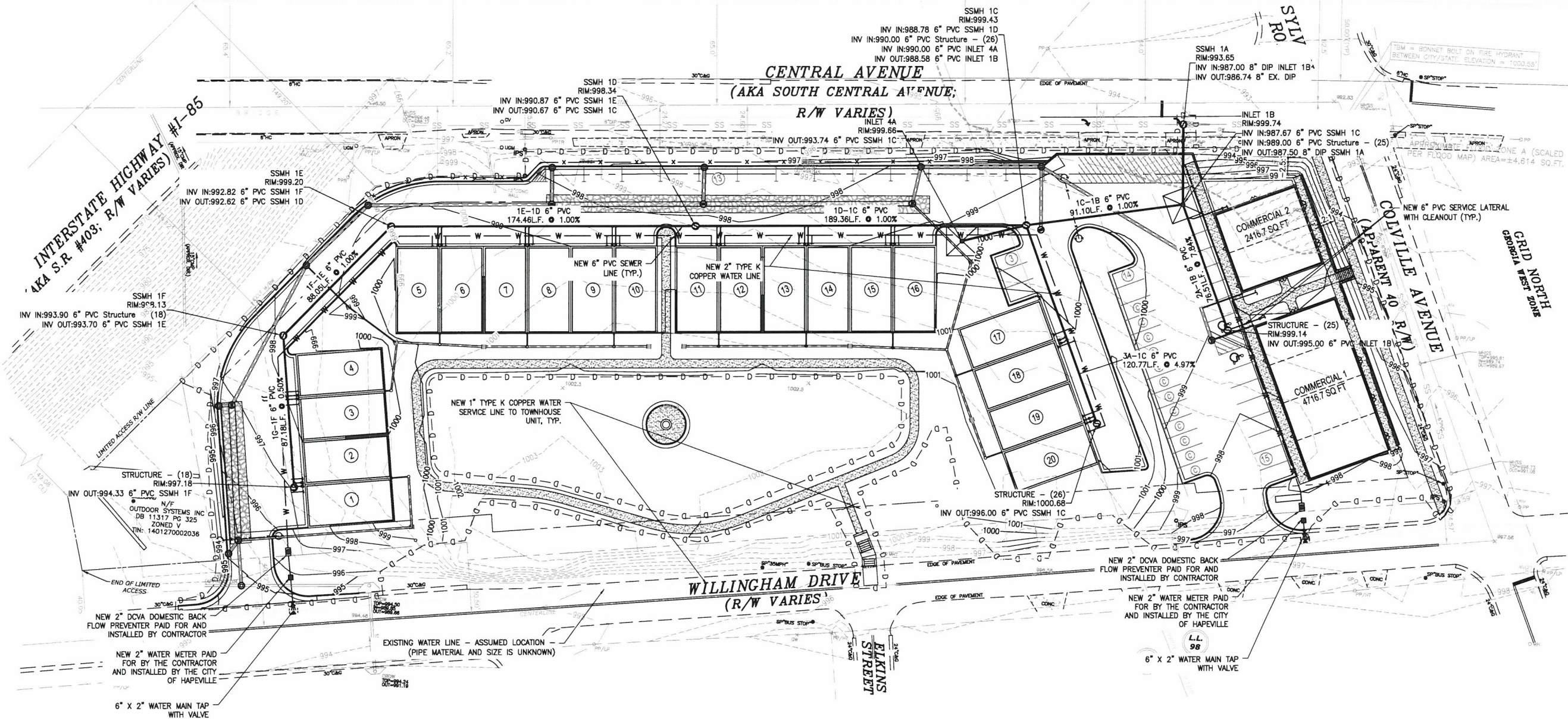
SEE SHEET C-3.2 FOR GRADING NOTES

EXISTING LEGEND

- 1150--- EXISTING CONTOUR
- - - - - PROPERTY LINE
- - - - - SANITARY SEWER LINE
- - - - - OVERHEAD POWER LINE
- - - - - WATER LINE
- x - FENCELINE
- SANITARY SEWER MANHOLE
- ⌋ POWER POLE WITH GUY WIRE
- ⌋ ELECTRIC BOX
- ⌋ FIRE HYDRANT

PROPOSED LEGEND

- 990— CONTOUR
- — — STORMWATER LINE
- - - - - LIMIT OF DISTURBANCE
- - - - - SANITARY SEWER PIPING
- 1.2% SURFACE DRAINAGE GRADE
- DROP INLET WITH GRATE
- JUNCTION BOX
- CURB INLET
- SANITARY SEWER MANHOLE



EXISTING LEGEND

- 1150--- EXISTING CONTOUR
- PROPERTY LINE
- COMBINED STORMWATER AND SANITARY SEWER LINE
- W --- WATER LINE
- x FENCELINE
- SANITARY SEWER MANHOLE
- STORMWATER SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE

PROPOSED LEGEND

- 935 --- CONTOUR
- STORMWATER LINE
- LIMIT OF DISTURBANCE
- SANITARY SEWER PIPING
- W WATER LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- MM WATER METER
- WM WATER VAULT
- WM TAPPING SLEEVE + REDUCER + VALVE

UTILITY NOTES:

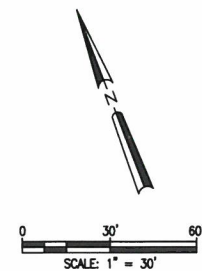
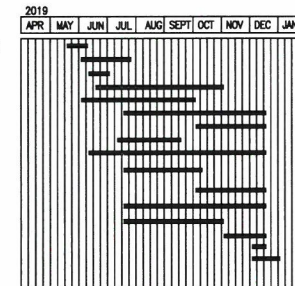
- FOR SEWERS OF LESS THAN 8-INCH DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WYE FITTING, AND SHALL NOT EXCEED 15 DEGREES FROM PERPENDICULAR TO SEWER MAIN (OR MAIN LINE).
- A QUALIFIED CONTRACTOR'S PERMIT REQUIRED FOR NEW SEWER CONNECTIONS IN THE PUBLIC RIGHT OF WAY.

WATER NOTES:

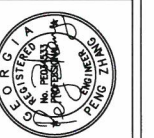
- ALL PROPOSED WATER METERS SHALL BE PAID FOR BY THE CONTRACTOR AND INSTALLED BY CITY OF HAPEVILLE.
- ALL PROPOSED BACKFLOW DEVICES SHALL BE PAID FOR AND INSTALLED BY THE CONTRACTOR.

Construction Activity Schedule

- | 2019 | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC | JAN |
|--|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|
| A) INITIAL EROSION CONTROL BMPs AND TREE SAVE INSTALLATION | | | | | | | | | | |
| B) INTERMEDIATE EROSION CONTROL BMPs | | | | | | | | | | |
| C) FINAL PHASE E&SC BMPs | | | | | | | | | | |
| D) MAINTENANCE OF E&SC PRACTICES | | | | | | | | | | |
| E) DEMOLITION | | | | | | | | | | |
| F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS | | | | | | | | | | |
| G) CLEARING AND GRUBBING | | | | | | | | | | |
| H) GRADING | | | | | | | | | | |
| I) STORM AND SANITARY SEWER INSTALLATION | | | | | | | | | | |
| J) PAVING | | | | | | | | | | |
| K) BUILDING CONSTRUCTION | | | | | | | | | | |
| L) TEMPORARY GRASSING @ 14 DAY INTERVALS | | | | | | | | | | |
| M) PERMANENT GRASSING @ 30 DAY INTERVALS | | | | | | | | | | |
| N) REMOVAL OF TEMPORARY BMP'S | | | | | | | | | | |
| O) FINAL CLEAN-UP | | | | | | | | | | |



DATE	SCALE	AS SHOWN	REVISIONS
3-6-19	A.R.	P.Z.	
DRAWN	CHECKED		



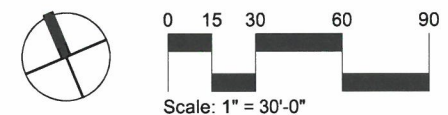
**Miller Lowry
Developments, LLC**
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

REVISIONS

[illegible]

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

L7-00



FOR INFORMATION ONLY - NOT FOR CONSTRUCTION