

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: Design Review – 591 King Arnold Street

Key:

Compliant:

Not Compliant:

Incomplete:

Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from Miller Lowry Developments, LLC, for the designs of 18 proposed townhomes at 591 King Arnold Street. All townhomes will be three stories tall overall but will vary in height from grade at the street or entrance from two and a half stories to three stories, or from 26'-1" to 34'-6 1/2". Twelve 3 bed/3.5 bath townhomes with approximately 1,830 SF of heated floor area each will be built directly along King Arnold Street in two blocks of six townhomes. An additional six 2 bed/2 bath townhomes with approximately 1,239 SF of heated floor area each will be built in the rear in two blocks of three townhomes. All units will have first floor two-car garages facing a shared alley. The site is developed and currently occupied by a one-story structure, which will be removed.

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

The Applicant intends to request the following five variances from the Board of Appeals:

- 1. Increase the number of permitted townhomes in the U-V district from 12 to 18.
- 2. Lower the minimum floor area per dwelling unit from 1,400 SF to 1,200 SF.
- 3. Allow for the development of residences without ground level non-residential uses.
- 4. Allow units 14-17 to be built without pedestrian access along the street.
- 5. Increase the maximum width allowed for curb breaks from 30' to 38.1'

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.

- O 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.
- O 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.
- O 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.
 - While the buildings and supplemental area treatments appear compliant, setbacks have not been provided for all buildings. Properties in U-V have no minimum setback and a maximum setback of 15' from the clear area of the sidewalk.
 - First story floor to ceiling height must be 12'. Buildings 13-18 have a first story floor to ceiling height of 10'-6", which is not compliant. The first story floor to ceiling heights have not been provided for the other buildings.

NOTES:

- Townhomes must have first story occupiable space for 10' of depth along the enfronting façade. Buildings 13-18 have entrances on the garage level that have no occupiable space, which is not compliant.
- Street trees must be planted a maximum of 40' on center in the landscape area of the sidewalk. This is also required by U-V zoning.
- Street trees are proposed along King Arnold but the spacing has not been provided. No street
 trees have been proposed along Estelle and North Fulton, which is not compliant. This is also
 required by U-V zoning.

(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.
- O 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.

NOTES: • Fences, walls, or hedges are required along the sidewalks adjacent to the alley by U-V zoning.

(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.
- O 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.

 Mechanical utility features should be shown on the plans. They must be screened from view and may be located on rooftops.

• The project must include streetlights.

(e) Parking and traffic standards.

NOTES:

- Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- O 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.
- O 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.
- X 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.
- O 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.
- O 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.
- O 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.
- O Underground parking is allowed when possible.
- O 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.
- O 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.
 - Two-way driveways for townhomes may have a maximum width of 15'. At the request of the fire marshal, the proposed alley is 24' wide, which is not compliant and will require a design exception.
 - The driveway for building 1 appears to be separated from the adjacent sidewalk by less than 10' of landscaped area, which is not compliant.

(f) Roof and chimney standards.

NOTES:

- O Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- Noof shingles shall be slate, cedar, or asphalt.
- Noof 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.
- O 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.
- O Chimneys located on an exterior building wall shall begin at grade.
- ✓ Flat roofs shall be permitted.
- Duildings 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.
- O 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.
- O 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.
- O 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-ofway.
- 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.
 - Fiber-cement siding may not exceed 20% of the total enfronting façade area. While the areas
 of building façade materials have not been provided, it appears fiber-cement siding
 constitutes more than 20% of the total façade area for all structures, which is not compliant
 and will require a design exception.
 - The enfronting windows proposed for buildings 13-18 are not all equally sized, equally spaced, or arranged in a grid as is encouraged.

NOTES:

(h) Door and window standards.

- The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Sirst-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.
- O 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.
- O 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.

- Building numbers are shown on renderings but not on elevations.
- The entrances for buildings 14-17 do not face, are not visible from, are not accessible from, and are not connected by a walkway to the adjacent public sidewalk, which is not compliant with the architectural design standards or with A-D overlay zoning. The applicant is seeking a Variance from the Board of Appeals for the latter.
- Not all enfronting windows for buildings 13 and 18 are vertically shaped with a height greater than width, which is not compliant.
- The applicant should ensure no GBGs will be utilized.

RECOMMENDATIONS

NOTES:

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

- 1. While the buildings and supplemental area treatments appear compliant, setbacks have not been provided for all buildings. Properties in U-V have no minimum setback and a maximum setback of 15' from the clear area of the sidewalk. Setbacks must be compliant and shown on the drawings.
- 2. First story floor to ceiling height must be 12'. Buildings 13-18 have a first story floor to ceiling height of 10'-6", which is not compliant. The first story floor to ceiling heights have not been provided for the other buildings. All first story floor to ceiling heights must be at least 12' and be provided on plans.
- 3. Townhomes must have first story occupiable space for 10' of depth along the enfronting façade. Buildings 13-18 have entrances on the garage level that have no occupiable space, which is not compliant.
- 4. Street trees must be planted a maximum of 40' on center in the landscape area of the sidewalk. Street trees are proposed along King Arnold but the spacing has not been provided. No street trees have been proposed along Estelle and North Fulton, which is not compliant. **The applicant must plant the required street trees and show required spacing on plans.** This is also required by U-V zoning.
- 5. Fences, walls, or hedges are encouraged by the architectural design standards and are required by U-V zoning along the sidewalks adjacent to the alley. The applicant must add required fences, walls, or hedges to the plans.
- 6. **Mechanical utility features should be shown on the plans**. They must be screened from view and may be located on rooftops.
- 7. The project must include streetlights.
- **8.** Two-way driveways for townhomes may have a maximum width of 15'. At the request of the fire marshal, the proposed alley is 24' wide, which is not compliant and will require a design exception.
- 9. The driveway for building 1 appears to be separated from the adjacent sidewalk by less than 10' of landscaped area, which is not compliant and will require a design exception.
- 10. Fiber-cement siding may not exceed 20% of the total enfronting façade area. While the areas of building façade materials have not been provided, it appears fiber-cement siding constitutes more than 20% of

the total façade area of all buildings. The applicant will need to reduce the use of fiber-cement siding to below 20% of the total enfronting façade area or receive a design exception.

- 11. The enfronting windows proposed for buildings 13-18 are not all equally sized, equally spaced, or arranged in a grid as is encouraged.
- 12. Building numbers are shown on renderings but not on elevations. The plans should be revised to show building numbers on the elevations.
- 13. The entrances for buildings 14-17 do not face, are not visible from, are not accessible from, and are not connected by a walkway to the adjacent public sidewalk, which is not compliant with the architectural design standards or with A-D overlay zoning. The applicant is seeking a Variance from the Board of Appeals for the latter. Regardless of the outcome, the applicant will need to revise the plans to have all buildings front on public streets or receive a design exception.
- 14. Not all enfronting windows for buildings 13 and 18 are vertically shaped with a height greater than width, which is not compliant.
- 15. The applicant should ensure no GBGs will be utilized.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the application can be approved contingent on the Applicant obtaining the required Variances from the Board of Appeals.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL D	DATE:	
a	All applications must be typed of authorized representative is required to Meeting to answer questions.	or neatly printed. Applications or an personally appear at the Design Review
E r s	Every attempt will be made to place month's agenda following the subn	s the third Wednesday of each month. your application for review on the next nittal of a completed application with may not always be possible. The City ons as deemed necessary.
Applicant:	Miller Lowry Developments Co	ontact Number:
	ress:	
	z	
Address of Prop	oosed Work:591 King Arnold Street, City of Hap	eville, GA 30354
Parcel ID# (INFO	PRMATION MUST BE PROVIDED):	09500040383
Property Owner:	Joe L. Daniely	Contact Number:
Project Descrip	otion (including occupancy type):	
	onsisting of 18 Townhomes	
requesting 1 varial	nce (increase the guest parking from 0 to 2 spaces)	
Contractors Na	ıme:	Contact Number: _n/a
Contact Persor	1: Miller Lowry	Contact Number:
I hereby make app property. I do her accurate, and I un application and a reserves that right I further understar full. I hereby acknowrite the English voluntarily comple the City of Hapevill	polication to the City of Hapeville, to the Designeby swear or affirm that the information proderstand that any inaccuracies may be compaction taken on this application. I understand that it is my/our responsibility to conform the compact of the City of language and/or this document has been used this application. I understand that it is a le, Georgia pursuant to O.C.G.A. 16-10-20 and	gn Review Committee for the above referenced rovided here and above is true, complete and considered just cause for invalidation of this iderstand that the City of Hapeville, Georgia, is of any action or approval on this application. In with all of City of Hapeville's Ordinances in Hapeville shall be adhered to. I can read and read and explained to me and I have full and a felony to make false statements or writings to
Applicants Sig	nature	Date

Project Class (check	one):	
xResidential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction _	Addition to Existing Commercial Building
Addition to Existin	g Residential Structure _	Accessory Structure
xSite Plan, Grading	& Landscapingx_N	ew Single Family Residential Construction
Other		
	proposed New Construction	
Total Square Footage of	existing building:	
Estimated Cost of Constr	uction: ~2.7 million	
	terials on the exterior of the	existing structure:
Masonry and wood		
ist/Describe Building Mat	terials proposed for the exte	erior facade of the new structure:
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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.

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.

(Please Print & Initial)



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that v following:	with my signature and submission to	the City of Hapeville, I have done the
proposed project. The Ar	o's Architectural Design Guidelines an chitectural Design Guidelines may be ga/hapeville/codes/code of ordinan	
<u>M(</u> Ensured that my proposed of Ordinances.	d project meets all of the required cr	iteria per the City of Hapeville Code
Submitted my application Design Review Committee		adline for review by Staff prior to the
Identified and explained a with the requirements set document in the application	Ill deficiencies or components of the tforth in the Code. This explanation on.	proposed project that do not meet should be submitted as a separate
	ciencies in the application must be re e meeting or the application may not	solved at least 10 days prior to the be presented to the DRC for review.
	rawings and details for all projects un anning & Zoning Department.	nless allowed in writing by the
Agreed to submit any requ to the Community Service	uired revisions by the Design Review es Department for review prior to req	Committee with updated drawings questing any permits.
MILLERLOWRY	Mun	8/24/19
Printed Name	Signature	Date
Should you have any questions,	, please do not hesitate to contact th	e Community Services Department

at 404-669-2120.

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

2

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

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

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

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

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

SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

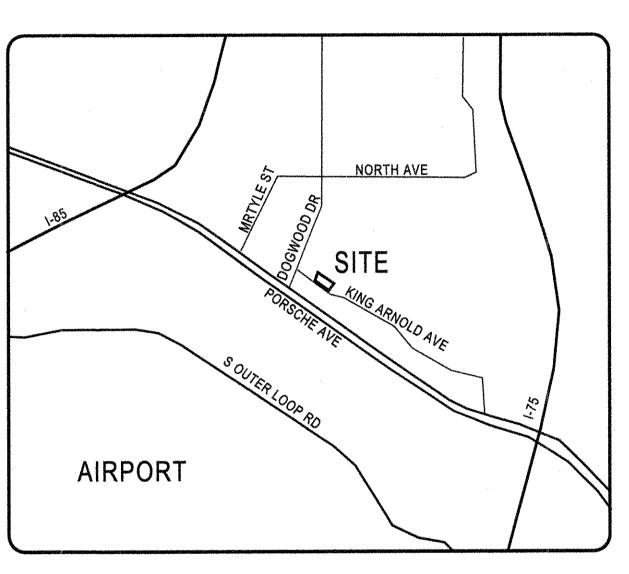
VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

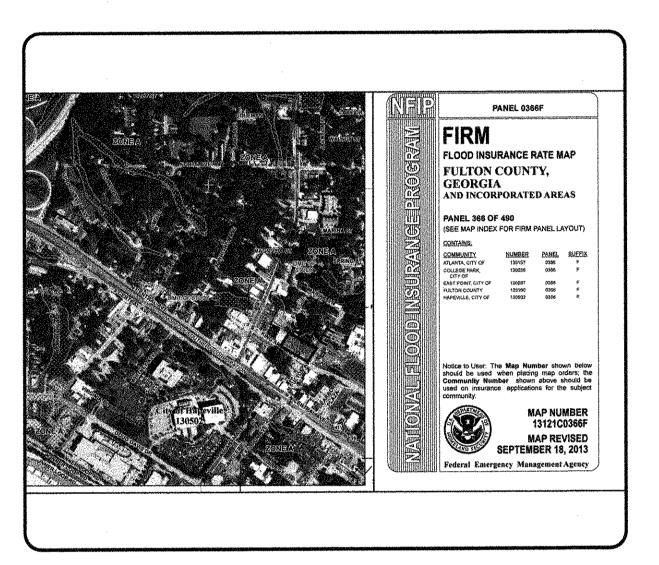
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
CONSTRUCTION DOCUMENTS FOR:

KING ARNOLD TOWNHOMES

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



Location Map



FEMA Map

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

ANTICIPATED START DATE: 7-17-19 ANTICIPATED COMPLETION DATE: 3-5-19

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 18 TOWNHOUSE UNITS AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

<u>OWNER</u>

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

ENGINEER:

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

SHEET LIST TABLE

DRIVEWAY PLAN AND PROFILE

GRADING AND DRAINAGE PLAN

EROSION CONTROL PLAN

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

STORMWATER MANAGEMENT PLAN

UTILITY NOTES + FIRE FLOW TESTS

COVER SHEET

DEMOLITION PLAN

SURVEY

SITE PLAN

UTILITY PLAN

ES&PC - DETAILS

SHEET TITLE

SHEET NO.

C1.1

C-2.1

C-4.1

C-5.1

C-5.2

C-5.3

C-5.4

UTILITY CONTACTS:

TELEPHONE: ELECTRIC: WATER & SEWER

AT&T
GEORGIA POWER COMPANY
CITY OF HAPEVILLE
ATLANTA GAS LIGHT COMPANY

800-225-5288 888-655-5888 404-669-2100 877-427-4321

iller Lowry Developments, Ll
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

DATE 7-8-19 REVISION SCALE AS SHOWN A R.



King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI# 18-403

CLERK'S OFFICE: RECORDING INFORMATION ONLY

591 KING ARNOLD STREET HAPEVILLE, GA 30354

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

1127 NORTH PEACHTREE PKWY., SUITE 178
PEACHTREE CITY, GA 30289
PHONE: 404-312-6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND

GAS = GAS LINE

UGT = UNDERGROUND TELEPHONE

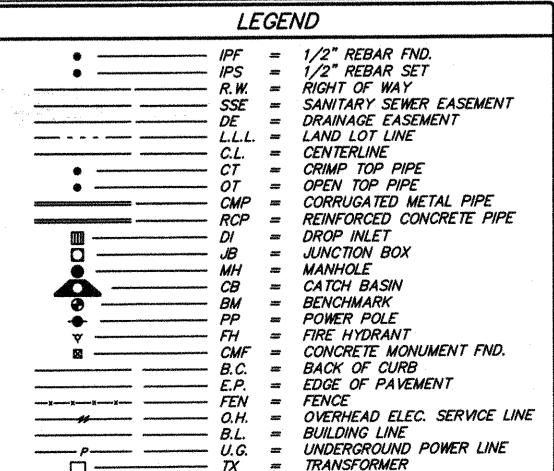
P = UNDERGROUND POWER

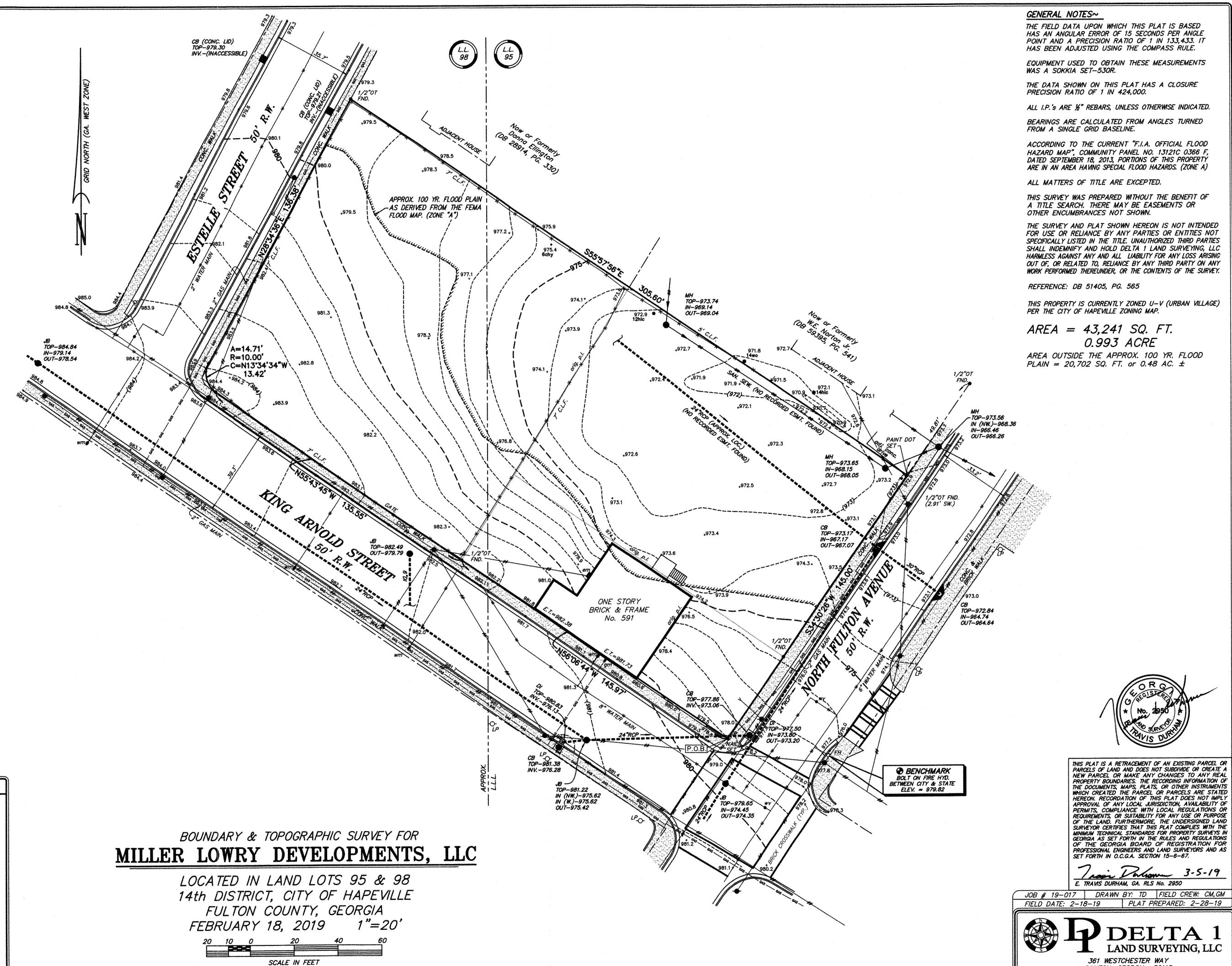
L = UNDERGROUND POWER FOR LIGHT POLES

-----SS --- = SANITARY SEWER - WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ABBREV	A TIC	WS ~
ABL = ABELIA		■ HYDRANGEA
AUC = AUCUBA	ICV	= IRRIGATION CONTROL VALVE
AHY - AMERICAN HOLLY	IMP	= IMPATIENS
AZ == AZALEA	IPF	= IRON PIN FOUND
AZ == AZALEA BB == BARBERRY BE == BEECU	JAS	- JASMINE
pe # geeun	MY	= JAPANESE HOLLY
BEG = BEGONIA BHY = BURFORD HOLLY	M	= JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN	
BIR = BIRCH	LIR	
BP - BRADFORD PEAR	LL	= LAWN LIMITS
BW = BOXWOOD	MAG	■ MAGNOLIA
CAL = CALADIUM	MAP	■ MAPLE
CAM - CAMELLIA	NAN	■ MAPLE ■ NANDINA
CE - COTONEASTER	OGH	= OREGON GRAPE HOLLY
CED *** CEDAK	OLL	- OTTOLUYKEN LAUREL
THEY ME THE POSTY	P	= PINE = PHOTINIA
CHN = CHESTNUT	POP	= POPLAR
	RHO	
CJ = CRYPTOMERIA JAPONICA	RO	= RED OAK
CL = CHERRY LAUREL CO = CLEAN OUT CM = CRAPE MYRILE	RT	- RED TIP
CO = CLEAN OUT	SG	= SWEET GUM
CM - CRAPE MYRTLE	SP	- SPRUCE
DG == DWARF GARDENIA	SPIG	= SPIGOT
DS - DOWNSPOUT	SPK	= SPRINKLER
DW = DOGWOOD	SW	<i>≖ SOURWOOD</i>
EL = ELAEAGNUS	UDS	= UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK	= UNKNOWN
ET - EXTERIOR THRESHOLD		
FF = FINISH FLOOR FOR = FORSYTHIA	VLIR	= VARIEGATED LIRIOPE
		- VARIEGATED PRIVET
GE - GOLDEN EUONYMUS	VW	= VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO	= WATER OAK
GM = GAS METER	WLO	= WILLOW OAK
GM = GAS METER HB = HACKBERRY HEM = HEMLOCK	WIL	= WLLOW
HEM - HEMLOCK	WM	= WATER METER
HIC - HICKORY	WO	- WHITE OAK
	WP	
HOS = HOSTA		= MINDOW WELL
HLY = HOLLY	n	= YARD INLET





CONTOUR INTERVAL = 2 FT. VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 1988) 0.993 ACRE

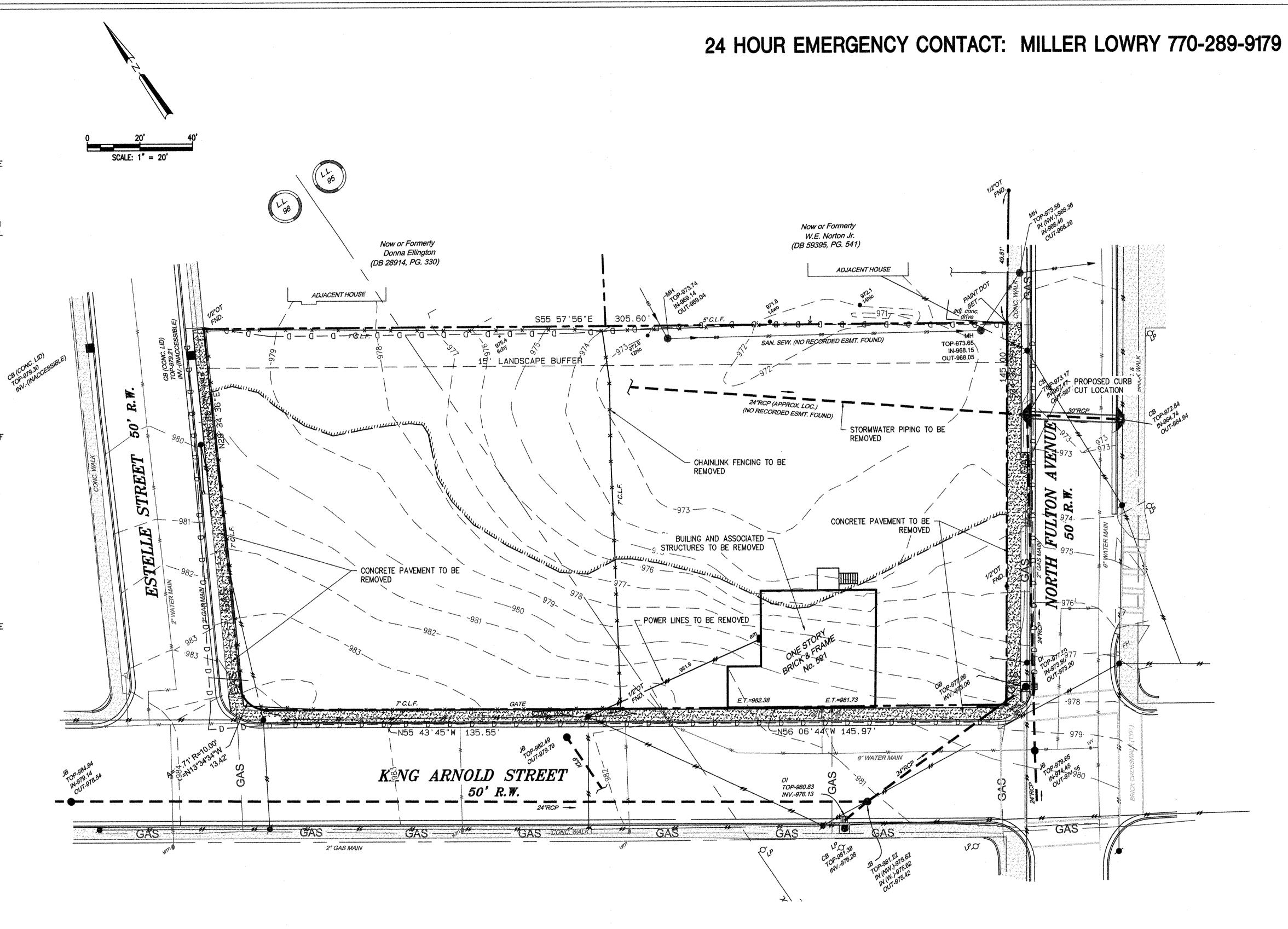
LAND SURVEYING, LLC

361 WESTCHESTER WAY CANTON, GEORGIA 30115 PHONE: (770) 597—3533 (FIRM LICENSE No. LSF 001041)

DEMOLITION NOTES:

- 1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- 2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
- 3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY
- 4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
- 5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- 6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- 7. FOR ALL ITEMS NOTED TO BE REMOVED REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- 8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE
- REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

 9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
- 10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
- 12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- 13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- 16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
- 17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
- 18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
- 19. T.B.R = TO BE REMOVED

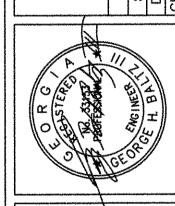


Prepared By: CRESCENT VIEW NGINEERING, LLC: 211 Frasier Street SE Marietta, GA 30060 678-324-8410

ENGINE 211 Fre Mariet 678 www.cres

Miller Lowry Developments, L

Demolition Plan
7-8-19 REVISIONS

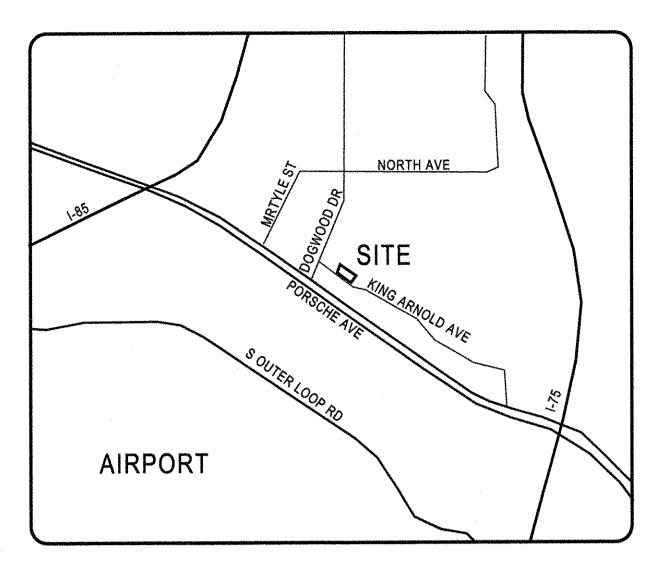


Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



Location Map

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

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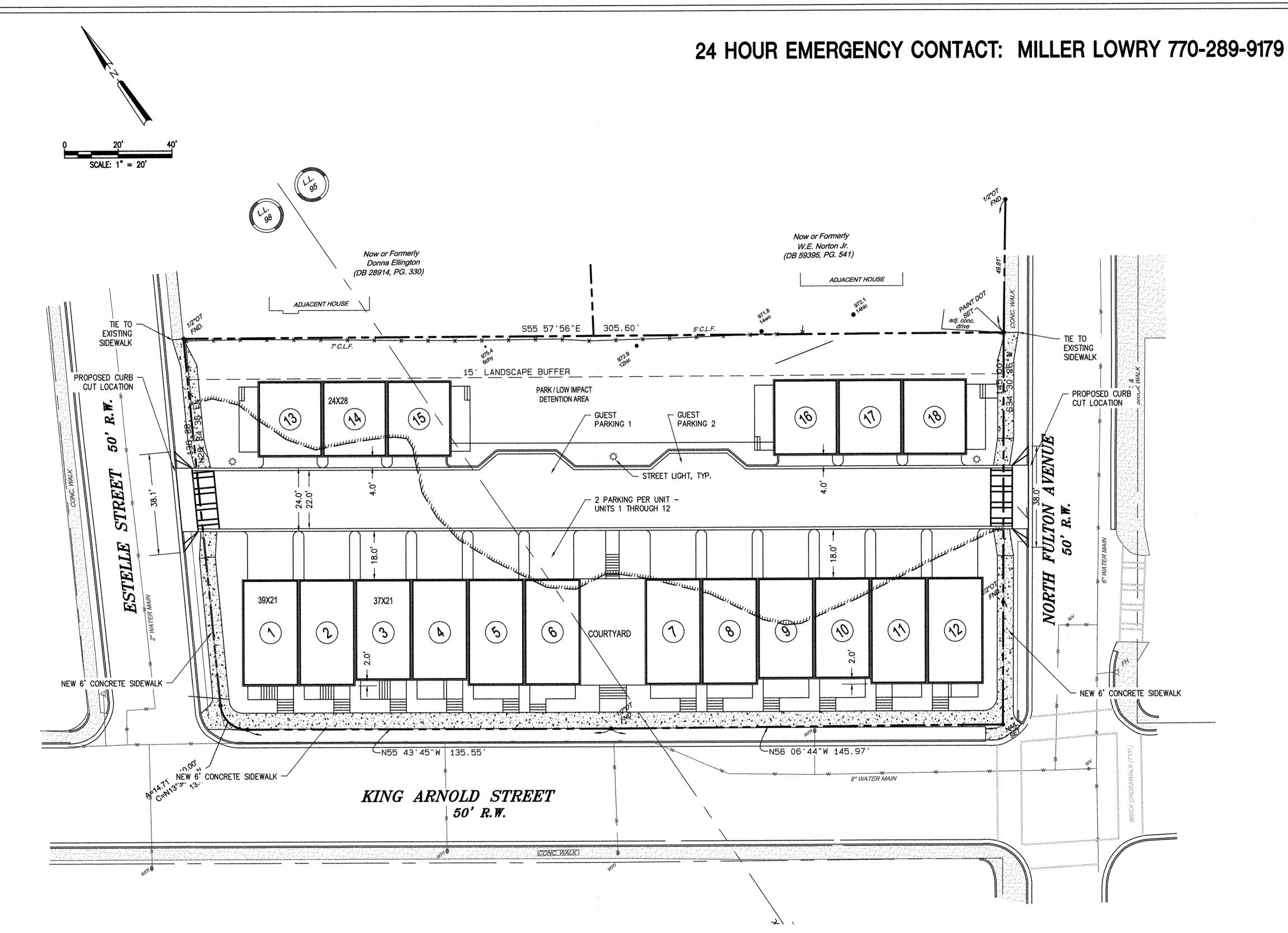
TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 560'
STREET FRONTAGE SETBACK	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE
REAR YARDS	o' FT	O' FT
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 6 AND 7 = 24.0'
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 BORDERING RESIDENTIAL ZONING	15' LANDSCAPED BUFFER PROVIDED.
<u>PARKING</u> RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305 Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

er Lowry Developments, LL

Site Plan

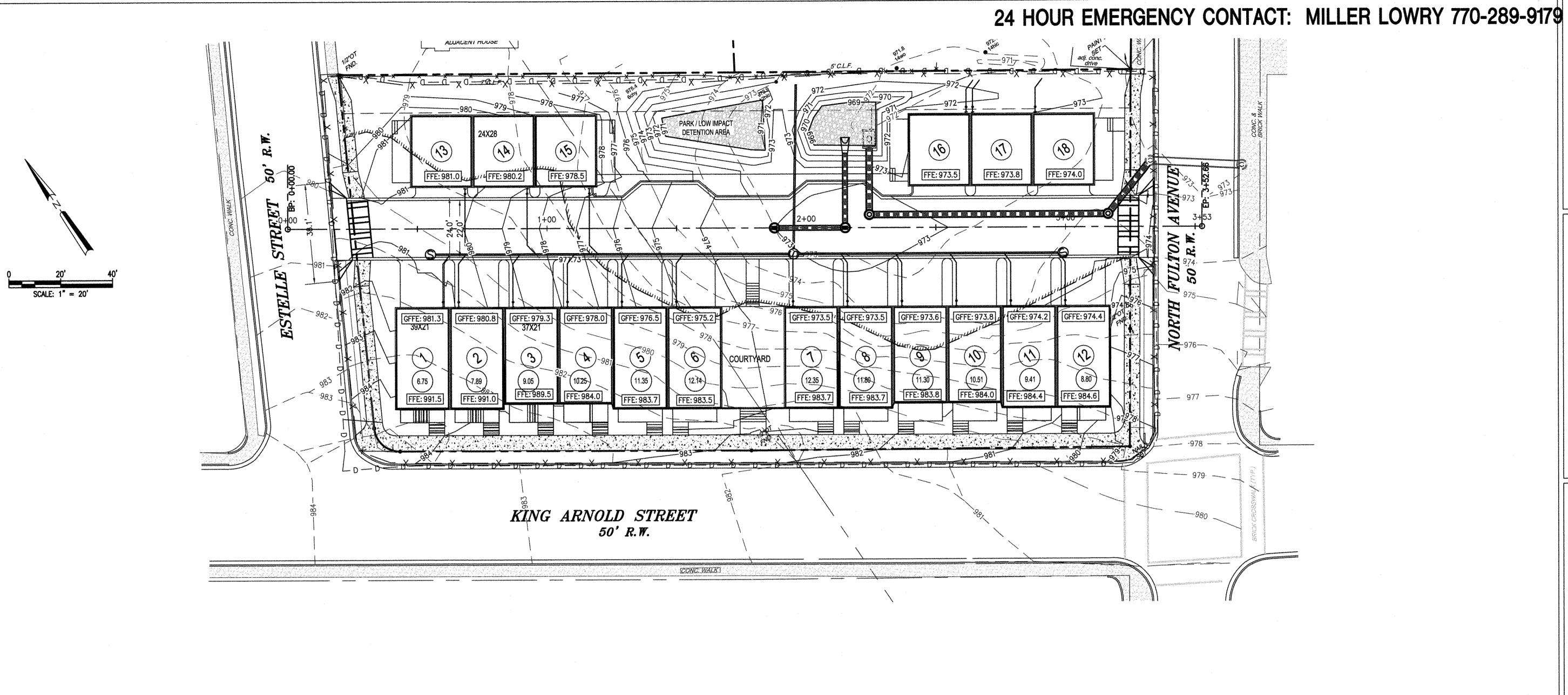
DATE 7-8-19
SCALE AS SHOWN

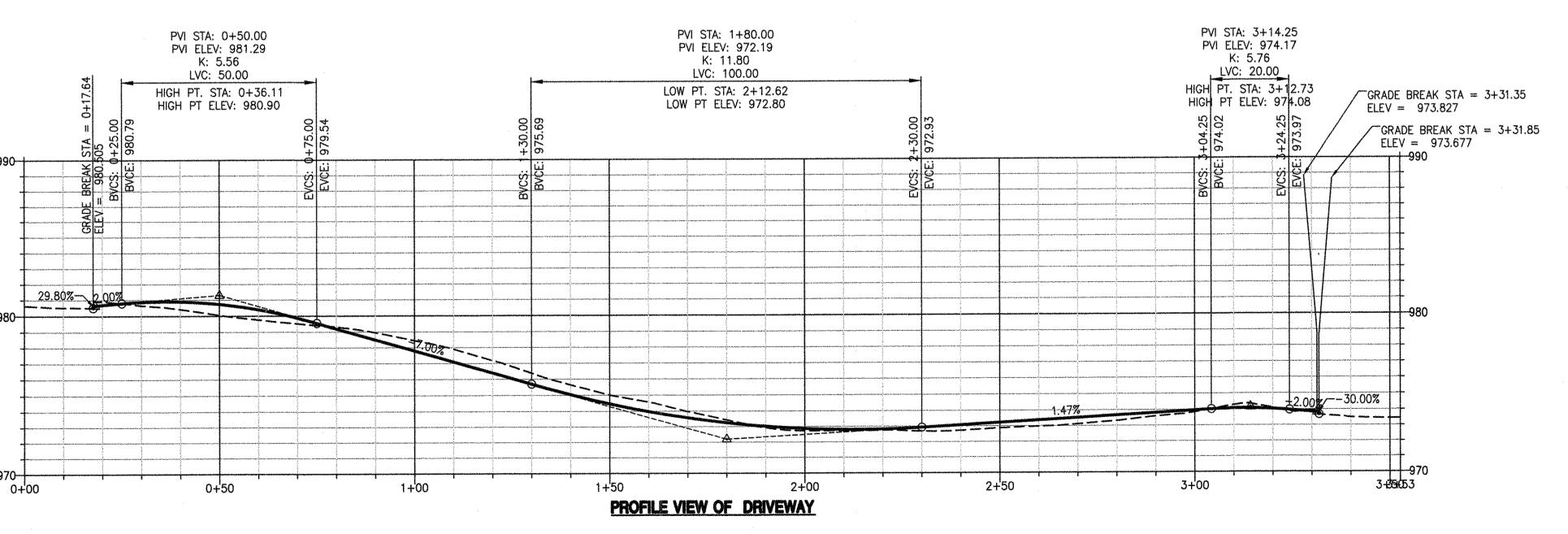


King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403





Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Prepared For:

er Lowry Developments, LL
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Driveway Plan and Profile



Construction Plan Set For:

King Arnold Townhomes

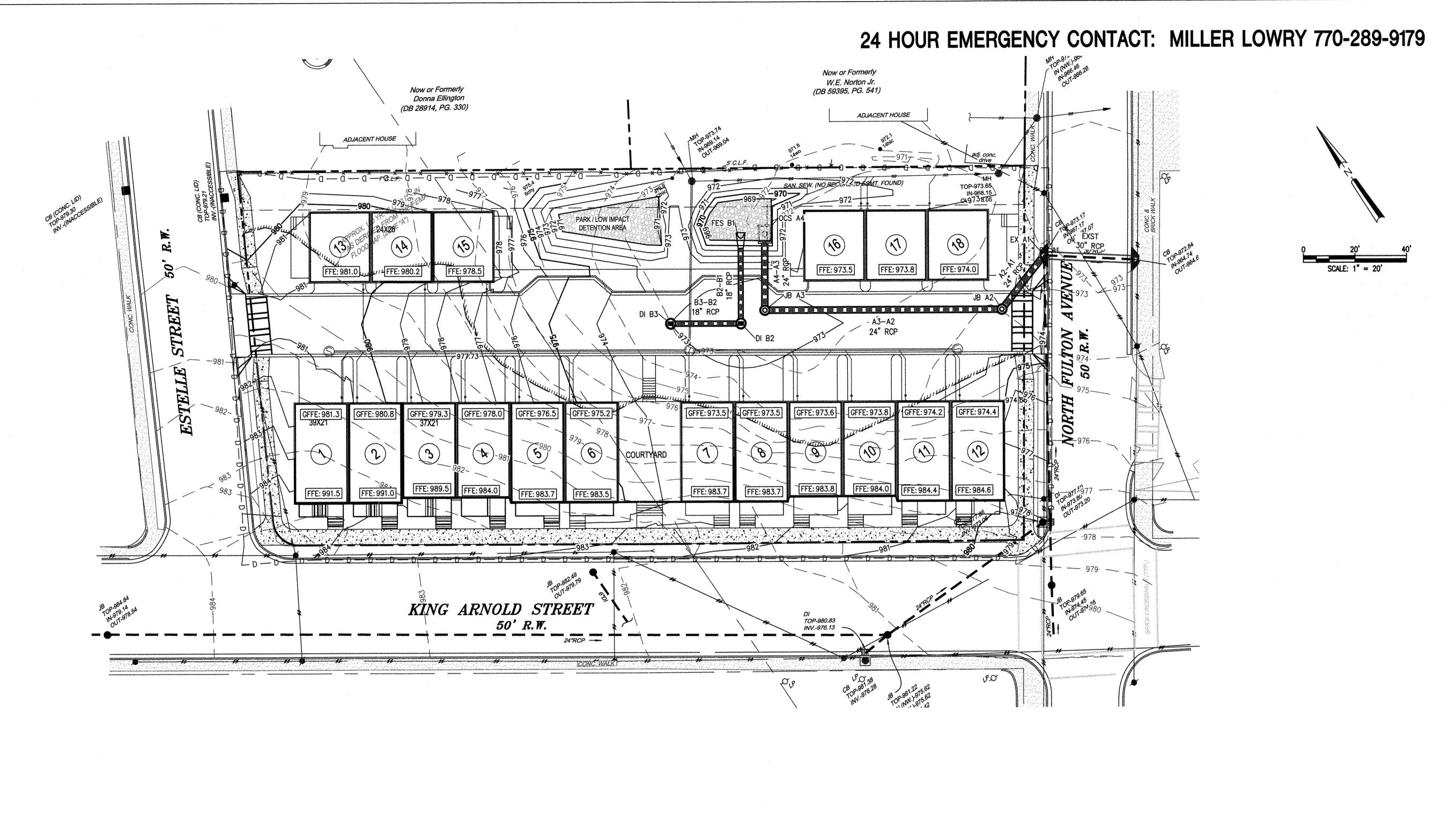
Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1.1

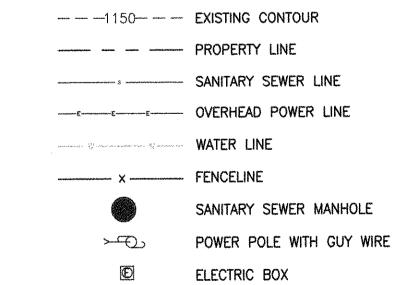


TOTAL SITE ACRES = 0.993 ACRES
TOTAL DISTURBED AREA = 1.089 ACRES

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER

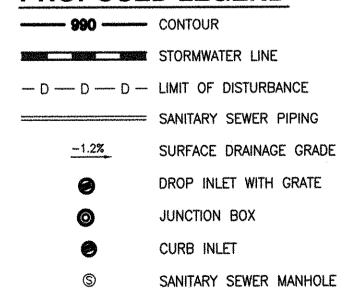
SEE SHEET C-3.1 FOR GRADING NOTES

EXISTING LEGEND



FIRE HYDRANT

PROPOSED LEGEND

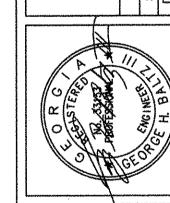


CRESCENT VIEW
ENGINEERING, LL
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Lowry Developments, LLC 2964 Peachtree Road NW Suite 540 HAPEVILLE, GA 30305

Grading and Drainage Plan

ATE 7-8-19 REVISIONS
ALE AS SHOWN

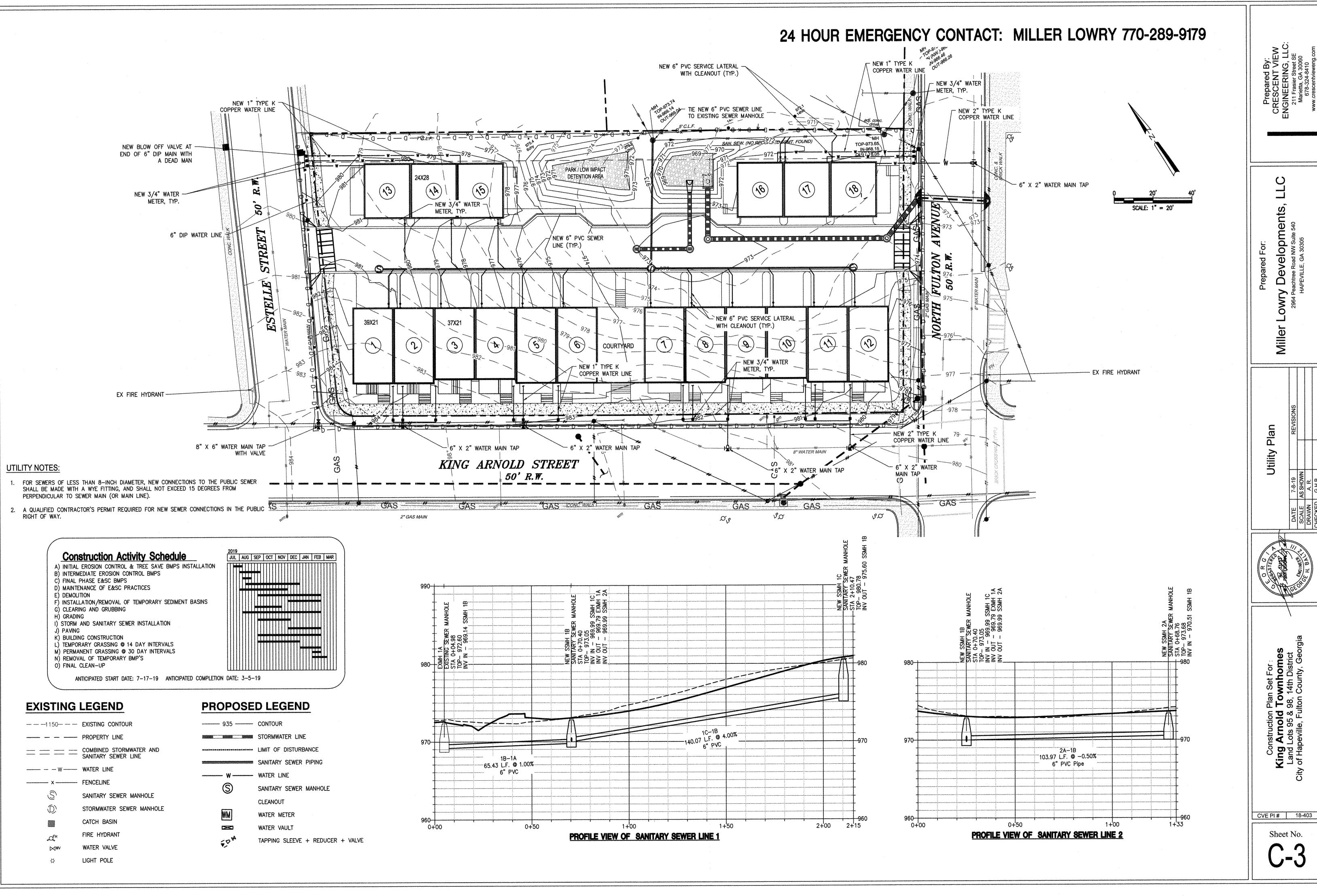


Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



GRADING NOTES:

- . PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- 2. SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHEMNT OF PERMANENT VEGETATION.
- 3. AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL. FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL
- COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)
- UNPAVED AREAS; TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT
 PAVED AREAS: 95% SPT EXCEPT FOR TOP ONE FOOT WHICH WILL BE COMPACTED 98% OF SOIL'S MAX. DRY DENSITY EXTERIOR
- RAMPS/STEPS: 95% SPT BUILDING. SLABS: 98% OF SOIL'S MAX. DRY DENSITY
- FILL WALLS: 95% SPT
 COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO
 APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- 3. ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS, WHEN BUILDINGS ARE LOCATED WITHIN 20 FEET OF AN UPWARD SLOPE.
- EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATIONS MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.
- 7. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- 8. MAXIMUM GRADED SLOPE ALLOWED 2H: 1V
- 9. CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.
- 10. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- 11. CONNECT ALL DOWNSPOUTS WITH DOWNSPOUT BOOT TO ROOF DRAIN PIPING. ROOF STORM DRAIN SHALL BE A SOLID PVC SCH 40 WITH A MIN. 1' FOOT COVER. ROOF DRAIN SYSTEM SHALL BE A MIN. OF 5' AWAY FROM THE EXT. WALL AND SLOPED AT A MIN. OF 2.0% FROM ROOF DOWNSPOUTS TO THE STORM SEWER STRUCTURE. ROOF DRAINS MUST HAVE CLEANOUTS AT ALL BENDS
- 12. ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
- 13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- 14. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- 15. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- 16. UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.
- 17. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION.
- 18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 19. AT THE END OF EACH DAY, AREAS FILLED THAT DAY MUST BE SEALED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCRAPER, DUMP TRUCK OR LARGE RUBBER TIRED ROLLER.
- 20. PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVERS, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE
- STRUCTURAL SURFACES ARE PLACED.

 21. CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- 22. THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GUAGE OF CORRUGATED STEEL PIPE OR TYPE
- 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING.

 23. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE, DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL
- EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/ AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.

 24. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER—TYPE GASKET JOINTS, O—RING GASKET JOINTS OR PRE—FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE

SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND

- PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

 25. ALL CATCH BASINS. DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY CITY OF ATLANTA AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS
- 26. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.

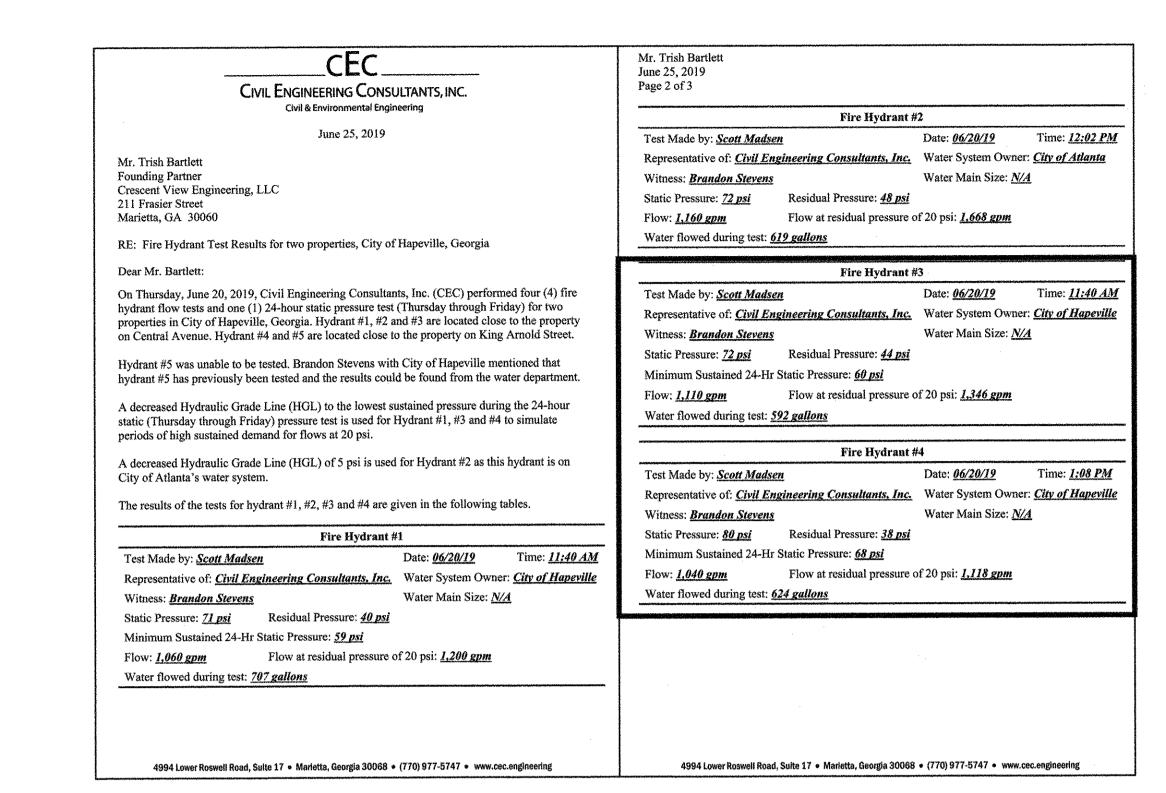
SPECIFICATIONS FOR CONSTRUCTION OR ROADS AND BRIDGES", LATEST EDITION.

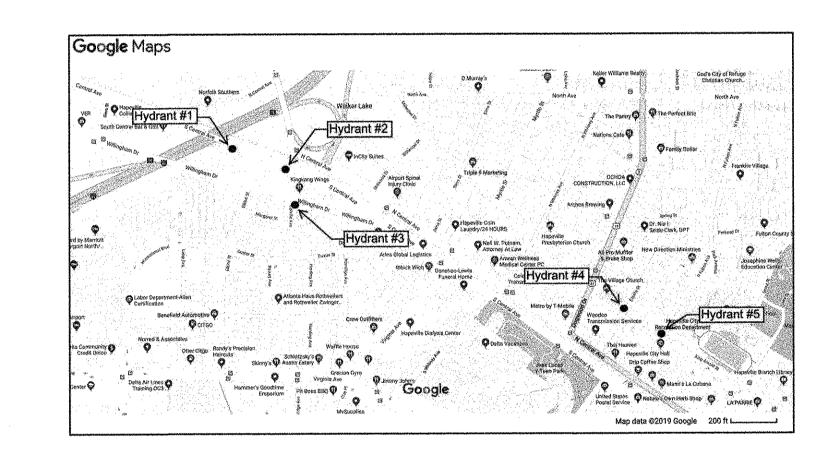
- 27. FOR ASCMP STORM PIPE BENEATH PAVED SURFACES, PROVIDE #57 STONE BEDDING UP TO THE SPRING LINE.
- 28. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
- 9. ALL SITE WALLS ARE TO BE DESIGN/BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.

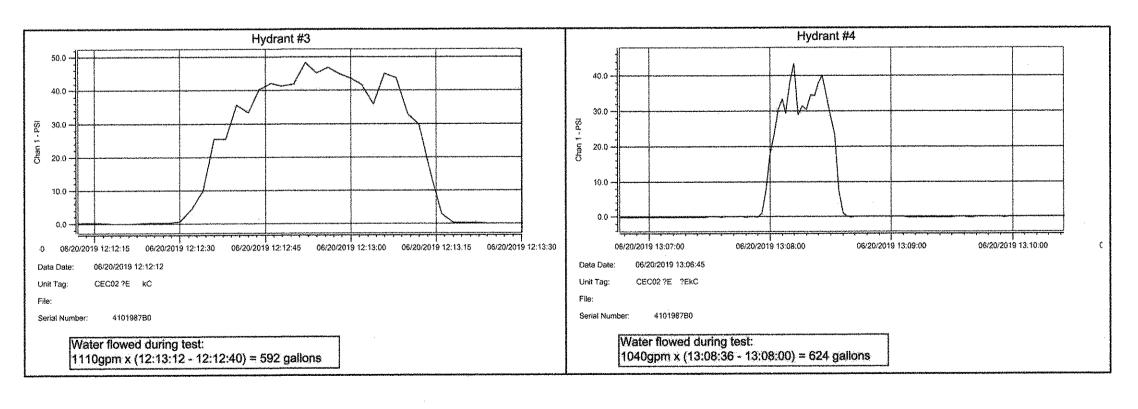
UTILITY NOTES:

- 1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD & ORDINANCE.
- 2. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 3. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 4. SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- 5. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- 6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
- 7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- 8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 9. CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
- 10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- 11. DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF HAPEVILLE WATER AND SEWER.
- 12. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN(10) FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- 13. MINIMUM COVER REQUIREMENTS FOR SANITARY SEWERS ARE 3' OF COVER IN NON-VEHICULAR TRAFFIC AREAS AND 6' OF COVER IN VEHICULAR TRAFFIC AREAS.
- 14. MANHHOLES ARE REQUIRED FOR ALL SANITARY SEWERS >=8"DIAMETER AT THE END OF EACH SEWER; AT CHANGE IN GRADE, PIPE SIZE AND ALIGNMENT; AND AT INTERSECTING SEWERS.
 - INSIDE DROP MANHOLES ARE PERMITTED FOR DROPS UP TO 2' MAX. OUTSIDE DROP MANHOLES ARE ARE REQUIRED FOR DROPS > 2'
 MANHOLES LOCATED INSIDE THE PROPERLY LINE, ARE REQUIRED FOR FOR PRIVATE SANITARY SEWERS OF 8" DIAMETER AND LARGER.
- 15. FOR SEWERS LESS THAN 8", NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WEY FITTING, AND SHALL NOT EXCEED 15
- DEGREES FROM PERPENDICULAR TO SEWER MAIN/MAIN LINE. FOR SEWERS >= 8" DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE AT A MANHOLE
- 16. ALL PIPES SHALL BE CLASS 350 DUCTILE IRON PIPE UNLESS NOTED OTHERWISE.
- 17. ALL SERVICES SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.
- 18. THRUST BLOCKS SHALL BE USED AT ALL BENDS, TEES, AND PLUGS (SEE DETAIL SHEET).
- 19. LONG SERVICES SHALL BE 1" INSIDE 1 1/2" PVC CASING.
- 20. COMPACTION EQUIPMENT SHALL BE USED ON WATER MAINS & SERVICES UNDER PAVEMENT.
- 21. TRACER WIRE APPROVED BY PAULDING COUNTY WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT SHALL BE INSTALLED ON ALL PVC MAINS.
- 22. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- 23. THE OWNER WILL BE REQUIRED TO FURNISH THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT AS-BUILTS FOR ALL COMMERCIAL DEVELOPMENTS.
- 24. THE DEVELOPER SHALL INSTALL ALL WATER SERVICES UP TO AND INCLUDING THE METER BOXES FOR ALL COMMERCIAL DEVELOPMENTS.
- 25. WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER/SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- 26. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERMANENT WATER OR SEWER EASEMENT.
- 27. THE DEVELOPER SHALL NOTIFY THE WATER & SEWER SYSTEM INSPECTOR (770-445-7466) 24 HOURS PRIOR TO TAPPING THE SEWER LINE.
- 28. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 29. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 30. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO USE.
- 31. NO SEWER LINES SMALLER THAN EIGHT (8) INCHES SHALL BE TIED TO A COUNTY LINE OR MANHOLE, EXCLUDING SERVICE LATERALS.
- 32. ALL RAILROAD AND/OR GOOT PERMITS FOR WORK IN THE RIGHT OF WAY HAVE BEEN APPLIED FOR.
- 33. DUMPSTERS MUST BE ON REINFORCED CONCRETE PADS, SLOPED TO DRAIN. DUMPSTER PADS MUST BE CONNECTED TO A SANITARY SEWER AND MUST BE A MINIMUM OF 4" IN DIAMETER. FOR SITES IN FULTON COUNTY, FULTON COUNTY HEALTH DEPARTMENT (FCHD) DUMPSTER PERMIT IS REQUIRED AND THE FCHD CONSTRUCTION DETAILS MUST BE INCLUDED.
- 34. PERMIT IS REQUIRED FOR NEW SEWER CONNECTIONS.
- 35. PROVIDE COA STANDARD CLEAN—OUT ON EXISTING OR NEW SANITARY SEWER LATERAL, LOCATED JUST INSIDE THE PROPERTY LINE AND SHOW ON PLAN.
- 36. THE MINIMUM EASEMENT REQUIRED FOR PROPOSED SANITARY SEWERS IS 20 FEET; DEEPER LINES MAY REQUIRE WIDER EASEMENTS.
- 37. ALL SANITARY SEWERS, MANHOLES AND STRUCTURES MUST CONFORM TO COA STANDARD DETAILS, AND SUCH DETAILS MUST BE SHOWN ON PLANS.
- 38. UTILIZE A NUMBERING/LETTERING SYSTEM TO IDENTIFY STRUCTURES ON THE PLAN AND PROFILES DRAWINGS.
- 39. PROVIDE SANITARY SEWER PROFILE DRAWINGS FOR SANITARY SEWERS >=8" IN DIAMETER. DRAWINGS MUST INCLUDE:
- TOP ELEVATIONS FOR ALL MANHOLES AND INVERT ELEVATION OF SEWER AT MANHOLES.
- SLOPES FOR ALL SEWERS
- LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER FEATURES THAT MAY AFFECT CONSTRUCTION AND/OR FUTURE MAINTENANCE
 MANHOLE AND STRUCTURE INVERTS SHALL BE DESIGNED TO PROVIDE FALL ACROSS THE MANHOLE
- 1. A 2" DIAMETER PVC CONDUIT WILL BE USED TO ACCESS. ALL LOTS ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, EXCEPT IN CUL-DE-SACS.
- 2. WATER MAINS, VALVES, HYDRANTS AND APPURTENANCES SHALL BE INSTALLED BEFORE THE INSTALLATION OF THE SUB-BASE COURSE OF PAVING OR ANY OTHER UTILITIES EXCEPT SANITARY SEWER LINES.
- 3. ALL TAPS SHALL REMAIN EXPOSED AT THE MAIN UNTIL THE SYSTEM HAS BEEN SUCCESSFULLY INSPECTED, DISINFECTED AND TESTED FOR PRESSURE AS PROVIDED IN THE SUBDIVISION RULES AND REGULATIONS .
- 4. WATER MAIN SHALL BE LAID SUCH THAT THE MINIMUM DEPTH OF COVER IS 4-FEET AND THE MAXIMUM COVER IS 5-FEET. WHEN ADDITIONAL DEPTH IS REQUIRED, THE DEPTH OF INSTALLATION AND ANY BENDS OR OFFSETS SHALL BE SHOWN ON PLANS. PROVIDE ADDITIONAL DETAILS OF ANY WATER AND SEWER OR UTILITY CROSSINGS AS NECESSARY.
- 5. MAINS CROSSING STORM OR SANITATION SEWER SHALL BE LAID TO PROVIDE A MINIMUM 18—INCH BETWEEN BOTTOM OF 1 TOP OF SEWER. AT CROSSINGS, A FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM SEWER AS POSSIBLE. WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM THE EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE—TO—EDGE. IF THIS CAN'T BE ACHIEVED, THE WATER LINE MUST BE ENCASED. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINES IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- 6. WHERE WATER CROSSES UNDER SEWER, PROVIDE VERTICAL SEPARATION OF 18—INCHES, PROVIDE ADEQUATE SUPPORT FOR SEWERS TO PREVENT JOINT DEFLECTION, SETTLING ON & BREAKING WATER MAINS; BOTH WATER & SEWER MAIN CONSTRUCTED OF D.LP. WATER TIGHT MATERIAL & SUBJECTED TO HYDROSTATIC TESTING
- 7. IF THE WATER LINE IS CROSSING ANOTHER UTILITY, A PROFILE PLAN SHOWING ELEVATIONS AND STATIONS IS REQUIRED
- 8. EVERY WATER MAIN SHALL BE TERMINATED AT THE END OF THE LINE WITH A "DEAD MAN" ASSEMBLY.

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







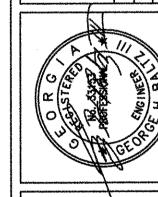
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211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Prepared For:

r Lowry Developments, LL

Utility Notes + Fire Flow Tests

DATE 7-8-19 REVISIONS
SCALE AS SHOWN



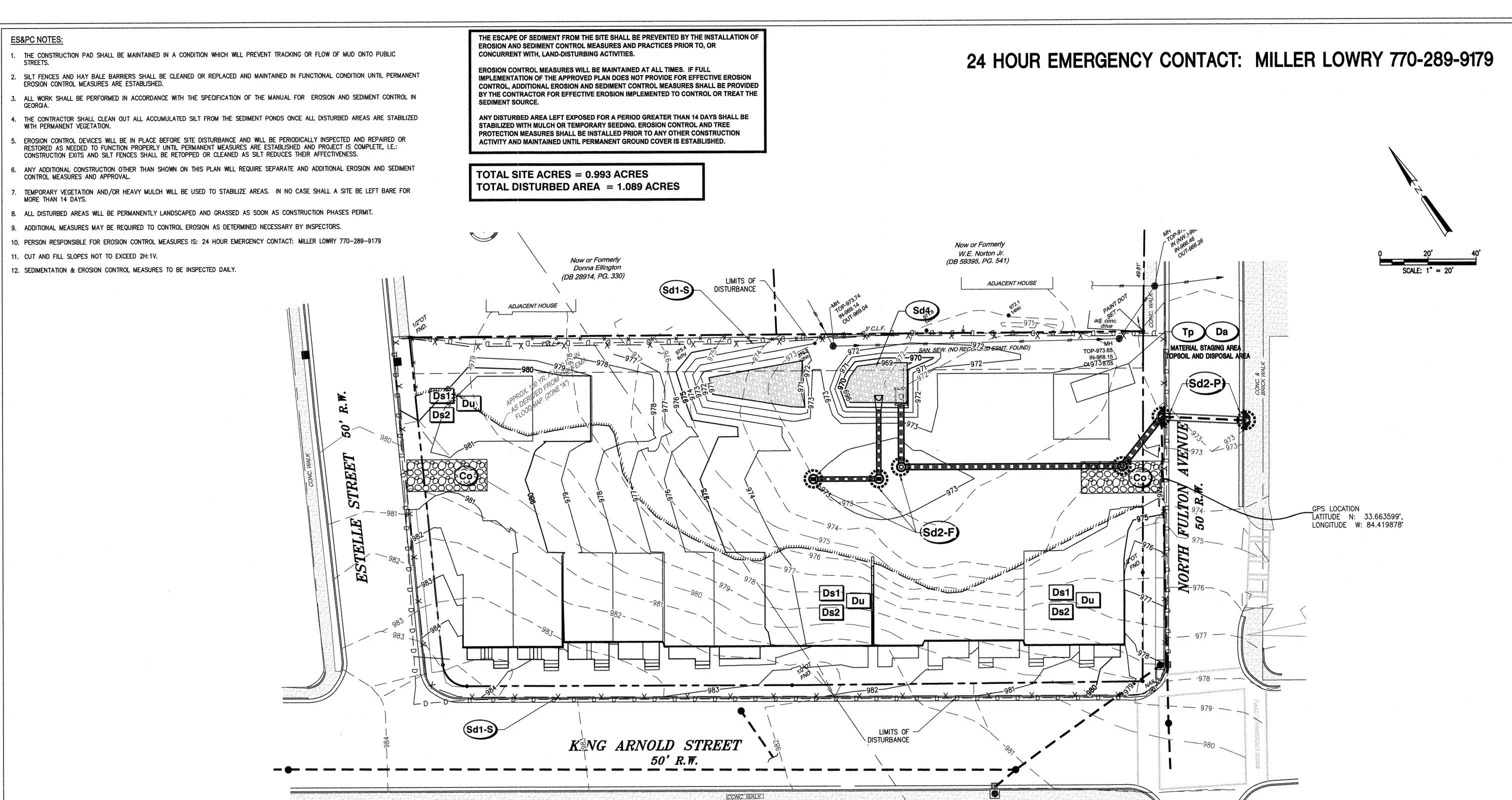
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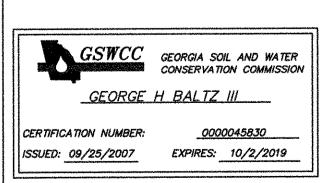
King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georg

Sheet No.

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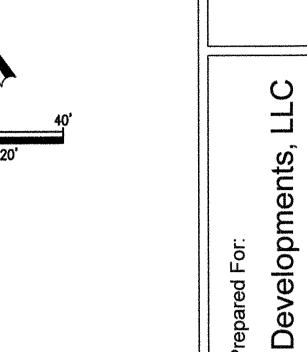


SØNED NUMBER: 0000045830 EXPIRATION 10-2-19

STATE WATERS STATEMENT:

THERE ARE NO WATERS OF THE STATE THAT EXIST ONSITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE. ALL APPROIATE BUFFERS ARE SHOWN ON THE PLANS

NO 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.



Erosion Control Plan

Date 7-8-19 REVISIONS
SCALE AS SHOWN

Miller

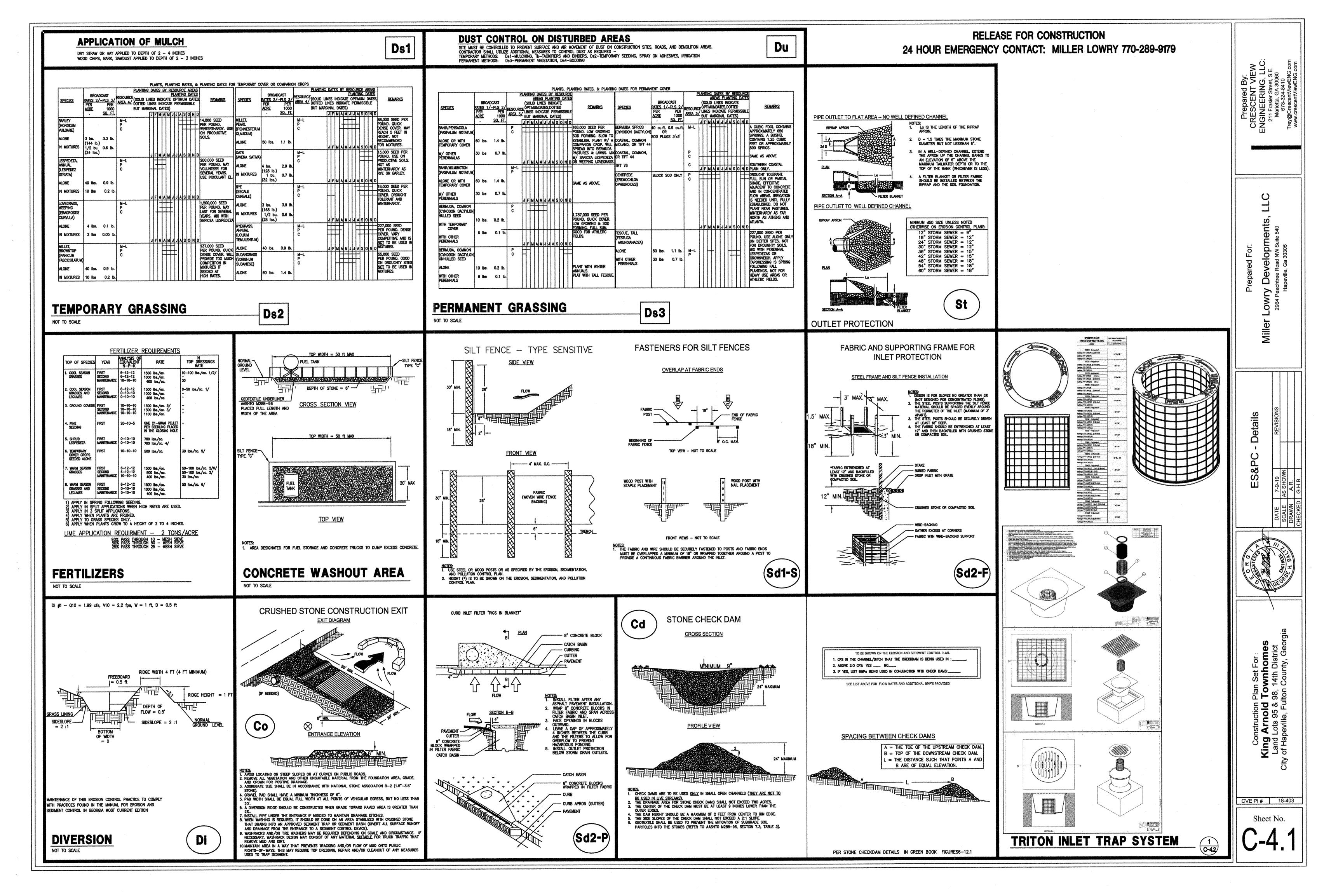


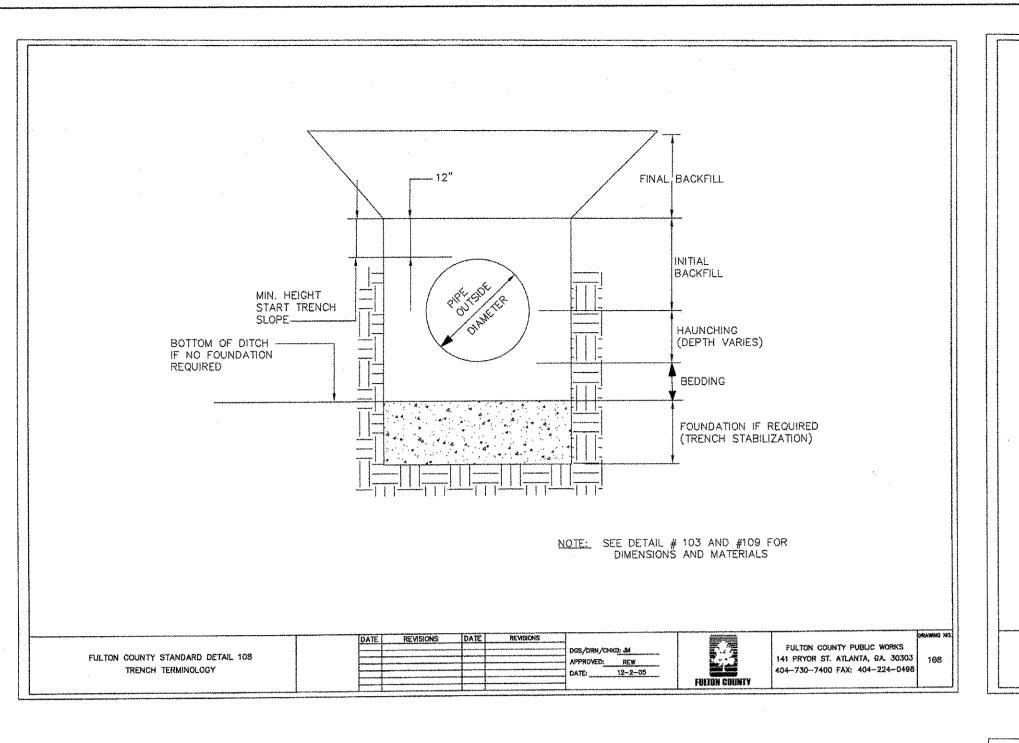
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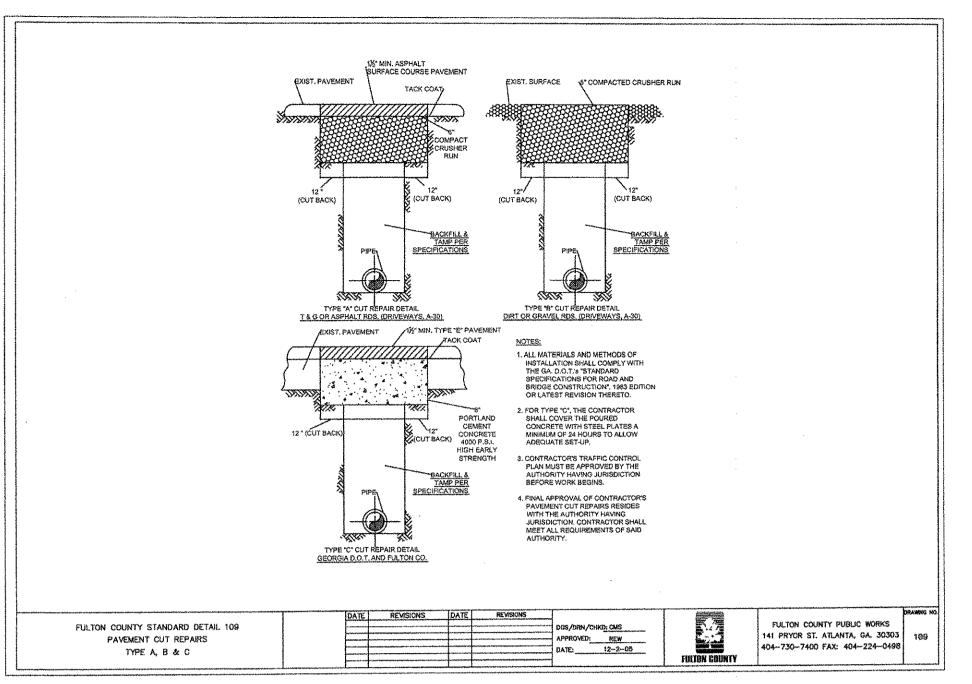
King Arnold Townhomes

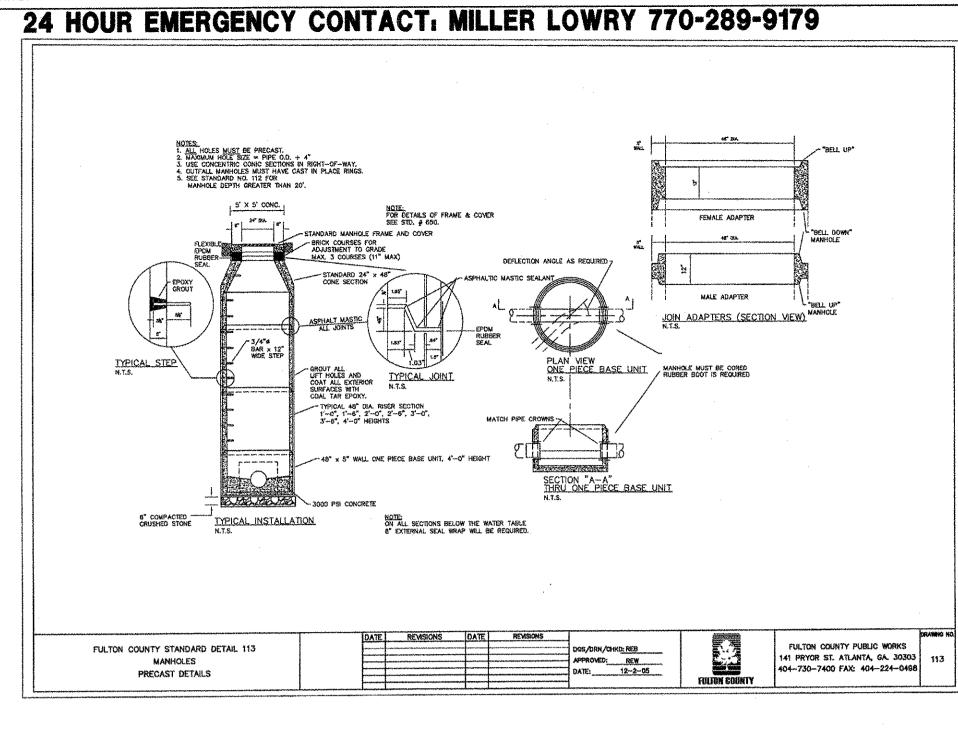
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City of Hapeville, Fulton County, Georgia

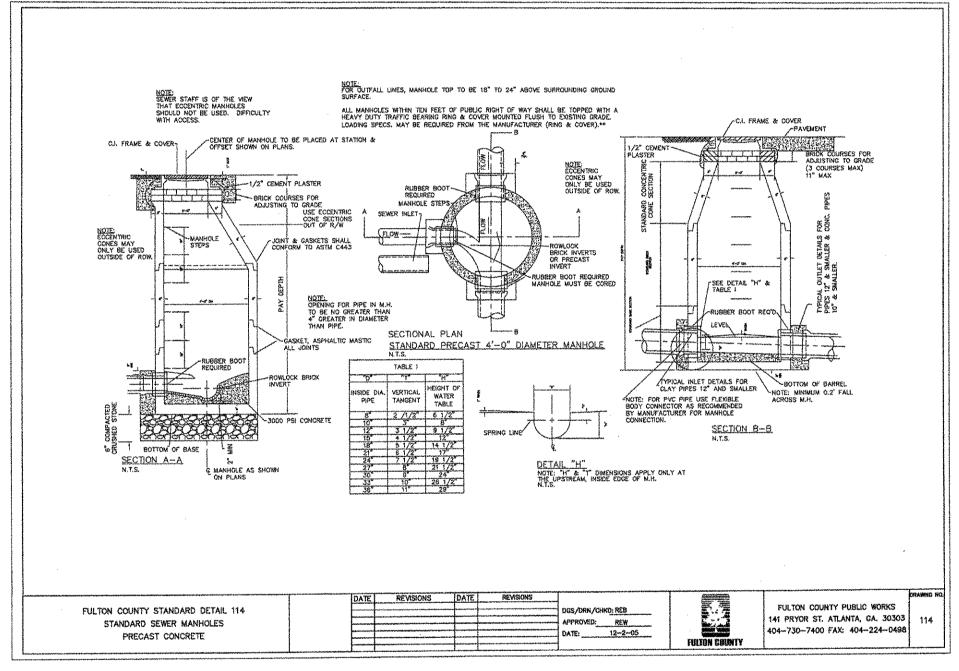
CVE PI# 18-403

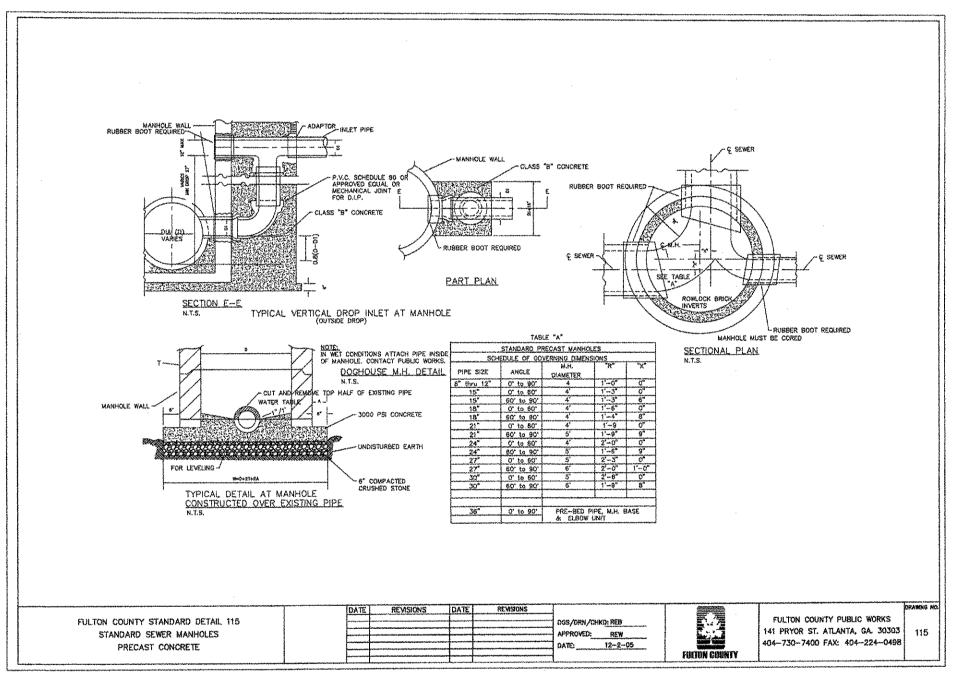


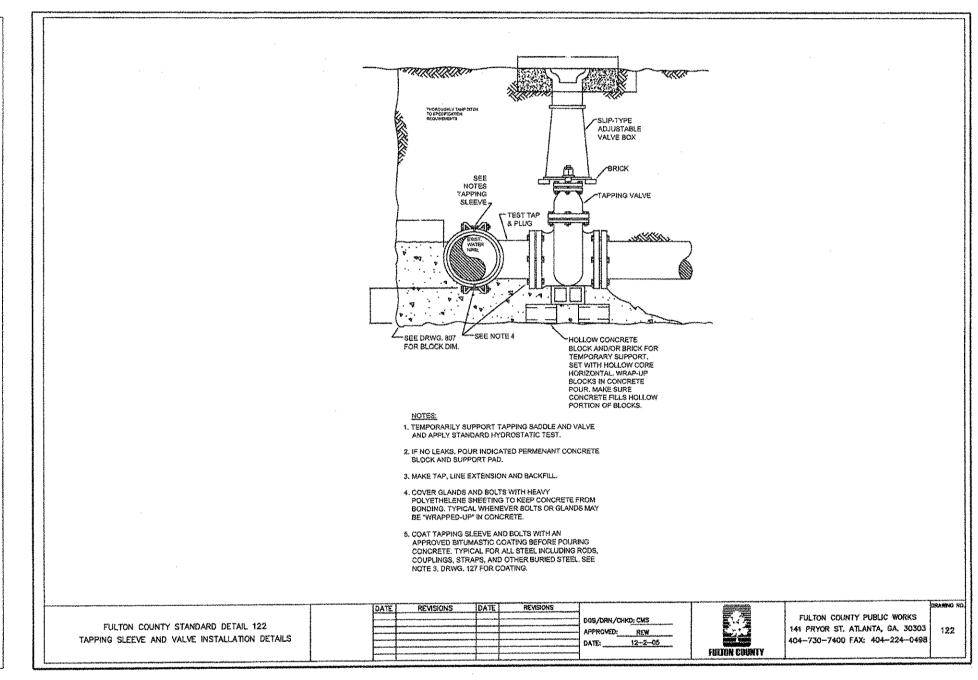


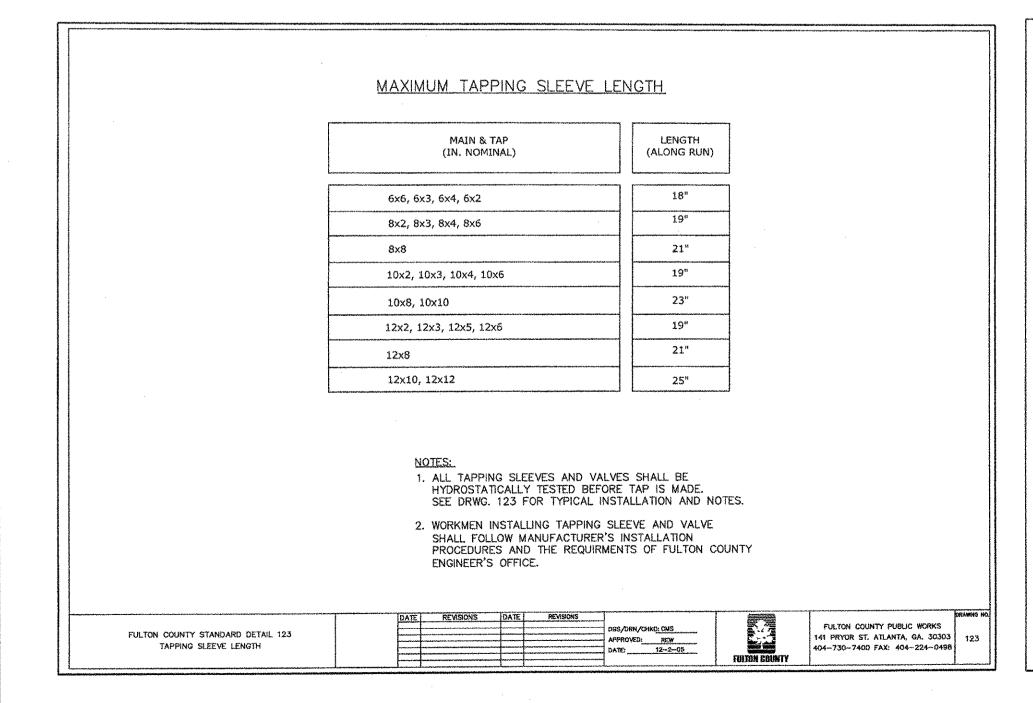


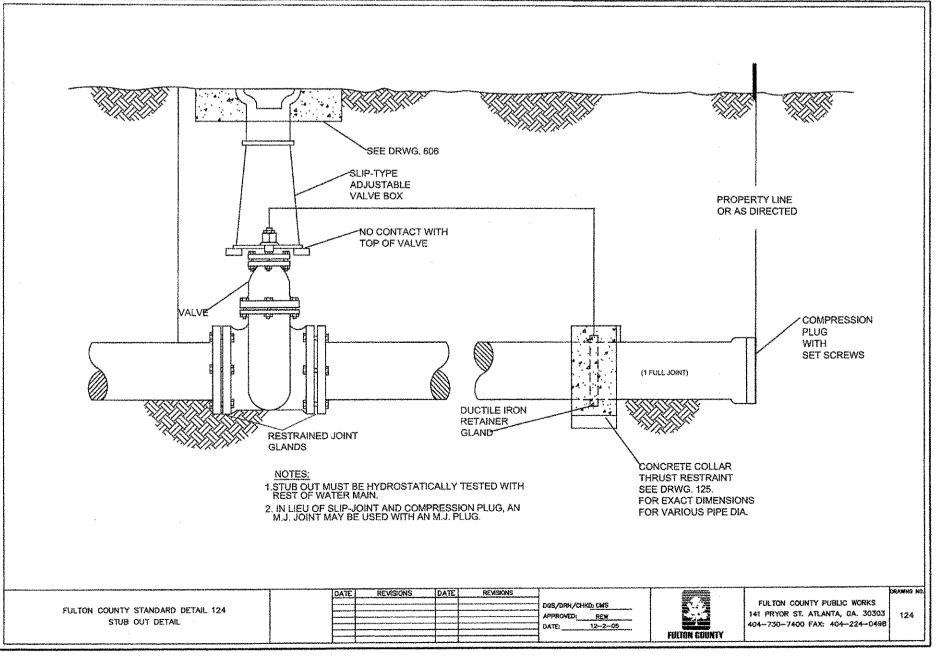


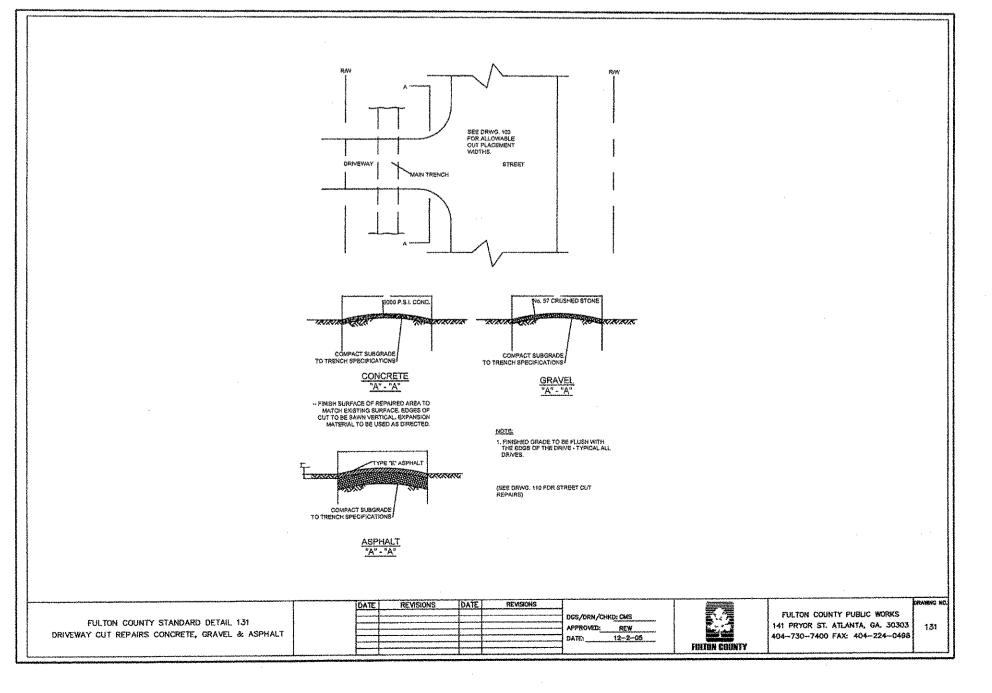
















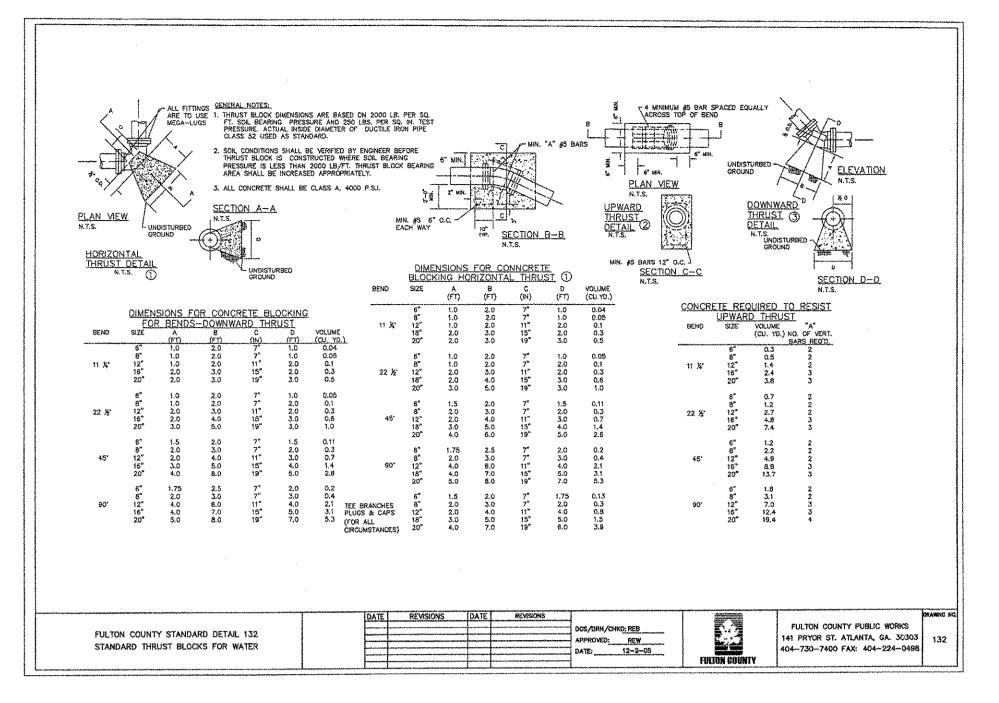
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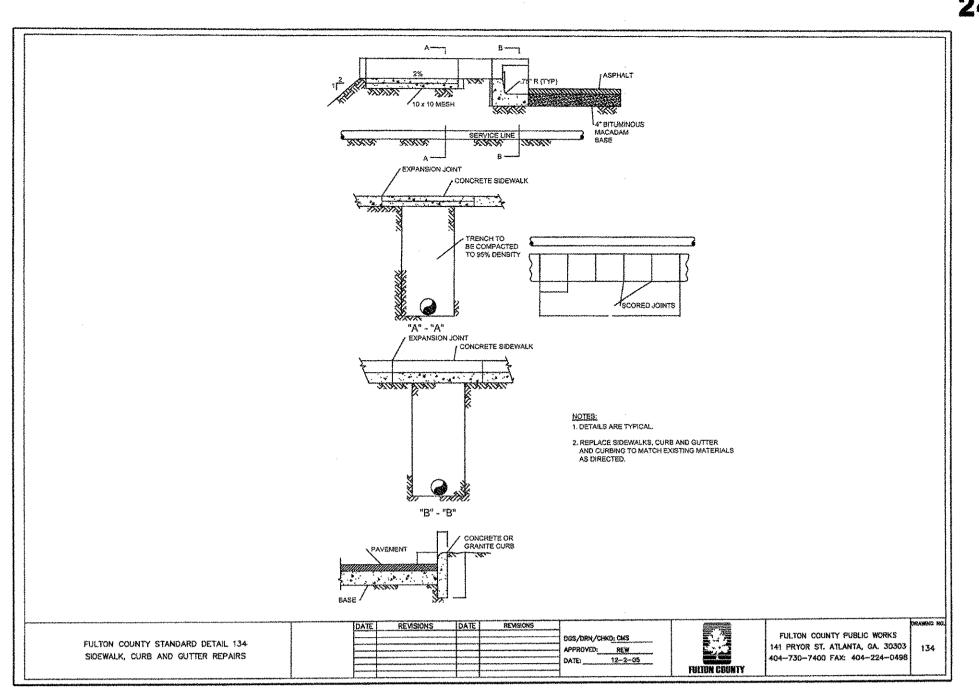
King Arnold Townhomes

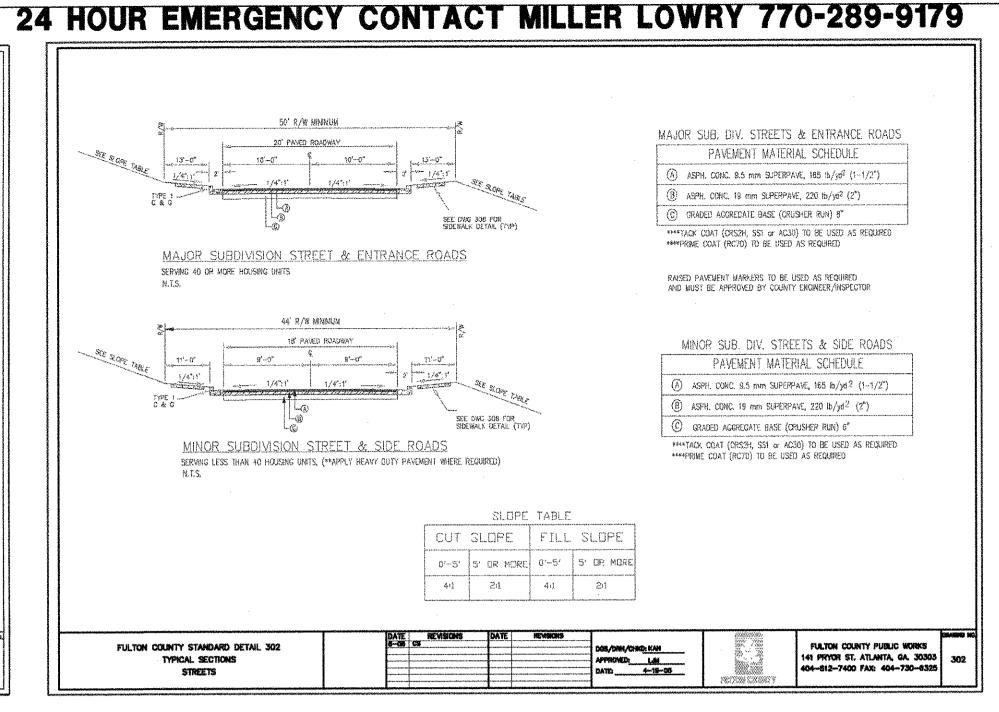
Land Lots 95 & 98, 14th District
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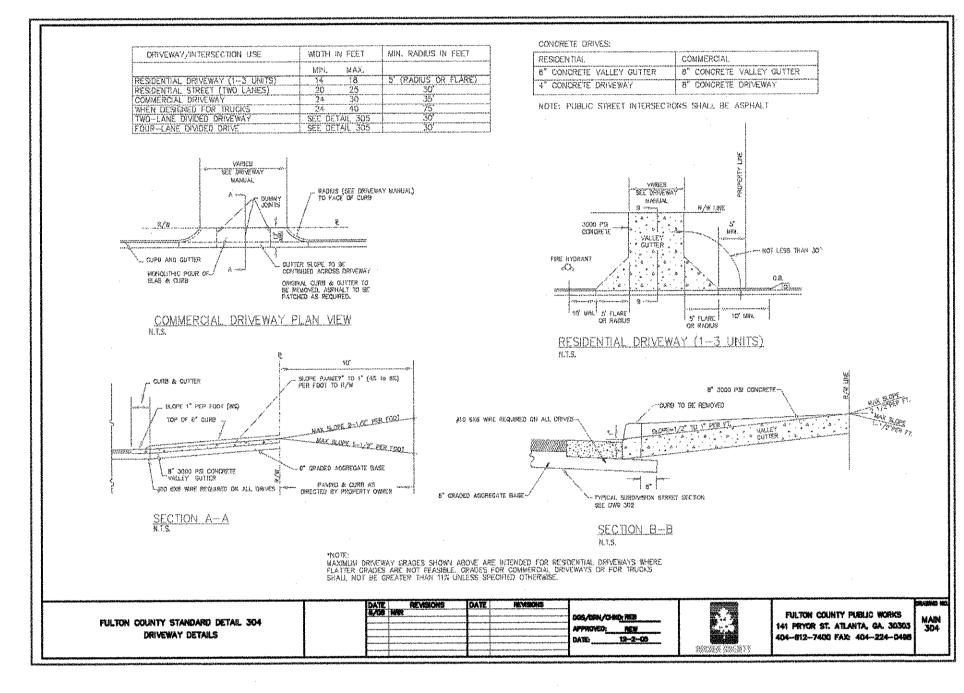
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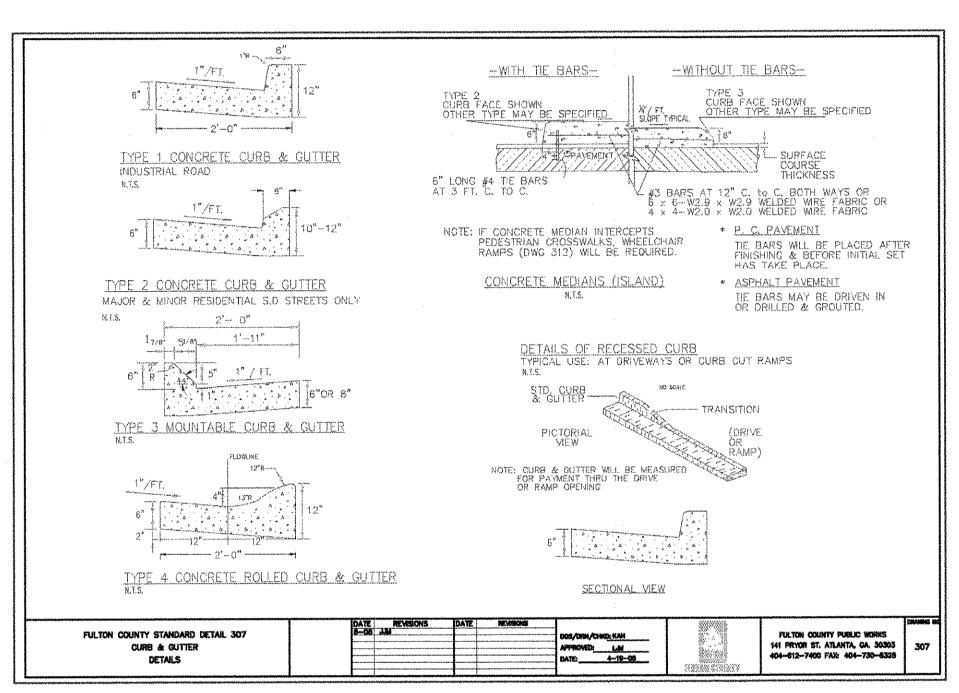
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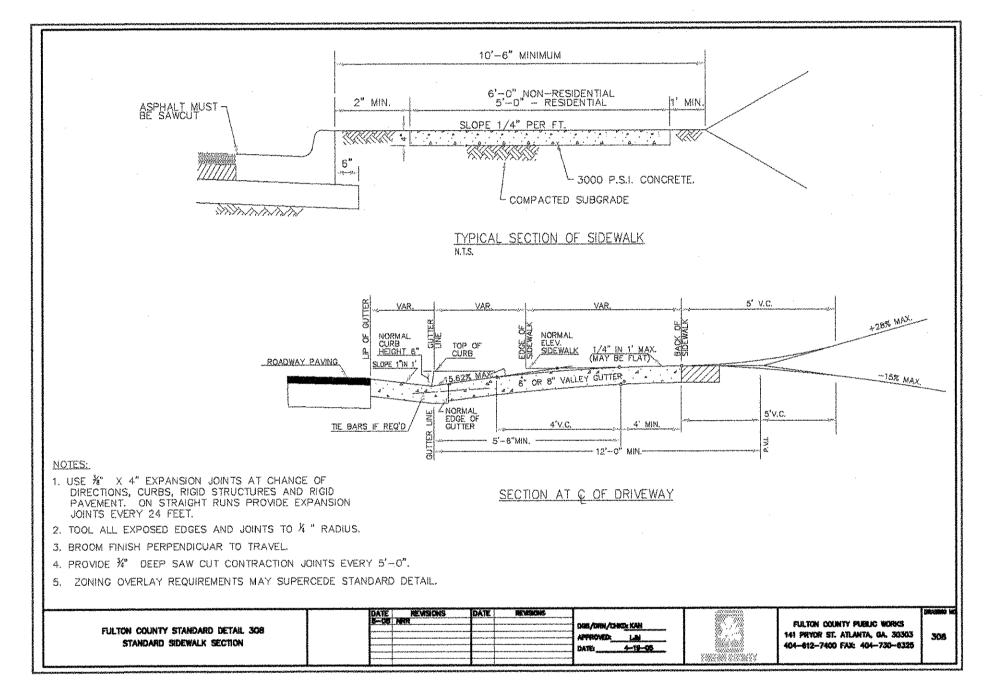


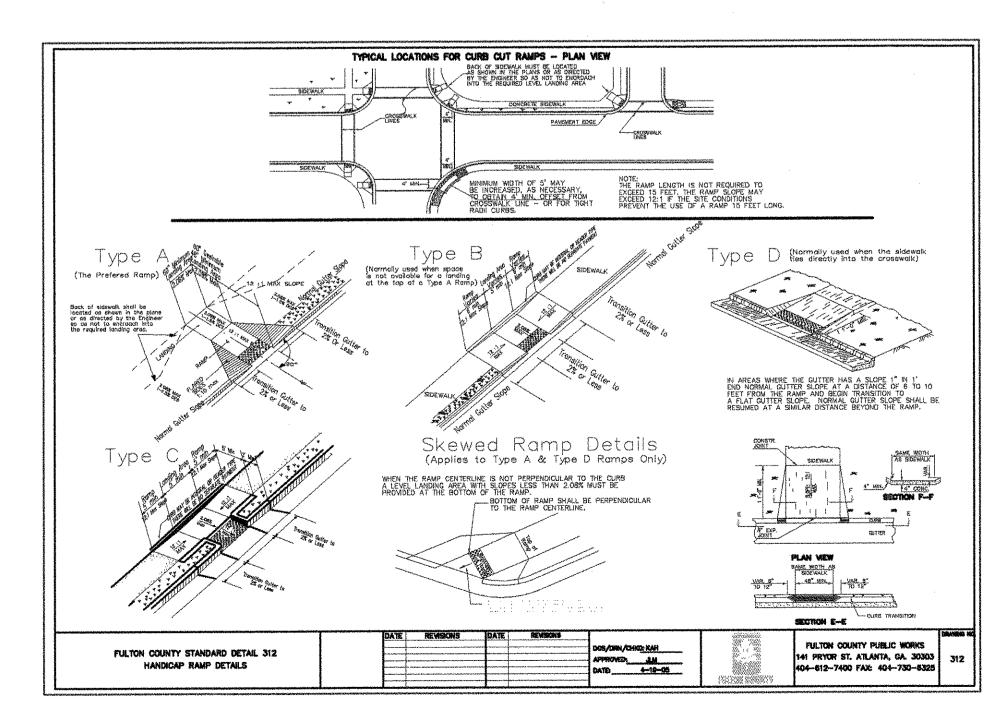


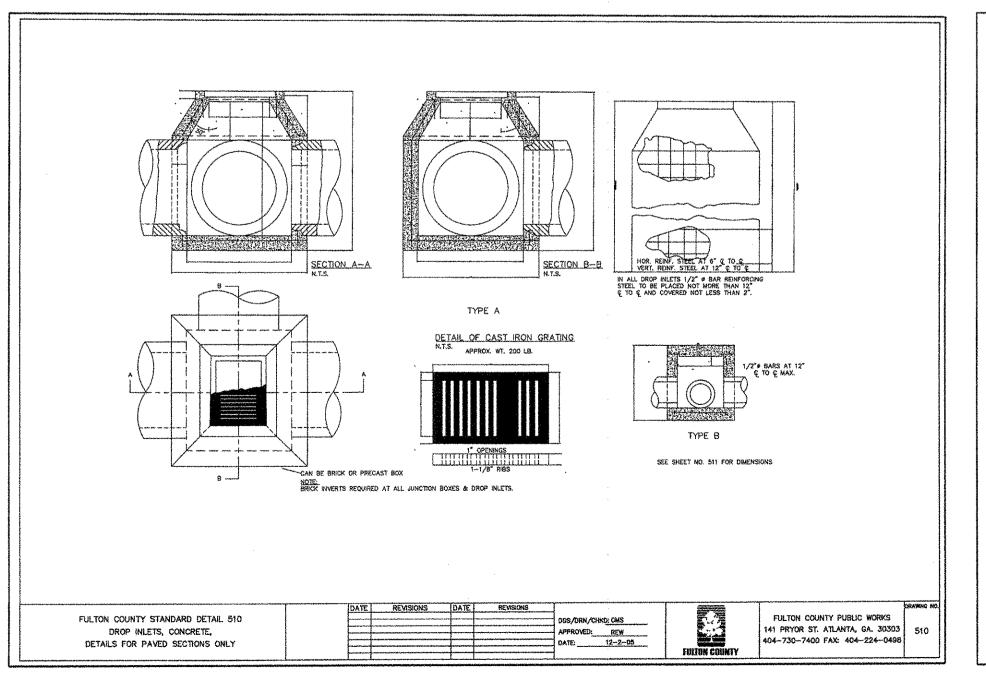


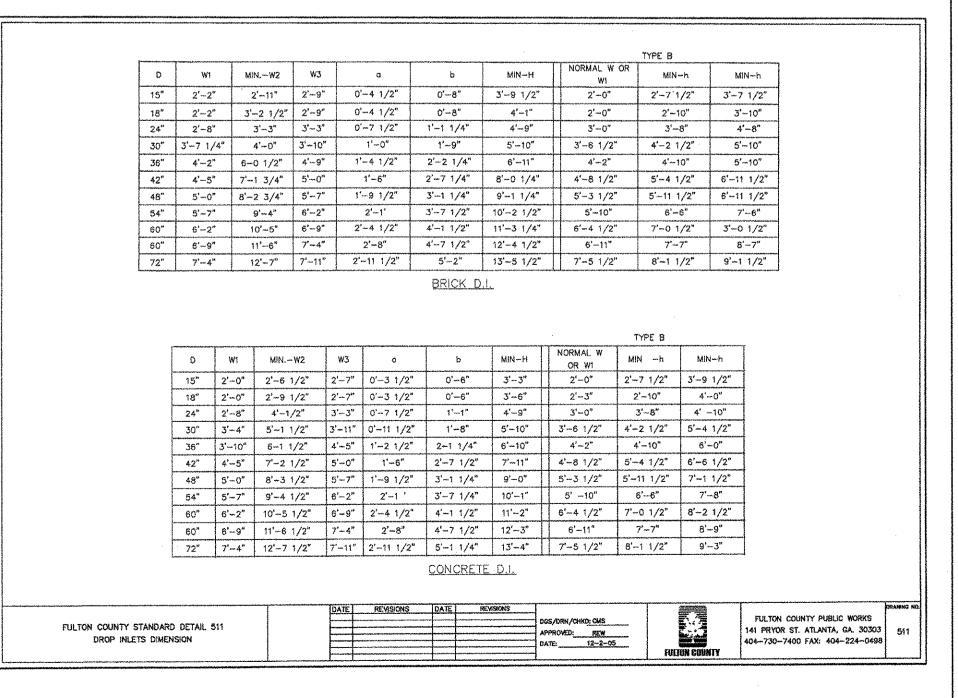












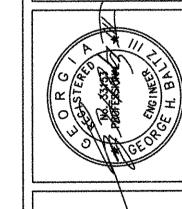
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Owry Developments, LLC

Construction Details

Fulton County Details

DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

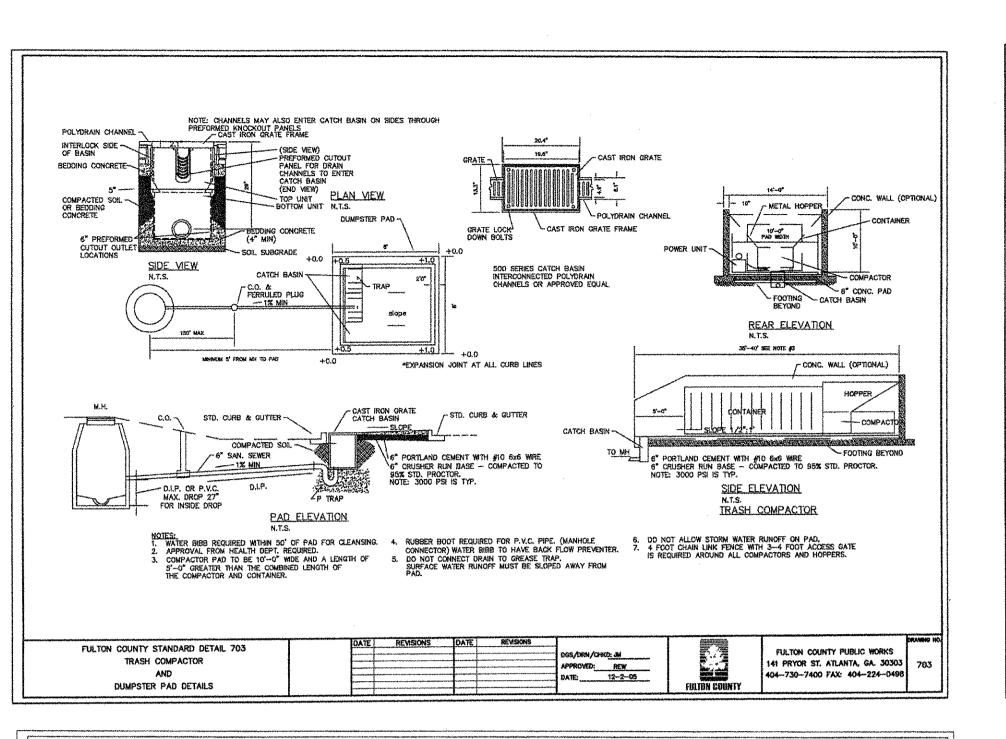
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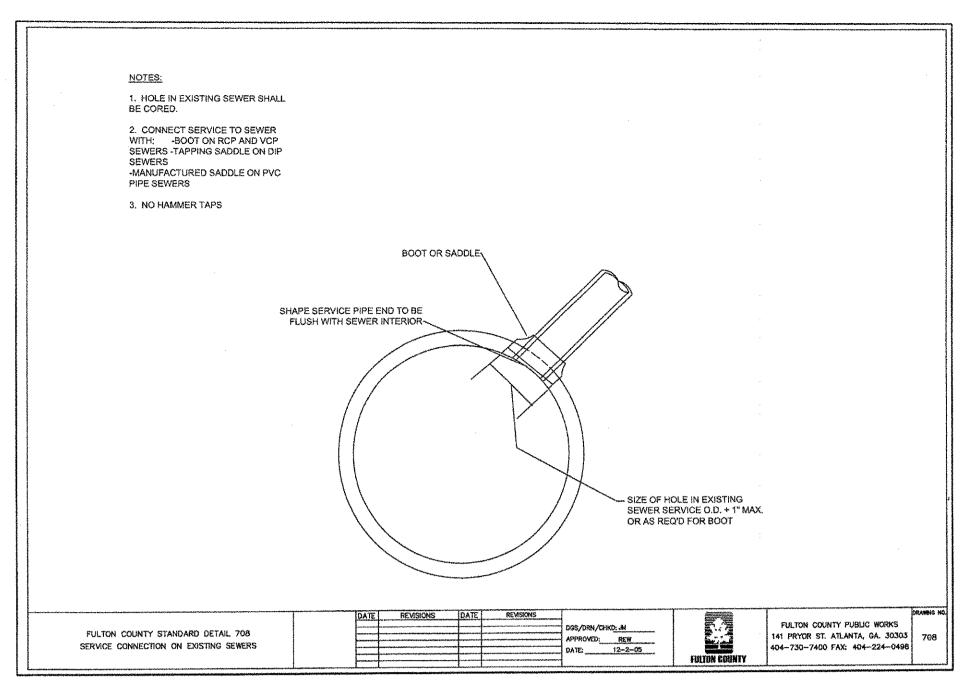
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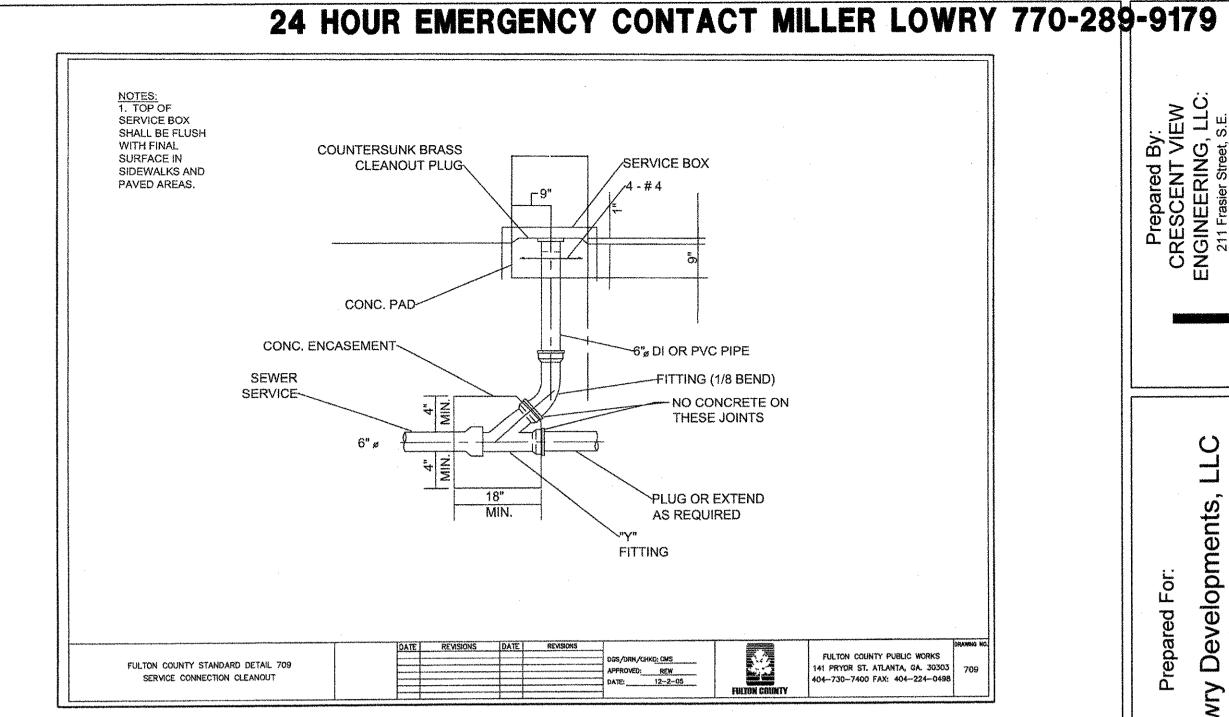
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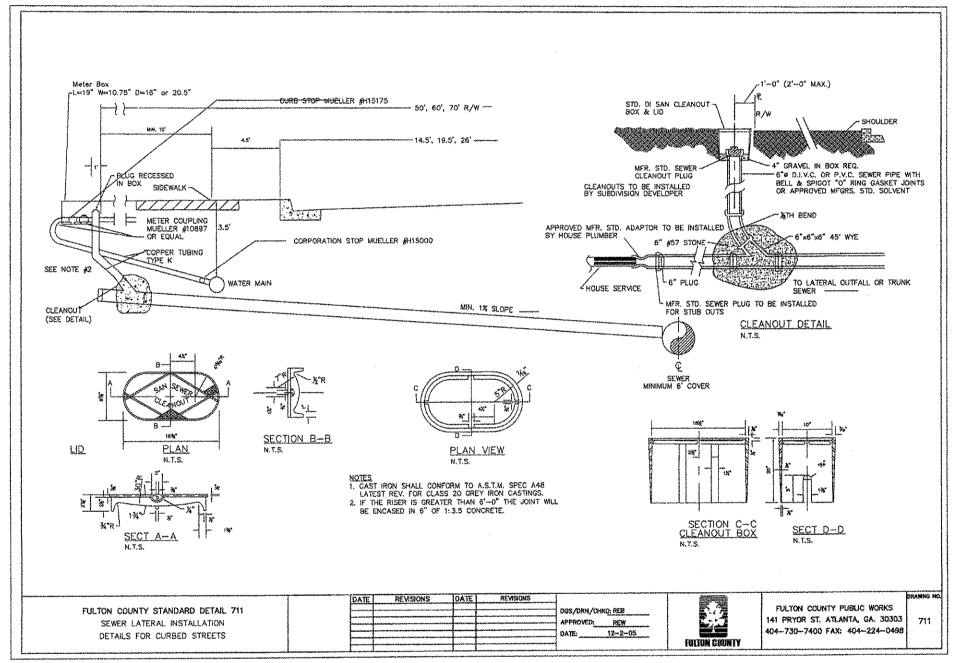
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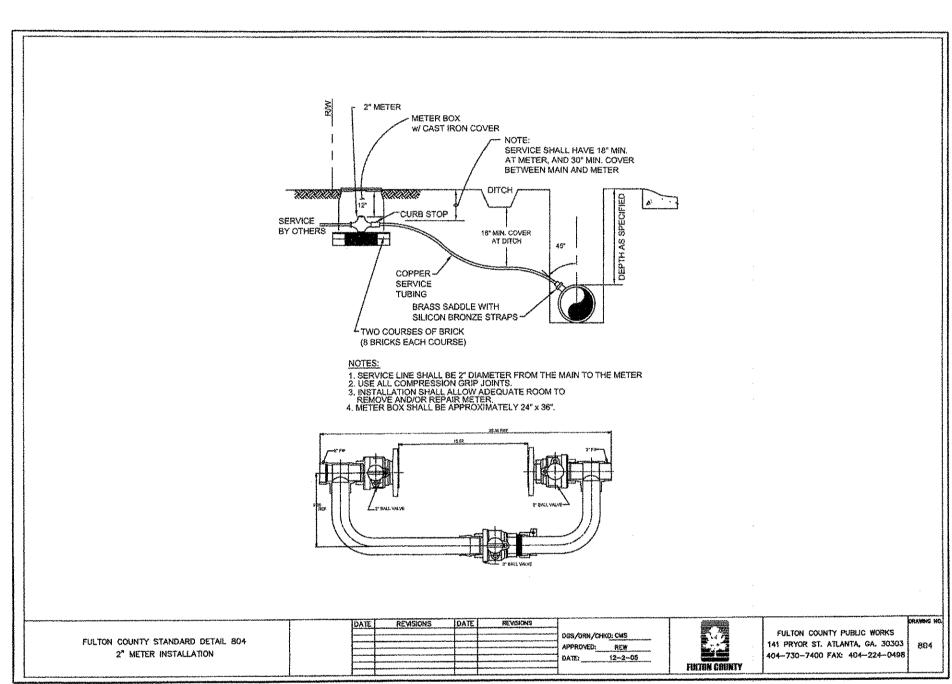
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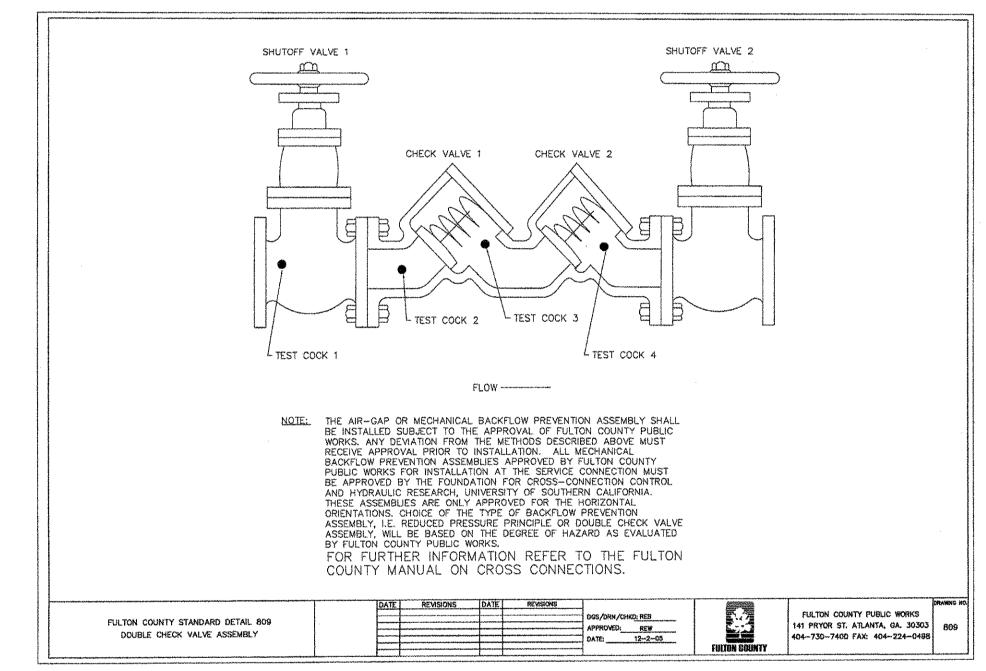


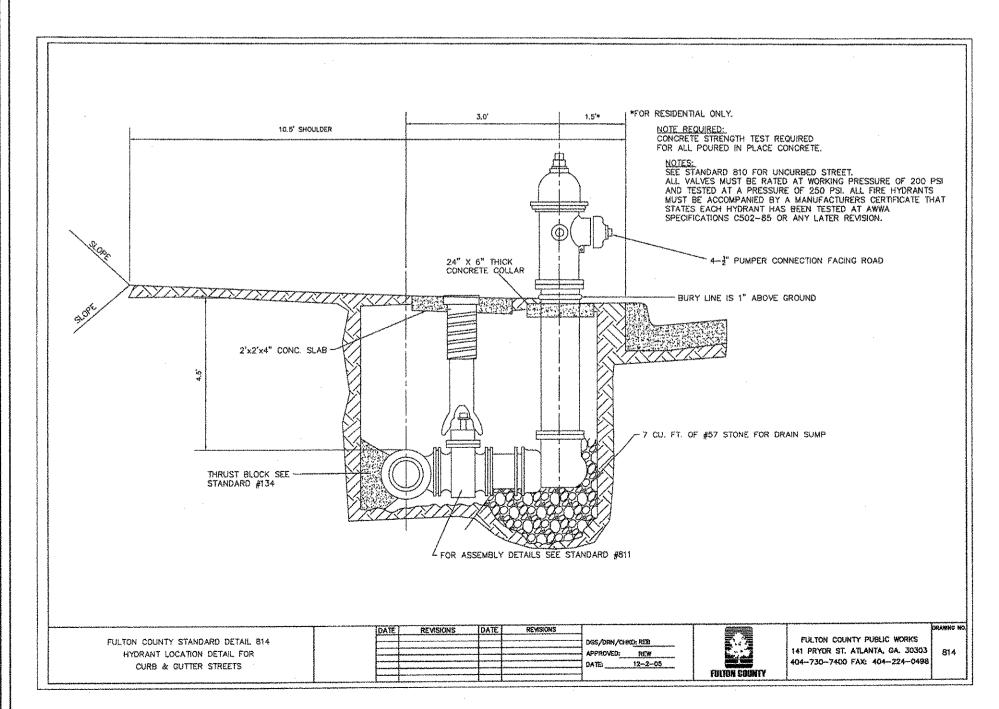


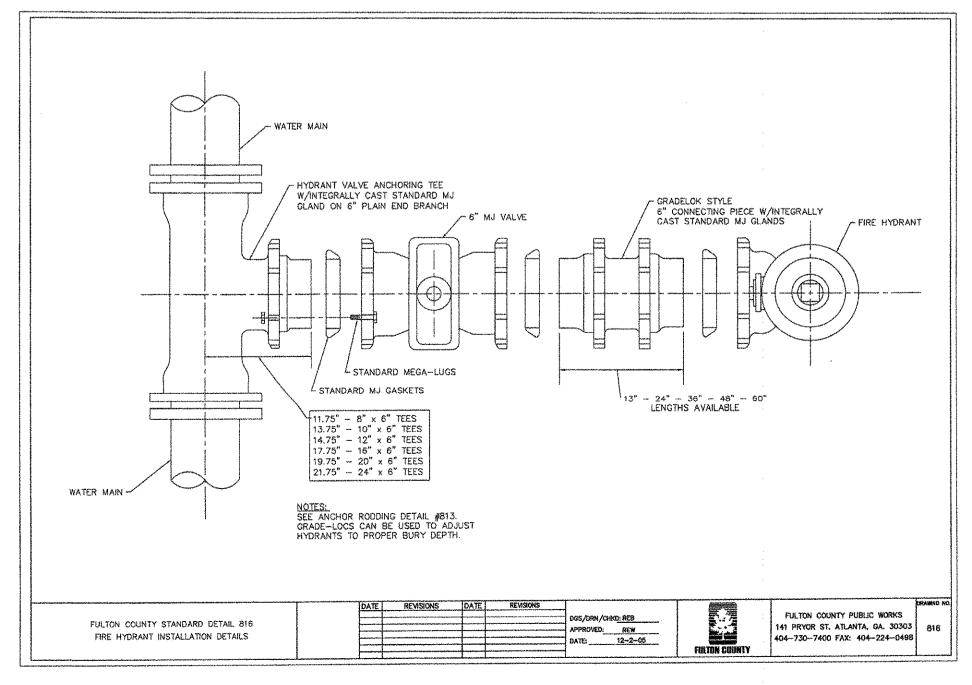


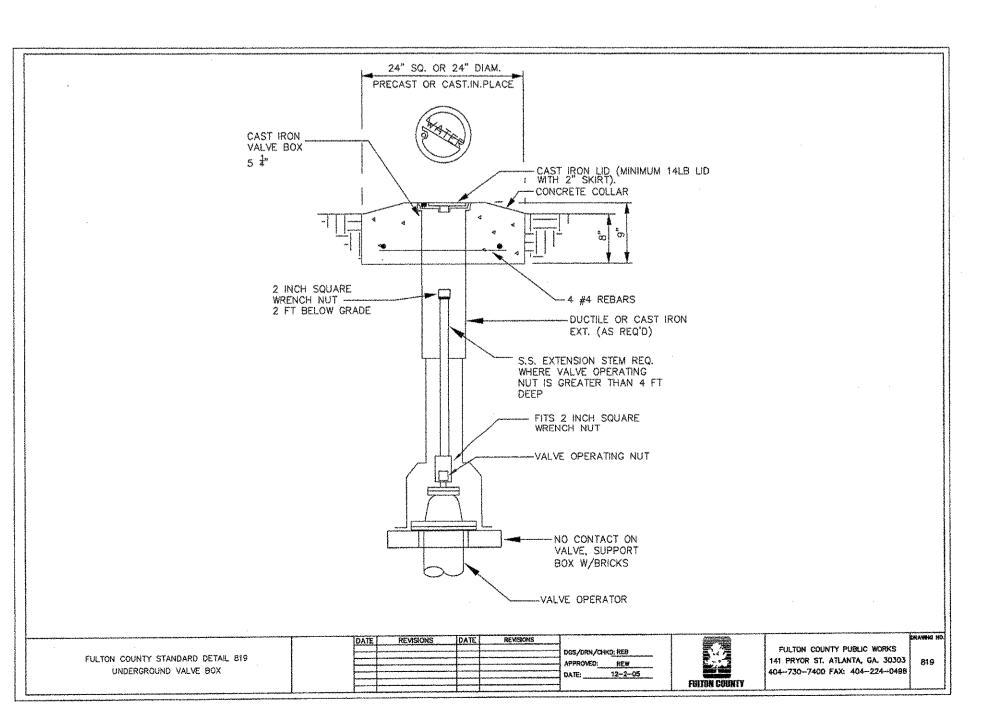






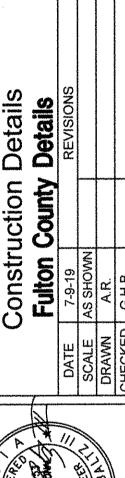


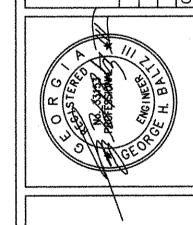




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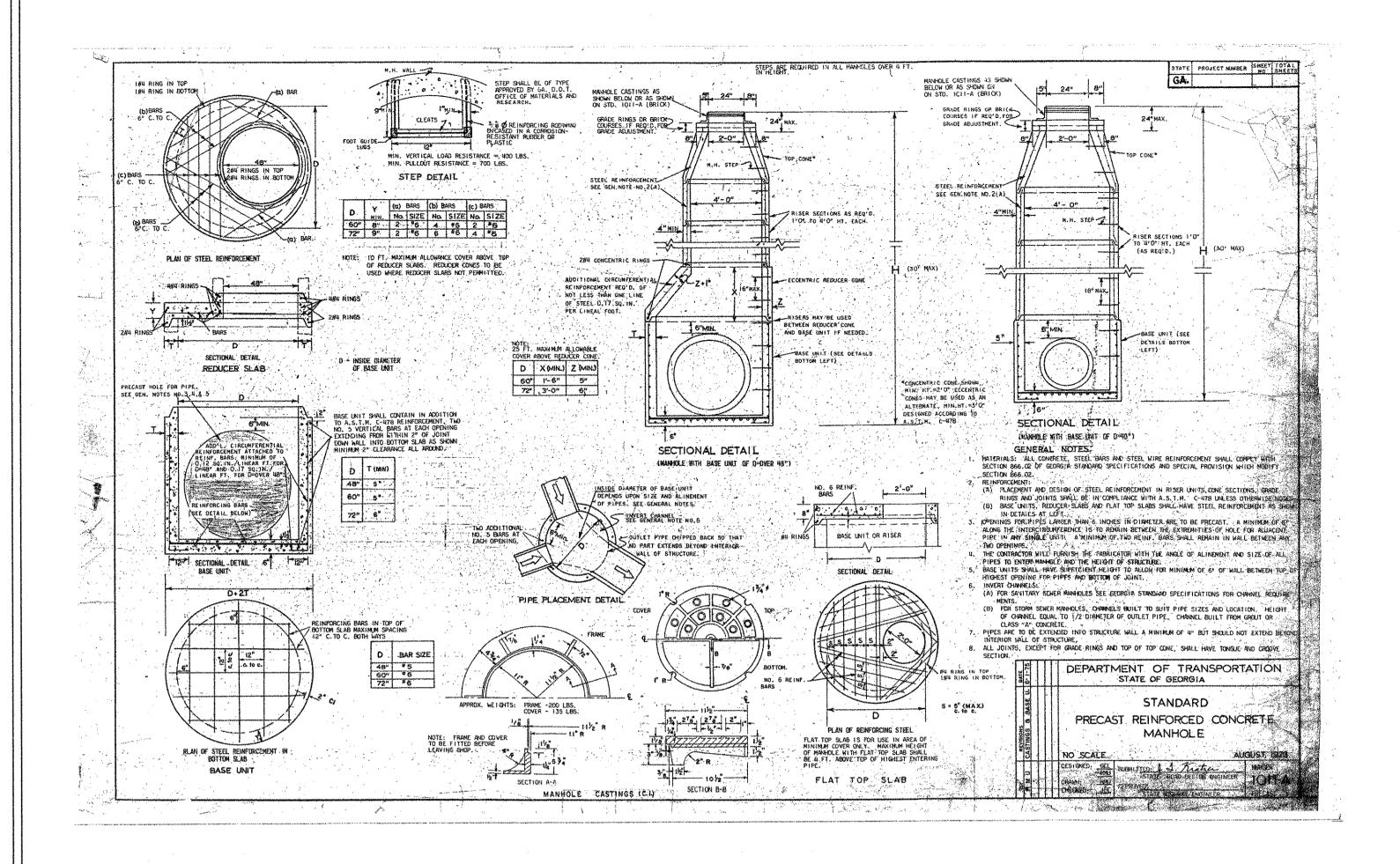


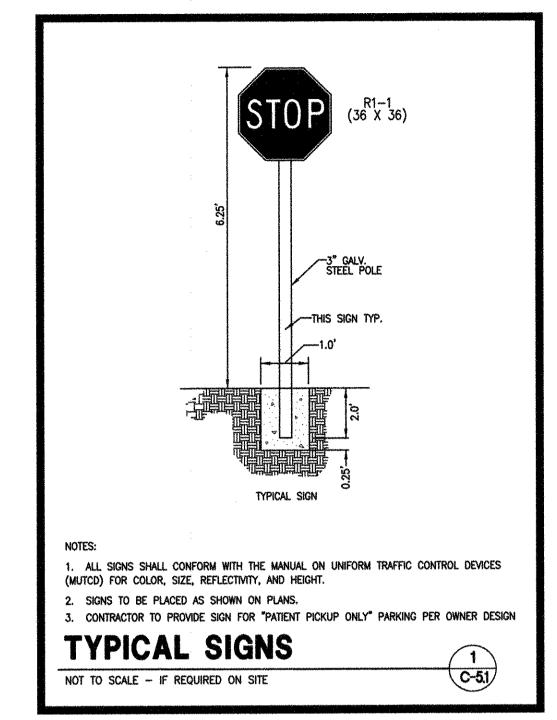
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Lots 95 & 9 peville, Fult Col **King** Land |

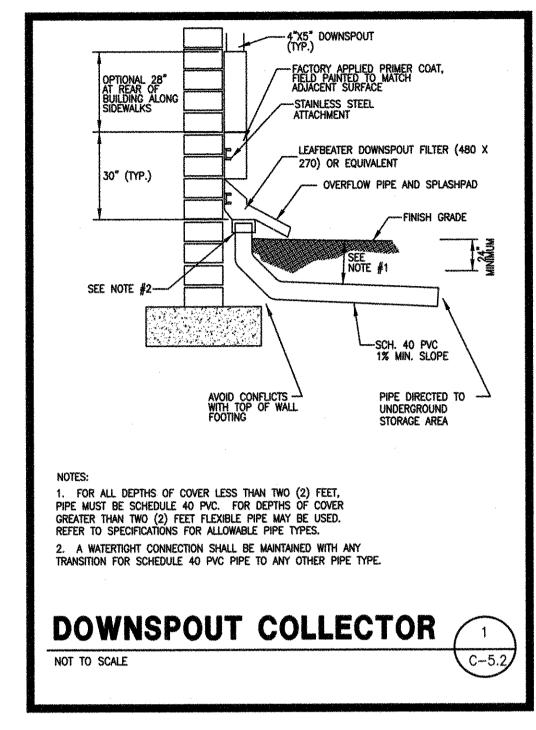
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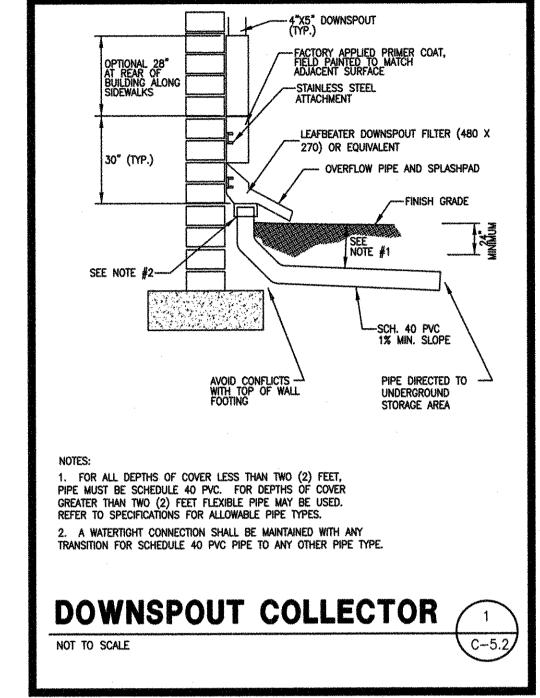
CVE PI # 18-403

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





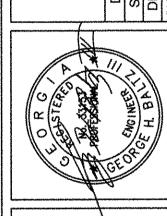






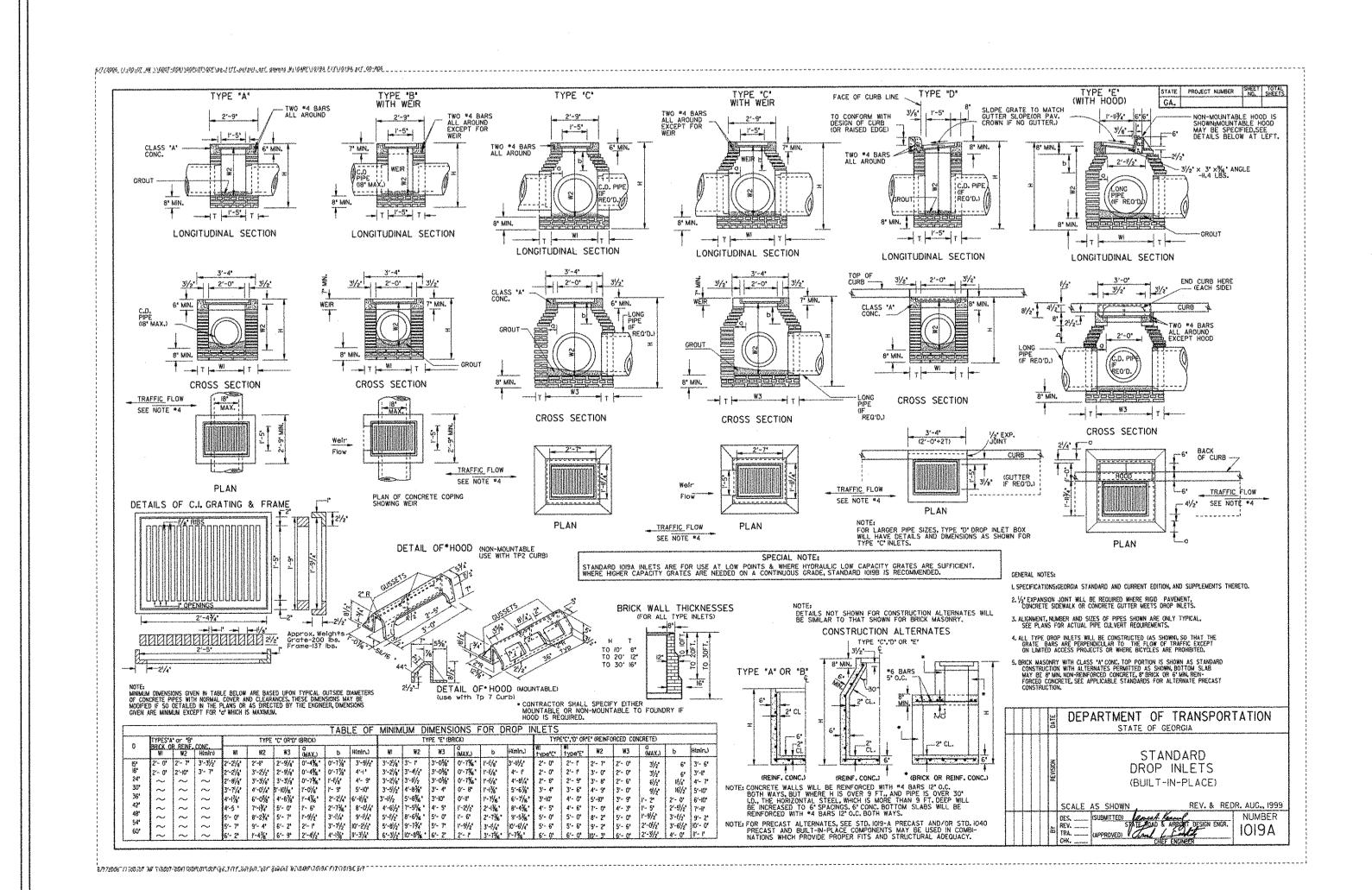
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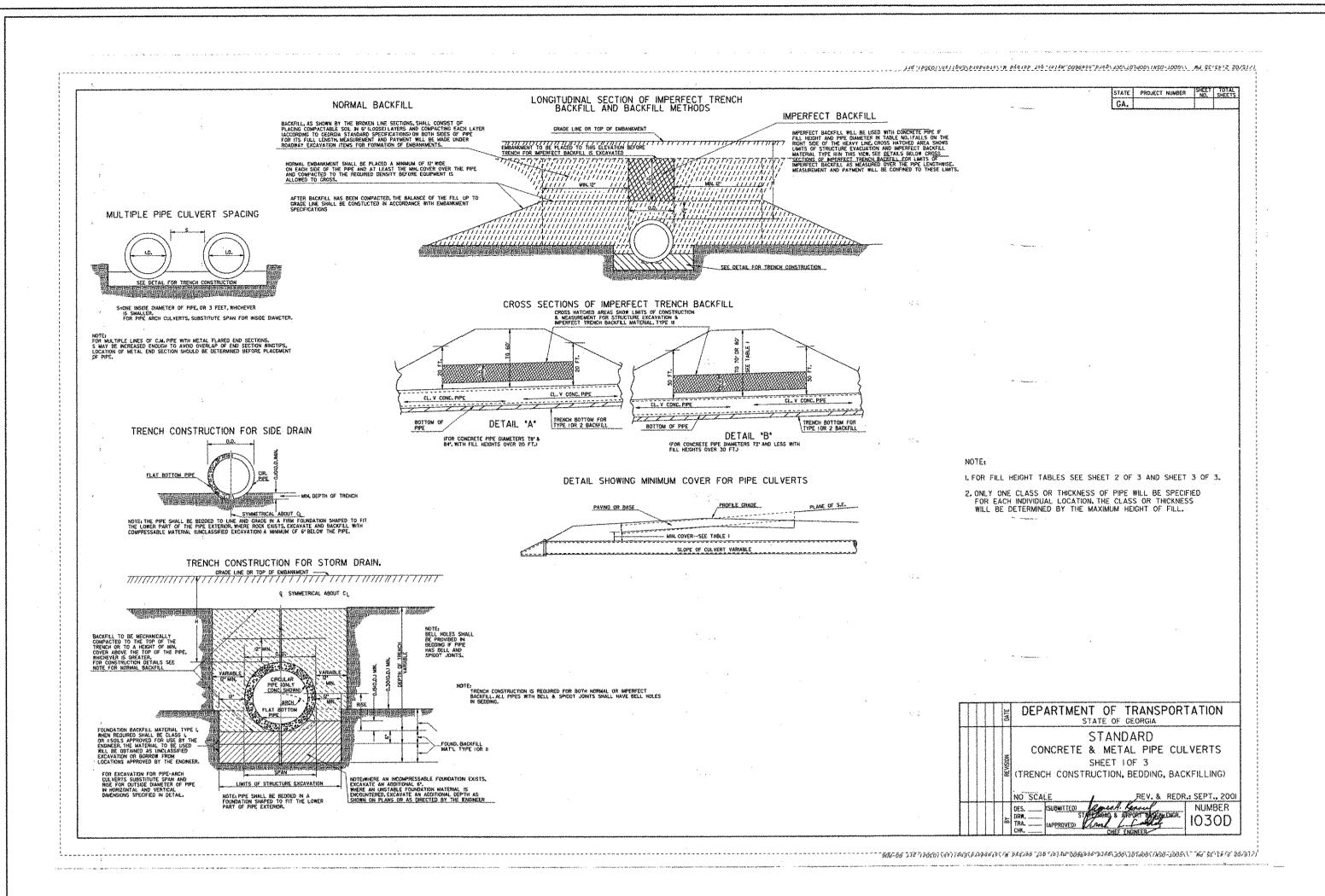
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King Land I

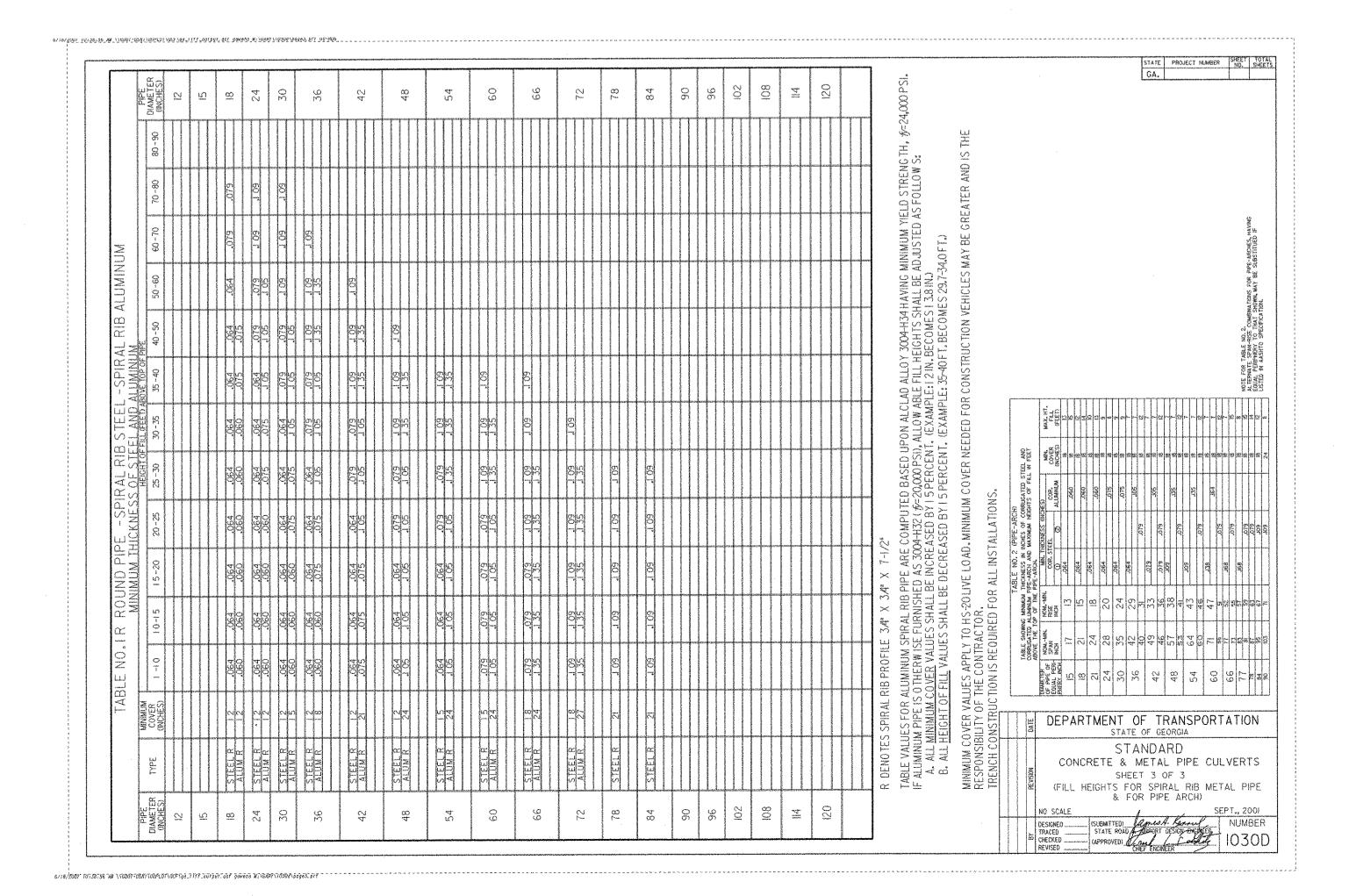
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24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared For:

Ailler Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
Hapeville, Ga 30305

Construction Details

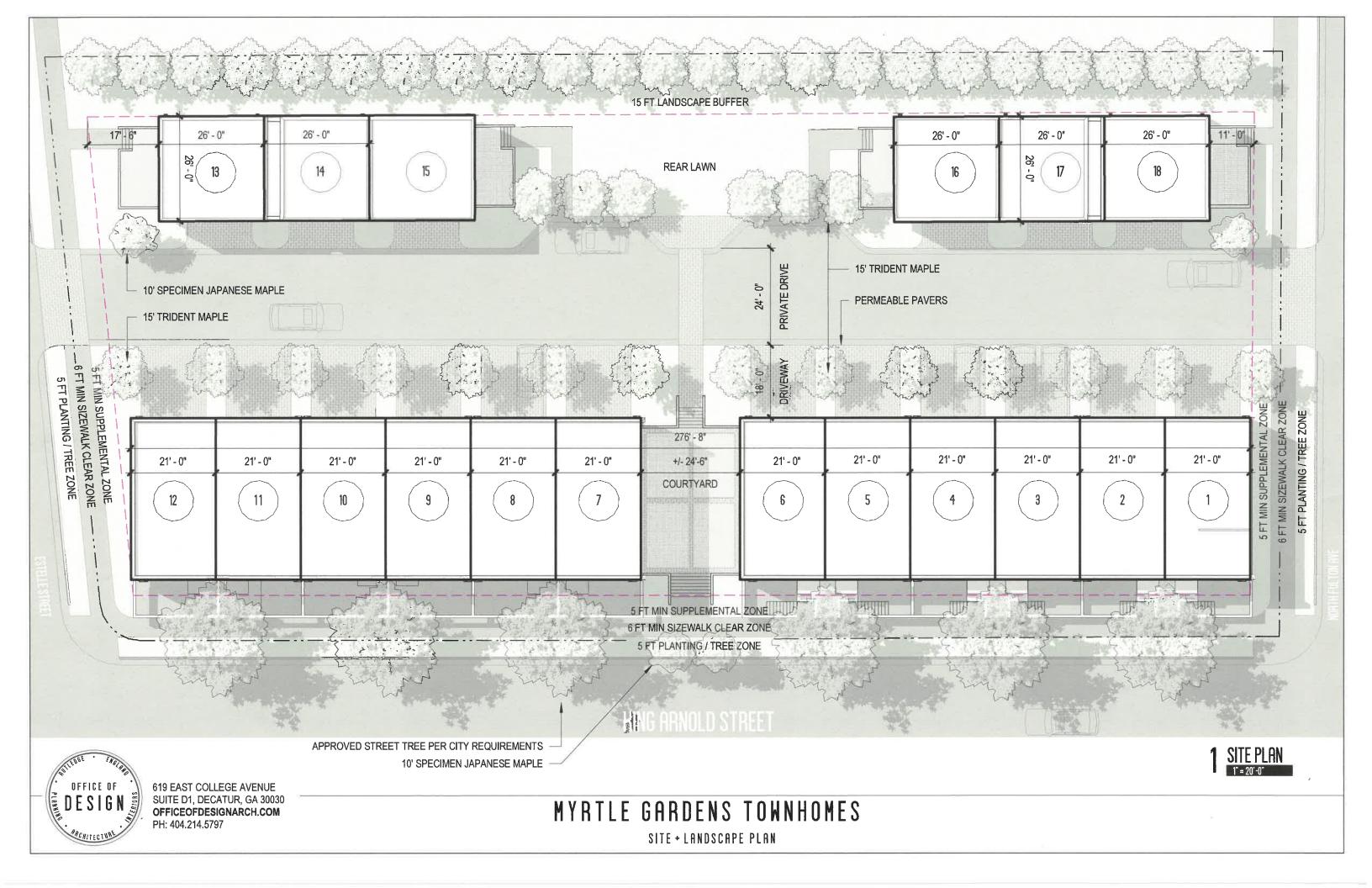
DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia







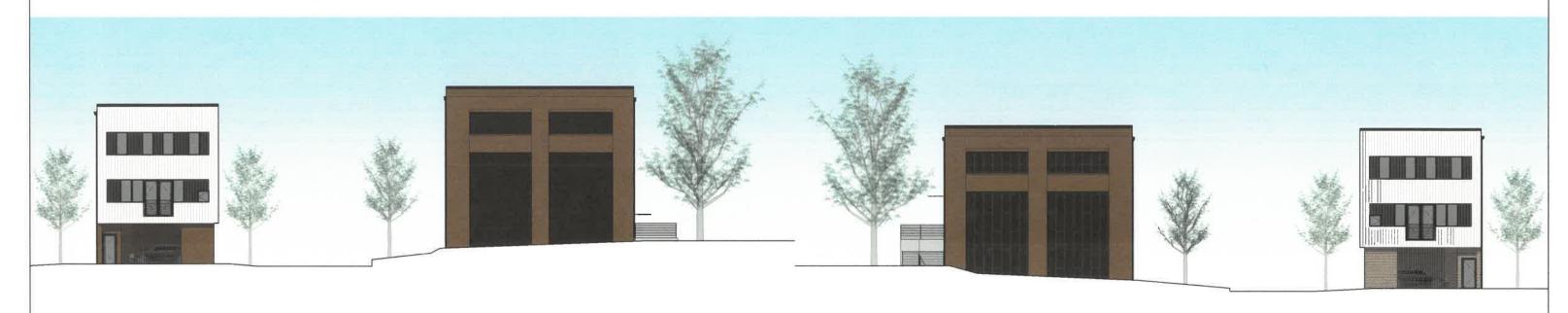
619 EAST COLLEGE AVENUE SUITE D1, DECATUR, GA 30030 OFFICEOFDESIGNARCH.COM PH: 404.214.5797

MYRTLE GARDENS TOWNHOMES

RENDERING



1 ELEVATION - KING ARNOLD STREET



2 ELEVATION - ESTELLE STREET

3 ELEVATION - NORTH FULTON AVE



MYRTLE GARDENS TOWNHOMES

STREET ELEVATIONS



EXTERIOR MATERIAL LEGEND

- BRICK VENEER: SOLDIER CORNICE
 COLOR: CHEROKEE BRICK OLD MISSISSIPPI
 AREA: 680 SF (5.1% OF TOTAL)
- BRICK VENEER
 COLOR: CHEROKEE BRICK OLD MISSISSIPPI
 AREA: 5224 SF (39.5% OF TOTAL)
- BRICK VENEER: STACKED BOND COLOR: CHEROKEE BRICK OLD MISSISSIPPI AREA: 1131 SF (8.6% OF TOTAL)
- 4 FIBER CEMENT SIDING
 COLOR: SW7076 'CYBERSPACE'
 AREA: 4222 SF (31.9% OF TOTAL)
- 5 GLAZING (INCLUDES DOORS)
 AREA: 1969 SF (14.9% OF TOTAL)

REAR ELEVATION





619 EAST COLLEGE AVENUE SUITE D1, DECATUR, GA 30030 OFFICEOFDESIGNARCH.COM PH: 404.214.5797 PRONT ELEVATION

3/32" = 1"-0"

END ELEVATION
3/32 = 1-0

MYRTLE GARDENS TOWNHOMES

TYPICAL TOWNHOUSE BUILDING – SCHEMATIC ELEVATIONS





- TI FIBER CEMENT SIDING
 COLOR: SW7005 'PURE WHITE'
 AREA: 3671 SF (43.1% OF TOTAL)
 - FIBER CEMENT SIDING
 COLOR: SW7076 'CYBERSPACE'
 AREA: 834 SF (9.8% OF TOTAL)
- 3 WOOD SLAT WALL COLOR: UNFINISHED WALNUT
- BRICK VENEER
 COLOR: CHEROKEE BRICK OLD MISSISSIPPI
 AREA: 3096 SF (36.3% OF TOTAL)
- 5 GLAZING (INCLUDES DOORS) AREA: 922 SF (10.8% OF TOTAL)

T.O. PARAPET

4 REAR ELEVATION
3/32° = 1.0°

3 GREENSPACE ELEVATION



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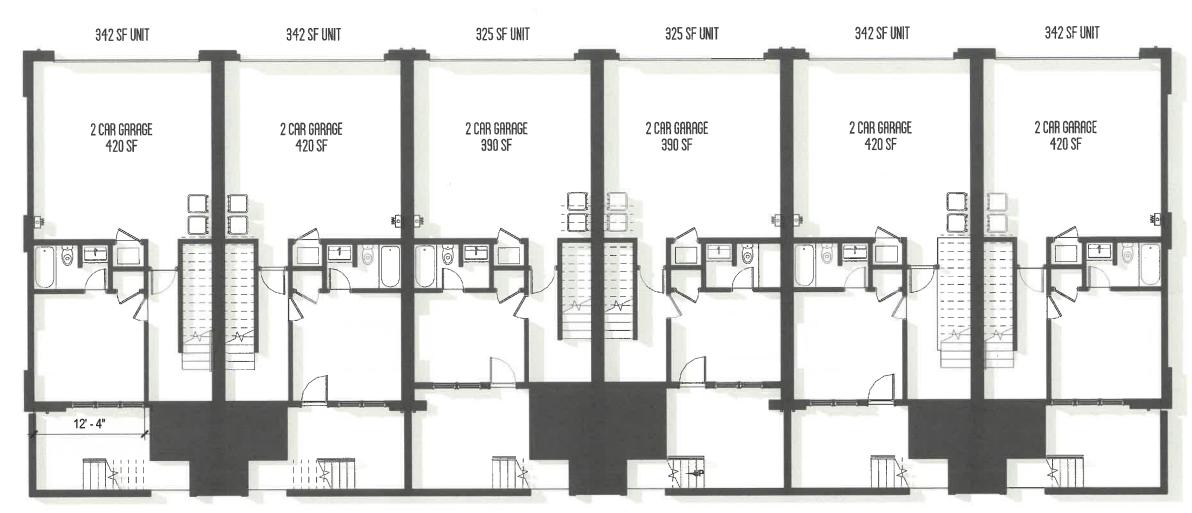
2 ALLEY ELEVATION

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

MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING – SCHEMATIC ELEVATIONS

TOTAL SQUARE FOOTAGE THIS FLOOR: HEATED: 2,020 GARAGE: 2,460



1ST FLOOR PLAN
3/32" = 1'-0"



TOTAL SQUARE FOOTAGE THIS FLOOR: 7 19 SF UNIT 7 19 SF UNIT 759 SF UNIT 759 SF UNIT 759 SF UNIT 759 SF UNIT 4,479 2 3RD FLOOR PLAN
3/32" = 1'-0" TOTAL SQUARE FOOTAGE THIS FLOOR: 4,479 759 SF UNIT 759 SF UNIT 7 19 SF UNIT 759 SF UNIT 759 SF UNIT 7 19 SF UNIT 2ND FLOOR PLAN
3/32" = 1'-0" OFFICE OF 619 EAST COLLEGE AVENUE SUITE D1, DECATUR, GA 30030 OFFICEOFDESIGNARCH.COM MYRTLE GARDENS TOWNHOMES PH: 404.214.5797

TOWNHOUSE BUILDING – SCHEMATIC FLOOR PLANS

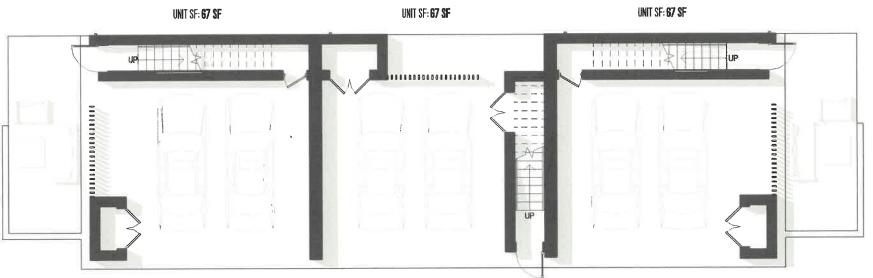
TOTAL FLOOR SQUARE FOOTAGE: **1800 SF**



2 2ND FLOOR PLAN

3/32 = 1.0

TOTAL FLOOR SQUARE FOOTAGE: **201sf**

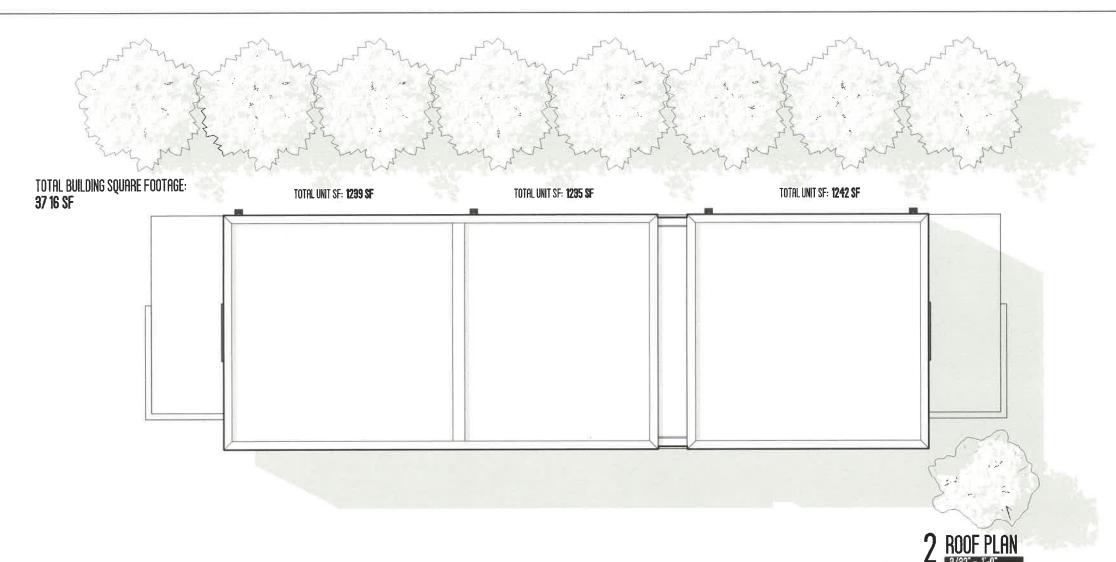


1 1ST FLOOR PLAN



MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING – SCHEMATIC PLANS



TOTAL FLOOR SQUARE FOOTAGE: **17 15 SF**



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3RD FLOOR PLAN

MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING – SCHEMATIC PLANS