



**Planning and Zoning Commission  
Meeting Agenda**

**Meeting Location: City Hall, 56 Malone Street, Fairburn, GA  
Tuesday, October 7, 2025  
7:00 p.m.**

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- A. Call to Order**
- B. Determination of a Quorum**
- C. Pledge of Allegiance**
- D. Approval of the Meeting Agenda**
- E. Approval of the Meeting Minutes**
- F. Public Comments**
- G. Old Business:**
  - 1. Gas Station/Convenience Store – REQUEST TO TABLE**  
Applicant: SM Harmony /Earth Engineering Design  
Property Owner: Killearn Consulting INC  
Location: 101 Durham Lake Pkwy [Parcel ID: 07 270001681331]  
Request: To approve the concept plan
- H. Public Hearings**
- I. New Business:**
  - 1. KBD (Mixed Use - Multifamily, Commercial, and Conservation)**  
Applicant: Summit Engineering Consultants, Inc.  
Property Owner: KBD Fairburn LLC /  
Developer Middleburg Communities LLC.  
Location : 5650 Milam Rd [Parcel ID: 09F020200130436]  
Request: To approve the concept plan
- J. Other Business**
- K. Adjournment**



Planning and Zoning Commission  
Meeting Minutes  
City Hall, 56 Malone Street  
Fairburn, GA 30213  
Tuesday, September 2, 2025  
7:00 p.m.

Jason Jones, Chair  
Michelle James, Vice-Chair  
Lina Parker  
Elizabeth Echols

Planning Director: Denise Brookins  
City Attorney: Valerie Ross

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**A. Call to Order:** Chairman Jones called the meeting to order at 7:00 p.m.

**B. Determination of a Quorum:**

Roll Call: Chairman Jason Jones, Vice Chairwoman Michelle James, Commissioner Lina Parker, and Commissioner Elizabeth Echols were present. A quorum was established, and the meeting proceeded.

**C. Pledge of Allegiance:** The Pledge of Allegiance was recited.

**D. Approval of the Meeting Agenda**

1. Commissioner Echols moved to approve the agenda. Vice Chairwoman James seconded.  
**THE MOTION CARRIED.**

**E. Approval of the Meeting Minutes**

1. Vice Chairwoman James moved to approve the August 5, 2025, minutes. Commissioner Parker seconded.  
**THE MOTION CARRIED.**

**F. Public Comments**

Chair Jones opened public comment, limited to three minutes per speaker. Multiple residents spoke in opposition to the proposed gas station/convenience store at 101 Durham Lake Parkway, citing proximity to residences, safety and crime, traffic, environmental and public health concerns, property values, and community character. Additional comments included alternative uses (e.g., medical/urgent care, daycare, neighborhood-serving, or recreational uses).



Speakers included:

- Shanita Nichols (resident)
- Homer Knight (Durham Lakes resident since 2006)
- Anatavia Benson (Brook Haven at Durham Lakes)
- Dacia Gilkey (resident)
- Hattie Porter-Jones (resident ~30 years; Rivertown Rd.)
- James Whitmore (Fairways at Durham Lakes; former P&Z member)
- Rep. Lydia Glaze (GA House, District 67; resident)
- David James (retired law enforcement)
- Rufus Wells (Fairways; former HOA board)
- Alexandria Hawkins (resident since 2006)
- Eric & Monique Barnes (Heather Glenn)
- Mr. Law (resident)
- Francis & Thomas Smith (104 Durham Lake Pkwy)
- Princess Smith (resident)
- Eric Wallis (Vintage Ct.)
- James Davis (Birdie Circle)
- Ms. Knight (resident)
- Samantha Hudson (City Council; Lake Joyce Ln.)
- Rian Trotter (real estate agent/resident)
- Heather Bland (former Health Department reviewer of the original plans)

**G. Old Business:** None.

**H. Public Hearings:** None.

**I. New Business:**

**1. Concept Plan (Gas Station/Convenience Store)**

Applicant: SM Harmony and Earth Engineering Design

Property Owner: Killearn Consulting, Inc.

Location: 101 Durham Lake Parkway [Parcel ID: 07 270001681331]

Request: To approve the concept plan.

Ms. Brookins presented the staff report, noting the project complies with the Durham Lakes PD and C-2 Highway Commercial standards. Applicant's attorney, Michelle Battle, requested additional time to meet with the community. Commissioner Parker moved to table the item. The motion was seconded by Commissioner Echols. Vice Chairwoman James recused herself.

**THE MOTION CARRIED.**

**2. Final Plat (Curry Bend)**

Applicant: Cameon Heath, DRB Group Georgia, LLC

Property Owner: Bartow Properties LLC and Lacy Curry

**CITY OF FAIRBURN**

56 SW Malone Street, Fairburn, GA 30213-1341 | (770) 964-2244 | Fax (770)969-3474 | [www.fairburn.com](http://www.fairburn.com)

Location: 0 Bohannon Road [Parcel ID: 07 400001632170] and 6560 Bohannon Road [Parcel ID: 07 400001800462]

Request: To approve the final plat.

Ms. Brookins presented the staff report, noting the plat complies with applicable regulations. Vice Chairwoman James moved to recommend approval. Commissioner Echols seconded.

**THE MOTION CARRIED.**

**J. Other Business:** None.

**K. Adjournment**

Commissioner Parker moved to adjourn at 8:17 p.m. Vice Chairwoman James seconded.

**THE MOTION CARRIED.**



## Battle Law

September 29, 2025

Denise Brookins, Planning & Zoning Director  
City of Fairburn  
56 Malone Street SW  
Fairburn, GA 30213

Re: Tabling Request for 101 Durham Lakes Parkway

Dear Denise:

As we continue to work through the issues regarding the conceptual plan approval for the proposed gas station at 101 Durham Lakes Parkway, I am hereby requesting that the matter be tabled until the January 2026 hearing calendar.

Sincerely,

Michèle L. Battle, Esq.  
mlb@battlelawpc.com



**CITY OF FAIRBURN  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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To:	Planning and Zoning Commission
From:	Denise Brookins, Planning and Zoning Director
Agenda Item:	KBD FAIRBURN LLC/Taylor English Duma LLP
Property Location:	5650 Milam RD [Parcel No. 09F020200130436]

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**Agent/Applicant/Petitioner Information**

Project: KBD Fairburn LLC  
Location: 5650 Milam Road, Fairburn, GA (Parcel ID: 09F020200130436)

Applicant: Summit Engineering Consultants, Inc.  
Property Owner: KBD Fairburn LLC  
Developer: Middleburg Communities, LLC  
Request: Approval of the Conceptual Site Plan  
Zoning District: Planned Development

**Background**

The subject property, totaling 14.22 acres, is located at 5650 Milam Road. In April 2025, the Mayor and City Council approved Ordinance 2025-05, rezoning the property and adopting detailed development standards for the proposed project. The rezoning authorized the development of a multifamily community with supporting retail, subject to conditions related to density, design, amenities, and infrastructure.

The applicant, KBD Fairburn LLC, through its development partner Middleburg Communities, now seeks approval of the Conceptual Site Plan consistent with the rezoning ordinance.

**Summary of the Request**

The applicant proposes a 252-unit multifamily residential community with a supporting retail component. The project is designed at a density of 18 units per acre, with residential buildings not exceeding four stories in height. To complement the residential development, the plan incorporates the required 4,500 square feet of retail space. The site is organized around a privately owned and maintained internal road network, with no new public streets proposed. The building setbacks conform to zoning requirements.

**Staff Recommendations**

The proposed KBD / Middleburg Fairburn Conceptual Site Plan complies with the standards of the PD zoning conditions and the City's current development regulations for this stage of the development process.



**CONCEPTUAL SITE PLAN SUBMITTAL**  
5650 MILAM ROAD, FAIRBURN, GA 30213  
LAND LOT 13 - DISTRICT 9F - FULTON COUNTY, GEORGIA  
PARCEL ID (PIN): 09F020200130436

**MIDDLEBURG COMMUNITIES, LLC**  
1921 GALLOWS ROAD, SUITE 700  
VIENNA, VA 22182



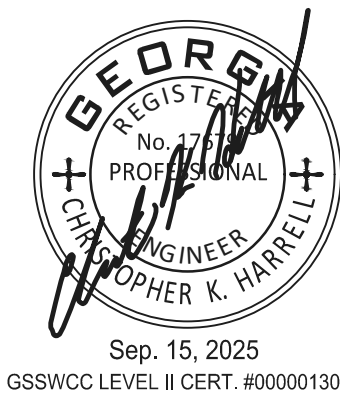
**summit**  
Engineering Consultants, Inc.  
6250 Shiloh Road, Suite 100  
Alpharetta, GA 30005  
(p) 770-667-0094

1. GENERAL NOTES
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE PROJECT, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION OF THE ENGINEER AND WORK MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL IDENTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR CONSTRUCTION MATERIALS AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE, AND LOCAL CODES, RULES, AND REGULATIONS.
7. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE MANUAL OR MECHANICAL REMOVAL OF EXISTING STRUCTURES.
10. ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
11. CLEAR-OUTS WILL BE PROVIDED AT ALL TURNING POINTS ON LATERAL LINES.
12. ALL WALLS SHOWN ARE TO BE DESIGNED BY OTHERS. ALL WALLS 30 INCHES IN HEIGHT OR GREATER SHALL HAVE A FULL PROTECTING RAIL. FOR WALLS OVER 3 FEET IN HEIGHT, THE CLIENT SHALL BE RESPONSIBLE FOR WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, INSPECTIONS, AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY.
13. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
14. ALL GRADES SHALL BE TO SIX INCHES (6") OF FINISH GRADE UNLESS OTHERWISE NOTED.
15. MAXIMUM CUT OR FILL SLOPES: 2H : 1V. STEEPER THAN 2.5 : 1 AND WITH THE WIDTH OF 10' OR GREATER CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH PERMANENT MATTING OR BLANKETS.
16. INDICATED GRADES ARE FINISHED GRADES.
17. ALL ROADWAYS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB.
18. ALL WATER VALVES TO BE THE SAME SIZE AS INDICATED WATER LINES.
19. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
20. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
21. ALL CONSTRUCTION SHALL CONFORM TO CITY OF FAIRBURN AND / OR GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS.
22. ALL NON-PAVED DISTURBED AREAS TO BE SEEDDED WITH MATERIAL SUITABLE TO SEASON AND TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
23. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
24. PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE PROJECT, OR ANY ERRORS OR OMISSIONS IN THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
2. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL IDENTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH THE PROGRESS OF THE WORK.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR CONSTRUCTION MATERIALS AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE, AND FEDERAL, COUNTY AND CITY ORDINANCES, RULES AND REGULATIONS.
6. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF PRACTICE FOR PROTECTION OF CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL AGENCY.
9. CLEAN-OUTS WILL BE PROVIDED AT ALL TURNING POINTS ON LATERAL LINES.
10. ALL WALLS SHOWN ARE TO BE DESIGNED BY OTHERS. ALL WALLS 30 INCHES IN HEIGHT OR GREATER SHALL BE PROVIDED WITH A PROTECTING RAIL. FOR WALLS OVER 3 FEET IN HEIGHT, THE CLIENT SHALL BE RESPONSIBLE FOR WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMIT FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY.
11. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE PROVIDED WITH HANDRAILS AND GUARDS. HANDRAILS SHALL BE 34" INCHES (34") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTED: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
12. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
13. MAXIMUM CULP OR FILL SLOPES: 2h : 1v. SLOPES STEEPER THAN 2.5 : 1 AND WITH A HEIGHT OF 10 FEET OR GREATER AND CUTS AND TRENCHES WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.
14. INDICATED GRASSES ARE FINISHED GRADES.
15. ROADWAYS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB.
16. ALL WATER VALVES TO BE THE SAME SIZE AS INDICATED WATER LINES.
17. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
18. CONSTRUCTION AREAS TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
19. ALL CONSTRUCTION SHALL CONFORM TO CITY OF FAIRBURN AND / OR GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS.
20. UNPAVED DISTRICTS AND DRIVEWAYS ARE TO BE SEED AND SOIL TO BE SEED AND SOIL TO BE MAINTAINED UNTIL STABILIZED.
21. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
22. PIPE LENGTHS TO BE ORDERED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO SCAFFOLDING PIPE.

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO CITY OF FAIRBURN STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST CODE.
2. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.
3. AS-BUILT DRAWINGS AND MAINTENANCE BONDS SHALL NOT BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE.
4. CORRUPSION RESISTANT STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
5. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS.
6. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET REQUIREMENTS AS OUTLINED IN ASTM C928/80 OR CURRENT VERSION. A CITY OF FAIRBURN INSPECTOR MUST BE PRESENT DURING TESTING.
7. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTE WATER TAPS FOR BARN OR OTHER USES WILL BE ISSUED.
8. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
9. NOTIFY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.
10. EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE FIELD INSPECTED. A DIGITAL VIDEO AND WRITTEN INSPECTION LOG CREDITED BY A CITY OF FAIRBURN REGISTERED ENGINEER SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
11. MAXIMUM DISTANCE BETWEEN MANHOLES IS 400 FEET.
12. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 90% OF THE UNDERSIDE OF THE BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4" X 4" POST WITH MIN. 4" ABOVE GROUND. THE TOP 1" SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE.
14. ALL REQUIRED EASEMENTS SHALL BE DEDICATED.
15. PIPE SHALL BE ASTM 3034, SDR33 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D2122.
16. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO 10" TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
17. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS AVAILABLE, USE IRON PIPES AND SAND TO 6" ABOVE THE TOP OF PIPE.
18. THEREAFTER INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
19. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45 DEGREE WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
20. AFTER INSTALLATION A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO THE 3% OF THE UN-DEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER INSTALLATION TO OBTAIN FINAL DEFLECTION FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UN-DEFLECTED DIAMETER.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS ESTABLISHED PER F.I.R.M. COMMUNITY  
PANEL NO. 13121C0464F, DATED: SEPTEMBER 18, 2013

[illegible][illegible]



Re: REZONING ORDINANCE  
Property of KBD FAIRBURN, LLC  
5650 Milam Road  
Parcel ID No.: 09F020200130436  
14.22 acres  
District 9, Land Lot No: 13  
ONE CONCURRENT VARIANCE

STATE OF GEORGIA  
COUNTY OF FULTON

AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF FAIRBURN FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT WITH ONE CONCURRENT VARIANCE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME:

Section 1. That the City of Fairburn Zoning Ordinance be amended, and the official maps established in connection therewith be changed so that the property located in the City of Fairburn as indicated on Exhibit "A" to this Ordinance be changed from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District with one (1) concurrent variance subject to the following conditions:

A. To the owner's agreement to restrict the use of the subject property and abide by the following:

Part 1 - General Requirements:

- Prior to any site disturbance or building permits being issued for the project, the staff comments listed in the April 2025 Staff Report for Mayor and City Council will be resolved.
- Update the traffic study to conform with city ordinance, complete the traffic improvement and/or traffic control requirements from the Public Works and Community Development Department.
- The applicant will provide letters of capacity for water and approval of the design from the utility providers.
- At the recommendation of the city, required system upgrades to support the water and power system for the project will be at the developer/owner's expense.
- Under no circumstances shall any mechanical equipment or related elements such as air conditioning units, meter boxes and utility conduits, HVAC mechanical equipment systems, satellite dishes or any other similar mechanical equipment or related elements be

- A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited. Exterior sign lighting for multi-family residential and commercial uses shall be of similar color, shape, material, and overall style.
- Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalk shall be of pedestrian scale and shall only exceed 20 feet in height if light shields are installed so as to not intrude on the single-family parcels.
- All utilities shall be installed underground throughout the development area.
- No trash enclosures shall be located by or visible from Renaissance Parkway or Milani Road and shall be enclosed on three sides with brick, stone, or other cementitious materials with the same architectural details as the principal structure.
- Pedestrian walkways (sidewalks) shall be designed and constructed to allow connectivity between multi-family, commercial, and open space uses throughout the development. Subject to the final approval of the Public Works Department, the sidewalks along Renaissance Parkway shall be no less than 6ft. and 8 ft. along Milam Road.
- There shall be curb cuts with dedicated crosswalks that connect all sidewalks. Sidewalks from the right-of-way must connect to internal sidewalks.
- All stairways must be covered.
- Parking located outside of the residential gated area shall be shared amongst the multi-family residential and commercial uses.
- Additional foliage shall be provided within the landscaped buffer facing the single-family parcels that would be best at deterring any tight pollution.
- The following building facade materials are prohibited for the entire development: EIFS/synthetic stucco, metal panel systems, corrugated steel, smooth/plain concrete or masonry, cinderblocks; reinforced concrete slabs; aluminum or vinyl siding; plywood; presswood; mirrored or highly reflective glass.
- There shall be no long and/or unarticulated roofs that exceed 80 feet.
- The site shall be developed significantly similar to the most updated elevations and site plans presented to Mayor and City Council.

The applicant must submit an updated conceptual layout of site plan and building elevations subject to approval of the Planning Commission and in compliance with the enclosed development and guidelines. In the event that a development proposal deviates from these design standards, the Planning and Zoning may review an alternative design to determine compliance with the spirit and intent of the existing neighborhood character.

- attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along adjacent private streets or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall veneered in brick, indigenous rock or natural stone, with an appearance that is complementary to the architecture of the dwelling unit. All roof-mounted equipment shall be screened from the public right-of-way.
- Parking shall be on a paved or concrete surface.
  - Pedestrian-scale Street lighting shall be provided along both sides of internal streets throughout the development.
  - A minimum of four alternative fuel vehicle charging stations shall be provided on the property by the developer prior to the issuance of a final certificate of occupancy.
  - Provide permanently anchored bicycle racks as part of the internal pedestrian pathway network for short-term use.
  - Additional landscaping may be required alongside elevation facing public roads.
  - There shall be no long and/or unarticulated roofs that exceed 80 feet.
  - Appropriate landscape features and pedestrian amenities, such as shading, seating, trash cans, public art, and other street amenities shall be provided along Milam Rd. and Renaissance Pkwy.
  - Fences must be made from metal or masonry only. No wood, PVC or plastic shall be allowed. Chain link fencing must be painted or vinyl coated and will only be acceptable along non-road fronting sides of the property.
  - Site shall be developed substantially as depicted on the submitted site plan and elevations.

Part 2. Development Standards:

The development shall be restricted to the following standards:

- Multi-family residential units at a density of no greater than 18 units per acre or 252 units, whichever is less.
- Building heights at a maximum of 4 stories and the total height must be acceptable to the Fairburn fire marshal.
- The common outdoor area shall be a maximum of thirty percent (30%) of the site.

BUILDING SETBACKS:	
Front (facing Milam Road and Renaissance Parkway):	35 feet
Side (facing single family parcels):	40 feet
Between buildings:	15 feet
Rear	15 feet
LANDSCAPED BUFFERS:	

Section 2. That the concurrent variance to the rezoning are as follows:

- A variance from Chapter 80, Zoning, Article II, Section 80-337(a) to reduce the required parking from 2 spaces per dwelling unit to 1.50 spaces per dwelling unit.

Section 3. That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

Section 4. That the official maps referred to on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and

Section 5. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 6. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 24th day of February, 2025 and continued to March 24, 2025, and continued again to April 14, 2025; and

Section 7. This Ordinance shall become effective on the 14<sup>th</sup> day of April, 2025.

Section 8. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 14<sup>th</sup> day of April, 2025, by the Mayor and Council of the City of Fairburn, Georgia.

Mario Avery, Mayor

ATTEST:  
Brenda James, City Clerk

APPROVED AS TO FORM:  
Roy C. Starkey, City Attorney

Front (facing Milam Road and Renaissance Parkway):	NA
Side (facing single-family parcels):	20 feet
Rear	NA

Part 3 - Standards for Multifamily Residential Buildings:

- To ensure a mix of uses, no more than 126 units shall be constructed until the retail shell located within building 1 has received the Certificate of Completion.
- Buildings must have distinct roof profiles and provide a variation in roof lines similar to existing developments.
- The development shall include private patios and balconies on all building facing building roadways.
- The clubhouse/leasing center must be oriented to allow access from Renaissance Pkwy.
- Full amenity package including an outdoor kitchen with grills and picnic tables, park space, bike storage, package delivery accommodations, coworking space, fitness center, swimming pool, fire pit.
- Exterior materials (excluding windows) shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material.
- The property shall either have an entry gate at all vehicular access points and a fence surrounding the residential portion of the property or secured access into each building entry.
- Garages are not allowed to be located by Renaissance Parkway or Milam Road.
- The developer shall in good faith establish a rental program for Fairburn Public Safety (i.e., Fire, Police, EMT, etc.) as well as other City of Fairburn personnel.
- The number of one (1) bedrooms should be limited to no less than thirty-five percent (35%) of the total number of units.
- The number of two (2) bedrooms should be limited to no more than sixty percent (60%) of the total number of units.
- The number of three (3) bedrooms should be limited to no more than ten percent (10%) of the total number of units.

Part 4 - Commercial Uses:

- The front facade of commercial use shall be a combination of brick, stone, glass, and/or other cementitious materials.
- Fenestrations must be complementary to the architecture of the principal structure.
- Commercial space shall total a minimum of 4,500 square feet.
  - Permitted uses under C-2 (General Commercial), except liquor stores, boarding and breeding kennels, extended stay facilities, pawn and title shops, nightclubs, self-storage facilities, car/truck sales or rental/leasing, auto repair/tire/body shops, heavy repair/trade sales or rental/leasing, auto supply stores, parking lots/garages,

recycling centers, gasoline service stations, small box discounts retail stores, drive-through restaurants, industrial uses, trucking facilities, construction or trade services, emergency services, and funeral services are specifically prohibited.

- The length of facade without intervening fenestration, architectural detailing or entryway shall not exceed thirty (30) feet.
- All building facades that contain a public entrance shall include fenestration into the design. All fenestration treatments shall be visually and architecturally consistent and compatible with each other. The director of planning and zoning may require additional fenestration amounts that differ from the standards above based upon the use, visibility from public areas, and other architectural treatments proposed on the structure.
- The primary pedestrian access to all sidewalk level uses and business establishments with public or private street frontage, or parking lot frontage shall be directly accessible and visible from the sidewalk adjacent to such street or parking lot.
- Burglar bars, steel gates, metal awnings, and steel roll-down curtains are prohibited on the exterior and interiors of or near structures.
- Patio Standard:
  - Patio is required near the building entrance and similar the elevations provided in the staff report.
  - Patios may encroach no more than six feet into frontage setbacks.
  - Minimum depth of eight feet.
- The area between the property line and main facade of the building which is not improved with permanent hardscape shall be planted with live vegetation ground coverage and shrubs excluding hardscape for pedestrian amenities.

Part 5 - Conservation/Open Space use/Stormwater facilities:

- A multi-use mulch trail surrounding the pond of approximately 900 liner feet shall be included in the development.
- There shall be native species of vegetation surrounding the pond.
- There shall be a wooden pier on the pond.
- There shall be gazebos and picnic tables surrounding the pond.
- The stormwater facility facing public roads must include aesthetic improvements. The designs are subject to approval of the city landscape architect, this could include banks, rock style, naturalizing the design, fountains and/or other features, details regarding maintaining water quality.
- The property owner shall be responsible for the maintenance of the required buffer, any stormwater facilities or detention ponds, common areas, preserved open space within the property, on site amenities, alleys and pedestrian path.

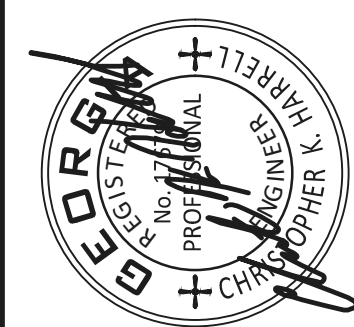
Part 6 - Elevations and Streetscape Requirements:

- Accessory structure must include colors or materials similar to the principal building.

Legal Description for 5650 Milam Road

All that tract, or parcel of land, lying and being in Fulton County, Georgia, G.M.D. 1134, containing 14.22 acres, more or less, and being more particularly described as:

Beginning at an iron pin along the northern right of way of Milam Road, this point being the TRUE POINT OF BEGINNING; thence continuing along the 60 foot right-of-way of Milam Road South 89 degrees 25 minutes 39 seconds East, 587.59 feet to an iron pin; thence leaving said right of way North 07 degrees 48 minutes 27 seconds East, 349.36 feet to a 1/2" open top pipe; thence North 89 degrees 15 minutes 23 seconds East, 39.59 feet to a capped iron pin; thence North 04 degrees 35 minutes 21 seconds East, 223.24 feet to a capped iron pin; thence North 04 degrees 35 minutes 21 seconds East, 84.18 feet to a capped iron pin; thence North 04 degrees 35 minutes 21 seconds East, 214.25 feet to a capped iron pin; thence South 89 degrees 36 minutes 24 seconds West, 10.01 feet to a capped iron pin; thence South 89 degrees 40 minutes 27 seconds West, 506.54 feet to an iron pin; thence South 89 degrees 40 minutes 14 seconds West, 7.78 feet to a 1/2" open top pipe; thence South 89 degrees 40 minutes 27 seconds West, 96.26 feet to a 1/2" open top pipe; thence South 89 degrees 40 minutes 27 seconds West, 154.33 feet to an iron pin; thence North 88 degrees 56 minutes 18 seconds West, 13.95 feet to an iron pin; thence South 03 degrees 14 minutes 21 seconds West, 260.46 feet to an iron pin; thence 57.03' along an arc of a curve to the left, said curve having a radius of 385.00 feet, a chord bearing of South 01 degrees 00 minutes 16 seconds East, and a chord distance of 56.98 feet to an iron pin; thence South 05 degrees 14 minutes 48 seconds East, 181.24 feet to an iron pin; thence 98.00' along an arc of a curve to the left, said curve having a radius of 385.00 feet, a chord bearing of South 12 degrees 32 minutes 22 seconds East, and a chord distance of 97.74 feet to an iron pin; thence South 19 degrees 49 minutes 54 seconds East, 68.22 feet to an iron pin; thence 163.15' along an arc of a curve to the right, said curve having a radius of 445.00 feet, a chord bearing of South 08 degrees 19 minutes 40 seconds East, and a chord distance of 163.25 feet to an iron pin; thence South 01 degrees 10 minutes 33 seconds West, 39.46 feet to an iron pin; THAT BEING THE TRUE POINT OF BEGINNING.



MIDDLEBURG COMMUNITIES  
1921 GALLOWAY ROAD  
SUITE 700  
VIENNA, VA 22182

Project No.	Design By:	Drawn By:	Checked By:	Date:	Scale:
S-25-001	CH	DS	CH	9/10/25	AS SHOWN

ZONING CONDITIONS  
MOSBY FAIRBURN  
5650 MILAM ROAD  
LAND LOTS 13 - DISTRICT 9F  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA







SITE DATA  
CURRENT OWNER: K & D FAIRBURN LLC  
136 WOOD ST., SUITE C  
MCDONOUGH, GA 30253

DEVELOPER: MIDDLEBURG COMMUNITIES, LLC  
1921 GALLOWAYS ROAD, SUITE 700  
VIENNA, VA 22182  
770-655-0040

DESIGNER: SUMMIT ENGINEERING CONSULTANTS, INC.  
6250 SHILOH ROAD, SUITE 100  
ALPHARETTA, GA 30005  
770-667-0054

NOTE: ALL PAVEMENT MARKINGS INSTALLED ON ASPHALT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC MATERIAL; 1.5-INCH BLACK CONTRAST TAPE SHALL BE INSTALLED FOR CROSSWALKS ON CONCRETE.

NOTE: UNLESS OTHERWISE SPECIFICALLY SET FORTH HEREIN, ALL OF THE MATERIALS, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR STREET CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING ALL AMENDMENTS. [SEC. 71-42]

NOTE: ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.

RETAINING WALL LEGEND

No.	MATERIAL
#1	MODULAR BLOCK
#2	MODULAR BLOCK
#3	MODULAR BLOCK
#4	MODULAR BLOCK
#5	MODULAR BLOCK
#6	MODULAR BLOCK
#7	MODULAR BLOCK
#8	CAST IN PLACE - CONCRETE
#9	MODULAR BLOCK
#10	CAST IN PLACE - CONCRETE
#11	CAST IN PLACE - CONCRETE

SITE ACREAGE: 14.22 ACRES  
IMPERVIOUS AREA: 7.44 ACRES 53%  
ZONING: PD (ALTERED CONDITIONS)

UNIT INFORMATION:  
PROPOSED MULTI-FAMILY UNITS: 252 TOTAL UNITS  
PROPOSED MULTI-FAMILY DENSITY: 252 UNITS / 14.22 ACRES = 18 UNITS / ACRE  
MAXIMUM BUILDING HEIGHT: 4 STORIES  
BEDROOM DENSITY REQUIRED:  
• 1 BED NO LESS THAN 35%  
• 2 BED NO MORE THAN 60%  
• 3 BED NO MORE THAN 10%  
PROPOSED RETAIL SF: 4,500 SF

COMMON OPEN SPACE AREA:  
REQUIRED: 30% = 4.27 ACRES MINIMUM  
PROVIDED: 32% = 4.50 ACRES

EXISTING LOT COVERAGE BUILDINGS: 2,918 SF (0.005%)  
PAVING: 0.00 SF (0.0%)  
SIDEWALKS & CONCRETE: 184 SF (0.0%)

PROPOSED LOT COVERAGE BUILDINGS: 16,826 SF (27%)  
PAVING: 138,302 SF (80%)  
SIDEWALKS & CONCRETE: 32,316 SF (0.052%)

RIGHT-OF-WAY DEDICATION: RENAISSANCE PARKWAY  
MILAM ROAD

INTERIOR LANDSCAPING AREA REQUIREMENTS: 10% OF VEHICLE USE AREA  
VEHICLE USE AREA: 164,704 SF  
REQUIRED INTERIOR LANDSCAPE: 16,471 SF (10% OF VEHICLE USE AREA)  
PROPOSED INTERIOR LANDSCAPE: 18,045 SF (11%)  
TREES REQUIRED: 1 / 250 SF = 73 TREES  
73 INTERIOR LANDSCAPE TREES

PERIMETER LANDSCAPE AREA REQUIRED: 1 TREE / 250 SF OF PERIMETER LANDSCAPED AREA ADJACENT TO VEHICLE USE AREA  
PERIMETER LANDSCAPE AREA PROVIDED: 11,116 SF PERIMETER LANDSCAPED AREA = 45 TREES

SETBACKS:  
FRONT RENAISSANCE PKWY: 35 FEET  
SIDE MILAM ROAD: 35 FEET  
SIDE: 15 FEET  
REAR: 40 FEET

NOTE: THERE ARE NO REQUIRED LANDSCAPE STRIPS UNLESS OTHERWISE SHOWN ON THIS PLAN.  
ADJACENT TO RESIDENTIAL: 20' LANDSCAPE STRIP

PARKING:  
MULTI-FAMILY REQUIRED PARKING: 1.5 SPACES PER UNIT PER CONCURRENT VARIANCE (252 X 1.5 = 378 SPACES)  
MULTI-FAMILY PROVIDED PARKING: EXCEEDS MINIMUM REQUIRED 1.5 SPACES PER UNIT  
RETAIL REQUIRED PARKING: 1 SPACE PER 200 SF = 23 SPACES  
RETAIL PROVIDED PARKING: 1 SPACE PER 200 SF = 23 SPACES

NO NEW PUBLIC ROADS ARE PROPOSED. ALL ROADS SHOWN ARE TO BE PRIVATELY OWNED AND MAINTAINED.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 200 FEET OF JURISDICTIONAL WATERS. NO STREAMS AND ASSOCIATED REQUIRED BUFFERS ARE REQUIRED.

WETLANDS DO NOT EXIST ON SITE.

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY LAND ENGINEERING, DATED: 1/14/2023.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS ESTABLISHED PER F.I.R.M. COMMUNITY PANEL NO. 13121C04647, DATED: SEPTEMBER 18, 2013

THIS SITE IS NOT LOCATED WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR (WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER).

ALL INITIAL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR EACH BUILDING AND ACCESSORY STRUCTURE.

CONSTRUCTED EXIT LOCATION: 33° 31' 47.8164" N (33.529949)  
84° 34' 24.5748" W (84.573493)

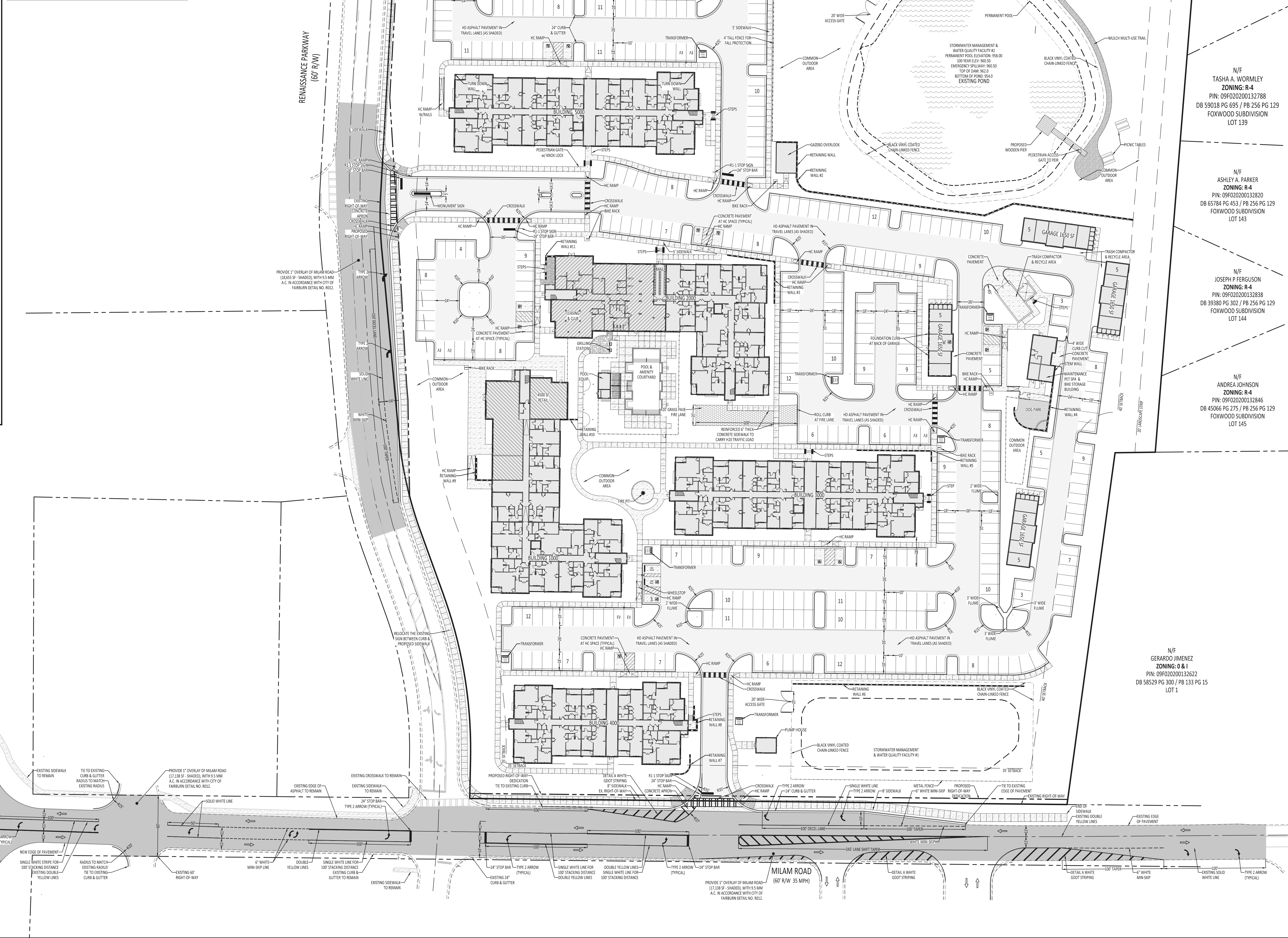
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#11	CAST IN PLACE - CONCRETE



SITE PLAN  
MOSBY FAIRBURN  
5650 MILAM ROAD  
LAND LOTS 13 - DISTRICT 9F  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

Drawing No.  
C2.0  
S-25-001 con.dwg

Summit  
Engineering Consultants, Inc.  
6250 Shiloh Road, Suite 100  
Alpharetta, GA 30005  
(770) 667-0054

MIDDLEBURG COMMUNITIES  
1921 GALLOWAYS ROAD  
SUITE 700  
VIENNA, VA 22182

Revision Schedule

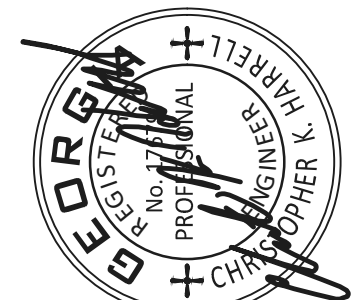
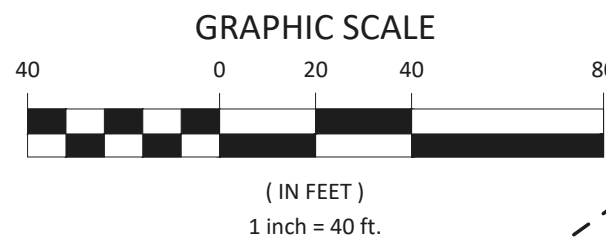
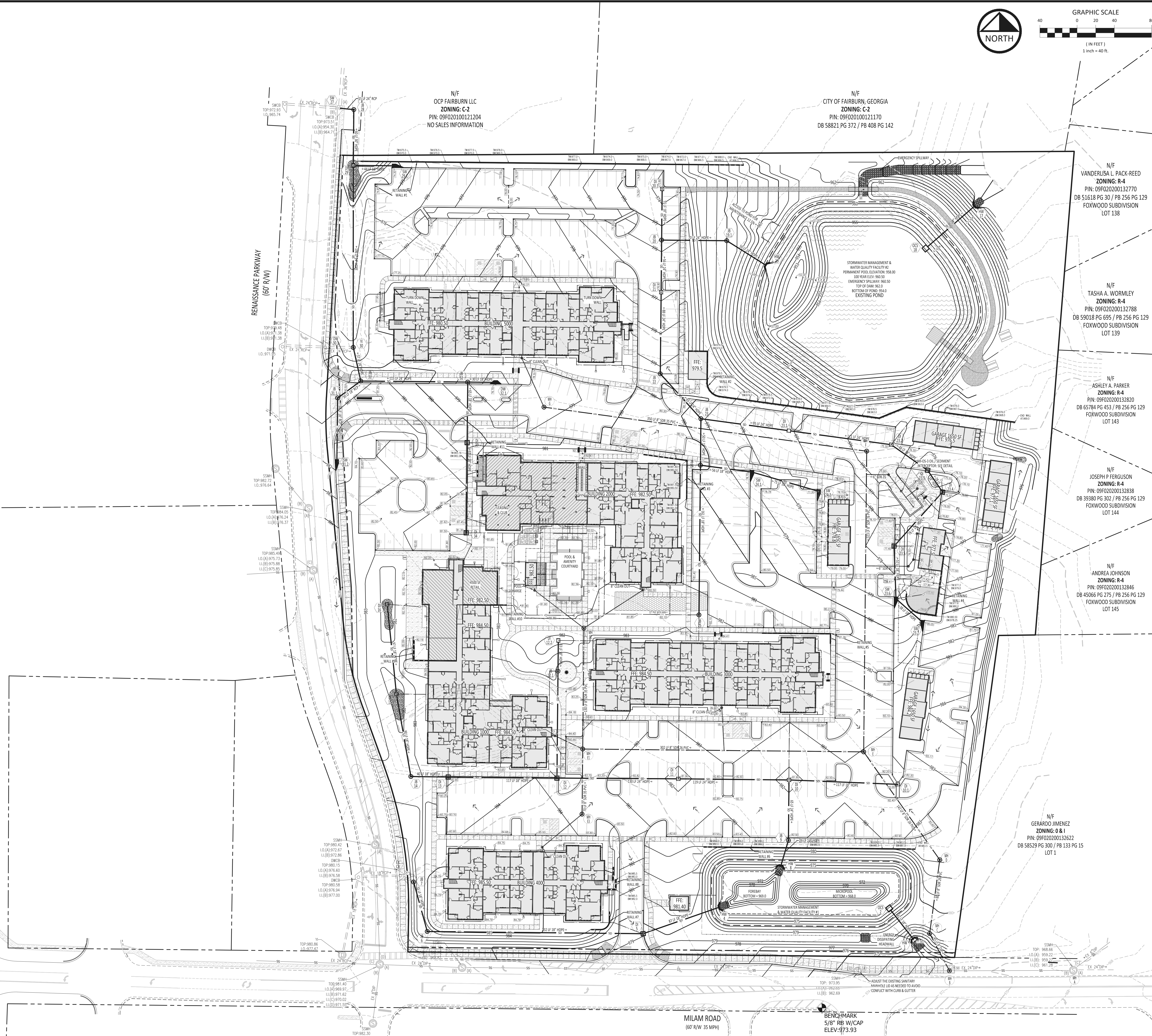
No.	Project No.	Design By:	Drawn By:	Checked By:	Date:	Scale:
1	S-25-001	CCH	DSG	CCH	9/15/23	1" = 40'

Sep. 15, 2025



- NOTE: IN-LINE SECONDARY DRAINS AND SECONDARY DRAINAGE PIPING MATERIAL MAY BE EITHER HDPE OR PVC SO LONG AS THE INTERIOR IS A SMOOTH WALL (N-12).

---



**summit**  
Engineering Consultants, Inc.  
6300 Shiloh Road, Suite 100

MIDDLEBURG  
COMMUNITIES

1921 GALLOWS ROAD  
SUITE 700  
VIENNA VA 22182

Date \_\_\_\_\_

## Revision Schedule

No

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Sep. 15, 2025



- UTILITY LEGEND:
- SSMH EXISTING SANITARY SEWER MANHOLE
  - MH PROPOSED SANITARY SEWER MANHOLE
  - CO CLEAN OUT
  - HW HEADWALL
  - PE PIPE END
  - FES FLARED END SECTION
  - OCS OUTLET CONTROL STRUCTURE
  - DI DROP INLET WITH CIRCULAR BASE
  - JB JUNCTION BOX MANHOLE
  - DWCB DOUBLE WING CATCH BASIN
  - SWCB SINGLE WING CATCH BASIN
  - DIP DUCTILE IRON PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - SDR STANDARD DIMENSION RATIO
  - HDPE HIGH-DENSITY POLYETHYLENE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - CMP CORRUGATED METAL PIPE (ALUMINIZED)
  - TW TOP OF WALL AT GRADE
  - BW BOTTOM OF WALL AT GRADE
  - FFE FINISHED FLOOR ELEVATION
  - LOD LIMITS OF DISTURBANCE
  - FDC FIRE DEPARTMENT CONNECTION
  - GATE VALVE
  - THREE WAY TEE
  - FIRE DEPARTMENT CONNECTION
  - PROPOSED FIRE HYDRANT
  - SINGLE WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - DROP INLET WITH HOOD & GRATE
  - DROP INLET GRATE TOP
  - IN-LINE SECONDARY DRAIN INLET
  - JUNCTION BOX / MANHOLE

- USE OF HIDE PIPE ON SITE:
- HIGH DENSITY POLYETHYLENE PIPE SHALL BE CORRUGATED WITH AN INTEGRALLY FORMED SMOOTH INTERIOR (HDPE).
  - THIS PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 254, TYPE S.
  - JOINTS SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND APPROVED BY THE COUNTY. CONNECTIONS SHALL CREATE A SOIL TIGHT JOINT AT A MINIMUM AND SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F 447.
  - INSTALLATION SHALL BE IN ACCORDANCE WITH GSD STD DETAIL 1030P. THE INTERNAL DIAMETER OF THE BARREL SHALL NOT BE REDUCED BY MORE THAN 2% OF ITS BASE INSIDE DIAMETER WHEN MEASURED NOT LESS THAN 30 DAYS FOLLOWING COMPLETION OF INSTALLATION.

- STORM SEWER STRUCTURE NOTES:
- STORM STRUCTURES WITH INLET OR OUTLET PIPES 30" OR GREATER ARE RECOMMENDED TO USE 6 FOOT DIAMETER BASE TO AVOID PIPE CONFLICT AND MAINTAIN STRUCTURAL INTEGRITY.
  - SINGLE WING AND DOUBLE WING CATCH BASINS ARE SHOWN HAVING A 0.50 DROP FROM THE TOP TO THE STRUCTURE (UD) TO THE THROAT ELEVATION. FIELD CONDITIONS MAY REQUIRE THIS TO BE ADJUSTED.
  - STORM STRUCTURES ARE TO USE A CIRCULAR BASE UNLESS OTHERWISE INSTRUCTED.

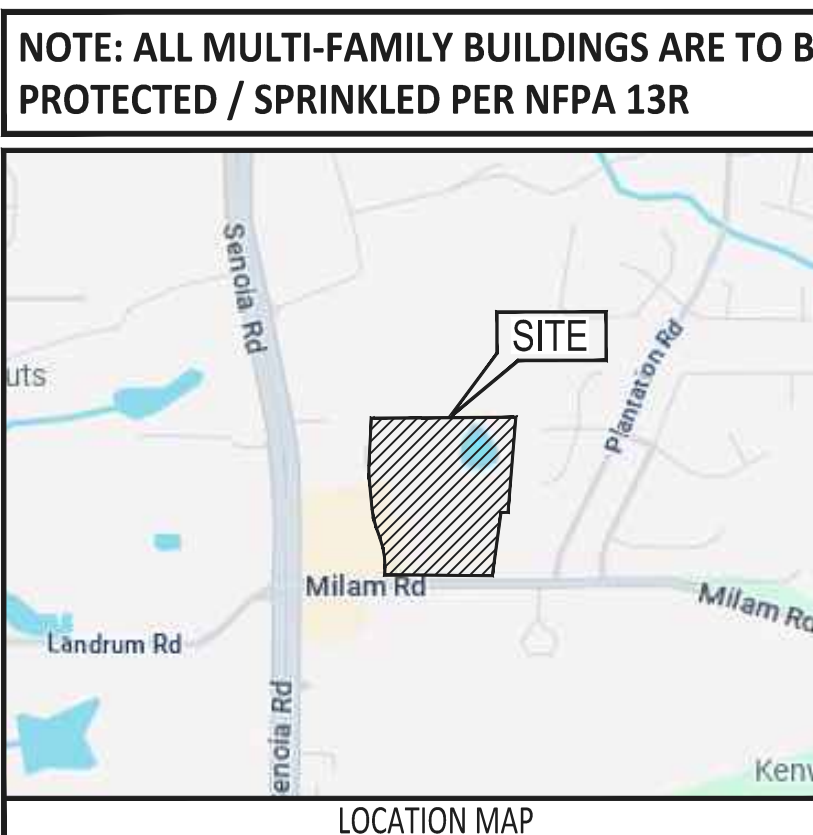
- CITY OF FAIRBURN NOTES
- NOTE: NO OPEN CUTS ON RENAISSANCE PARKWAY OR MILAM ROAD SHALL BE PERMITTED EXCEPT BY SPECIAL WRITTEN PERMISSION OF THE CITY ENGINEER. (SEE 73-72 (B))
- NOTE: ANY PROPOSED UTILITY OPEN CUTS ON RENAISSANCE PARKWAY OR MILAM ROAD SHALL BE RESTORED IN ACCORDANCE WITH CITY OF FAIRBURN DETAIL NO. R007.

- NOTE: ALL CMP PIPES SHALL BE GALVANIZED WITH A MINIMUM OF FOUR OUNCES OF GALVANIZATION PER SQUARE FOOT AND BE 14 GAUGE OR HEAVIER CONSTRUCTION. (SEE SECTION OF CODE: 71-1000)
- NOTE: ALL PROPOSED ON-SITE WATER LINES 8" AND LESS ARE TO BE "AWWA C300 PVC" PIPES UNLESS OTHERWISE NOTED ON THE PLAN. PRESSURE CLASS 150 OR GREATER, MADE FROM COMPOUNDS MEETING STANDARD CODE DESIGNATION PVC 1120. COUPLINGS, BELLS, GASKETS AND LUBRICANTS TO BE USED WITH PVC PIPE SHALL CONFORM TO AWWA C900 REQUIREMENTS.

- NOTE: MAGNETIC DETECTION TAPE AND TRACER WIRE SHALL BE PLACED DIRECTLY OVER ALL NONMETAL PIPE (WATER AND SEWER) AT A MAXIMUM DEPTH OF 2 FEET FROM FINISHED GRADE. THE "3M SCOTCHMARK" LOCATING SYSTEM SHALL ALSO BE UTILIZED. SERVICE LINES SHALL ALSO BE EQUIPPED WITH THE "3M SCOTCHMARK" LOCATING SYSTEM.
- NOTE: ALL ELEVATIONS SHALL BE BASED ON AND TIED TO U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM. (SEE SECTION OF CODE: 71-800(I))

- NOTE: INSPECTION AND MAINTENANCE AGREEMENTS MUST BE EXECUTED PRIOR TO THE ISSUANCE OF ANY PERMIT FOR A LAND DEVELOPMENT ACTIVITY. (SEE SECTION OF CODE: 65-87)
- NOTE: A PERFORMANCE MAINTENANCE BOND IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. (SEE SECTION OF CODE: 65-88)

- NOTE: ALL MULTI-FAMILY BUILDINGS ARE TO BE PROTECTED / SPRINKLED PER NFPA 13R



**CITY OF ATLANTA**  
461 FOURTEENTH STREET  
ATLANTA, GEORGIA 30333  
OFFICE: 404-862-4807  
FAX: 404-862-1480

DEPARTMENT OF  
WATERSHED MANAGEMENT  
WATER DIVISION  
COMMISSIONER

ANDRE DICHENS  
MAJOR

Date: 6/5/25

The following report is on FIRE HYDRANT and PRESSURE TEST results.  
Done by an Authorized Representative of The City of Atlanta.

Test location: 5650 Milam Road

Plat card # 4482

Test Hydrant # 13847  
Flow Hydrant # 13848

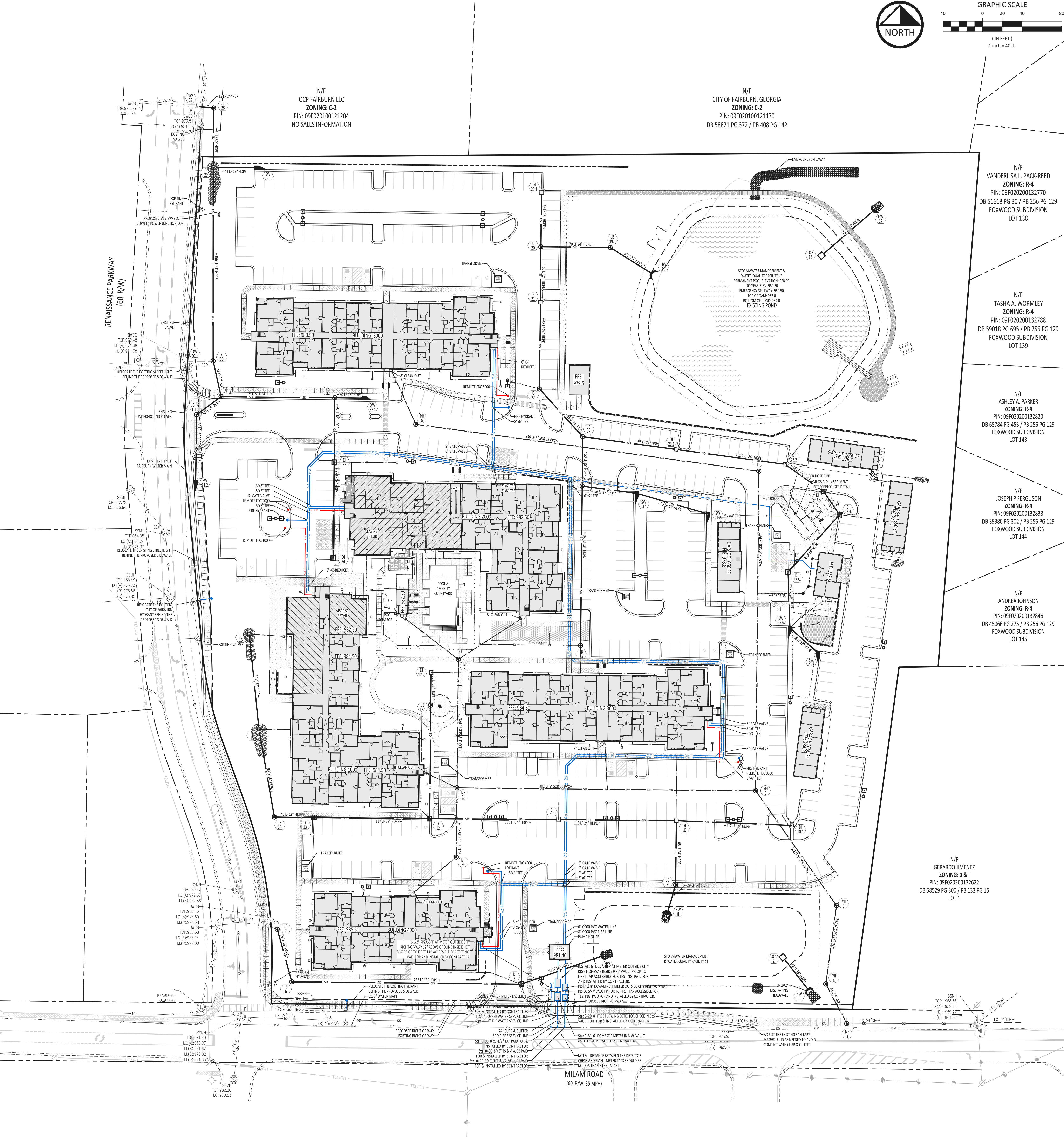
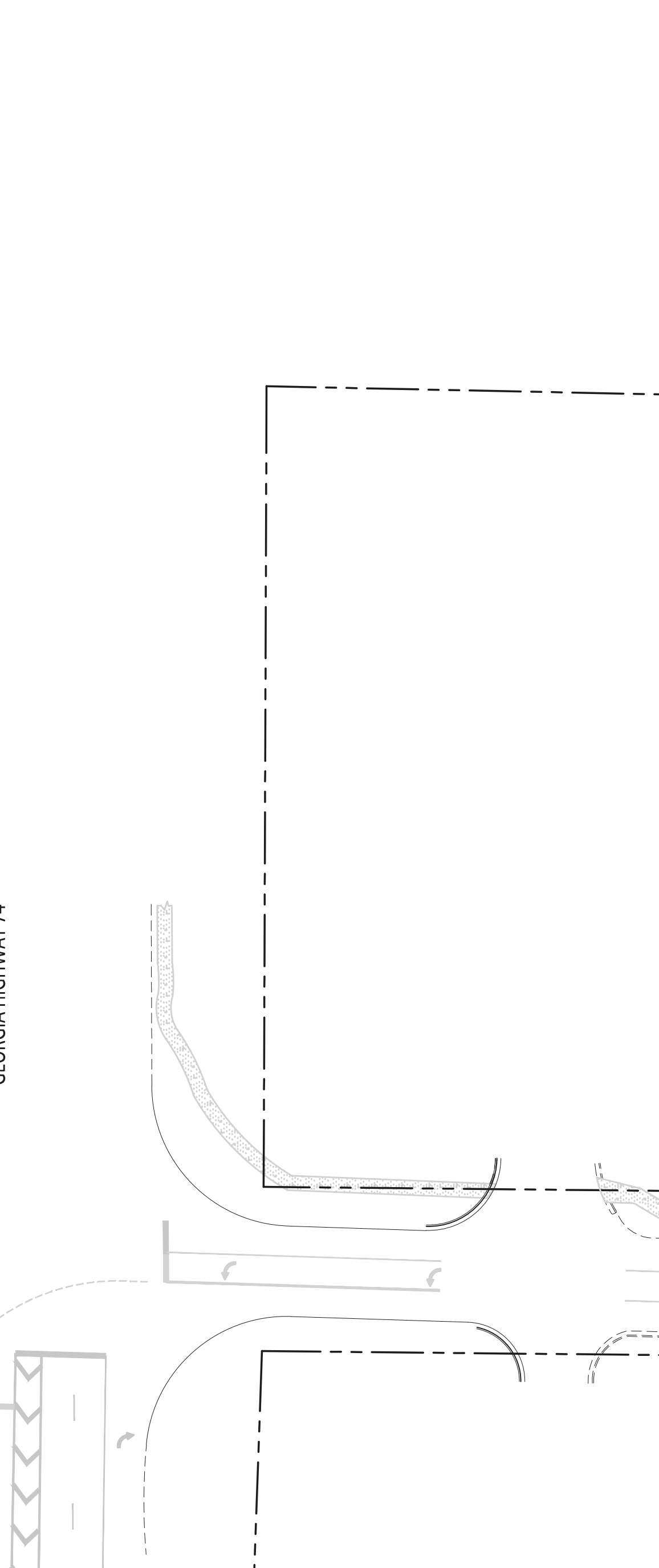
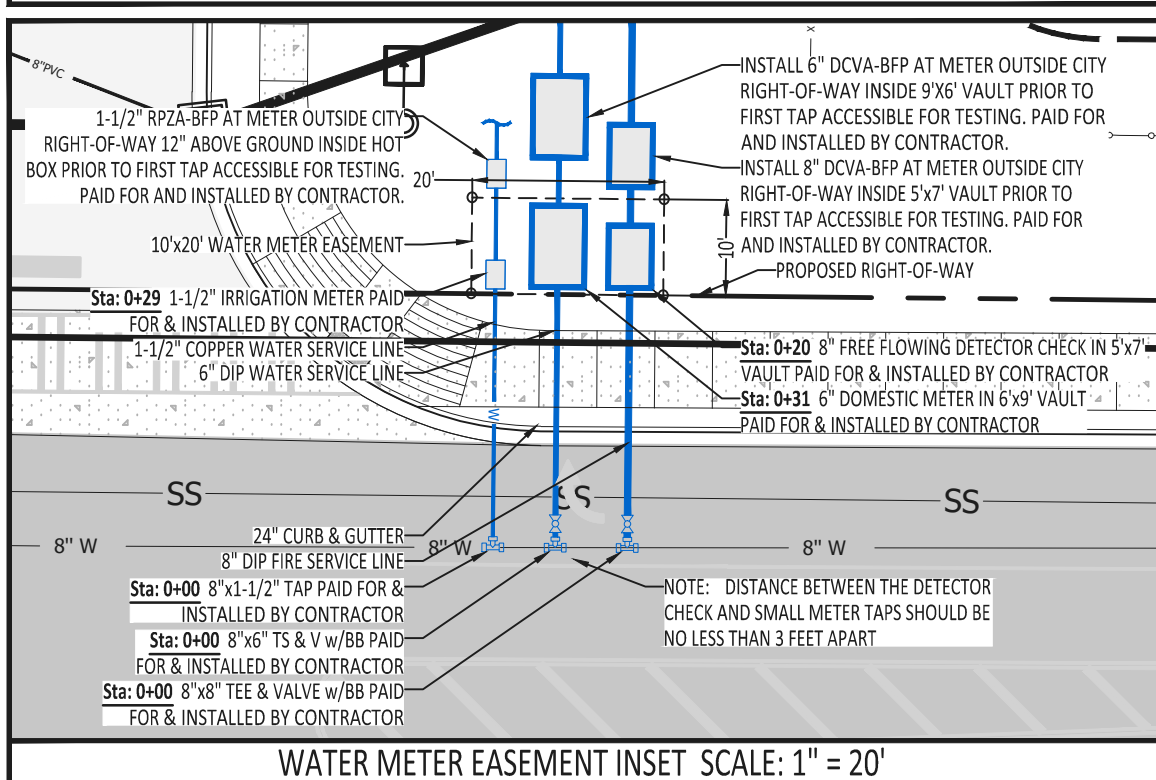
Static: 90  
Residual: 70  
Pilot: 52  
Flow: 1210 gpm

Comments: Flowed 2.5 inch nozzle 8 inch main 12:10 p.m. 1 min.

Requested by: Summit Engineering Consultants  
Contact: Angie Butzow  
Phone: 770-667-0094

City of Atlanta-Watershed Management  
Representative:  
Emanuel Toles 678-878-5192  
etoles@atlantaga.gov

BILL OF MATERIALS LIST (MILAM ROAD)			WATER SERVICE REQUEST LIST		
ITEM	DESCRIPTION	QUANTITY	ITEM	DESCRIPTION	QUANTITY
1	8" DIP FOR FIRE DETECTOR CHECK	30 LF	1	8" FREE FLOWING DETECTOR CHECK	1
2	8" DIP FOR HYDRANT RELOCATION	9 LF	2	8" DOMESTIC METER	1
3	8" DIP FOR DOMESTIC METER	31 LF	3	1-1/2" IRRIGATION METER	1
4	1-1/2" COPPER FOR IRRIGATION METER	27 LF			
5	6"x6" CONCRETE VAULT	1			
6	5"x7" CONCRETE VAULT	1			
7	8"x8" TEE & VALVE W/ BB	1			
8	8"x6" T & V W/ BB	1			
9	8"x1-1/2" TAP	1			



**Summit**  
Engineering Consultants, Inc.  
6250 Shiloh Road, Suite 100  
Atlanta, GA 30328  
(404) 779-8670

**MIDDLEBURG COMMUNITIES**  
1921 GALLOWAY ROAD  
SUITE 700  
VIENNA, VA 22182

**UTILITY PLAN**  
MOSBY FAIRBURN  
5650 MILAM ROAD  
LAND LOTS 13 - DISTRICT 9F  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

Project No: S-25-001  
Design By: CCH  
Drawn By: DS CDR  
Checked By: CCH  
Date: 9/15/25  
Scale: 1" = 40'

Drawing No.  
**C4.0**  
S-25-001.con.dwg



BUILDING TYPE 1 - (Bldg 4)

	North	South	East	West	Total
Overall Solid Surface Area	3,807 SF	3,782 SF	1,711 SF	1,913 SF	11,213 SF (100%)
Masonry Surface Area	1,178 SF	1,075 SF	477 SF	610 SF	3,340 SF (30%)



BLDG 1 - NORTH ELEVATION

1/8" = 1'-0"

2



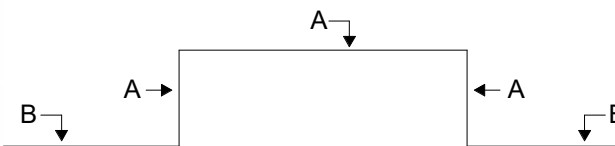
BLDG 1 - SOUTH ELEVATION

1/8" = 1'-0"

1

## GENERAL NOTES

- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
- REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT LAP SIDING & A 3 PART STUCCO SYSTEM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY A 12" CONTINUOUS SELF-ADHERED MEMBRANE FLASHING (6" EACH SIDE) AT ALL INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
- PAINT ALL THROUGH-WALL SCUPPERS AND EXHAUST VENTS TO MATCH ADJACENT FINISH.
- PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
- MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.



## SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

## MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                         |                           |
|-------------------------|---------------------------|
| M9 LAP SIDING           | M10 PANEL SIDING          |
| M11 (NOT USED)          | M12 5/4" x 6" FC TRIM     |
| M13 BALCONY FASCIA      | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                   |                             |
|-----------------------------------|-----------------------------|
| M31 SHINGLE ROOF                  | M32 VINYL WINDOW            |
| M33 GLASS                         | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN& RAILING SYSTEM | M36 STANDING SEAM ROOF      |

## PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

## KEY PLAN

MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: TP, A  
CHECKED BY: MW

BLDG 1 - EXTERIOR ELEVATIONS

A2.01



BUILDING TYPE 1 - (Bldg 4)

	North	South	East	West	Total
Overall Solid Surface Area	3,807 SF	3,782 SF	1,711 SF	1,913 SF	11,213 SF (100%)
Masonry Surface Area	1,178 SF	1,075 SF	477 SF	810 SF	3,340 SF (30%)



BLDG 1 - WEST ELEVATION

1/8" = 1'-0"

2



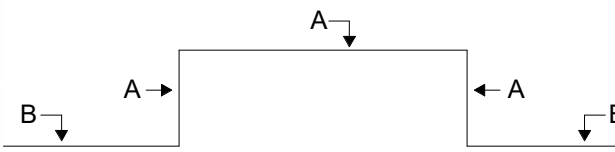
BLDG 1 - EAST ELEVATION

1/8" = 1'-0"

?

## GENERAL NOTES

- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
- REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT LAP SIDING & A 3 PART STUCCO SYSTEM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY A 12" CONTINUOUS SELF-ADHERED MEMBRANE FLASHING (6" EACH SIDE) AT ALL INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
- PAINT ALL THROUGH-WALL SCUPPERS AND EXHAUST VENTS TO MATCH ADJACENT FINISH
- PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
- MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.



## SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

## MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                         |                           |
|-------------------------|---------------------------|
| M9 LAP SIDING           | M10 PANEL SIDING          |
| M11 (NOT USED)          | M12 5/4" x 6" FC TRIM     |
| M13 BALCONY FASCIA      | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                   |                             |
|-----------------------------------|-----------------------------|
| M31 SHINGLE ROOF                  | M32 VINYL WINDOW            |
| M33 GLASS                         | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN& RAILING SYSTEM | M36 STANDING SEAM ROOF      |

## PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

## KEY PLAN

MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: TP, A  
CHECKED BY: MW

BLDG 1 - EXTERIOR ELEVATIONS

A2.02



BUILDING TYPE 3 - (Bldgs 3 & 5)

	North	South	East	West	Total
Overall Solid Surface Area	7,287 SF	7,187 SF	2,493 SF	2,425 SF	19,392 SF (100%)
Masonry Surface Area	1,931 SF	1,804 SF	1,197 SF	1,042 SF	5,974 SF (31%)



BLDG 3 - NORTH ELEVATION

1/8" = 1'-0"

2



BLDG 3 - SOUTH ELEVATION

1/8" = 1'-0"

1

GENERAL NOTES

- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
- REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT LAP SIDING & A 3 PART STUCCO SYSTEM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY A 12" CONTINUOUS SELF-ADHERED MEMBRANE FLASHING (6" EACH SIDE) AT ALL INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM/FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
- PAINT ALL THROUGH-WALL SCUPPERS AND EXHAUST VENTS TO MATCH ADJACENT FINISH
- PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
- MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.

SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                         |                           |
|-------------------------|---------------------------|
| M9 LAP SIDING           | M10 PANEL SIDING          |
| M11 (NOT USED)          | M12 5/4" x 6" FC TRIM     |
| M13 BALCONY FASCIA      | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                   |                             |
|-----------------------------------|-----------------------------|
| M31 SHINGLE ROOF                  | M32 VINYL WINDOW            |
| M33 GLASS                         | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN& RAILING SYSTEM | M36 STANDING SEAM ROOF      |

PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

KEY PLAN

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MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

BLDG 3 - EXTERIOR ELEVATIONS

A2.21



BUILDING TYPE 3 - (Bldgs 3 & 5)

	North	South	East	West	Total
Overall Solid Surface Area	7,287 SF	7,187 SF	2,493 SF	2,425 SF	19,392 SF (100%)
Masonry Surface Area	1,931 SF	1,804 SF	1,197 SF	1,042 SF	5,974 SF (31%)



BLDG 3 - WEST ELEVATION

1/8" = 1'-0"

2



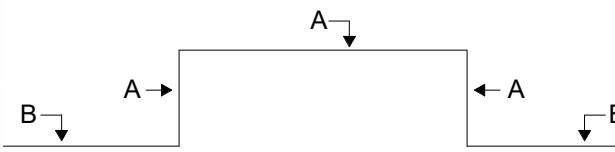
BLDG 3 - EAST ELEVATION

1/8" = 1'-0"

1

GENERAL NOTES

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- PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
- MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.



SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                                    |                           |
|------------------------------------|---------------------------|
| M9 LAP SIDING                      | M10 PANEL SIDING          |
| M11 (NOT USED)                     | M12 5/4" x 6" FC TRIM     |
| M13 DARK GREY BOARD BALCONY FASCIA | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP            | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                    |                             |
|------------------------------------|-----------------------------|
| M31 SHINGLE ROOF                   | M32 VINYL WINDOW            |
| M33 GLASS                          | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN & RAILING SYSTEM | M36 STANDING SEAM ROOF      |

PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

KEY PLAN

MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

BLDG 3 - EXTERIOR ELEVATIONS

A2.22



BUILDING TYPE 4 - (Bldg 2)

	North	South	East	West	Total
Overall Solid Surface Area	6,242 SF	6,242 SF	3,837 SF	3,778 SF	20,099 SF (100%)
Masonry Surface Area	1,982 SF	1,767 SF	1,449 SF	811 SF	6,009 SF (30%)

BUILDING TYPE 4R - (Bldg 1)

	North	South	East	West	Total
Overall Solid Surface Area	6,242 SF	6,242 SF	3,837 SF	3,778 SF	20,099 SF (100%)
Masonry Surface Area	1,911 SF	1,767 SF	1,449 SF	811 SF	5,938 SF (30%)



BUILDING TYPE 4R - PARTIAL NORTH ELEVATION

1/8" = 1'-0"

4

BUILDING TYPE 4 - OVERALL NORTH ELEVATION

1/8" = 1'-0"

2



BUILDING TYPE 4R - PARTIAL SOUTH ELEVATION

1/8" = 1'-0"

3

BUILDING TYPE 4 - OVERALL SOUTH ELEVATION

1/8" = 1'-0"

1

GENERAL NOTES

- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
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- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY A 12" CONTINUOUS SELF-ADHERED MEMBRANE FLASHING (6" EACH SIDE) AT ALL INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM/FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PAINT ALL THROUGH-WALL SCUPPERS AND EXHAUST VENTS TO MATCH ADJACENT FINISH
- PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
- MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.

SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                         |                           |
|-------------------------|---------------------------|
| M9 LAP SIDING           | M10 PANEL SIDING          |
| M11 (NOT USED)          | M12 5/4" x 6" FC TRIM     |
| M13 BALCONY FASCIA      | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                    |                             |
|------------------------------------|-----------------------------|
| M31 SHINGLE ROOF                   | M32 VINYL WINDOW            |
| M33 GLASS                          | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN & RAILING SYSTEM | M36 STANDING SEAM ROOF      |

PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

KEY PLAN

MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

BLDG 4 NEW -  
EXTERIOR  
ELEVATIONS

A2.41



BUILDING TYPE 4 - (Bldg 2)

	North	South	East	West	Total
Overall Solid Surface Area	6,242 SF	6,242 SF	3,837 SF	3,778 SF	20,099 SF (100%)
Masonry Surface Area	1,982 SF	1,767 SF	1,449 SF	811 SF	6,009 SF (30%)

BUILDING TYPE 4R - (Bldg 1)

	North	South	East	West	Total
Overall Solid Surface Area	6,242 SF	6,242 SF	3,837 SF	3,778 SF	20,099 SF (100%)
Masonry Surface Area	1,911 SF	1,767 SF	1,449 SF	811 SF	5,938 SF (30%)



BUILDING TYPE 4 - OVERALL WEST ELEVATION

2

1/8" = 1'-0"



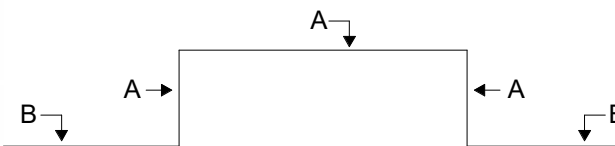
BUILDING TYPE 4 - OVERALL EAST ELEVATION

1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
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4. REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY A 12" CONTINUOUS SELF-ADHERED MEMBRANE FLASHING (6" EACH SIDE) AT ALL INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP.).
11. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
12. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
13. PAINT ALL THROUGH-WALL SCUPPERS AND EXHAUST VENTS TO MATCH ADJACENT FINISH
14. PROVIDE CONTROL JOINTS AT BRICK AS SHOWN
15. MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING, TYP.



SYMBOL LEGEND

- M# DENOTES MATERIALS
- A DENOTES WINDOW NUMBER (REFER TO A6 SERIES WINDOW SCHEDULE)

MATERIALS

- STONE:
- |                    |                              |
|--------------------|------------------------------|
| M1 RUNNING BOND    | M2 STACKED BOND              |
| M3 ROWLOCK         | M4 SOLDIER COURSE            |
| M5 BREEZEWAY BLOCK | M6 ALTERNATING STONE PATTERN |
- FIBER CEMENT:
- |                         |                           |
|-------------------------|---------------------------|
| M9 LAP SIDING           | M10 PANEL SIDING          |
| M11 (NOT USED)          | M12 5/4" x 6" FC TRIM     |
| M13 BALCONY FASCIA      | M14 5/4" x 10" FC CORNICE |
| M15 BALCONY COLUMN WRAP | M16 WOODTONE SIDING       |
- METAL:
- |                                |                             |
|--------------------------------|-----------------------------|
| M17 BALCONY RAILING            | M18 VERTICAL PICKET RAILING |
| M19 PARAPET COPING             | M20 (NOT USED)              |
| M21 SCUPPER                    | M22 DOWNSPOUT               |
| M25 LOUVER                     | M26 (NOT USED)              |
| M27 METAL STANDING SEAMED ROOF | M28 (NOT USED)              |
| M29 (NOT USED)                 | M30 (NOT USED)              |
- MISCELLANEOUS:
- |                                   |                             |
|-----------------------------------|-----------------------------|
| M31 SHINGLE ROOF                  | M32 VINYL WINDOW            |
| M33 GLASS                         | M34 FIBERGLASS BALCONY DOOR |
| M35 INSECT SCREEN& RAILING SYSTEM | M36 STANDING SEAM ROOF      |

PAINT COLORS / FINISHES

- |                  |                                       |
|------------------|---------------------------------------|
| P1 PAINT COLOR 1 | P2 PAINT COLOR 2                      |
| P3 PAINT COLOR 3 | P4 (NOT USED)                         |
| P5 PAINT COLOR 5 | P6 (NOT USED)                         |
| B1 TBD           | B2 (NOT USED)                         |
| F1 (NOT USED)    | F2 (NOT USED)                         |
| WL WOODTONE      | V VARIES (PAINT TO MATCH ADJ. FINISH) |

KEY PLAN

MIDDLEBURG COMMUNITIES

MOSBY FAIRBURN

PROJECT: 225021  
DATE: 05.21.25  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

BLDG 4 NEW -  
EXTERIOR  
ELEVATIONS

A2.42