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# HISTORIC PRESERVATION COMMISSION MEETING REPORT

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FROM: Community Development Department  
BY: Jakob Allen, City Planner  
SUBJECT: **COA2602-108 – Design Request for Proposed Single-Family Detached New Construction**  
DATE: 03/23/2026

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## RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request for a proposed single-family detached new construction at 196 Railroad Street as submitted and guided by the City of Canton's Historic District Residential Design Guidelines.

## DISCUSSION

The Applicant is seeking to build a single-family detached new construction as part of an eight-unit development at the intersection of West Marietta Street, East Marietta Street and Railroad Street. The proposed exterior materials are a combination of horizontal cementitious lap siding and Antique White / Melrose brick, accented by a brick water table and / or brick retaining wall. The Applicant is proposing a white color palette with black and grey accents, including an architectural shingle roof and a matching awning to cover a composite wood front porch. All porches are surrounded with railings per life safety standards.

Note that these are revised elevations.

For additional information, please see the attached application.

## RELEVANT HISTORIC GUIDELINES AND STANDARDS

The following standards ought to be considered when reviewing this project to ensure it follows the City of Canton's Historic District Residential Design Guidelines.

Building placement is important to ensure new buildings respect the established rhythm of development along a street. Along traditional commercial streets, such as Main Street, the continuous street wall of buildings establishes a visual character and frames the street. Along streets with residential buildings, following the established development pattern ensures new buildings respect the existing character. The following guidelines shall apply to building placement:

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

- 1) Align new construction with the setback and spacing of adjacent buildings. However, avoid using noncontributing, newer buildings as examples to follow when designing new construction projects.
- 2) Window size and placement, as well as storefront openings and height, should be consistent with surrounding historic building facades.
- 3) Locate on-site parking beside or behind buildings. Use side driveways and alleys to access parking areas.
- 4) Locate accessory structures such as garages, carports and sheds in side or rear yards, back from the front wall's plane.

Height and width create scale. Additionally, scale is the proportional relationship of height and width. The two scales that should be addressed in the historic district are the scale of buildings to one another and the scale of architectural features in relation to the building as a whole. When out of scale with their surroundings, or when their individual features do not have proper proportions, buildings appear out of context with their surroundings. The following guidelines shall apply to height, width and scale:

- 1) Design new construction to be similar in height, width and proportions to surrounding historic buildings. For new buildings that are wider than existing buildings, the primary façade should be divided into bays that reflect the predominant width.
- 2) Limit the number of stories to be equal to adjacent structures on either side, or no greater than, two stories greater than the tallest adjacent building. Additional stories are not appropriate if the building appears out of scale with surrounding buildings.
- 3) Building façades should reinforce a human scale. They should not have blank walls (meaning, no openings). Large blank walls or architectural features can make a pedestrian feel small and uncomfortable. Breaking up building facades with architectural details and frequent openings can provide human scale to the face of a building – making pedestrians feel more comfortable next to a building.

Once the form and building placement is established for a new building - including accessory structures - its appearance should be refined so that architectural elements such as materials, size and placement of openings, trim, cornices and other decorative features are compatible with the broader context. The following guidelines shall apply:

- 1) Design building style and features (including roof form) to be compatible with those of surrounding historic buildings. However, designing a building to exactly replicate neighboring historic buildings is discouraged.
- 2) Design the building façades so there are no blank walls.
- 3) Use unpainted brick as the predominant exterior material.
- 4) Use simple color schemes: neutral or earth tone hues for the building surface, and colors that match or complement the dominant neutral building material of the structure for the cornices and framing.
- 5) Refer to Chapter 5 for guidance on appropriate treatments for specific building features.

Outdoor patios and porches can be great amenities for a building. They can expand seating space for restaurants, create a greenspace element or enliven a street with activity. However, they should be designed in context with surrounding buildings and should not conflict with the architecture of the building. The following guidelines shall apply:

- 1) Do not add a porch to front or side façades of commercial buildings where none originally existed.
- 2) Design the porch to be consistent with the architecture of the principal building.
- 3) Storefront, or "façade", patios may be added if they do not replace historic storefronts. The design should be compatible with original entrances.
- 4) Do not permanently enclose or alter the design of original porch or house foundation walls.
- 5) Situate downspouts along porch supports (or along the edges and corners of buildings) to create minimal visual disruption.
- 6) Do not enclose or fill in front porches or historic side porches that are visible from the street, with the exception of screening (as long as it is installed on the inner plane of the columns and inner side of balustrades).
- 7) Design handicap ramps to incorporate elements of the primary façade, such as continuation of a porch balustrade along the length of the ramp. Locate ramps to the side of rear of the building, where feasible, and respect the architectural style, materials and scale of the principal building.

Doors are often the primary focal point of entrances and serve as a functional and ceremonial element of a storefront. Because of their importance, they require special maintenance and treatment. The following guidelines shall apply to the treatment of doors:

- 1) Retained, restore and maintain original doors.
- 2) If replacement parts are necessary, replace with parts that match original materials and architectural style of the building.
- 3) If replacement of original doors is necessary, replace with custom commercial doors. Residential doors are not appropriate for commercial storefronts and should not be used. Generally, 80% of a commercial door is glass and should match the treatment of display windows.
- 4) If a residential house has been converted to a commercial business, use residential door types. Commercial doors are not appropriate.

Windows are an important element of any building. They add light to the interior of a building, provide ventilation and are a visual link to the outside. They are also an important part of the architectural form and style of buildings. The following guidelines shall apply to the treatment of windows:

- 1) Retain, restore and maintain original windows.
- 2) If replacement parts are necessary, replace with hardware that matches original materials and the architectural style of the building.
- 3) If complete replacement of original windows is necessary, replace with custom replacement windows. Do not replace windows with stock replacement windows, as they often do not fit original openings or require infill casing to make the replacement window fit.
- 4) Uncover and repair windows that are covered-up or in-filled with blocks. If the window is no longer needed, glass should be retained so that it appears from the outside to be in use.
- 5) Windows should have a vertical proportion of height to width.
- 6) Improve thermal efficiency with weather stripping, storm windows, caulking and interior shades.
- 7) Do not cover up or fill in existing windows. The front and sides of buildings should not have blank walls (meaning, no openings).

- 8) Retain and repair (rather than replace) original balconies and fire escapes below windows. If existing landings and railings are too deteriorated, replace with in-kind skeletal assembly to match the historic features.

Roofs serve as functional elements of buildings as well as an decorative features. Functionally, a roof protects the interior of a building from natural elements. This is especially true for managing rain water, as a roof helps direct the water away from a building. Architecturally, a roof provides a decorative accent to the top of a building. To manage both the functional and architectural significance of roofs, the following guidelines shall apply:

- 1) For existing buildings, preserve the original roof shape, structure, pitch and materials.
- 2) Retain and repair original roof materials. If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design and composition of the original materials.
- 3) New roofs should respect the slope and form of adjacent buildings along a street. Commercial buildings typically have shallow shed roofs concealed behind roof cornices and/or parapet walls. Residential buildings typically have pitched roofs, such as a gable or hipped roof.
- 4) Do not install a new roof over an existing roof. Additionally, do not install a new roof that covers or overlaps the parapet wall.

Landscaping varies depending on the character and uses of an area. In commercial areas, such as along Main Street, landscaping on private lots is typically in the form of planters. In residential areas, landscaping is typically a mixture of trees, shrubs, grass and non-vegetative decorative features. The following guidelines shall apply:

- 1) Retain existing trees and plants that define the character of the historic district. Replace diseased or dead plants with native species.
- 2) Repeat the established streetscape design in terms of landscaped borders and screening heights when planting new landscaping.
- 3) Use trees as frequently as possible. They provide shade, help establish edges and mass to a site, and are a source of character for both residential and non-residential areas.
- 4) Use trees and other plants that grow well in southern urban environments.
- 5) Freestanding decorative features such as gazebos, pergolas, fountains or ponds are suitable in rear yards unless there is historic evidence of similar previous existing elements in front or side yards.

A setback is defined as the distance between the front of a building and the property line or right-of-way boundary at the front of the lot. Within the Historic District, setbacks vary depending on the residential or non-residential character along a street. To manage setbacks, the following guidelines shall apply:

- 1) Relate the setback of new construction to adjacent buildings. A new commercial building should follow the setback of adjacent historic commercial buildings. For new residential construction, the setback should range between the smallest setback of adjacent properties and the average of the setbacks of adjacent properties.
- 2) Large government and institutional buildings should be allowed to be setback from the front property line to accommodate a plaza or formal gathering space.
- 3) Large industrial buildings may have a varied setback to accommodate the unique uses and access requirements for operations.

ATTACHMENTS – COA2602-108 Application



# Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # \_\_\_\_\_ (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
- Local Resources:** [The Canton City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

### Contact Information:

Applicant Name\*: PIEDMONT LAND GROUP OF GEORGIA LLC Telephone: 4703713380

Email: [vtorres.gamesa@gmail.com](mailto:vtorres.gamesa@gmail.com)

Mailing Address: 5025 Deen Rd, Marietta, Ga. 30066

\*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

### Property Information:

Address: 196 Railroad St. Canton, Ga.

Land Lot(s): LOT 5

District/Section: \_\_\_\_\_ Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Zoning: CBD Present Use: Single-family detached dwelling

### Scope of Work: (Check all that apply)

| STAFF REVIEW:   |  | HPC REVIEW:                                   |  |
|---|--|---|--|
| <input type="checkbox"/> Removal of non-historic detached structure | <input type="checkbox"/> Installation of screen or storm doors   | <input type="checkbox"/> Addition             | <input type="checkbox"/> Signs         |
| <input type="checkbox"/> Maintenance of / change in paint color     | <input type="checkbox"/> Installation of screen or storm windows | <input type="checkbox"/> Alteration           | <input type="checkbox"/> Site Features |
| <b>TYPE OF REVIEW:</b>  |  | X New Construction                            | <input type="checkbox"/> Demolition    |
| <b>OTHER:</b>   |  | <input type="checkbox"/> Restoration          | <input type="checkbox"/> Relocation    |
|   |  | <input type="checkbox"/> Commercial           | X Residential                          |
| <input type="checkbox"/> Amendment to previous COA, Project #:      |  | <input type="checkbox"/> Other (Description): |  |



# Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

## Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

### New Buildings and New Additions

- Letter of Intent
- Site plan
- Architectural elevations
- Landscape plan (vegetation not required)
- Description of materials
- Photographs of proposed site and adjoining properties

### Major Restoration, Rehabilitation or Remodeling

- Letter of Intent
- Architectural elevations or sketches
- Description of proposed changes
- Description of materials
- Photographs of existing building
- Documentation of earlier historic appearance (Restoration only)

### Minor Exterior Changes

- Letter of Intent
- Description of proposed changes
- Description of materials
- Photographs of existing building

### Site Changes – Parking Areas, Drives and Walks

- Letter of Intent
- Site plan or sketch of site
- Description of materials
- Photographs of site

### Site Changes – Fences, Walls, and Systems

- Letter of Intent
- Site plan or sketch of site
- Architectural elevations or sketches
- Description of materials
- Photographs of site

### Site Changes – Signs

- Letter of Intent
- Approved sign application
- Site plan or sketch of site
- Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be “to scale”. Reduced site plans, surveys, architectural drawings...etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

Introducing an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton’s Historic District. This boutique development (Serenity Canton) gated blends timeless architectural character with modern comfort, honoring the rich heritage of the area while offering refined contemporary living. Designed with architectural cohesion and attention to detail.

Each home is carefully crafted to complement the surrounding historic streetscape, with inviting front porches, detailed trim work, and harmonious exterior materials. Spacious open-concept floor plans feature abundant natural light, high ceilings, and seamless indoor-outdoor living.

Gourmet kitchens with premium appliances flow into inviting living areas—ideal for both everyday living and entertaining. Primary suites provide a private retreat with spa-inspired bathrooms and generous walk-in closets.

Each home sits on a well-appointed lot with landscaped yards, covered patios, and carefully designed exterior elevations that create a harmonious streetscape while allowing each residence to feel distinct. Each home will be approximately about 2,500 sqft of heated space.

Located within walking distance of downtown Canton’s shops, restaurants, parks, and cultural attractions, the development provides a rare opportunity to experience small-town charm with modern convenience. Mature trees, pedestrian-friendly sidewalks, and proximity to the Etowah River and Heritage Park enhance the neighborhood’s appeal.

This limited collection of eight homes offers a unique blend of history, craftsmanship, and community — an exceptional opportunity to live in one of Cherokee County’s most desirable and character-rich settings. With only eight homes in the community, residents enjoy a sense of exclusivity and quiet sophistication—an intimate neighborhood atmosphere.

Piedmont Land Group of Georgia 5025  
Deen Rd, Marietta, Ga. 30066  
470 371 33 80  
vtorres.gamesa@gmail.com  
February 13<sup>th</sup>, 2026

**City of Canton**  
**Community Development Department 110**  
**Academy St. Canton, Ga. 30114**

**Subject: Letter of Intent to Request a Building Permit for a 8 houses development.**

Dear Community Development Department.

This letter is to express my intent to request a building permit for the construction of an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton's Historic District. This boutique development (SERENITY Canton) gated blends timeless architectural character with comfort, honoring the rich heritage of the area while offering refined contemporary living, Designed with architectural cohesion and attention to detail.

Each home is carefully crafted to complement the surrounding historic streetscape, with inviting front porches, detailed trim work, and harmonious exterior materials. Spacious open-concept floor plans feature abundant natural light, high ceilings, and seamless indoor-outdoor living. Gourmet kitchens with premium appliances flow into inviting living areas—ideal for both everyday living and entertaining. Primary suites provide a private retreat with spa-inspired bathrooms and generous walk-in closets.

Each home sits on a well-appointed lot with landscaped yards, covered patios, decks and carefully designed exterior elevations that create a harmonious streetscape while allowing each residence to feel distinct. Each home will be approximately about 2,500 sqft of heated space.

Located at 301 W Marietta St, Canton, Ga. 30114, within walking distance of downtown Canton's shops, restaurants, parks, and cultural attractions, the development provides a rare opportunity to experience small-town charm with modern convenience. Mature trees, pedestrian-friendly sidewalks, and proximity to the Etowah River and Heritage Park enhance the neighborhood's appeal.

This limited collection of eight homes offers a unique blend of history, craftsmanship, and community — an exceptional opportunity to live in one of Cherokee County's most desirable and character-rich settings. With only eight homes in the community, residents enjoy a sense of exclusivity and quiet sophistication—an intimate neighborhood atmosphere.

Supporting Documents:

Relating to this proposal, please find attached the following supporting documents:

- Site plan
- Drawings

I look forward to your approval. Thank you,

Sincerely,

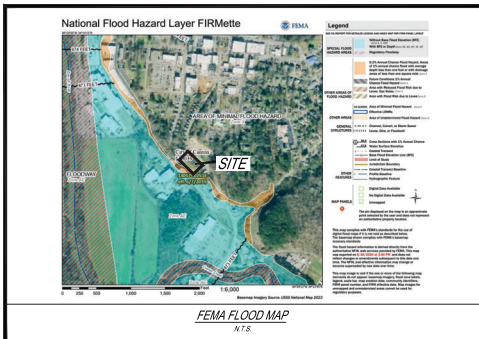
Valentin Torres  
Piedmont Land Group of Georgia LLC

# SITE DEVELOPMENT PLANS FOR: GAMESA PROPERTIES LLC MARIETTA STREET

ZONING: CBD  
 PARCEL: 91N16 069 & 91N16 070  
 SITE ADDRESS: 301 W MARIETTA ST  
 CANTON, GA 30114  
 LAND LOT 166  
 14th DISTRICT, 2nd SECTION  
 CITY OF CANTON  
 CHEROKEE COUNTY, GA  
 TOTAL AREA: 0.77 ACRES  
 DISTURBED AREA: 0.86 ± ACRES

DES PROJECT NO. 21-219.1

| SHEET INDEX |                                   |
|-------------|-----------------------------------|
| 1           | COVER SHEET                       |
| 2           | EXISTING CONDITIONS/DEMO PLAN     |
| 3           | LOT LAYOUT                        |
| 4           | SITE PLAN                         |
| 5           | GRADING & DRAINAGE PLAN           |
| 6           | STORM PROFILES                    |
| 7           | DRIVEWAY SIGHT LINE PROFILES      |
| 8           | UTILITY PLAN                      |
| 9           | LANDSCAPE PLAN                    |
| 10          | EROSION CONTROL PHASE 1           |
| 11          | EROSION CONTROL PHASE 2           |
| 12          | EROSION CONTROL PHASE 3           |
| 13          | EROSION CONTROL NOTES & DETAILS 1 |
| 14          | EROSION CONTROL NOTES & DETAILS 2 |
| 15          | EROSION CONTROL NOTES & DETAILS 3 |
| 16          | ROAD CLOSURE PLAN 1               |
| 17          | ROAD CLOSURE PLAN 2               |
| 18          | STORMWATER MANAGEMENT DETAILS     |
| 19          | CONSTRUCTION DETAILS 1            |
| 20          | CONSTRUCTION DETAILS 2            |
| 21          | CONSTRUCTION DETAILS 3            |



**OWNER**  
 NF GAMESA PROPERTIES LLC  
 5025 DEEN ROAD  
 MARIETTA, GA 30066

**DEVELOPER**  
 PEPE MEDINA  
 837GA-400 SUITE 105  
 DAWSONVILLE, GA 30534  
 (678) 384-9447

**24-HOUR CONTACT**  
 PEPE MEDINA  
 (678) 384-9447  
 pepechay@gmail.com

PREPARED BY:

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

**GEORGIA811**  
 www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.  
 THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS.  
 DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM



| REVISION | DATE       | BY | DESCRIPTION                         |
|----------|------------|----|-------------------------------------|
| 1        | 12/21/2024 | DM | INITIAL SUBMITTAL                   |
| 2        | 11/07/2024 | DM | REVISED PER CITY OF CANTON AND CDDC |
| 3        | 08/02/2024 | DM | REVISED PER CITY OF CANTON          |
| 4        | 05/29/2025 | DM | REVISED PER CITY OF CANTON          |

COVER  
 GAMESA PROPERTIES LLC - MARIETTA STREET  
 LAND LOT 166  
 14th DISTRICT  
 CITY OF CANTON  
 CHEROKEE COUNTY, GEORGIA

|                       |            |
|-----------------------|------------|
| DESIGN BY:            | DM         |
| CHECKED BY:           | DM         |
| LAND LOTS:            | 166        |
| DISTRICT:             | 14th       |
| SECTION:              | 2nd        |
| CITY:                 | CANTON     |
| COUNTY:               | CHEROKEE   |
| DATE:                 | 05/29/2025 |
| SHEET NO.<br>1 of 21  |            |
| PROJECT NO.<br>21-219 |            |









### Storm Sewer Tabulation 25 YEAR

Page 1

| Station | Line To Line | Catchment Area |        | Area x C |        | Tc  | Inlet Elev | Inlet Dia | Outlet Elev | Outlet Dia | Slope | Pipe | Inlet Elev | Inlet Dia | Outlet Elev | Outlet Dia | Line ID |
|---------|--------------|----------------|--------|----------|--------|-----|------------|-----------|-------------|------------|-------|------|------------|-----------|-------------|------------|---------|
|         |              | Inlet          | Outlet | Inlet    | Outlet |     |            |           |             |            |       |      |            |           |             |            |         |
| 7       | 6            | 4.000          | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 184.3       | 2.37       | 60    | 0.00 | 872.00     | 872.00    | 872.00      | 881.97     | C3-C4   |
| 6       | 5            | 30.098         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 182.0       | 3.33       | 18    | 0.00 | 871.76     | 872.00    | 871.76      | 879.97     | C2-C3   |
| 5       | 4            | 26.471         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 220.0       | 6.00       | 18    | 0.00 | 869.76     | 871.76    | 869.76      | 880.01     | C1-C2   |
| 4       | 2            | 50.769         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 95.75     | 205.6       | 10.33      | 42    | 0.00 | 865.86     | 868.16    | 868.16      | 865.94     | A3-A4   |
| 3       | 2            | 50.000         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 6.00      | 14.22       | 3.45       | 18    | 0.00 | 865.86     | 868.16    | 865.86      | 864.06     | A3-A3.1 |
| 2       | 1            | 143.897        | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 99.76     | 163.3       | 10.37      | 42    | 0.00 | 862.02     | 865.36    | 865.36      | 869.06     | A2-A3   |
| 1       | Final        | 68.624         | 0.00   | 0.00     | 0.00   | 5.4 | 0.0        | 99.76     | 105.8       | 10.70      | 42    | 0.00 | 879.08     | 882.62    | 882.62      | 880.02     | A1-A2   |

Project File: 21-219 W MARETHA ST - 11-24-20

Number of Lines: 7

Run Date: 11/10/2024

Notes: Intensity = 6.12 (10min time + 0.70" h<sup>1.487</sup> 25' - c = c1 + a \* slope \* b + box

### Storm Sewer Tabulation 100 YEAR

Page 1

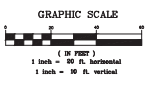
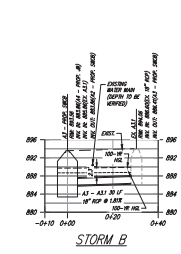
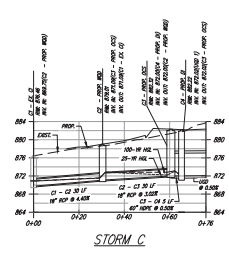
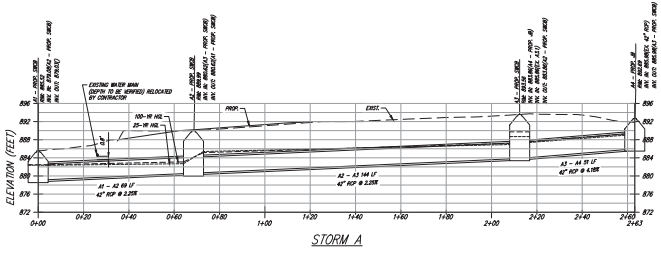
| Station | Line To Line | Catchment Area |        | Area x C |        | Tc  | Inlet Elev | Inlet Dia | Outlet Elev | Outlet Dia | Slope | Pipe | Inlet Elev | Inlet Dia | Outlet Elev | Outlet Dia | Line ID |
|---------|--------------|----------------|--------|----------|--------|-----|------------|-----------|-------------|------------|-------|------|------------|-----------|-------------|------------|---------|
|         |              | Inlet          | Outlet | Inlet    | Outlet |     |            |           |             |            |       |      |            |           |             |            |         |
| 7       | 6            | 4.000          | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 184.3       | 2.37       | 60    | 0.00 | 872.00     | 872.00    | 872.00      | 881.97     | C3-C4   |
| 6       | 5            | 30.098         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 182.0       | 3.33       | 18    | 0.00 | 871.76     | 872.00    | 871.76      | 879.97     | C2-C3   |
| 5       | 4            | 26.471         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 3.03      | 220.0       | 6.00       | 18    | 0.00 | 869.76     | 871.76    | 869.76      | 880.01     | C1-C2   |
| 4       | 2            | 50.769         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 95.75     | 205.6       | 10.33      | 42    | 0.00 | 865.86     | 868.16    | 868.16      | 865.94     | A3-A4   |
| 3       | 2            | 50.000         | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 6.00      | 14.22       | 3.45       | 18    | 0.00 | 865.86     | 868.16    | 865.86      | 864.06     | A3-A3.1 |
| 2       | 1            | 143.897        | 0.00   | 0.00     | 0.00   | 5.0 | 0.0        | 99.76     | 163.3       | 10.37      | 42    | 0.00 | 862.02     | 865.36    | 865.36      | 869.06     | A2-A3   |
| 1       | Final        | 68.624         | 0.00   | 0.00     | 0.00   | 5.4 | 0.0        | 99.76     | 105.8       | 10.70      | 42    | 0.00 | 879.08     | 882.62    | 882.62      | 880.02     | A1-A2   |

Project File: 21-219 W MARETHA ST - 11-24-20

Number of Lines: 7

Run Date: 11/10/2024

Notes: Intensity = 75.12 (10min time + 0.30" h<sup>1.487</sup> 100' - c = c1 + a \* slope \* b + box



**DES DAVIS**  
ENGINEERS & ARCHITECTS  
24 DAWSON VILLAGE  
W. W. SCOTT II  
DANVILLE, GA 30534  
PHONE: 706.586.1334  
DAVISENGINEERS.COM

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05/29/2025

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| REVISION | DATE       | DESCRIPTION                         |
|----------|------------|-------------------------------------|
| 1        | 11/10/2024 | INITIAL SUBMITTAL                   |
| 2        | 11/10/2024 | REVISED FOR CITY OF CANTON AND CSMC |
| 3        | 05/02/2025 | REVISED FOR CITY OF CANTON          |
| 4        | 05/02/2025 | REVISED FOR CITY OF CANTON          |

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**STORM & PROFILES**  
GAMESA PROPERTIES LLC - MARETHA STREET  
LAND LOT 196  
14th CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

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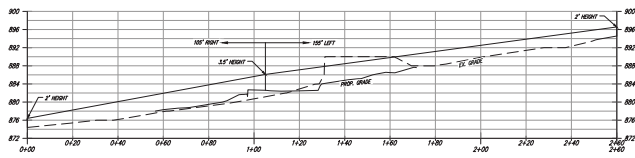
|              |            |
|--------------|------------|
| DESIGNED BY: | 100        |
| CHECKED BY:  | DR         |
| LAND LOTS:   | 196        |
| DISTRICT:    | 140        |
| SECTION:     | 2nd        |
| CITY:        | CANTON     |
| COUNTY:      | CHEROKEE   |
| DATE:        | 05/29/2025 |

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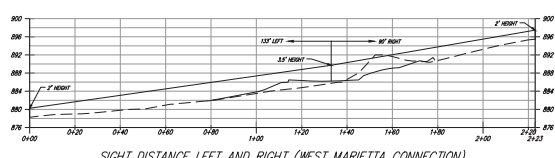
SHEET NO.  
**6 of 21**

PROJECT NO.  
**21-219**

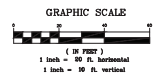
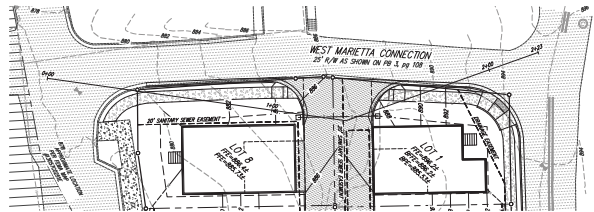
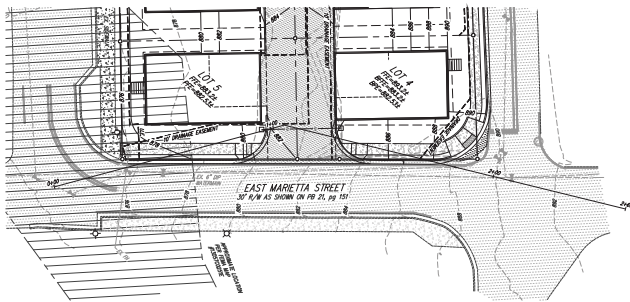
CONTRACTOR: DES DAVIS ENGINEERS & ARCHITECTS, INC. 24 DAWSON VILLAGE, WILKESBORO, NC 28696. PHONE: 703.366.1314. DAVISENGINEERS.COM  
 PROJECT: DRIVEWAY SIGHT LINE PROFILES FOR EAST MARIETTA STREET AND WEST MARIETTA CONNECTION, CHESTERFIELD COUNTY, GEORGIA  
 DATE: 05/29/2025



SIGHT DISTANCE LEFT & RIGHT (EAST MARIETTA STREET)



SIGHT DISTANCE LEFT AND RIGHT (WEST MARIETTA CONNECTION)



**DES DAVIS**  
 ENGINEERS & ARCHITECTS  
 24 DAWSON VILLAGE  
 WILKESBORO, NC 28696  
 PHONE: 703.366.1314  
 DAVISENGINEERS.COM



| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 05/29/2025 | INITIAL SUBMITTAL                    |
| 2        | 05/29/2025 | REVISED PER CITY OF CANTON AND CHECK |
| 3        | 05/29/2025 | REVISED PER CITY OF CANTON           |
| 4        | 05/29/2025 | REVISED PER CITY OF CANTON           |

**DRIVEWAY SIGHT LINE PROFILES**  
 GAMESA PROPERTIES LLC - MARIETTA STREET  
 LAND LOT 106  
 14th CITY OF CANTON  
 CHESTERFIELD COUNTY, GEORGIA

|             |              |
|-------------|--------------|
| DRAWN BY:   | DES          |
| CHECKED BY: | DES          |
| LAND LOT:   | 106          |
| DISTRICT:   | 14th         |
| SECTION:    | 2nd          |
| CITY:       | CANTON       |
| COUNTY:     | CHESTERFIELD |
| DATE:       | 05/29/2025   |
| SHEET NO.   | 7 of 21      |
| PROJECT NO. | 21-219       |













**Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**

NOTE: OWN STRAW OR GRASS MAY BE SPREAD AS A BEDDING MATERIAL FOR ALL PERMANENTLY GRASSED AREAS AT A MINIMUM DEPTH OF 4" TO 6". FINE MIXTURES MAY BE SUBSTITUTED AT A MINIMUM DEPTH OF 3" TO 5".

NOTE: AGROCHEMICAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.

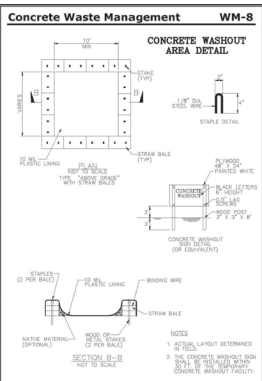
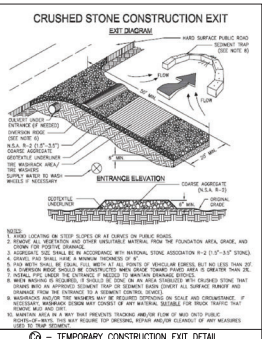
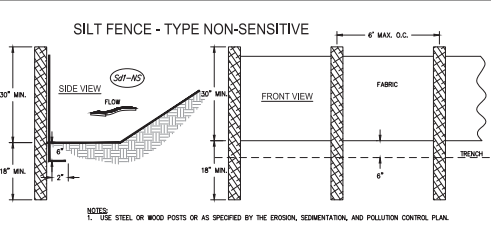
| SPECIES   | RATE PER 1000 SQ. FT. | RATE PER ACRE | PLANTING DATES | PLANTING METHOD | PERIODS FOR SEEDING         | IN TOP DRESSING |
|---|-----------------------|---------------|----------------|-----------------|-----------------------------|-----------------|
| WEeping LOwGRASS AND VIRGATA OR SERICEA LESPEDeza             | 0.1 lb.               | 4 lb.         | 3/15-6/15      | 2/1-4/15        | FIRST 6 12 12 1500 50       | -               |
| SERICEA LESPEDeza SEEDING MAT WITH EXPRESSED WEeping LOwGRASS | 1.0 lb.               | 40 lb.        | 3/15-6/15      | 2/1-4/15        | SECOND 0 15 10 1000 -       | -               |
| MULLED COMMON BERNUGrASS AND SERICEA LESPEDeza                | 0.2 lb.               | 10 lb.        | 3/1-7/1        | 1/15-7/15       | FIRST 6 12 12 1500 50       | -               |
| UNMULLED COMMON BERNUGrASS AND SERICEA LESPEDeza              | 0.2 lb.               | 10 lb.        | 10/1-3/1       | 11/1-2/1        | FIRST 6 12 12 1500 50       | -               |
| TALL FESCUGrASS AND VIRGATA OR SERICEA LESPEDeza              | 1.4 lb.               | 40 lb.        | 3/15-6/15      | 1/15-4/15       | FIRST 6 12 12 1500 50       | -               |
| MULLED COMMON BERNUGrASS AND SERICEA LESPEDeza                | 0.2 lb.               | 10 lb.        | 3/1-7/1        | 1/15-7/15       | SECOND 10 10 10 800 500-100 | -               |

**Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) MATERIALS AND RATES:**

| MATERIAL                            | RATE  |
|-------------------------------------|---|
| STRAW OR HAY                        | 3-4" DEEP                                   |
| WOOD WASTE, CHIPS, SAW DUST OR BARK | 2-3" DEEP/FACED 8-8" DIA. FACE              |
| MATTING OR NETTING                  | ACCORDING TO MANUFACTURER'S RECOMMENDATIONS |
| POLYETHYLENE FILM COVER AREA        | COMPLETELY                                  |

**Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS) SEEDING RATES FOR TEMPORARY SEEDINGS:**

| SPECIES                     | RATE PER 1000 SQ. FT. | RATE PER ACRE | PLANTING DATES | PLANTING METHOD | PERIODS FOR SEEDING | IN TOP DRESSING |
|-----------------------------|-----------------------|---------------|----------------|-----------------|---------------------|-----------------|
| RYE (IN MATS)               | 0.5 POUNDS            | 20 lb.        | 3/15-12/1      | 4/15-1/1        | 8/15-3/1            | -               |
| ANNUAL BREADGRASS (IN MATS) | 0.5 POUNDS            | 20 lb.        | 8/1-5/1        | 3/1-4/15        | 8/15-4/1            | -               |
| ANNUAL LESPEDeza (IN MATS)  | 0.2 POUNDS            | 10 lb.        | 2/1-5/1        | 2/15-5/1        | 1/15-3/15           | -               |
| WEeping LOwGRASS (IN MATS)  | 0.1 POUNDS            | 4 lb.         | 3/15-6/15      | 3/15-6/15       | 2/15-4/15           | -               |
| SUDANGrASS (IN MATS)        | 1.4 POUNDS            | 40 lb.        | 4/1-9/1        | 4/1-9/1         | 3/1-8/1             | -               |
| BROWNTOP MILLET (IN MATS)   | 0.5 POUNDS            | 20 lb.        | 4/1-7/1        | 4/1-7/15        | 4/1-7/15            | -               |
| WHEAT (IN MATS)             | 0.2 POUNDS            | 8 lb.         | 9/1-1/1        | 9/1-1/1         | 8/15-2/1            | -               |



**NOTES:**  
1. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
2. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
3. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
4. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
5. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
6. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
7. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
8. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
9. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.  
10. VERIFY THAT ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AS SHOWN ON THIS PLAN.

**DES DAVIS**  
ENGINEERS & ARCHITECTS  
24 DAWSON VILLAGE  
WALKER HILL  
DANWORTHVILLE, GA 30514  
PHONE: 706.566.1314  
DAVISENGINEERS.COM

**REVISION**

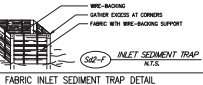
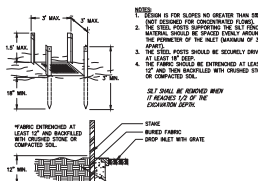
| NO. | DATE       | DESCRIPTION                          |
|-----|------------|--------------------------------------|
| 1   | 12/24/2020 | INITIAL SUBMITTAL                    |
| 2   | 1/15/2021  | REVISED PER CITY OF CANTON AND CHECK |
| 3   | 2/26/2021  | REVISED PER CITY OF CANTON           |
| 4   | 5/26/2021  | REVISED PER CITY OF CANTON           |
| 5   | 5/26/2021  | REVISED PER CITY OF CANTON           |

**EROSION CONTROL NOTES & DETAILS**  
GAMESA PROPERTIES LLC - MARETHA STREET  
LAND LOT 196  
14th STREET  
CANTON  
CHEERKEE COUNTY, GEORGIA

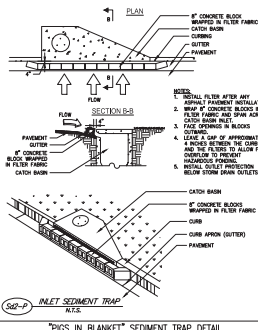
**DESIGNER:** DES DAVIS  
**CHECKED BY:** CH  
**DATE:** 05/26/2021  
**SHEET NO.:** 14 of 21  
**PROJECT NO.:** 21-219

### FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

#### STEEL FRAME AND SILT FENCE INSTALLATION



### CURB INLET FILTER 'PIGS IN BLANKET'



### 'PIGS IN BLANKET' SEDIMENT TRAP DETAIL



### Dust Control on Disturbed Areas



**DEFINITION**  
Controlling surface air movement of dust from exposed soil surfaces.

**PURPOSE**  
To prevent surface and air movement of dust from exposed soil surfaces.

**CONDITIONS**  
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

**METHOD AND MATERIALS**  
**A. Temporary Methods**  
Mulches. See standard D-1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bond chalk material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

**B. Permanent Methods**  
Disturbed Area Stabilization (With Permanent Seeding).  
Spray-on Adhesives. These are used on mineral soils (not effective on rock soils). Keep traffic of these areas. Refer to specification Tac - Tackifiers.

**Tillage.** This practice is designed to roughen and bring clods to the surface. It is an emergency.

measure that should be used before wind erosion starts. Begin blowing on windward side of site. Chalktopp plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are effective in controlling wind erosion.

**Irrigation.** This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

**Barriers.** Solid board fences, snowfences, hurl fences, cattle walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling wind erosion.

**Calcium Chloride.** Apply at rate that will keep surface moist. May need reapplication.

**Permanent Methods**  
**Permanent Vegetation.** See specification D-3 Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford visibility protection to part of site.

**Topping.** This entails covering the surface with less erosive soil. See specification 7a - Topping.

**Stems.** Cover surface with crushed stone or coarse gravel. See specification Co-construction Road Stabilization.

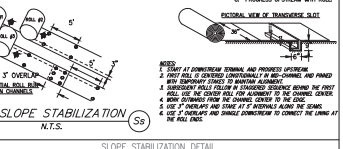
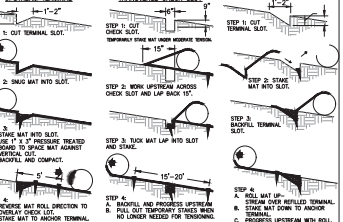
**INLET SEDIMENT TRAP**  
1. FABRIC ENCLOSED AT LEAST 12\"/>

**FABRIC INLET SEDIMENT TRAP DETAIL**  
1. FABRIC ENCLOSED AT LEAST 12\"/>

**INLET SEDIMENT TRAP**  
1. FABRIC ENCLOSED AT LEAST 12\"/>

**FABRIC INLET SEDIMENT TRAP DETAIL**  
1. FABRIC ENCLOSED AT LEAST 12\"/>

### BLANKET AND MATTING CROSS-SECTIONS



| SECTION | DATE      | REVISION | BY     | DATE      | DESCRIPTION                |
|---------|-----------|----------|--------|-----------|----------------------------|
| 1       | 1/15/2020 | 1        | JAVIER | 1/15/2020 | INITIAL DESIGN             |
| 2       | 1/15/2020 | 2        | JAVIER | 1/15/2020 | REVISED PER CITY OF CANTON |
| 3       | 1/15/2020 | 3        | JAVIER | 1/15/2020 | REVISED PER CITY OF CANTON |
| 4       | 1/15/2020 | 4        | JAVIER | 1/15/2020 | REVISED PER CITY OF CANTON |

| NO. | REVISION | DATE      | DESCRIPTION                |
|-----|----------|-----------|----------------------------|
| 1   | 1        | 1/15/2020 | INITIAL DESIGN             |
| 2   | 2        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 3   | 3        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 4   | 4        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 5   | 5        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 6   | 6        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 7   | 7        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 8   | 8        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 9   | 9        | 1/15/2020 | REVISED PER CITY OF CANTON |
| 10  | 10       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 11  | 11       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 12  | 12       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 13  | 13       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 14  | 14       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 15  | 15       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 16  | 16       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 17  | 17       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 18  | 18       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 19  | 19       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 20  | 20       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 21  | 21       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 22  | 22       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 23  | 23       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 24  | 24       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 25  | 25       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 26  | 26       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 27  | 27       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 28  | 28       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 29  | 29       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 30  | 30       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 31  | 31       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 32  | 32       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 33  | 33       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 34  | 34       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 35  | 35       | 1/15/2020 | REVISED PER CITY OF CANTON |
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| 49  | 49       | 1/15/2020 | REVISED PER CITY OF CANTON |
| 50  | 50       | 1/15/2020 | REVISED PER CITY OF CANTON |

**DES DAVIS**  
24 DARWIN VILLAGE  
WICKS FORT  
DARWINVILLE, GA 30534  
PHONE: 706.534.5134  
DAVISENGINEERS.COM

**PROFESSIONAL ENGINEER**  
JAVIER GARCIA  
1/15/2020

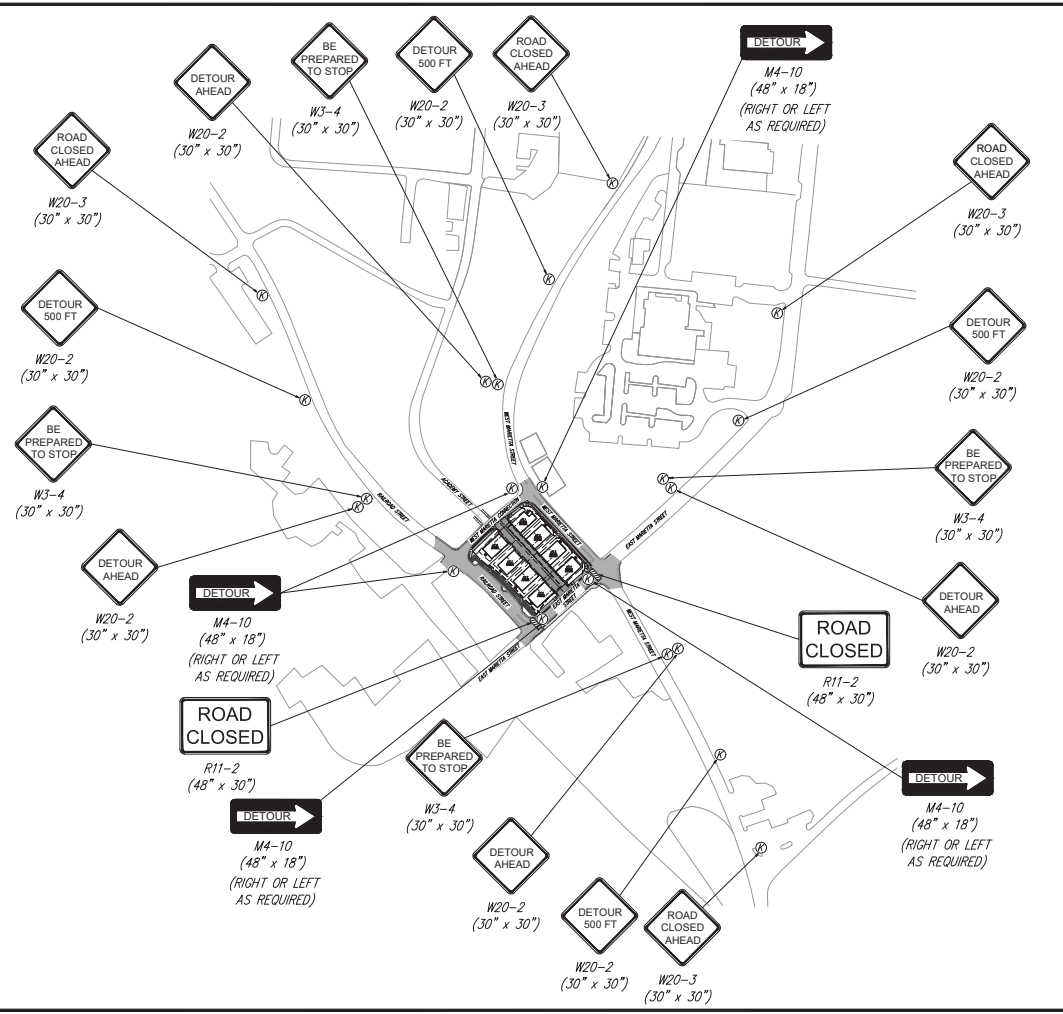
**EROSION CONTROL NOTES & DETAILS**  
GAMESA PROPERTIES LLC - MAURETH STREET  
14th CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

**DESIGN BY:** JAVIER GARCIA  
**CHECKED BY:** CH  
**LAND LOTS:** 866  
**ACROSS:** 140  
**SECTION:** 2nd  
**CITY:** CANTON  
**COUNTY:** CHEROKEE  
**DATE:** 05/29/2020

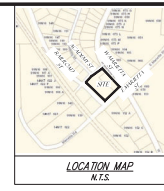
**SHEET NO:** 15 of 21  
**PROJECT NO:** 21-219

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OLD MARIETTA (EAST STREET)  
 (FOR REF.)



**OWNER**  
 N/F GAMESA PROPERTIES LLC  
 5025 DEEN ROAD  
 MARIETTA, GA 30066

**DEVELOPER**  
 PEPE MEDINA  
 8370A-400 SUITE 105  
 DAWSONVILLE, GA 30054  
 (678) 384-9447

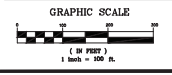
**24-HOUR CONTACT**  
 PEPE MEDINA  
 (678) 384-9447  
 pepecollay@gmail.com

**LEGEND**

PAVEMENT MARKED SIGN - FLAG NOT REQUIRED  
 TYPE II SIGNAGE



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNUSUAL CONDITIONS ARE ENCOUNTERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY BY AIR MAIL AND COMMENCE WORK STOPPAGE UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNUSUAL CONDITIONS ARE RESOLVED.



**DES DAVIS**  
 ENGINEERS & ARCHITECTS  
 24 DAWSON VILLAGE  
 W. SCOTT  
 DAWSONVILLE, GA 30054  
 PHONE: (706) 584-1334  
 DAVISENGINEERS.COM

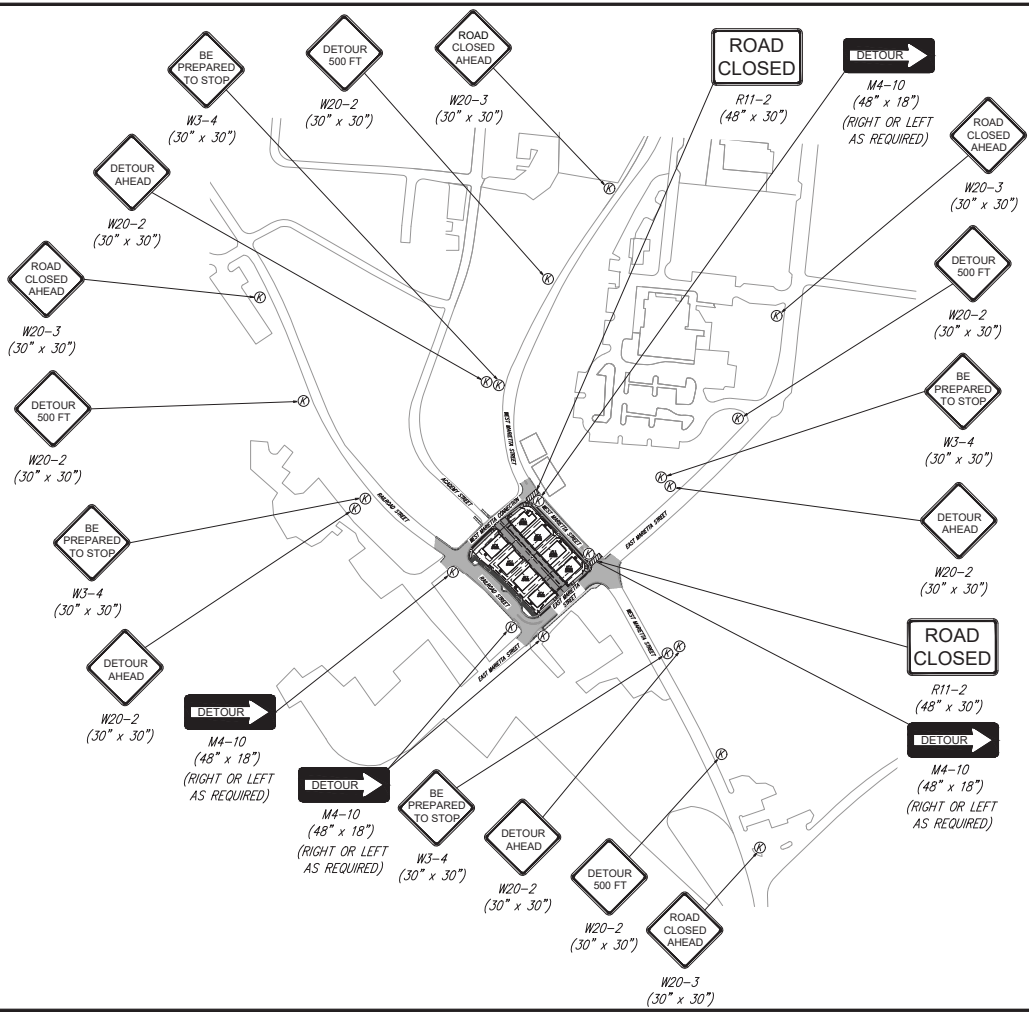


05/29/2025

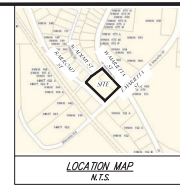
| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 07/24/2024 | INITIAL SUBMITTAL                    |
| 2        | 11/07/2024 | REVISED PER CITY OF CANTON AND OWNER |
| 3        | 05/02/2025 | REVISED PER CITY OF CANTON           |
| 4        | 05/29/2025 | REVISED PER CITY OF CANTON           |

**ROAD CLOSURE PLAN (EAST MARIETTA STREET)**  
 GAMESA PROPERTIES LLC - MARIETTA STREET  
 LAND LOT 196  
 SECTION 24  
 CITY OF CANTON  
 CHEROKEE COUNTY, GEORGIA

|             |            |
|-------------|------------|
| DESIGN BY:  | DD         |
| CHECKED BY: | DD         |
| LAND LDR:   | BB         |
| DESIGNED:   | DD         |
| SECTION:    | 24         |
| CITY:       | CANTON     |
| COUNTY:     | CHEOKEE    |
| DATE:       | 05/29/2025 |
| SHEET NO.   | 16 of 21   |
| PROJECT NO. | 21-219     |



ROAD NORTH (GA WEST BOUND)  
(FOR REF)



**OWNER**  
NF GAMESA PROPERTIES LLC  
5025 DEEN ROAD  
MARIETTA, GA 30066

**DEVELOPER**  
PEPE MEDINA  
8370A-400 SUITE 105  
DAWSONVILLE, GA 30534  
(678) 384-9447

**24-HOUR CONTACT**  
PEPE MEDINA  
(678) 384-9447  
pepecollay@gmail.com

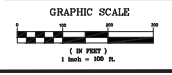
**LEGEND**

① PERMISSIBLE WORKED SIGN - FLAG NOT REQUIRED

② PERMISSIBLE WORKED SIGN - FLAG NOT REQUIRED



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNUSUAL CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE WORK UNTIL THE ENGINEER HAS ADVISED THE CONTRACTOR OF THE APPROPRIATE ACTION TO BE TAKEN. CONFLICTS, DISCREPANCIES, OR OTHER UNUSUAL CONDITIONS ARE RESOLVED.



**DES DAVIS**  
ENGINEERS & ARCHITECTS  
24 DAWSON VILLAGE  
W. SCOTT  
DAWSONVILLE, GA 30534  
PHONE: (706) 564-1334  
DAVISENGINEERS.COM

**FOR CITY OF CANTON**  
PROJECT NO. 17-02024  
ISSUED FOR CITY OF CANTON  
REVISED FOR CITY OF CANTON  
REVISED FOR CITY OF CANTON  
REVISED FOR CITY OF CANTON

**05/29/2025**

**ROAD CLOSURE PLAN (WEST MARIETTA STREET)**  
GAMESA PROPERTIES LLC - MARIETTA STREET  
LAND LOT 106  
14th CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

**GEORGIA811**  
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNUSUAL CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE WORK UNTIL THE ENGINEER HAS ADVISED THE CONTRACTOR OF THE APPROPRIATE ACTION TO BE TAKEN. CONFLICTS, DISCREPANCIES, OR OTHER UNUSUAL CONDITIONS ARE RESOLVED.

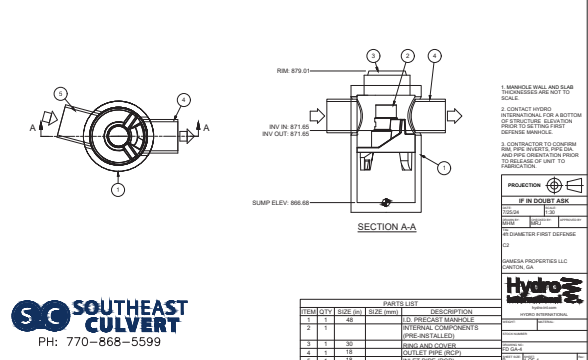
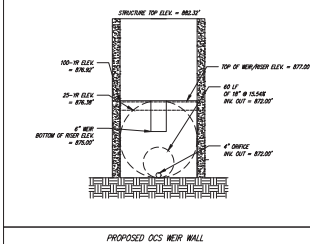
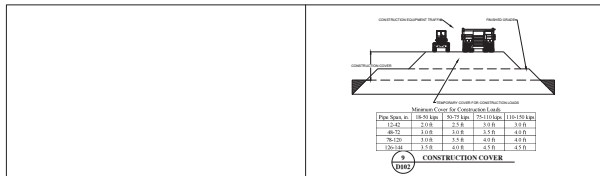
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0 50 100  
( IN FEET )  
1 inch = 100 ft.

**SHEET NO.**  
17 of 21

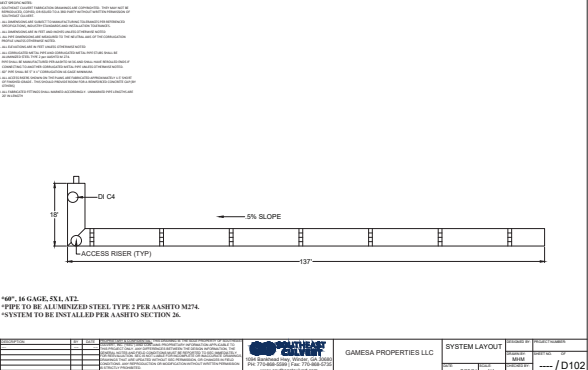
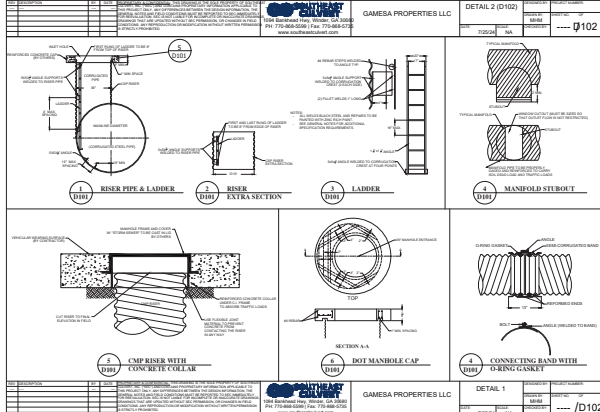
**PROJECT NO.**  
21-219

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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



| ITEM | QTY | SIZE | DESCRIPTION                       |
|------|-----|------|-----------------------------------|
| 1    | 1   | 48"  | INTERNAL COMPONENTS PRE-INSTALLED |
| 2    | 1   | 30"  | BRIM AND COLLARS                  |
| 3    | 1   | 18"  | ACCESS RISER                      |
| 4    | 1   | 18"  | MANHOLE PIPE (RCP)                |



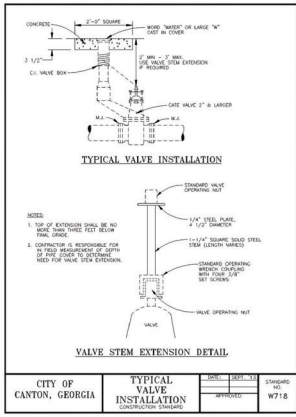
**DES DAVIS**  
 ENGINEERS & ARCHITECTS  
 24 DAWSON VILLAGE  
 W. 100' BOX 717  
 DAWSONVILLE, GA 30534  
 PHONE: 706.526.5334  
 DAVISENGINEERS.COM



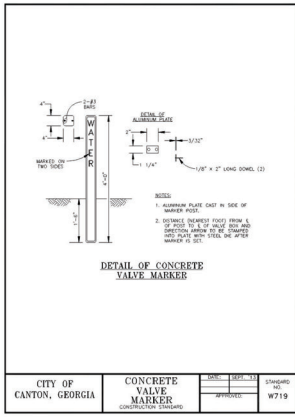
| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 07/27/2024 | INITIAL DESIGN                       |
| 2        | 11/27/2024 | REVISED PER CITY OF CANTON AND OWNER |
| 3        | 02/20/2025 | REVISED PER CITY OF CANTON           |
| 4        | 05/29/2025 | REVISED PER CITY OF CANTON           |

**STORMWATER MANAGEMENT DETAILS**  
 GAMESA PROPERTIES LLC - MARETHA STREET  
 LAND LOT 196  
 14th CITY OF CANTON  
 CHEROKEE COUNTY, GEORGIA

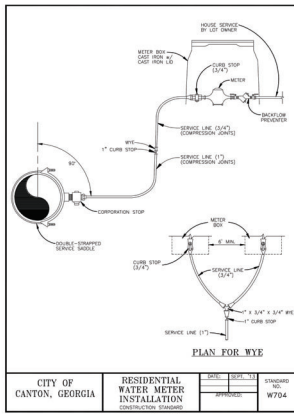
|              |            |
|--------------|------------|
| DESIGNED BY: | 302        |
| CHECKED BY:  | DN         |
| LAND LDR:    | 866        |
| DISTRICT:    | 140        |
| SECTION:     | 2nd        |
| CITY:        | CANTON     |
| COUNTY:      | CHEROKEE   |
| DATE:        | 05/29/2025 |
| SHEET NO:    | 18 of 21   |
| PROJECT NO:  | 21-219     |



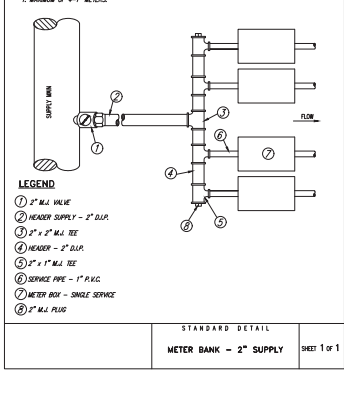
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|-------------------------|----------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | TYPICAL VALVE INSTALLATION | DATE: 05/29/2025 | DESIGNED BY: W718 |
|-------------------------|----------------------------|------------------|-------------------|



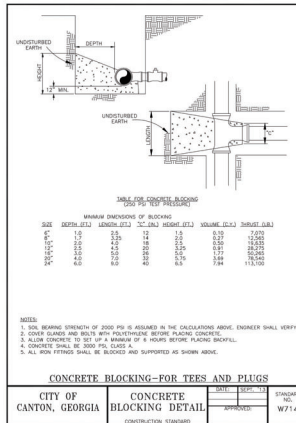
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|-------------------------|-----------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | CONCRETE VALVE MARKER | DATE: 05/29/2025 | DESIGNED BY: W719 |
|-------------------------|-----------------------|------------------|-------------------|



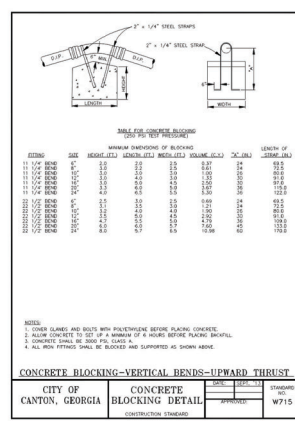
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| CITY OF CANTON, GEORGIA | RESIDENTIAL WATER METER INSTALLATION | DATE: 05/29/2025 | DESIGNED BY: W704 |
|-------------------------|--------------------------------------|------------------|-------------------|



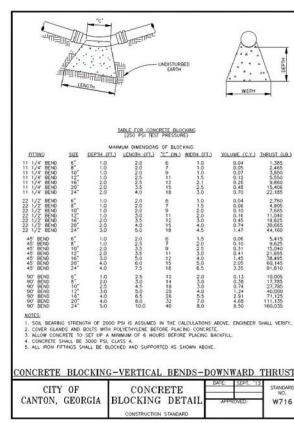
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|-------------------------|------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | METER BANK - 2" SUPPLY | DATE: 05/29/2025 | DESIGNED BY: W704 |
|-------------------------|------------------------|------------------|-------------------|



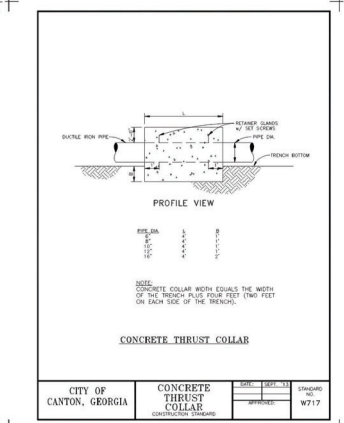
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|-------------------------|--------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | CONCRETE BLOCKING DETAIL | DATE: 05/29/2025 | DESIGNED BY: W714 |
|-------------------------|--------------------------|------------------|-------------------|



|                         |                          |                  |                   |
|-------------------------|--------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | CONCRETE BLOCKING DETAIL | DATE: 05/29/2025 | DESIGNED BY: W715 |
|-------------------------|--------------------------|------------------|-------------------|



|                         |                          |                  |                   |
|-------------------------|--------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | CONCRETE BLOCKING DETAIL | DATE: 05/29/2025 | DESIGNED BY: W716 |
|-------------------------|--------------------------|------------------|-------------------|



|                         |                        |                  |                   |
|-------------------------|------------------------|------------------|-------------------|
| CITY OF CANTON, GEORGIA | CONCRETE THRUST COLLAR | DATE: 05/29/2025 | DESIGNED BY: W717 |
|-------------------------|------------------------|------------------|-------------------|

**DES DAVIS ENGINEERS & ARCHITECTS**  
24 DAWSON VILLAGE  
WILSONVILLE, GA 30187  
PHONE: 706.584.5134  
DAVISENGINEERS.COM

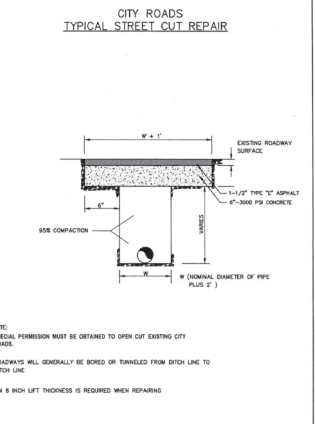
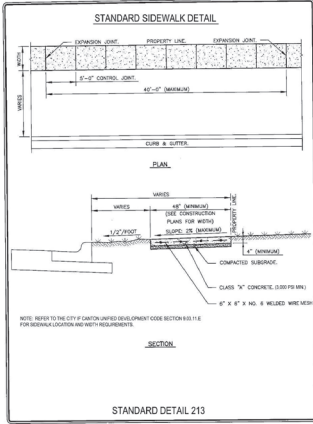
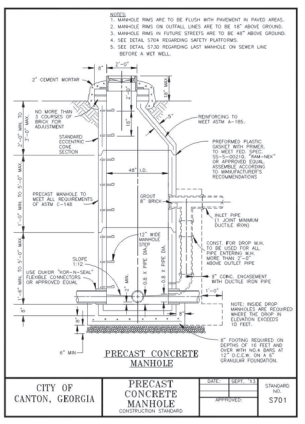
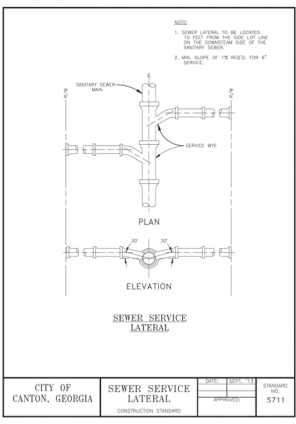
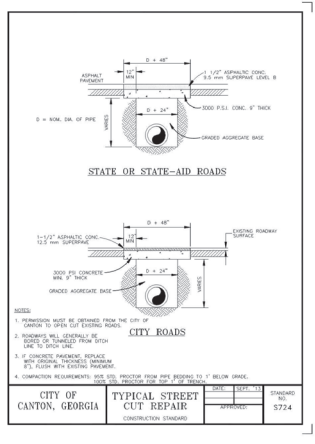
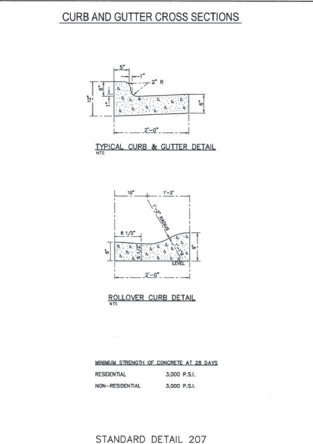
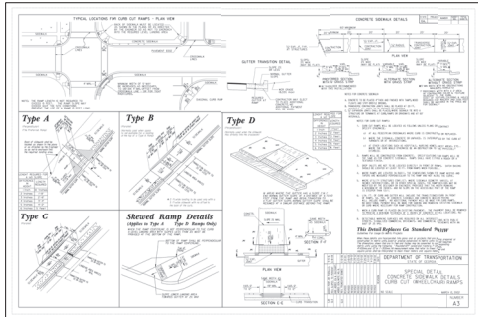
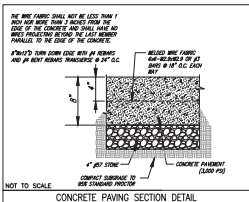
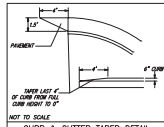
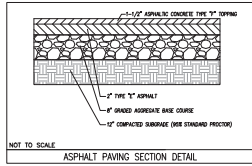
**FORCED**  
CITY OF CANTON, GEORGIA  
05/29/2025

| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 07/24/2024 | INITIAL SUBMITTAL                    |
| 2        | 11/07/2024 | REVISED FOR CITY OF CANTON AND CHECK |
| 3        | 05/29/2025 | REVISED FOR CITY OF CANTON           |
| 4        | 05/29/2025 | REVISED FOR CITY OF CANTON           |

**CONSTRUCTION DETAILS**  
GAMESA PROPERTIES LLC - MARETHA STREET  
LAND LOT 196  
14th CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

DATE: 05/29/2025

SHEET NO. 19 of 21  
PROJECT NO. 21-219



|                         |                       |                  |                       |                 |
|-------------------------|-----------------------|------------------|-----------------------|-----------------|
| CITY OF CANTON, GEORGIA | SEWER SERVICE LATERAL | DATE: 05/29/2025 | DESIGNER: J. W. BROWN | SHEET NO.: 5711 |
|                         | CONSTRUCTION STANDARD | APPROVED:        |                       |                 |

|                         |                          |                  |                       |                 |
|-------------------------|--------------------------|------------------|-----------------------|-----------------|
| CITY OF CANTON, GEORGIA | PRECAST CONCRETE MANHOLE | DATE: 05/29/2025 | DESIGNER: J. W. BROWN | SHEET NO.: 5701 |
|                         | CONSTRUCTION STANDARD    | APPROVED:        |                       |                 |

|                         |                           |                  |                       |                 |
|-------------------------|---------------------------|------------------|-----------------------|-----------------|
| CITY OF CANTON, GEORGIA | TYPICAL STREET CUT REPAIR | DATE: 05/29/2025 | DESIGNER: J. W. BROWN | SHEET NO.: 5724 |
|                         | CONSTRUCTION STANDARD     | APPROVED:        |                       |                 |

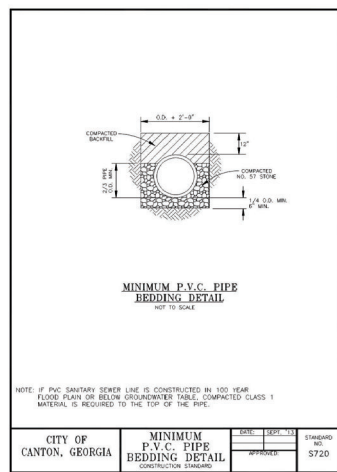
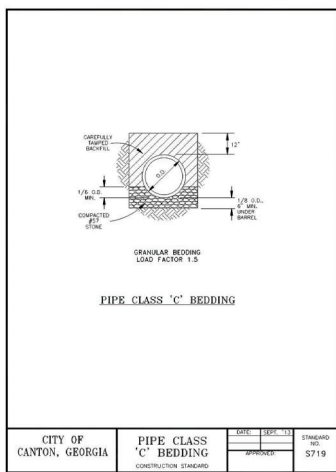
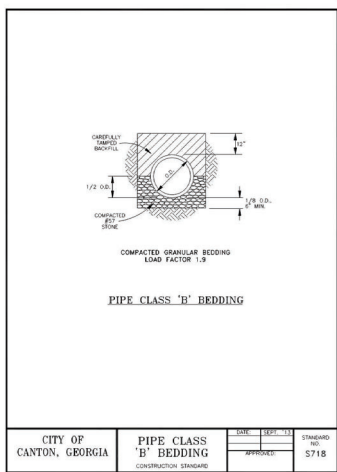
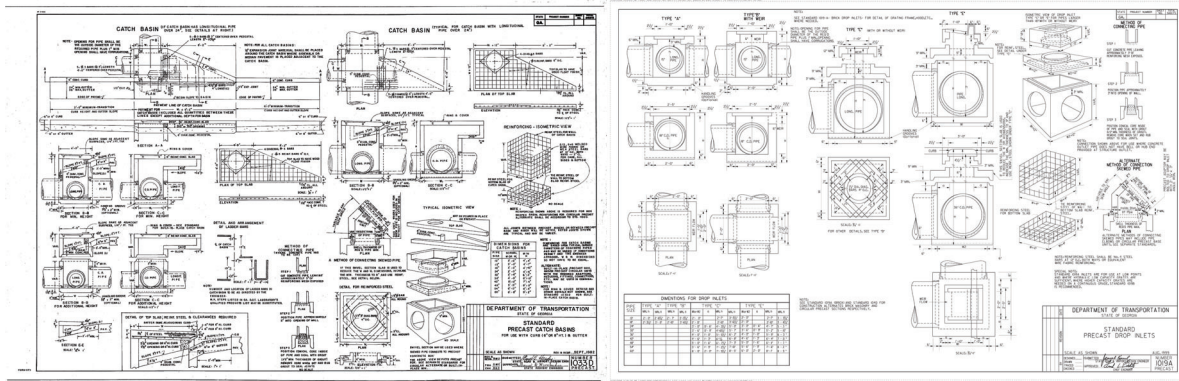
**DES DAVIS**  
ENGINEERS & ARCHITECTS  
24 DAWSON VILLAGE  
WILSONVILLE, GA 30187  
PHONE: 706.534.5134  
DAVISENGINEERS.COM



| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 05/29/2025 | INITIAL DESIGN                       |
| 2        | 05/29/2025 | REVISED FOR CITY OF CANTON AND CHECK |
| 3        | 05/29/2025 | REVISED FOR CITY OF CANTON           |
| 4        | 05/29/2025 | REVISED FOR CITY OF CANTON           |

**CONSTRUCTION DETAILS**  
GAMESA PROPERTIES LLC - MARETHA STREET  
LAND LOT 196  
14th STREET  
CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

|                     |                       |
|---------------------|-----------------------|
| DATE: 05/29/2025    | DESIGNER: J. W. BROWN |
| CHECKED BY: CH      | LAND LOTS: 196        |
| DATE: 05/29/2025    | SECTION: 2nd          |
| CITY: CANTON        | COUNTY: CHEROKEE      |
| DATE: 05/29/2025    | SHEET NO.: 20 of 21   |
| PROJECT NO.: 21-219 |                       |



**DES DAVIS**  
ENGINEERS & ARCHITECTS  
24 DAWSON VILLAGE  
WALKER BLVD  
DUNWOODY, GA 30346  
PHONE: 770.264.5334  
DAVISENGINEERS.COM



| REVISION | DATE       | DESCRIPTION                          |
|----------|------------|--------------------------------------|
| 1        | 12/24/2010 | INITIAL SUBMITTAL                    |
| 2        | 1/10/2011  | REVISED PER CITY OF CANTON AND CHECK |
| 3        | 10/20/2010 | REVISED PER CITY OF CANTON           |
| 4        | 10/20/2010 | REVISED PER CITY OF CANTON           |

**CONSTRUCTION DETAILS**  
 GAMESA PROPERTIES LLC - MARIETTA STREET  
 LAND LOT 196  
 SECTION 2  
 CITY OF CANTON  
 CHEROKEE COUNTY, GEORGIA

|              |            |
|--------------|------------|
| DESIGNED BY: | 100        |
| CHECKED BY:  | DN         |
| LAND LDR:    | 100        |
| DISTRICT:    | 140        |
| SECTION:     | 2nd        |
| CITY:        | CANTON     |
| COUNTY:      | CHEOKEE    |
| DATE:        | 05/20/2010 |
| SHEET NO.    | 21 of 21   |
| PROJECT NO.  | 21-219     |



| FIXTURE LEGEND: | PARTITION LEGEND:  |
|-----------------|--|
|                 | P-1 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-2 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-3 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-4 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-5 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-6 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-7 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-8 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-9 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES  |
|                 | P-10 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES |
|                 | P-11 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES |
|                 | P-12 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES |
|                 | P-13 NEW FRAMED WALL:<br>2x4 WOOD STUD @ 16" O.C. W/ 1/2" GYPSUM ON BOTH SIDES |
|                 |  |
|                 |  |

| DOOR SCHEDULE - UNIT 1 |       |        |           |   |
|------------------------|-------|--------|-----------|---|
| Mark                   | Size  |        |           | Comments  |
|                        | Width | Height | Thickness |   |
| D-1                    | 3'-0" | 7'-0"  | 1-1/2"    | EXTERIOR INSULATED DOOR WITH 1 1/2" U-GIRTS PROVIDE THERMO-BREAK AND WEATHERSTRIPPING |
| D-2                    | 3'-0" | 7'-0"  | 1-1/2"    | DOOR WITH 1 1/2" U-GIRTS PROVIDE THERMO-BREAK AND WEATHERSTRIPPING                    |
| D-3                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-4                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-5                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-6                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-7                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-8                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-9                    | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-10                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-11                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-12                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-13                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-14                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-15                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-16                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-17                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-18                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-19                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |
| D-20                   | 3'-0" | 7'-0"  | 1-1/2"    | STANDARD INTERIOR WOOD DOOR   |

| ICC 2018 TABLE 602.1(1) EXTERIOR WALLS |                             |                               |
|--|-----------------------------|-------------------------------|
| EXTERIOR WALL ELEMENT                  | MIN. FIRE RESISTANCE RATING | MIN. FIRE SEPARATION DISTANCE |
| WALLS                                  | FIRE RESISTANCE RATED       | 1 HOUR                        |
| NOT FIRE RESISTANCE RATED              | 0 HOURS                     | > 2 FEET                      |
| PROJECTIONS                            | FIRE RESISTANCE RATED       | 0 HOURS                       |
| NOT FIRE RESISTANCE RATED              | 0 HOURS                     | > 2 FEET TO 4 FEET            |
| OPENINGS IN WALLS                      | NOT ALLOWED                 | 0 FEET                        |
| 20% MAXIMUM OF WALL AREA               | 0 HOURS                     | > 2 FEET                      |
| UNLIMITED                              | 0 HOURS                     | 0 FEET                        |
| REINTEGRATIONS                         | CONCRETE BLOCK              | 0 FEET                        |
|  | NOT REQUIRED                | 0 FEET                        |

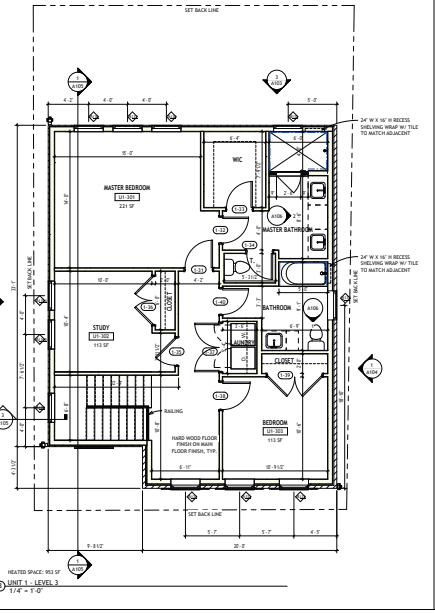
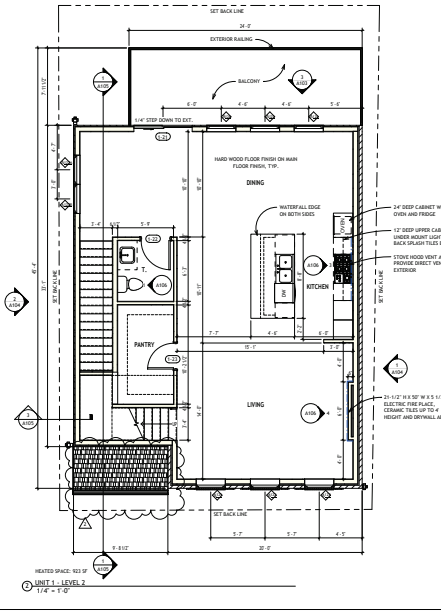
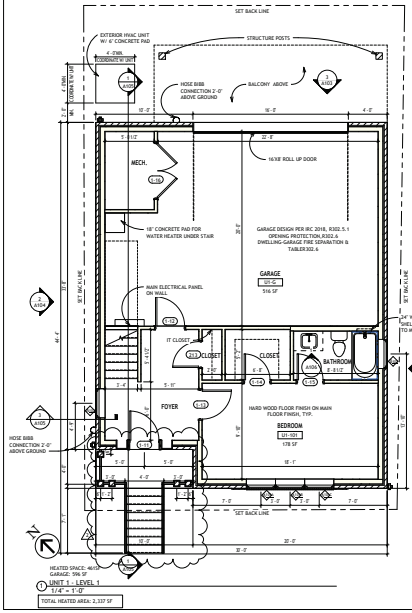
**196 RAILROAD ST., CANTON, GA 30114**

CLIENT: GAMESA PROPERTIES LLC  
ADDRESS: 5025 Deen Rd., Marietta, GA 30066

| NO. | DESCRIPTION            | DATE       |
|-----|------------------------|------------|
| 1   | CONSTRUCTION DOCUMENTS | 2025-10-20 |
| 2   | RFI COMMENTS           | 2026-03-16 |

**UNIT 1 - FLOOR PLANS**

**A101**















## DESCRIPTION

Introducing an exclusive collection of eight thoughtfully designed residences nestled within the heart of Canton's Historic District. This boutique development gated blends timeless architectural character with modern comfort, honoring the rich heritage of the area while offering refined contemporary living, Designed with architectural cohesion and attention to detail.

The exterior showcases lap siding, smooth vertical panel siding, complemented by a brick with limewashed looking color tones water table or walls for added texture and durability.

The houses will be in the white palate with bold gray accents define the architectural character, including framed energy-efficient windows and a framed glass front door. A contemporary front porch with wood columns and shingle roof add both visual interest and functional weather protection.

A raised front porch covered provides durability and low maintenance while enhancing the clean, modern aesthetic.

301 W Marietta St, Canton, Ga. 30114

