

Applicant: Henry Hine

Property Address: 55 Berkeley Road

Property Type: Residential, Compatible Designation

Project Summary: The proposed project for this 1961 Ranch House consists of a landscape plan that includes the following hardscape elements: (1) addition of new concrete pavement with cobblestone border and apron on the driveway; (2) addition of a new front walkway and landing at the front porch; (3) addition of a new 6'-wide path with a gate leading from the driveway to the rear yard; (4) addition of cobblestone borders around all planting areas; (5) addition of a hedge along the public sidewalk and driveway; and (6) addition of a fire pit with stone surround in the rear yard. *A renovation project and site plan for this property were reviewed and approved by the HPC at the November 2023 meeting.*

Applicable Guidelines: *Historic District Guidelines, Compatible Designation Properties – Site & Setting, pp. 40-41.*

Analysis: The project proposes to (1) add new concrete pavement with cobblestone border and apron on the driveway. The width of the new pavement appears to match the width of the garage door which is approximately 20' wide. The driveway width should be confirmed.

The project also proposes to (2) add a new front walkway and landing at the front porch. The previous front walkway that curved from the front porch to the driveway will be removed. A new landing has been constructed at the new front porch, and a new bluestone walkway will lead in a straight line from the landing to the driveway. A curved cobblestone curb and step will be added at the front of the landing. The new walkway appears to be approximately 4'-5' in width. The width of the walkway and size of the landing should be confirmed.

The project also proposes to (3) add a new 6'-wide path with a gate leading from the driveway to the rear yard. The curving pea-gravel path will lead from the opposite side of the driveway from the front walkway and will extend back along the house's side elevation to the rear yard. A double gate will be located 20' from the house's front corner at the corner of the new storage garage addition. Materials for the gate should be confirmed.

The project also proposes to (4) add cobblestone borders around all planting areas. Planting areas with curved borders will be located along the yard's perimeter and around the house, with grassed lawn in between these planting areas. The cobblestone curbs will be 5" in height.

The project also proposes to (5) add a hedge along the public sidewalk and driveway. This hedge may become a solid border like a fence along the front of the yard. In addition, bluestone stepping stones will be added at the public sidewalk and between the sidewalk and street.

The project also proposes to (6) add a fire pit with stone surround in the rear yard. The fire pit will be behind the house and not visible from the street.

The *Historic District Guidelines for Site & Setting at Preservation Designation* properties state that Avondale Estates is characterized by large, lush lawns with fences relegated to side and rear yards. The historic design intent was to create a neighborhood that was integrated into “nature” with buildings connected to the street via uninterrupted landscapes.

The *Guidelines* state that driveways shall be a maximum of 12’ wide and shall connect via one side of the primary structure from the front yard. With this mid-century Ranch House, the driveway leads straight to the carport (enclosed to create a garage) and is approximately 20’ wide to accommodate the two-car carport. This driveway width is wider than specified in the guidelines and its location is different due to its mid-century design and construction. The driveway may need to taper from the house to the street to more closely meet the guidelines.

The *Guidelines* also state that allowed paving materials include gravel, plain or aggregate-finish concrete, and stone, all of which are proposed in the landscape plan. Front walks shall connect to the driveway and shall be between 3’-5’ wide. They may connect straight from the front door to the public sidewalk only if original to the property. The proposed bluestone walkway from the front landing straight to the driveway is appropriate.

The *Guidelines* also state that front yard fences, gates, and arbors are not permitted, as they were not original to the design and planning of Avondale Estates. The proposed hedge along the front sidewalk may grow to appear as a fence-like structure. Also, the bluestone stepping stones at the sidewalk and between the sidewalk and street may appear as an additional front walkway. Side yard fences, gates, and arbors are allowed, with fences being set back at least 20’ from the house’s front wall. The double gate at the pea-gravel path is set back 20’ and is appropriately placed.

Recommendation: Based on the *Historic District Guidelines for Compatible Designation* properties, the project is recommended with the following additional recommendations:

- Confirm the width of the driveway, front walkway, and size of the landing at the front porch. Consider if the driveway’s width should taper toward the street.
- Confirm the materials of the gate.
- Confirm with the HPC that the planted hedge along the front sidewalk is appropriate and will not appear as a fence. Also, confirm that the additional stepping stones at the sidewalk will not appear as an additional front walkway.

*Reviewed by WLA Studio. This review is based on materials received by the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.

Historic Preservation Commission Application for Certificate of Appropriateness COA



21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: HENRY LIND Address/City/Zip Code: 2100 HARVEST DR, SE CONYERS, GA 30013
 Phone: [REDACTED]
 Project Address: 55 Berkeley Rd, Avondale Estates, GA 30002

If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.

Applicant Signature: LIND Date: 12/3/25

PROPOSED PROJECT: Residential Commercial
 New Construction Renovation/Repair Demolition

Description of Project:
LANDSCAPING PLAN TO BE APPROVED
REPLACEMENT
WOOD LIKE TRUSS RAFTERS TO BE FASTENED

ATTACHMENTS (Refer to attached checklist for further details)

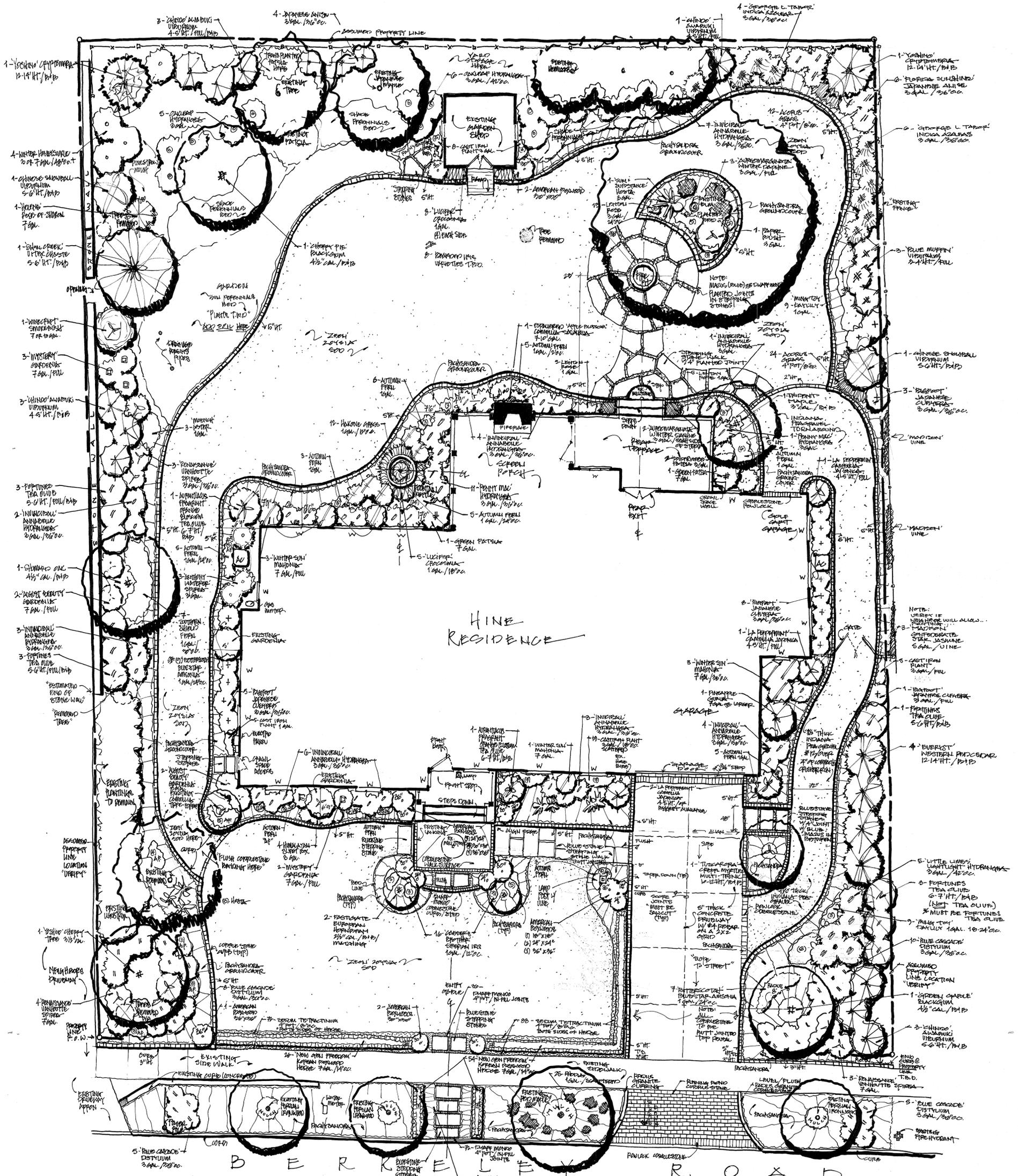
- Site plan and scaled drawings of the proposed changes (Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).
- A detailed narrative of the proposed project.
- Materials checklist with all materials including windows and door changes.
- Sample photos of windows, doors, and garage doors (if applicable).
- Photos of the structure site to be modified.
- Photos of the structure as seen from the street.
- Electronic copy of application packet must be submitted to: liland@avondaleestates.org

Comments:

Application will be reviewed by the Avondale Estates Historic Preservation Commission and Approved or Denied within 45 days of the submittal date

FOR OFFICE USE ONLY

DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION		HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
		<input type="checkbox"/> Preservation	<input type="checkbox"/> Adaptation		
		<input type="checkbox"/> Conservation			
		<input type="checkbox"/> Construction			



THE HINE RESIDENCE
 SITE & LANDSCAPE CONCEPT PLAN
 55 BERKELEY ROAD
 AVONDALE ESTATES, GA
 30002

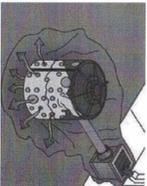
SCALE: 3/16" = 1'-0"
 *PROPERTY BOUNDARIES ARE ASSUMED.
 PLAN PREPARED FOR: DOT & HARRY HINE

PLAN PREPARED BY:
 SHARON GRIFFIN
 LANDSCAPE ARCHITECT
 LANDSCAPE DESIGNER
 DATE: NOVEMBER 8, 2005
 *PLAN MUST BE UTILIZED WITH
 PROPERTY COORDINATOR BEFORE
 INSTALLATION & CONSTRUCTION
 OF HARDSCAPE & LANDSCAPE.
 REVISED: DECEMBER 2, 2005
 *REMOVED TURNAROUND IN DRIVEWAY
 & MODIFIED FRONT WALKWAY - STRAIGHT
 SIDE APPROACH

DRY WELLS

Dry Wells are seepage tanks set in the ground and surrounded with stone. They are designed to intercept and temporarily store stormwater runoff until it can infiltrate into the soil. Alternatively, the pit can be filled with stone, water enters via a perforated pipe with a perforated standpipe in place of the tank.

Dry Wells are particularly well suited to receive rooftop runoff entering the tank via an inlet grate (shown right) or direct downspout connection (below right). When properly sized and laid out, Dry Wells can provide significant reductions in stormwater runoff and pollution loads. Dry Wells can be used to reduce the increased volume of stormwater runoff caused by roofs of buildings. While generally not a significant source of runoff, roofs are one of the most important sources of new or increased runoff volume from developed sites. Dry Wells can also be used to indirectly enhance water quality by reducing the amount of stormwater quality design storm runoff volume to be treated by the other, downstream stormwater management practices.



Location

- Dry Wells should be located at least 10 feet from building with full basements and at least 10 feet from property lines.
- To reduce the chance of clogging, Dry Wells should drain any impervious surfaces.
- Dry Wells should be located in a down or other pervious (unpaved) area and should be designed so that the top of the Dry Well is located as close to the surface as possible.
- Dry Wells are not appropriate for areas where high pollution or sediment loading is anticipated due to the potential for groundwater contamination.
- Dry Wells should not be located: (1) above an area with a water table or bedrock less than two feet below the Dry Well bottom; (2) over utilities of any type; or (3) above a septic field. Always call 811 to locate underground utilities before digging.

Design

- The basic design, construction, for a dry well on its storage volume and the permeability rate of the subgrade soil. A dry well must have a minimum storage volume of 72 hours of runoff from the contributing area, and the soil permeability rate must be sufficient to drain the stored runoff within 72 hours.
- Consider the drainage area size and the soil infiltration rate when determining the size of the Dry Well. See table on page 5.
- Perform infiltration testing according to Appendix A. If the infiltration rate is less than 0.25 in/hr Dry Wells cannot be used.

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Runoff should be pretreated with at least one of pretreatment options to remove leaves and large particles.

- For rooftop runoff, install a leaf screen in the gutter or downspout before the Dry Well to prevent leaves and other large debris from clogging the Dry Well.
- For non-roofing runoff, install an on-ground sump grate that has a pop up cover the Dry Well.
- The height of the tank should not exceed 42 inches unless infiltration testing shows the fill volume can be drained in 72 hours or less.
- The base of the excavation should be trimmed of all large rocks that will hinder the infiltration process. Gravel should be used to the sides and top of the Dry Well.
- The Dry Well hole should be excavated 1 foot deeper and two feet larger in diameter than the well to allow for a 12-inch stone fillpack. The native soil along the bottom of the Dry Well should be scarified or filled to a depth of 3 to 4 inches.
- Fill below and around Dry Well with approximately 12 inches of clean and washed #57 stone.
- #57 stone averages 1/2 inch to 1-1/2 inches.
- The final 6 inches of the excavation can be filled to the surface in either of two ways:
 1. With pea gravel (#8 stone) when, water enters the Dry Well through a surface feature other than a pipe. The pea gravel removes sediment and provides additional pretreatment. It can be easily removed and replaced when it becomes clogged.
 2. Alternatively, a Dry Well may be covered with an engineered soil mix and planted with managed turf or other herbaceous vegetation.
- An overflow channel such as a vegetated filter strip or grass channel should catch the excess stormwater runoff generated by large storm events to safely bypass the Dry Well.
- An optional design involves placement of a vertical standpipe connected to the filter pipe. See figure below.

The table below can be used to size a Dry Well system. Given the tank height and diameter the contributing drainage area in square feet (hectol can be read for example, if a 10' by 50' foot) is to be treated, the



Source: www.atlantagreeninfrastructure.com

City of Atlanta – Residential Green Infrastructure



total roof area is 10' x 50' = 500 ft². The runoff from the roof could be managed by a single tank 60" high diameter. Alternatively, the runoff could be managed by two tanks, each 30" high and 24" in diameter.

Gravel Bed Depth (inches)	Tank Inside Diameter (inches)			Contributing Area Captured (square feet)
	24	30	36	
6	30	38	42	48
12	30	38	42	48
6	30	38	42	48
12	30	38	42	48
6	60	48	60	144
12	60	48	60	144

Gravel Bed Depth (inches)	Tank Inside Diameter (inches)			Contributing Area Captured (square feet)
	24	30	36	
24	30	38	42	48
30	38	58	68	114
36	48	69	98	142
42	53	81	114	171
48	61	92	130	176
60	78	115	163	285

If infiltration tests are conducted and the infiltration rate is faster than 0.5 in/hr, the Dry Well size can be reduced. For every 0.5 in/hr increase in infiltration rate above the 0.5 in/hr baseline, the Dry Well size can be reduced by ten percent (10%) as measured in square feet captured.

Inspections during construction should ensure the AFR is built according to the approved design and specifications. Detailed inspections should include sign-offs by qualified individuals, at critical stages of construction, to ensure construction is acceptable to the professional designer.

Proper construction, methods and pre-planning are essential for the success of any AFR. Careful attention to the underlying soil or the sediment contamination onto the existing subgrade during construction will significantly degrade or effectively eliminate the infiltration capability of the practice.

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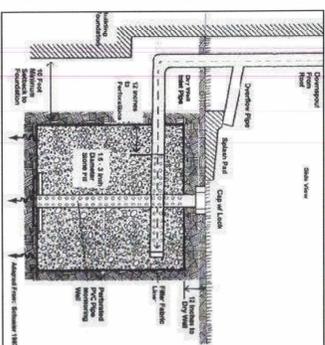
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Maintenance

Effective long-term operation of the infiltration practices requires a dedicated and routine maintenance schedule with clear guidelines and schedules. Proper maintenance will not only increase the expected lifespan of the practice but also ensure the practice continues to function as intended.

- Inspect and maintain plants in place that, at a minimum, consists of the following:
 - Inspect gutters and downspouts and remove accumulated leaves and debris.
 - Inspect all Dry Well following rainfall events.
 - Inspect pretreatment devices for sediment accumulation. Remove accumulated from and debris.
 - Inspect top layer of filter fabric for sediment accumulation. Remove and replace if clogged.
 - Ideally, the Dry Well should be protected by an easement, deed restriction, or other legal measures that prevent its neglect, adverse alteration, or removal.



SIZING CALCULATIONS:

Gravel Bed Depth (inches)	Tank Inside Diameter (inches)			Contributing Area Captured (square feet)
	24	30	36	
6	30	38	42	48
12	30	38	42	48
6	60	48	60	144
12	60	48	60	144

2 Wells Required

Contributing drainage area:	Sq Ft
Tank Diameter:	30
Tank Height:	60
Gravel Bed Depth:	6 or 12 (circle one)
Alternative Standpipe Design	
Hole Diameter:	Inches
Hole Depth:	Inches

CITY OF ATLANTA DEPARTMENT OF WATERBESH MANAGEMENT

NAME/ADDRESS:

DRY WELL SPECIFICATIONS PAGE 3 OF 4

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

CONSTRUCTION STEPS:

1. Review potential Dry Well areas and layout. Dry Wells should not be located: (1) above a water table or bedrock less than two feet below the Dry Well bottom; (2) over any underground utilities; or (3) above a septic field. Ensure outlet daylight is at least ten feet from property line.
2. Measure the contributing drainage area to determine the required the Dry Well size using the table on page 2 of this subchapter.
3. Dry Well construction testing according to Appendix A. If the infiltration rate is less than 0.25 in/hr, Dry Wells cannot be used. If the infiltration rate is 0.50 in/hr, the Dry Well size may be decreased 10% for every 0.50 in/hr infiltration rate above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. The gravel can be substituted for leveling purposes in the tree-riich layer immediately below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to lid over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other conveyance components, choose pretreatment option(s) chosen (circle selected options in Pretreatment Options Detail figure). If using option C, ensure that r-line lead-stopper is directed toward pervious area. Stop and support as needed.
9. Create a safe overflow at least 10 feet from property lines and ensure overflow is protected from erosion.
10. Test connections with water flow.
11. Fill gravel jacket around tank and place permeable fabric above gravel.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.

MINIMUM MAINTENANCE REQUIREMENTS:

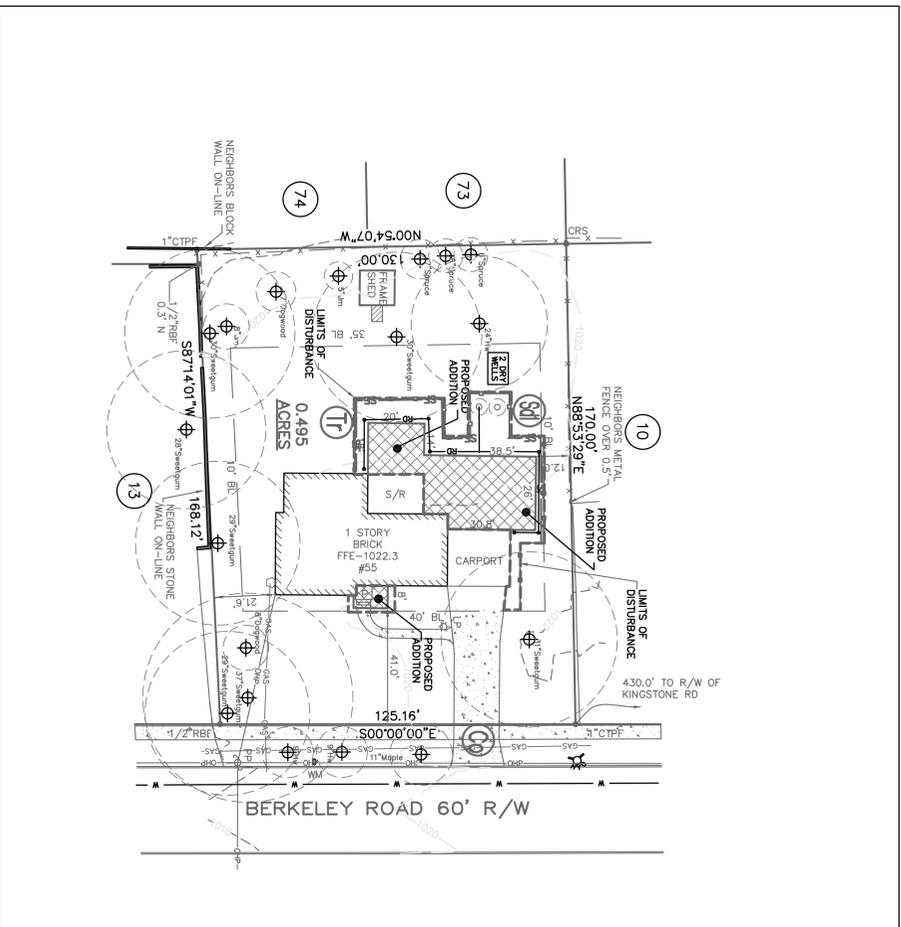
1. Inspect gutters and downspouts; remove accumulated leaves and debris, cleaning pretreatment system(s).
2. If applicable, inspect pretreatment devices for sediment accumulation. Remove accumulated from and debris.
3. Inspect dry well following a large rainfall event to ensure overflow is operating and flow is not causing problems.

CITY OF ATLANTA DEPARTMENT OF WATERBESH MANAGEMENT

NAME/ADDRESS:

DRY WELL SPECIFICATIONS PAGE 4 OF 4

ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL



WATER QUALITY PLAN



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE CONDITIONS AND REQUIREMENTS OF THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS

1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
 2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
 (770) 736-7666 FAX (770) 736-4623
 MAIL@SURVEYCONCEPTS.NET

WATER QUALITY PLAN FOR:
HENRY HINE
 55 BERKELEY ROAD
 LOTS 11 and 12 SUBMISSION: AVONDALE ESTATES
 LAND LOT 232 15th DISTRICT
 CITY OF AVONDALE ESTATES
 DEKALB COUNTY, GEORGIA REC. IN PB. 9, PG. 78

DATE: 12/20/23
 SCALE: 1"=30'
 SHEET TITLE: **WO PLAN**

PROJECT NUMBER: 56133
W-1