



PUTNAM COUNTY TECHNICAL REVIEW COMMITTEE

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Agenda

Thursday, May 11, 2023 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Technical Review Committee will conduct one preliminary plat review meetings on May 11, 2023, at 10:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203. The following agenda item will be considered:

Opening

1. Welcome
2. Attendance

Requests

3. Request by **Lowell White III / Harmony Health Properties**, for a preliminary plat approval at 113 Harmony Crossing, Suite 5. The proposed development consists of 4.64 acres with a plan to develop three pad ready buildings with parking for medical office use [**Map 102D, Parcel 056001 & 056016 currently zoned C-1**].

Red Line Comments

Adjournment

The Technical Review Committee meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

3. Request by **Lowell White III / Harmony Health Properties**, for a preliminary plat approval for 113 Harmony Crossing, suite 5. The proposed development consists of 4.64 acres with a plan to develop a commercial property **[Map 102D, Parcel 056001 & 056016 currently zoned C-1]**.

Agenda Template
Technical Review Meeting
05/11/2023

I. Introduction

II. Overview of Proposed Project

- Developers/Contact: Lowell White
- Location: 113 Harmony Crossing, Suite, Map 102D, Parcel 056001 & 056016
- Proposed Subdivision Name: Harmony Medical Center Phase II
- Zoning: C-1
- Total of 4.57 acres
- Total Buildings: 3
- Total Sq. Ft: 38,764
- Required Parking: 129 (1 per 300 sq. ft)
- Proposed Parking: 206 spaces
 - Handicap: 8
 - Standard: 198
- Setback between buildings: ?
- Utility Providers
 - Power: Georgia Power
 - Water: Piedmont
 - Sewer: Piedmont
- Proposed Road Name- ?
 -
 -
- History of Property: Harmony Crossing Expansion

III. Reviewers Comments/Redlines

- Lisa Jackson for Planning & Development
-
-
-

- Atlas, County Engineer
-
-
-

- Anthony Frazier for Public Works
-
-
-

- Thomas McClain for Fire & Rescue
-
-
-

- Kathryn Hill, Health Department
-
-
-

- EPWSA
-
-
-

- Piedmont Waters

-
-
-

- GP or Tri County

-
-
-

- ATT

-
-
-

- Environmental (EC)

-
-
-

Notes: _____

Harmony Medical Site Improvements

for

Harmony Health Properties, LLC

Harmony Crossing

Putnam County, Georgia

April 5, 2023

SHEET INDEX:

DESCRIPTION	SHEET
1. Site Plan	C 1.0
2. Tree Shading Plan	C 1.1
3. Grading & Drainage Plan	C 2.0
4. Erosion, Sedimentation & Pollution Control Notes	C 3.0
5. Erosion, Sedimentation & Pollution Control Plan - Phase I	C 3.1
6. Erosion, Sedimentation & Pollution Control Plan - Phase II	C 3.2
7. Utility Plan	C 4.0
8. Sewer Profile	C 4.1
9. Details	C 5.0
10. Details	C 5.1

GENERAL NOTES

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING UTILITIES. OVERHEAD LINES ARE NOT SHOWN FOR CLARITY.
2. ALL DISTURBED AREAS TO BE RE-VEGETATED IMMEDIATELY AFTER CONSTRUCTION, IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
3. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY CORNERS, RIGHT OF WAY MONUMENTS, SIGNS OR OTHER STRUCTURES DISTURBED DURING CONSTRUCTION.
5. ALL TRAFFIC AND SIGNAGE CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL GUCC, CURRENT EDITION.
6. ALL STREET AND INFRASTRUCTURE INSTALLATION TO BE IN ACCORDANCE WITH PUTNAM COUNTY DEVELOPMENT STANDARDS.

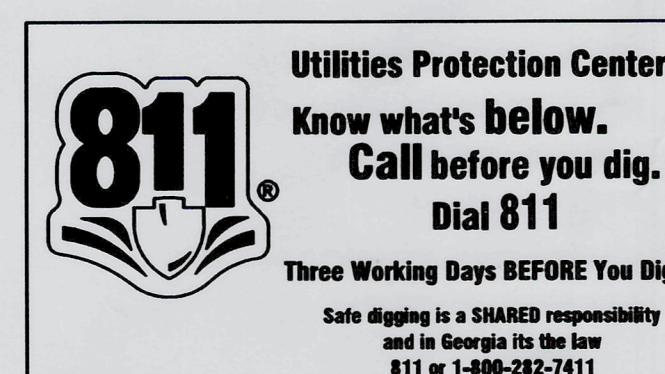
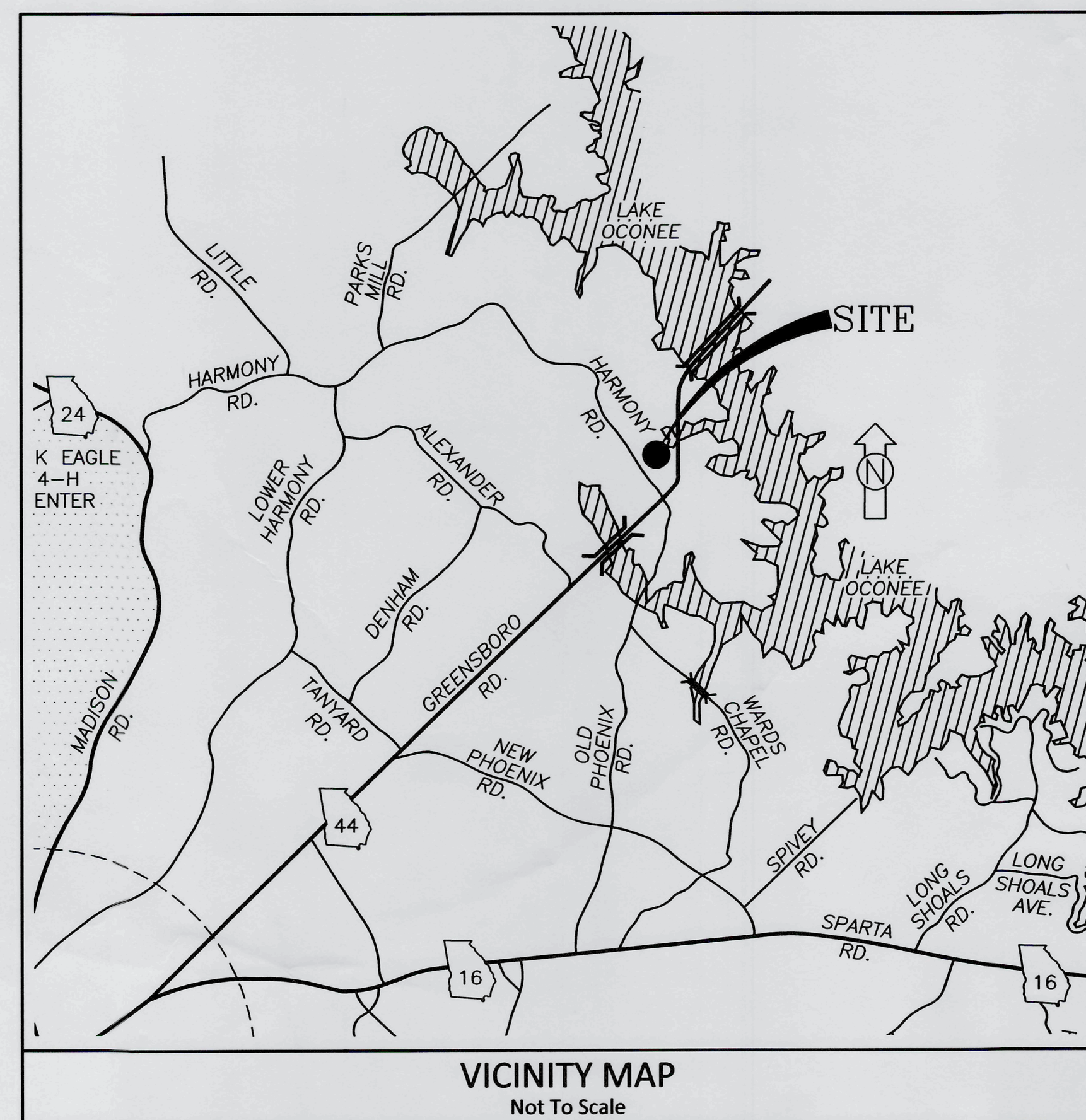
24 HOUR CONTACT

HARMONY HEALTH PROPERTIES LLC
CONTACT: LOWELL WHITE, III
113 HARMONY CROSSING, STE 101
EATONTON, GA 31024
TEL: (706) 473-2351
lowellw@lightsofoconee.com

PRIMARY PERMITTEE

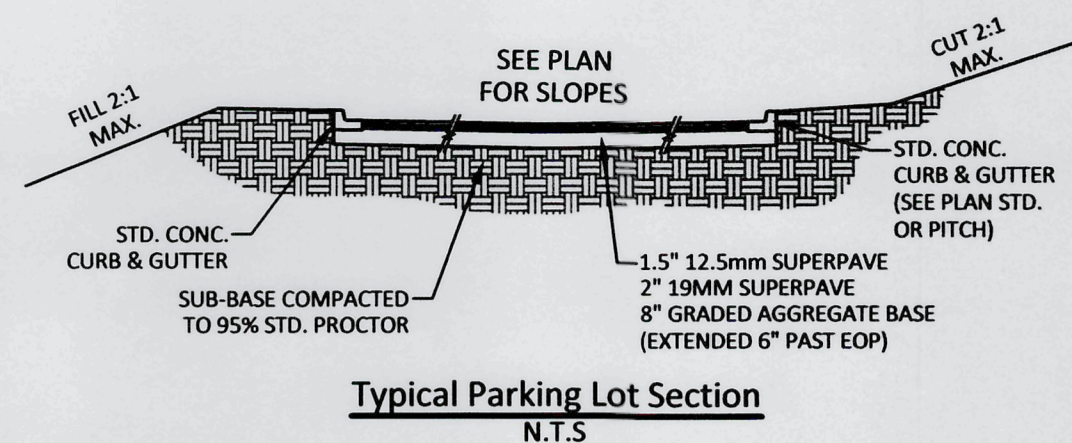
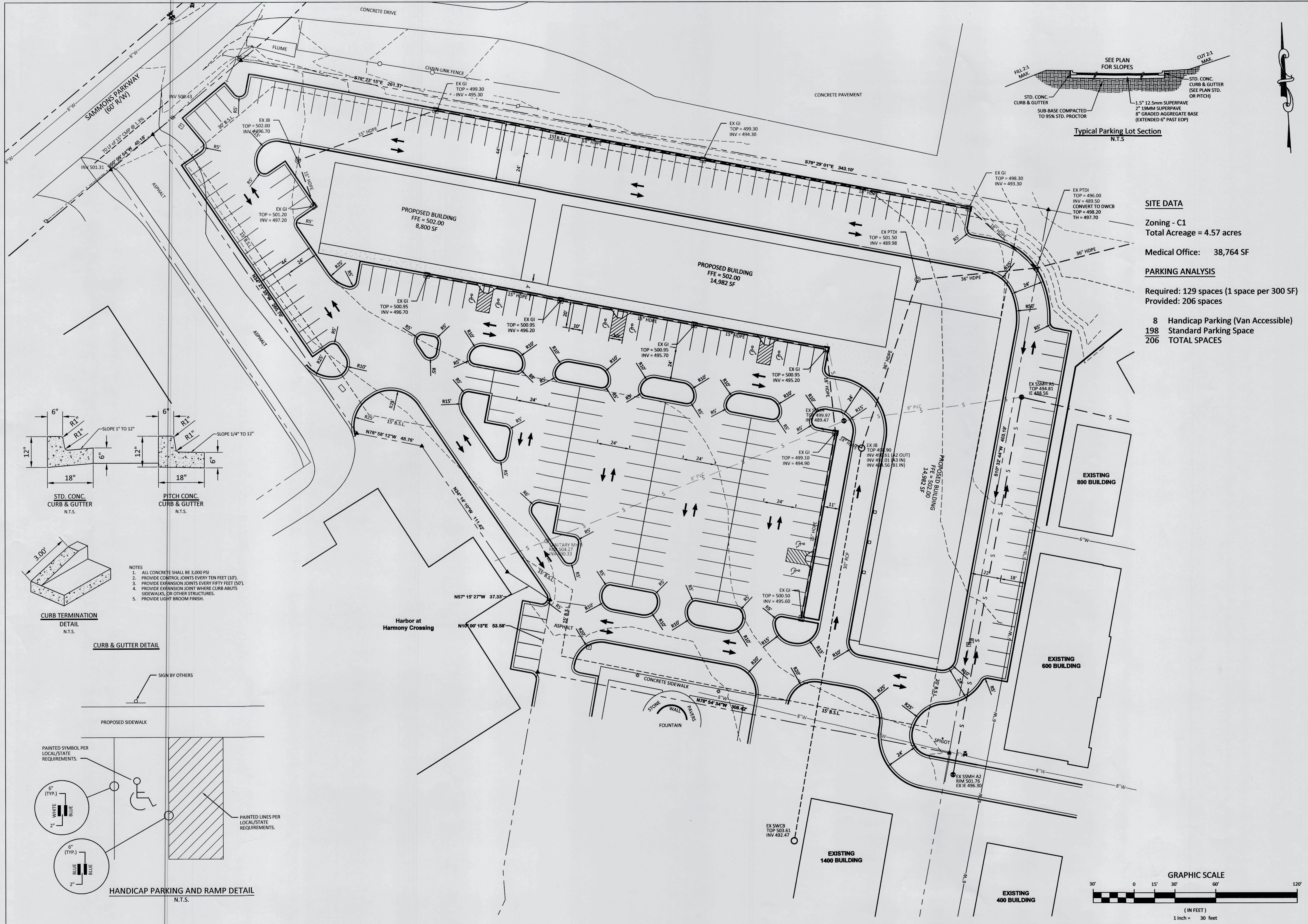
HARMONY HEALTH PROPERTIES LLC
CONTACT: LOWELL WHITE, III
113 HARMONY CROSSING, STE 101
EATONTON, GA 31024
TEL: (706) 473-2351
lowellw@lightsofoconee.com

DRAWING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
UNDERGROUND WATER LINE	—W—	—W—
FORCE MAIN	—FM—	—FM—
STORM DRAINAGE PIPE	—SD—	—SD—
UNDERGROUND TELEPHONE LINE	—T—	—T—
UNDERGROUND TELEPHONE CONDUIT	—TC—	—TC—
UNDERGROUND GAS LINE	—12"G—	—12"G—
DITCH CENTERLINE	—DC—	—DC—
TOP OF CURB & GUTTER ELEVATIONS	TC=90.00 G=89.50	EX TC=90.00 EX G=89.50
SPOT ELEVATION	X=90.00	X=90.00
FIRE HYDRANT		
SEWER MANHOLE		
WATER VALVE		
TELEPHONE MANHOLE		
LIGHT POLE		
SIGN		
WATER METER		
BENCHMARK		
CONCRETE MONUMENT FOUND		
GUY POLE		
IRON PIN FOUND		
IRON PIN SET		
TELEPHONE PEDESTAL		
POWER POLE		
HANDICAP SPACE		
SEDIMENT BASIN MARKER W/NOTCH		



JOB NO. 2022-154PRJ

REVISION NO.	DATE	DESCRIPTION



SITE DATA

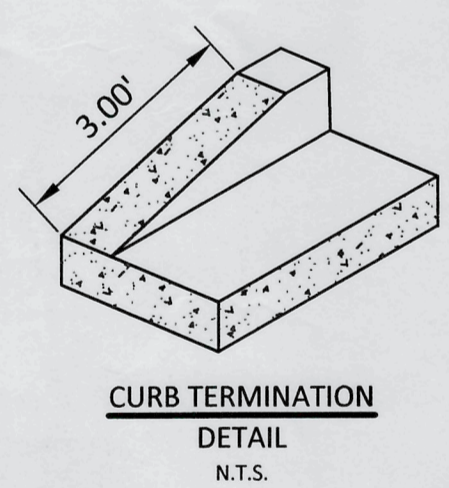
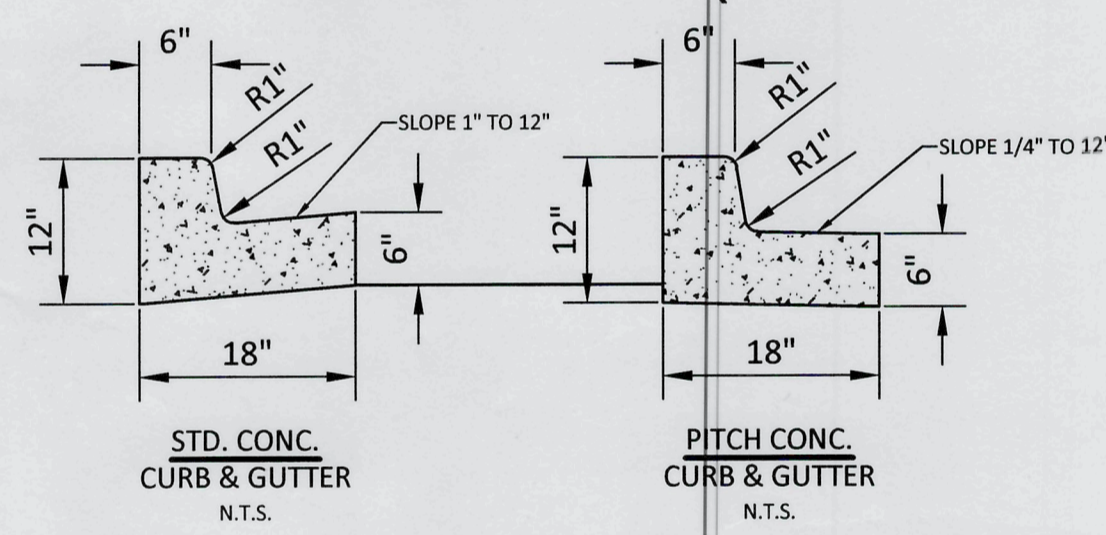
Zoning - C1
Total Acreage = 4.57 acres

Medical Office: 38,764 SF

PARKING ANALYSIS

Required: 129 spaces (1 space per 300 SF)
Provided: 206 spaces

8 Handicap Parking (Van Accessible)
198 Standard Parking Space
206 TOTAL SPACES

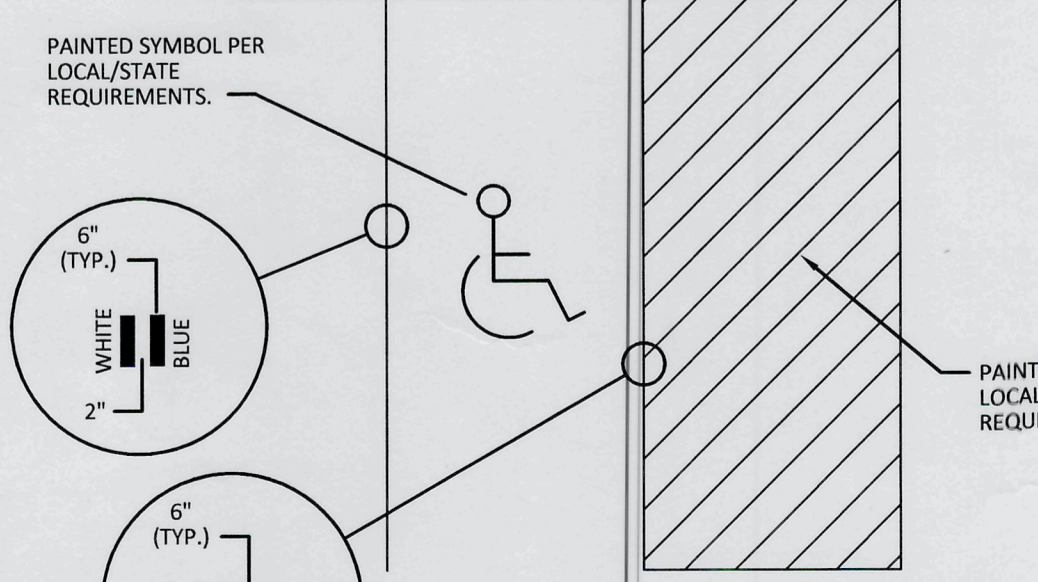


- NOTES**
1. ALL CONCRETE SHALL BE 3,000 PSI
 2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
 3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50').
 4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
 5. PROVIDE LIGHT BROOM FINISH.

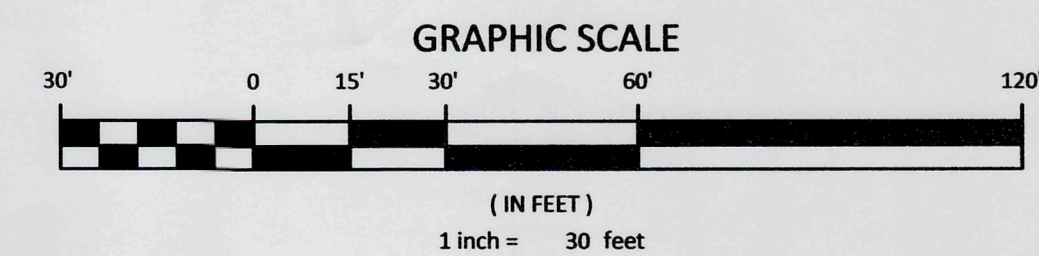
CURB & GUTTER DETAIL

SIGN BY OTHERS

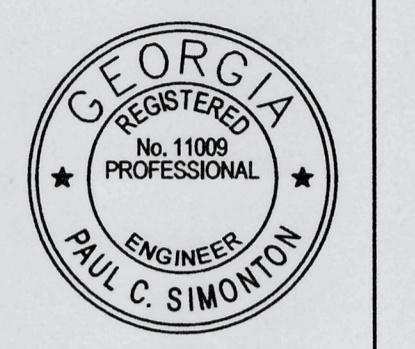
PROPOSED SIDEWALK



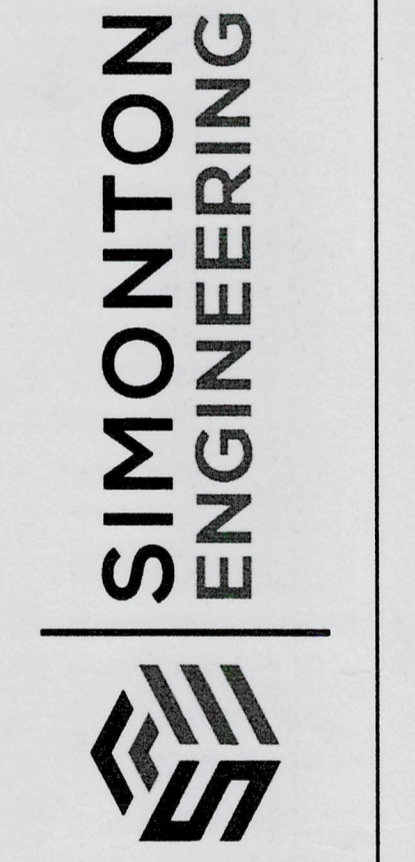
HANDICAP PARKING AND RAMP DETAIL
N.T.S.



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1050 PARKSIDE COMMONS
GREENSBORO, GA 30642
SUITE 101
TEL: (706) 454-0870
www.simontonengineering.com



Harmony Medical
Site Improvements
for
Harmony Health Properties, LLC
Harmony Crossing
Putnam County, Georgia

Layout & Parking
Plan
DATE: April 5, 2023
FILE NO: 2022-154PRJ
SHEET: C.1.0



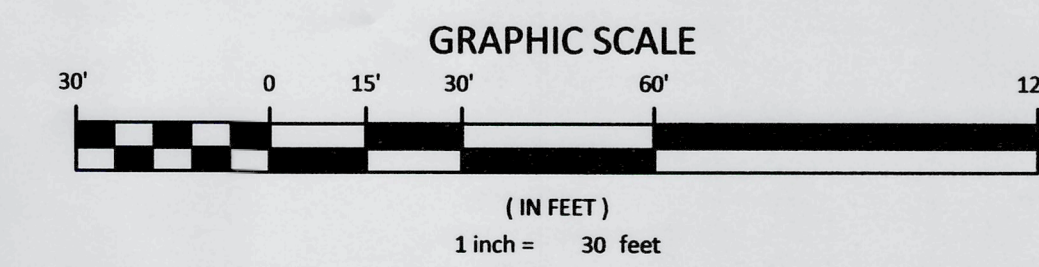
TREE SHADE CALCULATIONS

PROPOSED NEW PARKING AREA :	91800	SF
REQUIRED 50% CANOPY SHADING:	45900	SF
PROVIDED TREE CANOPY:	51599	SF

PLANTING SUMMARY

QTY	NAME	SIZE	UNIT CANOPY SF	TOTAL CANOPY SF
28	Shumard Oak Quercus shumardii	2.5-3" Cal	2,826	79,128
CANOPY OVERLAP				(1,364)
CANOPY OUTSIDE PARKING AREA				(26,165)
TOTAL CANOPY PROVIDED				51,599

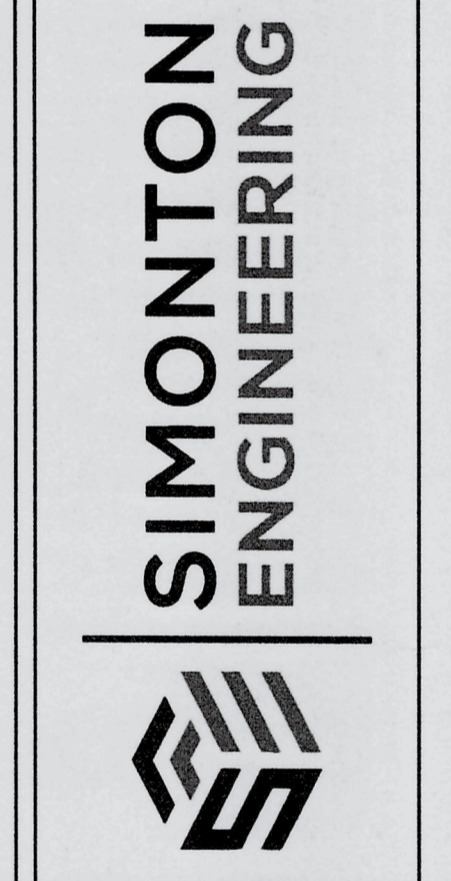
Canopy standards per UGA Extension Circular 1013 "Shade Trees for Georgia"



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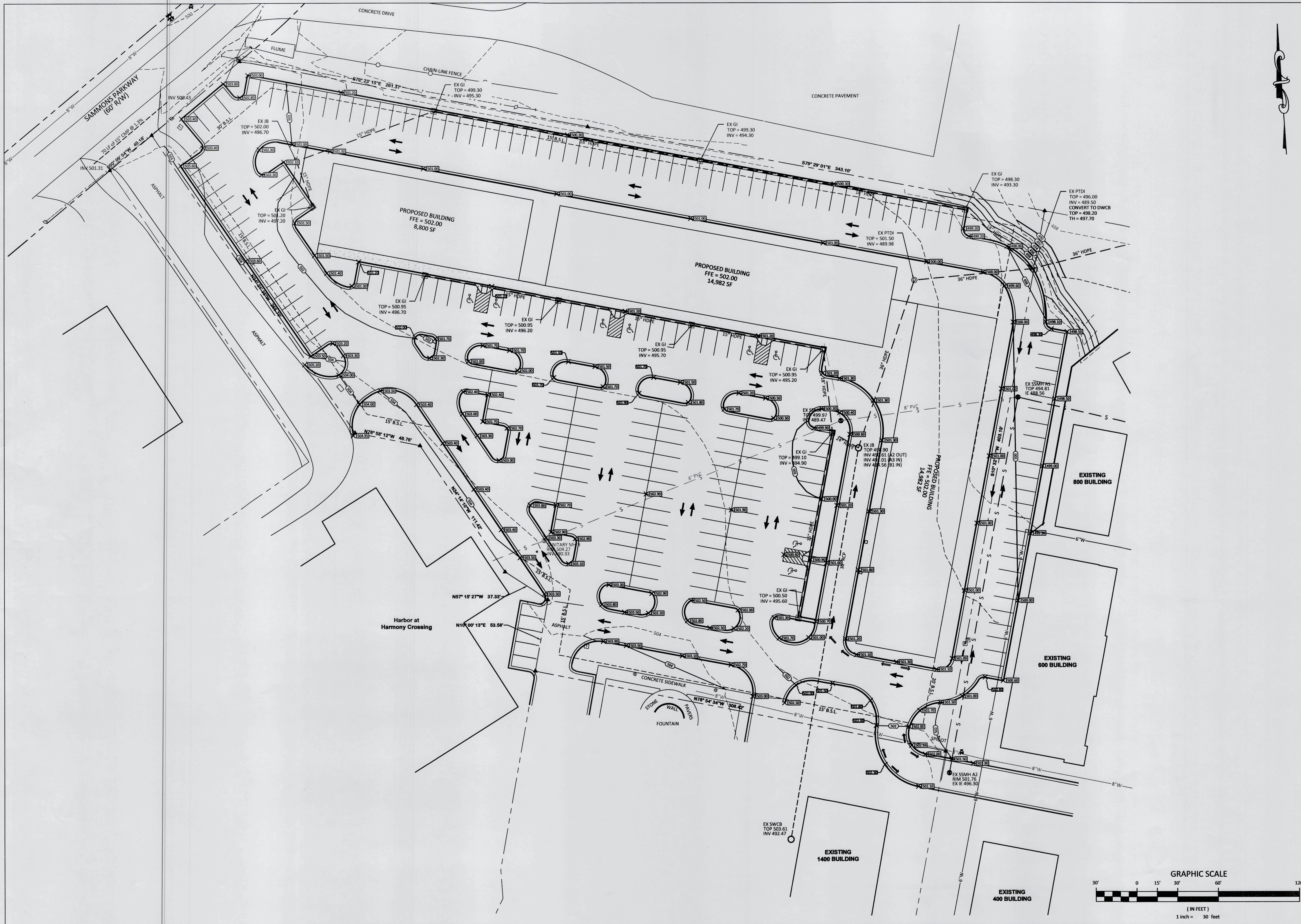


1050 PARADISE COMMONS
 SUITE 101
 GREENSBORO, GA 30642
 TEL: (706) 454-0870
 www.simontonengineering.com



for
Harmony Medical
 Site Improvements
Harmony Health Properties, LLC
 Harmony Crossing
 Putnam County, Georgia

Tree Shade Plan
 DATE: April 5, 2023
 FILE NO: 2022-154PRJ
 SHEET: C 1.1

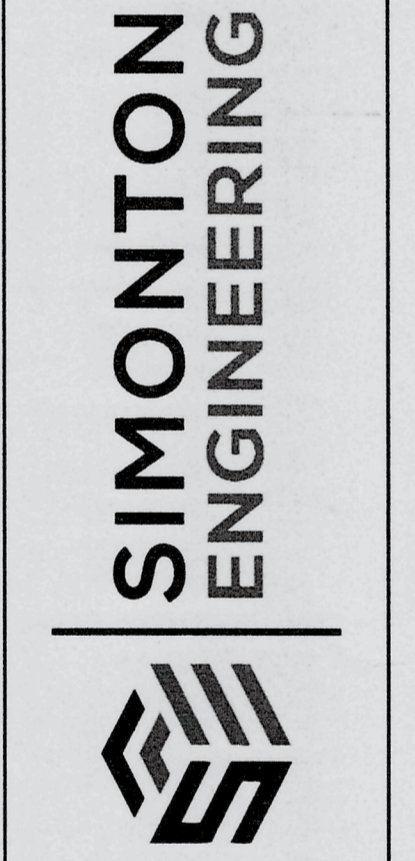


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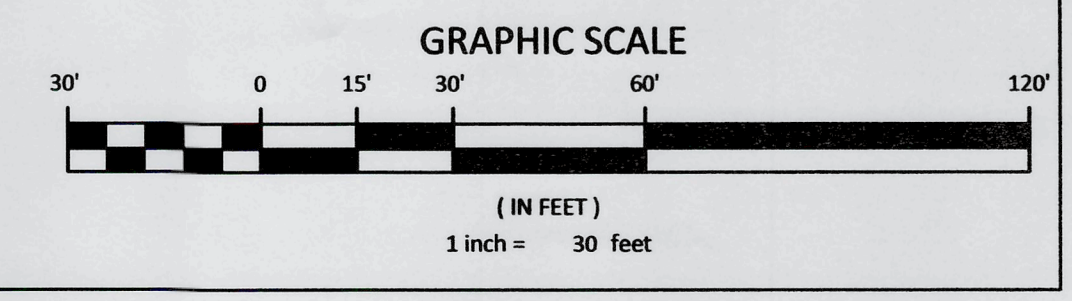
1050 PARADISE COMMONS
 SUITE 101 30642
 GREENSBORO, NC 27409
 TEL: (703) 454-0870
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Harmony Medical
 Site Improvements
 for
 Harmony Health Properties, LLC
 Harmony Crossing
 Putnam County, Georgia

Grading &
 Drainage
 Plan

DATE: April 5, 2023
 FILE NO: 2022-154PRJ
 SHEET: C-2.0



**LOWELL WHITE III
HARMONY HEALTH PROPERTIES, LLC**

113 Harmony Crossing, Suite 1, Eatonton, GA 31024 | 706-923-0190

4-17-23

Lisa Jackson
Director of Planning & Development
Putnam County Planning & Development
117 Putnam Drive, Suite B, Eatonton, GA 31024


Dear Lisa Jackson:

Attached is an application with civil plans to develop Phase II of Harmony Medical Center at Harmony Crossing. Land disturbance for this project was already submitted and approved by the state and Putnam County. These documents (attached) complete the civil design for this phase of the medical center when combined with the previously submitted land disturbance plans.

As the owner and developer of the two remaining undeveloped parcels in Harmony Crossing, I intend to develop the 4.57 combined acreage into three pad ready buildings with more than the required parking for medical office use. The additional development will complete Harmony Medical Center adding needed medical office space for our community to provide a central location for residents nearby to go to the doctor.

Please advise if any additional information is needed with this submittal. The building plans for the first building are ready for permit application as soon as the development is approved.

Sincerely,



**Lowell White III
Harmony Health Properties, LLC**