

June 3, 2019

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 510 Lake Drive Subdivision
Final Plat Review
K&W Ref. No. 191051.40

Dear Ms. Senter:

As requested, I have reviewed the subdivision Final Plat of 510 Lake Drive for compliance with the Plat requirements of the City of Hapeville. The submittal was received electronically on May 23, 2019, and consists of a property subdivision to the overall 0.28 acre parcel (into two lots of 0.14 acre each) within an R-SF Zoning District. The Final Plat was prepared by Exclusive Land Surveying, under the Surveying seal of Anthony E. Jacobs. My comments are as follows:

1. All Final Plat Statements and Certifications should be signed and dated.
2. The house located on the 510 Lake Drive lot does not meet the 15 feet front yard building setback requirement for the R-SF zoning.
3. The Subdivision Plat submitted did not include the certification of no responsibility for overflow or erosion per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.
4. Location sketch map showing site in relation to the area is not shown.
5. Proposed connections for water service and sewer service appear to involve pavement cutting of the public street. A notation should be added that pavement patch details and sewer main connection details should be submitted to and approved by the Community Services department prior to installation of the connections.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.