

19-PC-04-06

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Miller Lowry Developments

Mailing Address: 2964 Peachtree Pk. NW Suite 540 Atlanta, GA 30305

Telephone 770-903-4422 Mobile # [REDACTED] mail [REDACTED] *125.10jus@gmail.com*

Property Owner (s) Hapeville Dev. Authority

Mailing Address 3468 North Fulton Ave. Hartsfield Intl. Airport Hapeville, GA 30354

Telephone N/A Mobile # N/A

Address/Location of Property: Situated between Central, Olive Avenue & Wilkingsham Dr.

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14012700020429, 1401270002037

Present Zoning Classification: Village Size of Tract: 3.255 acre(s)

Present Land Use: Raw Land

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
 Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature _____

Date: 3/6/19

Sworn to and subscribed before me

This 6 day of MARCH, 2019.
Paul M. [Signature]
 Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

14012700020429, 14012700020379

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Miller Lowry Developments

Address of Applicant 2964 Peachtree Rd NW Suite 540 Atlanta, GA
30350

Telephone of Applicant 770-903-4422

Katrina T. Bradbury, Chairman
Signature of Owner
Hapeville Development Authority
Katrina T. Bradbury
Print Name of Owner

Personally Appeared Before Me this 6 day of MARCH, 2019.

Pal Myr
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Please see attached narrative.

2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 6, 2019

Economic Development Dept.
3468 North Fulton Avenue
Hapeville, GA 30354

To whom it may concern,

Miller Lowry Developments respectfully requests your positive consideration for the attached Site Plan Approval. Our intent is to develop "The Village Walk at Hapeville", a new +/- 3.25 acre mixed-use community, located at the gateway to Hapeville. The specific property is nestled between Central Avenue, Colville Avenue, and Willingham Dr. just east of I-85. Our proposed site plan includes 20 townhomes and approximately 7,132 sf of boutique commercial space, with the townhomes being no taller than 2.5 stories each.

Since our original submittal on 12.11.18, Miller Lowry has made significant changes to the site plan design to address staff's comments, and or concerns, along with designing a site that works well with the City's current characteristics. Much thought has been put into the plan in making the project an extension of the commercial developments to the east of the site across from Colville Avenue, while also making the residential portion of the site an extension of the residential neighborhoods south of the site across Willingham Dr.

Each townhome will have a 2 car garage accessed by a rear drive aisle and all front entry facades will face a Village Green that preserves many of the existing trees on site. The intent of the Village Green concept is to conserve the openness of the site, by not overwhelming the site from a density perspective. Additional amenities to the residents will be a pervious walking path around the Green and a common area firepit, not to mention the walkable retail options nearby.

The commercial space will be in two single-level buildings located along the eastern border of the site and will incorporate architecture that compliments the immediate areas buildings.

Sincerely,



Miller Lowry Developments

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

MLD

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

CVZ

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

CVZ

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

CVZ

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

CVΣ

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

CVΣ

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

CVΣ

Existing and proposed grades at an interval of five (5) feet or less.

QLLC

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

QLLC

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

CVΣ

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

CVΣ

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

CVΣ

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- CVΣ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- CVΣ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- KLDC Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- CVΣ Site area (square feet and acres).
- CVΣ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- CVΣ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- CVΣ Total floor area ratio and/or residential density distribution.
- CVΣ Number of parking spaces and area of paved surface for parking and circulation
- MLD At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 3/7/15

All that parcel of land lying in and being located in Land Lot 98 and 127 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch capped rebar set at the southwest quadrant of the intersection of Central Ave and Colville Ave, said capped rebar being the true point of beginning (POB).

Thence leaving said POB, S 01° 12' 25.9" W for a distance of 215.6095 feet to a point on a line.

Thence, N 73° 02' 33.1" W for a distance of 153.8800 feet to a point on a line.

Thence, N 08° 10' 44.9" E for a distance of 5.7000 feet to a point on a line.

Thence, N 72° 56' 24.1" W for a distance of 406.1516 feet to a point on a line.

Thence, N 17° 16' 55.5" E for a distance of 10.0437 feet to a point on a line.

Thence, N 73° 14' 01.5" W for a distance of 94.5067 feet to a point on a line.

Thence, N 72° 45' 36.0" W for a distance of 49.9771 feet to a point on a line.

Thence, N 10° 05' 03.5" E for a distance of 104.7466 feet to a point on a line.

Thence, N 65° 51' 37.7" E for a distance of 59.9364 feet to a point on a line.

Thence, N 65° 53' 01.3" E for a distance of 97.4780 feet to a point on a line.

Thence, S 78° 08' 45.4" E for a distance of 36.0818 feet to a point on a line.

Thence, S 69° 13' 19.6" E for a distance of 50.0000 feet to a point on a line.

Thence, N 20° 46' 40.4" E for a distance of 15.0000 feet to a point on a line.

Thence, S 69° 45' 39.2" E for a distance of 77.7820 feet to a point on a line.

Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

Thence, S 68° 57' 42.6" E for a distance of 200.3277 feet to a point on a line.

Thence, S 68° 48' 41.0" E for a distance of 49.9678 feet to a point on a line.

Thence S 69° 16' 47.1" E a distance of 77.0059 feet to a 1/2 inch rebar set, said rebar being the true point of beginning.

Said parcel of land contains 3.255 acres (141,786.66 square feet).

Crescent View Engineering, LLC

211 Frasier Street SE Marietta, GA 30060

Phone: 678-324-8410

Village at Hapeville – Comment Response Letter – March 6, 2019

Below is a list of the comments received for along with information/details regarding how each of the comments has been addressed.

FIRE MARSHALL COMMENTS

1. This project will require that all access roadways will have to be 26 feet wide.

CVE Response: See revised site plan with all access 26 feet wide.

2. A minimum of 2 fire hydrants will be required inside the development and supplied by a minimum of an 8 inch main. The main must be tied into the 12 inch main located on Willingham Dr. at each of the entrances.

CVE Response: See the utility plan as part of this submittal.

3. Fire Department access must not exceed 10% in grade change (elevation).

CVE Response: See the grading plan with the centerline profile as part of this submittal.

4. Distance between buildings needs to be greater than 10 feet to allow for Fire Department Operations.

CVE Response: In discussions between the Architect and Fire Marshall, the 10' spacing will be in compliant with the fire marshal requirements.

ENGINEERING COMMENTS

5. City approval of the requested variances on the site plan are required. The variances include reduction of building separation distances to ten feet for two locations per Section 93-11.1-6, reduction of minimum units per building to two rather than four per Section 93-22.1-1, note a, and waive sidewalk requirement along Willingham Drive per Section 81-1-6. The date of approval, variance number, and any required conditions should be shown on any re-submitted plans.

CVE Response: Any variances granted will be shown on future site plans.

6. The requested setback to 10 feet along Willingham Road described in the Zoning Dialog Box table does not agree with the 15 feet setback lines shown on the site plan.

CVE Response: Site plan is updated to show buildings within the 15-foot setbacks.

7. Since no proposed lot lines for the Townhomes are shown, it is assumed the development will retain ownership of the entire land parcel and no subdivision plat review for Townhome lots are necessary.

CVE Response: True

8. The development appears to include the Tract 2 area adjacent to the interstate highway. It is not clear if both tracts are combined for this development or to remain separate. It is

noted the buildings 1 through 3 appear to ignore the building setback line for the lot line of tract 2. If combined to one parcel, a subdivision plat review and approval process will be necessary.

CVE Response: A combination plat will be required to combine the two existing parcels.

9. Typical building sections and elevations per Section 93-2-16 (c) (2) and (3) were not provided.

CVE Response: Building Sections are provided as part of the submission.

10. The required ten feet wide sidewalk area per Section 81-1-6, Commercial/Mixed-Use Area Sidewalk Table for General areas along South Central Avenue and the five feet wide sidewalk for Other Streets in the table for Colville Avenue are not shown.

CVE Response: The sidewalk is shown as existing along Central Avenue, a proposed sidewalk is shown along Coleville, and the sidewalk along Willingham is being asked to not be installed as part of a variance to protect existing trees due to the topographic changes.

11. It is not clear if lighting for the driveways and parking areas are to be provided to address Section 93-2-16(c) (1) (b.) of City Code.

CVE Response: This is to be determined as part of the full land disturbance drawings.

12. The Concept Site Plan did not include construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (c.) of City Code.

CVE Response: The pavement is 6"-2"-1.5" standard as labeled on C-1.

13. The proposed stormwater detention facility outlet pipe is proposed within the existing right of way of Willingham Road. Since the pipe is to be privately operated and maintained by the developer, the pipe location should be routed outside the Willingham Road right of way.

CVE Response: The piping is now shown onsite with no piping shown along Willingham.

14. A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.

CVE Response: A grading plan is provided as part of this submittal.

15. The location and approximate size of all proposed plant material used in landscaping should be included per Section 93-2-16(c)(1).f. of City Code.

CVE Response: A landscape plan is provided as part of this submittal.

16. The location of the parking spaces for the residential units should be shown on the site plan.

CVE Response: See the site plan for all Parking spaces.

17. Size and location of off-street loading spaces per Section 93-23 should be shown.

CVE Response: Size and location are shown on the site plan.

18. It cannot be verified from the information provided if the project complies with the interior driveways width criteria of Section 93-23 of the Zoning Ordinance. The petitioner should provide information to show compliance.

CVE Response: Driveway entrance is 26 feet wide, which is greater than that code requirement of 25 feet wide.

19. The site plan does not include curb and gutter for the entire Willingham street frontage to address Section 93-2-16 of the Regulations.

CVE Response: This is proposed variance as part of this plan, to protect the existing trees and topography along Willingham.

20. Provisions to address the accel/decel lane requirements and turning lanes at intersections requirements per GDOT Manual on Driveways and Encroachment Control for Willingham Drive may be necessary. Additional data on traffic volume counts and estimated turning movements at the driveways should be provided to show compliance with the Manual.

CVE Response: This is to be determined as part of the full land disturbance drawings.

21. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 (c) (1) were not included with the submittal.

CVE Response: A landscape plan is provided as part of this submittal.

22. The site improvements do not include landscaping for the parking areas to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance. The petitioner should clarify.

CVE Response: A landscape plan is provided as part of this submittal.

23. The landscape information does not provide a summary table indicating planting quantities or caliper size. Therefore it cannot be verified if minimum City requirements have been satisfied.

CVE Response: A landscape plan is provided as part of this submittal.

24. While this submittal review is for concept site plan approval only, the petitioner should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

CVE Response: This is to be determined as part of the full land disturbance drawings.

25. The total disturbed land area for the development should be shown.

CVE Response: This is shown on the site plan and grading plan.

26. It is recommended the petitioner verify the utility provider for all utility systems denoted on the plans for water and sanitary sewer.

CVE Response: Water and Sewer is verified to be provided by City of Hapeville. See the utility plan.

27. Utility construction in the right of way and paving of South Central Avenue may require approval of a GDOT Utility Facility Encroachment permit for work in the GDOT right of way.

CVE Response: This is to be determined as part of the full land disturbance drawings.

28. A stormwater management report and related components for addressing the post development stormwater management ordinance should be provided.

CVE Response: This is to be determined as part of the full land disturbance drawings.

29. Proposed connections for water service, sewer service, and gas service appear to involve pavement cutting of the public street. Pavement patch details and sewer main connection details should be on the drawings and Community Service department approval of the installation should be obtained.

CVE Response: This is to be determined as part of the full land disturbance drawings.

30. A portion of the proposed building construction on the property near South Central Avenue at Colville Avenue is shown within a zone A FEMA flood hazard area. As the improvements proposed may affect the floodplain, permitting and approvals through FEMA and USACE may be necessary. An engineering study, survey, and related Letter of Map Amendment (LOMA) or related documents should be prepared and submitted to FEMA for approval. A copy of any permitting approval necessary by FEMA or USACE should be provided to the City for record purposes before permitting approval is issued by the City. The petitioner is also referred to the City of Hapeville Floodplain Ordinance for guidance.

CVE Response: This is to be determined as part of the full land disturbance drawings. The underground detention system will be designed to dewater the zone A floodplain as the floodplain is not associated with a stream or natural feature.

PLANNING COMMENTS

31. Parcel ID Numbers are not provided on the site plan (14 012700020429 and 14 012700020379).

CVE Response: The parcel id's have been added to the plans.

32. LL 89 is mislabeled on the site plan (shown as 98)

CVE Response: The LL has been updated.

33. Townhome setbacks: Townhome #1 encroaches on the front 15' setback requirement, at 11.5'. Townhome #20 is on the setback line and may not accommodate for roof eaves. Elevations are not provided to determine. Townhomes #1-3 encroach in the side setback unless the plan is to re-subdivide the parcels into one property. Rear setbacks are compliant.

CVE Response: The property will be combined to one parcel and the site plan now

34. Commercial setbacks: front setback appears to be compliant with a minimum setback of 15'. Commercial #1's south setback encroaches on the south side 15' setback.

CVE Response: All buildings are within the 15' setbacks.

35. No elevations have been provided to confirm heights.

CVE Response: Building elevations are provided as part of the submission.

36. Site plan identifies existing sidewalk partially along South Central Ave though width of sidewalk is not provided. Sidewalk along Colville Ave. should be specified. No sidewalk is identified along Willingham Dr. which is required. Applicant requesting variance to allow for waiver of sidewalk due to grade change.

CVE Response: A variance is requested for installation of Curb / gutter / and sidewalks along Willingham, in order to save the existing trees and topography along that street.

37. Applicant does not provide cross section of driveways, curb cuts, or sidewalks, or connections to building entrances.

CVE Response: The profile of the proposed drive is on the roadway centerline and profile page. A typical detail for the driveway entrance is shown on C-1.1.

38. Driveways for each unit are not provided with dimensions to ensure compatibility.

CVE Response: There are not individual driveways proposed as part of the townhomes. The common drive area is less than 10 feet away from the 28 foot drive isle to prevent parking in front of the units.

39. The Colville sidewalk and supplemental area will require treatment per the Architectural Design Standards and this is not addressed.

CVE There is now sidewalk shown along Colville and the low landscape wall to hold back the building grades will be designed within the Architectural design standards on the final drawings.

40. Per the Fire Marshall' s report, the ingress/egress cannot exceed 10% slope – the site plan does not indicate proposed grade.

CVE Response: See the grading plan with the centerline profile as part of this submittal.

41. Curb and gutter detail is not provided for Willingham.

CVE Response: This is a requested variance to not install curb and gutter along Willingham, in order to save the existing trees and topography along that street.

42. Existing grading is shown in 1-foot intervals. Proposed grading is not shown.

CVE Response: See provided grading plan

43. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

44. The plan does not include compliance with the Tree Conservation Ordinance.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

45. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering

trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

46. Site proposes 3 new 3" red maples, 5 new 3" river birches, and 3 new 3" Georgia oaks. No other landscaping detail is provided. There is no perimeter landscaping shown on the South Central Avenue side.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

47. A dumpster is shown on the northeast side, but it is unclear if this accommodates both residential and commercial.

CVE Response: The dumpster will accommodate both residential and commercial.

48. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development. "The proposed stormwater detention facility outlet pipe is proposed within the existing right of way of Willingham Road. Since the pipe is to be privately operated and maintained by the developer, the pipe location should be routed outside the Willingham Road right of way."

CVE Response: The proposed piping will be installed to City of Hapeville standards as reinforced concrete pipe and will be dedicated to the City. Additional inlets will be provided for the right of way along Willingham. The purpose of this is to prevent removing trees from the hillside along Willingham.

49. Signage is shown on southeast corner of development. No size is provided.

CVE Response: The sign is shown as 14 foot wide. The architectural plans will show more detailed signage drawings during permitting.

50. Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

CVE Response: Building Sections are provided as part of the submission.

51. No building sections are provided.

CVE Response: Building Sections are provided as part of the submission.

52. Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

CVE Response: Building elevations are provided as part of the submission.

53. Verification of ownership has not been provided. A construction schedule has not been provided.

CVE Response: Property is owned by the Hapeville Development Authority. A construction Schedule for site work has been provided on sheet C-3.

54. With a height of 2.5 stories, the minimum distance between two single-family attached buildings must be 22'. The site plan indicates a minimum distance of 10', which is non-compliant. The Fire Marshall does support this reduced distance.

CVE Response: In discussions between the Architect and Fire Marshall, the 10' spacing will be in compliant with the fire marshal requirements.

55. The site plan does not consistently include a 15' landscaped buffer between residential and non - residential uses, including along South Central Ave.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

56. Parking along Colville is within 5' of the property line, but designed as on-street parking. This would require a variance.

CVE Response: See site plan as the parking is now designated as off-street parking.

57. The Fire Marshall has concerns with maneuvering areas and requires a 26' wide land through the project. This will impact the location of the buildings.

CVE Response: See site and grading plan for 26' wide drive isle.

58. Size and location of off-street loading spaces is not provided.

CVE Response: one 15 foot by 60 foot loading space is located along Central Avenue north of the commercial 2 building and the dumpster.

59. Parking area landscaping plan detail is not provided.

CVE Response: See Newly Provided Landscaping Plan as part of the submission

Please let me know if you have any additional questions and we will be happy to assist.

Sincerely,
Trey Baltz
Crescent View Engineering, LLC



THE SITE CONTAINS: 3.255 ACRES / 141,790 SF
TOTAL DISTURBED AREA: 2.883 ACRES

SITE ADDRESS: WILLINGHAM DRIVE AND COLVILLE AVENUE, FULTON COUNTY, GA 30354
ZONING: V. VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th OF APRIL, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

1. WAIVE THE SIDEWALK / CURB AND GUTTER REQUIREMENT ALONG WILLINGHAM DRIVE
2. DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 20 FEET TO 10 FEET (FIRE MARSHALL IS IN AGREEMENT WITH THIS VARIANCE REQUEST)
3. DECREASE THE REQUIRED LANDSCAPE STRIP WIDTH FOR VEHICLE USE AREA ABUTTING A PUBLIC STREET RIGHT OF WAY, FROM A MINIMUM AVERAGE DIMENSION OF 10', TO A 9.25' AVERAGE.

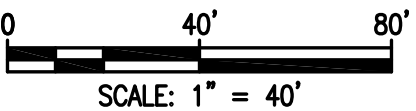
BUILDING AREA = 32,762 SF
PARKING AREA = 8,418 SF
DRIVEWAY AREA = 32,468 SF
SIDEWALK AREA = 6,051 SF
TOTAL LOT COVERAGE = 79,699 SF / 141,790 SF = 56.21%

TOWNHOME UNIT (2800 SF) X 20 = 56,000 SF
RETAIL AREA = 7,762 SF
 TOTAL FLOOR AREA RATIO = 63,762 SF / 141,790 SF = 0.450

ZONING DIALOG BOX - V (VILLAGE DISTRICT)		
CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL
LOT FRONTAGE	50' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 1405'
FRONT YARD AREA	15' (MIN) FRONT YARD SET BACK	15' SETBACK PROVIDED ON CENTRAL AVE, COLVILLE AVE, AND WILLINGHAM DR.
SIDE AND REAR YARDS	15' (MIN) SIDE/REAR YARD SET BACK FOR STREETS ADJACENT TO STREET OR ALLEY	15' (MIN) SIDE/REAR YARD SET BACK PROVIDED
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 4 AND 5 = 11.0' - BETWEEN UNITS 10 AND 11 = 10.0' - BETWEEN UNITS 16 AND 17 = 12.5' REQUESTED REDUCTION FROM 20' TO 10' FOR THESE UNITS LISTED ABOVE
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER ALONG THE RESIDENTIAL AND NON RESIDENTIAL SIDES OF THE BUFFER	15' LANDSCAPED BUFFER PROVIDED.
<u>PARKING</u> RESIDENTIAL –	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT
NON RESIDENTIAL –		
TOTAL SPACES/SQFT	ONE PARKING SPACE PER 200 SQ FT OF ENCLOSED COMMERCIAL FLOOR AREA. PROPOSED ESTIMATED COMMERCIAL FLOOR AREA = 7,133.4 SQ FT / 200 = 35.66 = 36 REQUIRED SPACES	40 TOTAL OFF STREET PARKING SPACES PROVIDED IN FRONT OF THE COMMERCIAL BUILDING. 50 TOTAL OFF STREET PARKING SPACES PROVIDED
OFF STREET PARKING	NON RESIDENTIAL OFF STREET PARKING SPACES, PER ARTS DISTRICT (SEC 93-28-10.2(e)) – ARTS DISTRICT PARKING = 8.5' X 18'	50 TOTAL OFF STREET PARKING SPACES PROVIDED – PARALLEL PARKING SPACES: 12 QTY / 30% – ARTS DISTRICT SIZE: 33 QTY / 66% – ADA ACCESSIBLE: 2 QTY / 4%
ADA ACCESSIBLE	ADA ACCESSIBLE: TOTAL SPACES BETWEEN 26-50, REQUIRE 2 ADA ACCESSIBLE. 50 TOTAL PROVIDED SPACES = 2 REQUIRED ADA	ADA ACCESSIBLE: 2 QTY PROVIDED

- **PARKING SPACE DIMENSIONS:** 8.5' X 18', PER SECTION 93-28-10.2(E)
- **LOADING AREA REQUIREMENTS:** NO LOADING SPACE REQUIREMENT SHALL APPLY TO THE ARTS DISTRICT OVERLAY. SHORT TERM LOADING NEEDS OF THE BUSINESS CAN BE MET IN THE VEHICLE PARKING AREA (PER SECTION 93-28-10.2(E))

MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305



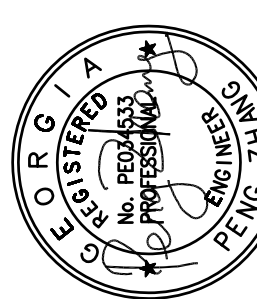
Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Frasier Street SE
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:

Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site Plan

REVISIONS		DATE	4-8-19
CITY COMMENTS	5-7-19	SCALE	AS SHOWN
		DRAWN	A. R.
		CHECKED	P 7



Construction Plan Set For:
Village Walk at Hapeville
 Land Lots 98 & 127, 14th District
 City of Hapeville, Fulton County, Georgia

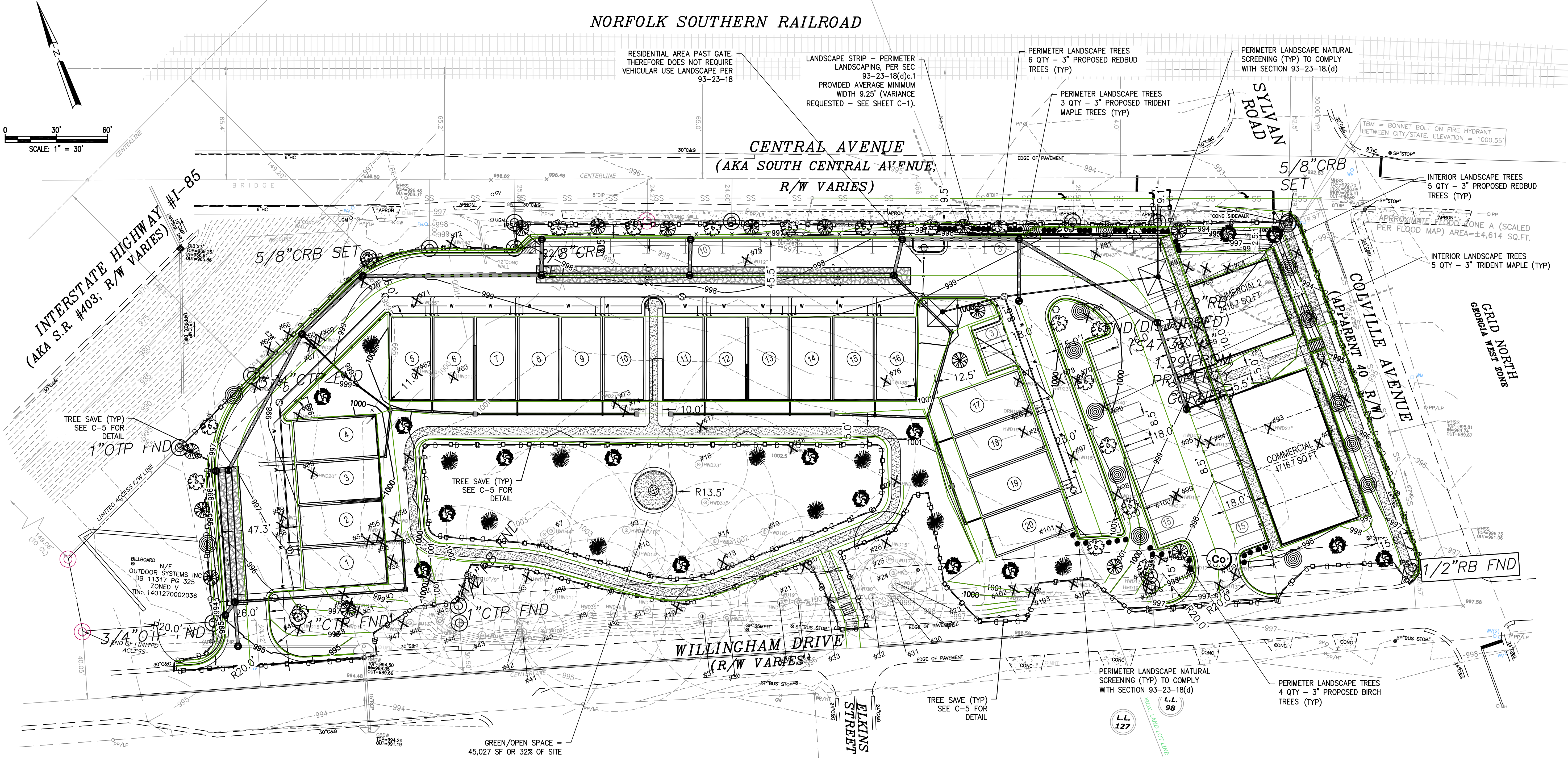
CVE PI #	18-403
----------	--------

Sheet No.
C-1

NORFOLK SOUTHERN RAILROAD

CENTRAL AVENUE
(AKA SOUTH CENTRAL AVENUE;
R/W VARIES)

INTERSTATE HIGHWAY #1-85
(AKA S.R. #403; R/W VARIES)



EXISTING LEGEND

- 1150--- EXISTING CONTOUR
- PROPERTY LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- WATER LINE
- FENCELINE
- SANITARY SEWER MANHOLE
- POWER POLE WITH GUY WIRE
- ELECTRIC BOX
- FIRE HYDRANT
- EXISTING HARDWOOD TREE (PER SURVEY)
- EXISTING ORNAMENTAL TREE (PER SURVEY)
- EXISTING TREE CRITICAL ROOT ZONE

PROPOSED LEGEND

- 990--- CONTOUR
- STORMWATER LINE
- D --- D --- LIMIT OF DISTURBANCE
- SANITARY SEWER PIPING
- 1.2%--- SURFACE DRAINAGE GRADE
- DROP INLET WITH GRATE
- JUNCTION BOX
- CURB INLET
- SANITARY SEWER MANHOLE
- TREE SAVE FENCE

TOTAL SITE ACRES = 3.113 ACRES
TOTAL DISTURBED AREA = 2.883 ACRES

SEE SHEET C-5.1 FOR TREE
INVENTORY AND
CALCULATIONS

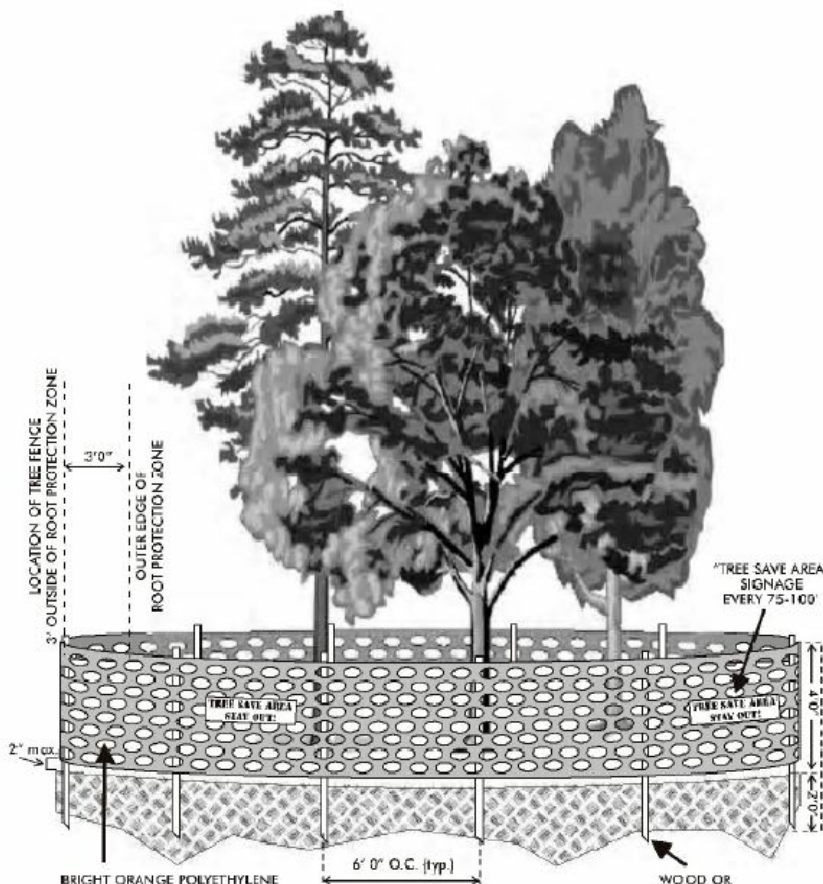
TREE PROTECTION FENCING SHALL BE
MAINTAINED DURING THE ENTIRE
PROJECT PERIOD

Tree Legend

INCLUDES LANDSCAPE PERIMETER TREES,
INTERIOR TREES, AND REPLACEMENT TREES
FOR CANOPY COVERAGE)

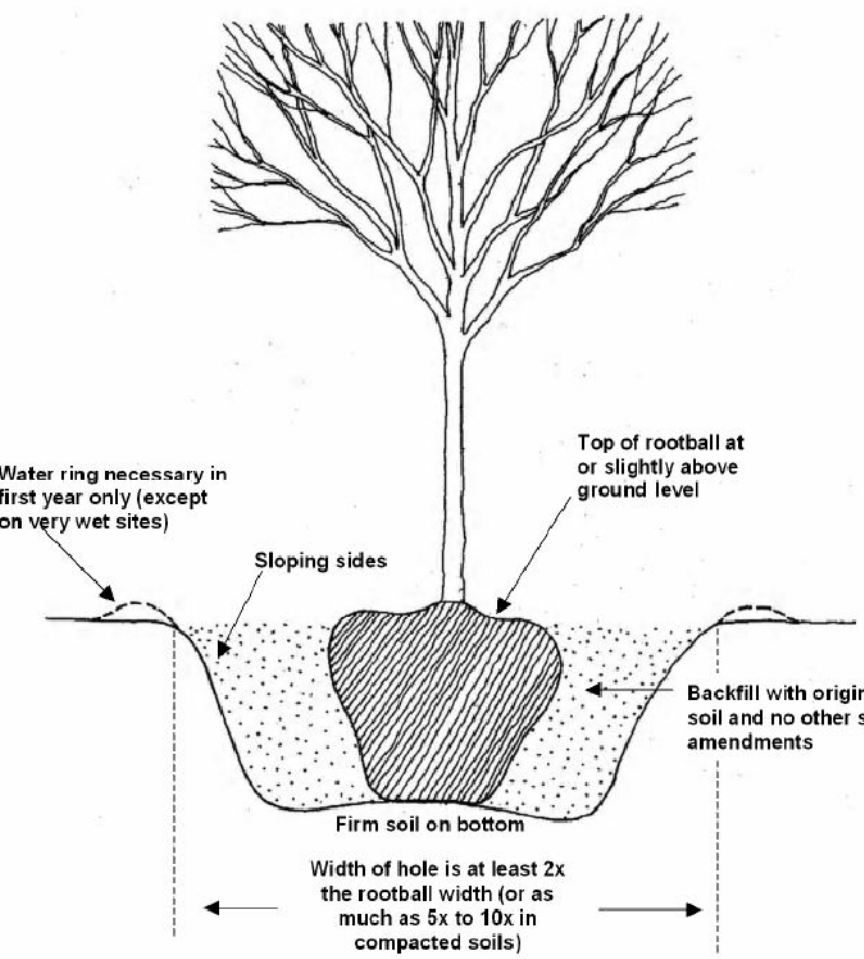
- AMERICAN BEECH (16 - 3" TREES)
- OVERCUP OAK (11 - 3" TREES)
- RED BUD (20 - 3" TREES)
- TRIDENT MAPLE (15 - 3" TREES)
- RIVER BIRCH (16 - 3" TREES)

Figure 1. Tree Protection Fencing



TREE PROTECTION
FENCING

NOT TO SCALE



TREE PLANTING
DETAIL

NOT TO SCALE

SURVEYOR

LOWERY AND ASSOCIATES LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
(770) 334-8186

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street SE
Marietta, GA 30060
678-324-3410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site/Tree Conservation Plan

DATE	SCALE	AS SHOWN	REVISIONS	CITY COMMENTS
4-8-19	AS SHOWN	5-7-19		
DRAWN	A. R.	P. Z.		
CHECKED				

Construction Plan Set For:
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.
C-5

Existing Tree Inventory:

EXISTING TREE INVENTORY TAKEN FROM FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th OF APRIL, 2019.

TREE #	LOCATION	DBH (IN INCHES)	TYPE	SAVED / DESTROYED	% IMPACT TO CRZ	LANDMARK
1	ONSITE	44	HARDWOOD	DESTROYED	100.00%	YES
2	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
3	ONSITE	38	HARDWOOD	DESTROYED	51.56%	YES
4	ONSITE	19	HARDWOOD	DESTROYED	43.57%	
5	ONSITE	12	HARDWOOD	DESTROYED	30.27%	
6	ONSITE	13	HARDWOOD	SAVED	23.99%	
7	ONSITE	44	HARDWOOD	SAVED/P	29.39%	YES
8	ONSITE	35	HARDWOOD	SAVED/P	27.31%	YES
9	ONSITE	27	HARDWOOD	SAVED	12.21%	
10	ONSITE	14	HARDWOOD	SAVED	15.90%	
11	ONSITE	11	HARDWOOD	SAVED	20.20%	
12	ONSITE	25	HARDWOOD	DESTROYED	38.30%	
13	ONSITE	13	HARDWOOD	DESTROYED	39.42%	
14	ONSITE	28	HARDWOOD	SAVED	22.19%	
15	ONSITE	33	HARDWOOD	SAVED	5.14%	YES
16	ONSITE	23	HARDWOOD	SAVED/P	25.61%	
17	ONSITE	17	HARDWOOD	DESTROYED	100.00%	
18	ONSITE	58	HARDWOOD	DESTROYED	60.69%	
19	ONSITE	18	HARDWOOD	SAVED	19.74%	
20	ONSITE	17	HARDWOOD	DESTROYED	65.56%	
21	ONSITE	19	HARDWOOD	SAVED	10.04%	
22	ONSITE	16	HARDWOOD	SAVED	0.00%	
23	ONSITE	16	HARDWOOD	SAVED	0.00%	
24	ONSITE	11	HARDWOOD	SAVED	0.00%	
25	ONSITE	17	HARDWOOD	SAVED	9.66%	
26	ONSITE	15	HARDWOOD	DESTROYED	30.24%	
27	ONSITE	50	HARDWOOD	DESTROYED	100.00%	YES
28	ONSITE	19	HARDWOOD	DESTROYED	100.00%	
29	ONSITE	10	ORNAMENTAL	DESTROYED	100.00%	YES
30	BOUNDARY	22	HARDWOOD	SAVED	5.39%	
31	BOUNDARY	21	HARDWOOD	SAVED	7.95%	
32	BOUNDARY	20	HARDWOOD	SAVED/P	26.23%	
33	BOUNDARY	11	HARDWOOD	DESTROYED	100.00%	
34	BOUNDARY	28	HARDWOOD	SAVED/P	34.46%	
35	BOUNDARY	16	HARDWOOD	SAVED	3.98%	
36	BOUNDARY	35	HARDWOOD	SAVED/P	26.49%	YES
37	BOUNDARY	14	HARDWOOD	SAVED	15.69%	
38	BOUNDARY	46	HARDWOOD	SAVED/P	34.94%	YES
39	ONSITE	11	HARDWOOD	SAVED	5.05%	
40	BOUNDARY	10	HARDWOOD	SAVED	0.00%	
41	BOUNDARY	11	HARDWOOD	SAVED	0.00%	
42	BOUNDARY	12	HARDWOOD	SAVED	0.00%	
43	BOUNDARY	19	HARDWOOD	SAVED	0.00%	
44	BOUNDARY	15	HARDWOOD	SAVED	7.24%	
45	BOUNDARY	10	HARDWOOD	SAVED	6.52%	
46	BOUNDARY	13	HARDWOOD	SAVED/P	29.17%	
47	BOUNDARY	23	HARDWOOD	DESTROYED	48.41%	
48	BOUNDARY	12	HARDWOOD	DESTROYED	100.00%	
49	BOUNDARY	15	HARDWOOD	DESTROYED	100.00%	
50	ONSITE	24	HARDWOOD	DESTROYED	100.00%	
51	ONSITE	15	HARDWOOD	DESTROYED	100.00%	
52	ONSITE	18	HARDWOOD	DESTROYED	100.00%	
53	ONSITE	14	HARDWOOD	DESTROYED	100.00%	
54	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
55	ONSITE	11	HARDWOOD	DESTROYED	100.00%	
56	ONSITE	16	HARDWOOD	DESTROYED	100.00%	
57	ONSITE	22	HARDWOOD	DESTROYED	100.00%	
58	ONSITE	20	HARDWOOD	DESTROYED	100.00%	
59	ONSITE	10	HARDWOOD	DESTROYED	100.00%	
60	ONSITE	20	HARDWOOD	DESTROYED	100.00%	
61	ONSITE	36	HARDWOOD	DESTROYED	100.00%	
62	ONSITE	16	HARDWOOD	DESTROYED	100.00%	
63	ONSITE	11	HARDWOOD	DESTROYED	100.00%	
64	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
65	BOUNDARY	14	HARDWOOD	DESTROYED	100.00%	
66	BOUNDARY	14	HARDWOOD	DESTROYED	100.00%	
67	ONSITE	11	HARDWOOD	DESTROYED	100.00%	
68	ONSITE	26	HARDWOOD	DESTROYED	100.00%	
69	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
70	ONSITE	22	HARDWOOD	DESTROYED	100.00%	
71	ONSITE	35	HARDWOOD	DESTROYED	100.00%	YES
72	BOUNDARY	47	HARDWOOD	DESTROYED	100.00%	YES
73	ONSITE	21	HARDWOOD	DESTROYED	100.00%	
74	ONSITE	18	HARDWOOD	DESTROYED	100.00%	
75	ONSITE	12	HARDWOOD	DESTROYED	100.00%	
76	ONSITE	38	HARDWOOD	DESTROYED	100.00%	YES
77	ONSITE	17	HARDWOOD	DESTROYED	100.00%	
78	ONSITE	23	HARDWOOD	DESTROYED	100.00%	
79	ONSITE	35	HARDWOOD	DESTROYED	100.00%	YES
80	ONSITE	47	HARDWOOD	DESTROYED	100.00%	YES
81	ONSITE	43	HARDWOOD	DESTROYED	100.00%	YES
82	ONSITE	15	HARDWOOD	DESTROYED	100.00%	
83	ONSITE	11	HARDWOOD	DESTROYED	100.00%	
84	ONSITE	37	HARDWOOD	DESTROYED	100.00%	YES
85	ONSITE	20	HARDWOOD	DESTROYED	100.00%	
86	ONSITE	28	HARDWOOD	DESTROYED	100.00%	
87	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
88	ONSITE	25	HARDWOOD	DESTROYED	100.00%	
89	ONSITE	11	HARDWOOD	DESTROYED	100.00%	
90	ONSITE	27	HARDWOOD	DESTROYED	100.00%	
91	ONSITE	36	HARDWOOD	DESTROYED	100.00%	YES
92	ONSITE	35	HARDWOOD	DESTROYED	100.00%	YES
93	ONSITE	23	HARDWOOD	DESTROYED	100.00%	
94	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
95	ONSITE	47	HARDWOOD	DESTROYED	100.00%	YES
96	ONSITE	40	HARDWOOD	DESTROYED	100.00%	YES
97	ONSITE	15	HARDWOOD	DESTROYED	100.00%	
98	ONSITE	16	HARDWOOD	DESTROYED	100.00%	
99	ONSITE	10	HARDWOOD	DESTROYED	100.00%	
100	ONSITE	12	HARDWOOD	DESTROYED	100.00%	
101	ONSITE	20	HARDWOOD	DESTROYED	100.00%	
102	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	
103	BOUNDARY	31	HARDWOOD	DESTROYED	100.00%	YES
104	BOUNDARY	37	HARDWOOD	DESTROYED	100.00%	YES
105	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	
106	BOUNDARY	19	HARDWOOD	DESTROYED	100.00%	
107	ONSITE	13	HARDWOOD	DESTROYED	100.00%	
108	ONSITE	17	HARDWOOD	DESTROYED	100.00%	
109	ONSITE	15	HARDWOOD	DESTROYED	100.00%	
110	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	

Canopy Calculations Table:

NOTE – REQUIRED CANOPY CALCULATED AT 45% (RESIDENTIAL). EXISTING TREE CANOPY WAS NOT MEASURED IN THE SURVEY, THEREFORE, CANOPY FOR EXISTING TREES WAS ATTRIBUTED FROM THE TREE LIST (PER HAPEVILLE TREE CONSERVATION ORDINANCE, APPENDIX A)

RESIDENTIAL LOT SIZE	LOT SF	REQUIRED CANOPY	MEASURED CANOPY	ATTRIBUTED UNITS (EX. TREES TO REMAIN)	REPLACEMENT CANOPY LARGE	REPLACEMENT CANOPY MEDIUM	REPLACEMENT CANOPY SMALL	MITIGATION CANOPY FOR LANDMARK OR BOUNDARY	TOTAL (SF / UNITS)
RLS ACRES	LSF SF	RC (SF / UNITS)	MC (SF / UNITS)	AC (UNITS)	RCL (SF / UNITS)	RCM (SF / UNITS)	RCS (SF / UNITS)	MC	(EX. TO REMAIN + REPLACEMENT)
3.25	141790	63,806 SF / 255 UNITS	N/A	21,500 SF / 86 UNITS	27,000 SF / 108 UNITS	8,000 SF / 35 UNITS	8,750 SF / 35 UNITS	BOUNDARY TREE BOND AMOUNT DETERMINED BY CITY ARBORIST (SEE NOTES BELOW)	65,250 SF / 261 UNITS

Landmark / Boundary Trees:

LANDMARK TREES REMOVED (ONSITE):

REMOVED = 14 QTY

REPLACED = 27 QTY LARGE REPLACEMENT TREES ARE PROPOSED (CANOPY COVERAGE FOR THESE REPLACEMENT TREES ARE INCLUDED IN THE CHART ABOVE)

LANDMARK REPLACEMENT TREES EXCEED LANDMARK TREES REMOVED. THEREFORE THERE IS NO LANDMARK MITIGATION COST/FEE

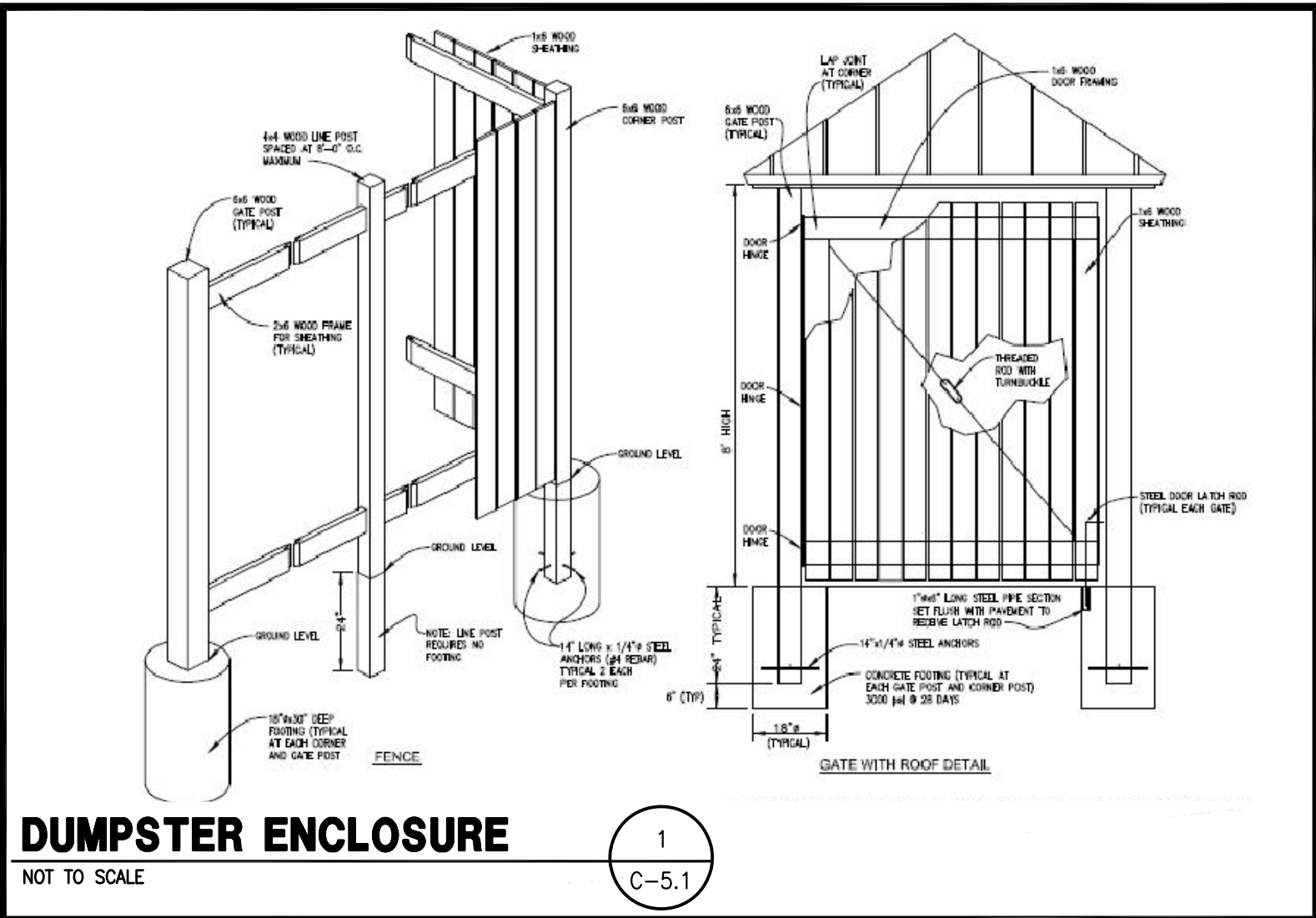
BOUNDARY TREES REMOVED:

TREE #	LOCATION	DBH (IN INCHES)	TYPE	SAVED / DESTROYED	% IMPACT TO CRZ	LANDMARK
33	BOUNDARY	11	HARDWOOD	DESTROYED	100.00%	
47	BOUNDARY	23	HARDWOOD	DESTROYED	48.41%	
48	BOUNDARY	12	HARDWOOD	DESTROYED	100.00%	
49	BOUNDARY	15	HARDWOOD	DESTROYED	100.00%	
65	BOUNDARY	14	HARDWOOD	DESTROYED	100.00%	
66	BOUNDARY	14	HARDWOOD	DESTROYED	100.00%	
72	BOUNDARY	47	HARDWOOD	DESTROYED	100.00%	YES
102	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	
103	BOUNDARY	31	HARDWOOD	DESTROYED	100.00%	YES
104	BOUNDARY	37	HARDWOOD	DESTROYED	100.00%	YES
105	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	
106	BOUNDARY	19	HARDWOOD	DESTROYED	100.00%	
110	BOUNDARY	13	HARDWOOD	DESTROYED	100.00%	

TOTAL BOUNDARY TREES REMOVED = 13 QTY (SEE LIST ABOVE– ALSO SHOWN IN EXISTING TREE INVENTORY)

BOUNDARY TREE REMOVAL BOND AMOUNT TO BE DETERMINED BY THE CITY ARBORIST (PER SEC 93–2–14(e)(4))

VEHICLE USE LANDSCAPE REQUIREMENTS		
(DOES NOT APPLY TO AREAS SERVING SINGLE FAMILY/DUPLEX DEVELOPMENTS (PER SEC. 93-23-18(b)). THEREFORE, CALCULATIONS ARE FOR COMMERCIAL AREA ONLY)		
CATAGORY	REQUIREMENT	PROVIDED
VEHICLE USE AREAS – EXTERIOR PERIMETERS	PERIMETER LANDSCAPING WITH NO HORIZONTAL DIMENSIONS LESS THAN 5'. SCREENING AREAS SHALL BE MAINTAINED AT A MIN HEIGHT OF 3'	PROVIDED PERIMETER LANDSCAPING HORIZONTAL DIMENSIONS: – NO LESS THAN 5' FOR PARKING AREAS
LANDSCAPED AREAS ABUTTING PUBLIC STREET RIGHT OF WAY	LANDSCAPING AREAS ALONG PUBLIC STREETS SHALL HAVE A MINIMUM DIMENSION OF 5' AND A MIN. AVG. OF 10' FROM RIGHT OF WAY TO VEHICLE USE AREA.	PROVIDED PERIMETER LANDSCAPING ALONG PUBLIC STREETS: – NO LESS THAN 5', WITH MINIMUM AVERAGE OF 9.25' REQUESTED REDUCTION OF MINIMUM AVERAGE FROM 10' TO 9.25'. SEE SHEET C-1.
PERIMETER LANDSCAPE REQUIREMENT (ONLY COMMERCIAL AREAS)	A MINIMUM OF 1 TREE/ 250 FT OF INTERIOR LANDSCAPED AREA.	PROVIDED PERIMETER LANDSCAPE AREA (COMMERCIAL ONLY) = 3,198 SF REQUIRED TREE QTY (3,198 SF / 250) = 12.78 (OR 13 QTY) TREES PROVIDED EXTERIOR TREES = 13 QTY
INTERIOR LANDSCAPE REQUIREMENT	AN AREA OR COMBINATION OF AREAS EQUAL TO 10% OF THE TOTAL VEHICULAR USE AREAS (EXCLUSIVE OF THE PERIMETER LANDSCAPE AREAS) AND A MINIMUM OF 1 TREE/ 250 FT OF INTERIOR LANDSCAPED AREA.	TOTAL VEHICULAR USE AREAS (COMMERCIAL AREA ONLY) = 19,626 SF REQUIRED 10% INTERIOR LANDSCAPE AREA = 1962.6 SF PROVIDED INTERIOR LANDSCAPE AREA = 2450.0 SF REQUIRED TREE QTY (2450SF / 250) = 9.8 (OR 10 QTY) TREES PROVIDED INTERIOR TREES = 10 QTY
GREEN SPACE REQUIREMENTS		
CATAGORY	REQUIREMENT	PROVIDED
GREENSPACE/OPEN AREAS	PER SECTION 93–11.5–10 – DEVELOPMENTS IN EXCESS OF TWO ARCES SHALL BE REQUIRED TO PROVIDE AND MAINTAIN A MINIMUM OF 20 PERCENT GREEN SPACE/ OPEN SPACE (EXCLUDES SPACE FOR REQUIRED SIDEWALKS AND LANDSCAPE STRIPS ALONG STREETS)	PROVIDED GREENSPACE = 45,027 SF OR 32% OF SITE



24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fessler Street SE
Marietta, GA 30060
678-324-9410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site/Tree Conservation Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS	
				4-8-19	5-7-19
				AS SHOWN	CITY COMMENTS
				A. R.	
				P. Z.	

Construction Plan Set For:
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE P1 # 18-403

Sheet No.

C-5.1