

April 16, 2019

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

Re: Willingham/Colville Townhomes, Village Walk at Hapeville
West of Colville Avenue Between Willingham Drive and South Central Avenue
Concept Site Plans Review No. 3
K&W Ref. No. 181052.50

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan drawings for the mixed use Commercial/Residential Site to be located on a 3.26 acre parcel of two lots on the west side of Colville Avenue between Willingham Drive and South Central Avenue and extending to the right of way of Interstate Highway I-85. Zoning of the parcel is indicated as V - Village Zoning District. The re-submittal was received on April 12, 2019. The plan was prepared by Crescent View Engineering, LLC, under the engineering seal of Peng Zhang. With regard to my review letters dated December 26, 2018 and March 19, 2019, my comments are as follows:

1. Comment can be considered addressed when City approval of the requested variances on the site plan are obtained and the date and conditions of such approval are shown on the drawing.
2. Comment addressed by the previous re-submittal.
3. Comment considered addressed by the previous submittal. 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.
4. Comment can be considered addressed when City approval of the preliminary subdivision plat and the final subdivision plat are obtained.
5. Comment addressed by the previous re-submittal.
6. Comment addressed by the previous re-submittal.
7. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
8. Comment addressed by the previous re-submittal.
9. Comment addressed by the previous re-submittal.
10. Comment can be addressed as part of the land development permitting process with detailed site plans. The submitted Grading and Drainage Plan indicates a large portion of surface drainage at the east end commercial driveway area flows to Willingham Drive. That may not be acceptable unless justified in a stormwater management report provided during land development permitting.
11. Comment can be addressed as part of the land development permitting process with detailed site plans. The submitted Planting Plan does not indicate the type or name 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.
12. Comment addressed by the previous re-submittal.
13. Comment addressed by the previous re-submittal.
14. Comment addressed by the previous re-submittal.

15. Comment can be considered addressed if the waiver of sidewalk and curb and gutter for the entire Willingham street frontage is approved by the City.
16. Comment can be addressed as part of the land development permitting process with detailed site plans. Per Table 4-6 of the GDOT Manual and assuming the speed limit is 35 mph or less and average traffic flow on Willingham Drive is less than 6,000 vehicles per day, traffic volume of 200 right turn vehicles per day or more will require a deceleration lane. Notes or other information should be shown on the drawing if the anticipated traffic volume is less than this value.
17. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
18. Comment can be addressed as part of the land development permitting process with detailed site plans. Some landscaping for the parking areas is shown on the drawings and further details to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance can be addressed in land development permitting.
19. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
20. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
21. Comment addressed by the previous re-submittal.
22. Comment can be addressed as part of the land development permitting process with detailed site plans.. A minimum horizontal separation distance of 10 feet should be shown between water and sanitary sewer lines. All 6 inch size sewers should be installed at a minimum slope of 1.0 percent to comply with Georgia Plumbing Code. The size of the existing water main along Willingham Drive should be verified and shown to assure satisfactory water supply connection for the development. The Fire Chief should review the 2 inch water main layout and locations of fire hydrants to be sure fire protection coverage is sufficient. The proposed 2 inch water main size may be insufficient to serve the total number of residences shown. Results of a fire hydrant flow test should be shown on land development permitting drawings.
23. Comment addressed by the previous re-submittal.
24. A stormwater management report and related components for addressing the post development stormwater management ordinance should be provided for land development permitting.
25. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
26. Comment can be addressed as part of the land development permitting process with detailed site plans. 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.
27. The location of the proposed sidewalk and steps intersecting Willingham Drive across from Elkins Street intersection should be adjusted to the east or the west to align with future pedestrian crossing pavement markings at sidewalks on either side of Elkins Street.

Having substantially addressed the comments for Concept Site Plan review, I recommend approval of the concept plan submittal subject to comments 1, 4, and 15 being addressed to the satisfaction of the City. The other outstanding comments can be addressed during land development permitting process with detailed site plans. I have retained one copy of the plans 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.