

19-PC-04-05

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant Miller Lowry DevelopmentsMailing Address 2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305Telephone 770-903-4422 Mobile [REDACTED]Email rob.rosas@millerlowry.comProperty Owner (s) Hapeville Dev. AuthorityMailing Address 3468 North Fulton Ave. Hartsfield Intl. Airport Hapeville, GATelephone N/A Mobile N/A 30354

Address/Location of Property:

Situated between Central, Colville Avenue & W. Mingham Dr.Present Zoning Classification: VillagePresent Land Use: Mow LandParcel ID #: 14012700020429, 14012700020379

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby 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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 3/6/19

Sworn to and subscribed before me

This 6 day of MARCH, 2019.

[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

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 Subdivison Plat Application for a Preliminary Plat. Per the attached survey Miller Lowry Developments is seeking to combine Tracts 1 and 2 into one tract. Tracts 1 and 2 parcel identification numbers are: 1401270002042, 1401270002037.

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

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a stylized name.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

14012700020429, 14012700020319

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 THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: MMR Lowry Developments

Address of Applicant: 2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30325

Telephone of Applicant: 770-903-442

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

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

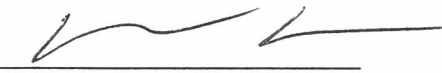
Paul M. Newman
Notary Public



A Preliminary Plat is a document used to determine the practical ability to subdivide 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. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- ☒ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- ☒ Date, approximate north point and graphic scale.
- ☒ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- ☒ Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- ☒ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- ☒ Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- ☒ The acreage of the land to be subdivided.
- ☒ Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature:  Date 3/7/19

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 beinng the ture 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.

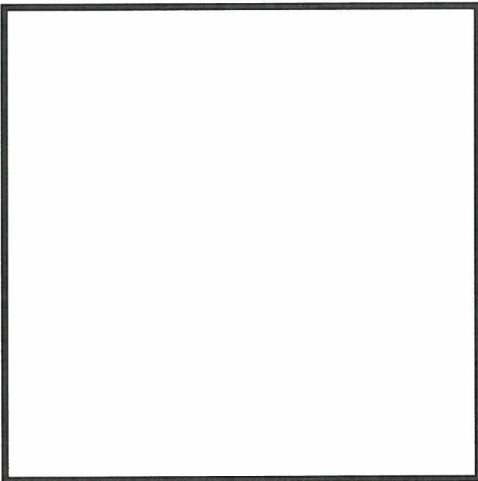
Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

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).



SURVEY REFERENCES

- 1) BOUNDARY, TOPOGRAPHIC, TREE, AND UTILITY SURVEY DATED APRIL 21, 2018 PREPARED BY VALENTINO & ASSOCIATES.
- 2) PLAT OF VIRGINIA PARK DATED APRIL, 1921 PREPARED BY O.F. KAUFFMAN, CE.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,331 FEET AND AN ANGULAR ERROR OF 3.12 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 603,503 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 3.255 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.



MITCHELL LOWERY GEORGIA RLS# 3109

LEGEND

	PROPERTY LINE		FIRE HYDRANT
	OVERHANG/AWNING		SANITARY SEWER MANHOLE
	BUILDING SETBACK LINE		DROP INLET
	BUILDING SETBACK LINE		DOUBLE-WING CATCH BASIN
	WATER LINE		REBAR
	OVERHEAD UTILITY LINE		CAPPED REBAR
	GAS LINE		FOUND
	SANITARY SEWER LINE		OPEN TOP PIPE
	STORM DRAIN PIPE		CRIMPED TOP PIPE
	WATER VALVE		LIGHT POLE

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 3, 2019.
- 2) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A AND X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 3) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

OWNER

HAPEVILLE DEVELOPMENT AUTHORITY
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

SUBDIVIDER

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



317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186

WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR & COUNCIL

CHAIRMAN, PLANNING COMMISSION

PRINTED OR TYPED NAME OF OWNER

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "V" (VILLAGE). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 15 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET
MINIMUM WIDTH: 50 FEET
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES OR 35 FEET

ZONING AND SETBACK INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP DATED MARCH 5, 2019 AND MUNICODE.COM.

SIGNATURE OF SUBDIVIDER

DATE SIGNED

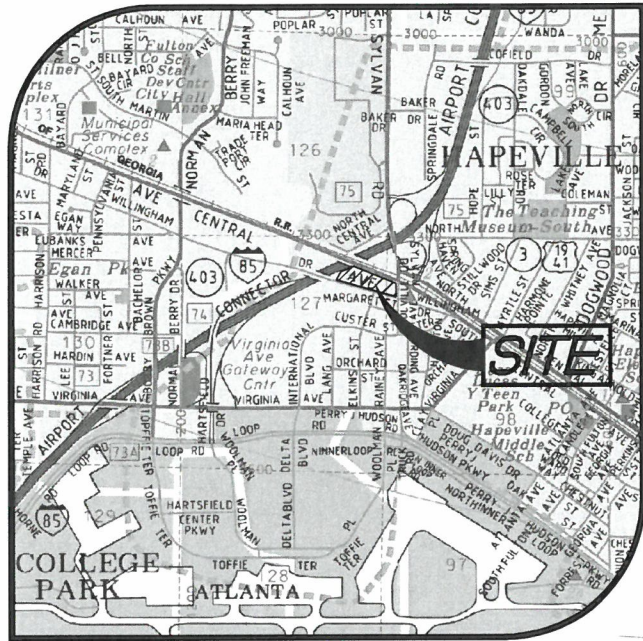
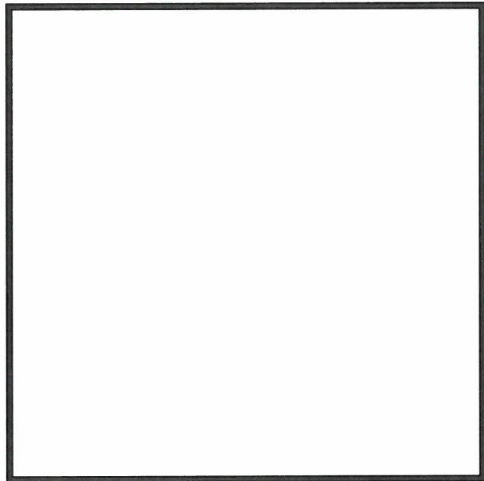
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PRINTED OR TYPED NAME OF OWNER

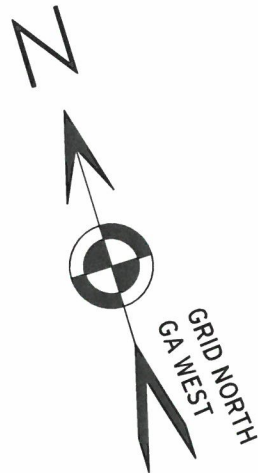
SHEET: 1 OF 2

COMBINATION PLAT OF:
FULTON COUNTY PARCELS:
14 012700020429 & 14 012700020379
PREPARED FOR:
MILLER LOWRY DEVELOPMENTS

JOB #: 192560	SCALE: 1"=100'
DATE: APRIL 4, 2019	DRAWN BY: J.BAGLEY
STATE: GEORGIA	COUNTY: FULTON
LAND LOTS: 89 & 127	DISTRICT: 14TH



VICINITY MAP



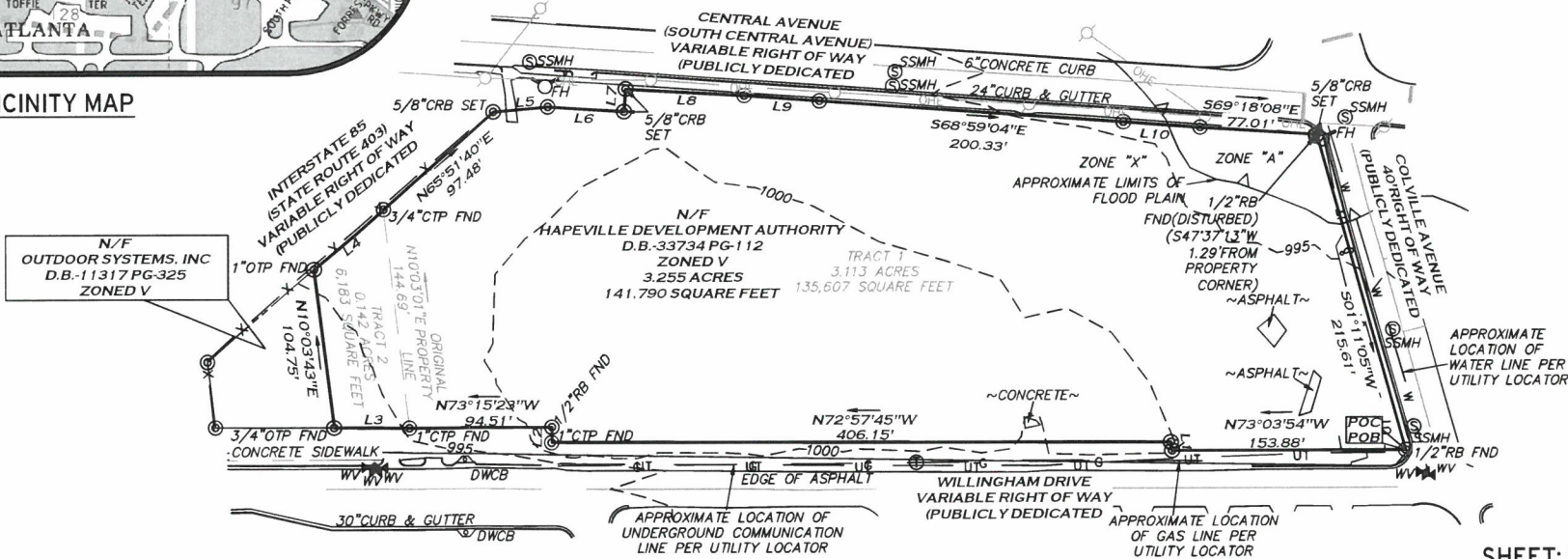
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

FINAL SURVEYOR'S CERTIFICATE

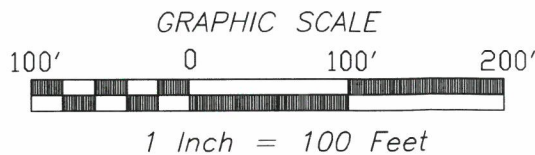
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MITCHELL LOWERY GEORGIA RLS# 3109



SHEET: 2 OF 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°09'24"E	5.70'
L2	N17°15'34"E	10.04'
L3	N72°46'57"W	49.98'
L4	N65°50'17"E	59.94'
L5	S78°10'06"E	36.08'
L6	S68°14'41"E	50.00'
L7	N20°45'19"E	15.00'
L8	S69°47'00"E	77.78'
L9	S68°51'36"E	49.84'
L10	S68°50'02"E	49.97'

COMBINATION PLAT OF:
FULTON COUNTY PARCELS:
14 012700020429 & 14 012700020379
PREPARED FOR:
MILLER LOWRY DEVELOPMENTS

JOB #: 192560	SCALE: 1"=100'
DATE: APRIL 4, 2019	DRAWN BY: J.BAGLEY
STATE: GEORGIA	COUNTY: FULTON
LAND LOTS: 89 & 127	DISTRICT: 14TH