

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
Willingham Drive at Colville Avenue
Final Plat Review No. 1
K&W Ref. No. 191051.20

Dear Ms. Senter:

As requested, I have reviewed the Final Subdivision Plat for the Mixed Use commercial/residential site to be located on a 3.26 acre parcel at the northwest intersection of Willingham Drive at Colville Avenue, within a V (Village) Zoning District. The re-submittal was received on April 12, 2019. The plat was prepared by Lowery & Associates Land Surveying, LLC, under the land surveyor seal of Mitchell Lowery. With regard to my review letter dated March 18, 2019, my comments are as follows:

1. The location of the existing aviation easement shown on the original survey does not appear to be shown.
2. The development abuts existing Colville Avenue with a right of way width of 40 feet. Per the subdivision regulations section 90-1-3 (a), additional right of way width on existing streets should be provided for the street to meet the minimum right of way width of at least 50 feet in the regulations. With this development occurring on only one side of the existing street, one half of the required additional right of way should be provided. It is not clear if this minimum 5 feet of additional right of way is provided.
3. The Owner's Acknowledgement and Dedication does not include a signature space and date for the Owner.
4. The certification by the landowner that the City assumes no responsibility for overflow and other language per Chapter 90-1-2(f)i is not shown.
5. The final surveyor's certificate signature date and date of expiration of license should be shown.
6. The City Final Plat Approval statement should not have a space for name of owner or data and does not show a signature space and date for the City Engineer per Chapter 90-1-2(f)k.
7. All surveyor, owner, and subdivider names, signatures and dates should be shown prior to submitting the plat for final City approval.

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.