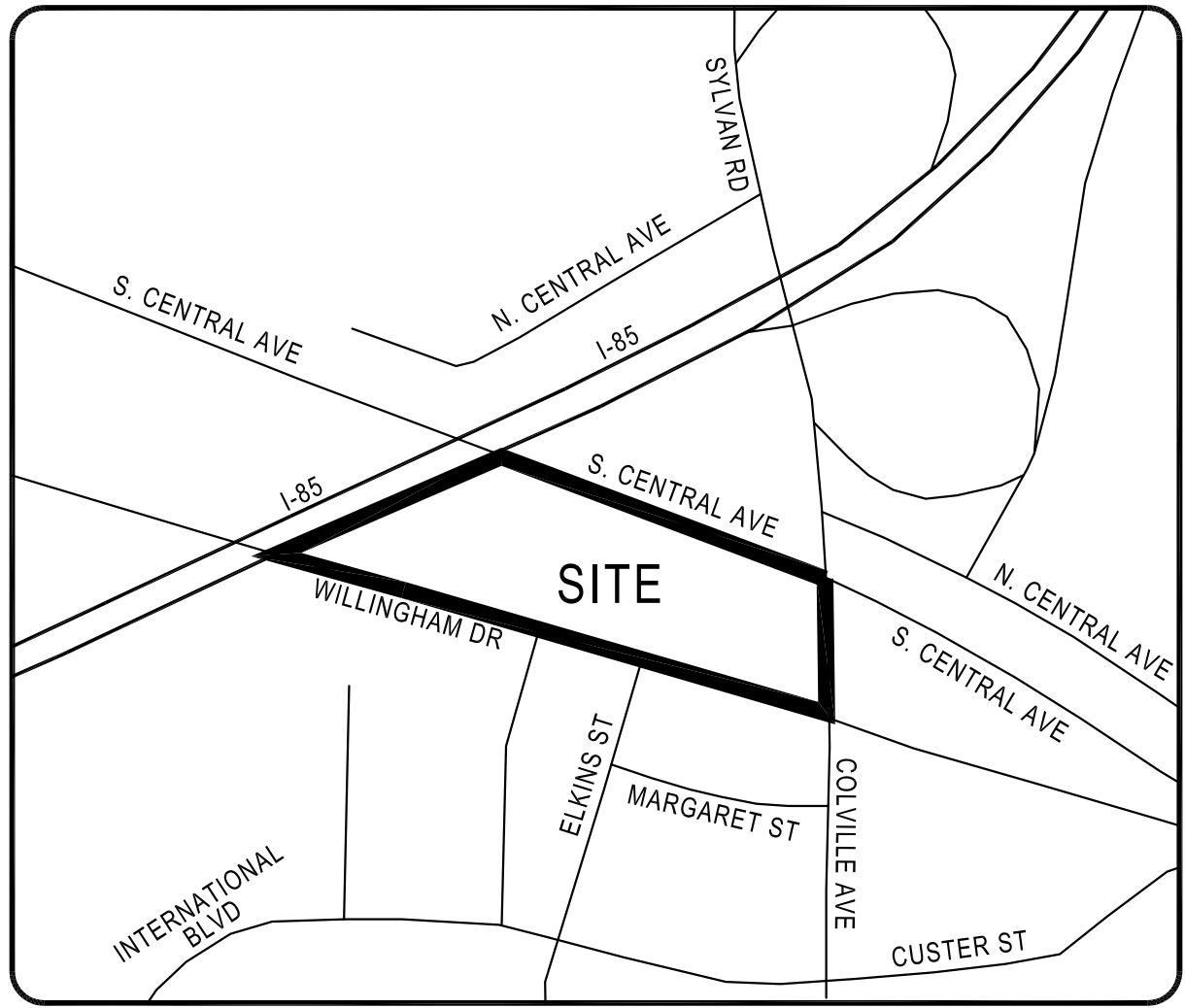




Location Map
N.T.S.

SITE NOTES:

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

VARIANCES REQUESTED:

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.

LOT COVERAGE:

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%

FLOOR AREA RATIO:

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.
PARKING 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

OPTIONAL GATE FOR RESIDENTIAL UNITS

PROPOSED CURB CUT LOCATION

15 FOOT SETBACK

OPEN SPACE = 45,027 SF OR 32% OF SITE

COMMON AREA ACCENT - FIREPIT

CRUSHED GRANITE WALKING PATH

STAIRS

15 QTY - PARKING SPACES, 18.0'x8.5' - COMPLIANT WITH ARTS DISTRICT, SEC. 93-28-10.2(E)

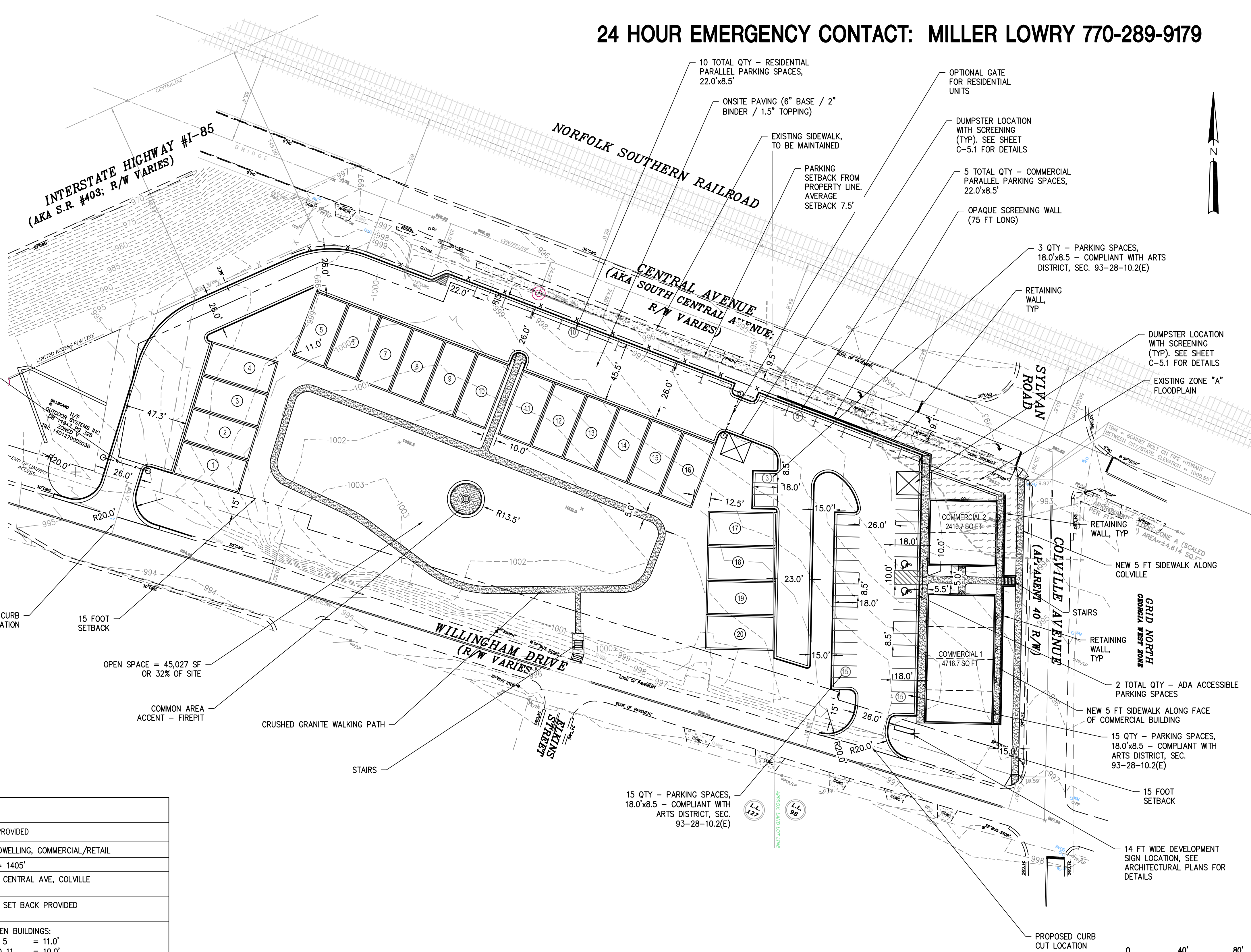
VILLAGE DISTRICT REQUIREMENTS:

- 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))

APPLICANT / DEVELOPER

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

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



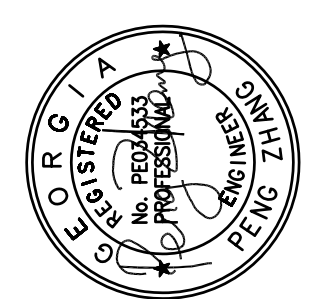
0 40' 80'
SCALE: 1" = 40'

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser 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 Plan

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



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

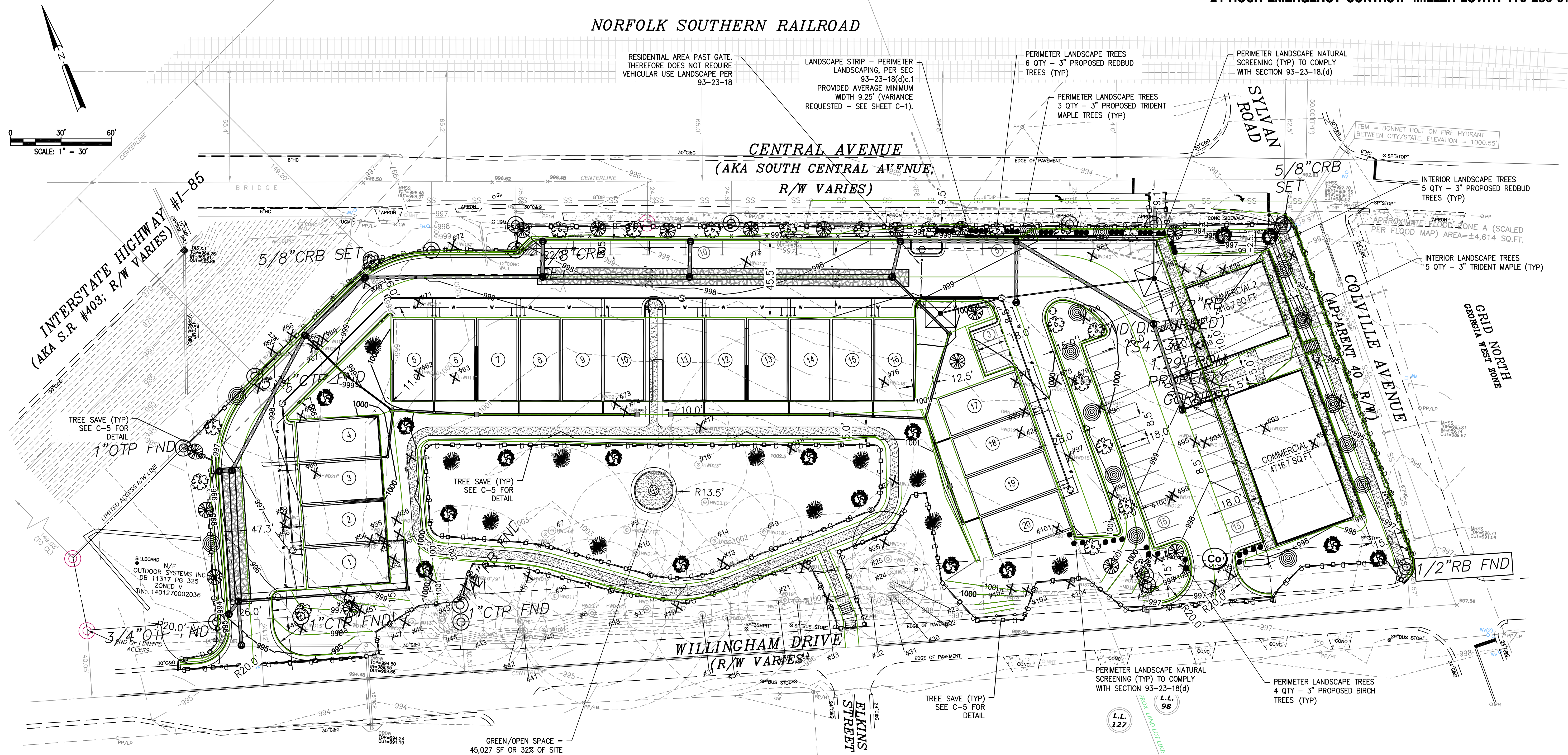
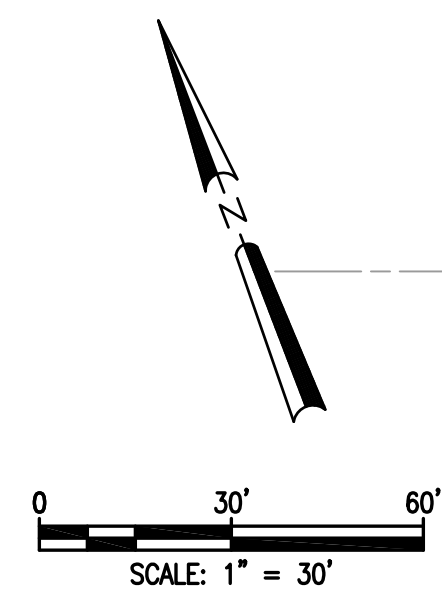
CVE PI # 18-403

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

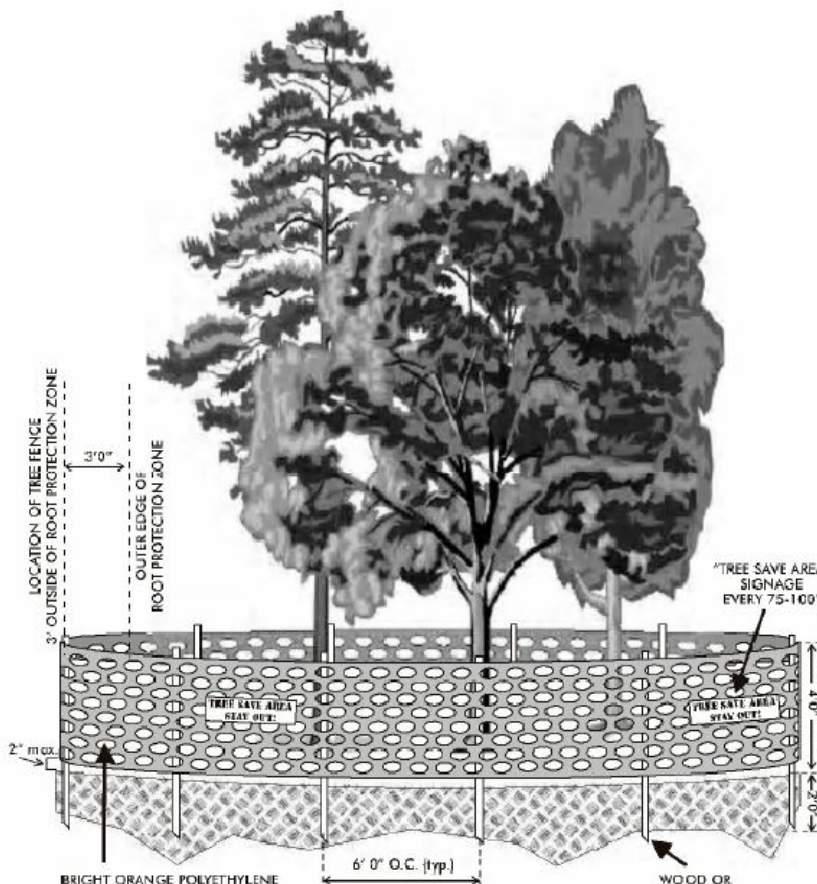
TREE PROTECTION FENCING SHALL BE
MAINTAINED DURING THE ENTIRE
PROJECT PERIOD

Tree Legend

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

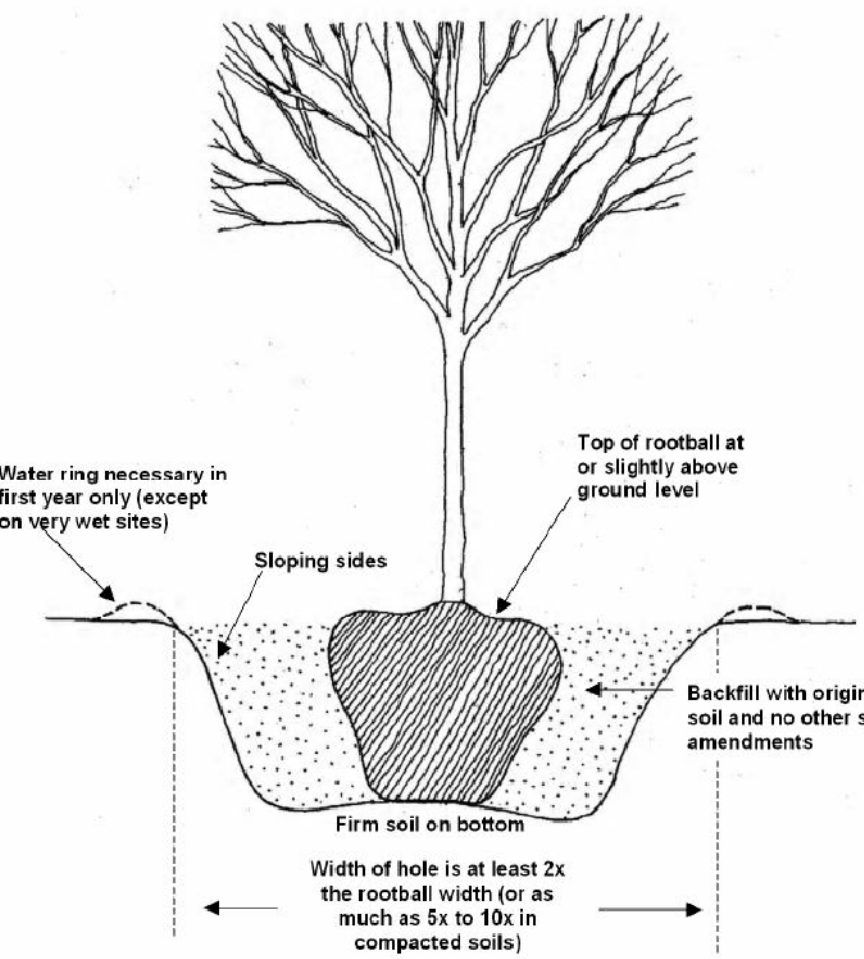
- AMERICAN BEECH (16 - 3" TREES)
- OVERCUP OAK (11 - 3" TREES)
- RED BUD (20 - 3" TREES)
- TRIDENT MAPLE (15 - 3" TREES)
- RIVER BIRCH (16 - 3" TREES)

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
678-324-9410
www.crescentvieweng.com

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

Site/Tree Conservation Plan

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

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

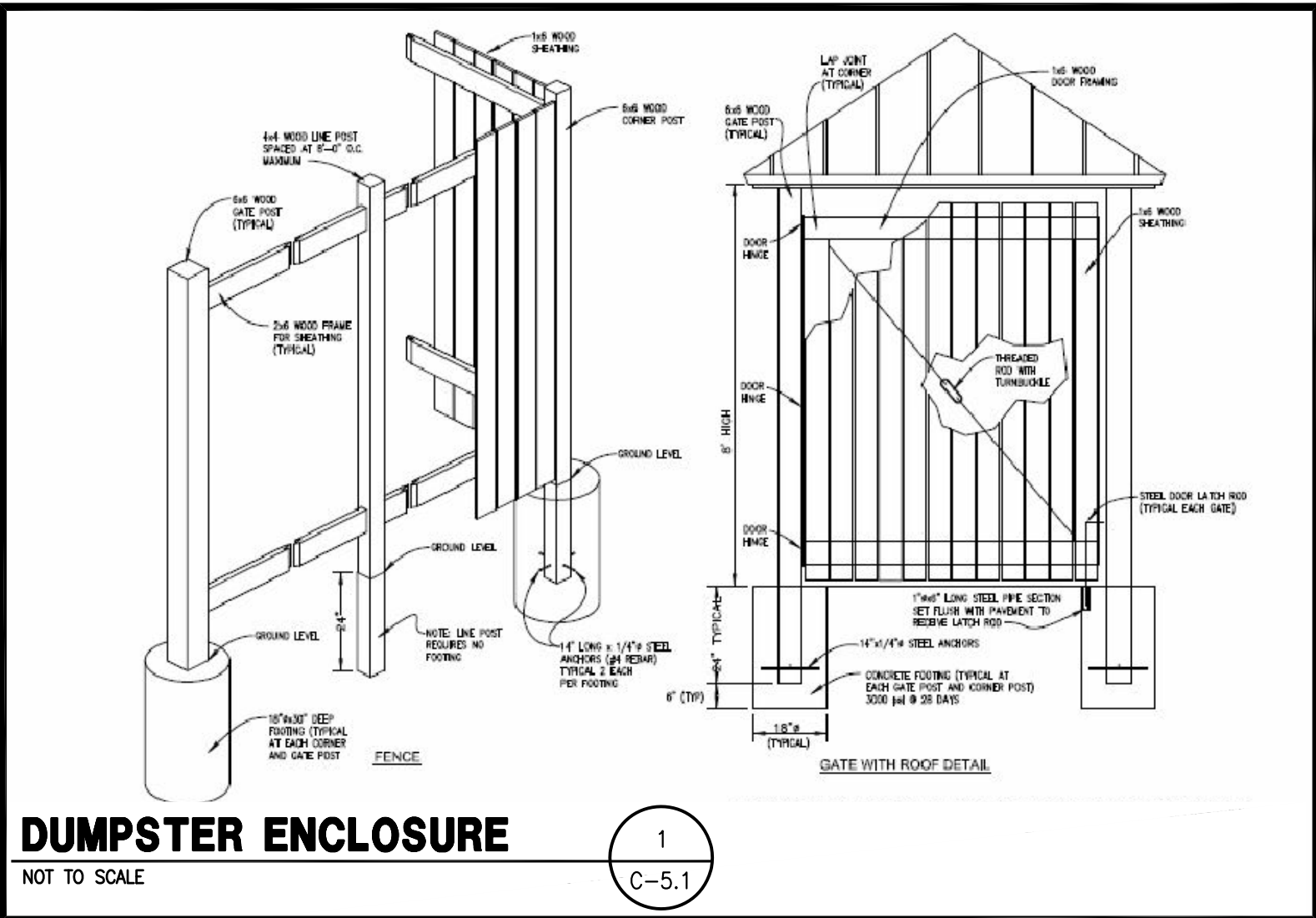
BOUNDARY TREES REMOVED:

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



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Friesler 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	REVISIONS	
			AS SHOWN	CITY COMMENTS
4-8-19		A. R.	5-7-19	
CHECKED		P. Z.		

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-5.1