



August 2, 2109

Ms. Tonya Hutson
Department of Community Services
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: King Arnold Townhomes
591 King Arnold Street
Development Review No. 1
K&W Ref. No. 191051.50

Dear Ms. Hutson:

As requested, I have reviewed the Site Development plans for the King Arnold Townhomes located on a 0.99 acre site at 591 King Arnold Street, within a UV Zoning District. The initial submittal was received on July 30, 2019. The plans were prepared by Crescent View Engineering LLC, under the engineering seal of George H. Baltz III. My comments are as follows:

1. The drawings show removal of an existing 24 inch drain pipe serving the interior northeast portion of the property but there is no indication where or how the upstream end of the pipe terminates or if it serves adjacent property. Information on the upstream pipe end location should be shown to verify that no impacts to offsite property will occur with the removal of the existing pipe.
2. The grading and building plans show construction within the flood zone A area of the FEMA maps and no information is provided on FEMA approvals for the work. 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 applicant is also referred to the City of Hapeville Floodplain Ordinance for guidance.
3. The zoning of adjacent property parcels should be shown on the drawings.
4. The reference number, conditions, and approval date for the variance requested of two guest parking spaces should be shown on the drawing cover sheet.
5. 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.
6. Insufficient dimensions are provided to verify the correct location of buildings and improvements in relation to the property boundary lines.
7. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
8. The dimensions for the guest parking spaces and the spaces for each dwelling unit should be shown on the plans.
9. The plans do not indicate how solid waste from the units will be handled as no dumpster is shown. If dumpster is proposed, details of the dumpster enclosure should also be shown.
10. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown for all ADA ramps at sidewalks intersecting driveways and streets.
11. The paving type and thicknesses for the driveway is not identified on the drawings.
12. The driveway entrance at the street intersection does not show curb radii to be adequate for vehicle turning and it does not agree with the driveway detail shown elsewhere on the drawings.

13. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 were not included with the submittal.
14. A landscape plan should be provided to show a summary table indicating planting quantities or caliper size so it can be verified if minimum City requirements have been satisfied.
15. The site improvements do not include landscaping for the parking area to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance.
16. The total amount of impervious surface area for the development should be shown on the drawings for stormwater utility purposes.
17. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The applicant should add information to the drawings to clarify.
18. Provisions to address the Post Development Storm Water Management per the procedures of Section 63-2-2 (2) of the Code of Hapeville should be adequately demonstrated as the redevelopment includes the creation, addition or replacement of 5,000 square feet or more of impervious cover. Provisions to be provided to the City should include the storm water management inspection and maintenance schedule and agreement, performance maintenance bond and fees, and the detailed estimate of the plan annual maintenance costs.
19. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9).
20. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
21. The disturbed acreage for the site is greater than 1 acre, therefore the applicant should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
22. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
23. The disturbed area exceeds 1 acre. Therefore, the erosion and sediment control plans must include three phase plans and related requirements to satisfy the City's Erosion and Sediment Control Ordinance.
24. Storm drain pipe profiles should be provided for all storm drain pipes.
25. The existing sanitary sewer along the northeast property line should be shown within a minimum 20 feet sewer easement. A copy of the executed and recorded easement agreement needs to be provided to the City prior to issuance of a certificate of occupancy.
26. The proposed 6 inch sanitary sewer is not shown within a sewer easement and is therefore, considered a private sewer for operation and maintenance by the property owner. If proposed as a public sewer, the pipe size should be 8 inch pipe and the line shown within a minimum 20 feet wide sewer easement.
27. The entity responsible for operation and maintenance of common use areas, utilities, and site improvements should be described on the drawings. If a proposed homeowners association is responsible, details of the formation and description of the association should be provided.
28. A proposed 6 inch water main on Estelle Street should be relocated to be outside of the street paving limits. The minimum diameter size for water mains should be 8-inches, rather than the 6 inch shown.
29. Proposed connections for water service appear to involve pavement cutting of the existing public street. Community Service department approval of the installation should be obtained for land development permitting. Since it appears some of the installation occurs in the middle of existing streets, temporary traffic control signs, measures, and details should be shown on the drawings.
30. Perimeter fencing around the stormwater management pond should be shown.
31. Permit approval for the development cannot be issued until plans and details adequately defining the retaining walls sealed by a design professional have been reviewed and approved.

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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.