

September 30, 2019

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

Re: Porsche Service Center
1 Porsche Avenue
Development Review No. 1
K&W Ref. No. 191051.60

Dear Ms. Senter:

As requested, I have reviewed the site plans for the Porsche Service Center Site to be located on a 2.50 acre parcel on Porsche Avenue, within a B-P Zoning District. The initial submittal was received on September 25, 2019. The plans were prepared by Kimley Horn, and did not contain a design professional seal on any of the six drawing sheets. My comments are as follows:

1. All drawings should be sealed by the design professional of record.
2. The exterior wall material of the proposed building is not described to verify compliance with Section 93-18-5(3) regarding wall material composition for the indicated B-P zoning district.
3. The basis for the quantity of proposed parking spaces should be shown to verify compliance with Section 93-18-3 for off-street parking and loading requirements.
4. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
5. The distance from the building front facing Porsche Avenue to the right of way of Porsche Avenue or a similar dimension to establish the front building line should be shown.
6. The projected peak and average utility usage for all City provided utility services (such as water and sanitary sewer) should be indicated on the plans.
7. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
8. The zoning type for all adjacent property parcels should be shown.
9. The minimum full size parking space width is 10 feet rather than the 9 feet shown.
10. The purpose and intended use for the extended driveway shown in the southeast corner of the property and how it will terminate should be shown on the drawings.
11. The plans do not indicate how solid waste from the site will be accounted for as no dumpster is to be provided. Details of the dumpster enclosure should also be shown.
12. Concrete sidewalk at least 5 feet wide complying with Section 90-1-4 (7) is not shown along the frontage of Porsche Avenue.
13. The paving thicknesses should be included on the drawings.
14. 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.
15. The landscape plan does not provide a summary table indicating planting quantities or caliper size and comparisons to City requirements. Therefore it cannot be verified if minimum City requirements have been satisfied. The landscaping plan shown should include computations for area in vehicular use areas to verify compliance with Section 93-23-18 of the Zoning Ordinance.

16. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided so bond amounts to be posted can accurately be verified.
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.
18. 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).
19. 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.
20. The disturbed acreage for the site is greater than 1 acre, therefore the petitioner should provide an Erosion Control Checklist per GSWCC criteria with or on the submitted plans for review.
21. A copy of the approval from GSWCC Region 1 for review and approval of the erosion control plans should be provided to the City.
22. Storm drain pipe profiles should be provided for all storm drain pipes.
23. The proposed sanitary sewer and storm drain lines should be shown within a minimum 20 feet wide permanent utility easement where the route extends off the subject property. The sanitary sewer and storm drain pipe size, lengths, slopes, and profiles should be on the drawings. A copy of the executed and recorded easement agreement needs to be provided to the City prior to issuance of a certificate of occupancy.
24. The proposed site plan shows site improvements and the building located over existing 12 inch and 2 inch water mains and storm drain pipes. The plans do not show how these existing features will be handled with the proposed site improvements.
25. Plans for exterior lighting are not shown to address site lighting of the development.

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.