1. Welcome And Introduction

2. Approval Of Minutes
   July 12, 2016

3. Old Business

4. New Business

4.I. 3371 Dogwood Drive - Site Plan Review

Mr. Xaiver Hill of Convergent Construction is seeking site plan approval to allow the construction of six (6) townhomes at 3371 Dogwood Drive. The property is zoned UV, Urban Village.

Documents:

3371 DOGWOOD DRIVE - WEB APP. PACKET.PDF

4.II. 1155 Virginia Avenue - Conditional Use Permit

Mr. Roger Fisher is seeking approval of a Conditional Use Permit for the construction of a 62' x 160' gravel parking area at 1155 Virginia Avenue. The property is zoned UV, Urban Village.

Documents:

1155 VIRGINIA AVENUE - WEB APP. PACKET.PDF

5. Next Meeting Date - September 13, 2016 At 6:00PM

6. Adjourn

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Convergent Construction

Mailing Address 4584 Moreland Ave Conley Ga 30288

Telephone _____ Mobile _____

Email _____

Property Owner (s) Jenese Moore

Mailing Address 3371 Dogwood Dr Unit 130 Hapeville, Ga 30354

Telephone _____ Mobile _____

Address/Location of Property: 3371 Dogwood Dr Unit 200 210 220 230 240 250

Parcel I.D. # **(INFORMATION MUST BE PROVIDED)**: 14009800170433 14009800170443 14009800170450 14009800170468 14009800170484

Present Zoning Classification: C2

Present Land Use: Multi family

Please check the following as it applies to this application:

X Site Plan Review _____ Temporary Use Permit

_____ Conditional Use Permit

_____ Other (Please State)_____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or 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 conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Xavier Hall
Applicant's signature

Date: 7/12/16

Sworn to and subscribed before me

This 12th day of July, 2016.

Tracey Gladmon
Notary Public

TRACEY GLADMON NOTARY PUBLIC FULTON COUNTY, GA

CITY OF HAPEVILLE
COMMUNTY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3371 Dogwood Dr units 200 210 220 230 240 250
Hapeville, Ga 30354

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: Convergent Construction, LLC

Address of Applicant: 4584 Moreland Ave
Conley Ga 30288

Telephone of Applicant: 6786379790

X Jenese Moore
Signature of Owner

Jenese Moore
Print Name of Owner

Personally Appeared Before Me this 12th day of July, 2016.

Tracey Gladmon
Notary Public

TRACEY GLADMON NOTARY PUBLIC GA

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly)

The proposed project locate at 3371 Dogwood in Hapeville, Ga involves the new construction of 6 town homes of the Hapeville Mill Loft Town homes development. The intention is to finish up the remaining units in the second phase of the development from 2008. Each of the 6 Town homes will contain a two car garage with 3 Bedrooms and 2.5 Baths and front Patio space. The unit area for each unit will be 1516 sq.f. Exterior Material are limited to existing brick surround for the patio, composite siding, metal roofing and pressure treated wood on all exterior Balconies and decks. The storm water drainage is accomplished through underground piping and patio drain are tied into existing retention system. The footing and slab for the foot print of the building has already been poured along with the rough piping for plumbing and fire Sprinkler system for each unit.

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop 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. To be considered, a site plan **<u>must</u>** contain the following information:

- A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
- Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, North arrow and date drawn.
- The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.
- Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

KM The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

KM The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

KM Existing and proposed grades at an interval of five (5) feet or less.

KM The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

KM A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

KM The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

KM The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

KM The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

XM Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

XM Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

XM Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

XM Site area (square feet and acres).

XM Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

XM Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

XM Total floor area ratio and/or residential density distribution.

XM Number of parking spaces and area of paved surface for parking.

XM At the discretion of the Planning Commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

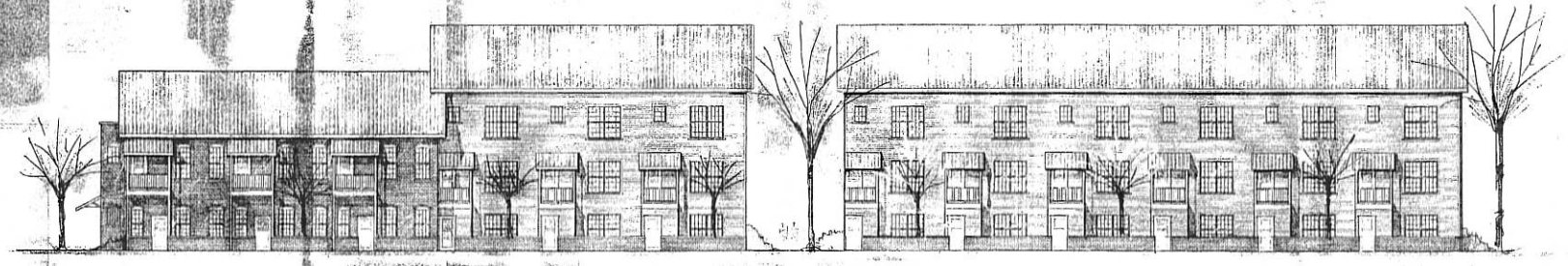
Please ***<u>initial</u>*** each item on the list above certifying that all the required information has been included on the site plan. Sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Karen Hall

Date: 7/12/16

DOGWOOD TOWNHOMES

3371 DOGWOOD DRIVE
HAPEVILLE, GEORGIA 30354



2 A0.0 **PROPOSED ELEVATION**
NO SCALE

PROJECT INFORMATION

PROJECT INFORMATION
MARQUIS TOWNHOMES
JURISDICTION: CITY OF HAPEVILLE

PROPOSED USE: RESIDENTIAL TOWNHOMES

ZONING CLASSIFICATION: LIV, URBAN VILLAGE
LAND LOT: 98
LAND DISTRICT: 14

MAXIMUM BUILDING HEIGHT: 64'-0"
PROPOSED BUILDING HEIGHT: 42'-8"

PROPOSED GROSS FLOOR AREA:
UNITS 1-9: 2157 SF (719 SF PER FLOOR)
UNITS 10-12: 1796 SF (598 SF PER FLOOR)

MINIMUM FRONT BUILDING SETBACK: 15'-0"
MINIMUM REAR AND SIDE BUILDING SETBACKS: 0'-0"
MINIMUM BUFFER ADJOINING RESIDENTIAL: 15'-0"

AREA CALCULATIONS:
SITE: 29,324 SF, .673 ACRES
PERVIOUS AREA: 8149 SF, 0.19 ACRES (28%)
IMPERVIOUS AREA: 21,175 SF, 0.49 ACRES (72%)
DISTURBED AREA: 27,988 SF, 0.64 ACRES

EXISTING INFORMATION:
THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION PROVIDED BY VALENTINO & ASSOCIATES, INC. DATED: JUNE 8, 2006. SEE SHEET C-2.

FLOOD HAZARD:
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0036E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOTLIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

DWELLING UNITS:
NINE (9) TWO BEDROOM UNITS @ 2157 SF
THREE (3) THREE BEDROOM UNITS @ 1796 SF

FAR: 1.03

PARKING:
31 TOTAL PARKING SPACES (24 WITHIN GARAGES)
6331 SF PAVED EXTERIOR PARKING SURFACE
2407 SF PAVED CIRCULATION SURFACE

PROJECT DIRECTORY

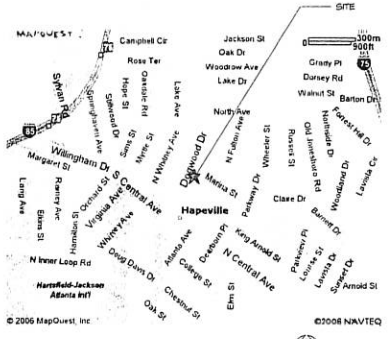
OWNER

ARCHITECT: PIMSLER HOSS ARCHITECTS, INC.
W. ALLEN HOSS
1383 SPRING STREET, NW
SUITE S
ATLANTA, GEORGIA 30309
(P)404.875.1577
(F)404.875.2475

CIVIL ENGINEER: EDWARDS AND NEFF ENGINEERING
BRAD EDWARDS
3990 FLOWERS ROAD, SUITE 550
ATLANTA, GEORGIA 30360
(P)678.805.5000
(F)678.805.5011

ZONING CHART

CATEGORY	ALLOWED	PROVIDED
FRONT SETBACK	15'	15'
SIDE SETBACK	0'	29'
REAR SETBACK	0'	15'
BUILDING HEIGHT	64'	42'-8"



1 A0.0 **AREA MAP**
NO SCALE

SUBMITTED FOR SITE PLAN REVIEW 6.19.2006
CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT
608 KING ARNOLD STREET
HAPEVILLE, GEORGIA 30354
(P) 404.669.8269
(F) 404669.9036

LIST OF DRAWINGS

			RELEASED FOR CONSTRUCTION	NUMBER OF SHEETS SUBMITTED	REVISION DATE 06.19.06	1	2	3	4	5	6
COVER	A0.0	COVER SHEET	N	1	•						
CIVIL	C-0	CONCEPT SITE PLAN	N	1	•						
	C-2	BOUNDARY AND TOPOGRAPHIC SURVEY	N	1	•						
ARCHITECTURAL	A0.1	PROPOSED SITE PLAN	N	1	•						
	A2.1	PROPOSED FLOOR PLANS	N	1	•						
	A3.1	PROPOSED EXTERIOR ELEVATIONS	N	1	•						

PIMSLER · HOSS
ARCHITECTS INC
RANDY B. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.
1383 SPRING STREET, NW SUITE S ATLANTA, GEORGIA 30309
T (404) 875 1577 F (404) 875 2475

Dogwood Townhomes
3371 DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 06152
SCALE: AS NOTED

REV.	DATE	DESCRIPTION

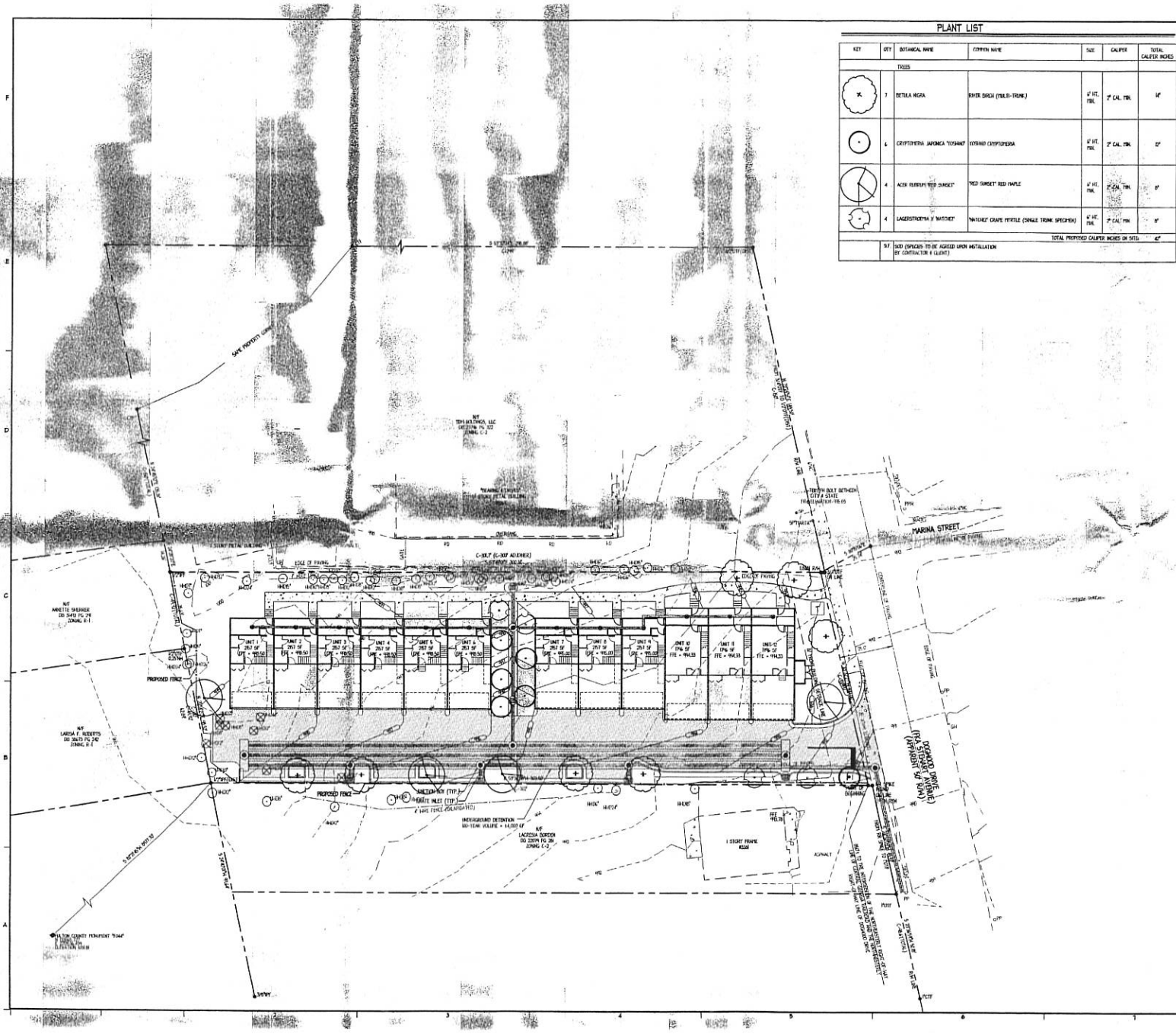
DRAWN BY: JEG
CHECKED BY:

COVER SHEET

A0.0

06.20.06
NOT RELEASED FOR CONSTRUCTION

© 2006 PIMSLER HOSS ARCHITECTS, INC.



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	TOTAL CALIPER INCHES
		TREES				
	7	BETULA NIGRA	RIVER BIRCH (MULTI-TRUNK)	6' HT. MIN.	2" CAL. MIN.	14"
	6	CRYPTOMERIA JAPONICA "YOSHINO"	YOSHINO CRYPTOMERIA	6' HT. MIN.	2" CAL. MIN.	12"
	4	ACER RUBRUM "RED SUNSET"	"RED SUNSET" RED MAPLE	6' HT. MIN.	2" CAL. MIN.	8"
	4	LAGERSTROEMIA X "NATCHEZ"	"NATCHEZ" CRAPE MYRTLE (SINGLE TRUNK SPECIMEN)	6' HT. MIN.	2" CAL. MIN.	8"
					TOTAL PROPOSED CALIPER INCHES ON SITE:	42"
	S.F.	SOD (SPECIES TO BE AGREED UPON INSTALLATION BY CONTRACTOR & CLIENT)				

LOCATION MAP

DOGWOOD DRIVE
N.T.S.

SITE INFORMATION

JURISDICTION: CITY OF HAPEVILLE

PROPOSED USE: RESIDENTIAL TOWNHOMES

ZONING CLASSIFICATION: UV, URBAN VILLAGE
LAND LOT: 98
LAND DISTRICT: 14

PARKING SPACES PROVIDED:
GARAGE SPACES = 24
PARALLEL SPACES = 6
TOTAL PARKING = 30

MAXIMUM BUILDING HEIGHT: 64'
PROPOSED BUILDING HEIGHT: 45'6"

PROPOSED GROSS FLOOR AREA:
UNITS 1-4: 2617 SF (7M SF PER FLOOR)
UNITS 10-12: 1796 SF (9M SF PER FLOOR)

MINIMUM FRONT BUILDING SETBACK: 0'-0"
MINIMUM REAR, AND SIDE BUILDING SETBACKS: 0'-0"

AREA CALCULATIONS:
SITE: 24,324 SF, 0.673 ACRES
PERVIOUS AREA: 8,149 SF, 0.19 ACRES (25%)
IMPERVIOUS AREA: 21,175 SF, 0.49 ACRES (72%)
DISTURBED AREA: 27,988 SF, 0.64 ACRES

EXISTING INFORMATION:
THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION PROVIDED BY VALENTINO & ASSOCIATES, INC., DATED: JUNE 8, 2006. (SEE SHEET C-2)

FLOOD HAZARD:
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0301E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

GRAPHIC SCALE (in feet) 1"=20'
10' 0' 20' 40'

PIMSLER • HOSS
ARCHITECTS INC
RANDY E. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.
1383 SPRING STREET, NW SUITE B ATLANTA, GEORGIA 30309
T (404) 875 1617 & F (404) 875 2475

GEORGIA REGISTERED PROFESSIONAL No. 21087 JAMES D. HOSS 6/19/06

CIVIL ENGINEER
Edwards & Neff
ENGINEERING
ATLANTA • DALTON BIRMINGHAM
PERIMETER PLACE BUSINESS PARK
3999 FOWLER ROAD, SUITE 550
ATLANTA, GEORGIA 30300
PHONE: (678) 805-5000, FAX: (678) 805-5011

DOGWOOD TOWNHOMES

DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 061037/06152
SCALE: 1" = 20'

REV.	DATE	DESCRIPTION

CONCEPT SITE PLAN

C-0

06.19.06
NOT RELEASED FOR CONSTRUCTION

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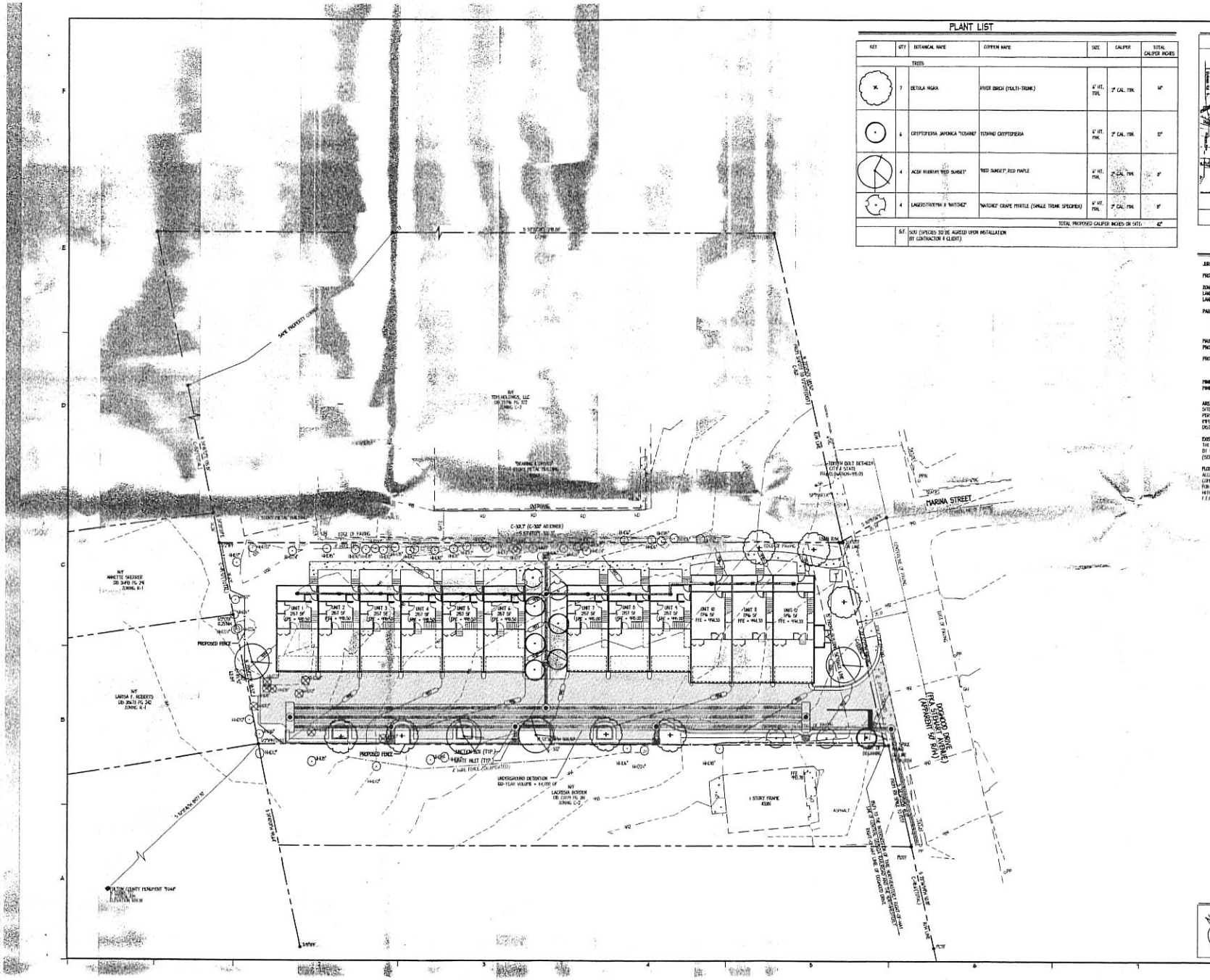


PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	TOTAL CALIPER INCHES
		TREES				
	7	BETULA NIGRA	RIVER BIRCH (MULTI-TRUNK)	6' HT. MIN.	2" CAL. MIN.	14"
	6	CRYPTOMERIA JAPONICA "YOSHINO"	YOSHINO CRYPTOMERIA	6' HT. MIN.	2" CAL. MIN.	12"
	4	ACER RUBRUM "RED SUNSET"	"RED SUNSET" RED MAPLE	6' HT. MIN.	2" CAL. MIN.	8"
	4	LAGERSTROEMIA X "NATCHEZ"	"NATCHEZ" CRAPE MYRTLE (SINGLE TRUNK SPECIMEN)	6' HT. MIN.	2" CAL. MIN.	8"
					TOTAL PROPOSED CALIPER INCHES ON SITE:	42"
	S.F.	SOD (SPECIES TO BE AGREED UPON INSTALLATION BY CONTRACTOR & CLIENT).				

LOCATION MAP

SITE INFORMATION

JURISDICTION: CITY OF HAPEVILLE

PROPOSED USE: RESIDENTIAL TOWNHOMES

ZONING CLASSIFICATION: UV, URBAN VILLAGE
LAND LOT: 18
LAND DISTRICT: 14

PARKING SPACES PROVIDED:
GARAGE SPACES = 24
PARALLEL SPACES = 6
TOTAL PARKING = 30

MAXIMUM BUILDING HEIGHT: 64'
PROPOSED BUILDING HEIGHT: 45'6"

PROPOSED GROSS FLOOR AREA:
UNITS 1-4: 2157 SF (7PI SF PER FLOOR)
UNITS 10-12: 1796 SF (898 SF PER FLOOR)

MINIMUM FRONT BUILDING SETBACK: 15'-0"
MINIMUM REAR, AND SIDE BUILDING SETBACKS: 0'-0"

AREA CALCULATIONS:
SITE: 29,324 SF, 0.673 ACRES
PERVIOUS AREA: 5,144 SF, 0.14 ACRES (25%)
IMPERVIOUS AREA: 23,175 SF, 0.49 ACRES (72%)
DISTURBED AREA: 27,988 SF, 0.64 ACRES

EXISTING INFORMATION:
THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION PROVIDED BY VALENTINO & ASSOCIATES, INC, DATED: JUNE 8, 2006. (SEE SHEET C-2)

FLOOD HAZARD:
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13089C, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

GRAPHIC SCALE (in feet) 1"=20'
10' 0' 20' 40'

PIMSLER • HOSS
ARCHITECTS INC
RANDY E. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.
1383 SPRING STREET, NW SUITE B ATLANTA, GEORGIA 30309
T (404) 873 1317 & F (404) 873 2475

GEORGIA REGISTERED PROFESSIONAL No. 21087 6/19/06 JAMES D. NEFF

Edwards & Neff
ENGINEERING
ATLANTA • DALTON BIRMINGHAM
PERIMETER PLACE BUSINESS PARK
3990 FLOWERS ROAD, SUITE 500
ATLANTA, GEORGIA 30360
PHONE: (678) 805-5000, FAX: (678) 805-5011

DOGWOOD TOWNHOMES
DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 061037/06152
SCALE: 1" = 20'

REV.	DATE	DESCRIPTION

CONCEPT SITE PLAN

C-0

06.19.06
NOT RELEASED FOR CONSTRUCTION

© 2006 PIMSLER HOSS ARCHITECTS, INC.

GENERAL NOTES

1) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C036E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF HAPEVILLE IS LISTED AS C-2, GENERAL COMMERCIAL DISTRICT, THE CITY OF HAPEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 15 FEET.
MINIMUM REAR SETBACK = 0 FEET.
MINIMUM SIDE SETBACK = 0 FEET.
MAXIMUM BUILDING HEIGHT IS 40 FEET.

4) HORIZONAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. F044, ELEVATION = 1031.81 FEET.

5) CONTOUR INVERVALS SHOWN ARE ONE FOOT

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THERE EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.

PLAT REFERENCES

1) SURVEY PREPARED FOR DAREN PENCE, PREPARED BY DELTA SURVEYORS, INC., DATED 3/2/06.

FIELD DATES: 6/5/06 - 6/6/06

LEGAL DESCRIPTION
HAPEVILLE DEVELOPMENT AUTHORITY

All of that tract or parcel of land lying or being in Land Lot 98, 14th Land District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northeasterly right-of-way of Central Georgia Railroad and the northwesterly right-of-way line of Dogwood Drive (f/k/a Stewart Avenue, apparent 50 foot right-of-way).

THENCE along the northwesterly right-of-way line of Dogwood Drive a distance of approximately 850 feet, passing over a 1" crimped top pipe found at a distance of 100.15 feet from the end thereof, and passing over a 1" open top pipe found a distance of 49.97 feet from the end thereof, to a railroad spike found;

THENCE North 53 degrees 36 minutes 58 seconds West for a distance of 1.91 feet to a point, said point being the POINT OF BEGINNING.

THENCE leaving the northwesterly right-of-way line of Dogwood Drive, North 53 degrees 36 minutes 58 seconds West for a distance of 303.50 feet to a 1/2" iron pin found, disturbed;

THENCE North 25 degrees 14 minutes 27 seconds East for a distance of 98.52 feet to a 1/2" iron pin found;

THENCE South 53 degrees 47 minutes 01 seconds East for a distance of 300.31 feet to a point on the northwesterly right-of-way line of Dogwood Drive, said point being a distance of 1.81 feet from a 3/4" open top pipe found;

THENCE along the northwesterly right-of-way line of Dogwood Drive, South 23 degrees 32 minutes 27 seconds West for a distance of 100.05 feet to a point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.673 acres or 29,324 square feet.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 2 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,417 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 260,763 FEET.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

LAND LOT 98 DISTRICT 14TH SECTION FULTON COUNTY, GEORGIA

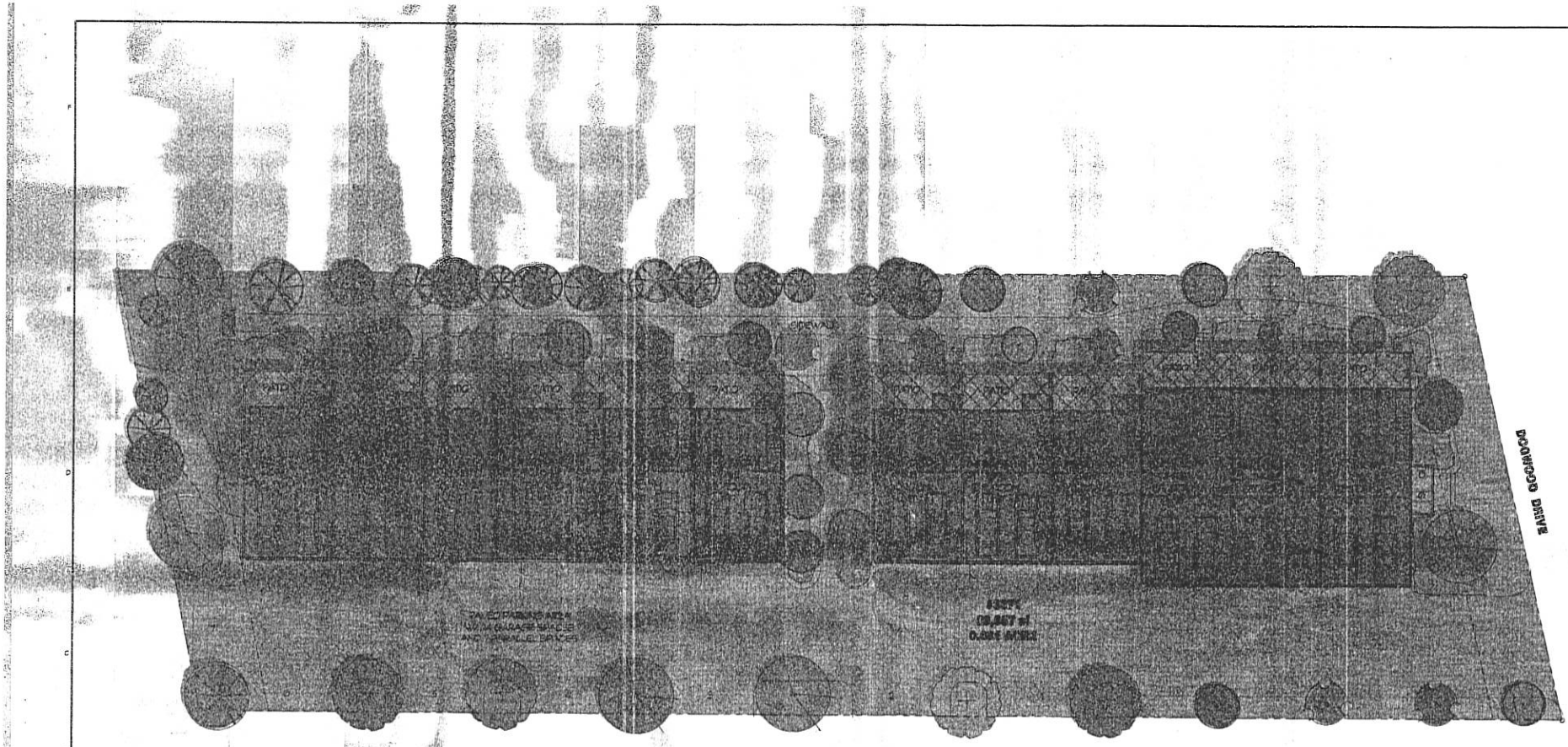
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080
PHONE (770) 438-0015 FAX (770) 435-6050

REVISIONS

SCALE:	1" = 20'
DATE:	6/8/06
JOB NUMBER:	26054
FILE NUMBER:	26054
PLOTTED:	6/8/06

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 1 OF 1



1 AS.1 **PROPOSED SITE PLAN**

3/32" = 1'-0"

0 8 16

PIMSLER • HOSS
ARCHITECTS INC
RANDY E. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.
1565 SPRINGS STREET, NW SUITE B ATLANTA, GEORGIA 30308
T (404) 873 0777 F (404) 873 2478

Dogwood Townhomes
3371 DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 08152
SCALE: 3/32" = 1'-0"

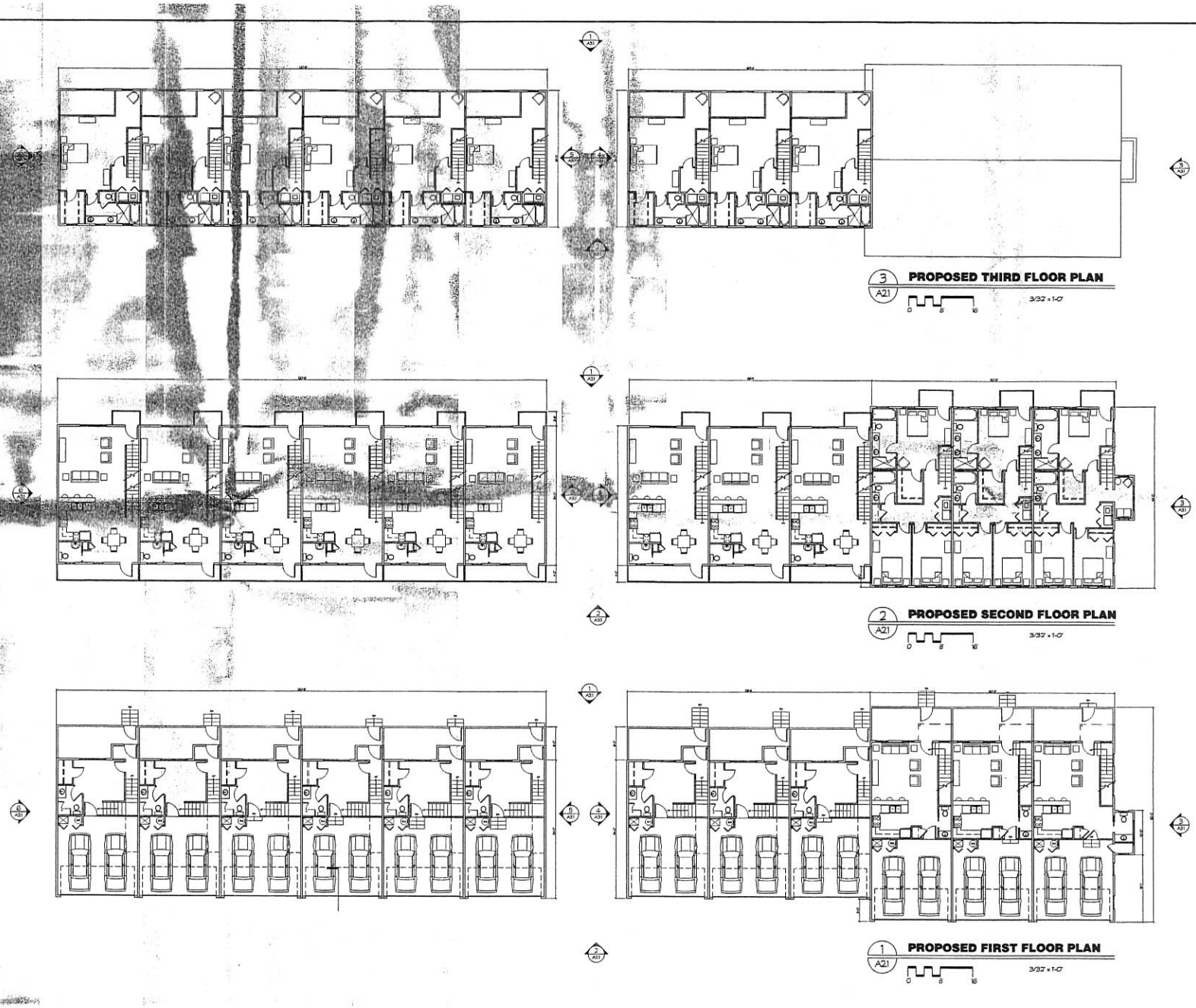
REV.	DATE	DESCRIPTION

DRAWN BY: SS
CHECKED BY:

PROPOSED SITE PLAN

AS.1

08.20.08
NOT RELEASED FOR CONSTRUCTION



PIMSLER • HOSS
ARCHITECTS INC
RANDY E. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.
1363 SPRING STREET, NW, SUITE B, ATLANTA, GEORGIA 30309
T (404) 873-1877 F (404) 873-2478

Dogwood Townhomes
3371 DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 06152
SCALE: 3/32" = 1'-0"

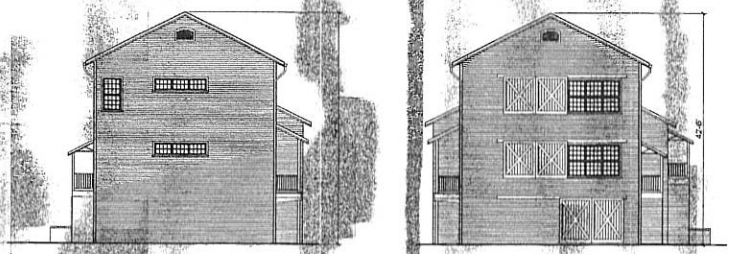
REV.	DATE	DESCRIPTION

DRAWN BY: SS
CHECKED BY:

PROPOSED FLOOR PLANS

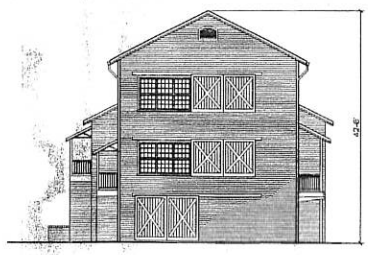
A2.1

06.20.06
NOT RELEASED FOR CONSTRUCTION

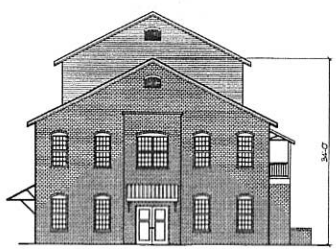


6 A3.1 **PROPOSED SIDE ELEVATION** 3/32" = 1'-0"

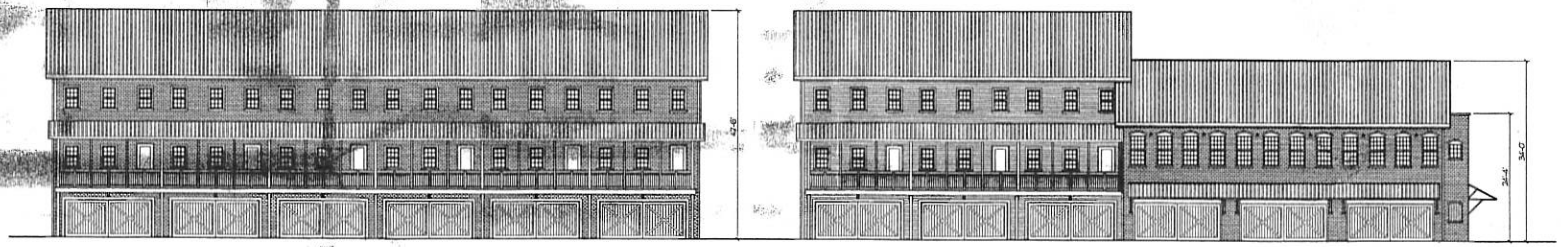
5 A3.1 **PROPOSED SIDE ELEVATION** 3/32" = 1'-0"



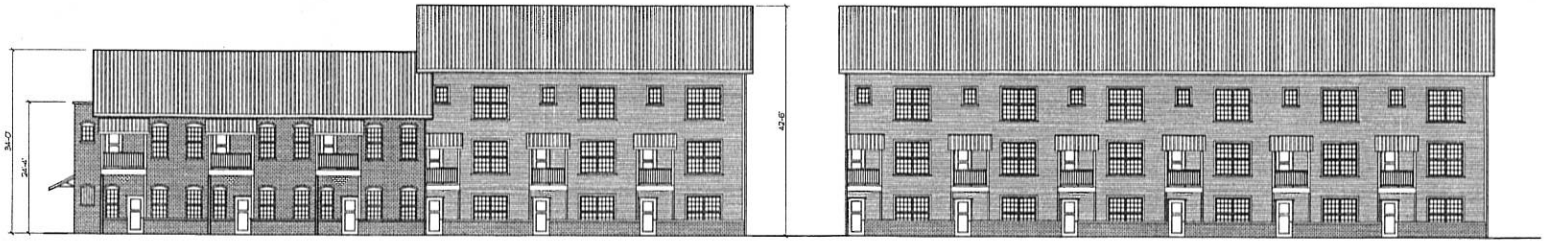
4 A3.1 **PROPOSED SIDE ELEVATION** 3/32" = 1'-0"



3 A3.1 **PROPOSED SIDE ELEVATION** 3/32" = 1'-0"



2 A3.2 **PROPOSED REAR ELEVATION** 3/32" = 1'-0"



1 A3.1 **PROPOSED FRONT ELEVATION** 3/32" = 1'-0"

PIMSLER • HOSS
ARCHITECTS INC
RANDY E. PIMSLER, A.I.A.
W. ALLEN HOSS, A.I.A.

Dogwood Townhomes
3371 DOGWOOD DRIVE
HAPEVILLE, GEORGIA

PROJECT NO. 06152
SCALE: 3/32" = 1'-0"

REV.	DATE	DESCRIPTION

DRAWN BY: SS
CHECKED BY:

PROPOSED ELEVATIONS

A3.1

06.20.06
NOT RELEASED FOR CONSTRUCTION

Department of Planning & Zoning

M E M O R A N D U M

TO: Brian Wismer, Planning Commission Chairman

FROM: Bill Johnston, City Planner

SUBJECT: **Site Plan Review for Six Townhouses at 3371 Dogwood Drive**

DATE: Wednesday, 3 August 2016

Background

A site plan has been submitted by Xavier Hill of Convergent Construction, applicant, seeking permission to build a 6-unit townhouse development as a continuation of the 6-unit Hapeville Mill Loft Townhomes development at 3371 Dogwood Drive. The property is zoned U-V, Urban Village. The property owner is Jenese Moore.

Findings

The proposal for a six-unit townhouse development is a "second phase" of a townhouse development that will yield a total of 12 townhouses. "Phase One" consisted of six townhouses built at the front of the property. The access drives are in and presumably have been approved. The plans do not indicate, and a site visit could not certify, compliance with the five-foot minimum perimeter landscaping. Similarly, the 15-foot landscaped buffer applicable when abutting residential has not been achieved at the driveway turnaround at the rear of the site.

Requirements for site plan applications are addressed below:

Site Plan Review Process

Sec. 93-2-16. - *Site plan review* provides the following guidance for processing applications for site plan approval. Findings are presented for each review requirement with deficiencies or non-compliance <u>underlined</u>:

(a) Intent and purpose. The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.

(b) Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city.

(c) Submission requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations:

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule.

(1)Site and landscape plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The plans indicate that units 1-6, planned at the rear of "Phase One," will be 3-story townhouses. Each will be a two-bedroom unit with a floor area of 1,566 square feet (which suggests two-story construction). A two-car garage is planned on the ground floor. The building height is 45 feet, six inches, well within the 64-foot maximum building height. The setbacks are met as a zero side and rear yard applies in the U-V Zone. The actual setback is 35 feet on the south portion of the lot and 21 feet on the north portion.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

No new driveways, curb cuts or sidewalks are proposed.

c. The locations, area and number of proposed parking spaces.

Each dwelling unit will have a ground floor, two-car garage. Seven (7) parallel parking spaces were approved with the original development for a total of 31 spaces. This complies with the two parking spaces per unit required by Sec. 93-22.1-1. *Chart of dimensional requirements*.

d. Existing and proposed grades at an interval of five feet or less.

The site rises approximately six feet from the front to the rear of the lot, virtually undetectable on the ground. Topographic information is provided at a contour interval of one foot. No grading is proposed.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

It does not appear that any of the existing trees indicated on the plans were retained in the original development.

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.).

The original landscape plan has been implemented; 21 trees of varying species were planted.

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

A small open space area has been retained at the rear of the property. Sec. 93-11.2-6. *Area, placement, and buffering requirements* of the U-V Zone establishes the following buffer requirement:

"Residential buffer. Where this district adjoins a residential zone, new development shall provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones." As mentioned, the required 15-foot buffer is not indicated on the original plans.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

No walls, fences or earth berms are indicated.

i. The identification and location of all refuse collection facilities, including screening to be provided.

The property is served by individual receptacles, "Herbie Curbies." Community Services has recommended that the use of individual receptacles be continued. One reason for this determination is that a dumpster would have to be located at the rear of the property which raises issues concerning truck access and pavement load bearing capacity. Refuse collection facilities and screening are not indicated on the plans.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

The impervious area, including the buildings and all pavement, is 21,175 square feet, yielding a ratio of 72 percent. Sec. 93-22.1-1. *Chart of dimensional requirements* establishes a maximum lot coverage of 90 percent in the U-V Zone. Sec. 93-1-2. *Definitions* defines "lot coverage" as "The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky." The property is in compliance and as no further impervious area is planned, beyond what was originally proposed, stormwater should not be an issue. The "Written Summary" in the application states "The storm water drainage is accomplished through underground piping and patio drains are tied into the existing retention system."

k. Location and size of all signs.

No new signs are proposed.

(2) Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The plans show two-story construction at the street for units 10-12. The remaining "Phase One" units are indicated as three-story. "Phase Two" as shown on the plans relative to Phase One, that is units 1-6, will mirror the original building plans for adjacent units 7-9.

(3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0"), and shall include the identification of proposed exterior building materials.

Architectural plans showing all four elevations have been submitted. These indicate that the proposed six units will be exactly what was built in Phase One as concerns units 7-9. The townhouses will be finished with brick and hardie plank siding in compliance with the Architectural Design Standards.

(4) Project data.
a. Site area (square feet and acres).

The lot contains 0.673 acres or 29,324 square feet.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

The plan complies with all required open space and lot coverage ratios; the latter being a maximum of 90 percent in the U-V Zone.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

The plans indicate a total of six dwelling units which will be 3-story townhouses. Each will be two-bedroom units with a floor area of 1,566 square feet.

d. Floor area in nonresidential use by category.

This standard is not applicable to the proposed development.

e. Total floor area ratio and/or residential density distribution.

The density is just under nine (9) units per acre. Sec. 93-11.2-3. *Permitted uses* of the U-V Zone allows a density of 40 units per acre.

f. Number of parking spaces and area of paved surface for parking and circulation.

The two-car garages in each unit and seven parking spaces along the drive yield 31 parking spaces in compliance with the two (2) parking spaces required by Sec. 93-22.1-1. *Chart of dimensional requirements*. The area of paved surface for parking and vehicular circulation is approximately 11,282 square feet.

(5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

A second phase of a 12-unit single family attached dwelling development in an architectural style, size and placement that was approved for building of the first phase will complete this project. The "Authorization of Property Owner" Janese Moore has been notarized and submitted.

Recommendation

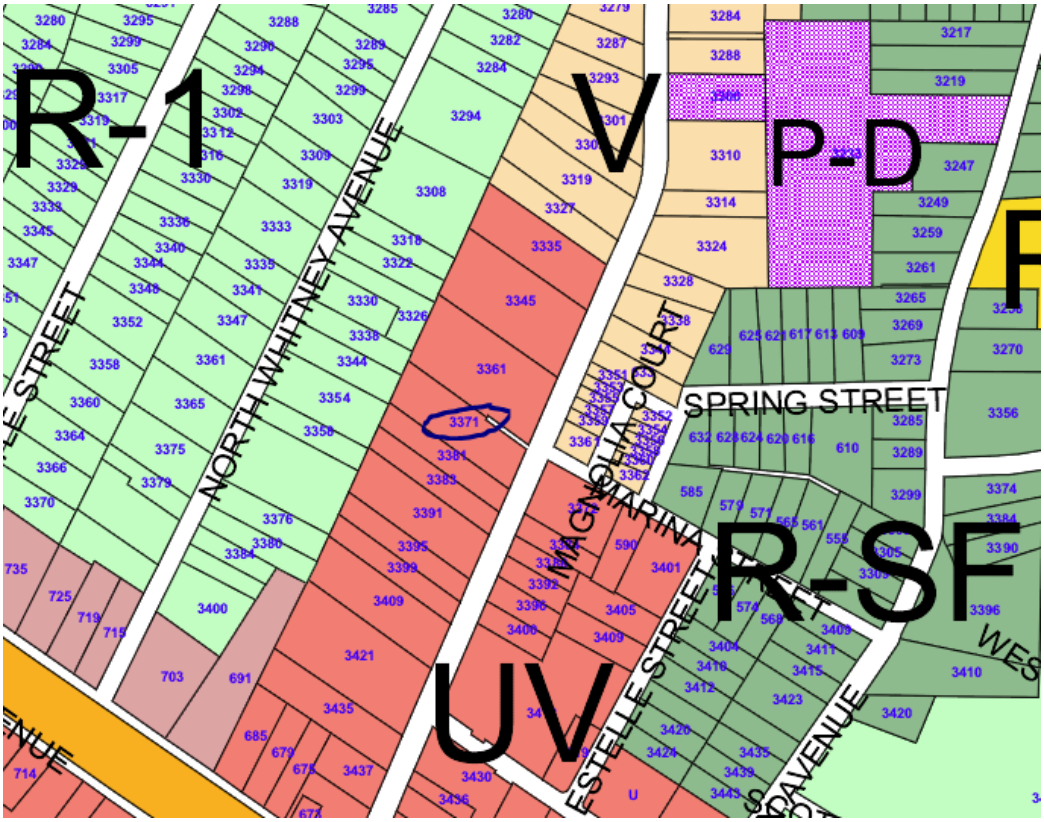
Based on the above findings, approval of the site plan is appropriate, subject to the following conditions:

A. Compliance with conditions identified by the City Engineer.

B. Any proposed fence indicated on the plans shall be renewed or repaired to comply with those plans.

c: Commissioner Charlotte Rentz, Vice Chair
Commissioner Lucy Dolan
Commissioner Mark Farah
Commissioner Kaity Ferrero
Commissioner Travis Horsley
Commissioner Jeanne Rast
Adrienne Senter, Planning Commission Secretary

Location Map



Keck & Wood, Inc.

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

July 26, 2016

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

Re: Dogwood Townhomes
3371 Dogwood Drive
Concept Site Plan Review
K&W Ref. No. 161080.80

Dear Ms. Hutson:

As requested, I have reviewed the Concept Site Plan for the Dogwood Townhomes to be located on a 0.673 acre parcel on Dogwood Drive, within a UV Zoning District. The initial submittal was received on July 18, 2016. The plans were prepared by Edwards & Neff Engineering under the engineering seal of James D. Neff. My comments are as follows:

1. All drawings should be sealed by the professional of record, including survey drawing and proposed site plan drawing.
2. The flood hazard statement on the cover sheet and sheet C-0 should be revised to reference the latest FIRM maps dated 2013.
3. The Site Plan did not indicate the driveway curve transition to the existing street at the south side of the driveway. ADA accessible sidewalk ramps should be shown on each driveway/sidewalk intersection.
4. It is not clear if the 15 foot residential buffer required in Section 93-11.2-6 (8) and associated opaque wall for the rear property adjacent to R-1 zoned properties has been provided.
5. The basis for determining the number of parking spaces provided per Section 93-23 of the Zoning Ordinance should be denoted on the plans. The indicated total parking spaces on the cover sheet and sheet C-0 do not agree.
6. The plans should indicate the locations of the traffic control devices and street signage to be provided to address Section 93-2-16(c) (1) of the Regulations.
7. 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.
8. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14, Landscaping per Section 93-2-16 (c) (1), and landscaping for vehicular use areas requirements of Section 93-23-18 were not adequately shown. A comparison of proposed provisions to City requirements should be included.
9. Provisions to address the Project Report criteria of Section 93-2-16 (5) were not provided with the information received. Additional information, including project and property owner, addressing the requirement should be provided.

10. While this submittal review is for concept site plan approval only, the petitioner should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting. Since the site appears to disturb less than one acre of disturbance area, a land disturbance permit may not be not required.

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

Michael J. Moffitt, P.E.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3371 Dogwood Dr.

Date: August 4, 2016

The only concern that I have with this plan is the length of the existing drive without an area for turning around. If you should need any more information please let me know. Thanks.

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant roger fisher

Mailing Address [illegible]

Telephone [illegible] Mobile [illegible]

Email [illegible]

Property Owner (s) hapeville capital LLC

Mailing Address 2253 grady ridge trail duluth, ga 30097

Telephone _____ Mobile N/A

Address/Location of Property: 1155 virginia ave hapeville ga 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED)**: 14-0177-LL1195

Present Zoning Classification: UV-C

Present Land Use: retail

Please check the following as it applies to this application:

_____ Site Plan Review _____ Temporary Use Permit

__✓__ Conditional Use Permit

_____ Other (Please State)_____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or 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 conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[signature]
Applicant's signature

Date: 7/20/16

Sworn to and subscribed before me

This 21 day of July, 2016.

Carolyn A Meier
Notary Public

CAROLYN A. MEIER NOTARY PUBLIC

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly)

A 62' X 160' CRUSHER RUN PARKING AREA TO PROVIDE ADDITIONAL OVER-FLOW PARKING AT PEAK BUSINESS HOURS. PROJECT WILL INCLUDE SAFETY BARRIER ALONG NORTH PROPERTY LINE OF PARKING AREA.

Site Plan Checklist – <u>Please include with your application.</u>

A site plan is used to determine the practical ability to develop 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. To be considered, a site plan **<u>must</u>** contain the following information:

RMF ✓ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

RMF ✓ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, North arrow and date drawn.

RMF N/A The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

RMF ✓ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

RAF ✓ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

RAF ✓ The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

RAF N/A Existing and proposed grades at an interval of five (5) feet or less.

RAF N/A The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

RAF N/A A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

RAF ✓ The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

RAF ✓ The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

RAF ✓ The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

RAF N/A Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

RAF N/A Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

RAF N/A Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

RAF ✓ Site area (square feet and acres).

RAF N/A Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

RAF N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

RAF N/A Total floor area ratio and/or residential density distribution.

RAF ✓ Number of parking spaces and area of paved surface for parking.

RAF ✓ At the discretion of the Planning Commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please ***<u>initial</u>*** each item on the list above certifying that all the required information has been included on the site plan. Sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date: 7/19/16

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

Department of Planning & Zoning

M E M O R A N D U M

TO: Brian Wismer, Planning Commission Chairman

FROM: Bill Johnston, City Planner

SUBJECT: **Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive**

DATE: Thursday, 4 August 2016

Findings

This property, known as Hapeville Center, was originally developed as a single tract and assigned an address of 1155 Virginia Avenue. Subsequently, the property which is zoned U-V, Urban Village, was subdivided into Tract 1 and Tract 2 with the latter being developed in such hospitality uses as Landmark Diner, Michon's and Smoothie King. Tract 1 contains paved parking that was installed prior to the subdivision and presumably used for overflow parking generated by uses at 1155 Virginia Avenue. The reason for the re-platting was a proposed "Yotel" hotel on Tract 1, the northern tract. The centerline of the driveway off Norman Berry forms the east-west common boundary.

The tracts are held in different ownerships with Tract 1 owned by Fort Wayne Capital LLC, Brian Knight, and Tract 2 owned by Hapeville Capital LLC, Jay R. Patel. While these entities share a common address, the Secretary of State's Office lists those respective individuals as owning the LLC's. Accordingly, the lot in question, Tract 1, is a separate lot of record. Any parking on this lot constitutes a free-standing parking lot. The parking lot cannot be considered as accessory to the Tract 2 uses, that is, the retail and hospitality uses.

The application for a conditional use permit to allow a commercial parking lot proposes a 62-foot by 160-foot gravel surfaced parking lot. (See ALTA Survey dated December 2, 2013) This would accommodate approximately 30 vehicles. The existing paved parking located on Tract 1 accommodates 78 vehicles for a total of roughly 108 spaces. The application describes the project as a "parking area to provide additional overflow parking at peak business hours."

Surrounding Context

Surrounding uses are hotels, limited retail, office and service uses. No "free standing" commercial parking lots are operated in the vicinity.

Adopted Plans Guidance

The Future Development Map designates the property as "Commercial," along with nearby properties in this commercial node. The proposed use is compatible with that designation. Guidance in the Hapeville Comprehensive Plan 2005-2025, other than the Future Land Use designation of "Commercial" as well, is not small bore enough to encompass a relatively minor parking lot. The property is not located within the 2005 LCI Study boundary.

Ordinance Guidance as to the U-V Zone

According to Sec. 93-11.2-1 *Intent* of the Ordinance, the U-V, Urban Village Zone was established to accomplish the following objectives:

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;

(2) Accommodate residents in the district with pedestrian access to services and employment

(3) Promote neighborhoods established near shopping and employment centers;

(4) Encourage pedestrian and neighborhood uses in the commercial area;

(5) Discourage land uses that are automobile or transportation related;

(6) Exclude industrial uses such as manufacturing, processing and warehousing;

(7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and

(8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above."

The proposed parking lot conflicts with objectives (4) and (5) and does not advance the others with the exception of objective (7).

Ordinance Provisions as to Parking

Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) provides the following parking standard:

"*Nonresidential. All driveways, off-street parking and loading facilities required, pursuant to the provisions of this chapter, shall be hard surfaced pavement, drained, lighted and maintained by the owner in accordance with specifications of the city. Parking areas that are in excess of the parking requirements of this chapter may consist of pervious materials provided the total number of parking spaces does not exceed 110 percent of the requirement*."

Accordingly, the proposed gravel surface does not comply with the Ordinance hard surfaced pavement standard. In addition, the referenced pervious materials do not apply to the proposed parking lot as no parking demand is generated on the property. Therefore, there can be no "parking areas that are in excess of the parking requirements."

The applicant is seeking approval of a conditional use to allow the existing paved parking and the proposed gravel parking to be used to provide additional overflow parking, presumably generated by establishments on Tract 1, Hapeville Center, at peak business hours. That process is described below:

Sec. 93-11.2-5. *Conditional uses* of the U-V Zone permits parking lots as a conditional use:

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

(6) Parking lots (except for municipal parking lots benefiting the U-V zone)

Conditional Use Procedures Mirror the Rezoning Process
Conditional uses are subject to procedures identical to those for consideration of a property rezoning as provided below:

Sec. 93-3.2-1. *Permit required*

"Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map."

The process for reviewing conditional use applications is established in Sec. 93-3.2-2. *Review of applications*:

"*Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of section 93-25-6*."

Sec. 93-3.2-3. *Issuance of permit* also sets forth the process for Mayor and Council review of conditional use applications:

"*If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council*."

This means that conditions of approval may be recommended by Planning Commission and assigned to the granting of the conditional use by Mayor and Council.

Conclusions

Sec. 93-25-6. *Standards of review* establishes the following criteria for evaluating the appropriateness of a property rezoning and a conditional use:

"In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:"

The relevant criteria and analysis of the impact of the proposed conditional use on these criteria are reprinted below:

The existing land use pattern.
Properties near the I-85 interchange, including the 1155 Virginia Avenue property, comprise a hospitality node. The property is removed from neighborhoods and is situated in a relatively, intensely developed commercial district. The proposed parking lot is consistent with the existing land use pattern established by nearby commercial uses, all of which contain surface parking.

The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets
The proposed parking lot will add approximately 30 vehicles to the area. However, as the property ownership is now established and the parking lot configured, some 108 spaces will be added. As five hotels are found in the immediate vicinity, including the massive Hilton, the impact on four-lane Virginia Avenue will be minimal. A report by Hapeville PD that focused on the traffic that would have been generated by the then proposed "Yotel" concluded that traffic impacts, including the intersection of Norman Berry Boulevard and Virginia Avenue, would not overtax local streets. Finally, 78 of the 108 spaces are presumably now being used.

The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity
Considerable attention has recently been focused on permeable pavements and stormwater runoff. The proposed gravel will minimize stormwater runoff and properly maintained over what is expected to be an interim period, will not add to sedimentation of the city's surface water drainage system.

Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations
Appropriate screening, in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas*, can mitigate any adverse impact on surrounding uses. Given that screening, the proposed conditional use will not be a deterrent to the value or development of adjacent property.

Whether there are substantial reasons why the property cannot be used in accordance with existing regulations
A wide range of office, institutional, retail, service and other commercial uses is available to the property owner. Many adjacent and nearby properties have been developed in such uses.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area
In response to an application for a conditional use on nearby property that could have introduced approximately 800 vehicles, the following observation was made: "*Commercial parking lots play a very diminished role in community building and in promoting the hospitality and office environment represented by the uses on Tract 1, by Delta operations, Delta Credit Union, and hotels and services establishments in the immediate vicinity. The latter uses are complementary in forming a commercial node that caters to residents, office workers, airport employees and air travelers. The parking lot proposal would not fulfill such a role and could have a deleterious effect on future use of the property and the surrounding area*." The proposed parking lot differs in two respects, the use being proposed here is expected to be temporary and would be limited to approximately 108 parking spaces, 78 of which have been on the ground and used for a number of years without apparent incident.

The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight
The location is far removed from the nearest neighborhood, the Virginia Park neighborhood. Vehicles accessing the proposed parking are expected to represent traffic already drawn to this commercial node. The proposed conditional use is not expected to adversely impact Hapeville's neighborhoods.

Recommendation

Based on the above findings and conclusions, a recommendation of approval of the proposed parking lot as a conditional use is appropriate, subject to the following conditions. The existing paved parking is apparently already used for parking. Accordingly, no new demand is associated with that 78-space parking lot. The addition of some 30 spaces yields a scale that will not significantly increase vehicle traffic. In fact, the addition of parking may enhance traffic flow as motorists will have a new avenue for parking that will allow them to walk to nearby venues.

1. The parking lot shall comply with all pavement standards of the Ordinance, including Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) which requires hard surfaced pavement and shall be drained, lighted and maintained by the owner in accordance with the specifications of the City. The use of gravel as a finish top course shall not be permitted.

2. Landscaping in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas* shall be installed along the frontage of Norman Berry Drive adjacent to the parking lot to screen vehicles. The original site plan that placed the buildings on the adjoining lot, Tract 2, with parking to the rear served to eliminate the view of the parking lot from the right-of-way. Such landscaping will reduce glare and the visual impact of the proposed parking lot.

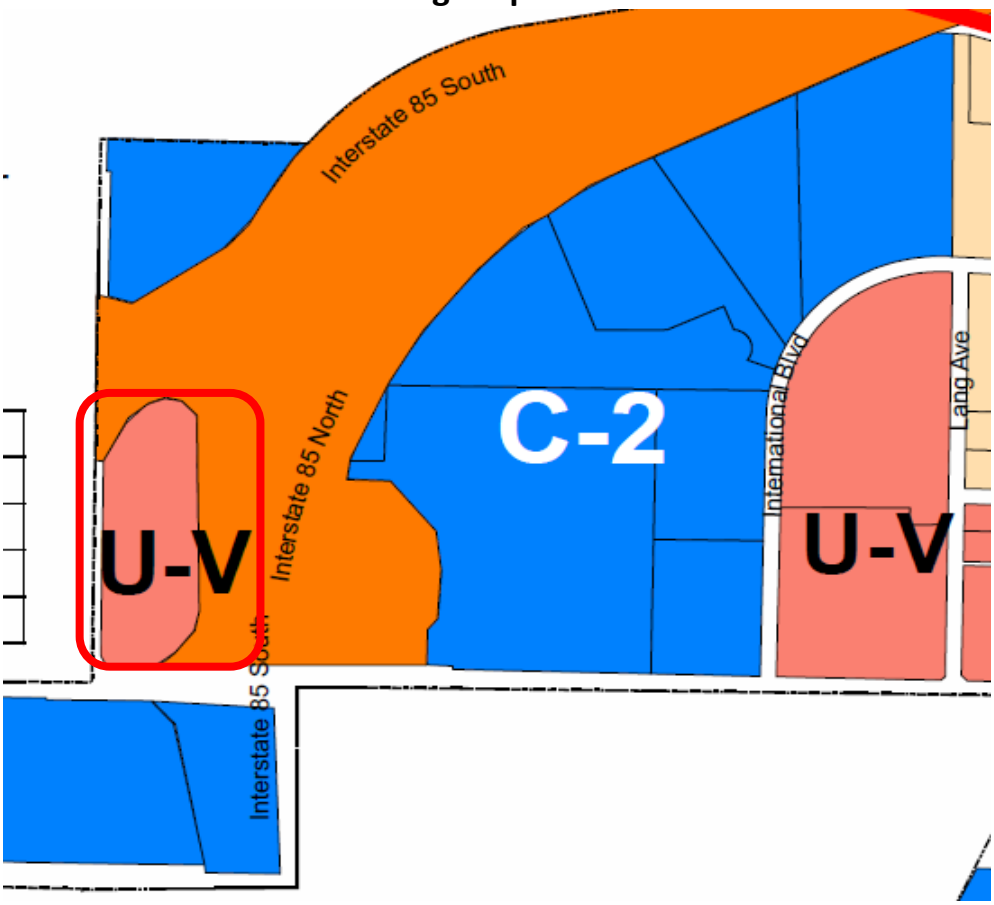
3. The conditional use shall expire within 18 months of issuance of a Certificate of Occupancy.

4. No shuttle operation shall be associated with the parking lot.

5. Use of the lot shall be limited to the hours during which alcohol may be served in the city of Hapeville.

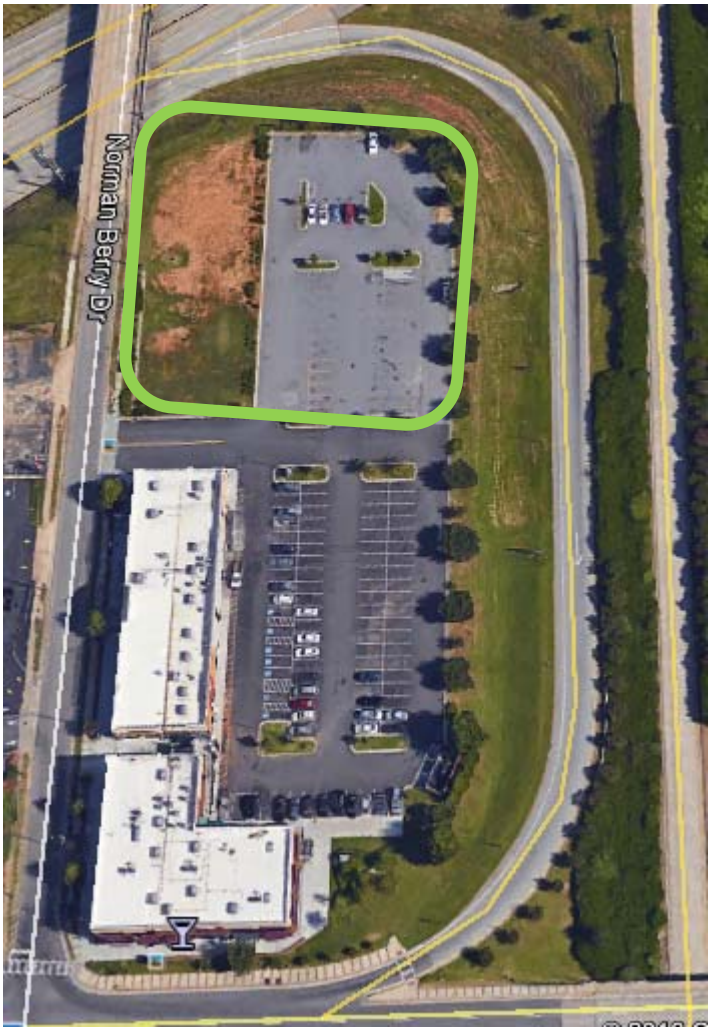
c: Commissioner Charlotte Rentz, Vice Chair
Commissioner Lucy Dolan
Commissioner Mark Farah
Commissioner Kaity Ferrero
Commissioner Travis Horsley
Commissioner Jeanne Rast
Adrienne Senter, Planning Commission Secretary
Rick Glavosek, Police Chief
Steven Fincher, City Attorney

Zoning Map Exhibit



Google Map Image

Tract 1



Keck & Wood, Inc.

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

August 4, 2016

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

Re: Conditional Use Permit
Application Information
1155 Virginia Avenue
Development Review No. 1
K&W Ref. No. 161050.90

Dear Ms. Senter:

As requested, I have reviewed the Conditional Use Permit application and support information consisting of a proposed 62 feet by 160 feet gravel parking area adjacent to existing commercial/retail buildings and parking area. The submittal was received on August 3, 2016 and consists of markups on a property boundary survey drawing and Conditional Use Application for the existing property within a UV-C Zoning District. The preparer of the markups on the property boundary survey drawing is not shown. My comments are as follows:

1. The markup survey drawing submitted seems to be for the property to the south of the proposed parking area and an existing building is shown in the area of the proposed parking area. Is the existing building present or has it been demolished? The current existing condition of the property at the proposed parking area is therefore not clear. A more current drawing depicting the property area of the proposed parking area is recommended to be provided.
2. The drawing does include landscaping for the parking area to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance. The petitioner should clarify.
3. Dimensions of the curb cut, parking spaces, and parking driveways are not indicated to verify compliance with City requirements.
4. All projects should include a Storm Water Management Plan per City Code Section 63-2-9. It appears the proposed parking area will increase stormwater runoff from the site.
5. Provisions for erosion and sediment control on the site during construction are not shown to comply with City requirements and the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities.
6. The drawing did not include existing or proposed ground elevations to verify ground slopes, surface drainage characteristics, or the amount of grading proposed for the work.

I have retained the copy of the Plans and supporting material 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 requiremen3ts. Deviations from Ordinance requirements may be noted at any time during the review process. 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.

1891 Hapeville GEORGIA

A Community with a Heart

FIRE DEPARTMENT

DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 1155 Virginia Ave.

Date: August 4, 2016

I do not see any impact on the Fire Department for this project. If you should need any more information please let me know. Thanks.

ALTA/ACSM LAND TITLE
SURVEY MADE FOR:

JEFFERIES LOANCORE LLC.
A DELAWARE LIMITED LIABILITY COMPANY
HAPEVILLE CAPITAL, LLC.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY LOCATED IN:
LAND LOT 127 * 14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
SCALE: 1" = 30' * 12-02-13

0' 30'
Graphic Scale

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

REVISED 12-19-2013
REVISED 05-08-2014
REVISED 07-13-2014

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT ____1:500,000+____ FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ____18,781____ FEET AND ANGULAR ERROR OF ____30"00"01"____ PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GTS 3630 TOTAL STATION.

NOTES
THERE IS A 20' SANITARY SEWER EASEMENT ON ALL SANITARY SEWER LINES, CENTERED ON THE SEWER LINE.

THERE ARE 70 REGULAR PARKING SPACES & 8 HANDICAP PARKING SPACES

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

REFERENCE INFORMATION:
DEED BOOK 39346 PAGE 334
DEED BOOK 49536 PAGE 121

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA.
PANEL # 13121C0036E
EFFECTIVE DATE 09-02-1998

SANITARY SEWER CHART

NO.	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	SSMH	1008.72'	
2	SSMH	1008.04'	
3	SSMH	1007.58'	1000.58'
4	SSMH	1009.60'	985.80' IN FROM 5 & OUT COULD NOT GET IN FROM 3 (APPROX.)
5	SSMH	1010.34'	986.24'
6	SSMH	1011.83'	991.43'
7	SSMH	999.85'	

STORM SEWER CHART

NO.	STRUCTURE	TOP ELEV.	INVERT ELEV.
8	CATCH BASIN	1007.81'	1000.11'
9	DROP INLET	1007.04'	998.34'
10	DROP INLET	1006.82'	998.82'
11	CATCH BASIN	1010.41'	1001.71'
12	JUNCTION BOX	1012.07'	1001.97'
13	DROP INLET	1010.63'	999.83'
14	DROP INLET	1008.65'	998.65' IN 998.65' OUT
15	DROP INLET	1005.83'	997.33'
16	DROP INLET	1000.13'	996.62'
17	DROP INLET	1006.17'	998.87'
18	JUNCTION BOX	1006.38'	994.88'
19	36" CONCRETE PIPE		992.03'
20	36" CONCRETE PIPE		991.75'

SET BACKS:
0' FRONT SET BACK
0' SIDE SET BACK
0' REAR SET BACK

1 ADD BOLLARDS + WIRE IN SAME

1.811 ACRES
78,896 SQ.FT.
DB 39346 PG 334
ZONED UV-C
TAX ID #
14-0127-LL1195

PROPERTY ADDRESS:
1153 VIRGINIA AVE
HAPEVILLE, GA.

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
110 NORTH BERRY STREET
STOCKBRIDGE, GA. 30281
PHONE # (770-474-1487)

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPS	IRON PIN PLACED
RB	REBAR
MTP	MASH TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
n/k/a	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
	POWER POLE
	LIGHT POLE
	GUY WIRE
— S —	SANITARY SEWER LINE
— P —	UNDERGROUND POWER LINE
— E —	OVERHEAD POWER LINE
GAPMH	GA POWER MANHOLE
BSMH	BELLSOUTH MANHOLE
TRANS.	TRANSFORMER
E.B.	ELECTRIC BOX
W.M.	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
U.U.E.	UNDERGROUND UTILITY EASEMENT

4" CONC. FILLED BOLLARDS 10'-0" O.C. (TYP.) W/ CONTINUOUS WIRE CONNECTION

INTERSTATE #85
NORTH BOUND LANES

62' X 160' CRUSHER RUN 4" GRAVEL PARKING AREA W/ ROADWAY UNDER-LAYMENT

APPROX. ± 30 SPACES

N/F
DIPLOMAT HOSPITALITY IV, LLC
DB 49536 PG 171
ZONED UV-C
TAX ID #
14-0127-LL1230

NORMAN BERRY DRIVE
50' R/W
ASPHALT PAVING
CITY OF HAPEVILLE
CITY OF EAST POINT

P.O.B. TRACT "1"
IPS ON NAIL PLACED
FBR DB 46143 PG 689-699

20' SANITARY SEWER EASEMENT
31' JOINT ACCESS EASEMENT
10' U.U.E.
N 89°14'49"W 237.56'
237.91'

COMMERCIAL/RETAIL BUILDING
ONE STORY
10,800 SQ.FT.
±24' BUILDING HEIGHT

78 SPACES TOTAL
8 H/C AND 70 REGULAR

OFFICE/COMMERCIAL BUILDING
TWO STORY
10,200 SQ.FT.
±26' BUILDING HEIGHT

P.O.B. TRACT "2"
N 25°47'16"W 37.77'
N 89°13'48"W 116.99'

EXIT RAMP FROM INTERSTATE NO.85
TO VIRGINIA AVENUE

100' R/W ASPHALT PAVING

VIRGINIA AVENUE R/W

MAGNETIC NORTH

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	250.00'	61.99'	121.52'	27°51'04"	22°55'08"	120.33'	N 75°05'40"E
C-2	85.20'	87.02'	135.64'	91°12'48"	67°14'55"	121.76'	S 49°10'14"E
C-3	168.04'	116.16'	203.27'	69°18'26"	34°05'47"	191.10'	S 34°15'06"W

2 CURB CUT

3

REMOVE BUSHES AND PLANT ON MAIN SIDE OF PARKING NEAR GUIDE WIRE

JOB # 040913PA