

## Planning Commission Meeting

700 Doug Davis Drive  
Hapeville, GA 30354

June 25, 2020 6:00 PM

### Agenda

1. Call to Order

2. Roll Call

Brian Wismer

G. Leah Davis

Cliff Thomas

Lucy Dolan

Jeanne Rast

Charlotte Rentz

Larry Martin

3. New Business

3.I. The Landings @ Virginia Park (S.E. Corner of Elkins at Orchard St.) Final Plat Review  
Background:

Roger Fisher of Fisher Allen Group is seeking final plat approval to combine four parcels located at the southeast corner of Elkins Street at Orchard Street, Parcel Identification Numbers 14 012700040229, 14 012700040237, 14 012700040245, 14 012700040120 to form one parcel. The properties are zoned R-5, One Family Attached/Detached. The present use of the land is single-family residential and vacant. The proposed use of the property is attached single family dwellings. The combination of the four (4) lots will total .71 acres or 30,961 sf. The Planning Commission approved the preliminary plat on September 11, 2018.

**Documents:**

1. APPLICATION - Elkins at Orchard Street Townhomes

2. Engineer's Report\_Elkins @ Orchard St Townhomes Final Plat -1

3. Planner's Report The Landings Final Plat

4. Next Meeting Date - Tuesday, July 14, 2020 at 6 p.m.

5. Adjourn

20-PC-06-13

**CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
SUBDIVISION APPLICATION**

Name of Applicant FISHER ALLEN GROUP

Mailing Address P.O. BOX 32638 HAPEVILLE GA 30254

Telephone 404.391.6538 Mobile SAME

Email roger@fisherallengroup.com

Property Owner (s) BETTY AND ASSOC.

Mailing Address 1024 MONROE DR. NE

Telephone (404) 307-8333 Mobile \_\_\_\_\_

Address/Location of Property:

3450 ELKINS ST (ORIGINAL ADDRESS)

Present Zoning Classification: R-5

Present Land Use: RESIDENTIAL

Parcel ID #: 14012700040120, 14012700040245, 14012700040237,

14012700040229

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby 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 fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

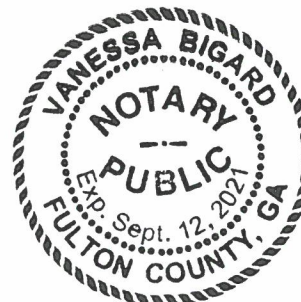
[Signature]  
Applicant's signature

Date: 6/10/20

Sworn to and subscribed before me

This 12th day of June, 2020.

Vanessa Bigard  
Notary Public



CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

THE LANDINGS @ VIRGINIA PARK IS A 12 UNIT TOWNHOME  
SUBDIVISION ON THE CORNER OF ELKINS ST. AND ORCHARD  
ST.

CITY OF HAPEVILLE  
ECONOMIC DEVELOPMENT DEPARTMENT  
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3450 ELKINS ST (TRELANDINGS)

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 THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:

FISHER ALLEN GROUP LLC (ROGER FISHER)

Address of Applicant:

P.O. BOX 32638

HAPEVILLE GA 30354

Telephone of Applicant:

404.391.6538

*James A. Kegley*  
Signature of Owner

JAMES A. Kegley  
Print Name of Owner

Personally Appeared Before Me this 12 day of June, 2020.

*Vanessa Bigard*  
Notary Public



A Preliminary Plat is a document used to determine the practical ability to subdivide 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. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- ☒ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- ☒ Date, approximate north point and graphic scale.
- ☒ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- ☐ N/A Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- ☒ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- ☐ W/A Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- ☒ The acreage of the land to be subdivided.
- ☒ Location sketch map or city map showing relationship of subdivision site to area.

**Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.**

Applicant Signature: 

Date 6/10/2020

## Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

- ☒ The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- ☒ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- ☒ Location and description of monuments.
- ☒ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- ☒ Date, title, name and location of subdivision, graphic scale and true north point.

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

### Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  1. All improvements have been installed in accord with the requirements of the regulations; or
  2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: \_\_\_\_\_

Date 6/10/2020

FILING INFORMATION BOX

SURVEY NOTES

EQUIPMENT USED:  
SPECTRA PRECISION, FOCUS 30 TOTAL STATION  
TRIMBLE R8 GPS RECEIVER ON THE eGPS NETWORK  
FIELD SURVEY COMPLETED: JUNE 20, 2019

DATUM:  
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)  
VERTICAL: NAVD-88  
ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:827,915.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:63,870 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:  
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:  
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), 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.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

REFERENCE MATERIAL

1. SITE DEVELOPMENT PLANS FOR THE LANDING AT VIRGINIA PARK  
PREPARED BY: PARAMOUNT ENGINEERING, LLC  
DATED: 10-24-2018
2. CAD FILE SUPPLIED ON 05-03-2019  
TITLED Elkins.dwg.

FEMA FLOOD STATEMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130502, MAP NUMBER # 13121 C 0366 F DATED SEPTEMBER 18, 2013.

LEGEND & ABBREVIATIONS

|                                     |                             |
|-------------------------------------|-----------------------------|
| —X— FENCE                           | □ TRANSFORMER BOX (TX)      |
| [-----] STORM SEWER EASEMENT        | ○ FLAG POLE (FP)            |
| —SS— SANITARY SEWER                 | △ CALCULATED POINT          |
| - - -S - - - SANITARY SEWER SERVICE | ⊗ FIRE HYDRANT (FH)         |
| - - -W - - - WATER LINE             | ⊗ WATER VALVE (WV)          |
| - - -G - - - GAS LINE               | ⊗ WATER METER (WM)          |
| - - -P - - - UNDERGROUND POWER LINE | ⊗ LIGHT POLE (LP)           |
| —⚡— OVERHEAD POWER LINE             | ⊗ GAS METER (GM)            |
| - - -T - - - TELEPHONE LINE         | ⊗ GAS VALVE (GV)            |
| —FO— FIBER OPTIC                    | ⊗ HEAD WALL (HW)            |
| —TV— CABLE TELEVISION               | ===== CURB AND GUTTER (C&G) |
| —100— TOPOGRAPHIC CONTOUR           | ⊗ SPOT ELEVATION            |
| — - - - - PROPERTY LINE             | ⊗ ELECTRIC METER (EM)       |
| ⊗ CATCH BASIN (DWCB)                | ⊗ POWER POLE (PP)           |
| ⊗ CATCH BASIN (SWCB)                | ⊗ SIGN                      |
| ⊗ DROP INLET (DI)                   | ⊗ BENCHMARK                 |
| ⊗ JUNCTION BOX (JB)                 | ⊗ CLEANOUT (CO)             |
| ⊗ SS MANHOLE (MH)                   |                             |

OWNER / DEVELOPER  
BETTY AND ASSOCIATES  
1024 MONROE DRIVE NE  
ATLANTA, GEORGIA 30306  
(404) 307-8333

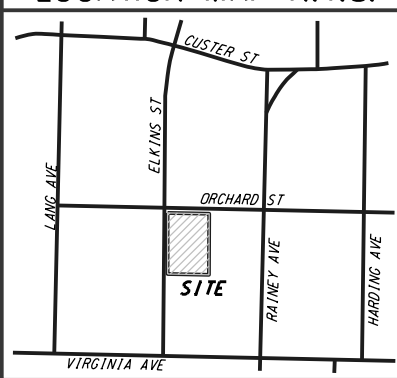
DESIGNED BY:  
PARAMOUNT ENGINEERING, LLC  
11 EAST BROAD STREET  
NEWNAN, GA 30263  
george@paramountengineering.com  
(770) 473-9576

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

|                                           |      |
|-------------------------------------------|------|
| CITY CLERK-ON BEHALF OF MAYOR AND COUNCIL | DATE |
| CHAIRMAN, PLANNING COMMISSION             | DATE |
| CITY ENGINEER                             | DATE |

LOCATION MAP N.T.S.



SPC Georgia  
West Zone

NORTHPOINT  
LAND SURVEYING

827 WYNTUCK DRIVE  
KENNESAW, GEORGIA 30152  
PHONE: (770) 335-5729  
EMAIL: RS@NPLandSurveying.com  
www.NPLandSurveying.com



ELKINS STREET/ORCHARD STREET  
LOCATED IN LAND LOT 127  
14th DISTRICT  
CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA

OWNERS ACKNOWLEDGEMENT  
& DEDICATION

STATE OF GEORGIA  
FULTON COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME OF SUBDIVIDER \_\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME OF OWNER \_\_\_\_\_

SURVEYOR CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS DONE WITH A BASELINE TRAVERSE AND HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING THE XXXX RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 23,638 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL 0.71 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A SPECTRA PRECISION FOCUS 30 TOTAL STATION AND TRIMBLE R8 GPS RECEIVER ON THE eGPS NETWORK.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REGISTERED GEORGIA LAND SURVEYOR NO. 3219

DATE OF EXPIRATION 12-31-2020

FINAL PLAT

FOR

THE LANDING AT  
VIRGINIA PARK

|                |                                |
|----------------|--------------------------------|
| DATE           | : 08/16/2019                   |
| PROJECT NO.    | : 092-18                       |
| SCALE          | : 1" = 30'                     |
| DRAWN BY       | : KEN FULLERTON                |
| CHECKED BY     | : RYAN SCHULDT                 |
| FIELD CREW     | : JOE ROLANDER<br>JASON HULSEY |
| TX22 DWG PATH: | 2019/092-19/092-19FP           |
| SHEET          | : 1 OF 2                       |

FILING INFORMATION BOX

SURVEY NOTES

EQUIPMENT USED:  
SPECTRA PRECISION, FOCUS 30 TOTAL STATION  
TRIMBLE R8 GPS RECEIVER ON THE eGPS NETWORK  
FIELD SURVEY COMPLETED: JUNE 20, 2019

DATUM:  
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)  
VERTICAL: NAVD-88  
ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
ACCURATE WITHIN 1:827,915.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
CLOSURE PRECISION OF 1:63,870 AND AN ANGULAR ERROR  
OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE  
COMPASS RULE.

UTILITIES:  
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE  
BASED UPON FIELD SURFACE OBSERVATIONS AND  
AVAILABLE INFORMATION ON HAND AT THE TIME OF THE  
SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND  
ACCESSIBLE WERE MEASURED. INFORMATION REGARDING  
THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION,  
AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND  
STRUCTURES IS BASED ON MEASUREMENTS MADE FROM  
THE SURFACE. THESE MEASUREMENTS SHOULD BE  
CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR  
VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN  
ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR  
FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE  
ACCURACY OF THIS INFORMATION AND IT SHALL BE  
CONSIDERED BY THOSE USING THIS DRAWING. THE  
LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES  
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE  
AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE  
ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE  
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS  
OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION  
SHOWN HEREON.

CERTIFICATION:  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF  
CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC  
SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

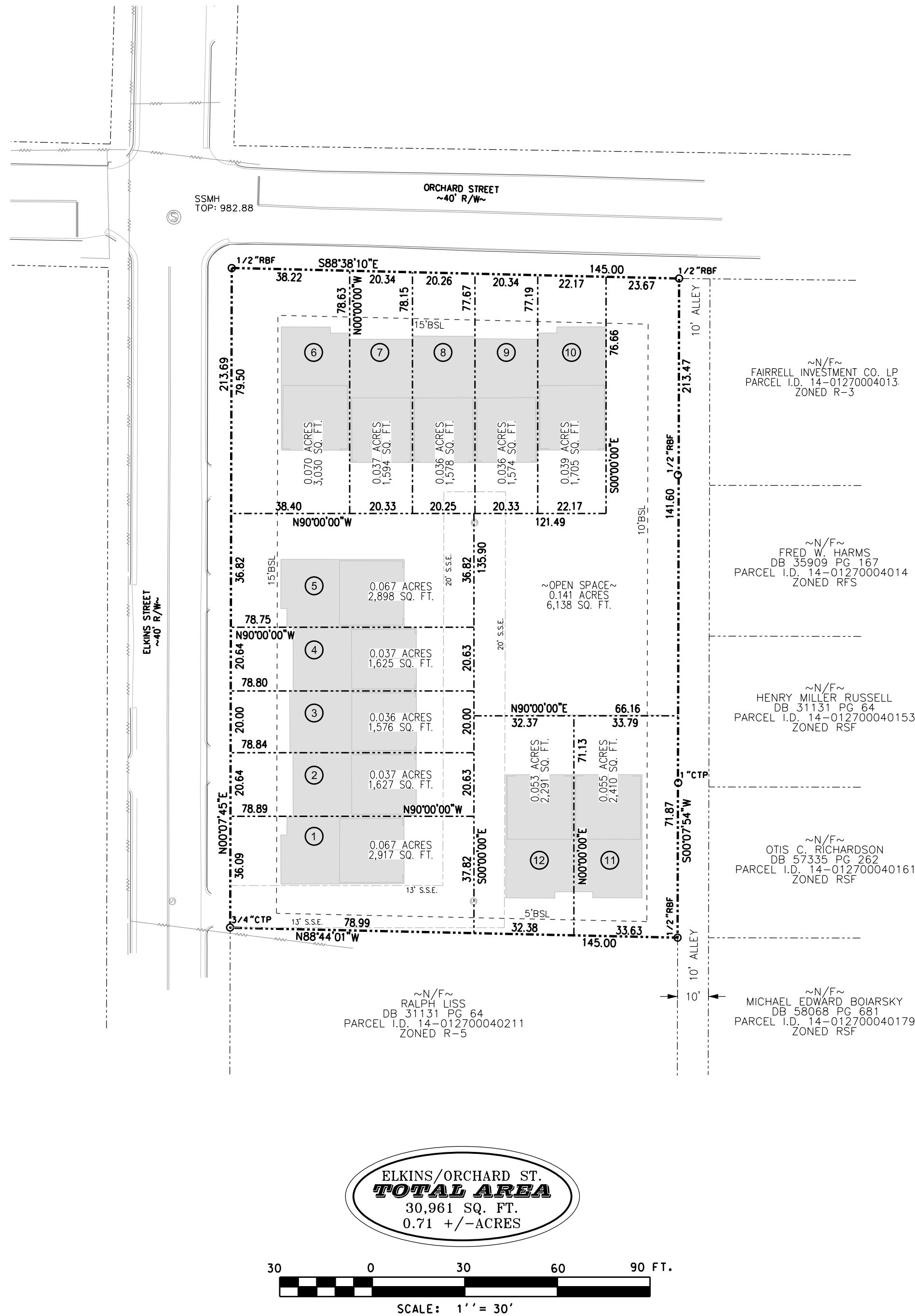
WETLAND & HAZARDOUS WASTE:  
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE  
EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS,  
CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND  
RESTRICTIONS RECORDED AND UNRECORDED.

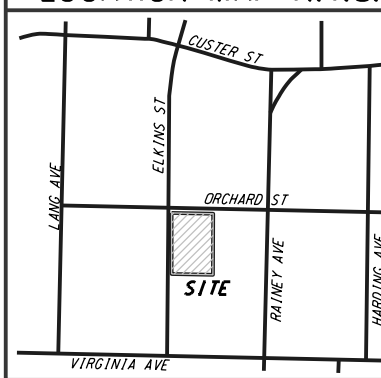
THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A  
TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE  
"180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL  
ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED  
IN O.C.G.A. 43-15-2(6) AND (11), 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.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE  
OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE  
A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF  
SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



LOCATION MAP N.T.S.



SPC Georgia  
West Zone

**NORTHPOINT**  
LAND SURVEYING  
827 WYNTUCK DRIVE  
KENNESAW, GEORGIA 30152  
PHONE (770) 335-5129  
EMAIL: RS@NPLandSurveying.com  
www.NPLandSurveying.com



ELKINS STREET/ORCHARD STREET  
LOCATED IN LAND LOT 127  
14th DISTRICT  
CITY OF HAPEVILLE  
FULTON COUNTY, GEORGIA

**FINAL PLAT**  
FOR  
**THE LANDING AT  
VIRGINIA PARK**

LEGEND & ABBREVIATIONS

|       |                        |   |                       |
|-------|------------------------|---|-----------------------|
| —X—   | FENCE                  | □ | TRANSFORMER BOX (TX)  |
| ----- | STORM SEWER EASEMENT   | △ | FLAG POLE (FP)        |
| —SS—  | SANITARY SEWER         | △ | CALCULATED POINT      |
| —S—   | SANITARY SEWER SERVICE | △ | FIRE HYDRANT (FH)     |
| —W—   | WATER LINE             | △ | WATER VALVE (WV)      |
| —G—   | GAS LINE               | △ | WATER METER (WM)      |
| —P—   | UNDERGROUND POWER LINE | △ | LIGHT POLE (LP)       |
| —T—   | TELEPHONE LINE         | △ | GAS METER (GM)        |
| —FO—  | FIBER OPTIC            | △ | GAS VALVE (GV)        |
| —TV—  | CABLE TELEVISION       | △ | HEAD WALL (HW)        |
| —100— | TOPOGRAPHIC CONTOUR    | △ | CURB AND GUTTER (C&G) |
| ---   | PROPERTY LINE          | △ | SPOT ELEVATION        |
| △     | CATCH BASIN (DWCB)     | △ | ELECTRIC METER (EM)   |
| △     | CATCH BASIN (SWCB)     | △ | POWER POLE (PP)       |
| △     | DROP INLET (DI)        | △ | SIGN                  |
| △     | JUNCTION BOX (JB)      | △ | BENCHMARK             |
| △     | SS MANHOLE (MH)        | △ | CLEANOUT (CO)         |

|                |                                |
|----------------|--------------------------------|
| DATE           | : 08/16/2019                   |
| PROJECT NO.    | : 092-19                       |
| SCALE          | : 1" = 30'                     |
| DRAWN BY       | : KEN FULLERTON                |
| CHECKED BY     | : RYAN SCHULTZ                 |
| FIELD CREW     | : JOE ROLANDER<br>JASON HULSEY |
| TX22 DWG PATH: | : 2019/092-19/092-19FP         |
| SHEET          | : 2 OF 2                       |

June 16, 2020

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

Re: Elkins Street at Orchard Street Townhomes Final Plat Review  
Southeast Corner of Elkins Street at Orchard Street  
Final Plat Review No. 1  
K&W Ref. No. 201251.20

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Landings at Virginia Park Townhomes at the southeast corner of the intersection of Elkins Street and Orchard Street for compliance with the City's Final Plat requirements. The initial submittal was received electronically on June 15, 2020, and consists of a property subdivision to the overall 0.71 acre parcel into 12 townhome lots plus open space area within an R-5 Zoning District. The Final Plat was prepared by Northpoint Land Surveying, without a registered land surveyor seal. My comments are as follows:

1. The final plat should be signed, sealed, and dated by a registered land surveyor.
2. The location and description of all property lot corner monuments should be shown on the plat.
3. Several segments of individual townhome water service lines and sewer service lines cross within the property of lots 5, 7, 8, 9, 12, and the open space. It is not clear if easements or other means are to be shown to protect such utility services for future access, operation, and maintenance. Since the indicated sewer easement also contains water service lines, it should be renamed as a water and sanitary sewer easement.
4. All Final Plat Statements and Certifications should be signed and dated.
5. Street addresses for the lots should be shown on the plat.
6. It is not clear if the post-development stormwater maintenance agreement and maintenance bond for the property has been executed, recorded, and delivered to the City.
7. The properties identified as "open space" should also include a lot number to comply with Section 90-1-2(f)(4) a. of City Code. The entity responsible for maintenance and tax payments of open space areas is not indicated.
8. The Final Plat does not indicate size or location of water mains, fire hydrants, or valves and the size and location of the sanitary sewer is not shown.
9. A copy of the deed of transfer for dedication of property to the HOA and a copy of the instrument of incorporation of the association should be provided to the City.
10. The Subdivision Plat submitted did not include a certification from the landowner that the City assumes no responsibility for overflow or erosion of natural or artificial drains per Section 90-1-2(f)(4)(i.) of the Code of Ordinances.

I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

**KECK & WOOD, INC.**



Michael J. Moffitt, P.E.



## PLANNER'S REPORT

TO: Adrienne Senter  
FROM: Lynn Patterson  
RE: Subdivision Review for 3450 Elkins St, Parcel ID 14-012700040120, 14012700040245, 14012700040237, 14012700040229  
DATE: June 19, 2020

### BACKGROUND

Roger Fisher of the Fisher Allen Group submitted a final subdivision plat application for 3450 Elkins St (Parcel ID 14-012700040120, 14012700040245, 14012700040237, 14012700040229) on behalf of Betty and Associates. The property is located in the R-5, One Family Attached/Detached Residential zoning district. The properties have been developed with 12 townhomes called The Landings at Virginia Park.

### CODE REQUIREMENTS

#### Final Plat

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
- d. Location and description of monuments.
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
- f. Date, title, name and location of subdivision, graphic scale and true north point.
- g. Location map showing site in relation to area.
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use

Street addresses are not shown.

Engineer's report provides additional comments.

Short-cut procedure. Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) Streets.

(1) Conformity to the major street plan. The location and width of all streets and roads shall conform to the official major street plan.

*No Change*

(2) Relation to adjoining street systems. The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

*No Change*

(3) Street widths. The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

*No Change*

(4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

*No Change*

(5) Restriction of access. When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

*N/A*

(6) Street grades. Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

*N/A*

(7) Horizontal curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

N/A

(8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

N/A

(9) Intersections.

a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

N/A

b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

N/A

(10) Tangents. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

N/A

(11) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be prohibited.

N/A

(12) Dead-end streets.

N/A

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

N/A

(14) Street names. Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

N/A

(15) Alleys. Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

N/A

(b) Blocks.

N/A

(1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

(c) Lots.

(1) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

*Compliant*

(2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

*Compliant*

a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

*Compliant*

b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

N/A

(3) Minimum depth. The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

(4) Corner lot dimension. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

*Compliant*

(5) Lots on a curved street or cul-de-sac. All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

N/A

(6) Lots in more than one municipality. No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

N/A

(7) Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

*N/A*

(d) Public use and service areas. Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council. *N/A*

(1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

*N/A*

(2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

*See Engineer's reports.*

(3) Community assets. In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

*N/A*

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

*N/A*

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

*The properties are not located in a Flood Zone.*

(f) Large tracts or parcels. When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

*N/A*

(g) Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

*N/A*

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

N/A

(i) Zoning or other regulations.

(1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.

(2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

#### **Sec. 90-1-4. - Development prerequisite to final approval.**

(a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

*Compliant*

(1) Monuments.

a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

No monuments are indicated.

(2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.

N/A

a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.

c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

N/A

(3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

N/A

(4) Roadway surfacing. After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

N/A

(5) Minimum pavement widths. Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:

- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
- b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
- c. For arterial streets and highways, as may be required.

N/A

(6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

N/A

(7) Sidewalks.

a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.

b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

*A sidewalk has been provided.*

(8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

*Compliant*

(9) Water supply system.

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

*Compliant*

(10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

*Compliant*

(b) Recommended improvements. The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

(1) Street trees.

a. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the planning commission's approval since the public inherits the care and maintenance of such trees.

*Compliant*

(c) Guarantees in lieu of completed improvements. No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated

cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

*N/A*

**RECOMMENDATION**

The final plat may be approved.