AGENDA CITY COUNCIL SPECIAL CALLED MEETING G.L. Gilleland Council Chambers on 2nd Floor Thursday, September 19, 2024 8:00 A.M.

- 1. Call to Order
- 2. Roll Call
- 3. Invocation and Pledge
- 4. Approval of the Agenda
- 5. Public Input
- 6. Consideration of Final Plat for the Village at Maple Street
- 7. Adjournment

The next scheduled City Council meeting is Monday, September 30, 2024

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM #_6_

SUBJECT: CONSIDERATION OF FINAL PLAT FOR THE VILLAGE AT MAPLE STREET
CITY COUNCIL MEETING DATE: 09/19/2024
PURPOSE FOR REQUEST:
REVIEW THE FINAL PLAT AND APPROVE FOR RECORDING OF THE VILLAGE AT MAPLE STREET; LOCATED A TMP D02 002 ON MAPLE STREET.
HISTORY/ FACTS / ISSUES:
DEVELOPMENT MEETS THE LAND DEVELOPMENT REGULATIONS. DEPARTMENT HEADS AND CITY ENGINEER HAS SIGNED THE FINAL PLAT.
OPTIONS: APPROVE, DENY OR POSTPONED
RECOMMENDED SAMPLE MOTION:
PLANNING DEPARTMENT RECOMMENDS THE MAYOR SIGNING THE FINAL PLAT FOR THE VILLAGES AT MAPLE STREET FOR RECORDING.
DEPARTMENT: Planning and Zoning
REQUESTED BY: Ron Haynie, Planning Director

- TOTAL PROPERTY ACREAGE = 6.12 ACRES (TOTAL)
- CURRENT ZONING = R-6
- USE = FEE SIMPLE TOWNHOUSE DEVELOHENT (31 LOTS TOTAL)
 PROPOSED DEVSITY = 5.03 LOTS/ACRES
 REQUIRED SETBACKS:
- BOUNDARY INFORMATION BASED UPON A PLAT FOR SHADOW STONE PARTNERS BY COOK AND COMPANY SERVICES DATED 1/24/22. DPEN SPACE = 2.56 ACRES (±41.83X)
- TOPOGRAPHIC INFORMATION BASED ON A FIELD-RUM TOPOGRAPHIC SURVEY BY COOK & COMPANY SERVICES. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOR HAZARD ZONE AS PER OFF OF DAMPSONVILLE FLEAM, PANEL NO. 1308SOOLITE EFFECTIVE AFOLYORS. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF DAWSONVILLE
 - ALL IMPROVEMENTS TO COMFORM WITH THE CITY OF DAMSONVILLE STANDAR DEVELOPMENT SPECIFICATIONS, LATEST EDITION.
- OPENSPACE/COMMON AREA TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
 - HOUSE LOCATION PLAN (HLP) WILL BE REQUIRED FOR EACH LOT. 3. ½º REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- RRRIGATION SYSTEMS ARE PROMINETD ON ALL EXISTING AND PROPOSED CITY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE CITY ORDINANCE THE CHARMING UNFERHITED RIGHT OF WAY ENCONCHIENTS. DE RESPONSIBLE FOR MAINTENANCE OF ANY OFFICE STRUCTURES MITHIN ANY DRAINAGE SELECTION FORDS OR OTHER STRUCTURES MITHIN ANY DRAINAGEASEMENT BEYOND THE CITY ROHT—OF—WAY.
 - NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN , ARCESS, STORM DAILNINGE, WITER LINE OR SEWER LINE EASENENT WITHOUT PRIOR APPROVAL BY THE CITY OF DAIMSOWINLE.
- A 10-FOOT PRIVATE DRAININGE EASEMENT SHALL EXIST ON ALL SIDE AND REAR PLANDS CENTREDS ON THE PRODERTY LINE TO ALLOW FOR PROFER DRAININGE OF SEAR AND SIDE "YARD TO STREET AND OR INLETS.

CLOSURE STATEMENT

- RESIDENTIAL DRIVEWAYS SHALL NOT EXCEED MAXIMUM SLOPE OF 10 PERCENT PER ARTICLE VI SEC 109-54
 - UPON RECORDING OF THIS PLAT, ALL SANITARY SEWER EASEMENTS ARE DEDICATE. TO THE CITY OF DAWSONVILLE WATER AND SEWER. MINIMUM HEATED SQUARE FOOT AREA IS 1200 S.F.

The REPROFEST VERS AND ALL MORPHORITS SHOW THE ALL MORPHORITS AND ALL MORP

- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND UTILITY LOCATING OALL WATER AND SEVER INFRASTRUCTURE UNTIL MAINTENANCE BRUGADO IS RELAXED.
- 23. WATER QUALITY TREATMENTS ARE SHOWN ON PAGE 2 OF THE STORM AS-BUILT. WINIMUM LOT SIZE 28'X100'.

AN WEBB PARKER R.L.S. #2811

SURVEYORS CERTIFICATION

LEGATI PARCE. SCOTT VAN WEBS PARKER R.L.S. #261



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(UTILITIES INSPECTOR) (P&Z INSPECTOR)

ALL CONSTRUCTION TO BE COMPLETED AS REQUIRED ON THE APPROVIDED PRELIMBENEY CONSTRUCTION PLANES, PUNCHUSTY WILL BE PROVIDED TO THE DEVELOPER MIST'S CHEFLOLE FROM THE PROVIDE LUST INSPECTION AND GETTON A RELEASE FROM THE MISSTECTION FROM THE FINAL PLATE.

AND SERONSON AND SERVING DRIVER, REMINIC COMMISSION AND THE CITY AND TOKEN IN COMMUNIC DRIVERSON TO BE IN COMPUNIC WITH THE ZOWING RECULATIONS. THE MAYOR AND CITY CONVICE RECULATIONS. THE MAYOR AND CITY CONVICE HERBEY PROPRE THE CATALITY CONVICE HERBEY PROPRESSION AND THE CONVICENCE HERBEY PROPRESSION AND THE PROPREDIENTS OF THE CITY'S RECULATIONS.

MAYOR

FINAL PLAT FOR:

DEVELOPED BY:

MAPLE STREET THE VILLAGE

OWNER

PREPARED FOR:

HIAWASSEE LAND PARTNERS , LLC 3120 FRONTAGE ROAD GAINESVILLE, GA 30504

DAWSON COUNTY, GEORGIA DOZ 002 4TH DISTRICT CITY OF DAWSONVILLE TAX PARCEL #



FIRM PANEL NO. 13085C0111C

VICINITY MAP

PREPARED BY:

WILLIAM PHELAN (678) 207-1500 buddy@thecookandcompany.com

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SCOTT PARKER (678) 207-1500 CONTACT: PHONE: EMAIL:

scott@thecookandcompany.com

ZONING CASE# ZA6-07-1556

- Dedicate five feet of property along Maple Street for additional R/W

- hallways on the accessible floor level of such dwelling units a hallways on the accessible floor level of such dwelling units a
- annum of one bathovon must be provided on the accessible floor level dwelling units, which bathroom shall, at a minimum, contain a toilet us must dedipped and constructed so those with assistive devices can entitoe the door behind them:

Revision to address City of Dawsonville comments received 09/04/24		
09/06/24		



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1	ULATED SPLED LIMIT OF THE APPROXICING HORNOGENARE IS 25 MPH. THE HT DISTANCE PROVIDES +575 TO THE LEFT AND +450 TO THE RIGHT.
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THOROUGHFARE IS 25 MPH. THE	1	COVER SHEET
AND +450 ID INE MONT.	7	FINAL PLAT

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1.16 ACRES	.81 ACRES		SHEET INDEX	IEET	-	
STORM EASEMENT	RIGHT OF WAY		SHEE	COVER SHEET	FINAL PLAT	
STORM	RIGHT			1	2	
		7		_	_	

SEWER EASEMENT 11 ACRES

